

A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, MAY 5, 2003

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, April 22, 2003.
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
 1. **Parkland Community Planning Services – Re: *Anders on the Lake Neighbourhood:***
 - (a) ***Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003*** . .1
(Consideration of 2nd & 3rd Readings of the Bylaw)
 - (b) ***Land Use Bylaw Amendment 3156/L-2003 – Rezoning of Approx. 8.42 Acres of Land from PS Public Service District to R1 Residential Low Density District, R1A Residential (Semi-Detached) District and P1 Parks & Recreation District / DMC Construction*** . .1
(Consideration of 2nd & 3rd Readings of the Bylaw)

(4) REPORTS

1. Social Planning Community Facilitator – Re: *Recommendations from the Community Housing Advisory Committee Regarding Allocation of Additional Federal Funding of the Phase 1 Homelessness Initiative* ..14
2. Land & Economic Development Manager – Re: *Lot Pricing – Kentwood Phase 21 and Lancaster Green Phase 4A & 5* ..17
3. Land & Economic Development Manager – Re: *Alberta Sustainable Resource Development, Public Lands Division – Offer to Sell Part of NW 18-38-27-W4M (3.55 acres +/-)* ..24
4. Land & Economic Development Manager – Re: *Lane Closure – 35th Street and 42nd Avenue (Mountview) / Road Closure Bylaw 3313/2003*
(Consideration of 1st Reading of the Bylaw) ..33
5. Land & Economic Development Manager – Re: *Page and Parke Avenues:*
(a) *Road Closure Bylaw 3314/2003*
(Consideration of 1st Reading of the Bylaw)
(b) *Disposal of Municipal Reserve* ..38
6. Engineering Services Manager – Re: *Amendments to Traffic Bylaw 3186/97, Schedules "B" and "F", Bylaw Amendment 3186/B-2003*
(a) *Speed Limit on Johnstone Drive (Schedule B)*
(b) *Truck Route on Johnstone Drive (Schedule F)*
(Consideration of 3 Readings of the Bylaw) ..43
7. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/Q-2003 / Lots 1 – 3, Block B, Plan K8 (4644 – 48 Street) / Semi-detached Dwelling on Existing Property in Parkvale / 644045 Alberta Ltd.*
(Consideration of 1st Reading of the Bylaw) ..48

(5) CORRESPONDENCE

1. April 25, 2003 Letter from Alberta Urban Municipalities Association - Re: *Telus Communications 2002 Linear Property Assessment – Delegate AUMA Authority of Appearing on Behalf of Municipality* .54

(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) **BYLAWS**

- | | | |
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| 1. | 3217/E-2003 - Anders on the Lake Neighbourhood Area Structure Plan Amendment
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| 2. | 3156/L-2003 – Land Use Bylaw Amendment - Rezoning of Approx. 8.42 Acres of Land from PS Public Service District to R1 Residential Low Density District, R1A Residential (Semi-Detached) District and P1 Parks & Recreation District / Anders on the Lake / DMC Construction
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| 3. | 3156/Q-2003 – Land Use Bylaw Amendment - Lots 1 – 3, Block B, Plan K8 (4644 – 48 Street) / Semi-detached Dwelling on Existing Property in Parkvale / 644045 Alberta Ltd.
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City Clerk's Department

DATE: April 30, 2003
TO: City Council
FROM: City Clerk
SUBJECT: Anders on the Lake:
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003
(b) Land Use Bylaw Amendment 3156/L-2003
DMC Construction

History

At the Monday, April 7, 2003 meeting of Council, Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003 were given first reading.

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a \pm 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of Anders on the Lake Neighbourhood will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings. One letter from Noah Homes has been received and is attached.

Discussion

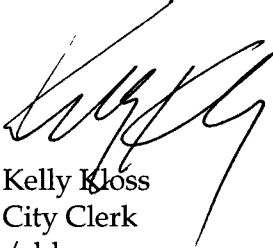
On the original Map 10/2003 three lots on Aldrich close back directly onto 22nd Street without a buffer area. The Engineering Department has reviewed this and determine that a 2 metre reserve strip is required on these lots to restrict direct access to 22nd Street. To correct this oversight, it is recommended that Map 10/2003 be amended to reflect this 2 metre reserve strip.

City Council
April 30, 2003
Page 2

Recommendations

That following the Public Hearings, Council may:

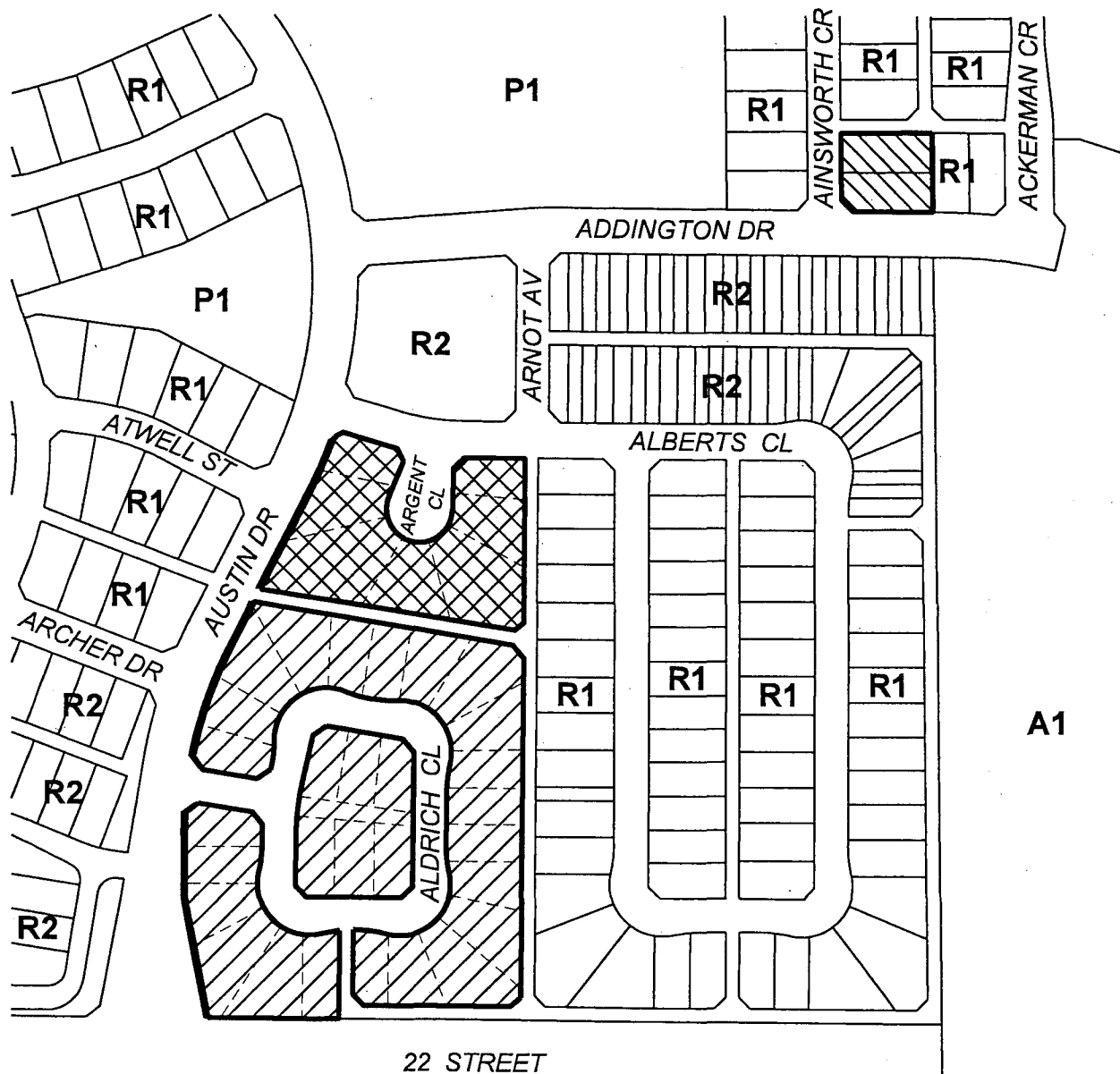
- 1) Proceed with second and third readings of Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003.
- 2) Pass a resolution to amend Land Use Bylaw Amendment 3156/L-2003 by substituting the new Map 10/2003.
- 3) Proceed with second and third readings of Land Use Bylaw Amendment 3156/L-2003.



Kelly Kloss
City Clerk
/chk

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks & Recreation

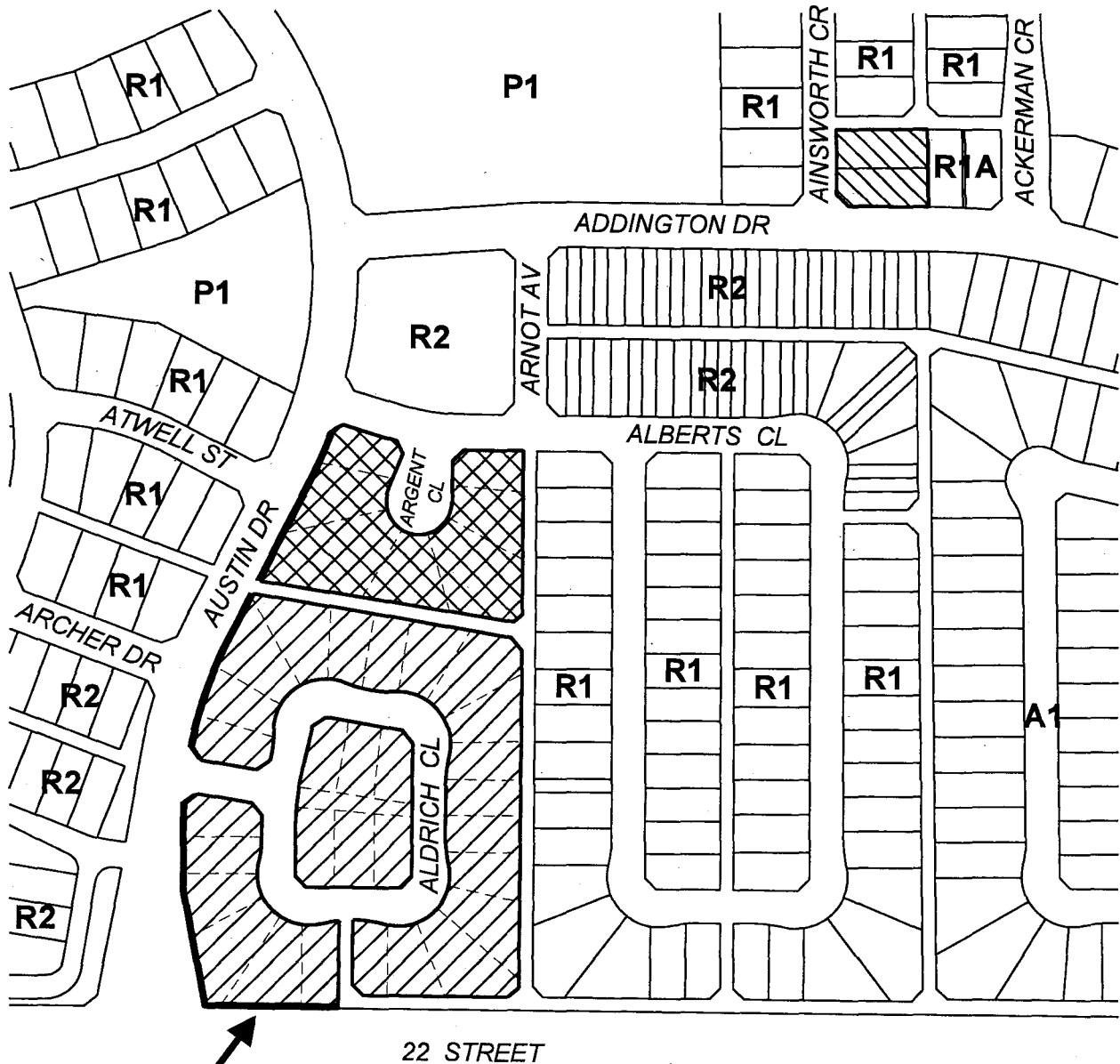
Change from :

- R1A to R1
- PS to R1
- PS to R1A
- PS to P1

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



**Two Metre
Reserve Strip**

AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks & Recreation

Change from :

R1A to R1

PS to R1

PS to R1A

PS to P1

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003



April 28, 2003

Dear Mayor Surkan & Councillors:

Re: Anders on the Lake Neighbourhood Area Structure Plan & Land Use Bylaw Amendment

In early May 2002, Noah Homes Ltd. purchased a lot on Alberts Close for the purpose of building a show home in the spring/summer of 2003. Of several lots available, we chose a walkout lot (Lot 32) that backed onto the northern end of the private school site zoned public service.

We are not opposed to the rezoning of this site to R1 Residential (low density) but we are opposed to rezoning any portion of the site to R1A Residential (semi-detached). The reason we are opposed is that such a redesignation will have a negative impact on our investment. If such designation was in place at the time of our purchase, we would have made a different choice in purchasing a lot to maximize our investment.

At a neighbourhood public meeting on March 19, 2003, the developer of the former private school site (DMC Construction) stated that if the 14 semi-detached (duplex) residential units were 8 single family detached residential sites, he would realize roughly the same return on his investment. In light of this and for land use compatibility with the adjoining lands, we would respectfully request that council propose that the entire private school site be zoned R1 Residential (low density).

Thank you for your consideration on this matter.

Yours truly,

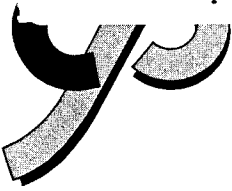
NOAH HOMES LTD.

Per:

Gerald W. Pilon

THE CITY OF RED DEER
OFFICE OF THE CLERK

RECEIVED	
TIME	11:35
DATE	APRIL 29/03
BY	Ch. Kozid



DATE: APRIL 1, 2003
TO: CITY CLERK
FROM: TONY LINDHOUT, PLANNER
RE: PROPOSED BYLAW AMENDMENT 3217/E-2003
ANDERS ON THE LAKE NEIGHBOURHOOD AREA STRUCTURE PLAN

In accordance with Section 3.1.3.7 of the City's *Planning and Subdivision Guidelines*, Neighbourhood Area Structure Plan (NASP) amendments must be forwarded to City Council for their consideration of approval. Neighbourhood area structure plans are long-range development concept plans which form the basis for neighbourhood zoning, subdivision and development decisions.

Background

1. The City has received an application from DMC Construction Ltd. to amend that portion of the existing Anders on the Lake Neighbourhood Area Structure Plan identifying an 8.42 acre parcel of land for development of a private school. The site is located east of Austin Drive, immediately north of 22nd Street. The previous owner of this site, the Red Deer Christian School Society, has sold the property to DMC Construction Ltd. who proposes to develop these lands for residential purposes as follows:
 - a) develop the south portion of the site for 29 single-family detached residential housing units,
 - b) develop the north portion of the site for 14 semi-detached (duplex) residential housing units, and
 - c) dedicate to the City as Municipal Reserve, a ±2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, for the purpose of providing enhanced landscaping.
2. The future land use of two lots at the corner of Addington Drive and Ainsworth Crescent requires change from R1A Residential (semi-detached) to R1 Residential (single family). This minor amendment is not related to the above noted application by DMC Construction but is required as a minor house-keeping amendment to ensure land use compatibility of these 2 lots with development of adjoining lands to the west, north and east which are all designated for R1 development.

The remainder of the existing Anders on the Lake Neighbourhood Area Structure Plan is unaffected. Notwithstanding the loss/redevelopment of the private school site which was never designated for municipal reserve, the overall amount of public open space in the Anders on the Lake neighbourhood will increase slightly by 0.053 ha as a result of the above noted amendment proposal. This will bring the total amount of neighbourhood public open space (all municipal reserves, parks, dry and wet ponds and PUL lots) to 9.323 ha (16.02%).

The proposed Anders on the Lake NASP amendments have been processed in accordance with the City's *Planning and Subdivision Guidelines*. The proposed plan amendments are supported by all referral agencies/City Departments and fully conforms with the City's Municipal Development Plan, the Intermunicipal Development Plan and the East Hill Major Area Structure Plan.

City Clerk
 Anders on the Lake NASP Amendment 3217/E-2003
 Page 2

Neighbourhood Public Meeting

Pursuant to Section 3.1.3.4 of the City's *Planning and Subdivision Guidelines*, a neighbourhood public meeting, hosted by Parkland Community Planning Services, was held March 19, 2003. Nine area residents attended the meeting and three others provided notification that they were unable to attend. Nine written comment sheets were received expressing concerns related to the proposed development of the former private school site. These comments have been summarized as follows including follow-up response from the developer:

Issue	No. of Responses	Developer's Response
Need for architectural guidelines similar to those used by Redbrook Group 2, the original developer of the Anders on the Lake neighbourhood	7	Will impose architectural controls that meet or exceed those used by Redbrook Group 2 Corporation. Requirement to follow controls will form part of all lot sale agreements.
Aesthetics/look of the east side of Austin Drive; need for a common fence and need for enhanced landscaping on the proposed $\pm 2\text{m}$ wide municipal reserve parcel. Widen the proposed $\pm 2\text{m}$ municipal reserve parcel. Need to match, as much as possible, the look of west side of Austin Drive.	4	Will require a common fence design as part of the architectural controls. Proposed $\pm 2\text{m}$ wide municipal reserve strip (plus remaining road boulevard) will be as heavy landscaped as permitted by the Recreation, Parks & Culture Department. One limiting factor is that there is an existing gas line located under or near to the municipal reserve parcel. Proposed municipal reserve strip will not be widened as this will reduce depth of proposed residential parcels.
Exposure/appearance of rear yards and back of homes facing Austin Drive.	4	Architectural controls will be used to guide the design of rear house elevations (i.e. number of windows, decks, break-up long wall faces with bay window, build-outs, and jogs.
Delete proposed R1A semi-detached housing and replace with R1 single family	4	R1A housing will not be deleted. R1A housing at this location lends itself well to the R2 land uses across the street. All units (including R1) will have attached garages.
No 2 storey R1A semi-detached units	3	Mix of housing styles and types are desirable in any neighbourhood including a combination of single and two storey units. Architectural controls will limit corner lots to single storey buildings. Conventional 2 storey homes are not restricted anywhere in the City.

Copies of all written comment sheets received by Parkland Community Planning Services have been forwarded to City Council members under separate cover for their information.

City Clerk
Anders on the Lake NASP Amendment
Page 3

Planning Analysis

The biggest issue identified by area residents, being the need for architectural controls, has been adequately addressed by the developer. DMC Construction will require that all builders in this development follow strict architectural guidelines that will form part of any lot sales agreement. Section 4.0 on page 3 of the proposed NASP amendment clearly indicates that proposed architectural controls will meet or exceed those used by Redbrook Group 2 Corporation. This will ensure that this development will blend in, and be built to the same high standards as contained in the existing Anders on the Lake neighbourhood.

As the proposed development by DMC Construction will back onto Austin Drive, it is important that the developer ensures that proposed development will fit with the surrounding developing neighbourhood. The lots located east of the DMC Construction site (on Alberts Close) are at a higher elevation, allow for 2 storey homes with walkout basements and will overlook the DMC Construction site. The architectural guidelines proposed by DMC Construction addresses the need for a good "fit" with the adjoining neighbourhood. Architectural guidelines will address this through items such as minimum square footage requirements for various types and styles of homes, mandatory attached garages, requirement to use architectural roof shingles, mandatory common fence design, muntin bars on all windows facing a street, and incorporate the use of mandatory exterior design elements (i.e. amount/use of stucco, brick/stone accents, build-outs and/or banding, maximum length of wall faces, decks, etc.) all required to ensure that new development matches or exceeds the quality of surrounding development.

On the matter of landscaping and aesthetics of the west boundary of the site which borders Austin Drive, the developer realizes the importance of creating an acceptable interface of their development with Austin Drive, being a residential collector roadway (nowhere else in the entire Anders on the Lake development, do you find homes that back onto a collector roadway). The developer is not able, on the east side of Austin Drive, to mirror the open space and enhanced landscaping that has been undertaken on the west side of Austin Drive in the location of the gated community. DMC Construction has only a $\pm 2\text{m}$ wide municipal reserve parcel that is further encumbered with the close proximity of a gas line in the same alignment that could prevent the planting of large trees. The developer indicates that the municipal reserve parcel cannot be widened without jeopardizing the lot depths of the proposed residential parcels. The developer has indicated that landscaping in the form of dense plantings, use of planted mounds and hard landscaping features such as large rocks, will be employed to create a pleasing streetscape along the east side of Austin Drive. The fencing of the rear property boundaries of those lots that back Austin Drive will be required to be of a uniform style, color and height in accordance with the architectural controls.

The proposed R1A semi-detached lots are supported by planning staff. These units are all located within, and front onto, a separate cul-de-sac that would have minimal impact on traffic flows along Alberts Close. As all of the semi-detached units are required to have attached front garages (architectural controls) and most will have rear access to a lane, traffic and parking problems will be minimized. The location of the proposed R1A semi-detached housing is compatible with the R2 medium density zoning located to the north and northeast. The addition of these 14 semi-detached

City Clerk
Anders on the Lake NASP Amendment
Page 4

units will not adversely affect the desired character of a predominately single family and low density neighbourhood as envisioned by the original developer (Redbrook) of the Anders on the Lake community.

From a planning and land use perspective, the proposed amendment to the Anders on the Lake Neighbourhood Area Structure Plan is supported. The developer has demonstrated a strong intent to create an infill housing project that respects, conforms and adheres to planning principles and land use patterns established in the existing neighbourhood. Finalization of the landscaping plan for the municipal reserve strip along the east side of Austin Drive would occur as part of the subdivision process and would be incorporated into the Development Agreement for this project.

Municipal Planning Commission

The Municipal Planning Commission, at their meeting of March 31, 2003 reviewed and supported the proposed Anders on the Lake Neighbourhood Area Structure Plan (ASP) amendments. MPC recommends that Council proceed with adoption of the proposed ASP amendments.

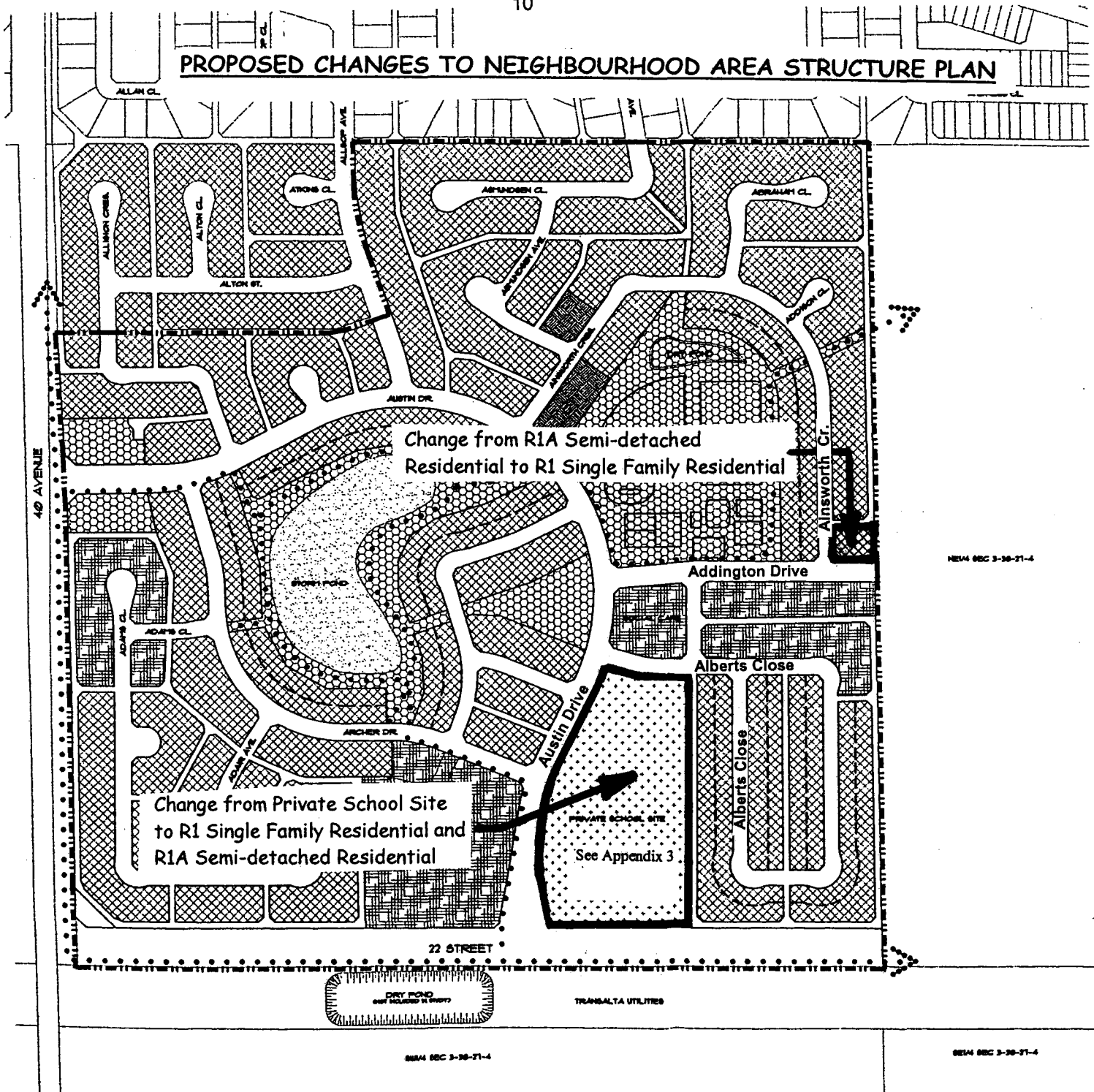
Recommendation

That City Council proceed with first reading of Bylaw 3217/E-2003, being the Bylaw to adopt the amended Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.



Tony Lindhout, ACP, MCIP
PLANNER

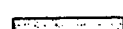
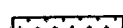
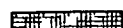
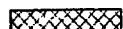
attachments



LEGEND

2011年11月11日

LAND USES



STUDY BOUNDARY

(R1) RESIDENTIAL DISTRICT
(LOW DENSITY)

(RIA) RESIDENTIAL DISTRICT
(SEMI-DETACHED DWELLING)

(R2) RESIDENTIAL DISTRICT
(MEDIUM DENSITY)

(P1) PARKS AND RECREATION DISTRICT

(P8) PRIVATE SCHOOL SITE

(FUL) EXISTING STORM POND

WALKOUT BASEMENTS PERMITTED

PROPOSED TRAIL

UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3

Project

ANDERS ON THE LAKE
PORTION OF NW 14 SECTION 3-38-21-W4M

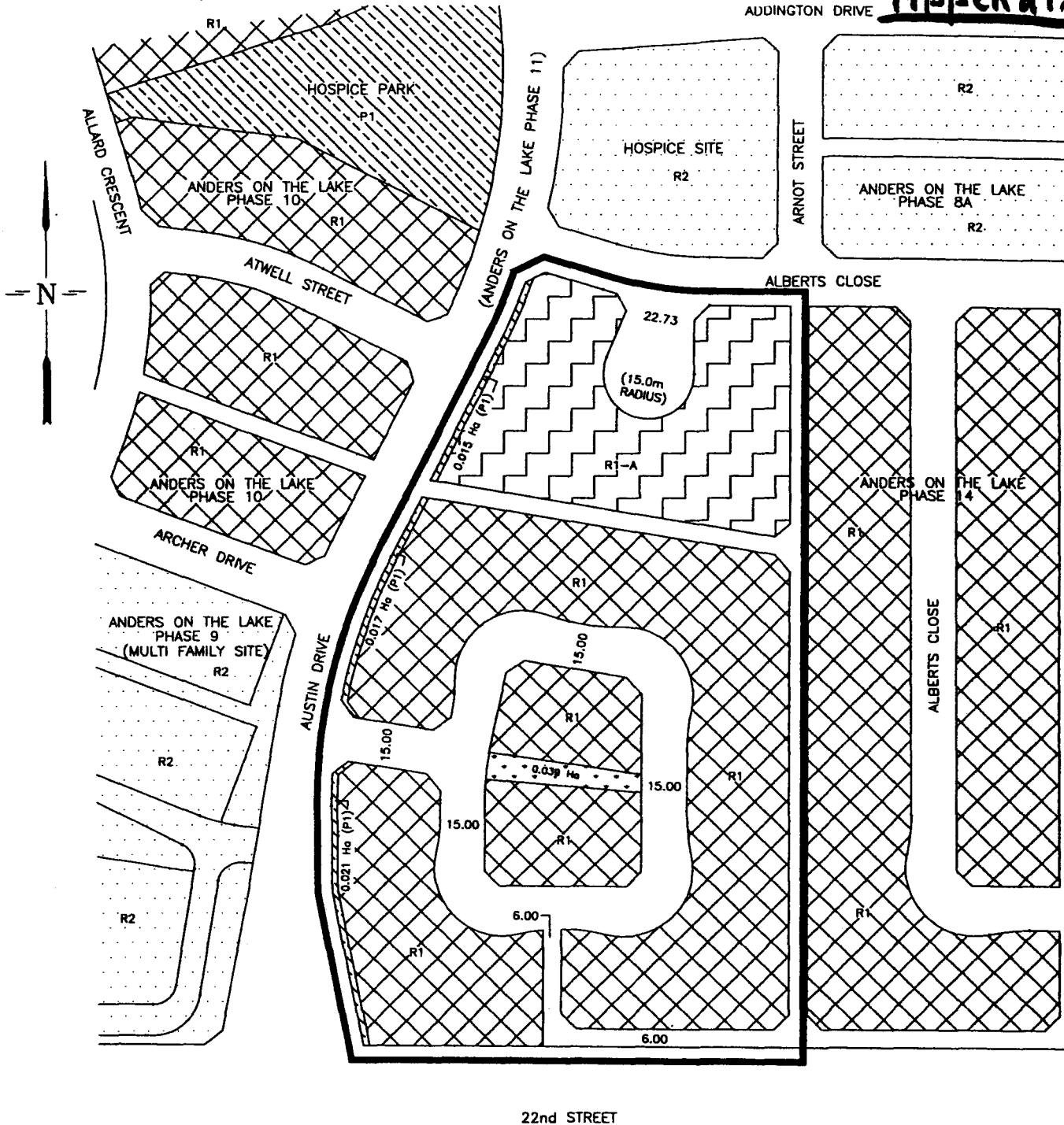
PREPARED FOR: RED BROOK GROUP 2

Title

LAND USE CONCEPT

Date	File	Scale	Fig. No.
04 JAN 01	2505 023 00 01	1:4000	2BW

ADDINGTON DRIVE

Appendix 3

- SINGLE FAMILY
 SEMI-DETACHED DMC CONSTRUCTION SITE BOUNDARY
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 MULTI FAMILY

FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

SCALE 1:2000

REVISED: MAR 24/03

REVISED: MAR 5/03

PREPARED: FEB 5/03

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.904 Ha	4.70 Ac	55.8%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.053 Ha	0.13 Ac	1.6%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

AL-TERRA

ENGINEERING LTD.

EDMONTON

RED DEER

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

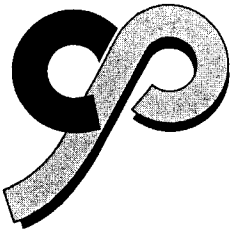
The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.



DATE: March 31, 2003
TO: Kelly Kloss, City Clerk
RE: Land Use Bylaw Amendment 3156/L-2003
Anders on the Lake Neighbourhood
DMC Construction – former private school site

Background

DMC Construction, who have purchased the former Red Deer Christian School site, are proposing to develop this last phase of the Anders on the Lake neighbourhood with 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel. This proposal will rezone 8.42 acres of land from PS Public Service District (at one time this site was designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District.

Planning staff also wish to have two existing single family lots at the corner of Addington Drive and Ainsworth Crescent rezoned from R1A Residential (semi-detached) District to R1 Residential Low Density District to reflect the actual development of these lots and to ensure land use bylaw consistency with the adjoining R1 zoned properties.

These rezoning proposals are being processed simultaneously with amendments to the Anders on the Lake Neighbourhood Area Structure Plan (NASP) whereby the requested land uses (re-zonings) comply with proposed Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 as contained elsewhere in this Council agenda.

Recommendation

Subject to City Council giving first reading to Anders South (Anders on the Lake) Neighbourhood Area Structure Plan Amendment 3217/E-2003, planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/L-2003.

Tony Lindhout, ACP, MCIP
PLANNER

Attachment

AL-TERRA Engineering Ltd.

May 5, 2003

243-GEN-59

Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, Alta.
T4N 1X5

Attention: Mr. Frank Wong, Planning Assistant

Dear Sir

**Re: Anders On The Lake;
Addendum To The Neighbourhood Area Structure Plan**

Due to a recent request for the addition of a 2.00m public open space strip along the south portion of the Anders On The Lake Phase 16 subdivision, we are hereby submitting the following revised drawings:

- One copy of Figure 1 - Site Location Plan
- Six copies of the coloured version of Figure 2. - Land Use Concept Plan
- One copy of the black and white version of Figure 3 - Land Use Concept Plan
- One copy of Figure 4 - Site Servicing - Sanitary Sewers & Water Mains
- One copy of Figure 5 - Major Overland Drainage & Storm Sewers

We have also corrected the addendum to the neighbourhood area structure plan report, and are presently forwarding this revised report.

We trust this is the information you require on this matter, and that you will call if any further revisions are required.

Yours truly,



Martin Broks, P. Eng.
Red Deer Manager

c.c. Mr. Dan Peterson - DMC Construction Ltd.
Mr Fred Lebedoff - Lebedoff Development Services

MAB/tdg

Consulting Engineers
Edmonton • Red Deer
25TH ANNIVERSARY
1976 - 2001

*To Kelly
New pages
affected.
Thanks
Frank*



**ADDENDUM TO THE
ANDERS ON THE LAKE
NEIGHBOURHOOD AREA STRUCTURE PLAN**

PREPARED FOR:

DMC CONSTRUCTION LTD.

PREPARED BY

AL-Terra Engineering Ltd.

MARCH, 2003

REVISED: MAY 5, 2003

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1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a "Private School Site." Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.

SW 1/4 SEC. 10-38-27-W4M



REVISED: MAY 5/03
PREPARED: FEB 5/03

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

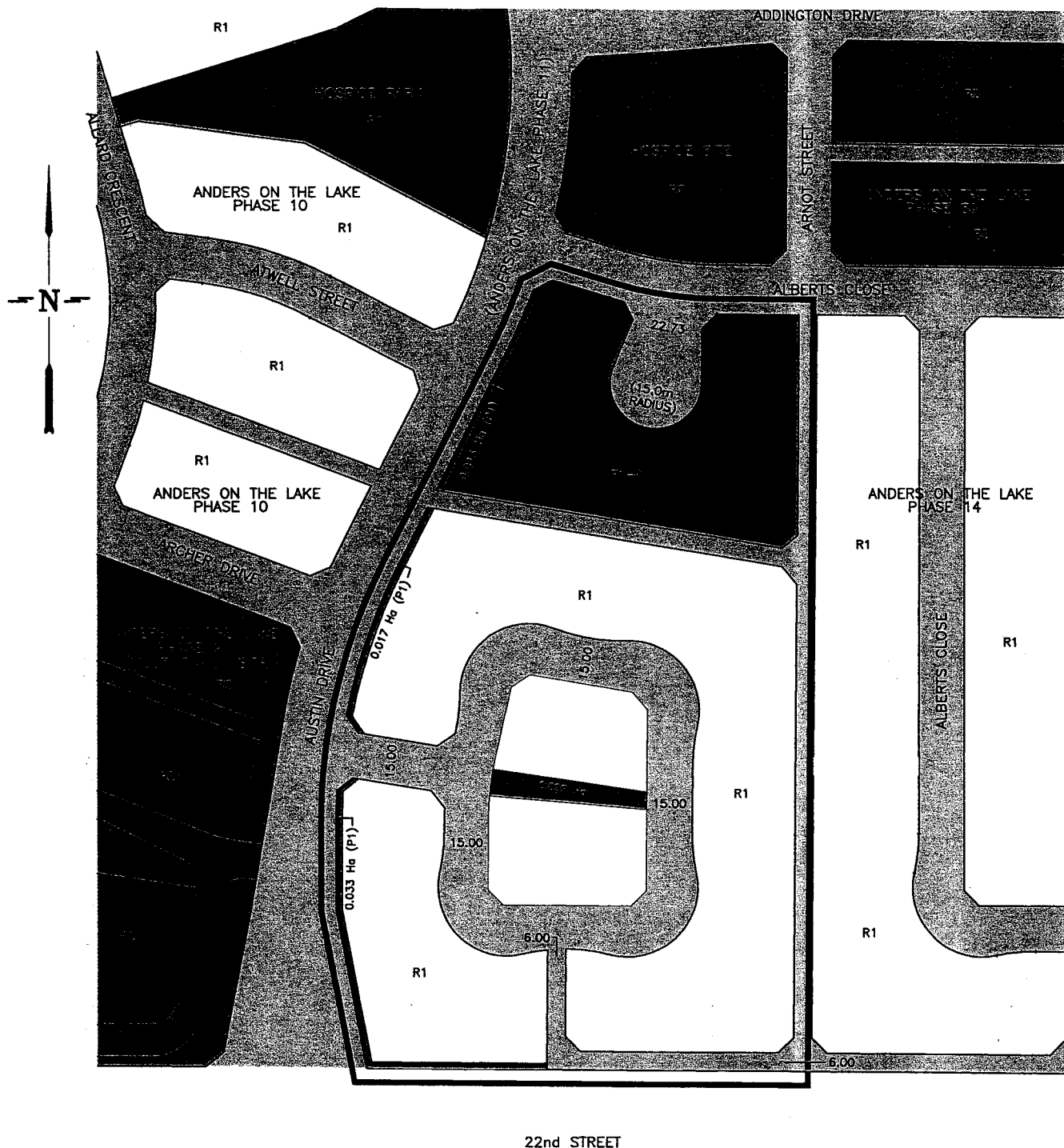


FIGURE 2
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

- SINGLE FAMILY DMC CONSTRUCTION SITE BOUNDARY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 ROADWAYS/LANES
 MULTI FAMILY

REVISED: MAY 5/03
 REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

SCALE 1:2000

DEVELOPABLE AREA			
SINGLE FAMILY- DETACHED (R1)	1.892 Ha	4.67 Ac	55.5%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.065 Ha	0.16 Ac	1.9%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

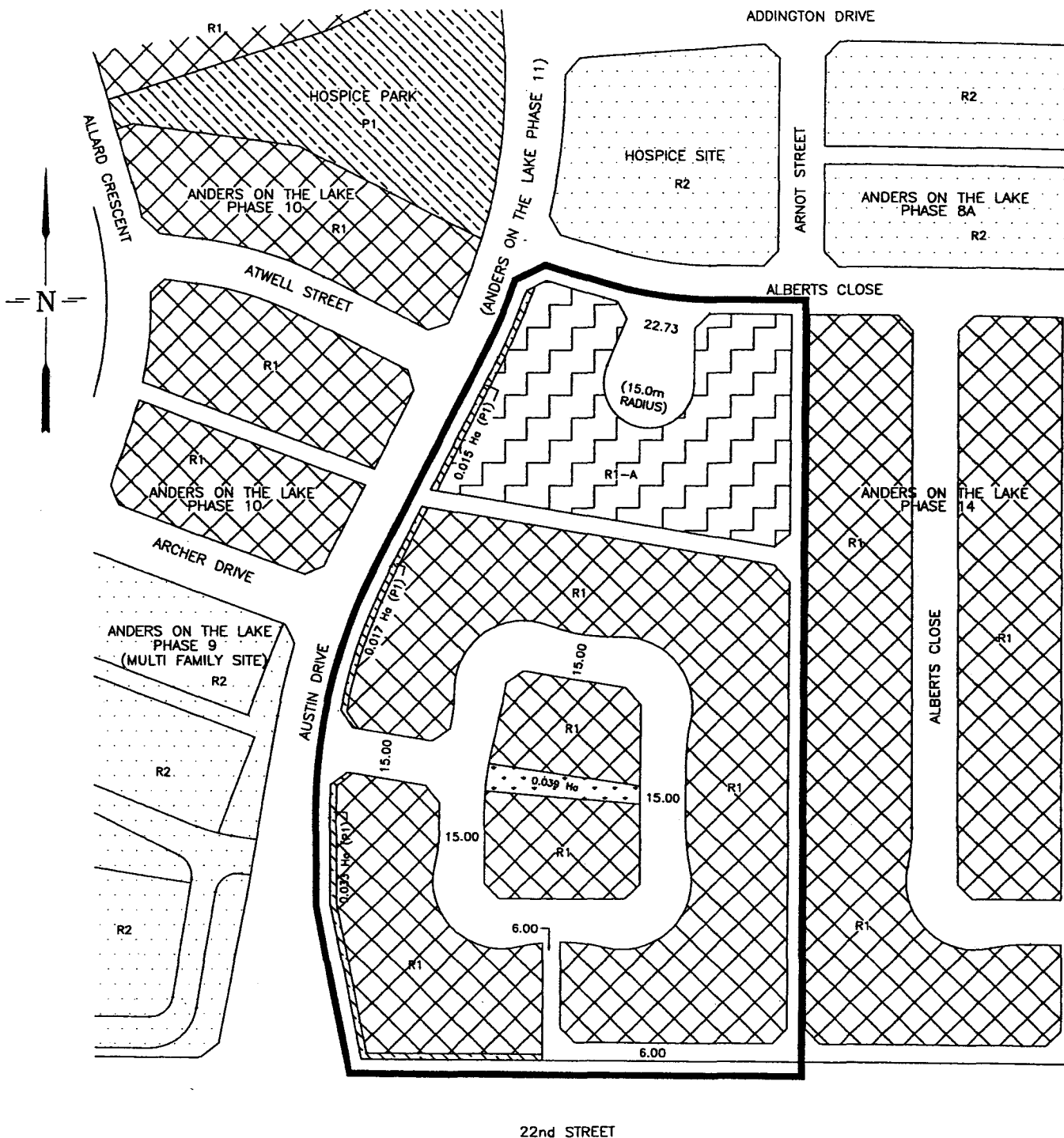


FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

SCALE 1:2000

REVISED: MAY 5/03
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.892 Ha	4.67 Ac	55.5%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.065 Ha	0.16 Ac	1.9%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

Table 1, following, provides the land use allocation for the subject parcel.

TABLE 1: Land Use Allocation:

LAND USES	Acres	Hectares	Percentage
Total parcel area	8.42	3.409	100%
Developable area	8.42	3.409	100%
Single family (R1)	4.67	1.892	55.5%
Duplex lots (R1-A)	1.59	0.643	18.8%
Public utility lot	0.10	0.039	1.2%
Public open space (P1)	0.16	0.065	1.9%
Streets and lanes	1.90	0.770	22.6%
TOTAL DEVELOPABLE AREA	8.42	3.409	100%

Although the municipal reserve area required for this development has been previously provided, an additional 0.16 acres (0.065 hectares) is being provided as an amenity to this site.

3.0 ESTIMATED POPULATION DENSITY

Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

Table 2, following, provides a summary of the number of dwelling units expected to be created, and the resulting estimated population.

LAND USE	NUMBER OF DWELLING UNITS	NUMBER OF PERSONS PER UNIT	TOTAL POPULATION
Single family - R1	29	3.4	99
Duplex - R1-A	14	3.3	46
TOTALS	43		145

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5 \text{ persons per hectare.}$

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.

8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.

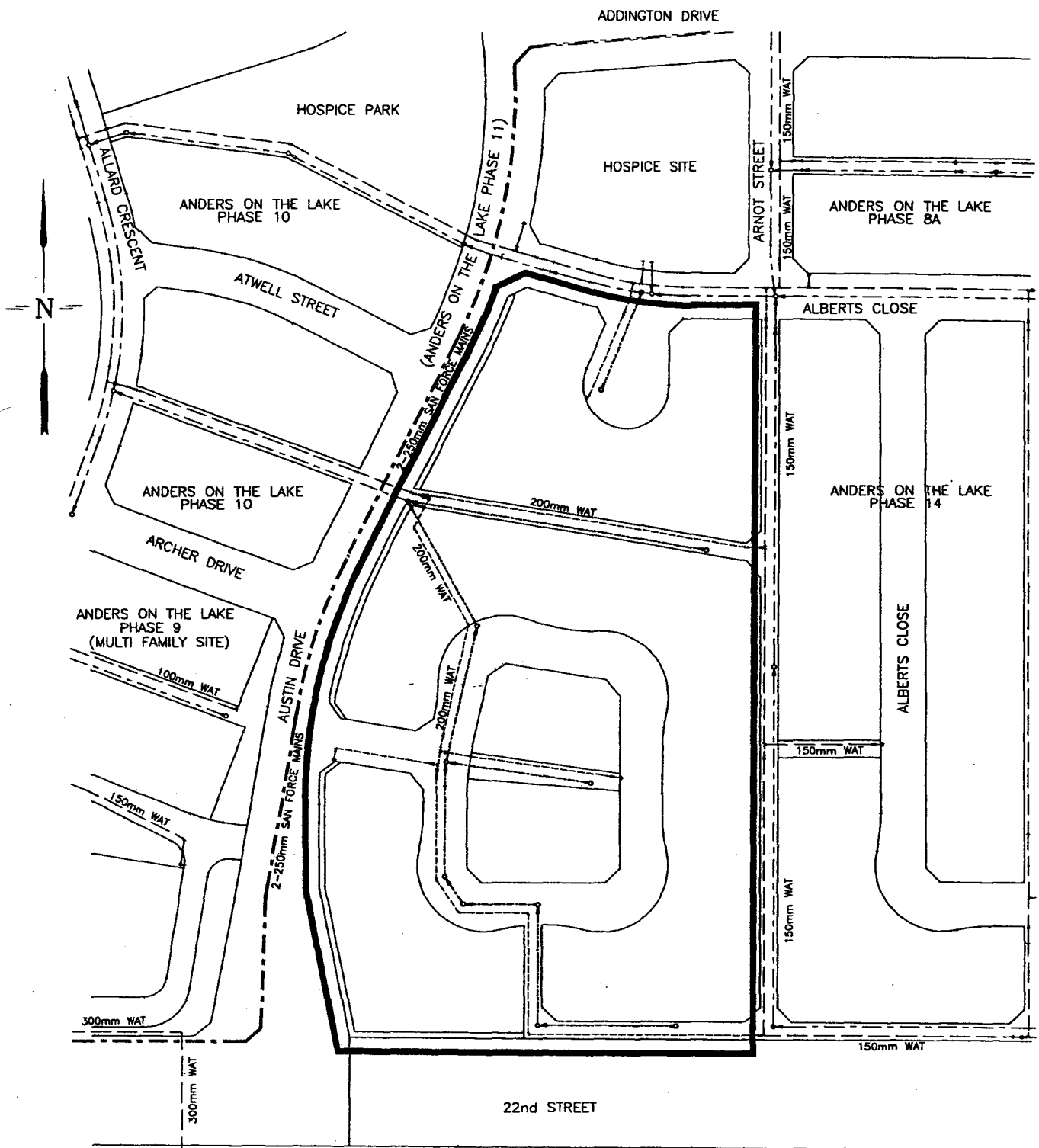


FIGURE 4
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
SITE SERVICING -
SANITARY SEWERS & WATER MAINS

SCALE 1:2000
PREPARED: FEB 5/03
REVISED: MAR 5/03
REVISED: MAY 5/03

- BOUNDARY
- - - - - EXISTING SANITARY SEWER (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)
- · · · · PROPOSED SANITARY SEWER (ALL 200mm PIPE)
- - - - - EXISTING WATER MAIN (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)
- - - - - PROPOSED WATER MAIN (ALL 150mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)

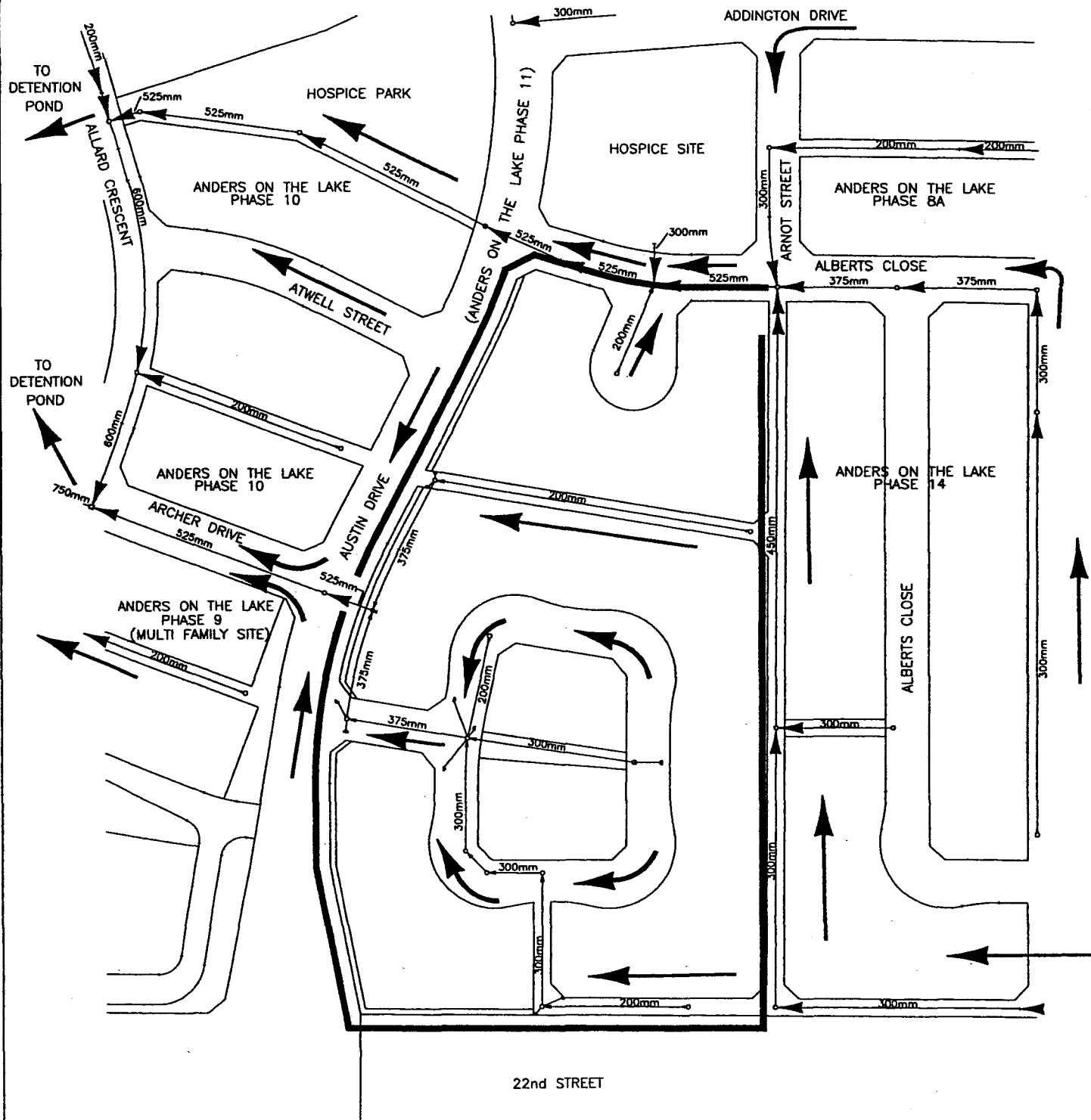


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS

- | | | |
|--|--|-------------------------------|
| | | BOUNDARY |
| | | EXISTING STORM SEWER |
| | | PROPOSED STORM SEWER |
| | | MAJOR OVERLAND DRAINAGE ROUTE |

SCALE 1:2000
 REVISED: MAY 5/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

AL-Terra Engineering Ltd.

TRANSMITTAL

Date: May 5, 2003

File No: 243-59

To: Mr. Frank Wong
Parkland Community Planning Services
Red Deer, AB

Please find attached the following:

For Your ☐ Review and approval
☐ Distribution
☒ Information
☐ Revisions and return
☐ Other

Transmitted by: ☐ Mail
☐ Courier
☒ Hand
☐ Other

No. of Copies	Job No.	Description
1	243	Copy of revised Anders on the Lake Land Use Concept Plan.

Remarks: As requested.

The remaining figures and the revised pages of the Neighbourhood Area Structure Plan report will follow under separate cover.

Returned: ☐ Approved as noted ☐ Returned as requested ☐ Revisions as noted

Per: _____ Date: _____

Per: Tammara Grendus, T.T.

c.c. _____

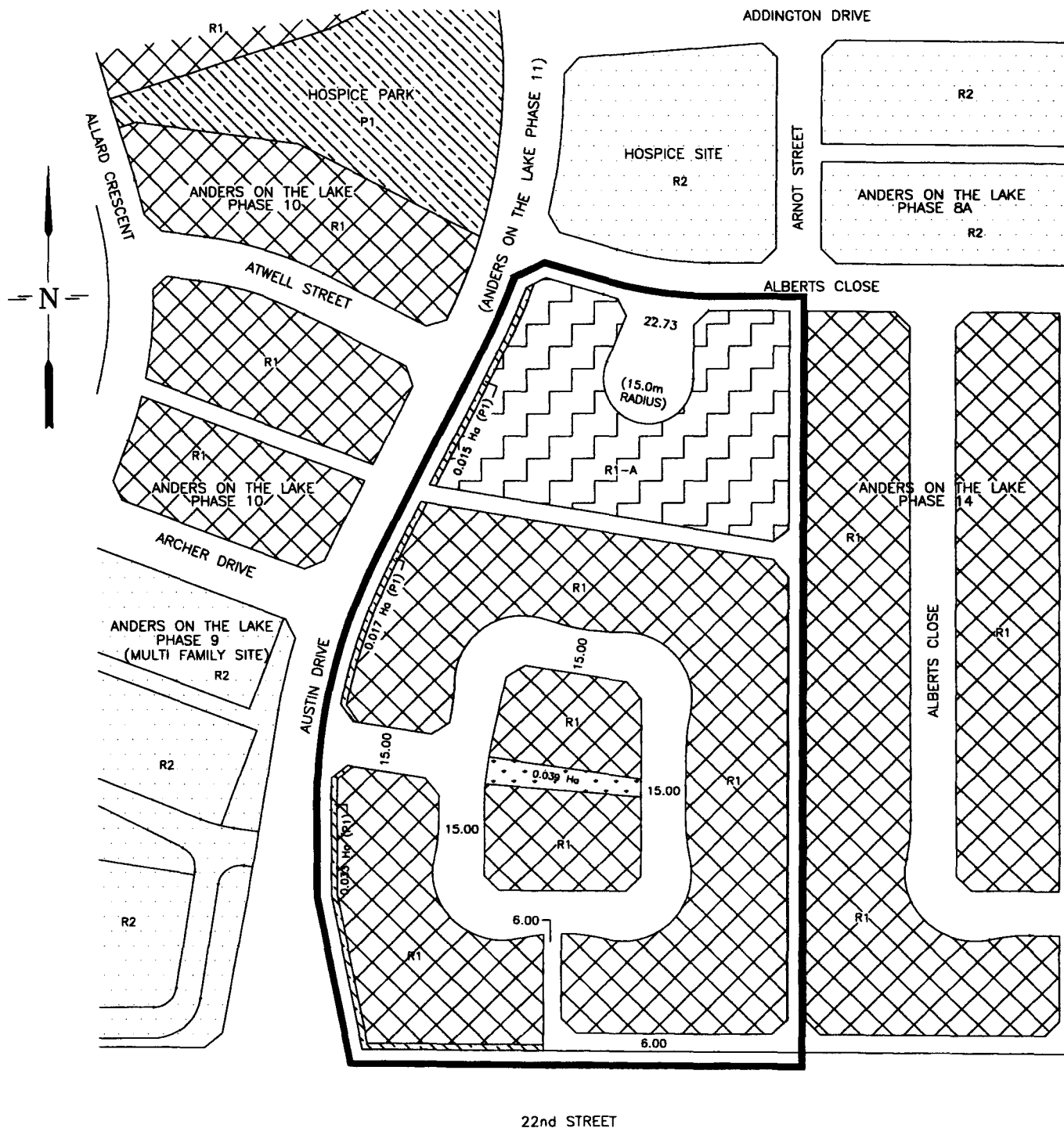


FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

SCALE 1:2000

REVISED: MAY 5/03
 REVISED: MAR 24/03
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AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

May 7, 2003

Dan Peterson
DMC Construction
#212, 4836 – 50 Street
Red Deer, AB T4N 1X4

Dear Mr. Peterson:

Anders on the Lake:

- (a) *Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003*
- (b) *Land Use Bylaw Amendment 3156/L-2003*

Further to the letter sent to you May 6, 2003, additional information was provided by Al-Terra Engineering regarding the amendment to Anders on the Lake Neighbourhood Area Structure Plan Bylaw. Unfortunately the copy of the Council resolution sent to you had not been updated with these changes. Here is the correct resolution for your reference:

Resolved that Council of the City of Red Deer, agrees to:

- 1) Amend Land Use Bylaw Amendment 3156/L-2003 by substituting the revised Map 10/2003 as presented to Council on May 5, 2003.
- 2) Amend Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 by substituting the following revised pages as attached to the transmittal from Al-Terra Engineering dated May 5, 2003:
 - Page 1 of Appendix "3"
 - Figure 1 – Site Location Plan
 - Figure 2 – Anders on the Lake DMC Construction Site Land Use Concept Plan
 - Figure 3 – Anders on the Lake DMC Construction Site Land Use Concept Plan
 - Pages 2, 3, 4 & 5 of Appendix "3"
 - Figure 4 – Anders on the Lake DMC Construction Site Site Servicing – Sanitary Sewers & Water Mains
 - Figure 5 – Anders on the Lake DMC Construction Site Major Overland Drainage & Storm Sewers.

...2/

DMC Construction

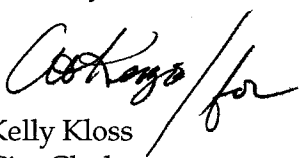
May 7, 2003

Page 2

An amended copy of Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 is attached for your information.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelly Kloss" followed by a diagonal slash and the word "for".

Kelly Kloss
City Clerk

KK/chk

/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

BYLAW NO. 3217/E-2003

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

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

- 1 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by deleting therefrom pages 2, 2.1, Figures 2BW, 6 & 7 and substituting therefore, the attached amended pages 2, 2.1, Figures 2BW, 6 & 7 which forms part of this Bylaw.
- 2 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by adding thereto the attached Appendix 3, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of May 2003.

READ A THIRD TIME IN OPEN COUNCIL this 5th day of May 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of May 2003.


MAYOR

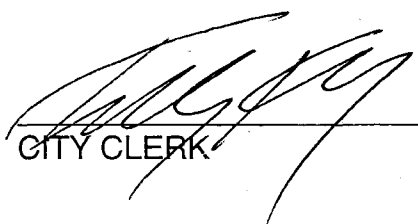

CITY CLERK

TABLE OF CONTENTS

(Continued)

11:	THE STORM WATER POND	11.1 - 11.5
11.1	Operation and Maintenance	11.2
11.2	Financing	11.4

LIST OF FIGURES

Figure No.	Description	Following Page No.
1	Location Plan	1.1
2	Land Use Concept	2.1
3	Natural and Cultural Heritage	4.1
4	Typical Cross Section (17 m ROW)	6.4
5	Staging Plan	9.1
6	Site Servicing	10.2
7	Overland Drainage and Storm Servicing	10.3
8	Park/Storm Water Pond Concept Plan	11.2

Appendix 1: Austin Drive Re-alignment

Appendix 2: Encumbrance

Appendix 3: Land Use Concept – Former Private School Site

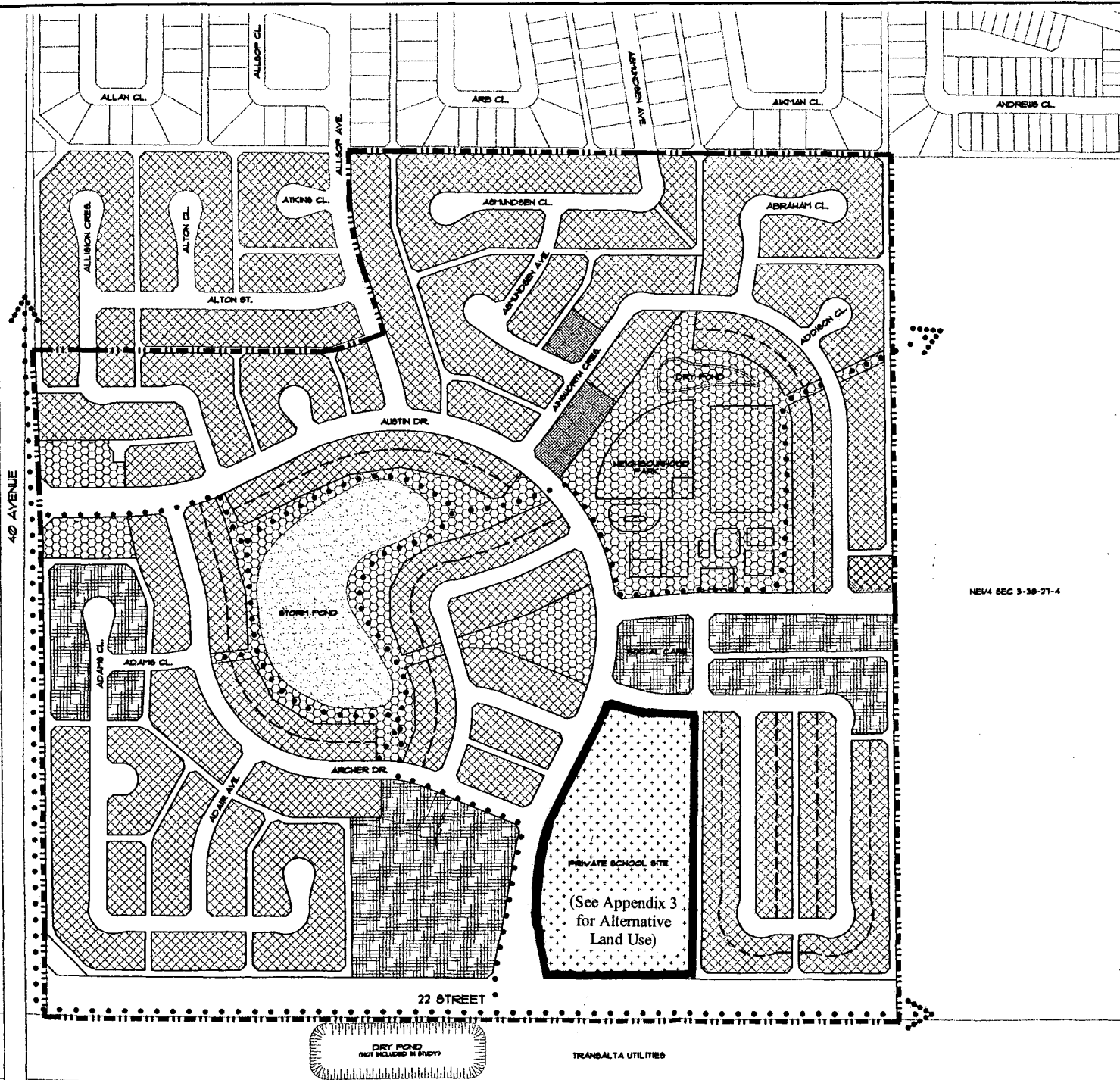
2. LAND USE

The Land Use Concept Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Major Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 58.20 ha (143.81 ac)
- 27.51 ha (67.98 ac) are planned for R1 - Residential (Low Density) District
- 0.60 ha (1.49 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.12 ha (12.65 ac) for R2 - Residential (Medium Density) District
- 12.29 ha (30.37 ac) are planned as roads/lanes
- 7.26 ha (17.93 ac) are planned as P1 - Parks and Recreation District
- 2.01 ha (4.97 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school (see Appendix 3 for alternative land use)



LEGEND

- STUDY BOUNDARY
- LAND USES
 - (R1) RESIDENTIAL DISTRICT (LOW DENSITY)
 - (R1A) RESIDENTIAL DISTRICT (SEMI-DETACHED DWELLING)
 - (R2) RESIDENTIAL DISTRICT (MEDIUM DENSITY)
 - (P) PARKS AND RECREATION DISTRICT
 - (PS) PRIVATE SCHOOL SITE
 - (FUL) EXISTING STORM POND
- WALKOUT BASEMENTS PERMITTED
- PROPOSED TRAIL

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	143.81	5820	100.0
(R1) RESIDENTIAL	67.58	2731	47.2
(R1A) RESIDENTIAL	1.49	0.60	1.0
(R2) RESIDENTIAL	12.65	5.12	8.8
(P) PARKS	11.53	4.66	12.5
(PS) SCHOOL SITE	8.42	3.41	5.9
(FUL) STORM POND	4.91	2.00	3.5
ROADS/LANES	30.37	12.29	21.1

UMA

UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3

Project

ANDERS ON THE LAKE
PORTION OF NW 1/4 SECTION 3-38-21-W4M

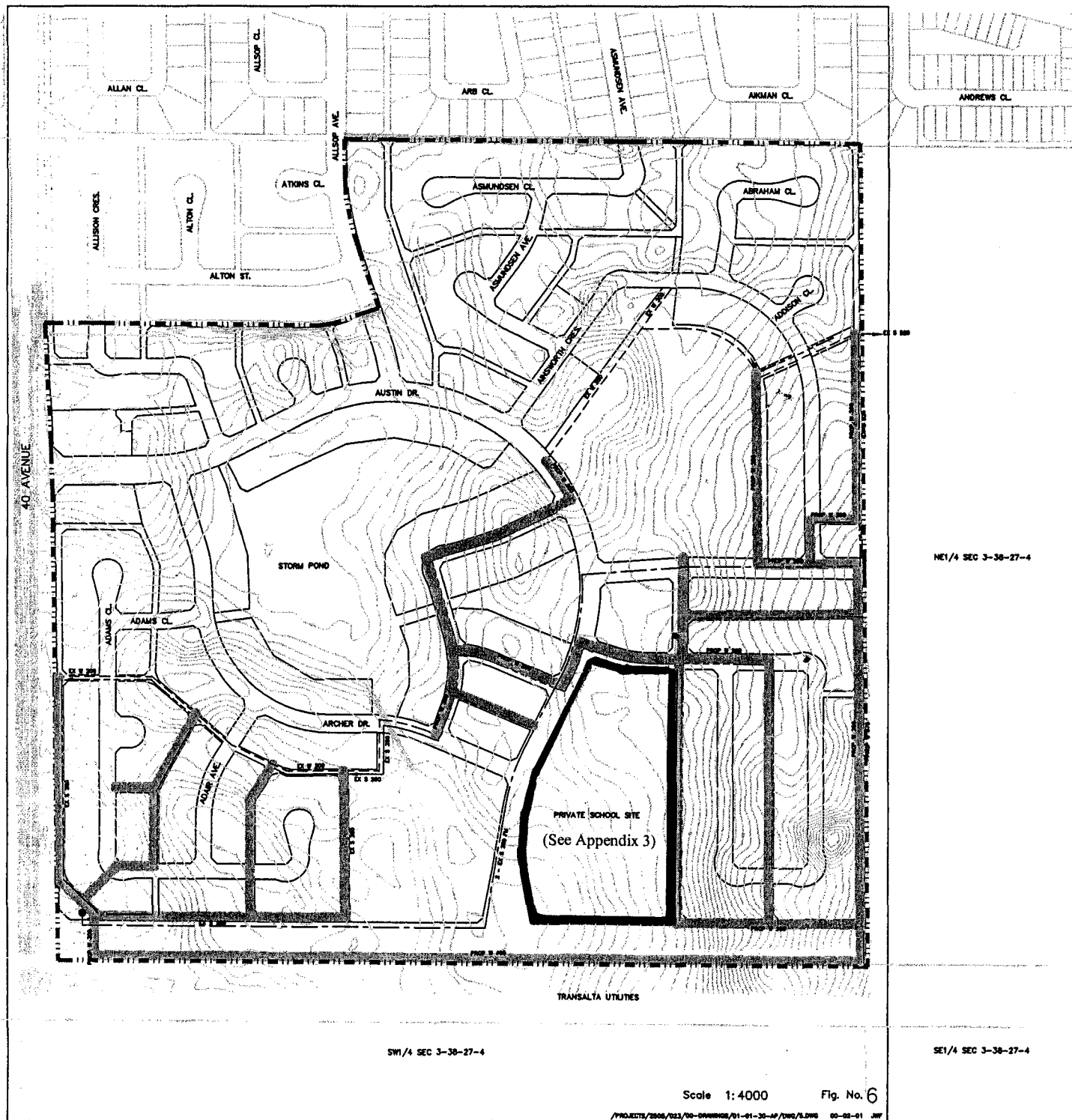
PREPARED FOR RED BROOK GROUP 2

Title

LAND USE CONCEPT

Date File Scale Fig. No.

04JAN01 2505 023 00 01 1:4000 2BW



LEGEND

	STUDY BOUNDARY
	EXISTING SANITARY TRUNK MAINS
	EXISTING SANITARY FORCE MAINS
	EXISTING WATER MAINS
	EXISTING LIFT STATIONS
	PROPOSED SANITARY TRUNK MAINS
	PROPOSED WATER MAINS
LAND USES	
	EXISTING DEVELOPMENT
	EXISTING PARKS & RECREATION DISTRICT
	EXISTING STORM POND
	PROPOSED DEVELOPMENT
	PROPOSED PARKS & RECREATION DISTRICT

NOTE: - SERVICE WITHIN EXISTING DEVELOPED AREAS NOT SHOWN
- SANITARY SEWER MAINS ARE 200mm UNLESS OTHER WISE NOTED
- WATER MAINS ARE 150mm UNLESS OTHER WISE NOTED
- EXISTING CONTOURS ARE 0.25M INTERVALS



UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3



Project

ANDERS ON THE LAKE
PORTION OF NW 1/4 SECTION 3-36-27-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

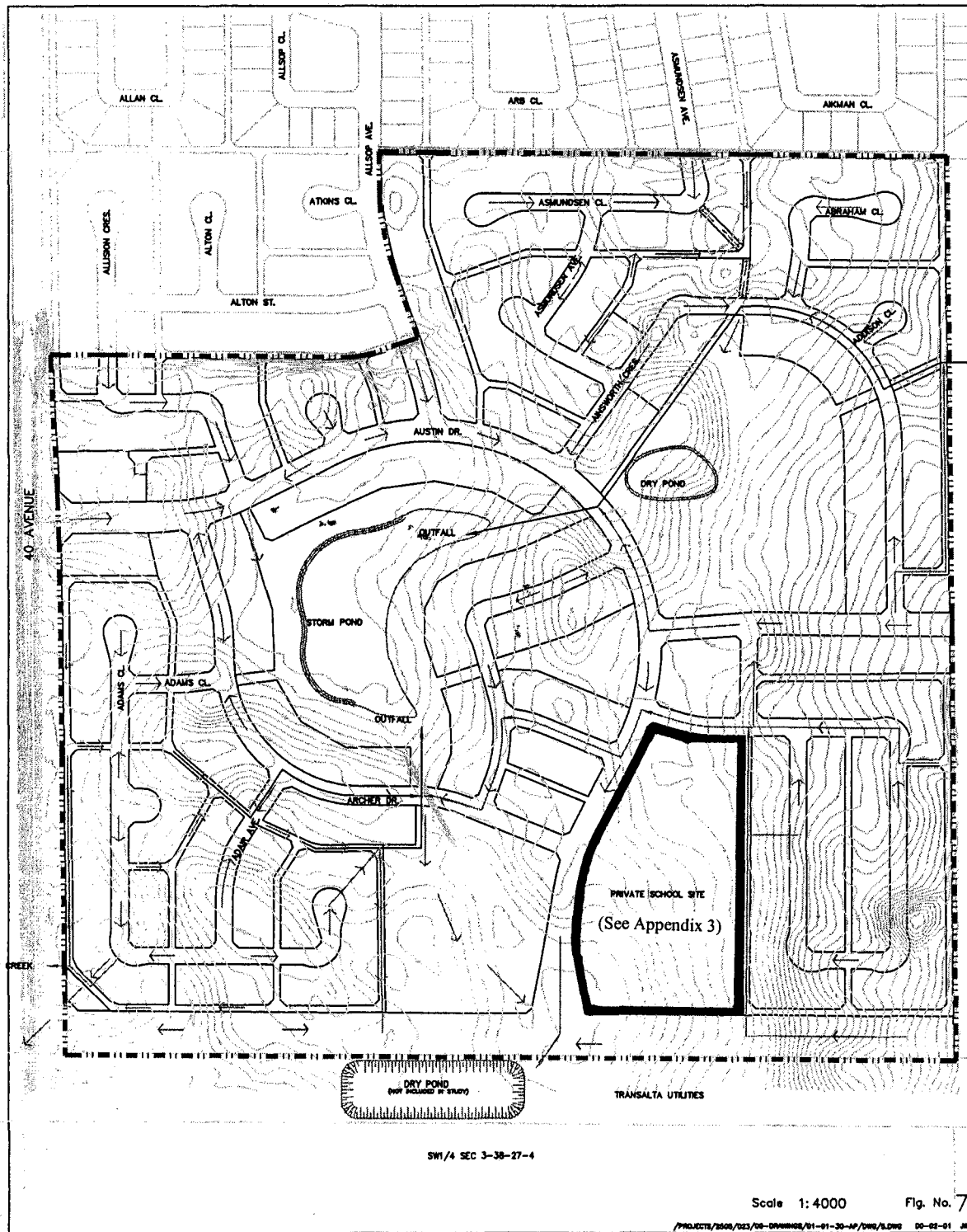
SITE SERVICING
SANITARY & WATER

Date	File	Scale	Fig. No.
14NOV00	2505 023 00 01	1:4000	6

Scale 1:4000 Fig. No. 6

/PROJECTS/2505/023/NO-DRAWINGS/01-01-36-27-W4M/L.DWG 00-05-01 JWF

/PROJECTS/2505/023/NO-DRAWINGS/01-01-36-27-W4M/L.DWG 14NOV00 JWF



LEGEND

- STUDY BOUNDARY
- EXISTING STORM TRUNK MAINS
- PROPOSED STORM TRUNK MAINS
- MAJOR OVERLAND FLOW

LAND USES

- EXISTING DEVELOPMENT
- EXISTING PARKS & RECREATION DISTRICT
- EXISTING STORM POND
- PROPOSED DEVELOPMENT
- PROPOSED PARKS & RECREATION DISTRICT

- NOTE:
- SERVICE WITHIN EXISTING DEVELOPED AREAS NOT SHOWN
 - STORM MAINS NOTED ARE 300mm & LARGER
 - EXISTING CONTOURS ARE 0.25M INTERVALS

NE1/4 SEC 3-38-27-4



UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3



Project

ANDERS ON THE LAKE
PORTION OF NW 1/4 SECTION 3-38-27-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

OVERLAND DRAINAGE AND
STORM SERVICING

Date	File	Scale	Fig. No.
14NOV00	2505 023 00 01	1:4000	7

Scale 1:4000 Fig. No. 7

/PROJECTS/2505/023/00-DRAINAGE/01-01-30-AP/DWG/7.DWG 00-03-01 JMY

/PROJECTS/2505/023/00-DRAINAGE/14NOV00/00/DWG/7.DWG 14NOV00 1444

APPENDIX 3

Anders On The Lake Neighbourhood Area Structure Plan

LAND USE CONCEPT FOR PRIVATE SCHOOL SITE (corner of 22nd Street & Austin Drive)

Contents

- 1.0 The Site and Recent Development History
- 2.0 Proposed land Uses
- 3.0 Estimated Population Density
- 4.0 Architectural Controls
- 5.0 Environmental Hazards
- 6.0 Transportation
- 7.0 Site Serving
- 8.0 Development Phasing

- Figure 1 - Site Location Plan
- Figure 2 - Land Use Concept Plan (colour)
- Figure 3 - Land Use Concept Plan (black/white)
- Figure 4 - Sanitary Sewers and Water Mains
- Figure 5 - Overland Drainage & Storm Sewers

1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a "Private School Site." Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

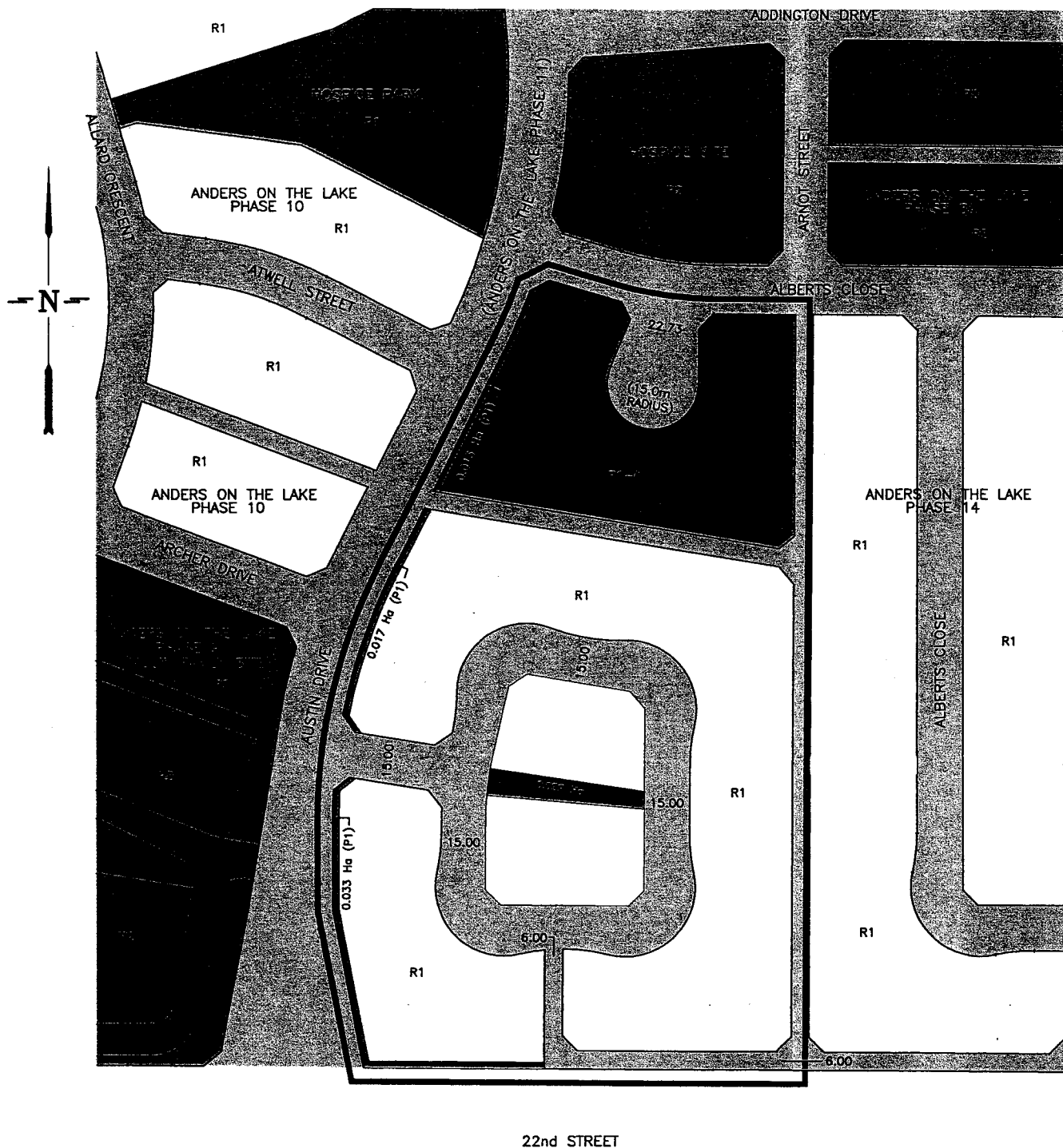
The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.

SW 1/4 SEC. 10-38-27-W4M



REVISED: MAY 5/03
PREPARED: FEB 5/03

RED DEER



- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 ROADWAYS/LANES
 MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY
- REVISED: MAY 5/03
 REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

FIGURE 2 ANDERS ON THE LAKE DMC CONSTRUCTION SITE LAND USE CONCEPT PLAN

SCALE 1:2000

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AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

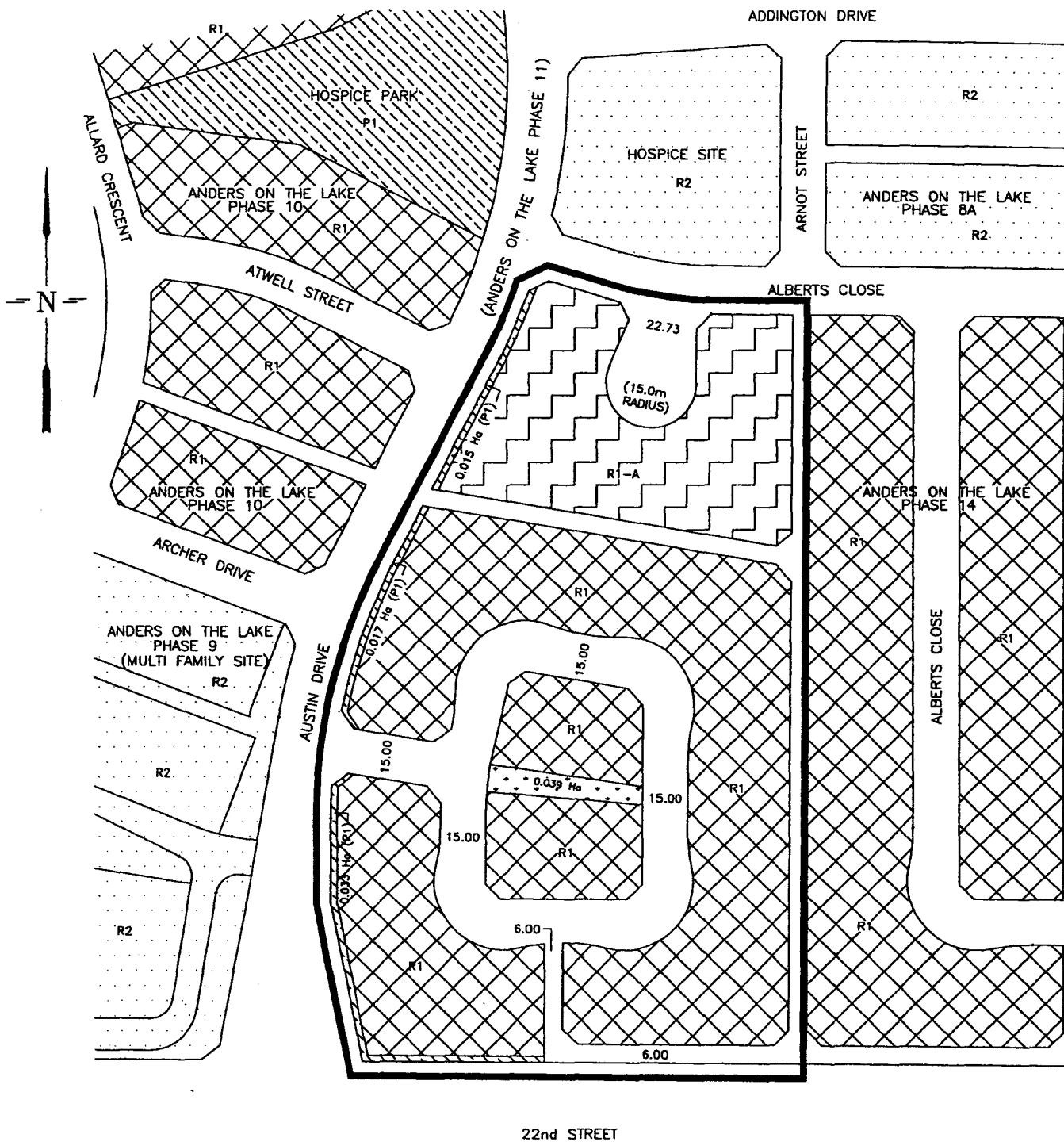


FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

SCALE 1:2000

REVISED: MAY 5/03
 REVISED: MAR 24/03
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 PREPARED: FEB 5/03

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AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

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Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

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LAND USE	NUMBER OF DWELLING UNITS	NUMBER OF PERSONS PER UNIT	TOTAL POPULATION
Single family - R1	29	3.4	99
Duplex - R1-A	14	3.3	46
TOTALS	43		145

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5 \text{ persons per hectare.}$

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

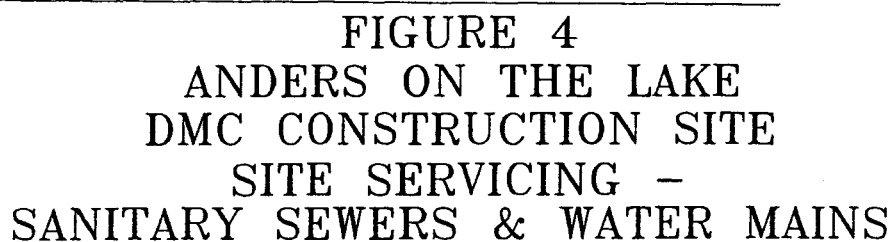
Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.

8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.



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ENGINEERING LTD.
EDMONTON RED DEER

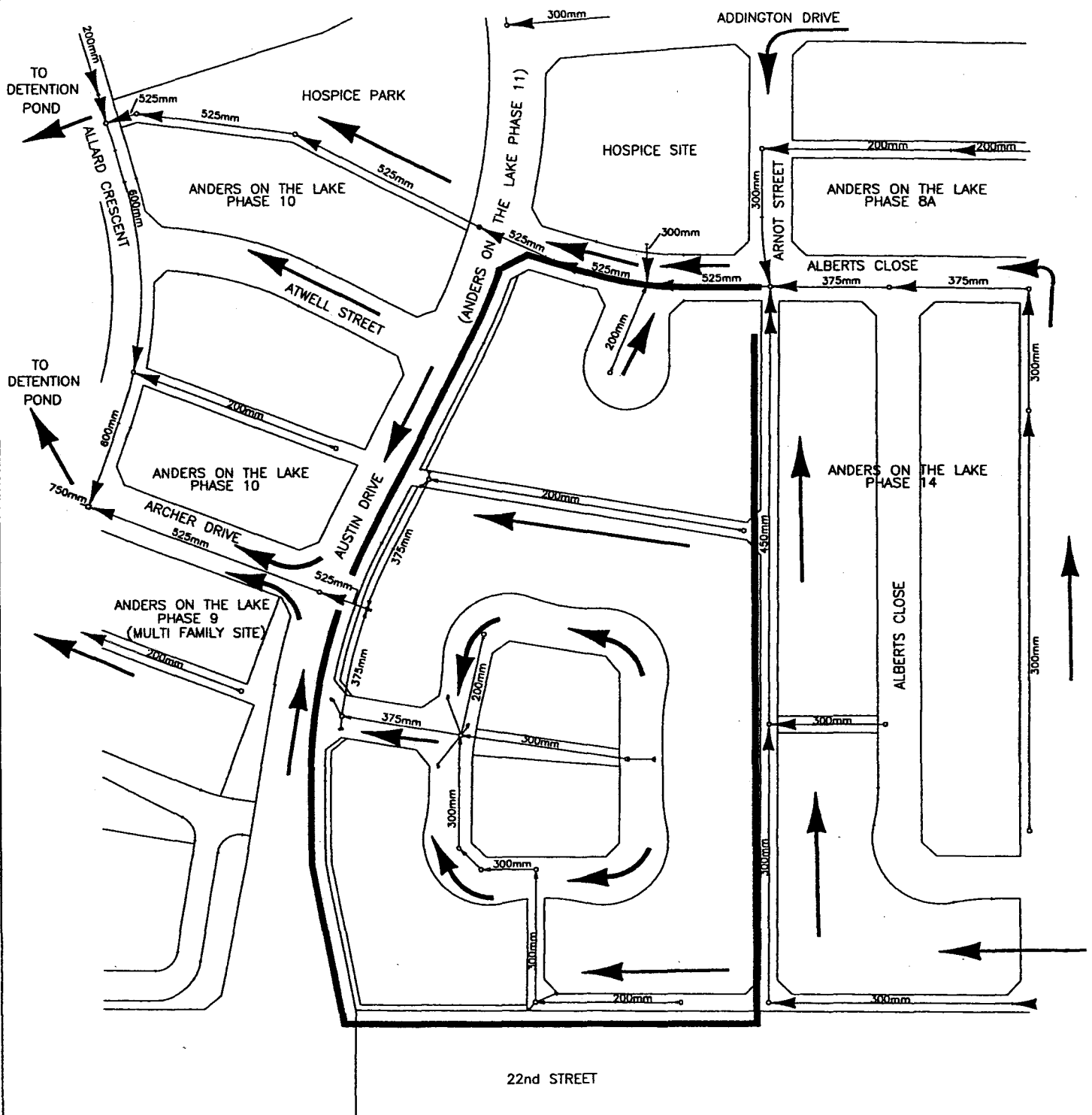
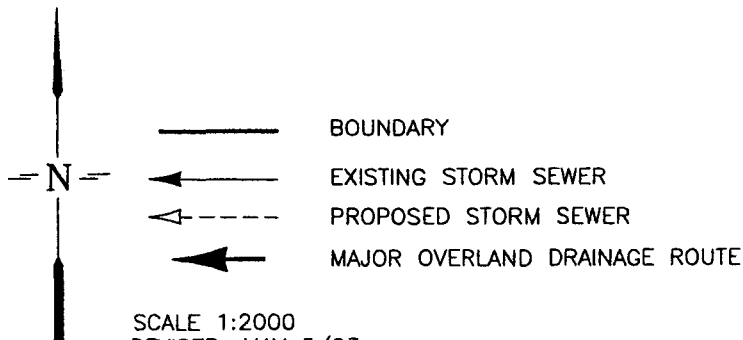


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS





CITY CLERK'S DEPARTMENT

FILE

May 6, 2003

Dan Peterson
DMC Construction
#212, 4836 – 50 Street
Red Deer, AB T4N 1X4

Dear Mr. Peterson:

Anders on the Lake:

- (a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003***
- (b) Land Use Bylaw Amendment 3156/L-2003***

At the City of Red Deer's Council meeting held May 5, 2003, Public Hearings were held with respect to Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003. The following resolution was passed:

Resolved that Council of the City of Red Deer, agrees to:

- 1) Amend Land Use Bylaw Amendment 3156/L-2003 by substituting the revised Map 10/2003 as presented to Council on May 5, 2003.
- 2) Amend Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 by substituting the revised map referred to as "Figure 3" and as attached to the transmittal from Al-Terra Engineering dated May 5, 2003.

The Land Use Bylaw and Area Structure Plan Amendments were revised to include a 2 metre reserve strip along three lots on Aldrich Close that back directly onto 22nd Street. Following the Public Hearings, Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003 were given second and third readings.

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a \pm 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

..2/

DMC Construction

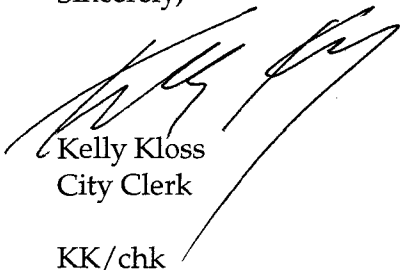
May 6, 2003

Page 2

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of Anders on the Lake Neighbourhood will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

City Clerk's Department

DATE: May 6, 2003

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Anders on the Lake:
(a) Neighbourhood Area Structure Plan Amendment 3217/E-2003
(b) Land Use Bylaw Amendment 3156/L-2003
DMC Construction

Reference Report:

City Clerk, dated April 30, 2003 and Parkland Community Planning Services, dated March 31, 2003 and April 1, 2003.

Bylaw Readings:

Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 was given second and third readings. Land Use Bylaw Amendment 3156/L-2003, as amended, was given second and third readings. Copies of the bylaws are attached.

Resolutions:

Resolved that Council of the City of Red Deer, agrees to:

- 1) Amend Land Use Bylaw Amendment 3156/L-2003 by substituting the revised Map 10/2003 as presented to Council on May 5, 2003.
- 2) Amend Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 by substituting the revised map referred to as "Figure 3" and as attached to the transmittal from Al-Terra Engineering dated May 5, 2003.

Report Back to Council: No

Comments/Further Action:

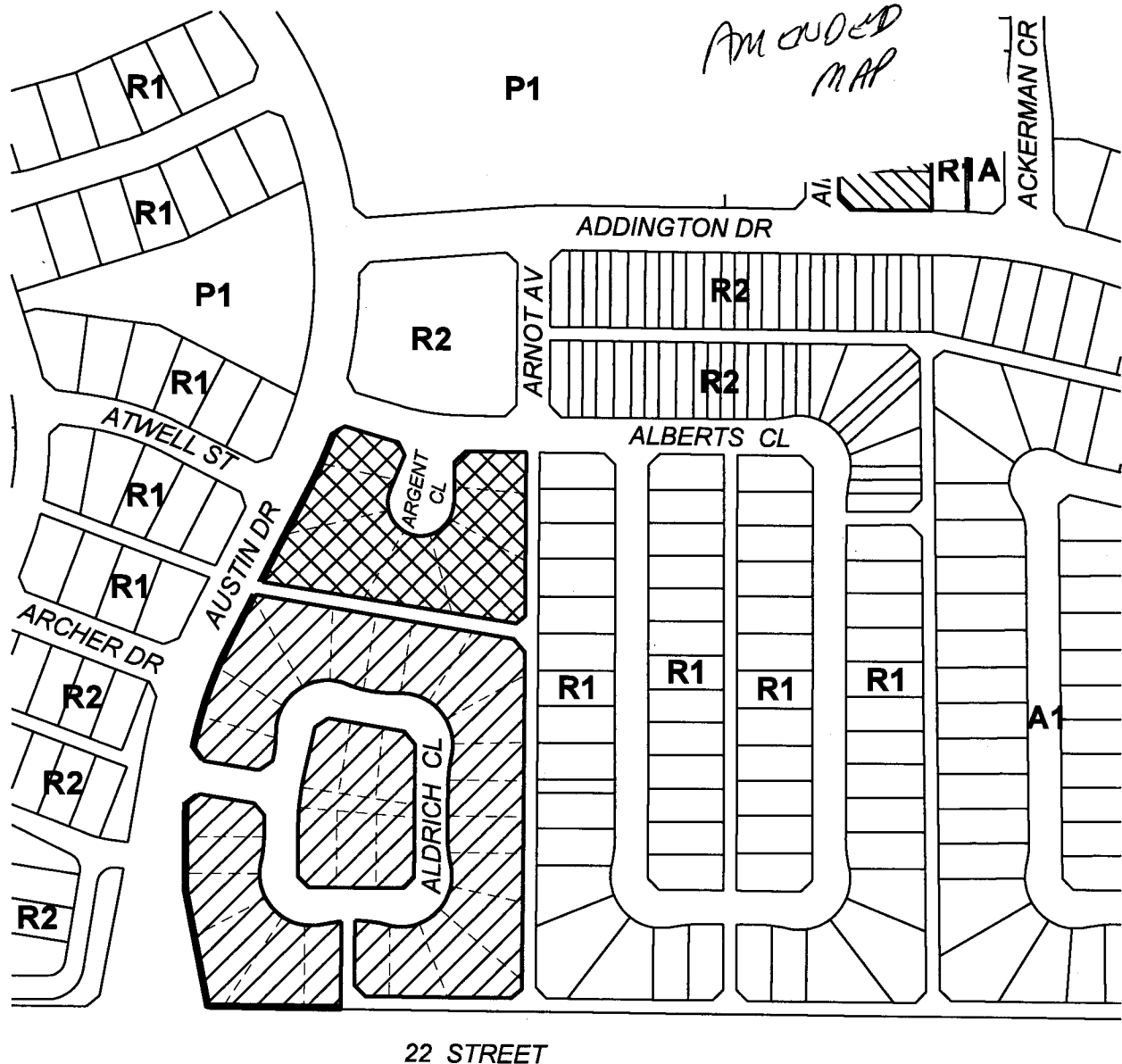
This office will amend the Land Use Bylaw and distribute copies in due course. Parkland Community Planning Services will amend the Anders on the Lake Neighbourhood Area Structure Plan.

Kelly Kloss
City Clerk
/chk
attchs.

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

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks & Recreation

Change from :

R1A to R1

PS to R1

PS to R1A

PS to P1

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003

**ANDERS ON THE LAKE NASP &
LUB AMENDMENT 3156/L-2003**

DESCRIPTION: Redesignation to allow residential development on Lot 1, Block 8, Plan 982-3791 – formerly designated for a private school

FIRST READING: April 7, 2003

FIRST PUBLICATION: April 18, 2003

SECOND PUBLICATION: April 25, 2003

PUBLIC HEARING & SECOND READING: May 5, 2003

THIRD READING: May 5, 2003

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ **BY:** Dmc Construction

ACTUAL COST OF ADVERTISING:

\$ 398.78 X 2 **TOTAL:** \$ 797.56

MAP PREPARATION: \$ —

TOTAL COST: \$ 797.56

LESS DEPOSIT RECEIVED: \$ 400.00

AMOUNT OWING/ (REFUND): \$ 397.56

INVOICE NO.:

(Account No. 59.5901)

Dutch 5/13/03

City Clerk's Department

DATE: May 6, 2003

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Anders on the Lake:
(a) Neighbourhood Area Structure Plan Amendment 3217/E-2003
(b) Land Use Bylaw Amendment 3156/L-2003
DMC Construction

Reference Report:

City Clerk, dated April 30, 2003 and Parkland Community Planning Services, dated March 31, 2003 and April 1, 2003.

Bylaw Readings:

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- 1) Amend Land Use Bylaw Amendment 3156/L-2003 by substituting the revised Map 10/2003 as presented to Council on May 5, 2003.
- 2) Amend Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 by substituting the revised map referred to as "Figure 3" and as attached to the transmittal from Al-Terra Engineering dated May 5, 2003.

Report Back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course. Parkland Community Planning Services will amend the Anders on the Lake Neighbourhood Area Structure Plan.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3217/E-2003

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

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

- 1 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by deleting therefrom pages 2, 2.1, Figures 2BW, 6 & 7 and substituting therefore, the attached amended pages 2, 2.1, Figures 2BW, 6 & 7 which forms part of this Bylaw.
- 2 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by adding thereto the attached Appendix 3, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of May 2003.

READ A THIRD TIME IN OPEN COUNCIL this 5th day of May 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of May 2003.


MAYOR

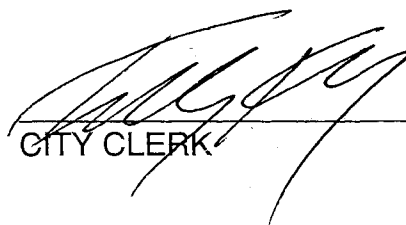

CITY CLERK

TABLE OF CONTENTS

(Continued)

11:	THE STORM WATER POND	11.1 - 11.5
11.1	Operation and Maintenance	11.2
11.2	Financing	11.4

LIST OF FIGURES

Figure No.	Description	Following Page No.
1	Location Plan	1.1
2	Land Use Concept	2.1
3	Natural and Cultural Heritage	4.1
4	Typical Cross Section (17 m ROW)	6.4
5	Staging Plan	9.1
6	Site Servicing	10.2
7	Overland Drainage and Storm Servicing	10.3
8	Park/Storm Water Pond Concept Plan	11.2

Appendix 1: Austin Drive Re-alignment

Appendix 2: Encumbrance

Appendix 3: Land Use Concept – Former Private School Site

2. LAND USE

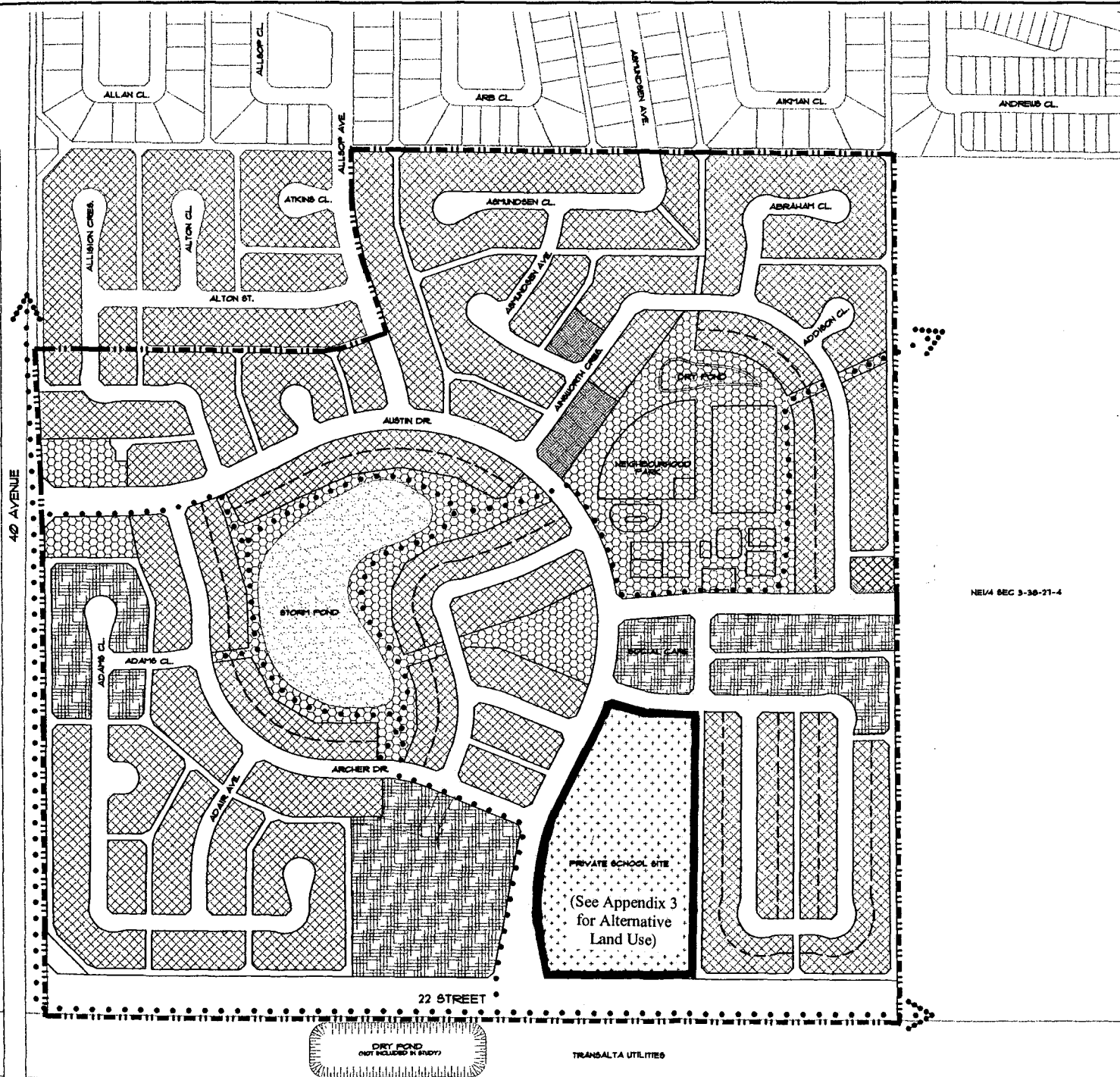
The Land Use Concept Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Major Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 58.20 ha (143.81 ac)
- 27.51 ha (67.98 ac) are planned for R1 - Residential (Low Density) District
- 0.60 ha (1.49 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.12 ha (12.65 ac) for R2 - Residential (Medium Density) District
- 12.29 ha (30.37 ac) are planned as roads/lanes
- 7.26 ha (17.93 ac) are planned as P1 - Parks and Recreation District
- 2.01 ha (4.97 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school (see Appendix 3 for alternative land use)

40 AVENUE



881/4 SEC 3-38-21-4

881/4 SEC 3-38-21-4

LEGEND

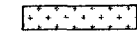


STUDY BOUNDARY

LAND USES

(R1) RESIDENTIAL DISTRICT
(LOW DENSITY)(R1A) RESIDENTIAL DISTRICT
(SEMI-DETACHED DWELLING)(R2) RESIDENTIAL DISTRICT
(MEDIUM DENSITY)

(P1) PARKS AND RECREATION DISTRICT



(PS) PRIVATE SCHOOL SITE



(FUL) EXISTING STORM POND



WALKOUT BASEMENTS PERMITTED



PROPOSED TRAIL

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	143.81	58.20	100.0
(R1) RESIDENTIAL	67.98	27.51	47.2
(R1A) RESIDENTIAL	1.48	0.60	1.0
(R2) RESIDENTIAL	12.65	5.12	8.8
(P1) PARKS	11.93	7.26	12.5
(PS) SCHOOL SITE	8.42	3.41	5.9
(FUL) STORM POND	4.97	2.01	3.5
ROADS/LANES	30.37	12.29	21.1

881/4 SEC 3-38-21-4

uma

UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3



Project

ANDERS ON THE LAKE
PORTION OF NW 1/4 SECTION 3-38-21-W4M1

PREPARED FOR: RED BROOK GROUP 2

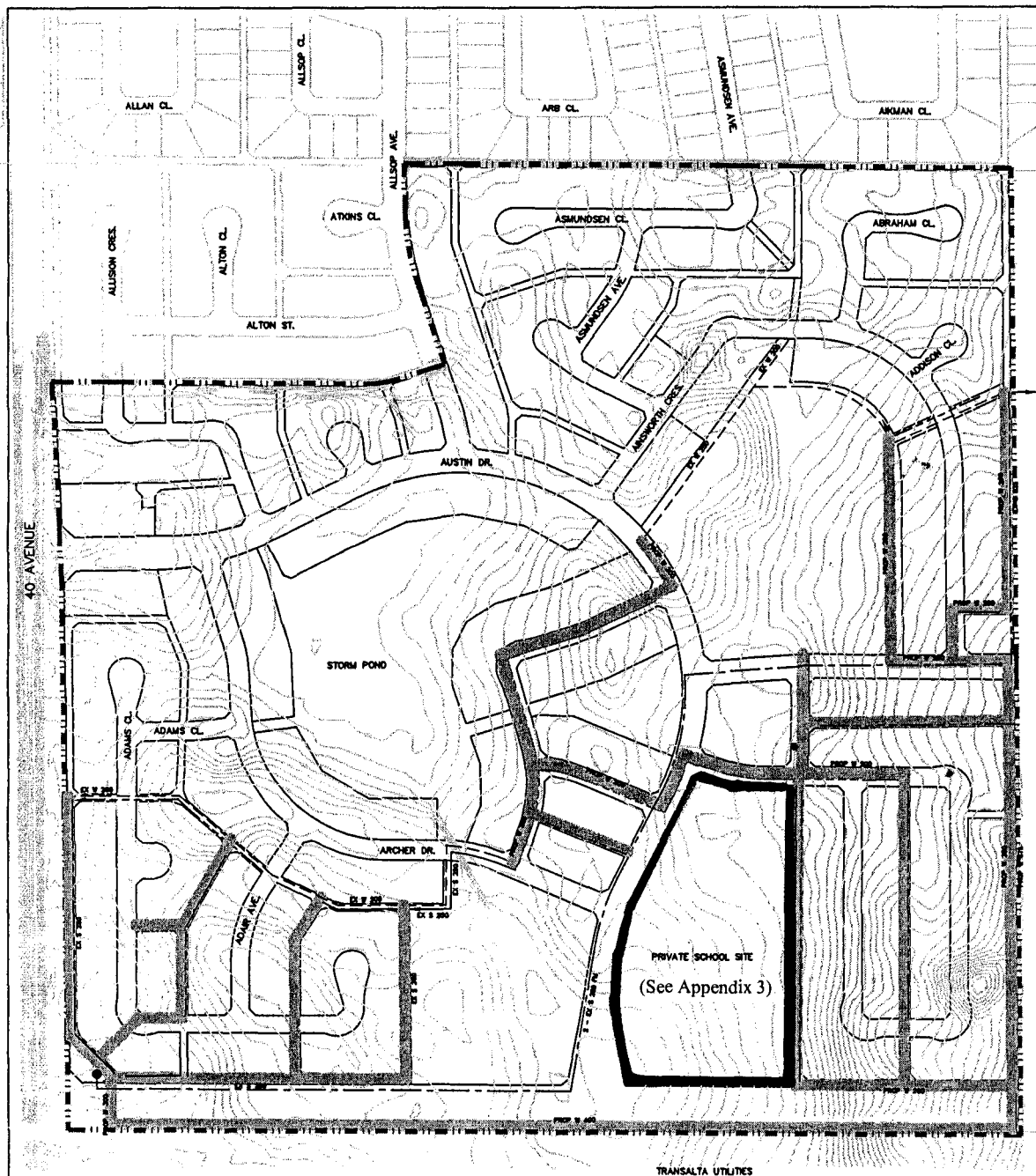
Title

LAND USE CONCEPT

Date File Scale Fig. No.

04JAN01 2505 023 00 01 1:4000

2BW



LEGEND

- STUDY BOUNDARY
- EXISTING SANITARY TRUNK MAINS
- EXISTING SANITARY FORCE MAINS
- EXISTING WATER MAINS
- EXISTING LIFT STATIONS
- PROPOSED SANITARY TRUNK MAINS
- PROPOSED WATER MAINS
- LAND USES
- EXISTING DEVELOPMENT
- EXISTING PARKS & RECREATION DISTRICT
- EXISTING STORM POND
- PROPOSED DEVELOPMENT
- PROPOSED PARKS & RECREATION DISTRICT

NOTE: - SERVICE WITHIN EXISTING DEVELOPED AREAS NOT SHOWN
 - SANITARY SEWER MAINS ARE 200mm UNLESS OTHERWISE NOTED
 - WATER MAINS ARE 150mm UNLESS OTHERWISE NOTED
 - EXISTING CONTOURS ARE 0.25M INTERVALS

NE 1/4 SEC 3-38-27-4

UMA Engineering Ltd.
 Engineers, Planners, Surveyors
 2540 Kensington Road N.W.
 Calgary, Alberta
 T2N 3S3

Project

ANDERS ON THE LAKE
 PORTION OF NW 1/4 SECTION 3-38-27-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

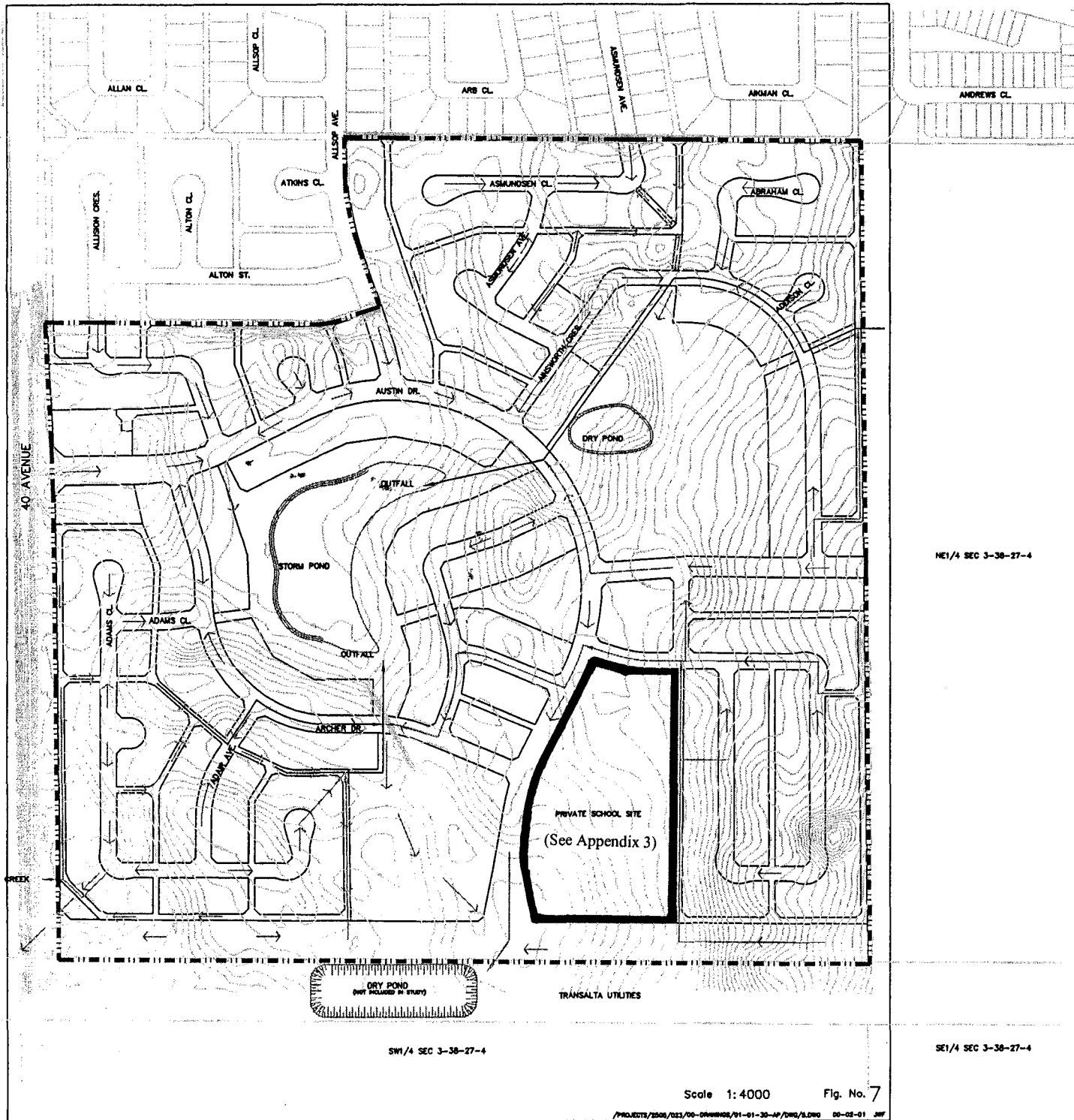
SITE SERVICING
 SANITARY & WATER

Date	File	Scale	Fig. No.
14NOV00	2505 023 00 01	1:4000	6

Scale 1:4000 Fig. No. 6

PROJECTS/2505/023/00-000000/01-01-30-AP/DWG/1.DWG 00-02-01 JWP

PROJECTS/2505/023/00-000000/01-01-30-AP/DWG/1.DWG 14NOV00 1000



LEGEND

- STUDY BOUNDARY
- EXISTING STORM TRUNK MAINS
- PROPOSED STORM TRUNK MAINS
- MAJOR OVERLAND FLOW

LAND USES

- EXISTING DEVELOPMENT
- EXISTING PARKS & RECREATION DISTRICT
- EXISTING STORM POND
- PROPOSED DEVELOPMENT
- PROPOSED PARKS & RECREATION DISTRICT

NOTE: - SERVICE WITHIN EXISTING DEVELOPED AREAS NOT SHOWN
 - STORM MAINS NOTED ARE 300mm & LARGER
 - EXISTING CONTOURS ARE 0.25M INTERVALS

NE1/4 SEC 3-38-27-4

SW1/4 SEC 3-38-27-4

SE1/4 SEC 3-38-27-4

Scale 1:4000 Fig. No. 7

UMA Engineering Ltd.
 Engineers, Planners, Surveyors
 2540 Kensington Road N.W.
 Calgary, Alberta
 T2N 3S3



Project

ANDERS ON THE LAKE
 PORTION OF NW 1/4 SECTION 3-38-27-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

OVERLAND DRAINAGE AND
 STORM SERVICING

Date	File	Scale	Fig. No.
14NOV00	2505 023 00 01	1:4000	7

APPENDIX 3

Anders On The Lake Neighbourhood Area Structure Plan

LAND USE CONCEPT FOR PRIVATE SCHOOL SITE (corner of 22nd Street & Austin Drive)

Contents

- 1.0 The Site and Recent Development History
- 2.0 Proposed land Uses
- 3.0 Estimated Population Density
- 4.0 Architectural Controls
- 5.0 Environmental Hazards
- 6.0 Transportation
- 7.0 Site Serving
- 8.0 Development Phasing

Figure 1 - Site Location Plan

Figure 2 - Land Use Concept Plan (colour)

Figure 3 - Land Use Concept Plan (black/white)

Figure 4 - Sanitary Sewers and Water Mains

Figure 5 - Overland Drainage & Storm Sewers

1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a “Private School Site.” Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.

SW 1/4 SEC. 10-38-27-W4M



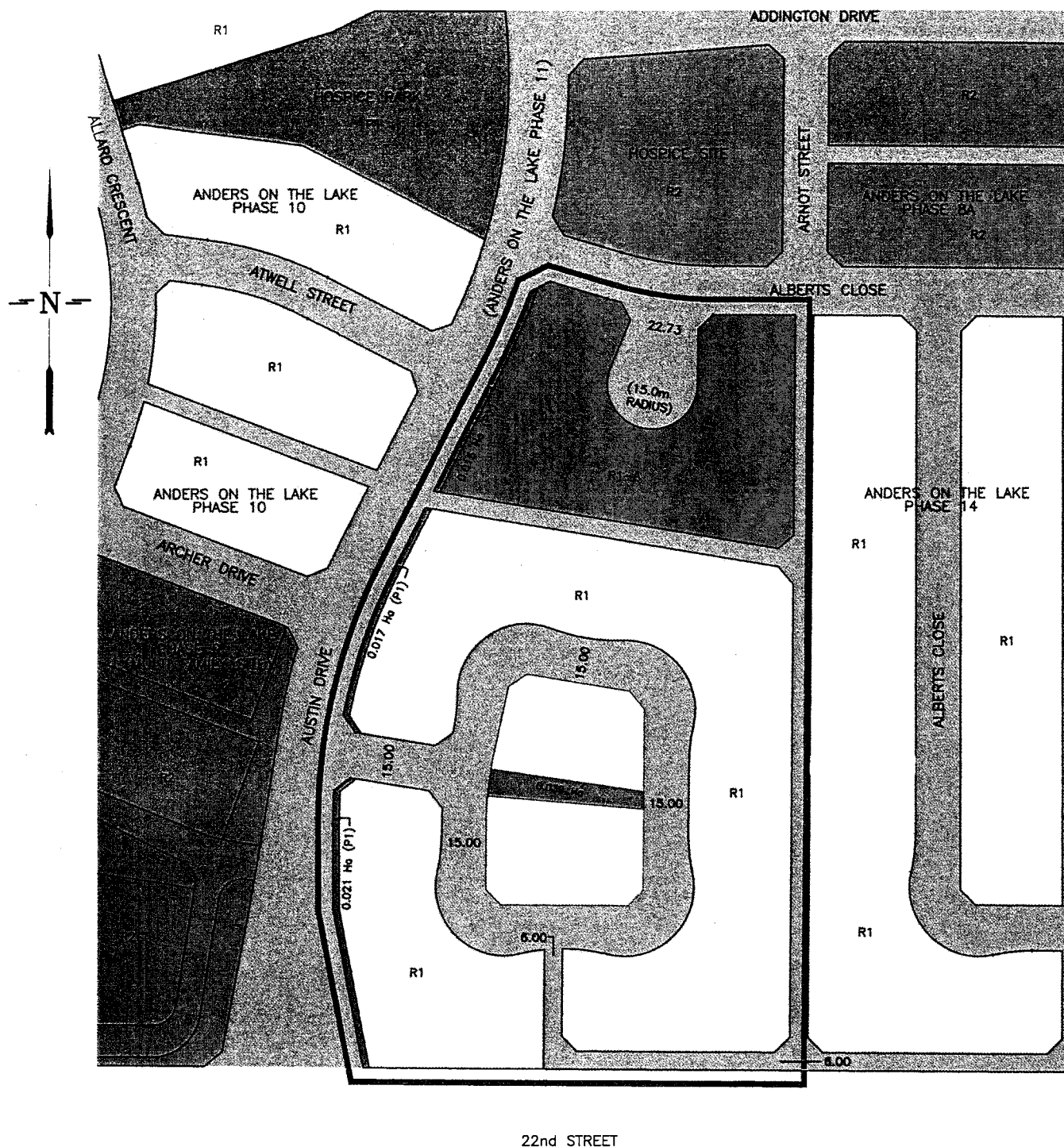


FIGURE 2
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

SINGLE FAMILY ——— DMC CONSTRUCTION SITE BOUNDARY

- SEMI-DETACHED
- PUBLIC UTILITY LOTS
- PUBLIC OPEN SPACE
- ROADWAYS/LANES
- MULTI FAMILY

REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

SCALE 1:1000

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.904 Ha	4.70 Ac	55.8%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.053 Ha	0.13 Ac	1.6%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

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 ENGINEERING LTD.
 EDMONTON RED DEER



FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

SCALE 1:2000

REVISED: MAY 5/03
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.892 Ha	4.67 Ac	55.5%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.065 Ha	0.16 Ac	1.9%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

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 ENGINEERING LTD.
 EDMONTON RED DEER

Table 1, following, provides the land use allocation for the subject parcel.

TABLE 1: Land Use Allocation:

LAND USES	Acres	Hectares	Percentage
Total parcel area	8.42	3.409	100%
Developable area	8.42	3.409	100%
Single family (R1)	4.70	1.904	55.8%
Duplex lots (R1-A)	1.59	0.643	18.8%
Public utility lot	0.10	0.039	1.2%
Public open space (P1)	0.13	0.053	1.6%
Streets and lanes	1.90	0.770	22.6%
TOTAL DEVELOPABLE AREA	8.42	3.409	100%

Although the municipal reserve area required for this development has been previously provided, an additional 0.13 acres (0.053 hectares) is being provided as an amenity to this site.

3.0 ESTIMATED POPULATION DENSITY

Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

Table 2, following, provides a summary of the number of dwelling units expected to be created, and the resulting estimated population.

LAND USE	NUMBER OF DWELLING UNITS	NUMBER OF PERSONS PER UNIT	TOTAL POPULATION
Single family - R1	29	3.4	99
Duplex - R1-A	14	3.3	46
TOTALS	43		145

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5 \text{ persons per hectare.}$

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

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Exterior treatments are to be enhanced with features that may include:

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- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

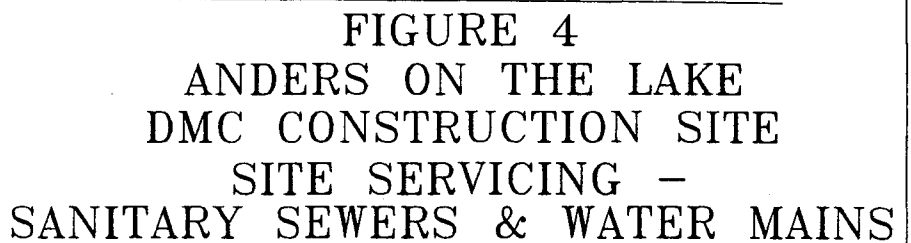
Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.

8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.



RED DEER

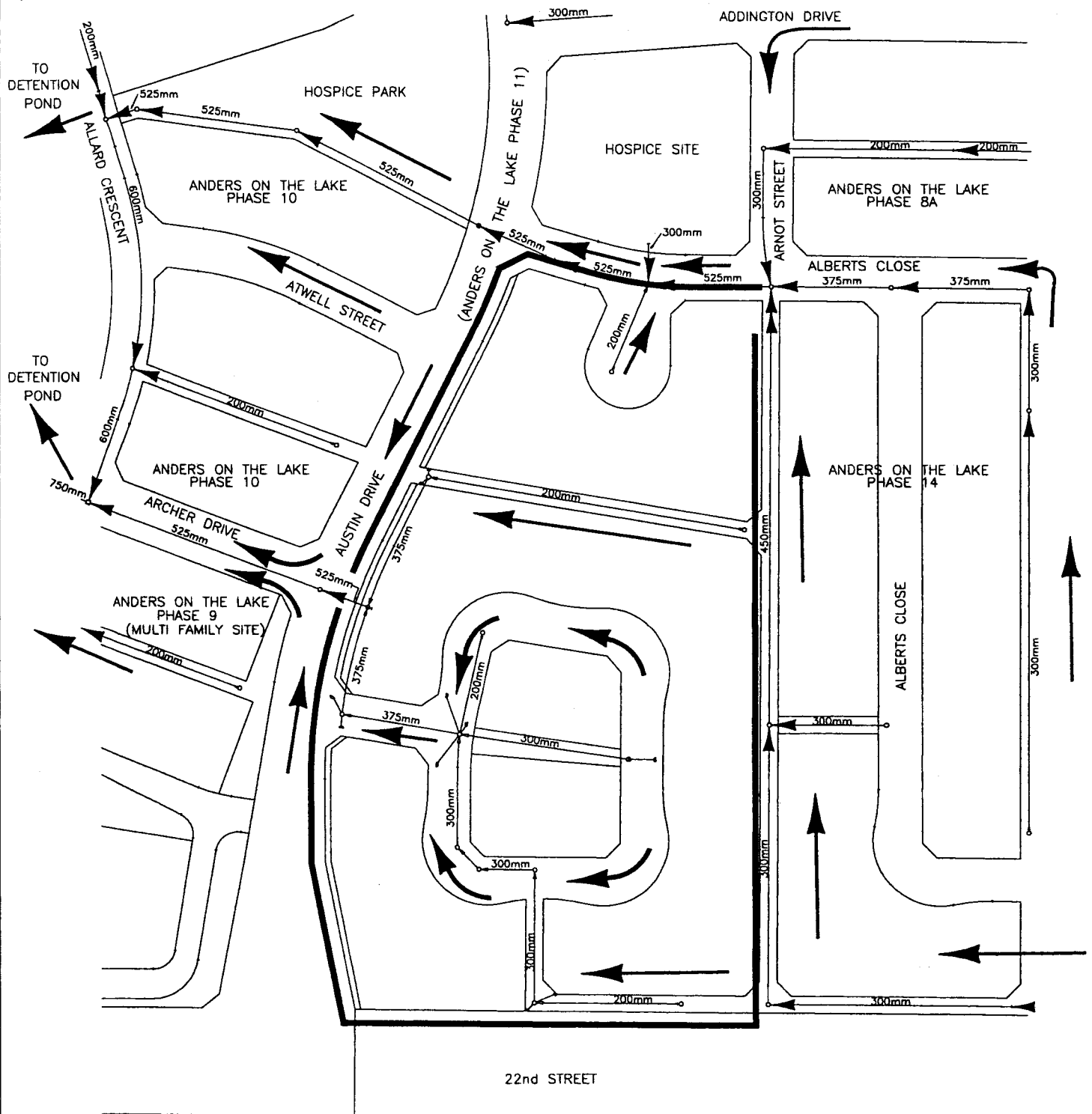
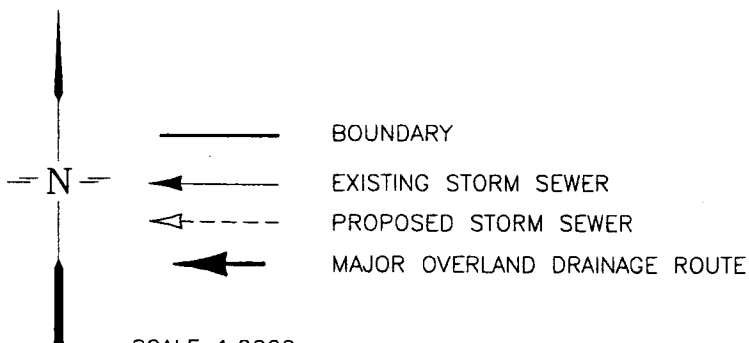


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS



SCALE 1:2000
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

BYLAW NO. 3156/L-2003

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

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

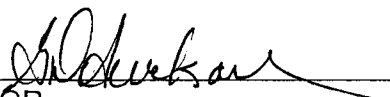
- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 10/2003 attached hereto and forming part of the bylaw.

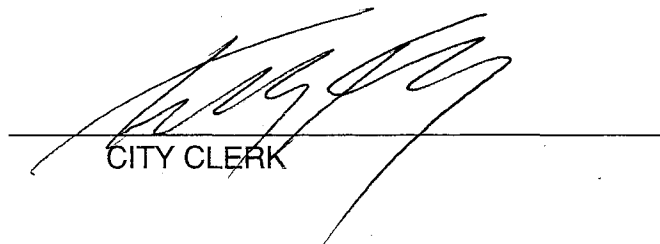
READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of May 2003.

READ A THIRD TIME IN OPEN COUNCIL this 5th day of May 2003.

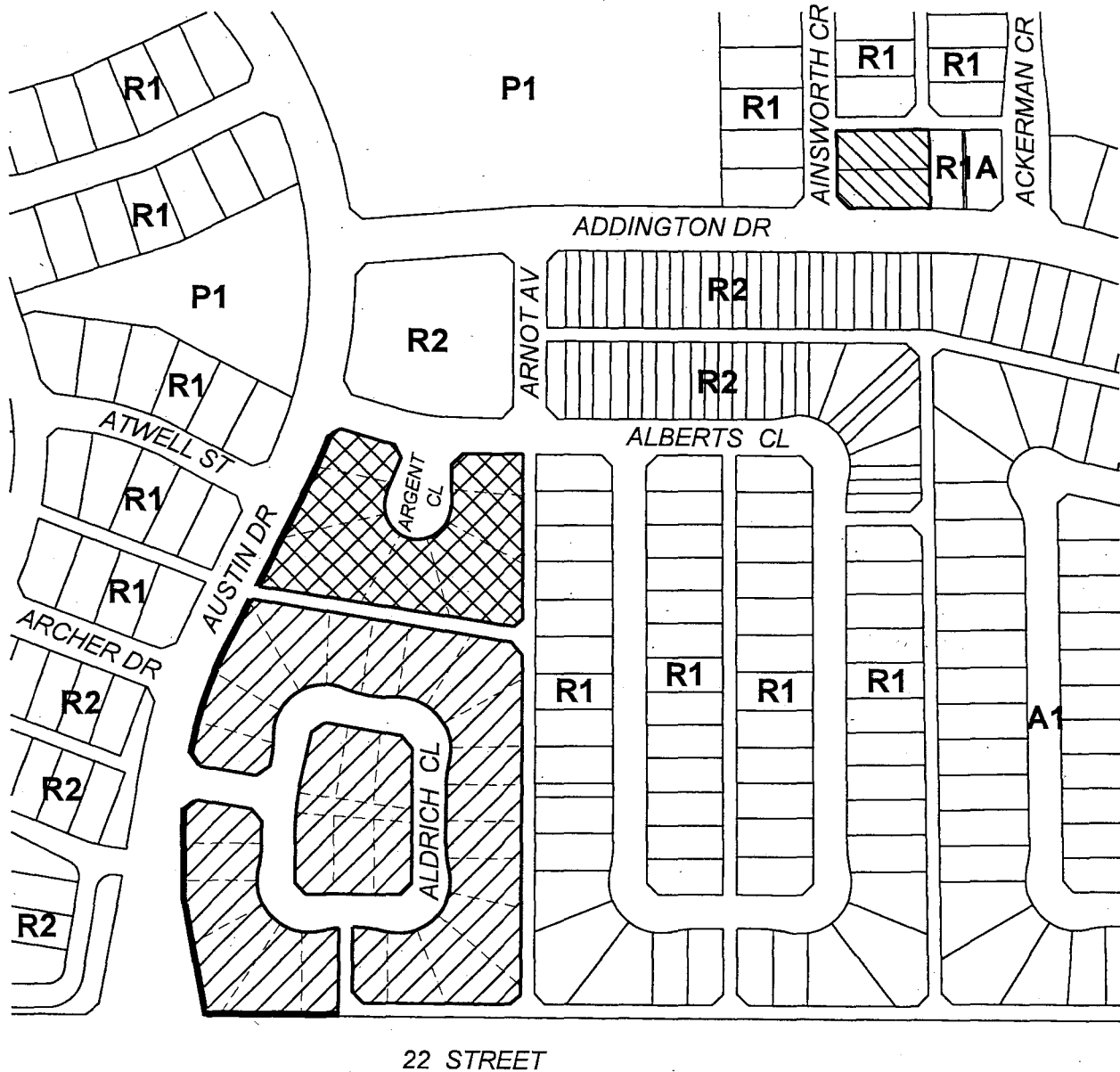
AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of May 2003.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks & Recreation

Change from :

- R1A to R1
- PS to R1
- PS to R1A
- PS to P1

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003



CITY CLERK'S DEPARTMENT

May 6, 2003

Dan Peterson
DMC Construction
#212, 4836 – 50 Street
Red Deer, AB T4N 1X4

Dear Mr. Peterson:

Anders on the Lake:

- (a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003***
- (b) Land Use Bylaw Amendment 3156/L-2003***

At the City of Red Deer's Council meeting held May 5, 2003, Public Hearings were held with respect to Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003. The following resolution was passed:

Resolved that Council of the City of Red Deer, agrees to:

- 1) Amend Land Use Bylaw Amendment 3156/L-2003 by substituting the revised Map 10/2003 as presented to Council on May 5, 2003.
- 2) Amend Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 by substituting the revised map referred to as "Figure 3" and as attached to the transmittal from Al-Terra Engineering dated May 5, 2003.

The Land Use Bylaw and Area Structure Plan Amendments were revised to include a 2 metre reserve strip along three lots on Aldrich Close that back directly onto 22nd Street. Following the Public Hearings, Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003 were given second and third readings.

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a \pm 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

..2/

DMC Construction

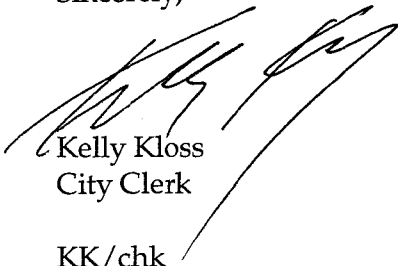
May 6, 2003

Page 2

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of Anders on the Lake Neighbourhood will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

April 16, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Anders on the Lake Neighbourhood Area Structure Plan 3217/E-2003
Land Use Bylaw Amendment 3156/L-2003**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Anders on the Lake area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Bylaw 3217/E-2003**, an amendment to the Anders on the Lake Neighbourhood Area Structure Plan located in part of the Northwest quarter of Section 3-38-27-W4. The purpose of the amendment is to develop the south portion of Lot 1, Block 8, Plan 982-3791 for 29 single family detached residential sites, develop the north portion of the site for 14 semi-detached (duplex) residential units and dedicate a 2m± wide strip of land along the west boundary of the site (adjacent to Austin Drive) to the City as municipal reserve. This site was designated for development of a private school. Two lots at the corner of Addington Drive and Ainsworth Crescent will change from R1A Residential (semi-detached) to R1 Residential (single family) for land use compatibility with the adjoining lands.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/L-2003**, which provides for the redesignation of 8.42 acres of land from PS Public Service District to R1 Residential Low Density, R1A Residential (semi-detached) District and P1 Parks and Recreation District. Two existing lots on the corner of Addington Drive and Ainsworth Crescent are proposed to change from R1A Residential (semi-detached) District to R1 Residential Low Density District to ensure consistency with adjoining properties.

«OwnerName»

Page Two

The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, May 5, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, April 29, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Yours truly,

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

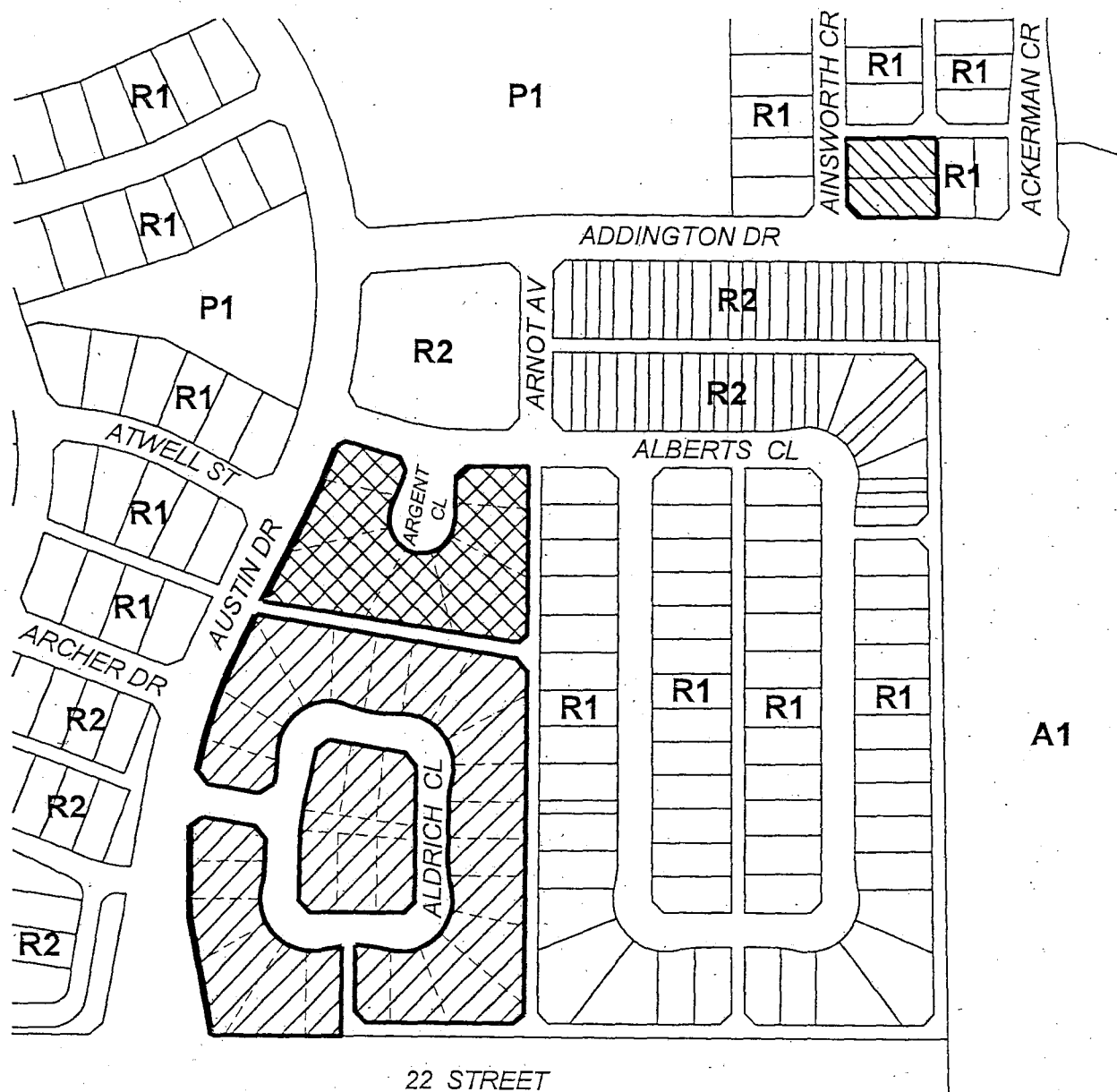
Kelly Kloss
City Clerk

/encl.

OwnerName	OwnerAdd1	OWNERADD2
Melcor Developments Ltd.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8
Redbrook Group 2 Corp.	3 Archer Drive	RED DEER, AB T4R 2V1
Inglewood Communities Inc.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8
Thorvald Nielsen	32 Parsons Close	RED DEER, AB T4P 2C8
Calgary Power Ltd.	Box 1900 Station M	CALGARY, AB T2P 2M1
Seth Anders	P.O. Box 399	RED DEER, AB T4N 5E9
DMC Construction Ltd.	212 4836 50 Street	RED DEER, AB T4N 1X4
William Erle & Donnela Marie Knisely	15 173 Austin Drive	RED DEER, AB T4R 2V2
Deborah Jean Perepelitza	59 173 Austin Drive	RED DEER, AB T4R 3J8
Terrance W. & May Mitchell	51 173 Austin Drive	RED DEER, AB T4R 2V2
Ronald & Hedie Suzanne Coyne	6 173 Austin Drive	RED DEER, AB T4R 2V2
Abbey Homes Ltd.	8 4608 62 Street	RED DEER, AB T4N 6T3
Jason K. Walz	301 Addington Drive	RED DEER, AB T4R 3H7
Luraye Maria Zinger	303 Addington Drive	RED DEER, AB T4R 3H7
Daniel E. Legresley	305 Addington Drive	RED DEER, AB T4R 3C6
Duane E. Bjorklund & Shauna Taylor	307 Addington Drive	RED DEER, AB T4R 3H7
Wayne M. & Katherine Jean Reis	309 Addington Drive	RED DEER, AB T4R 3H7
Stanley Edmund & Ruth Elaine Clay	311 Addington Drive	RED DEER, AB T4R 3H7
Deborah Walsh	313 Addington Drive	RED DEER, AB T4R 3H7
686174 Alberta Ltd.	Box 159	RED DEER, AB T4N 5E8
Scott D. & Lisa J. Odegard	117 Ainsworth Crescent	RED DEER, AB T4R 3B1
David A. & Birgitte T. McNabb	121 Ainsworth Crescent	RED DEER, AB T4R 3B1
Cody & Michelle Colhoun	41 26540 Hwy 11	RED DEER COUNTY, AB
Morry & Wendy Ronspies	126 Ainsworth Crescent	RED DEER, AB T4R 3B1

The City of Red Deer





PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks & Recreation

Change from :

- R1A to R1 
- PS to R1 
- PS to R1A 
- PS to P1 

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003

Anders on the Lake Neighbourhood Area Structure Plan & Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Bylaw 3217/E-2003**, an amendment to the Anders on the Lake Neighbourhood Area Structure Plan located in part of the Northwest quarter of Section 3-38-27-W4. The purpose of the amendment is to develop the south portion of Lot 1, Block 8, Plan 982-3791 for 29 single family detached residential sites, develop the north portion of the site for 14 semi-detached (duplex) residential units and dedicate a 2m± wide strip of land along the west boundary of the site (adjacent to Austin Drive) to the City as municipal reserve. This site was designated for development of a private school. Two lots at the corner of Addington Drive and Ainsworth Crescent will change from R1A Residential (semi-detached) to R1 Residential (single family) for land use compatibility with the adjoining lands.

"Map"

City Council also proposes to pass **Land Use Bylaw Amendment 3156/L-2003**, which provides for the redesignation of 8.42 acres of land from PS Public Service District to R1 Residential Low Density, R1A Residential (semi-detached) District and P1 Parks and Recreation District. Two existing lots on the corner of Addington Drive and Ainsworth Crescent are proposed to change from R1A Residential (semi-detached) District to R1 Residential Low Density District to ensure consistency with adjoining properties.

The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, May 5, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, April 29, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk

(Publication Dates: April 18 & 25, 2003)



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

09/09/03
Year Month Day

Name: ONE Reference: 100-100000-100000

NOT VALID ULESS MACHINE PRINTED HERE

09/09/03 3:30PM 25185440

SUNDAY
CHECK

\$400.00
\$400.00

ITEM	Account Number (Cost Centre.Object.Subeldiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				100.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785 TOTAL					100.00



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003

TO: Tony Lindhout, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Anders on the Lake:
(a) Neighbourhood Area Structure Plan Amendment 3217/E-2003
(b) Land Use Bylaw Amendment 3156/L-2003
DMC Construction

Reference Report:

Parkland Community Planning Services, dated March 31, 2003 & April 1, 2003

Bylaw Readings:

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003 were given first reading. Copies of the bylaws are attached.

Report Back to Council: Yes

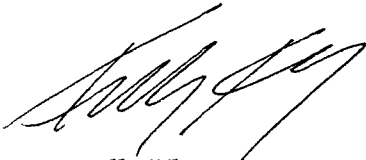
Public Hearings will be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a \pm 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of Anders on the Lake Neighbourhood will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

This office will now proceed with the advertising for Public Hearings. DMC Construction will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, City Clerk's Clerk Steno

BYLAW NO. 3217/E-2003

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

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

- 1 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by deleting therefrom pages 2, 2.1, Figures 2BW, 6 & 7 and substituting therefore, the attached amended pages 2, 2.1, Figures 2BW, 6 & 7 which forms part of this Bylaw.
- 2 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by adding thereto the attached Appendix 3, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

TABLE OF CONTENTS

(Continued)

11:	THE STORM WATER POND	11.1 - 11.5
11.1	Operation and Maintenance	11.2
11.2	Financing	11.4

LIST OF FIGURES

Figure No.	Description	Following Page No.
1	Location Plan	1.1
2	Land Use Concept	2.1
3	Natural and Cultural Heritage	4.1
4	Typical Cross Section (17 m ROW)	6.4
5	Staging Plan	9.1
6	Site Servicing	10.2
7	Overland Drainage and Storm Servicing	10.3
8	Park/Storm Water Pond Concept Plan	11.2

Appendix 1: Austin Drive Re-alignment

Appendix 2: Encumbrance

Appendix 3: Land Use Concept – Former Private School Site

2. LAND USE

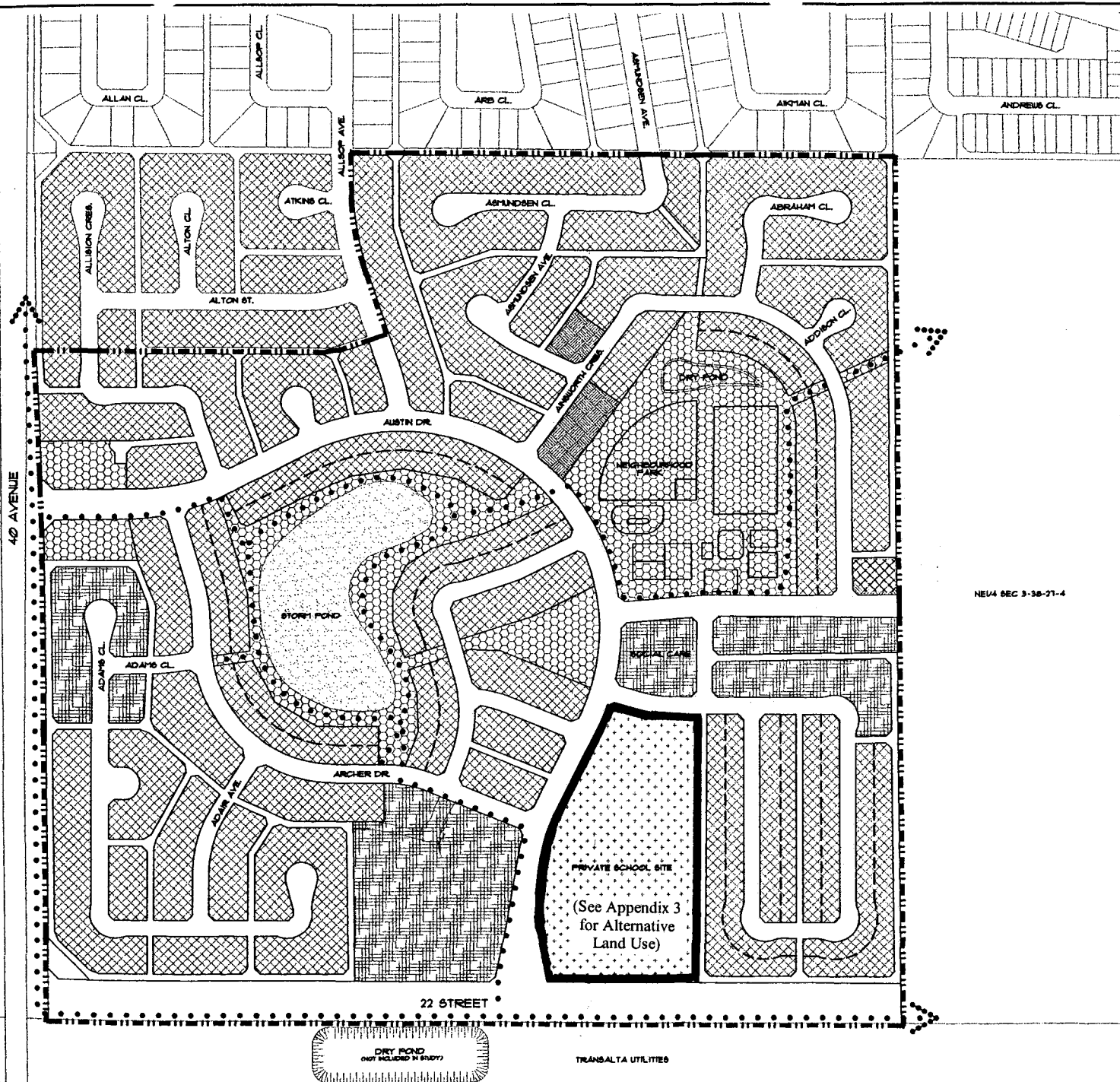
The Land Use Concept Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Major Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 58.20 ha (143.81 ac)
- 27.51 ha (67.98 ac) are planned for R1 - Residential (Low Density) District
- 0.60 ha (1.49 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.12 ha (12.65 ac) for R2 - Residential (Medium Density) District
- 12.29 ha (30.37 ac) are planned as roads/lanes
- 7.26 ha (17.93 ac) are planned as P1 - Parks and Recreation District
- 2.01 ha (4.97 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school (see Appendix 3 for alternative land use)

40 AVENUE



LEGEND

- STUDY BOUNDARY
- LAND USES
- (R1) RESIDENTIAL DISTRICT (LOW DENSITY)
 - (RIA) RESIDENTIAL DISTRICT (SEMI-DETACHED DWELLING)
 - (R2) RESIDENTIAL DISTRICT (MEDIUM DENSITY)
 - (P1) PARKS AND RECREATION DISTRICT
 - (PS) PRIVATE SCHOOL SITE
 - (FUL) EXISTING STORM POND
- WALKOUT BASEMENTS PERMITTED
- PROPOSED TRAIL

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	143.81	583.0	100.0
(R1) RESIDENTIAL	67.58	27.51	47.2
(RIA) RESIDENTIAL	1.49	0.60	1.0
(R2) RESIDENTIAL	12.65	5.12	8.8
(P1) PARKS	17.93	7.26	12.5
(PS) SCHOOL SITE	8.42	3.41	5.9
(FUL) STORM POND	4.57	1.86	3.3
ROADS/LANES	30.37	12.29	21.1

uma

UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3



Project

ANDERS ON THE LAKE
PORTION OF NW 1/4 SECTION 3-38-21-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

LAND USE CONCEPT

Date File Scale Fig. No.

04JAN01 2505 023 00 01 1:4000 2BW

APPENDIX 3

Anders On The Lake Neighbourhood Area Structure Plan

LAND USE CONCEPT FOR PRIVATE SCHOOL SITE (corner of 22nd Street & Austin Drive)

Contents

- 1.0 The Site and Recent Development History
- 2.0 Proposed land Uses
- 3.0 Estimated Population Density
- 4.0 Architectural Controls
- 5.0 Environmental Hazards
- 6.0 Transportation
- 7.0 Site Serving
- 8.0 Development Phasing

- Figure 1 - Site Location Plan
- Figure 2 - Land Use Concept Plan (colour)
- Figure 3 - Land Use Concept Plan (black/white)
- Figure 4 - Sanitary Sewers and Water Mains
- Figure 5 - Overland Drainage & Storm Sewers

1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a "Private School Site." Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.

SW 1/4 SEC. 10-38-27-W4M

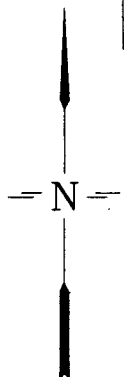
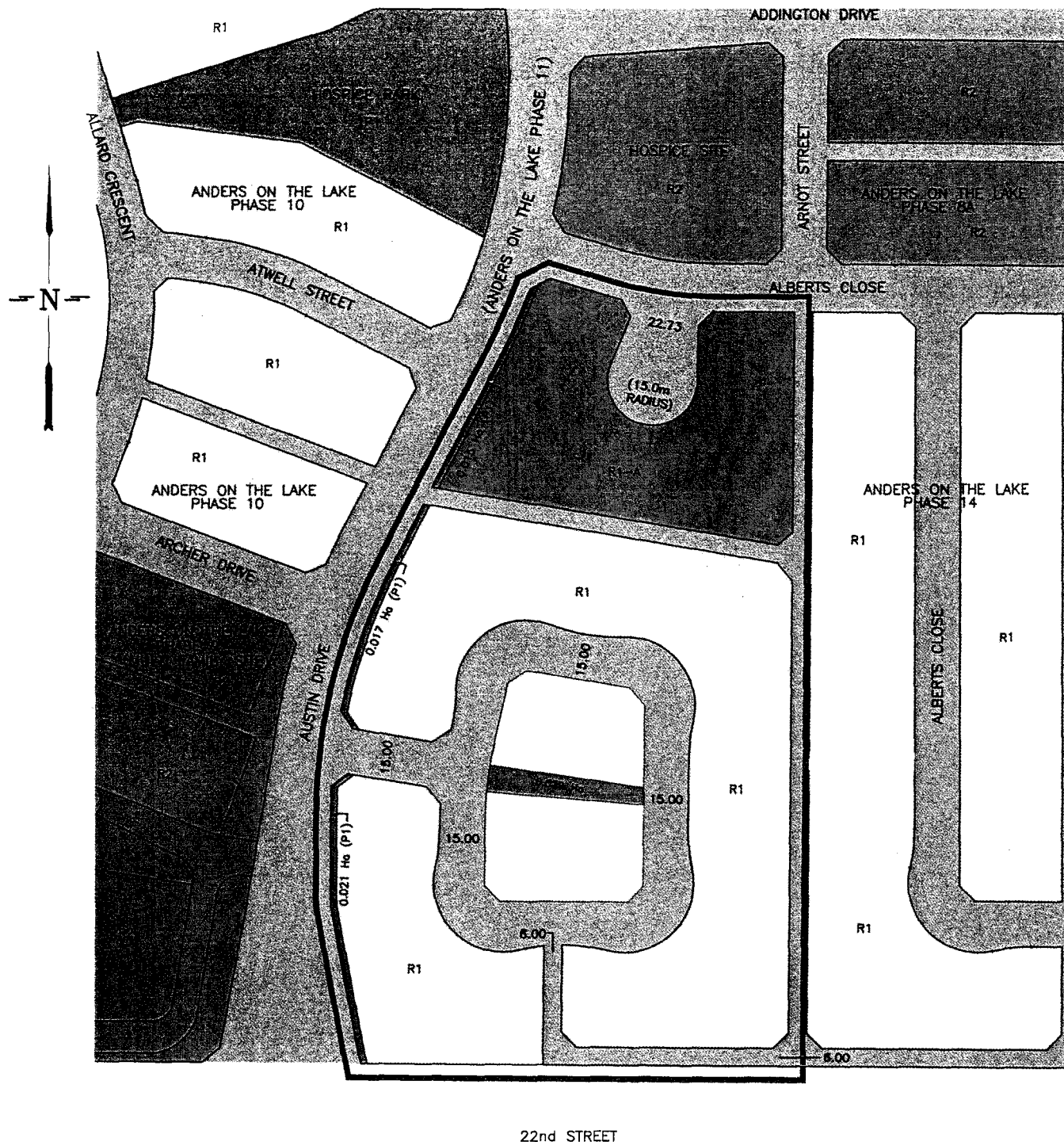


FIGURE 1
SITE LOCATION PLAN

PREPARED: FEB 5/03

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER



SINGLE FAMILY ——— DMC CONSTRUCTION SITE BOUNDARY

- SEMI-DETACHED
- PUBLIC UTILITY LOTS
- PUBLIC OPEN SPACE
- ROADWAYS/LANES
- MULTI FAMILY

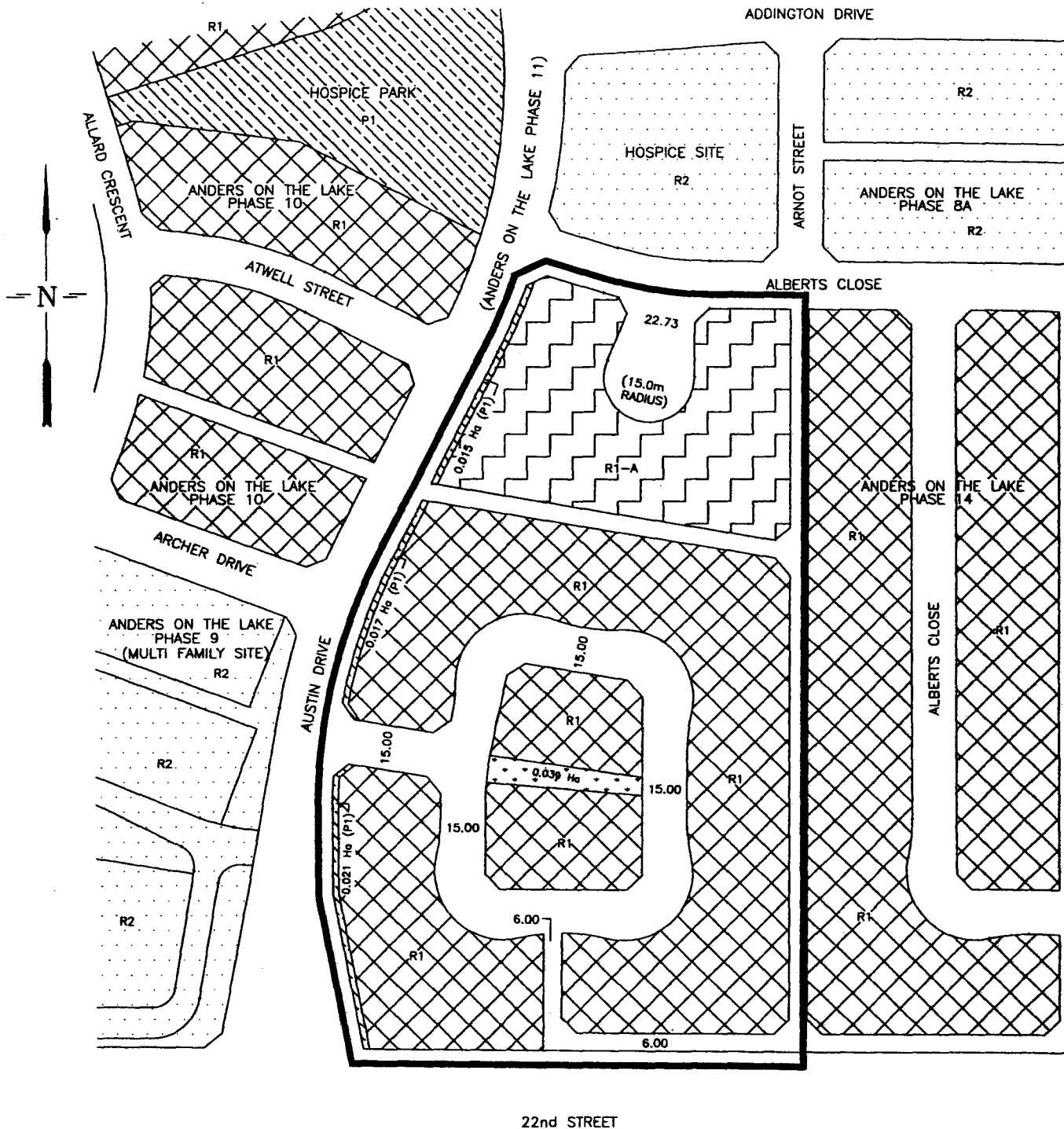
SCALE 1:1000

REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

FIGURE 2 ANDERS ON THE LAKE DMC CONSTRUCTION SITE LAND USE CONCEPT PLAN

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.904 Ha	4.70 Ac	55.8%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.053 Ha	0.13 Ac	1.6%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER









-  SINGLE FAMILY
-  SEMI-DETACHED
-  PUBLIC UTILITY LOTS
-  PUBLIC OPEN SPACE
-  MULTI FAMILY
-  DMC CONSTRUCTION SITE BOUNDARY

FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.904 Ha	4.70 Ac	55.8%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.053 Ha	0.13 Ac	1.6%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

SCALE 1:2000
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

Table 1, following, provides the land use allocation for the subject parcel.

TABLE 1: Land Use Allocation:

LAND USES	Acres	Hectares	Percentage
Total parcel area	8.42	3.409	100%
Developable area	8.42	3.409	100%
Single family (R1)	4.70	1.904	55.8%
Duplex lots (R1-A)	1.59	0.643	18.8%
Public utility lot	0.10	0.039	1.2%
Public open space (P1)	0.13	0.053	1.6%
Streets and lanes	1.90	0.770	22.6%
TOTAL DEVELOPABLE AREA	8.42	3.409	100%

Although the municipal reserve area required for this development has been previously provided, an additional 0.13 acres (0.053 hectares) is being provided as an amenity to this site.

3.0 ESTIMATED POPULATION DENSITY

Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

Table 2, following, provides a summary of the number of dwelling units expected to be created, and the resulting estimated population.

LAND USE	NUMBER OF DWELLING UNITS	NUMBER OF PERSONS PER UNIT	TOTAL POPULATION
Single family - R1	29	3.4	99
Duplex - R1-A	14	3.3	46
TOTALS	43		145

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5 \text{ persons per hectare.}$

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.

8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.

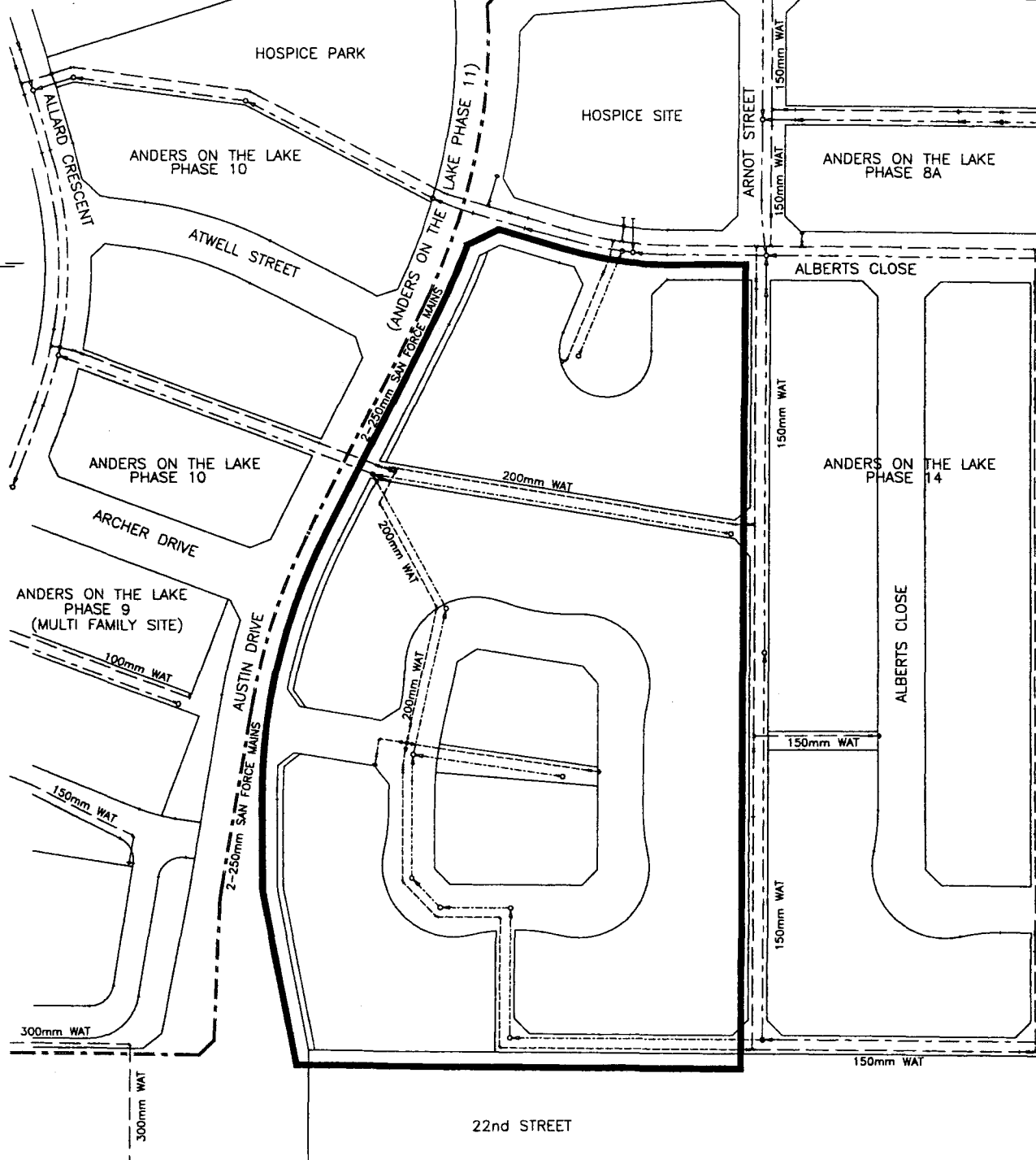







FIGURE 4
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
SITE SERVICING -
SANITARY SEWERS & WATER MAINS

SCALE 1:2000

PREPARED: FEB 5/03

REVISED: MAR 5/03

- | | | |
|---|--|------------------------|
|  | BOUNDARY | SANITARY SEWERS |
|  | EXISTING SANITARY SEWER (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE) | |
|  | PROPOSED SANITARY SEWER (ALL 200mm PIPE) | |
|  | EXISTING WATER MAIN (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE) | |
|  | PROPOSED WATER MAIN (ALL 150mm PIPE, EXCEPT WHERE INDICATED OTHERWISE) | |

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RED DEER

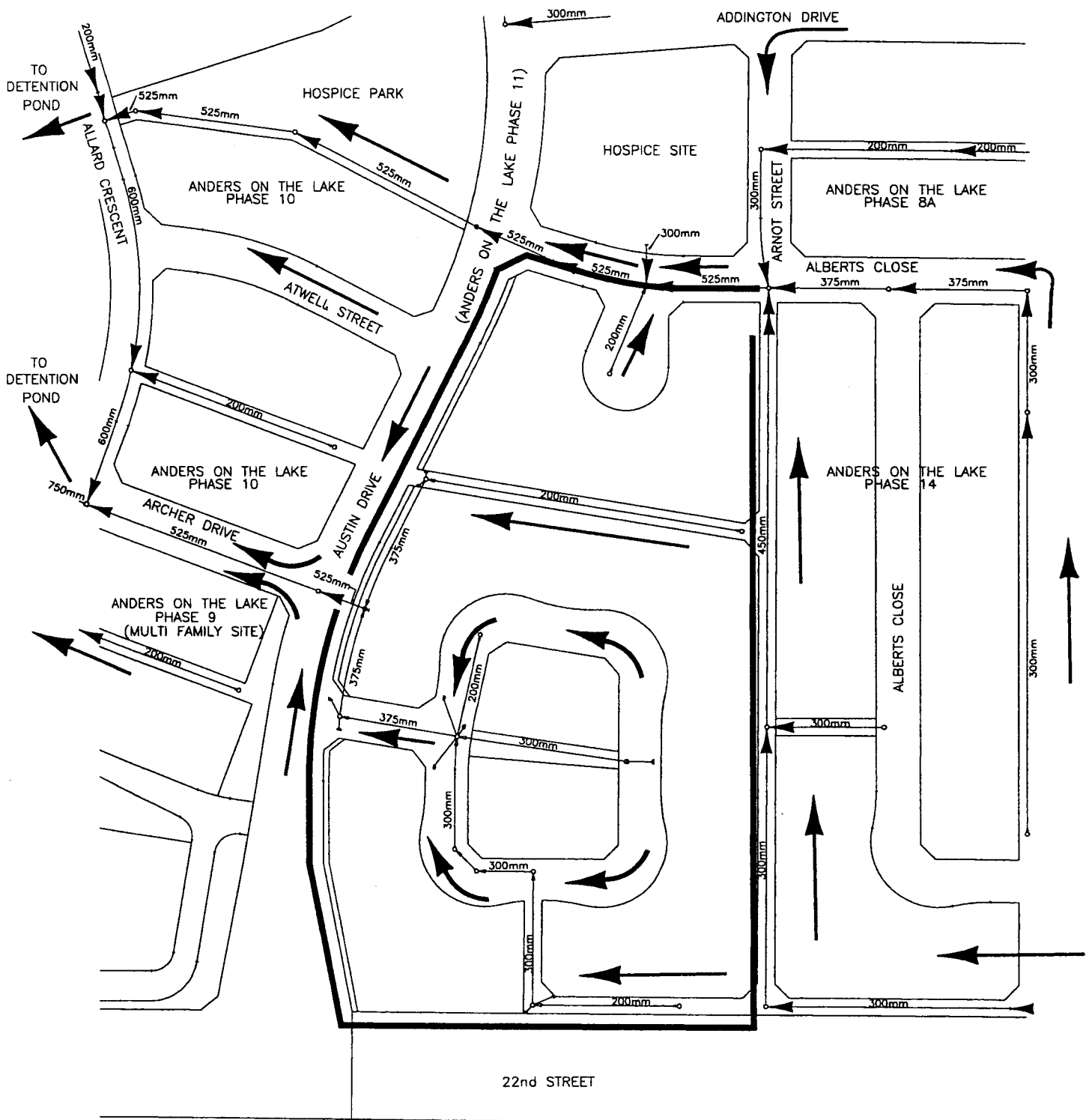
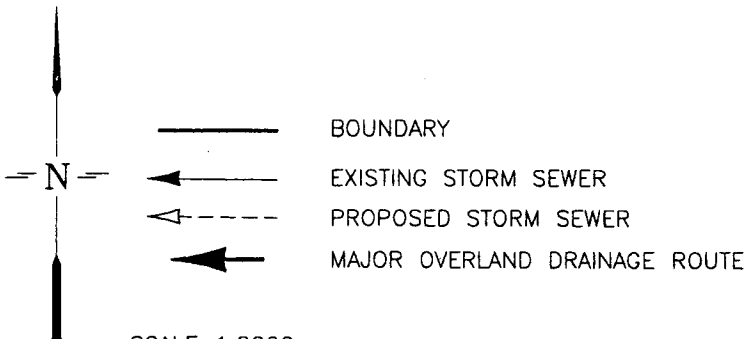


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS



SCALE 1:2000
REVISED: MAR 5/03
PREPARED: FEB 5/03

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

BYLAW NO. 3156/L-2003

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 10/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

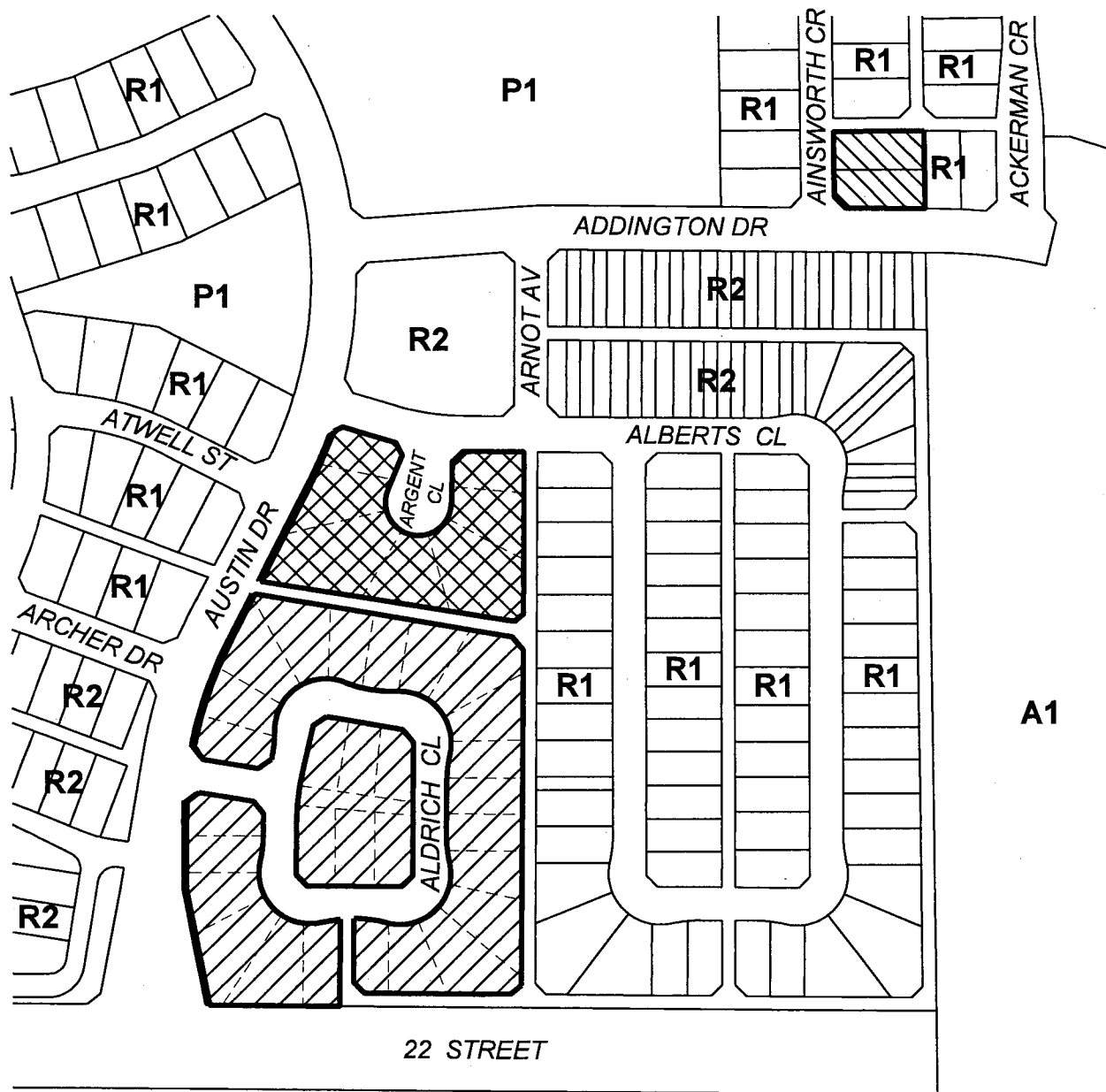
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks & Recreation

Change from :

- R1A to R1
- PS to R1
- PS to R1A
- PS to P1

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003



CITY CLERK'S DEPARTMENT

April 8, 2003

Fax: 343-2986

Dan Peterson
DMC Construction
#212, 4836 – 50 Street
Red Deer, AB T4N 1X4

Dear Mr. Peterson:

Anders on the Lake:

- (a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003***
- (b) Land Use Bylaw Amendment 3156L-2003***

Red Deer City Council gave first reading to *Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003* and *Land Use Bylaw Amendment 3156/L-2003*, at the City of Red Deer's Council Meeting held Monday, April 7, 2003. For your information, copies of the bylaws are attached.

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a \pm 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of *Anders on the Lake Neighbourhood* will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

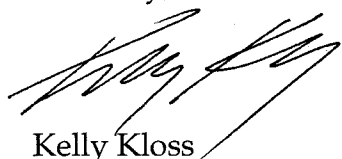
According to the Land Use Bylaw, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, April 16, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

..2/

DMC Construction
April 8, 2003
Page 2

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk
/attach.


c Parkland Community Planning Services
 C. Adams, Administrative Assistant

Date: April 8, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/L-2003 Anders on the Lake

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

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

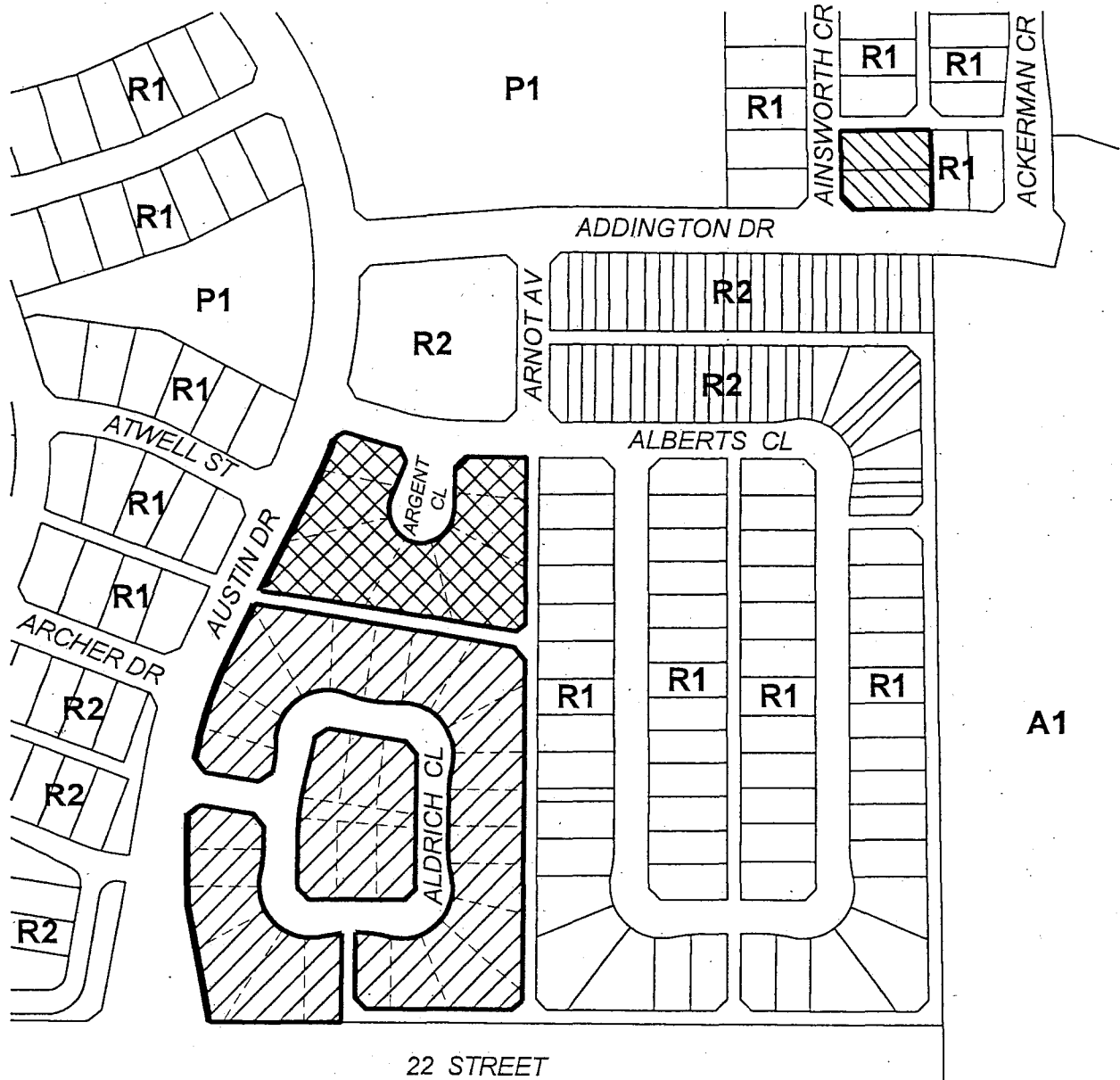
Thanks Norma.


Cheryl Adams
City Clerk's Department

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



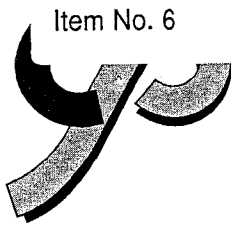
AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks & Recreation

Change from :

- R1A to R1
- PS to R1
- PS to R1A
- PS to P1

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003



DATE: APRIL 1, 2003
TO: CITY CLERK
FROM: TONY LINDHOUT, PLANNER
RE: PROPOSED BYLAW AMENDMENT 3217/E-2003
ANDERS ON THE LAKE NEIGHBOURHOOD AREA STRUCTURE PLAN

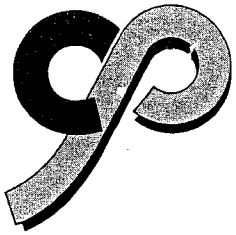
In accordance with Section 3.1.3.7 of the City's *Planning and Subdivision Guidelines*, Neighbourhood Area Structure Plan (NASP) amendments must be forwarded to City Council for their consideration of approval. Neighbourhood area structure plans are long-range development concept plans which form the basis for neighbourhood zoning, subdivision and development decisions.

Background

1. The City has received an application from DMC Construction Ltd. to amend that portion of the existing Anders on the Lake Neighbourhood Area Structure Plan identifying an 8.42 acre parcel of land for development of a private school. The site is located east of Austin Drive, immediately north of 22nd Street. The previous owner of this site, the Red Deer Christian School Society, has sold the property to DMC Construction Ltd. who proposes to develop these lands for residential purposes as follows:
 - a) develop the south portion of the site for 29 single-family detached residential housing units,
 - b) develop the north portion of the site for 14 semi-detached (duplex) residential housing units, and
 - c) dedicate to the City as Municipal Reserve, a ± 2 m wide strip of land along the west boundary of the site, adjacent to Austin Drive, for the purpose of providing enhanced landscaping.
2. The future land use of two lots at the corner of Addington Drive and Ainsworth Crescent requires change from R1A Residential (semi-detached) to R1 Residential (single family). This minor amendment is not related to the above noted application by DMC Construction but is required as a minor house-keeping amendment to ensure land use compatibility of these 2 lots with development of adjoining lands to the west, north and east which are all designated for R1 development.

The remainder of the existing Anders on the Lake Neighbourhood Area Structure Plan is unaffected. Notwithstanding the loss/redevelopment of the private school site which was never designated for municipal reserve, the overall amount of public open space in the Anders on the Lake neighbourhood will increase slightly by 0.053 ha as a result of the above noted amendment proposal. This will bring the total amount of neighbourhood public open space (all municipal reserves, parks, dry and wet ponds and PUL lots) to 9.323 ha (16.02%).

The proposed Anders on the Lake NASP amendments have been processed in accordance with the City's *Planning and Subdivision Guidelines*. The proposed plan amendments are supported by all referral agencies/City Departments and fully conforms with the City's Municipal Development Plan, the Intermunicipal Development Plan and the East Hill Major Area Structure Plan.



DATE: March 31, 2003
TO: Kelly Kloss, City Clerk
RE: Land Use Bylaw Amendment 3156/L-2003
Anders on the Lake Neighbourhood
DMC Construction – former private school site

Background

DMC Construction, who have purchased the former Red Deer Christian School site, are proposing to develop this last phase of the Anders on the Lake neighbourhood with 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel. This proposal will rezone 8.42 acres of land from PS Public Service District (at one time this site was designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District.

Planning staff also wish to have two existing single family lots at the corner of Addington Drive and Ainsworth Crescent rezoned from R1A Residential (semi-detached) District to R1 Residential Low Density District to reflect the actual development of these lots and to ensure land use bylaw consistency with the adjoining R1 zoned properties.

These rezoning proposals are being processed simultaneously with amendments to the Anders on the Lake Neighbourhood Area Structure Plan (NASP) whereby the requested land uses (re-zonings) comply with proposed Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 as contained elsewhere in this Council agenda.

Recommendation

Subject to City Council giving first reading to Anders South (Anders on the Lake) Neighbourhood Area Structure Plan Amendment 3217/E-2003, planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/L-2003.

Tony Lindhout, ACP, MCIP
PLANNER

Attachment

City Clerk's Department

DATE: May 6, 2003 ****AMENDED – MAY 7, 2003**

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Anders on the Lake:
(a) Neighbourhood Area Structure Plan Amendment 3217/E-2003
(b) Land Use Bylaw Amendment 3156/L-2003
DMC Construction

Reference Report:

City Clerk, dated April 30, 2003 and Parkland Community Planning Services, dated March 31, 2003 and April 1, 2003.

Bylaw Readings:

Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003, as amended, was given second and third readings. Land Use Bylaw Amendment 3156/L-2003, as amended, was also given second and third readings. Copies of the bylaws are attached.

Resolutions:

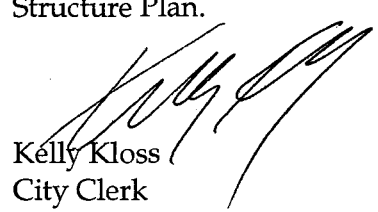
Resolved that Council of the City of Red Deer, agrees to:

- 1) Amend Land Use Bylaw Amendment 3156/L-2003 by substituting the revised Map 10/2003 as presented to Council on May 5, 2003.
- **2) Amend Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 by substituting the following revised pages as attached to the transmittal from Al-Terra Engineering dated May 5, 2003:
 - Page 1 of Appendix "3"
 - Figure 1 – Site Location Plan
 - Figure 2 – Anders on the Lake DMC Construction Site Land Use Concept Plan
 - Figure 3 – Anders on the Lake DMC Construction Site Land Use Concept Plan
 - Pages 2, 3, 4 & 5 of Appendix "3"
 - Figure 4 – Anders on the Lake DMC Construction Site Site Servicing – Sanitary Sewers & Water Mains
 - Figure 5 – Anders on the Lake DMC Construction Site Major Overland Drainage & Storm Sewers.

Report Back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course. Parkland Community Planning Services will amend the Anders on the Lake Neighbourhood Area Structure Plan.



Kelly Kloss
City Clerk
/chk

attchs.

- c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 City Assessor
 C. Adams, Administrative Assistant
 B. Greter, City Clerk's Clerk Steno

BYLAW NO. 3217/E-2003

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

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

- 1 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by deleting therefrom pages 2, 2.1, Figures 2BW, 6 & 7 and substituting therefore, the attached amended pages 2, 2.1, Figures 2BW, 6 & 7 which forms part of this Bylaw.
- 2 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by adding thereto the attached Appendix 3, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of May 2003.

READ A THIRD TIME IN OPEN COUNCIL this 5th day of May 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of May 2003.


MAYOR

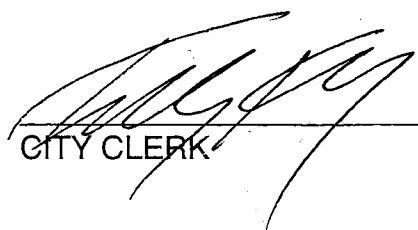

CITY CLERK

TABLE OF CONTENTS

(Continued)

11:	THE STORM WATER POND	11.1 - 11.5
11.1	Operation and Maintenance	11.2
11.2	Financing	11.4

LIST OF FIGURES

Figure No.	Description	Following Page No.
1	Location Plan	1.1
2	Land Use Concept	2.1
3	Natural and Cultural Heritage	4.1
4	Typical Cross Section (17 m ROW)	6.4
5	Staging Plan	9.1
6	Site Servicing	10.2
7	Overland Drainage and Storm Servicing	10.3
8	Park/Storm Water Pond Concept Plan	11.2

Appendix 1: Austin Drive Re-alignment

Appendix 2: Encumbrance

Appendix 3: Land Use Concept – Former Private School Site

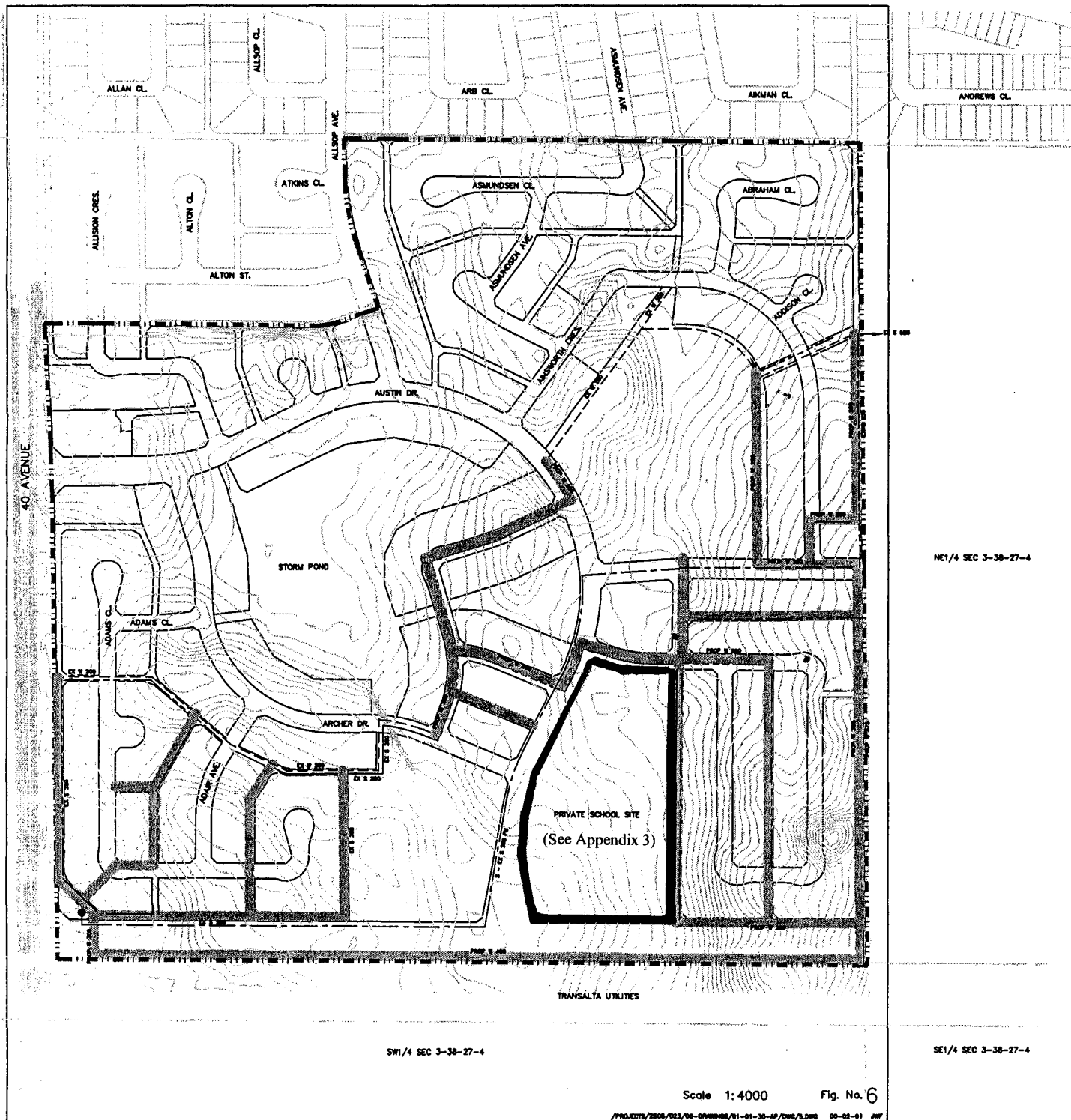
2. LAND USE

The Land Use Concept Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Major Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 58.20 ha (143.81 ac)
- 27.51 ha (67.98 ac) are planned for R1 - Residential (Low Density) District
- 0.60 ha (1.49 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.12 ha (12.65 ac) for R2 - Residential (Medium Density) District
- 12.29 ha (30.37 ac) are planned as roads/lanes
- 7.26 ha (17.93 ac) are planned as P1 - Parks and Recreation District
- 2.01 ha (4.97 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school (see Appendix 3 for alternative land use)



LEGEND

- STUDY BOUNDARY
- EXISTING SANITARY TRUNK MAINS
- EXISTING SANITARY FORCE MAINS
- EXISTING WATER MAINS
- EXISTING LIFT STATIONS
- PROPOSED SANITARY TRUNK MAINS
- PROPOSED WATER MAINS
- LAND USES
- EXISTING DEVELOPMENT
- EXISTING PARKS & RECREATION DISTRICT
- EXISTING STORM POND
- PROPOSED DEVELOPMENT
- PROPOSED PARKS & RECREATION DISTRICT

NOTE: - SERVICE WITHIN EXISTING DEVELOPED AREAS NOT SHOWN
 - SANITARY SEWER MAINS ARE 200mm UNLESS OTHER WISE NOTED
 - WATER MAINS ARE 150mm UNLESS OTHER WISE NOTED
 - EXISTING CONTOURS ARE 0.25M INTERVALS



UMA Engineering Ltd.
 Engineers, Planners, Surveyors
 2540 Kensington Road N.W.
 Calgary, Alberta
 T2N 3S3



Project

ANDERS ON THE LAKE
 PORTION OF NW 1/4 SECTION 3-38-27-W4M
 PREPARED FOR: RED BROOK GROUP 2

Title

SITE SERVICING
 SANITARY & WATER

Date	File	Scale	Fig. No.
14NOV00	2505 023 00 01	1:4000	6

Scale 1:4000 Fig. No. 6

APPENDIX 3

Anders On The Lake Neighbourhood Area Structure Plan

LAND USE CONCEPT FOR PRIVATE SCHOOL SITE (corner of 22nd Street & Austin Drive)

Contents

- 1.0 The Site and Recent Development History
- 2.0 Proposed land Uses
- 3.0 Estimated Population Density
- 4.0 Architectural Controls
- 5.0 Environmental Hazards
- 6.0 Transportation
- 7.0 Site Serving
- 8.0 Development Phasing

- Figure 1 - Site Location Plan
- Figure 2 - Land Use Concept Plan (colour)
- Figure 3 - Land Use Concept Plan (black/white)
- Figure 4 - Sanitary Sewers and Water Mains
- Figure 5 - Overland Drainage & Storm Sewers

1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a "Private School Site." Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.

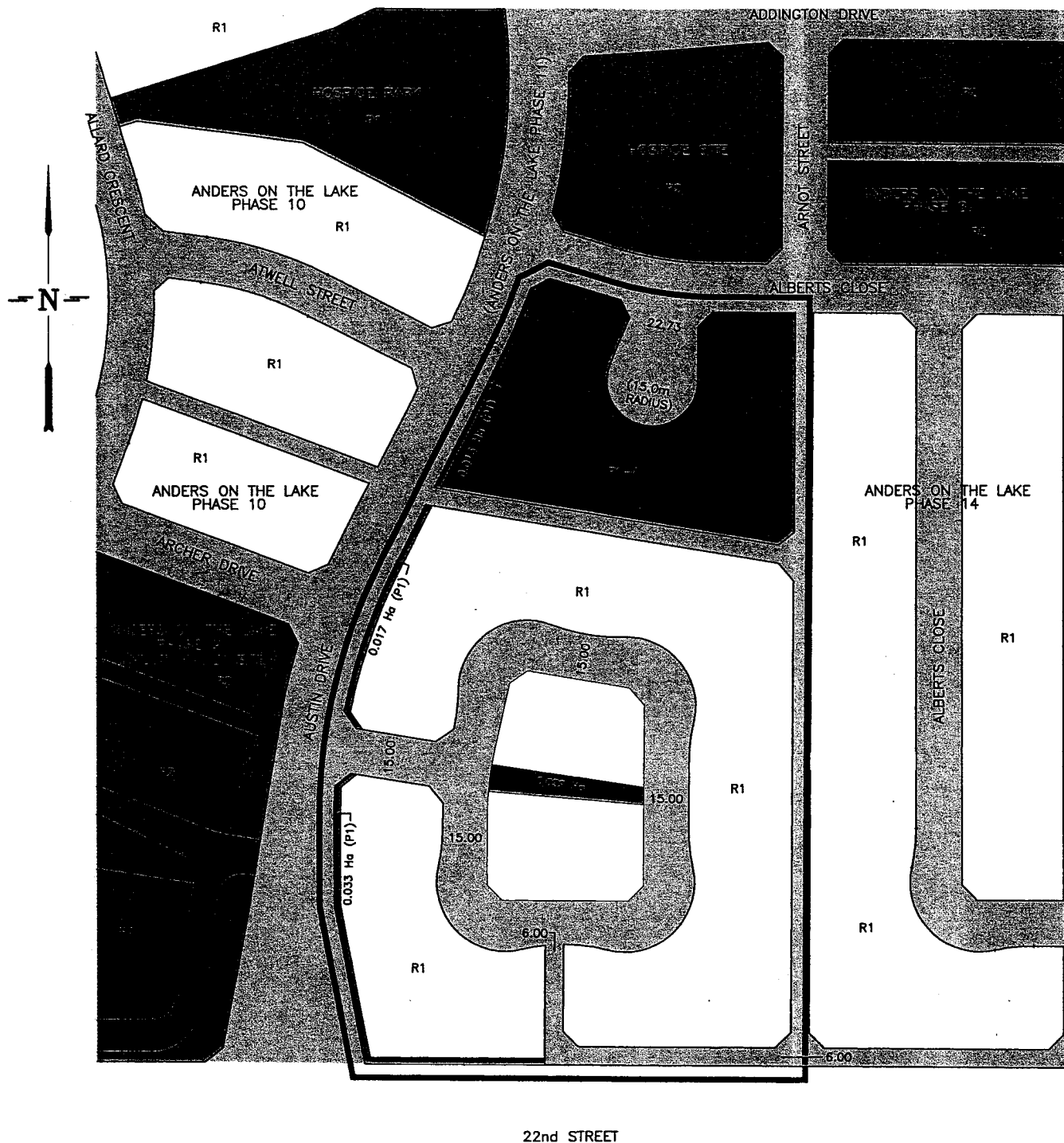
SW 1/4 SEC. 10-38-27-W4M



REVISED: MAY 5/03
PREPARED: FEB 5/03

EDMONTON

RED DEER



- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 ROADWAYS/LANES
 MULTI FAMILY
- REVISED: MAY 5/03
 REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

SCALE 1:2000

DEVELOPABLE AREA			
SINGLE FAMILY- DETACHED (R1)	1.892 Ha	4.67 Ac	55.5%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.065 Ha	0.16 Ac	1.9%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

FIGURE 2 ANDERS ON THE LAKE DMC CONSTRUCTION SITE LAND USE CONCEPT PLAN

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FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

SCALE 1:2000

REVISED: MAY 5/03
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY— DETACHED (R1)	1.892 Ha	4.67 Ac	55.5%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.065 Ha	0.16 Ac	1.9%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

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Table 1, following, provides the land use allocation for the subject parcel.

TABLE 1: Land Use Allocation:

LAND USES	Acres	Hectares	Percentage
Total parcel area	8.42	3.409	100%
Developable area	8.42	3.409	100%
Single family (R1)	4.67	1.892	55.5%
Duplex lots (R1-A)	1.59	0.643	18.8%
Public utility lot	0.10	0.039	1.2%
Public open space (P1)	0.16	0.065	1.9%
Streets and lanes	1.90	0.770	22.6%
TOTAL DEVELOPABLE AREA	8.42	3.409	100%

Although the municipal reserve area required for this development has been previously provided, an additional 0.16 acres (0.065 hectares) is being provided as an amenity to this site.

3.0 ESTIMATED POPULATION DENSITY

Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

Table 2, following, provides a summary of the number of dwelling units expected to be created, and the resulting estimated population.

LAND USE	NUMBER OF DWELLING UNITS	NUMBER OF PERSONS PER UNIT	TOTAL POPULATION
Single family - R1	29	3.4	99
Duplex - R1-A	14	3.3	46
TOTALS	43		145

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5 \text{ persons per hectare.}$

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

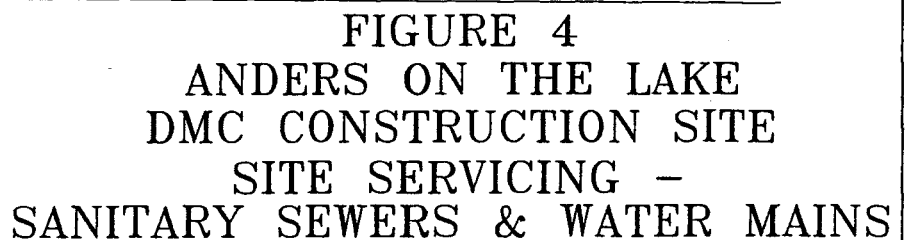
Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.

8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.



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EDMONTON RED DEER

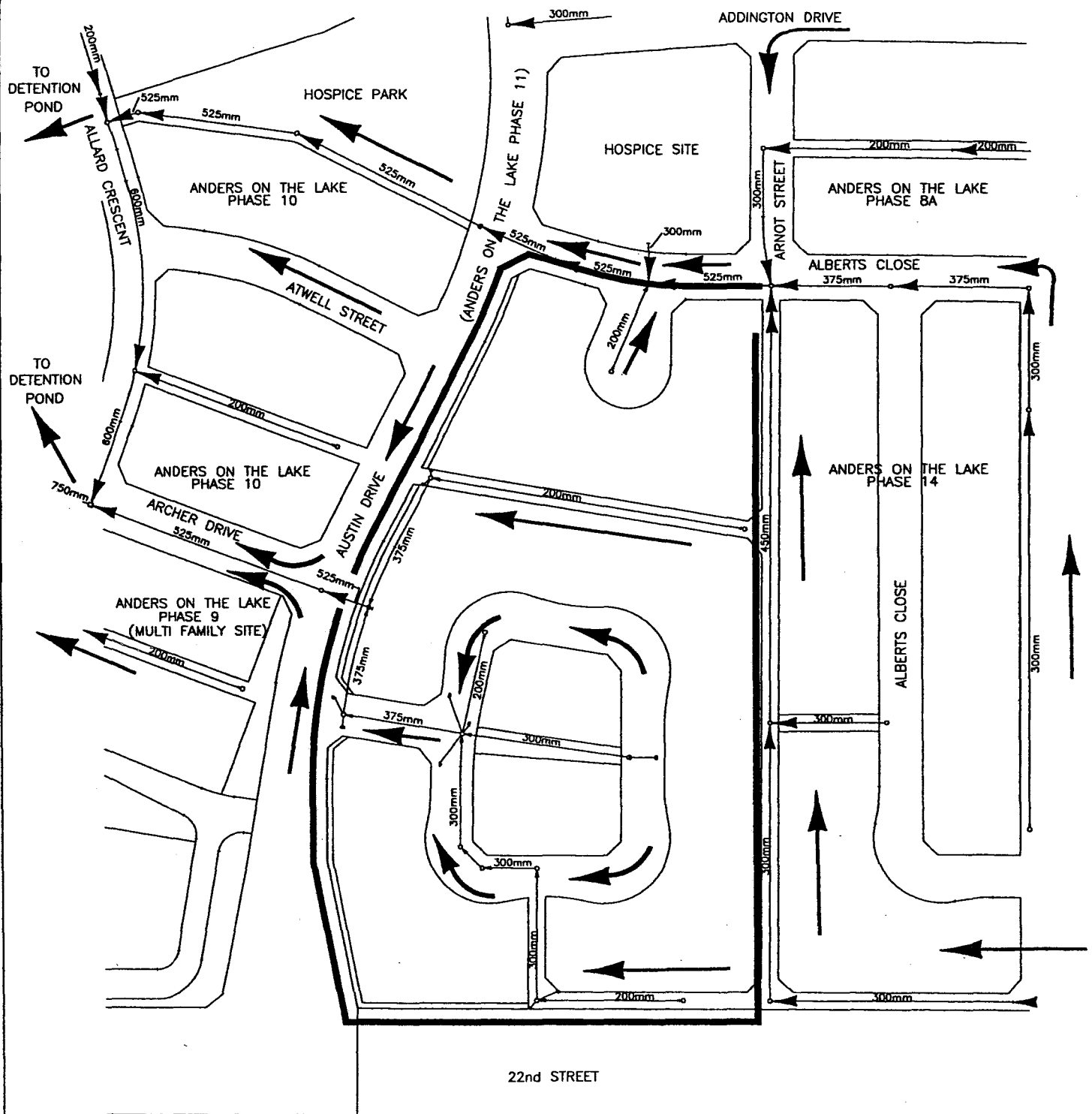
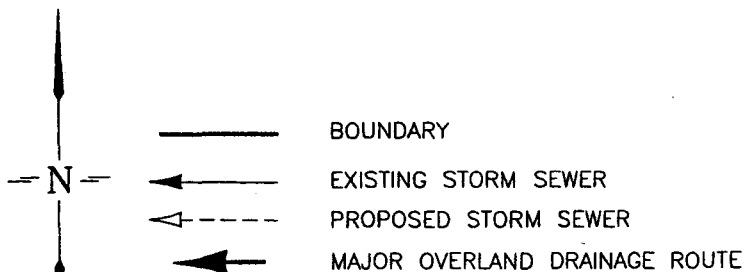


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS



SCALE 1:2000
 REVISED: MAY 5/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER



Social Planning Department

SP- 6.861

DATE: May 1, 2003

TO: Kelly Kloss, City Clerk

FROM: Pam Ralston, Social Planning Community Facilitator

SUBJECT: Recommendations from the Community Housing Advisory Committee re: Allocation of Additional Federal Funding of the Phase I Homelessness Initiative

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 Government of Canada and Province of Alberta and to the City receiving reasonable compensation for being the administrator. Agreements were signed with both orders of government, including one with the Government of Canada for Urban Aboriginal funding, and an administration fee was negotiated for the project. In March 2002, the Social Planning Department received correspondence from Human Resources Development Canada (HRDC) that expenses for the federal portion of the funding could be incurred until September 30, 2003, rather than the original date of March 31, 2003.

In November 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. A report on the projects initiated in the first year of the plan was circulated to Council in early April 2002.

The funding dollars that the Community Housing Advisory Committee recommended to Council were specifically to deal with issues of homelessness and transitional housing. The Government of Canada states that projects eligible for funding will address the spectrum of homelessness issues, but cannot be used for permanent housing for homeless people.

As the Phase I of the Homelessness Initiative drew to a close, the Community Housing Advisory Committee had an outstanding amount of \$34,798 that remained unallocated to community projects. Council directed administration to allocate the remaining funding in Phase I as recommended by the Community Housing Advisory Committee to continue the projects needing sustainability funding to April 30, 2003 in hopes that a Phase II funding announcement would take place during April.

ADDITIONAL FUNDING OF PHASE 1 HOMELESSNESS INITIATIVE- UPDATE

The Government of Canada (HRDC) has not yet announced the start date or the amount of funding available for Phase II of the Homelessness Initiative. HRDC has offered to fund an extension to Phase I for Red Deer projects from unused National Homelessness Initiative funds in the amount of \$90,000. The intent of HRDC is to bridge projects that have indicated a need for sustainability.

The \$90,000 offered by HRDC will appropriately cover three months of expenditures for four programs indicating the need for additional support. Each of the programs previously approved by Council and incurring ongoing expenditures were surveyed to assess their need for bridge funding. The programs listed in the recommendation to Council were the only organizations indicating such need and proposed the amounts required. In total, \$81,048 has been recommended for use by the four agencies over a three-month period. The remaining \$8,952 will be used for administration and related project costs.

At the April 30, 2003 meeting of the CHAC, the offer of additional funds from HRDC for Phase I Homelessness Initiative was discussed. The additional three months of sustaining funds will allow time for the project evaluations, community plan assessment, community plan update and Phase II decision-making to take place. The Community Housing Advisory Committee will call for proposals when both the federal and provincial governments make the announcement for Phase II of the Homelessness Initiative. Proposals will be accepted from both existing and new projects. CHAC is concerned that presently funded projects will end or lose experienced staff while they await the call for proposals for Phase II without funds to carry them.

RECOMMENDATION

"That the Community Housing Ad Hoc Advisory Committee recommend to Council of the City of Red Deer, the allocation of up to \$90,000 in National Homelessness Initiative extension funds to the following agencies/organizations as bridging funding to the end of July 2003:

CA Housing Society Support Workers	\$ 4,166./month
CA Women's Outreach Society Coordinated Outreach Team	\$11,250./month
CA Women's Outreach Society Supports to Loan Programs	\$ 3,000./month
Residential Society of Red Deer	\$ 8,600./month

Said approval is conditional on the signing of an amended agreement between the City of Red Deer and Human Resources Development Canada."

Comments:

I agree with the recommendations of the Social Planning Community Facilitator.

"G. D. Surkan"
Mayor

City Clerk's Department

DATE: May 6, 2003

TO: Pam Ralston, Social Planning Community Facilitator

FROM: Kelly Kloss, City Clerk

SUBJECT: Recommendations from the Community Housing Advisory Committee re:
Allocation of Additional Federal Funding of the Phase I Homelessness
Initiative

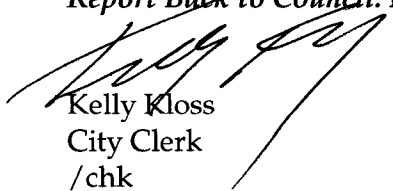
Reference Report:

Social Planning Community Facilitator, dated May 1, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Social Planning Community Facilitator, dated May 1, 2003, re: Recommendations from the Community Housing Advisory Committee Regarding Allocation of Additional Federal Funding of the Phase 1 Homelessness Initiative hereby directs City Administration to allocate the following additional funding from Human Resources Development Canada (HRDC) for bridge funding to the end of July, 2003 subject to the signing of an amended agreement between the City of Red Deer and Human Resources Development Canada:

CA Housing Society Support Workers per month:	\$ 4,166
CA Women's Outreach Society Coordinated Outreach Team per month:	\$11,250
CA Women's Outreach Society Supports to Loan Programs per month:	\$ 3,000
Residential Society of Red Deer per month:	\$ 8,600
Total Per Month:	\$27,016
Administrative & Related Costs – Social Planning:	\$8,952
Three Month Total:	<u>\$90,000</u>

Report Back to Council: No

Kelly Kloss
City Clerk
/chk

c Director of Community Services
Treasury Services Manager
Community Housing Advisory Committee

MEMO

DATE: April 29, 2003

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land and Economic Development Manager

RE: **LOT PRICING KENTWOOD PHASE 21
AND LANCASTER GREEN PHASE 4A & 5**

The City is now developing Phases 4A and 5 of Lancaster Green. Phase 5 (Lougheed Close) is located east of the catholic school site, containing 89 R-1 single-family lots. Phase 4A is located at the west end of Lancaster Green immediately south of the new water reservoir containing 19 R-1 single family lots. Both phases are consistent with the parks/green area theme identified in the Lancaster Green Neighborhood Area Structure Plan. We are also developing Phase 21 in Kentwood consisting of 68 R-1 single-family lots. These lots are on Kidd Close and represent the completion of the Kentwood West subdivision other than the multifamily site.

Contracts for servicing have now been awarded for all three phases and in keeping with our historical marketing plans; we are recommending that the City proceed with a presale and lot draw to allow individuals and contractors the opportunity of securing a lot.

Architectural Standards and Controls (refer to attached plan)

Due to the proximity of Phase 4A (Law Close and Laird Close) to Phases 2 and 4 (Lewis Close, Langford Crescent and LaGrange Crescent), it was decided the architectural standards and controls for Phase 4A will be identical to Phases 2 and 4, being Type "1A". The architectural standards for Phase 5 (Lougheed Close) will be similar to Phase 1, in that it will have mixed standards (Type "1A" and "2"). The Type "2" on the perimeter of Lougheed Close will provide a transition buffer to lots in Phase 3 (Lancaster Drive and Lindsay Avenue) which has a minimum size control only, as well as a transition buffer to the multi-family site to the south. Lots located on the inside of the Lougheed Close will have Type "1A" standards, identical to that being proposed for Phase 4A.

A copy of the architectural development guidelines for Phases 4A is attached for Council's approval. Please note that the administrative process to review the building plans and do the final inspections for those lots designated Type "1A" will continue to be contracted out to a third party. Purchasers will continue to be required to provide a \$1,000 refundable deposit or bond to ensure that the architectural controls are met.

Lot Pricing

As per City policy to sell land at market value, an independent fee appraiser was hired to provide us with recommendations for land values in Lancaster Green and Kentwood. Land and Economic Development have reviewed the appraiser's report, as well as conducting our own internal investigations.

City Clerk
Page 2

With no lots remaining in inventory at this time, it is apparent that the high level of demand for building lots the city has been experiencing, has had an upward influence on the value of serviced residential land since we last came before City Council in 2002. The report and our investigation both conclude similar final values for a random selection of lots.

The appraisal report indicates a base market value of **\$10.60 per square foot** for lots up to 6,500 square feet in Lancaster Green and **\$9.25 per square foot** for lots up to 6,000 square foot in Kentwood. Further positive or negative adjustments for size, location, exposure, etc., and rounding are applied to determine each final lot value. Larger lots, above 6,500 or 6,000 sq. ft., decrease in value on a square foot basis (diminishing returns). After adjustments lots will range from low \$50,000.00 to low \$70,000.00 in Lancaster Green and mid \$40,000.00 to mid \$60,000.00 in kentwood.

This year the base values are up 15.5% from \$8.00 in Kentwood and 17.75% from \$9.00 in Lancaster. In light of this we believe that the appraisal from last year was conservative and we have scrutinized the fee appraiser's report and have discussed these values with major land developers. We find that the prices we are recommending are consistent with the market value and prices being asked by other developers.

Recommendation

That City Council approves the base price of \$10.60 per square foot in Lancaster Green and \$9.25 per square foot in Kentwood plus further adjustments to be approved by the City Manager, the Architectural Development Guidelines, and proceeding with a lot draw pre-sale for Lancaster Green Phases 4A and 5 as well as Kentwood Phase 21.

Respectfully submitted,



Howard Thompson

Attach.

c. Bryon Jeffers, Director of Development Services

Architectural Development Guidelines

These architectural guidelines are intended to encourage building designs which enhance the natural and planned features of the subdivision. The controls set forth the development criteria which will establish and maintain the investment value and integrity of the area, and direct home buyers, contractors and designers towards appropriate elevations and treatments.

House plans will be reviewed in terms of their adherence to these guidelines.

1.0 HOUSE TYPE DEFINITION

<i>Bungalow:</i>	floor area contained on one level; contains no stair risers up from main level
<i>Raised Bungalow:</i>	floor area contained on one level; may have up to 7 exterior stair risers, but contains no interior stair risers up from main level
<i>Bi-Level:</i>	have an equal number of stair risers up and down
<i>Split-Level:</i>	contains at least two levels above grade which are separated by stair risers
<i>Two-Storey:</i>	a minimum of 14 stair risers between levels

2.0 MINIMUM SIZE REQUIREMENTS (applicable for both Types 1A and 2)

<i>Bungalow:</i>	-	1200 sq. ft. (111.5 m ²) above lot grade
<i>Raised Bungalow:</i>	-	1200 sq. ft. (111.5 m ²) above lot grade
<i>Bi-Level:</i>	-	1200 sq. ft. (111.5 m ²) above lot grade
<i>Split-Level:</i>	-	1200 sq. ft. (111.5 m ²) on two levels above grade
<i>Two-Storey:</i>	-	1600 sq. ft. (149 m ²) above grade; with a minimum main floor area of 1000 sq. ft. (92.9 m ²) and a minimum second floor area of 600 sq. ft. (55.74m ²)

In the purchase of a lot designated as "1A", as security for performance of and adherence to the Architectural Design Guidelines, the Optionee shall pay to the City the sum of \$1,000.00. Upon completion of construction as determined by the Inspections and Licensing Department, and upon receipt of confirmation from the independent Architectural Representative regarding compliance with the Architectural Development Guidelines, the City shall refund the said sum of \$1,000.00 to the Optionee or his assignee.

3.0 MATERIALS

The intent is to both provide variety on the street through the use of different materials, as well as establish and maintain the compatibility and investment value of the homes within Lancaster Green.

Type "1A"**Exterior Finish:**

All siding to be horizontal; vertical or diagonal treatment is not acceptable. Each house is limited to one siding material OR stucco, and must have one additional masonry finish as an accent. Area of masonry accent should be a minimum of 5% of the building face.

Masonry finishes and accents can be replaced with stucco build-outs, however, design, treatment and overall appearance of stucco build-outs will be subject to the discretion of the City's designated Architectural Representative.

Driveways:

Front driveways must be constructed of concrete, washed concrete aggregate or pavers, and may have brick accent and edgings. Front driveways are mandatory.

Garages:

Double front attached garages are mandatory.

Roofing:

Acceptable roofing materials will be cedar shakes, clay tiles or architectural asphalt shingles. Metal shingles may be considered on a site-by-site basis. Standard asphalt shingles and IKO Skyline shingles are **not** permitted.

Type "2"**Exterior Finish:**

All siding to be horizontal; vertical or diagonal treatment is not acceptable. Each house is limited to one siding material OR stucco. In addition, a masonry finish may be used as an accent.

Driveways:

Front driveways must be constructed of concrete, washed concrete aggregate or pavers, and may have brick accent and edgings. Front driveways are discouraged on lots that do not have a front attached garage.

Garages:

Front attached or rear detached are permitted but not mandatory. Carports are not permitted.

4.0 LANDSCAPING GRADES

The landscaped grade of a lot must always slope away from the house and be integrated into the subdivision system of drainage. Building permits will not be issued until the grade certificate issued by the Engineering Services Department with the foundation permit is returned to the Inspections & Licensing Department, confirming the "as-built" landscape grade elevations conform to those shown on the Building Grade Certificate. Purchasers must adhere to Section E of the preceding Residential Land Policies, Requirements and Procedure pertaining to landscape grades.

5.0 BUILDING PERMITS

The City will engage the services of an independent firm to administer architectural development standards for the area. Building plans will require a stamp of approval from the administering firm before they will be accepted for processing by the Inspections and Licensing Department. Minor variances in materials, finishes and design will be considered and ruled on by the independent Architectural Representative.

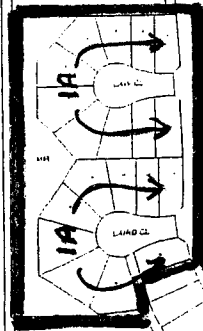
6.0 CORNER LOTS

Only bungalows will be permitted on corner lots; raised bungalows will **not** be permitted. Buildings on corner sites shall:

- carry the same exterior materials and colors around building corners on the exposed side elevation;
- have roof designs which are interesting to view from all streets, such as repeating dormers.

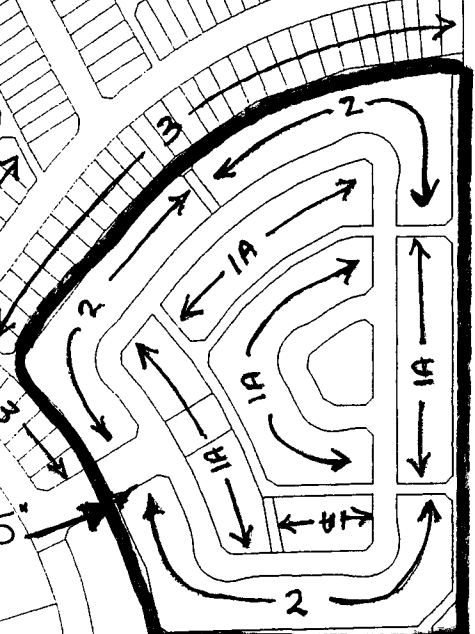


PHASE
"4A"



ALL "1A"

PHASE "5"



R1\1R1A

R1\1R1A

R1\1R1A

R1\1R1A

R2
2.84 ha

22 ST

22 ST



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This map may not be reproduced by any means, in whole or in part
November 2002

Scale 1:5,000

Lancaster Green

Length of road — 1,004 m
Length of lane — 1,153 m
Frontage (R1\1R1A) — 1,295 m

Option 6

Comments:

I concur with the recommendation of the Land & Economic Development Manager.

"G. D. Surkan"
Mayor

City Clerk's Department

DATE: May 6, 2003
TO: Howard Thompson, Land & Economic Development Manager
FROM: Kelly Kloss, City Clerk
SUBJECT: Lot Pricing – Kentwood Phase 21 and Lancaster Green Phase 4A & 5

Reference Report:

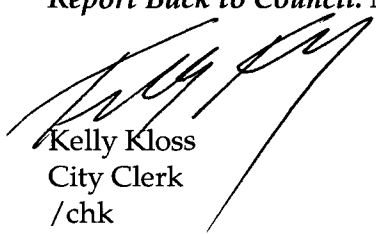
Land & Economic Development Manager, dated April 29, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated April 29, 2003, re: Lot Pricing Kentwood Phase 21 and Lancaster Green Phase 4A & 5, hereby:

1. Approves the base price of \$10.60 per square foot for lots up to 6,500 square feet in Lancaster Green and \$9.25 per square foot for lots up to 6,000 square feet in Kentwood, plus further adjustments to be approved by the City Manager.
2. Approves the Architectural Guidelines as submitted with the above report.
3. Agrees to proceed with a lot draw pre-sale for Lancaster Green Phases 4A and 5, and Kentwood Phase 21.

Report Back to Council: No



Kelly Kloss
City Clerk
/chk

c Director of Development Services
Treasury Services Manager

IVILIVU

DATE: April 28, 2003

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **Alberta Sustainable Resource Development, Public Lands Division**
Offer to Sell Part of NW 18-38-27-W4M (3.55 acres+/-)

Background:

The City has been corresponding with the Provincial Government over the last several years regarding the City's interest in purchasing a 3.5 acre+/- remnant, linear parcel of land between Maskepton Park and the Red Deer River. The City owns the adjacent parcel NE-13-38-27-W4M, acquired from Mr. Pitt in 1988. Previous negotiations have failed because the province insisted on the lands being described by plan of survey as a condition of the sale and the costs associated with producing the plan of survey were considered prohibitive. The acquisition of this land will further consolidate Maskepton Park. The land is ecologically sensitive and as non-patented crown land it is not afforded any particular protection.

Discussion:

We have now received an offer (attached) from Alberta Sustainable Resource Development, Public Lands Division to sell lands as described above, and shown on the attached sketch, to the City. The offer requires that the land be described in a survey plan acceptable to the Land Titles Registrar. A contracted Legal Surveyor has contacted the Registrar office on behalf of the City and was informed that a descriptive plan will be accepted for registration. A descriptive plan is much less expensive to produce than a plan of survey the Legal Surveyor has indicated that he can prepare one for \$800.00. The offered sale price for the land is \$1355.00. The use of the land is to be limited to outdoor recreational purposes, the province also requires the City to enter into a sell-back agreement which grants the Minister the first right to repurchase the land if it is no longer required for the purpose it was originally acquired. The offer to sell is subject to approval of the Executive Council of the Province of Alberta Legislature.

Kelly Kloss
Page 2

Financial Implications:

Legal Survey cost to satisfy conditions three and four above are estimated to be \$800.00, bringing the total cost for this land to \$2185.00 plus GST. The Manager of Recreation Parks and Culture supports this acquisition, with funding to come from the Public Reserve Trust Fund.

Recommendation:

Land and Economic Development recommend that City Council resolve to accept the offer to sell, and that funding for this purchase, not to exceed \$2500.00, come from the Public Reserve Trust Fund.

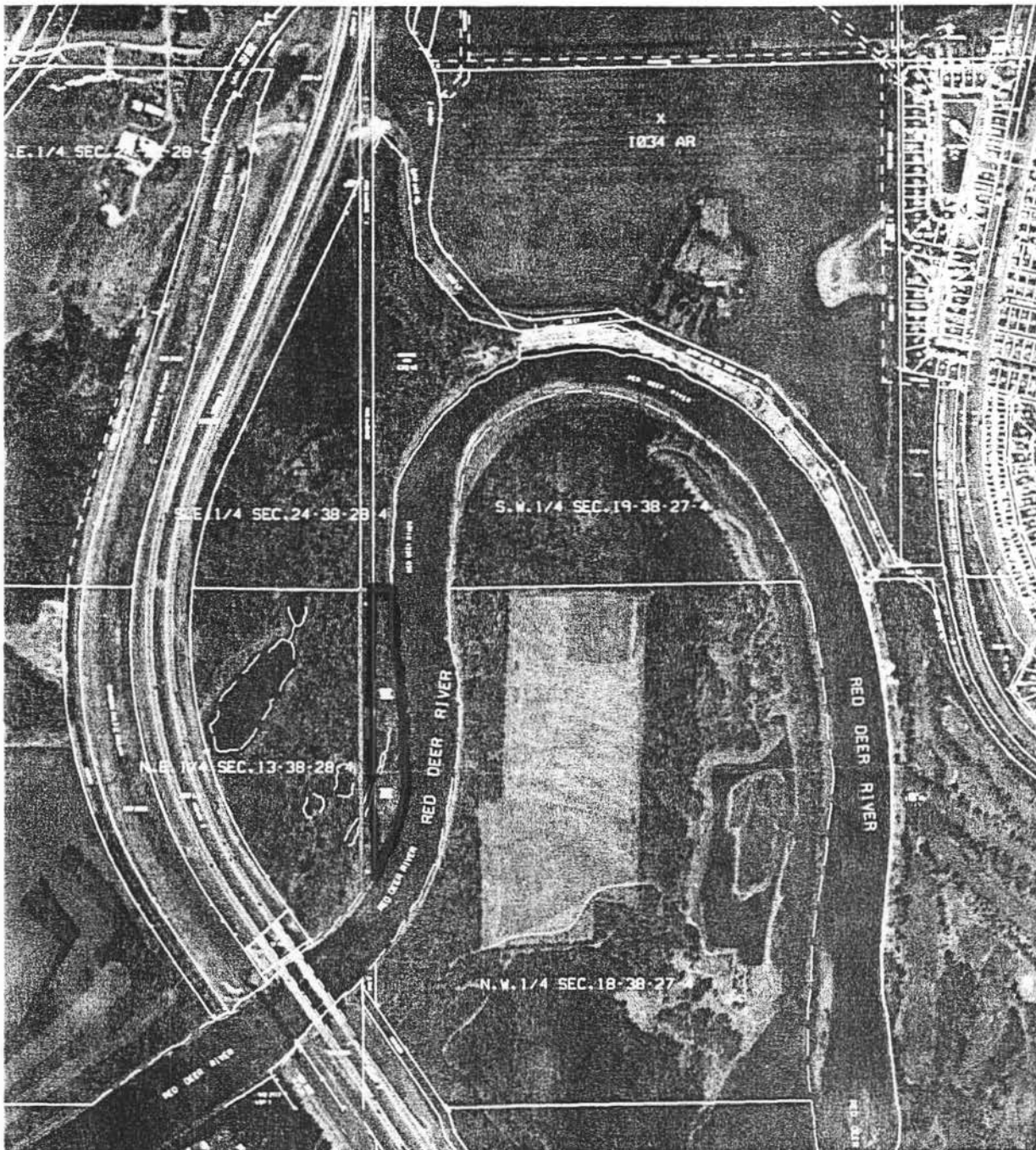
A survey plan and letter of acceptance will be prepared and sent to Alberta Sustainable Resource Development, Public Lands Division in support of an Order in Executive Council of The Legislative assembly of The Province of Alberta authorizing the sale.



Howard Thompson

Attach.

c. Harold Jeske, Recreation, Parks and Culture Manger



ROAD ALLOWANCE LYING WEST OF RED DEER
RIVER IN THE NW 1/4 18 TWP 38 RGE 27
W4TH MER. •
0.902 HA (2.23 AC)

Surrounds

LAND LYING WEST OF RED DEER RIVER
AND EAST OF ROAD ALLOWANCE IN NW 1/4
18 TWP 38 RGE 27 W4TH MER. • 1.437 HA
(3.55 AC)



ALBERTA ENVIRONMENT
Land and Forest Service - Land Administration Division
Technical Services Branch

Scale: 1:10,000 Date: 2000/02/18 Dwn By: John Telder
Airphoto: [AS]4968- Shot(s)129 Date:1998/05/12
Graphic File: V:\TSB\DISPOSIT\GEN\42703818NW.DGN
Reference File: V:\TSB\DISPOSIT\GEN\42703818NW.COT
Basemap Source File: V:\TSB\
Remarks:

DISTANCES ARE IN METRES AND DECIMALS THEREOF

CANADIAN PACIFIC RAILWAY

printed on
January 03, 2002



Public Lands Division

Petroleum Plaza - South Tower
5th Floor, 9915 - 108 Street
Edmonton, Alberta T5K 2G8
Phone: (780) 427-3570
Fax: (780) 427-1029

File No. PLS 990096

March 7, 2003

Russell Crook, Land Co-ordinator
Land and Economic Development Department
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T7

VIA FAX: (403) 342-8200

Dear Mr. Crook:

**Re: Application to Purchase No. PLS 990096 (3.55 ACRES)
Pt. NW 18-38-27-W4M, West of the Deer River
Amended December 6, 2000, Offer to Sell**

The department is prepared to sell the land (as noted on the attached sketch) to the City subject to the following:

1. Payment of the purchase price of \$1,385.00.
2. A sell-back agreement (sample copy enclosed) which grants the Minister the first right to repurchase the land if it is no longer required for the purpose it was originally acquired. It will restrict land use to outdoor recreational purposes, limit vehicular use and not allow the native habit and riparian land to be disturbed.

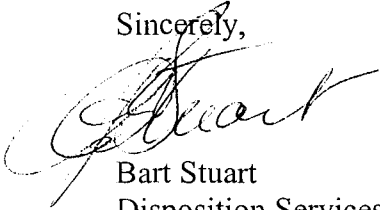
The intent is to not allow additional disturbances to the healthy riparian zone along the Red Deer River. Land use is to be limited to semi-natural low moderate use (outdoor recreation park) in conjunction with the management of other City parks.

3. A plan suitable for registration at the Land Titles Office. The plan must be submitted to the department for approval prior to registration at the Land Titles Office.
4. Written confirmation that the surveyor will register the plan and all other related documents at the Land Titles office. Please provide the surveyor's name, address and telephone for our records.

5. Executive Council approval of the proposed sale. A recommendation for an Order in Council authorizing the sale will be prepared once the plan and written acceptance of the other sale terms are received in this office.

Please advise if you are unable to provide the noted items by May 8, 2003 or if you do not wish to buy the land.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bart Stuart', is written over the word 'Sincerely,'.

Bart Stuart
Disposition Services Section

LF/bw

attachment: 1

enclosure: 1

cc: Public Lands, Red Deer office
cc: Fish & Wildlife, Parkland Region (Vance Buchwald)



Public Lands Division
Land Administration Branch

SAMPLE ONLY

SELL-BACK AGREEMENT

Sale Agreement No. PLS 990096

File: 08870-004 Vo. 1

MEMORANDUM OF AGREEMENT

BETWEEN: HER MAJESTY THE QUEEN in right of the Province of Alberta, as represented by the Minister of Sustainable Resource Development, (the "Minister")

And:

CITY OF RED DEER (the "Purchaser")

WHEREAS the Minister is the owner of a certain tract or parcel of land (the "Land") situated in the Province of Alberta, more particularly described in the attached Appendix "A"; and

WHEREAS the Purchaser desires to purchase the land (rather than lease same) from the Minister for the specified consideration; and

WHEREAS the Minister, under Section 21 (1) of the *Public Lands Act* (the "Act") has the authority to restrict the purposes to which the land may be used and to require the Purchaser or his successors in title to retransfer the land to the Crown in the event that the land never was or is no longer used for the primary purpose, upon such terms and conditions as the Minister prescribes; and

WHEREAS the intention of both parties to this Agreement is that title to the land shall revert to the Minister if the land never was or is no longer used for the primary purpose set out in this Agreement.

THEREFORE, the parties to this Agreement agree with each other as follows:

1. The Minister agrees to sell and the Purchaser agrees to purchase the land for the sum of \$1,385.00.
2. Upon receipt of the full purchase price of the land, the Minister will issue a Notification to the Registrar of Land Titles directing that a Certificate of Title for the land in the name of the Purchaser be issued at the expense of the Purchaser, provided that this Agreement shall be registered against the Purchaser's title, pursuant to Section 21 (2) of the Act.
3. The Purchaser hereby covenants for himself, his heirs, executors, administrators, successors and assigns that the land will be utilized only for the following purposes:
 - The land must continue to be used for outdoor recreational purposes only and be developed in accordance with the master plan for the City of Red Deer Parks.
 - There is to be no vehicles propelled by power other than muscular power on any part of the land unless the vehicle in question is on the land for the purpose of maintenance or an emergency.
 - The purchaser shall not resell the land or any part of it to anyone other than the Crown, except with the prior written consent of the Minister.
 - The native habitat and the riparian land are to remain undisturbed.

(NOTE: If one purpose is listed, that is the primary purpose. If more than one purpose is listed, the one that is listed as primary shall be the primary purpose).

SAMPLE ONLY

- 2 -

4. If the Purchaser has not used the land for the primary purpose (including any other primary purpose subsequently permitted by the Minister) by December 18, 2000 or discontinues the use of the land for a period of one hundred and eighty (180) days for the primary purpose, the Purchaser shall notify the Minister in writing of the nonuse or the discontinuance of use within 30 days after the above date or within 30 days of the end of the one hundred and eighty (180) day period, as the case may be.
5. The Minister may notify the Purchaser in writing of the Purchaser's nonuse or discontinuance of use for the primary purpose at any time after the periods referred to in Section 4 relating to the Purchaser notifying the Minister have expired.
6. If requested by the Minister within one year of the Minister or the Purchaser receiving a notice under Section 4 or 5, as the case may be, the Purchaser shall, within 60 days of the request of the Minister,
 - (a) deliver a registerable transfer of the land in favour of the Minister,
 - (b) surrender possession of the land reclaimed to the extent specified by the Minister, and
 - (c) subject to the rights of third parties as provided for in Section 7, remove from the land all improvements and structures.

The Purchaser shall, at his own expense, ensure that the Crown's title to the land and the Crown's possession will be free and clear of all encumbrances and other rights of third parties, except such encumbrances and other rights of third parties as the Minister has agreed to in writing under Section 7.

7. The Purchaser shall not sell, agree to sell, transfer, assign, mortgage, lease, encumber or grant any other interest in the land or any part of it or grant any licence with respect to the land or any part of it without the consent of the Minister in writing.
8. The Minister shall pay the Purchaser \$1,385.00 for the land upon receipt of the transfer referred to in Section 6.
9. In the event that the Minister does not exercise his rights under Section 6 of this Agreement, the Minister shall cause this Agreement to be removed from the Purchaser's title and thereby release and discharge the Purchaser from all his obligations under this Agreement.
10. The rights and obligations of the parties under this Agreement commence on the ___ day of ___, 200__.
11. The provisions of this Agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

SIGNED AND SEALED BY THE PURCHASER this ___ day of ___, 200__.

(Purchaser)

SIGNED AND SEALED BY THE MINISTER this ___ day of ___, 200__.

For: Minister of Sustainable Resource Development

Comments:

I concur with the recommendation of the Land & Economic Development Manager.

"G. D. Surkan"
Mayor

FILE



Council Decision – May 5, 2003

City Clerk's Department

DATE: May 6, 2003
TO: Howard Thompson, Land & Economic Development Manager
FROM: Kelly Kloss, City Clerk
SUBJECT: Alberta Sustainable Resource Development, Public Lands Division – Offer to Sell Part of NW 18-38-27-W4M (3.55 acres +/-)

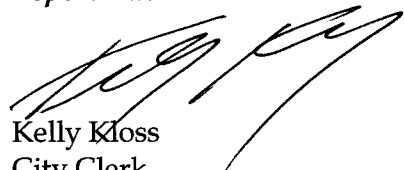
Reference Report:

Land & Economic Development Manager, dated April 28, 2003

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, dated April 28, 2003, re: Alberta Sustainable Resource Development, Public Lands Division – Offer to Sell Part of NW 18-38-27-W4M (3.55 +/-), approves the purchase of the land at a cost of up to \$2,500 to be funded from the Public Reserve Trust Fund.

Report Back to Council: No


Kelly Kloss
City Clerk
/chk

c Director of Development Services
Recreation, Parks & Development Manager
Treasury Services Manager

Memo

Date: April 30, 2003

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: Lane Closure – 35th Street and 42nd Avenue (Mountview)

On March 10, 2003 City Council received and considered a request to close a lane located at 35th Street and 42nd Avenue (see sketch) from Mrs. Helen Zurfluh. Council resolved that City Administration be directed to draft the appropriate Road Closure Bylaw and that Administration review the best design of this area, including possible sale of a portion of the area to the adjoining neighbors.

Land and Economic Development have inspected the lane with Mrs. Zurfluh, and acquired an appropriate legal description for road closure from a Legal Surveyor. We have also received correspondence from the adjoining property owner on the opposite side of the lane from Mrs. Zurfluh, indicating that he is in favor of the closure, and has no interest in acquiring any of the lands. Mrs. Zurfluh has expressed interest in purchasing all of the laneway and granting a utility right of way back to the City, however, she is not interested in acquiring only part of the lane. This request for closure has been communicated to City Department Managers and no objections were received. The City has a storm sewer line and an underground power line in the lane. Recreation Parks and Culture Department have provided the following:

Possible options:

1. *Transform the alley into a grassed area and erect bollards at either end to restrict access by motorized vehicles. In this way, it could still be used as an informal walkway.*
2. *Sell the entire lane way to the adjacent property owners.*

If option one is chosen, Administration recommends retaining the entire alleyway for this purpose. We feel that if a portion of the alley was allowed to be leased or sold, leaving only half for an informal pathway, it would result in poorer site lines onto 35 Street and into the alley for pedestrian traffic. It may also create a narrow, closed off area which could potentially attract undesirable behavior. We do not, as a practice, encourage pedestrian usage of back alleys. The narrower width would make access with maintenance vehicles difficult and fencing may conflict with underground utilities. Also, we would not recommend putting in an actual pathway (shale or paved), as we would not want to lead people to believe that this small section was part of our formal pathway system, or create an unsafe situation for cyclists and inline skaters.

The cost estimate for option one is approximately \$4,000.00. This would include removing approximately six inches of existing ground material, replacing it with black dirt, sodding the entire area, and erecting a set of bollards at either end.

This is not a project that has been identified in the Recreation, Parks and Culture Department's annual budget and, therefore, funding is not in place through any department to do this work. As well, with the very busy season ahead for our Parks section, once a funding source has been identified, We suggest contracting this particular project out to a local landscaping company.

If option two is chosen the land, crosshatched on the attached plan, would be sold to Mrs. Zurfluh for an agreed price of \$10,000.00 plus GST. This price is based on market value of \$1000.00 per front foot discounted by 50% to account for the encumbrances that will eliminate any development potential. The land can only be used for lawn.

Public input is required and our objective is to achieve first reading, schedule the hearing and find out if people in the community support the lane closure and whether they are interested in having a walkway in this location.

RECOMMENDATION

Land and Economic Development recommend:

1. That City Council give first reading to a Bylaw having the effect of closing the following:

"All that portion of lane, as shown on Plan 5812HW, lying adjacent to the west boundary of Lot 1, Block 13, Plan 5812HW, lying south of the westerly production of the north boundary of said lot 1, and lying north of a line drawn parallel to, and 33.53 meters south of, the north boundary of said Lot 1. Containing 0.0204 hectares more or less."

2. Pending input at the public hearing that Council, should they approve 2nd and 3rd readings, direct:

- Land and Economic Development to sell the entire lane to Mrs. Zurfluh. The land would be sold "as is", subject to a utility right of way, at current market value (\$10,000) as discounted for encumbrances. With all survey and consolidation costs to be the responsibility of the purchaser and PCPS to prepare the rezoning of the lane to R1.

Or

- That council authorizes a \$4000.00 over expenditure from _____ and directs Recreation, Parks and Culture to remove the gravel, install the sod walkway and bollards.

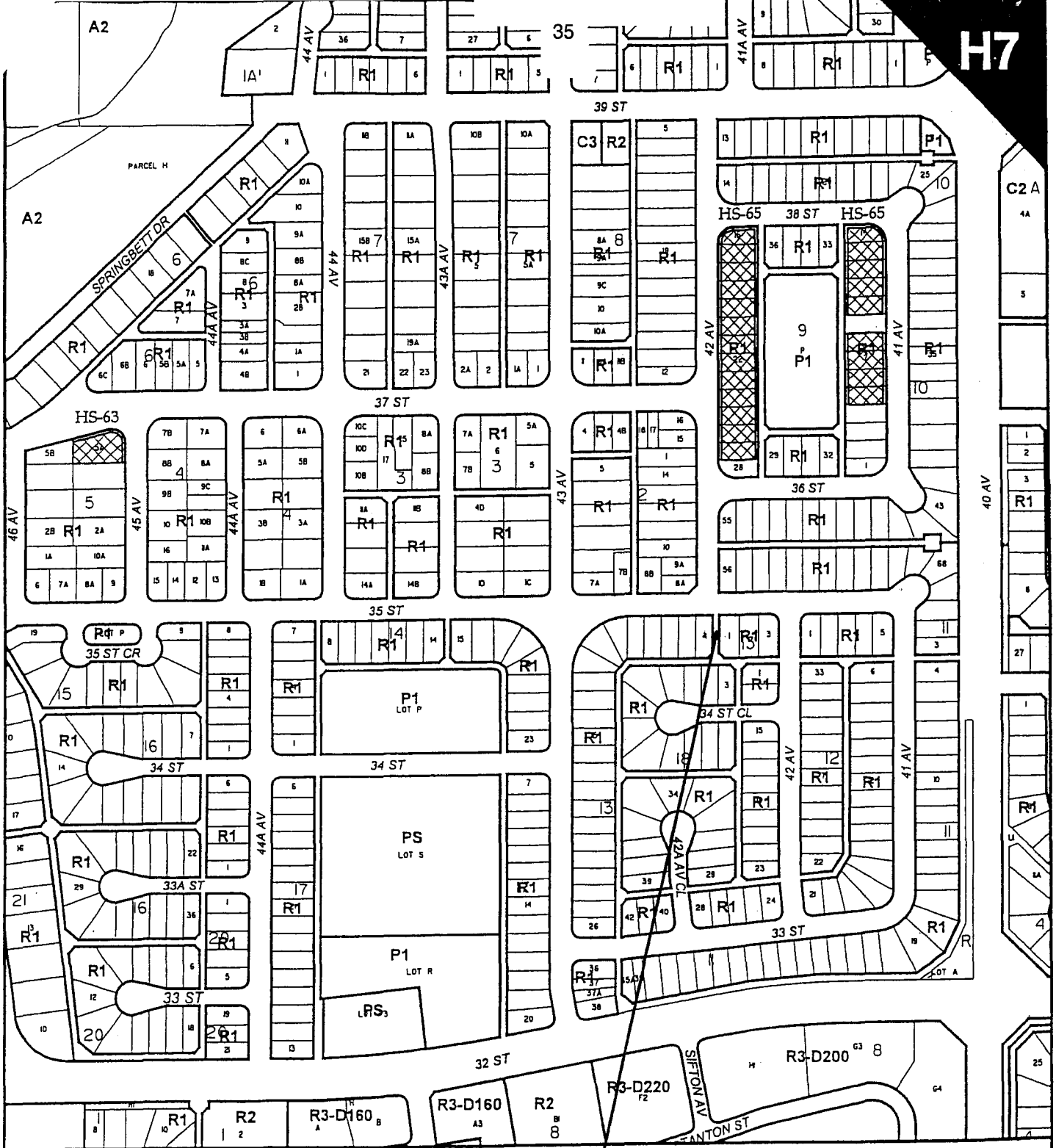


Howard S. Thompson

Att.

c: Harold Jeske, Recreation, Parks and Culture Manager

H7



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 NE¼ Sec 09
3156 / CC-2000 Aug 28, 2000

Subject

G8	H8	I8
G7	H7	I7
G6	H6	I6

NE¼ Sec 09
Twp 38- Rge 27 - W4th

printed on
January 03, 2002

36

U/G
Power

STORM

34 ST CL

Comments:

I concur with the recommendation that Council give first reading to the Road Closure Bylaw. I appreciate the suggestion by the Administration that an option be offered in terms of the eventual use of the property. However, I believe it may be more helpful to the public if we can advertise a preferred option on which they can make comment. Based on the fact that this "alley way" does not represent an extension of any particular pathway system and that alternate access to the street is within a short distance, it seems logical that the property be amalgamated into the adjoining lot as proposed by Mrs. Zurfluh. This will make the area consistent with many others in the nearby vicinity. Further, I appreciate the difficulty that small remnants of property requiring maintenance represent for our Parks & Recreation Department.

Accordingly, I recommend that we advertise the bylaw to include both the closure of the alley and the sale of the property to the adjoining landowner. A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor



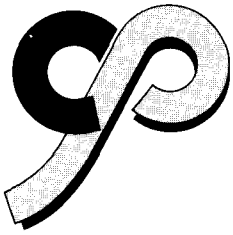
COUNCIL MEETING OF MAY 5TH, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: LANE CLOSURE - 35TH STREET
AND 42ND AVENUE (MOUNTVIEW)
ROAD CLOSURE BYLAW 3313/2003
PAGE 33 OF THE OPEN AGENDA**

**LAND USE BYLAW AMENDMENT
3156/S-2003**



**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: May 2, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/S-2003
Portion of Laneway Adjacent to 4201 – 35 Street
(Lot 4, Block 13, Plan 1779 KS) 35 Street and 42 Avenue
Mountview Neighbourhood
The City of Red Deer

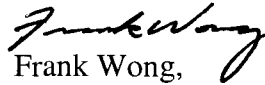
The City of Red Deer is in the process of closing the portion of laneway adjacent to Lot 4, Block 13, Plan 1779 KS. This Bylaw amendment rezones approximately 204m² (2200ft²) from LANE to R1 Residential Low Density District.

A report from the Land and Economic Development Department regarding the proposed lane closure appears elsewhere in this Council agenda.

Recommendation

Subject to City Council supporting the proposed lane closure, Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/S-2003.

Sincerely,


Frank Wong,
Planning Assistant

Attachment

BYLAW NO. 3156/S-2003

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

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

- 1 The "Use District Map H7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 17/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

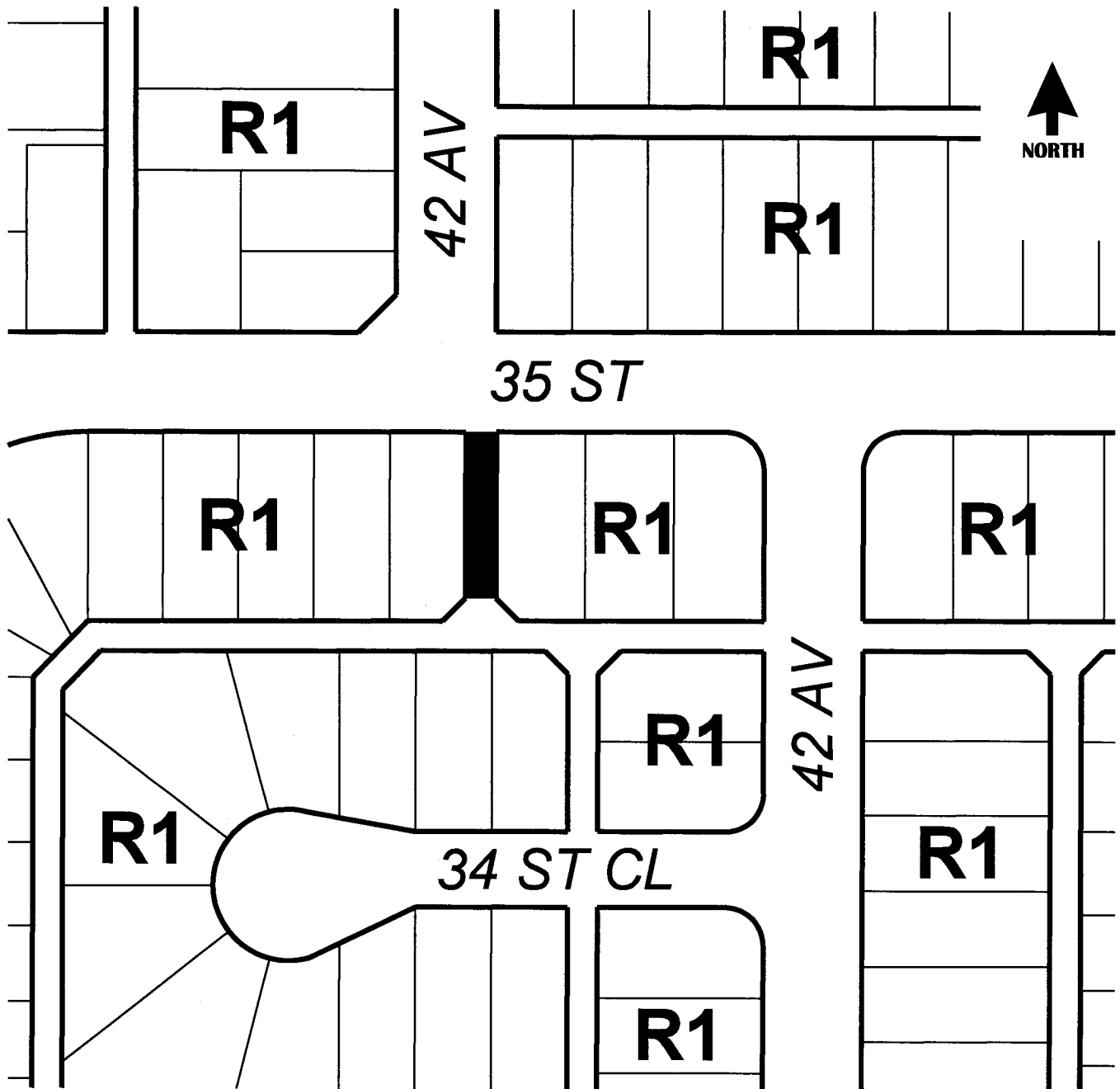
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

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



Change from :
Lane to R1 XXXXXXXXXX

AFFECTED DISTRICTS:
R1 - Residential (Low Density)

MAP No. 17 / 2003
BYLAW No. 3156 / S - 2003

FILE



City Clerk's Department

DATE: May 6, 2003
TO: City Council
FROM: Kelly Kloss, City Clerk
SUBJECT: Lane Closure – 35th Street and 42nd Avenue (Mountview)
Road Closure Bylaw 3313/2003
Land Use Bylaw Amendment 3156/S-2003

History

At the Monday, May 5, 2003 meeting of Council, Road Closure Bylaw 3313/2003 and Land Use Bylaw Amendment 3156/S-2003 were given first readings.

Road Closure Bylaw closes a portion of laneway adjacent to 4201 – 35 Street. Land Use Bylaw Amendment 3156/S-2003 rezones approximately 204m² (2,200 ft²) from LANE to R1 Residential Low Density District.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Recommendations

That following the Public Hearings, Council may:

- 1) Proceed with second and third readings of Road Closure Bylaw 3313/2003,
and
- 2) Proceed with second and third readings of Land Use Bylaw Amendment
3156/S-2003.

Kelly Kloss
City Clerk

/chk

FILE



May 6, 2003

Helen Zurfluh
4201 – 35 Street
Red Deer, AB T4N QP9

Dear Ms Zurfluh:

Lane Closure – 35th Street and 42nd Avenue (Mountview)
Road Closure Bylaw 3313/2003
Land Use Bylaw Amendment 3156/S-2003

Red Deer City Council gave first reading to *Road Closure Bylaw 3313/2003* and *Land Use Bylaw Amendment 3156/S-2003* at the City of Red Deer's Council Meeting held Monday, May 5, 2003. For your information, copies of the bylaws are attached.

Road Closure Bylaw closes a portion of laneway adjacent to 4201 – 35 Street. Land Use Bylaw Amendment 3156/S-2003 rezones approximately 204m² (2,200 ft²) from LANE to R1 Residential Low Density District.

The following resolution was also passed:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, dated April 30, 2003 re: Lane Closure – 35th Street and 42nd Avenue (Mountview) hereby agrees:

1. To sell the laneway to the adjacent property owner(s) at current market value subject to:
 - a) The passage of the Road Closure Bylaw 3313/2003 and Land Use Bylaw Amendment 3156/S-2003
 - b) A Utility Right of Way being registered
 - c) All survey and consolidation costs are the responsibility of the purchaser.

...2/

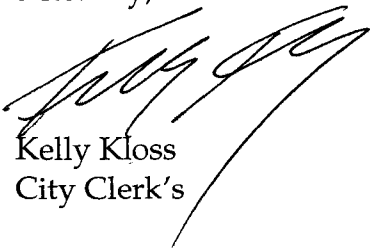
Ms. Helen Zurfluh
May 6, 2003
Page 2

2. That if the adjacent property owners do not purchase the laneway, Administration are directed to remove the gravel and install a sod walkway with bollards. This project and the cost of up to \$4,000 is added to the 2003 Budget and funded from the Tax Stabilization Reserve.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting. You are welcome to attend these hearings.

Please all if you have any questions or require additional information.

Sincerely,



Kelly Kloss
City Clerk's

KK/chk
/attach.

c Parkland Community Planning Services
Land & Economic Development Manager



City Clerk's Department

DATE: May 6, 2003
TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: Lane Closure – 35th Street and 42nd Avenue (Mountview)
Road Closure Bylaw 3313/2003
Land Use Bylaw Amendment 3156/S-2003

Reference Report:

Land & Economic Development Manager, dated April 28, 2003, and Parkland Community Planning Services, dated May 2, 2003.

Bylaw Readings:

Road Closure Bylaw 3313/2003 and Land Use Bylaw Amendment 3156/S-2003 were given first readings. Copies of the bylaws are attached.

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, dated April 30, 2003 re: Lane Closure – 35th Street and 42nd Avenue (Mountview) hereby agrees:

1. To sell the laneway to the adjacent property owner(s) at current market value subject to:
 - a) The passage of the Road Closure Bylaw 3313/2003 and Land Use Bylaw Amendment 3156/S-2003
 - b) A Utility Right of Way being registered
 - c) All survey and consolidation costs are the responsibility of the purchaser.
2. That if the adjacent property owners do not purchase the laneway, Administration are directed to remove the gravel and install a sod walkway with bollards. This project and the cost of up to \$4,000 is added to the 2003 Budget and funded from the Tax Stabilization Reserve.

Report Back to Council: Yes

Public Hearings will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw closes a portion of laneway adjacent to 4201 – 35 Street. Land Use Bylaw Amendment 3156/S-2003 rezones approximately 204m² (2,200 ft²) from LANE to R1 Residential Low Density District. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk

- c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant
B. Greter, City Clerk's Clerk Steno

BYLAW NO. 3313/2003

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

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

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

“All that portion of lane, as shown on Plan 5812HW, lying adjacent to the west boundary of Lot 1, Block 13, Plan 5812HW, lying south of the westerly production of the north boundary of said Lot 1, and lying north of a line drawn parallel to, and 33.53 meters south of, the north boundary of said Lot 1.”

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3156/S-2003

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

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

- 1 The "Use District Map H7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 17/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of **May** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

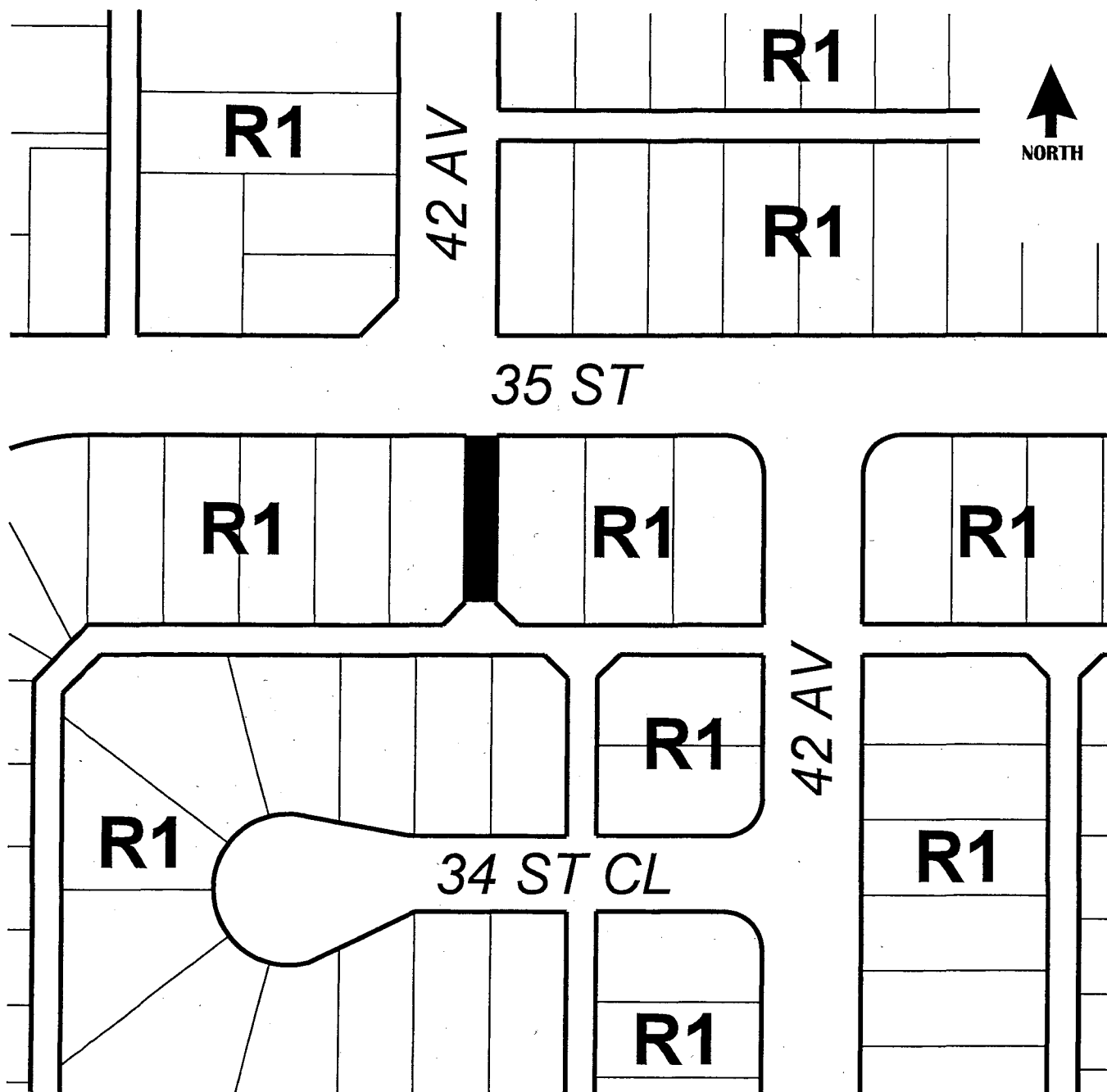
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
Lane to R1

AFFECTED DISTRICTS:
R1 - Residential (Low Density)

MAP No. 17 / 2003
BYLAW No. 3156 / S - 2003

Memo

Date: April 29th, 2003
To: Kelly Kloss, City Clerk
From: Howard Thompson, Land & Economic Development Manager
Re: Road Closure and reserve disposal Page and Parke Avenues

Within the 2003 capital plan Council approved the realignment of the intersections of Page and Parke Avenues. The construction of this intersection realignment will eliminate shortcutting of vehicles through the Pines Subdivision. The realignment of the intersection necessitates a reconfiguration of the reserve lot and roadway with a net result of slightly reducing the amount of reserve land and slightly increasing the amount of road.

The attached sketch (Snell & Osland) shows the areas of road and reserve to be closed, the other plans show the proposed subdivision and what the roads and reserve will look like in the after condition.

RECOMMENDATION

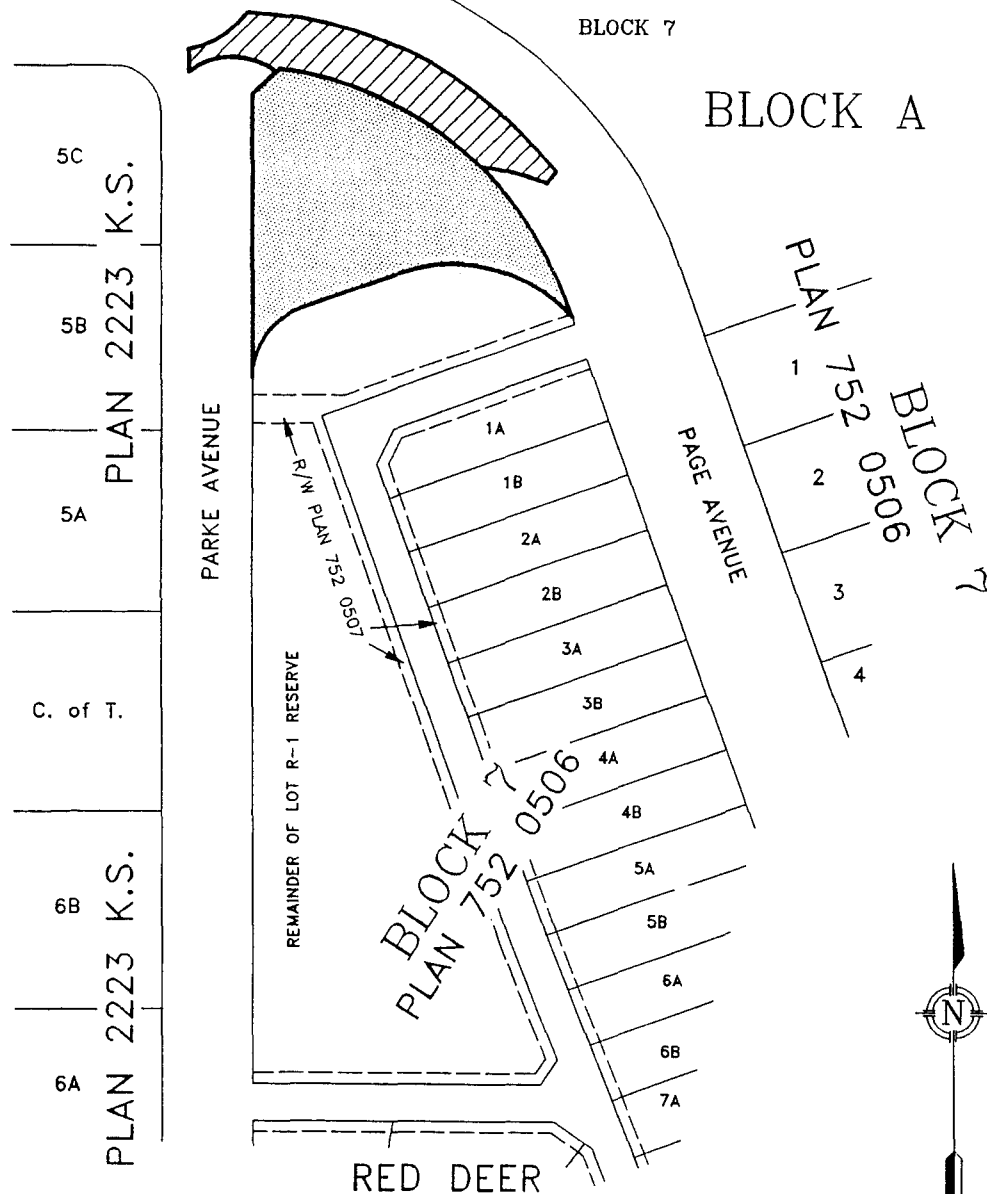
Land and Economic Development recommend:

1. That City Council give first reading to a Bylaw closing: "All that portion of Page Avenue, Plan 752 0506 and Parke Avenue, Plan 752 0506 lying within subdivision plan _____, and containing 0.135 hectares more or less."
2. That a hearing be scheduled pursuant to Section 674 and 675 of the Municipal Government Act in support of removing the reserve designation from: "All that portion of Lot R-ONE (R1), Block 7, Plan 752-0506 lying within subdivision plan _____, and containing 0.052 hectares more or less."



Howard S. Thompson
Land & Economic Development Manager

PLAN 782 2628



Sketch Showing
 Proposed Road Closure of parts of
 PAGE AVE. & PARKE AVE., PLAN 752 0506
 and
 Disposal of part of Reserve
 LOT R-1, BLOCK 7, PLAN 752 0506
 all within the
 N.W.1/4 SEC.28-38-27-4

SCALE = 1:1000


BY: DIRK VANDENBRINK A.L.S.


0 10 20 40 60 80 100 Metres

LEGEND & NOTES

AREA TO BE REGISTERED IS OUTLINED THUS 
 AND CONTAINS AS FOLLOWS

FROM: PAGE & PARKE AVE., PLAN 752 0506	= 0.052 ha. (0.052 ha.)
LOT R-1, BLOCK 7, PLAN 752 0506	= 0.135 ha. (0.135 ha.)
TOTAL	= 0.187 ha. (0.187 ha.)

AREA OF ROAD TO BE CLOSED IS SHADED THUS 

AREA OF MR TO BE DISPOSED OF IS SHADED THUS 



APRIL 11, 2003
 JOB No.:25-210

40



74 ST

49 AVE

PARKE AVE

PAGE AVE

NEW BUS LANE

ROAD DISPOSAL
AREA = 521.3m²

New MR Lot

NEW ROAD
CONSTRUCTION

MR DISPOSAL
AREA = 521.3m²



DRAWN BY:
MAR
DATE:
MAR. 2003
SCALE:
NTS

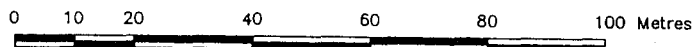
PAGE AND PARKE AVE
CONNECTION
MR and ROAD DISPOSAL

APPROVED BY:
(ENGINEER)
DRAWING NO.:
1/1



Plan Showing a Proposed Subdivision
of parts of
PAGE AVE. & PARKE AVE., PLAN 752 0506
LOT R-1, BLOCK 7, PLAN 752 0506
in the
N.W.1/4 SEC.28-38-27-4

BY: DIRK VANDENBRINK A.L.S.



DISTANCES ALONG A CURVE ARE ARC DISTANCES.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

AREA TO BE REGISTERED IS OUTLINED THUS _____
AND CONTAINS AS FOLLOWS

FROM: PAGE & PARKE AVE., PLAN 752 0506	=	0.052 ha. (0.052 ha.)
LOT R-1, BLOCK 7, PLAN 752 0506	=	0.135 ha. (0.135 ha.)
<u>TOTAL</u>	=	<u>0.187 ha. (0.187 ha.)</u>



APRIL 11, 2003
JOB No.: 25-210

Comments:

I agree with the recommendations of the Land & Economic Development Manger. A Public Hearing will be held on Monday, June 16, 2003, at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"G. D. Surkan"
Mayor

June 16, 2003

Ms. Sharon Grimshire
84 Page Avenue
Red Deer, Alberta T4P 1J8

Dear Ms. Grimshire:

Re: Pines Subdivision Road and Lane Barriers

Your June 4, 2003 letter to City Council has been referred to the Engineering Services Department for review and comment.

1. Your Concern about Child Safety

The realignment of Page Avenue – Parke Avenue at the north end of the Pines Subdivision is scheduled for construction in August of this year. During construction, the area will be well marked as a construction zone and hopefully parents will advise their children to stay clear of this area. As part of the construction, a new sidewalk is to be constructed along Parke Avenue to help guide the children along a safe route to and from school.

2. Signing Bus Only Lane from Page Avenue to Northlands Area

The possibility of vehicles illegally using the “bus lane only” at the north end of Page Avenue has been fully reviewed and discussed with City Council. We believe that with the new roadway connection between Page Avenue and Parke Avenue, there will be less desire to use the bus lane to get out of the Pines area, or for residents to gain access to their rear yards and garages. If an enforcement problem materializes after construction, Council has indicated that they will consider the installation of an enforcement camera.

3. Your Concern about the Environment

Your comments relative to the migration of deer and other wildlife through the Pines Subdivision are noted. There are many other wildlife movements throughout The City occurring every day. For this reason, it is not possible to install warning signs at every location where an animal is seen crossing or walking along a roadway. Construction of all kinds also

continues on a daily basis throughout The City and wildlife seems to adjust. If we are aware of specific bird nests or animal dens that are in use at the time of construction, we will do whatever we can to minimize the intrusion.

4. Vehicle Speeding

Our standard residential speed limit in The City of Red Deer is 50 km/hr. In many subdivisions, where there is a significant amount of on street parking, the operating speed of vehicles is less than 50 km/hr. For those citizens who insist on driving faster than either roadway conditions, or the maximum posted speed limit allows, the RCMP are available to provide enforcement. We would encourage you to provide any infraction details directly to the traffic section of the RCMP.

5. Vehicle Counters

We normally do not count traffic on internal subdivision roadways, which explains why you have not seen a vehicle counter on Parke or Page Avenues. We will however be conducting some before construction, and after construction, traffic counts on these two roadways to establish actual traffic numbers rather than continuing to use traffic number predictions.

6. Dangerous Corner at south end of Parke Avenue in winter

There are no plans for changing the street lighting at the Parke Avenue / Phelan Close intersection, or the curve to the south. No accidents were reported at this intersection or the curve for Year 2000 and Year 2001. The Year 2002 accident statistics are not yet available from the Provincial Government. If ice or snow accumulation on the roadway is the problem you are referring to, we encourage you to report this to the Public Works Department at the time of the occurrence.

7. What are the predicted traffic volumes on Page, Pamely, and Piper after construction?

We do not have any information on the number of vehicles owned by Parke Avenue residents. The predicted traffic volumes are:

- Page Avenue – 1,300 to 1,800 vehicles per day
- Pamely Drive – 4,500 to 5,500 vehicles per day
- Piper Drive – 3,000 to 4,000 vehicles per day

All three of these roadways are classified as collector roadways with a traffic capacity in the order of 5,000 to 6,000 vehicles per day.

8. Can the construction date be delayed?

The detailed design is in process. The schedule is to call for public tenders in July and to start construction on or about August 15, with project completion by September 30, 2003. This project will be tendered along with three other smaller projects; the 67 Street/ 59 Avenue intersection improvements, the 43 Street/52 Avenue intersection improvements, and the closure of the East Gaetz Avenue service road adjacent to Kipp Scotts. At this point, we are not aware of a need to delay construction, in fact, for some residents of Phelan Close and Phelan Crescent, the construction cannot occur soon enough.

9. What is the project cost? Will it affect property taxes? What is the price of an enforcement camera? Is this project intended to take traffic pressure off Gaetz Avenue? Will the 67 Street/Pamely Avenue intersection be changed?

- This connection of Parke and Page Avenues is intended to improve traffic flow and access to rear yards and garages, within the Pines Subdivision. It is not intended to take any traffic volume away from Gaetz Avenue.
- The cost of the modification is about \$200,000. This cost is funded 25% by the City's capital project reserve fund and 75% by the Provincial Transportation Grant. It will not be funded through special property tax to the Pines residents.
- Installing a red light camera at this location will cost about \$65,000.
- The Pines Community Association has requested the southbound approach of the 67 Street / Pamely Avenue Intersection to have lane designation signs installed, specifying that the curb lane operate with a right turn only, and the center lane to be left turn and through. This improvement, as well as widening the travel lanes, will be undertaken this year.

We hope this answers your questions. Please do not hesitate to contact us if you need further clarification.

Yours truly,



Ken Haslop P. Eng.
Engineering Services Manager

CYL/KGH/ldr

c. Legislative & Administrative Services



FILE

City Clerk's Department

DATE: May 6, 2003

TO: City Council

FROM: Kelly Kloss, City Clerk

SUBJECT: Road Closure Bylaw 3314/2003 and Disposal of Municipal Reserve
Land Use Bylaw Amendment 3156/T-2003
Page and Parke Avenue

History

At the Monday, May 5, 2003 meeting of Council, Road Closure Bylaw 3314/2003 and Land Use Bylaw Amendment 3156/T-2003 were given first readings.

Road Closure Bylaw 3314/2003 and Disposal of Municipal Reserve provides for the realignment of the junction of Page Avenue and Parke Avenue to eliminate shortcutting of vehicles through the Pines Subdivision. Land Use Bylaw Amendment 3156/T-2003 rezones approximately 988 m² (10,635 ft²) from P1 Parks and Recreation to ROAD and 521 m² (5,608 ft²) from ROAD to P1 Parks and Recreation District.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Recommendations

That following the Public Hearings, Council may:

- 1) Proceed with second and third readings of Road Closure Bylaw 3314/2003, and
- 2) Proceed with second and third readings of Land Use Bylaw Amendment 3156/T-2003.

Kelly Kloss
City Clerk

/chk



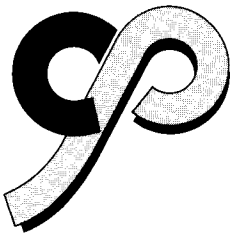
COUNCIL MEETING OF MAY 5TH, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: PAGE & PARKE AVENUES:
ROAD CLOSURE BYLAW 3314/2003
AND DISPOSAL OF MUNICIPAL
RESERVE
PAGE 38 OF THE OPEN AGENDA**

**LAND USE BYLAW AMENDMENT
3156/T-2003**



**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: May 2, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/T-2003
Road Closure and Reserve Disposition
Junction of Page Avenue and Parke Avenue
Pines Neighbourhood
The City of Red Deer

The City of Red Deer is in the process of realigning the junction of Page Avenue and Parke Avenue to eliminate shortcutting of vehicles through the Pines Neighbourhood. This Bylaw amendment rezones approximately 988m² (10635ft²) from P1 Parks and Recreation to ROAD and 521m² (5608ft²) from ROAD to P1 Parks and Recreation District.

A report from the Land and Economic Development Department regarding the road closure and disposition of municipal reserve appears elsewhere in this Council agenda.

Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/T-2003.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

BYLAW NO. 3156/T-2003

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

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

- 1 The “Use District Map G13” contained in “Schedule B” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 18/2003 attached hereto and forming part of the bylaw.

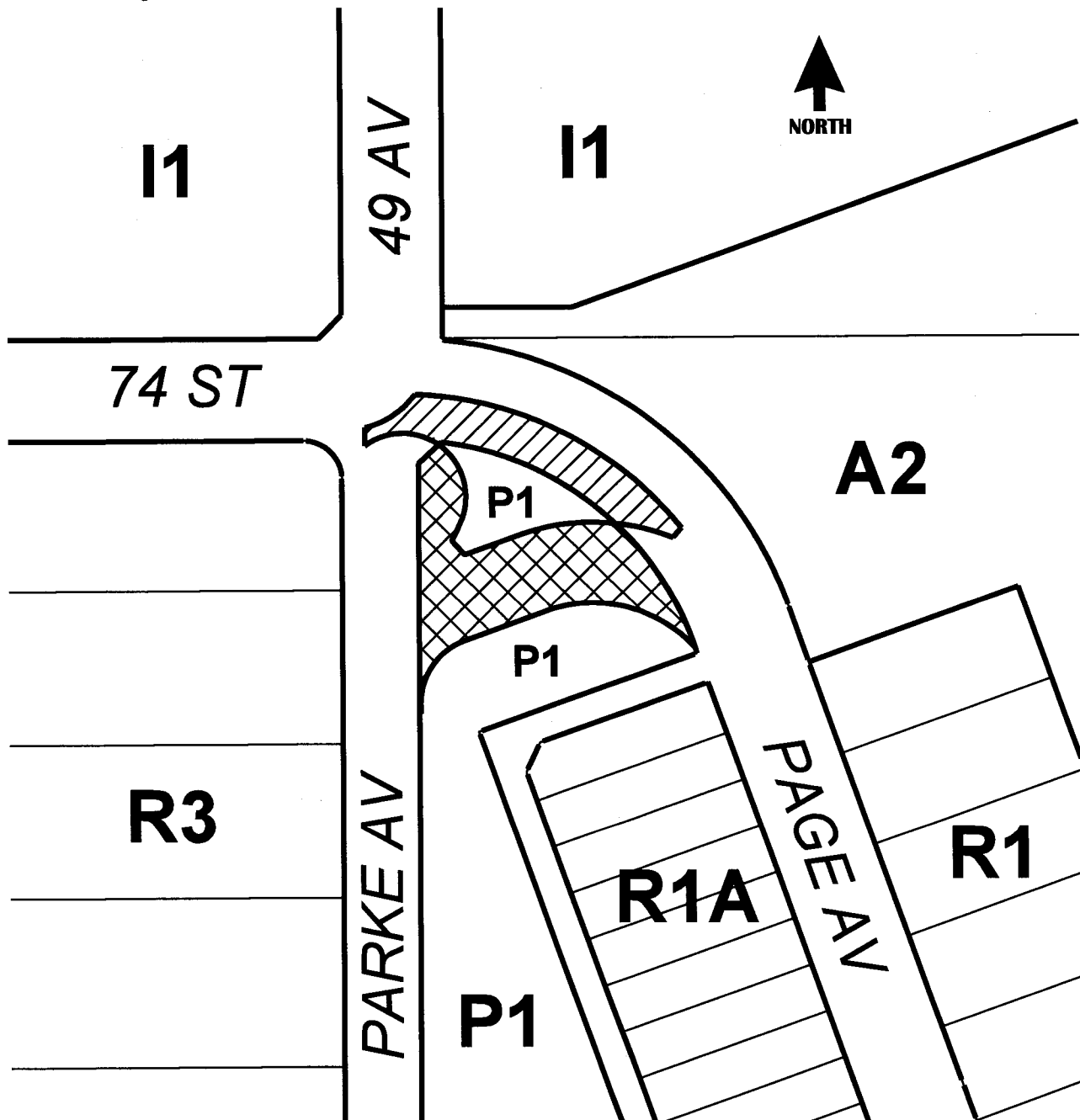
READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

Road to P1 

P1 to Road 

AFFECTED DISTRICTS:
P1 - Parks & Recreation

MAP No. 18 / 2003
BYLAW No. 3156 / T - 2003

City Clerk's Department

DATE: May 6, 2003

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Road Closure Bylaw 3314/2003 and Disposal of Municipal Reserve
Land Use Bylaw Amendment 3156/T-2003
Page and Parke Avenue

Reference Report:

Land & Economic Development Manager, dated April 29, 2003

Bylaw Readings:

Road Closure Bylaw 3314/2003 and Land Use Bylaw Amendment 3156/T-2003 were given first readings. Copies of the bylaws are attached.

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, dated April 29, 2003, re: Road Closure and Reserve Disposal, Page and Parke Avenues, hereby agrees that the following resolution be considered at the Council meeting of Monday, June 16, 2003:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated April 29, 2003, Re: Road Closure and Reserve Disposal, Page and Parke Avenues, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-ONE (R1), Block 7, Plan 752-0506 lying within subdivision plan _____, and containing 0.052 hectares more or less."

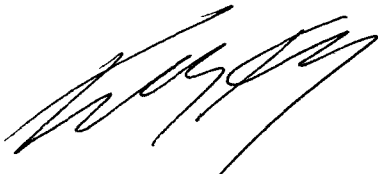
Report Back to Council: Yes

Public Hearings will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3314/2003 and Disposal of Municipal Reserve provides for the realignment of the junction of Page Avenue and Parke Avenue to eliminate shortcutting of vehicles through the Pines Subdivision. Land Use Bylaw Amendment 3156/T-2003 rezones approximately 988 m² (10,635 ft²) from P1 Parks and Recreation to ROAD and 521 m² (5,608 ft²) from ROAD to P1 Parks and Recreation District.

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



Kelly Kloss
City Clerk
/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant
Bev Greter, City Clerk's Clerk Steno

BYLAW NO. 3314/2003

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

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

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

“All that portion of Page Avenue, Plan 752 0506 and Parke Avenue, Plan 752 0506 lying within subdivision plan _____, and containing 0.135 hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3156/T-2003

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

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

- 1 The "Use District Map G13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 18/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **5th** day of **May** 2003.

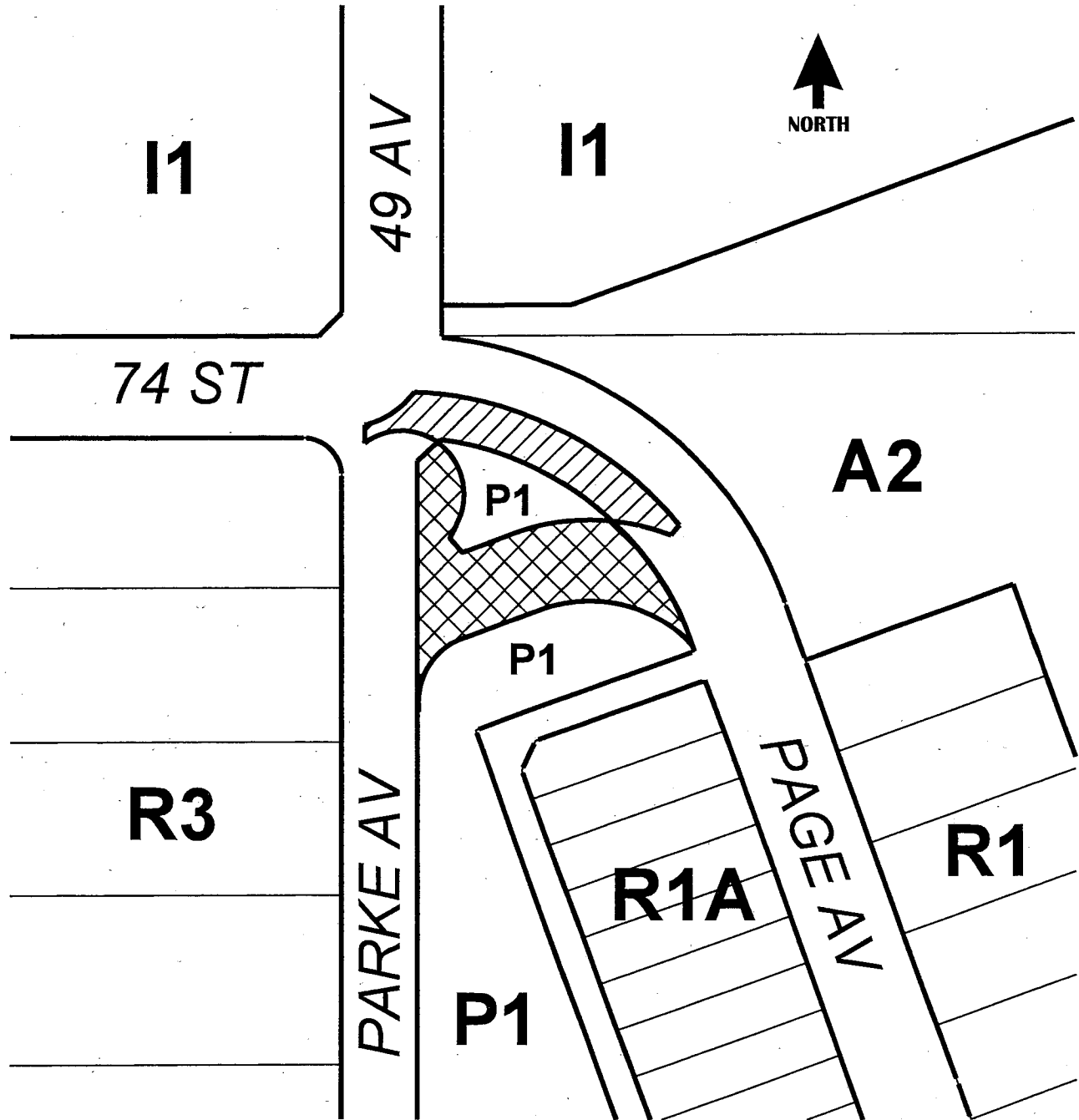
READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.


AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK



Change from :

Road to P1 

P1 to Road 

AFFECTED DISTRICTS:

P1 - Parks & Recreation

MAP No. 18 / 2003

BYLAW No. 3156 / T - 2003



1000-069 075-1005 K
100-1048 K

Engineering Services

Date: April 25, 2003
To: City Clerk
From: Engineering Services Manager
Re: Traffic By-law 3186/97

Proposed Speed Limit on Johnstone Drive

The City of Red Deer is currently involved in constructing a section of Johnstone Drive, between Jewell Street and Taylor Drive. The project Consultant, Infrastructure Systems Ltd. (ISL), has recommended on their construction drawings that, upon project completion, the posted speed limit of this section of roadway be 60 km/hr. This is consistent with the current 60 km/hr speed limit on Johnstone Drive, between 67 Street and Jewell Street.

Recommendation

The Engineering Services Department is recommending the posted speed limit on Johnstone Drive, between Jewell Street and Taylor Drive, be 60 km/h. The following Traffic By-Law revisions are included for consideration.

SCHEDULE "B" 60 km/h

AVENUES

Replace line 9,

"Johnstone Drive (68 Avenue), between 67 Street and Jewell Street"
with

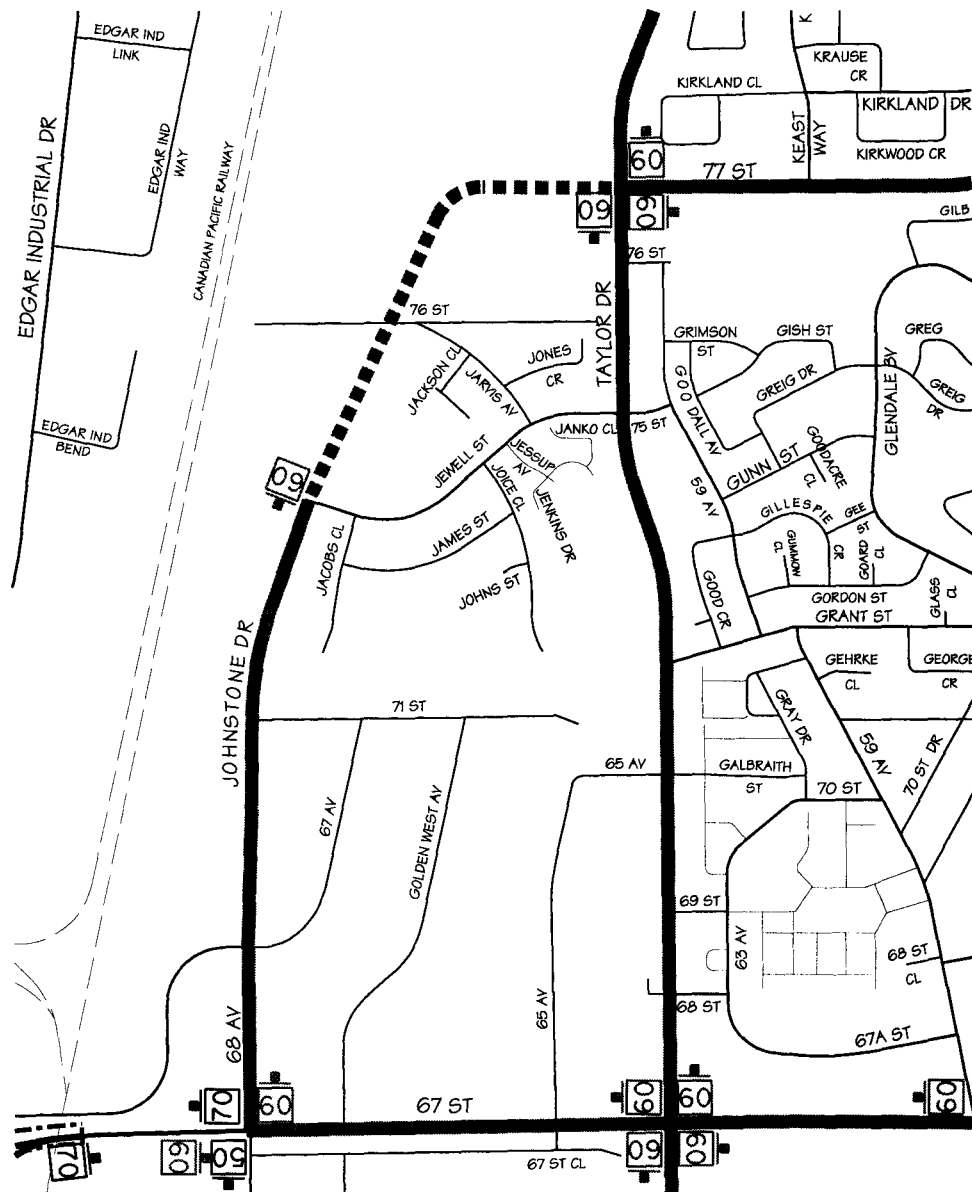
Johnstone Drive (68 Avenue), between 67 Street and Taylor Drive

A handwritten signature in black ink, appearing to read 'Ken G. Haslop'.

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

RBH/emr

c. Traffic Engineer
Public Works Manager



----- PROPOSED 60 KM SPEED LIMIT
 ————— EXISTING 60 KM SPEED LIMIT

				PREPARED BY RBH	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY
				DATE April/03		
				SCALE 1:5,000		ENGINEER EXHIBIT NO.
NO.	DATE	REVISION	APPROVED			1 OF 1



620-071 1000-069 075-1009 K
075-1005 K 100-1048 K

Engineering Services

Date: April 25, 2003
To: City Clerk
From: Engineering Services Manager
Re: Traffic By-law 3186/97

Proposed Truck Route on Johnstone Drive

The City of Red Deer is currently involved in constructing a section of Johnstone Drive between Jewell Street and Taylor Drive. The project Consultant, Infrastructure Systems Ltd. (ISL), has recommended on their construction drawings an extension of the existing Truck Route on Johnstone Drive north of 67 Street. Upon project completion, ISL is recommending that the Truck Route be extended to Taylor Drive.

Recommendation

The Engineering Services Department is recommending that we extend the existing Truck Route on Johnstone Drive to Taylor Drive.

The following Traffic By-Law revisions are included for consideration.

SCHEDULE "F"

AVENUES

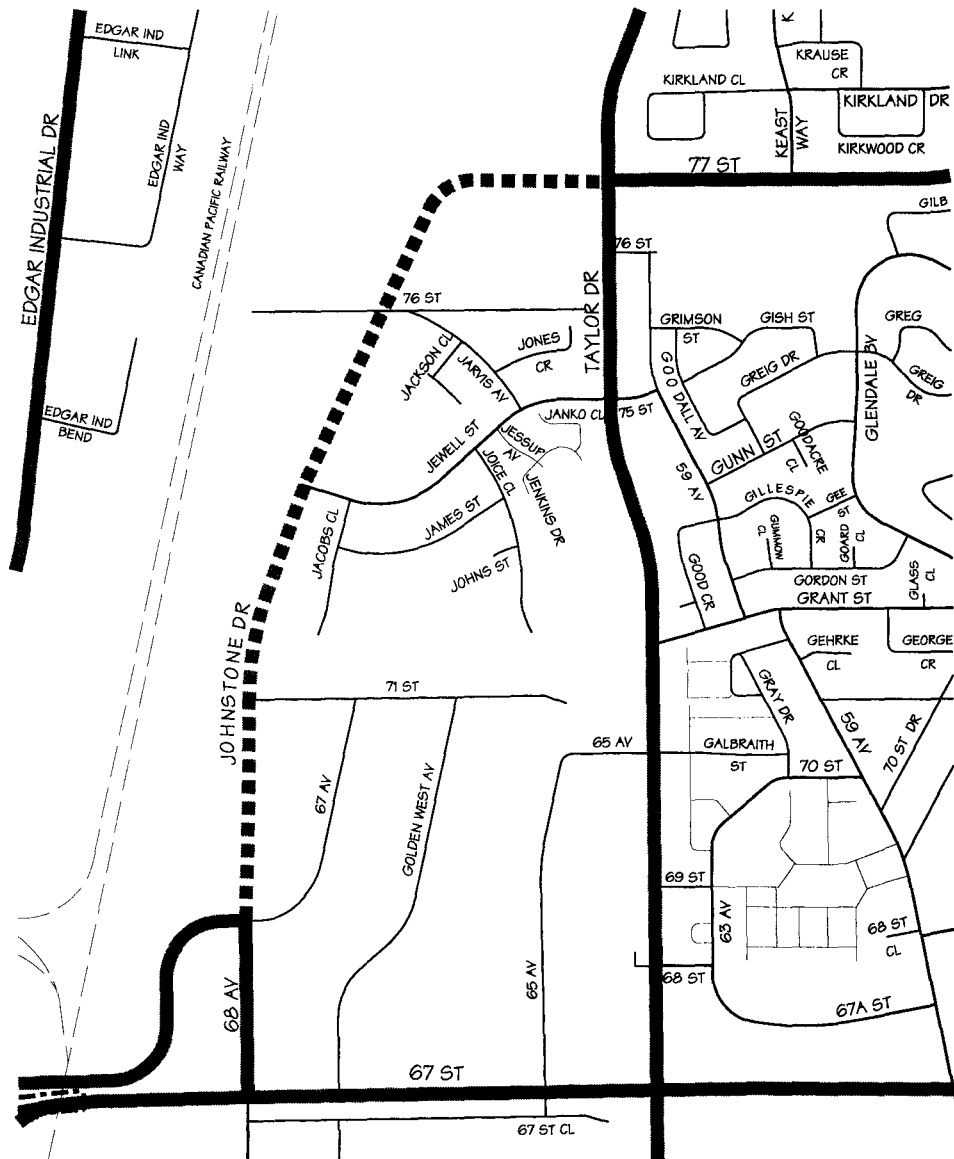
Replace line,

<u>On</u> 68 Avenue with	<u>From</u> 67 Street	<u>To</u> Edgar Industrial Drive
<u>On</u> Johnstone Drive (68 Avenue)	<u>From</u> 67 Street	<u>To</u> Taylor Drive

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

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

RBH/emr
c. Traffic Engineer
Public Works Manager



■■■■ PROPOSED TRUCK ROUTE
 ——— EXISTING TRUCK ROUTE

				PREPARED BY RBH	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY
				DATE April/03		
				SCALE 1:15.000		ENGINEER EXHIBIT NO
NO.	DATE	REVISION	APPRO			1 OF 1

Comments:

I agree with the recommendations of the Engineering Services Manager with regard to the speed limit change and extension of the truck route.

"G. D. Surkan"
Mayor

FILE



Council Decision – May 5, 2003

City Clerk's Department

DATE: May 6, 2003

TO: Ken Haslop, Engineering Services Manager

FROM: Kelly Kloss, City Clerk

SUBJECT: Traffic Bylaw 3186/97
Traffic Bylaw Amendment 3186/B-2003 – Amendments to :
(a) Speed Limit on Johnstone Drive (Schedule "B")
(b) Truck Route on Johnstone Drive (Schedule "F")

Reference Report:

Engineering Services Manager, dated April 25, 2003

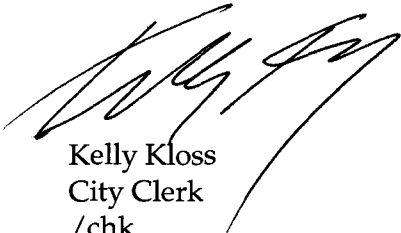
Bylaw Readings:

Traffic Bylaw Amendment 3186/B-2003 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This office will amend the consolidated version of Traffic Bylaw Amendment 3186/97 and distribute copies in due course.



Kelly Kloss
City Clerk
/chk
/attach.

c Director of Development Services



DATE: April 24, 2003

TO: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/Q-2003
Lots 1 – 3, Block B, Plan K8 (4644 – 48 Street)
NW ¼ Sec. 16-38-27-4
Parkvale Neighbourhood
644045 Alberta Ltd.

The owner of Lots 1-3 Block B, Plan K-8 is requesting a land use bylaw amendment to allow a semi-detached dwelling on his existing property in Parkvale.

Background Information

On June 18, 2001, City Council approved Land Use Bylaw Amendment 3156/U-2001. This bylaw changed all of the land uses in the core area of Parkvale to R1 (Residential Low Density) District. All existing semi-detached, multi-attached and apartments were listed as an exception in the land use bylaw so that they would not become non-conforming uses. The intent of the bylaw was to recognize and accept existing uses but prevent new uses from occurring.

However in order to address concerns of one landowner, City Council delayed implementation of the land use bylaw amendment until January 1, 2002. This meant that landowners could construct non-single family buildings in the period between the time the land use bylaw was passed and the time that the land use bylaw took effect.

The owner of Lots 1-3 Block B, Plan K-8 did apply for a permit to construct a semi-detached dwelling prior to the land use bylaw amendment coming into effect on January 1, 2002. The building is now under construction. The owner would like to sell each half of the duplex and has applied to subdivide the parcel. However because the zoning change took effect before the application for subdivision was made, the site cannot be subdivided without a land use change.

Planning Analysis

Since the new zoning was designed to recognize existing buildings and this building is now in existence, it would be appropriate to treat the semi-detached dwelling the same as the other non-single family dwellings in the neighbourhood. All of the other properties were given an exception through the land use bylaw so that they did not become a non conforming use. This means that although they are shown as R1 in the land use bylaw, the exception section allows the building to be subdivided or replaced. The effect of the land use change will be to allow each half of the semi-detached dwelling to be sold to different owners. Without subdivision at least one half of the semi-detached dwelling would be rental as there could only be one owner of the building. The bylaw would not change the existing land use; it would only make the existing land use a conforming use.

Bylaw Amendment 3156/Q-2003...page 2Neighbourhood Comment

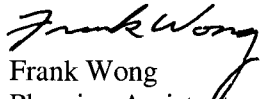
The Parkvale Community Association has been notified of the land use bylaw amendment to add the subject property to the exception list and offers no objections.

Additional Changes

This bylaw amendment includes some house keeping items which are part of Section 54 of the Land Use Bylaw. The zoning maps in referenced to Section 54 Subsection 10 and Subsection 11 are being renumber from Section 55(10) and 55(11) to Section 54(10) and 54(11). Subsection 54(10)(e) is updated with the new registered plan number which was not available at the passing of the original bylaw amendment. Subsection 54(10)(j) is separated into three specific properties (j), (k), and (l). Subsections 54(11)(d) and 54(11)(e) are being updated with the new form of density figures which reference units per hectare instead of persons per hectare.

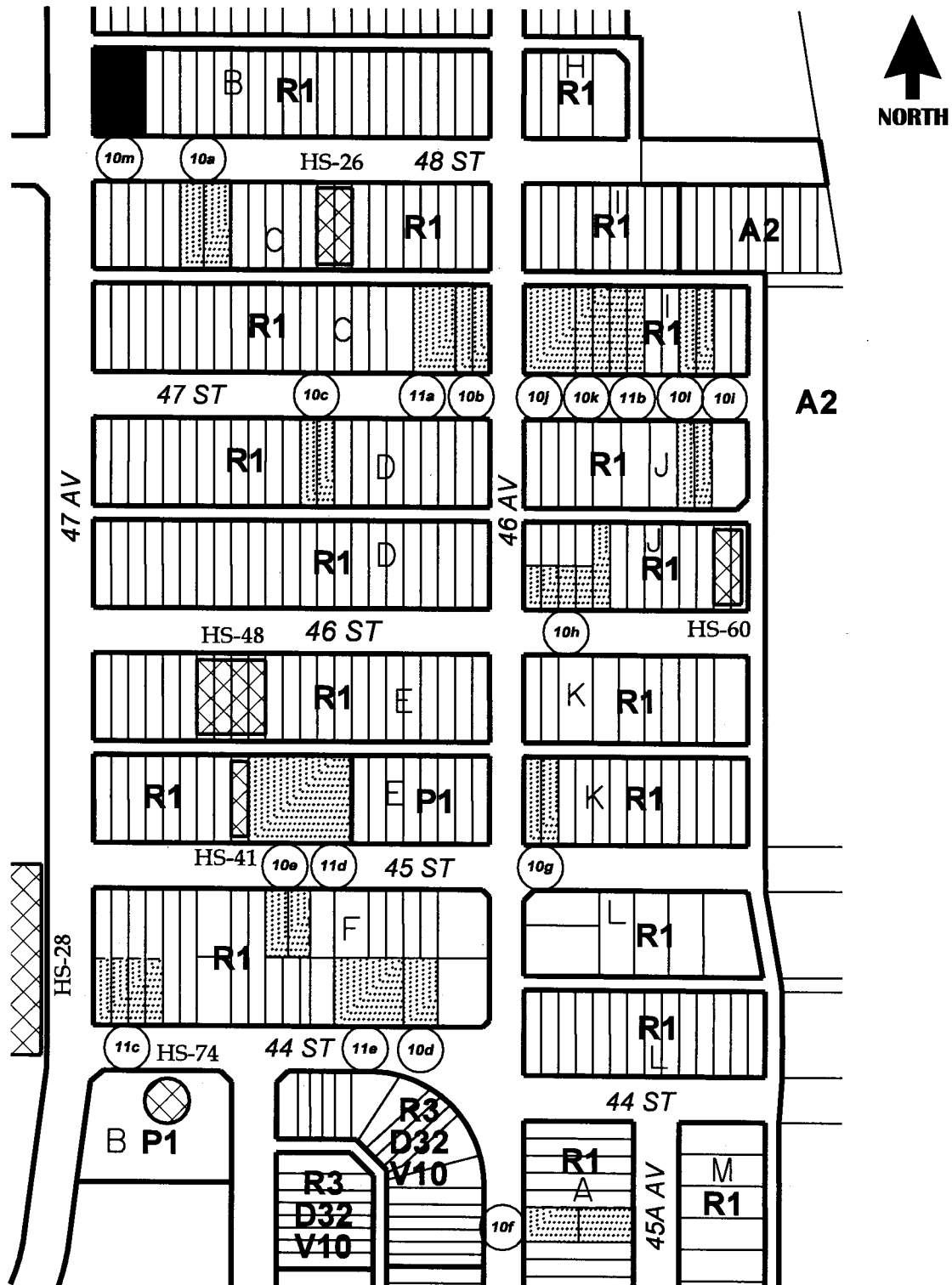
Staff Recommendation

The semi-detached development was applied for prior to the area of Parkvale was rezoned and all proper permits are in place, therefore Planning staff recommend that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/Q-2003.


Frank Wong
Planning Assistant

Attachments

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Addition to Exception - 54(10)(m) [REDACTED]

AFFECTED DISTRICTS:
R1 - Residential (Low Density)

MAP No. 14 / 2003
BYLAW No. 3156 / Q- 2003



Parkvale Community Association

April 16, 2003

Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5

To Whom It May Concern,

**Re: 4644 – 48 Street, Red Deer
Lots 1-3, Block B Plan K8
Subdivision request /Redevelopment in an existing neighbourhood**

This letter is in regards to the request to allow for subdivision of Mr. Mah's property at 4644-48 Street and to include this duplex on the listing of exceptions to Land Use Bylaw 3156 Section 54 (10) for Parkvale.

We recognize that when Mr. Mah's initial application was approved, there had been an oversight in terms of the need to also request the subdivision at that time. Certainly we know that it was Mr. Mah's intent of meeting the terms of the timelines needed before the bylaw changed. We therefore we do not object to the approval of such subdivision and inclusion on the exception listing.

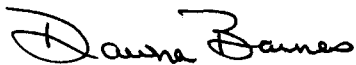
It should be noted that this is not a rezoning of this property to R1A rather an allowance of a semi-detached as a permitted use under the R1 land use exception. In no way does the Parkvale Community Association want this interpreted as an indication that there will be further support to amendments to

the bylaw. This is simply a question of handling an oversight resulting from the six month grace period given by city council at the time of the rezoning of our neighbourhood.

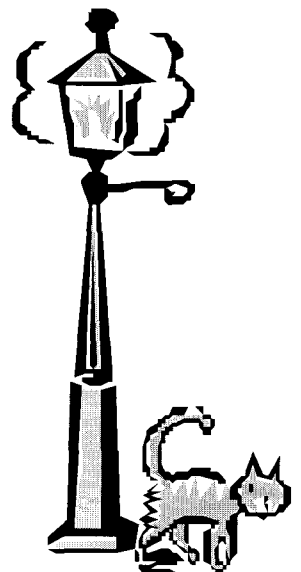
We do wish to note that on the application for subdivision, under the physical description of the property point 8(b) there is a description of the vegetation as no vegetation. It should be noted that there is substantial mature landscaping on this property including a line of mature Spruce trees on the east as well as a hedge along the west property line. The hedge along the front of the property line has been removed for construction. However as per the original approval of this development permit the remaining vegetation was to stay put and there had been indication that new scrubs were going to be replace along the front.

Should you have any questions please feel free to contract me.

Respectfully,



Dawna Barnes
President – Parkvale Community Association
(403)341-5051
bertdawn@telusplanet.net



Comments:

I agree with the recommendations of the Administration that Council proceed with first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

In the letter from the President of Parkvale Community Association it highlights the issue of vegetation on the property. In speaking with Administration, they confirmed that the requirement for vegetation will be as originally approved in the Development Permit. The reference to "no vegetation" in the subdivision application was an oversight.

"G. D. Surkan"
Mayor

City Clerk's Department

DATE: May 6, 2003
TO: City Council
FROM: Kelly Kloss, City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/Q-2003
Lots 1 – 3, Block B, Plan K8 (4644 – 48 Street)
NW ¼ Sec. 16-38-27-4
Parkvale Neighbourhood / 644045 Alberta Ltd.

History

At the Monday, May 5, 2003 meeting of Council, Land Use Bylaw Amendment 3156/Q-2003 was given first readings.

Land Use Bylaw Amendment 3156/Q-2003 allows a semi-detached dwelling on existing property in Parkvale. All of the other properties in the neighbourhood were given an exception through the Land Use Bylaw so that they did not become a non-conforming use. Although they are shown as R1 in the land use bylaw, the exception section allows the building to be subdivided or replaced. The land use change would be to allow each half of the semi-detached dwelling to be sold to different owners. It does not change the existing land use – only makes the existing land use a conforming use. Other changes in this amendment include house keeping changes to several items in Section 54 of the Land Use Bylaw.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with second and third readings of Land Use Bylaw Amendment 3156/Q-2003.

Kelly Kloss
City Clerk

/chk

FILE



CITY CLERK'S DEPARTMENT

May 6, 2003

644045 Alberta Ltd.
10 Flagstaff Close
Red Deer, AB T4N 6V1

Dear Sirs:

Land Use Bylaw Amendment 3156/Q-2003
Lots 1 – 3, Block B, Plan K8 (4644 – 48 Street)
NW ¼ Sec. 16-38-27-4
Parkvale Neighbourhood / 644045 Alberta Ltd.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/Q-2003* as the City of Red Deer's Council Meeting held Monday, May 5, 2003. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/Q-2003 allows a semi-detached dwelling on existing property in Parkvale. All of the other properties in the neighbourhood were given an exception through the Land Use Bylaw so that they did not become a non-conforming use. Although they are shown as R1 in the Land Use Bylaw, the exception section allows the building to be subdivided or replaced. The land use change would be to allow each half of the semi-detached dwelling to be sold to different owners. It does not change the existing land use – only makes the existing land use a conforming use. Other changes in this amendment include house keeping changes to several items in Section 54 of the Land Use Bylaw.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the Land Use Bylaw, the City requires a deposit before public advertising. In this instance the cost for advertising will be split between yourself and the City. The total cost is \$400 and, as such, we will require \$200 by Wednesday, May 14, 2003. This should be forwarded to this Department.

...2/

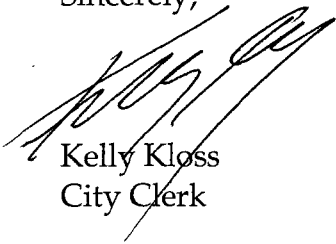
644045 Alberta Ltd.

May 6, 2003

Page 2

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk

/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant



Council Decision – May 5, 2003

City Clerk's Department

DATE: May 6, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/Q-2003
Lots 1 – 3, Block B, Plan K8 (4644 – 48 Street)
NW ¼ Sec. 16-38-27-4
Parkvale Neighbourhood / 644045 Alberta Ltd.

Reference Report:

Parkland Community Planning Services, dated April 24, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/Q-2003 was given first reading. A copy of the bylaw is attached.

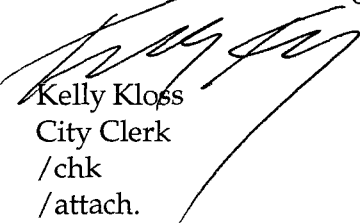
Report Back to Council: Yes

A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/Q-2003 allows a semi-detached dwelling on existing property in Parkvale. All of the other properties in the neighbourhood were given an exception through the Land Use Bylaw so that they did not become a non-conforming use. Although they are shown as R1 in the land use bylaw, the exception section allows the building to be subdivided or replaced. The land use change would be to allow each half of the semi-detached dwelling to be sold to different owners. It does not change the existing land use – only makes the existing land use a conforming use. Other changes in this amendment include house keeping changes to several items in Section 54 of the Land Use Bylaw.

This office will now proceed with the advertising for the Public Hearing. 644045 Alberta Ltd. will share the advertising costs with The City in this instance.



Kelly Kloss
City Clerk
/chk
/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 B. Greter, City Clerk's Clerk Steno

BYLAW NO. 3156/Q-2003

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

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

- 1 The "Use District Maps G8, G9, H8, and H9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 14/2003 attached hereto and forming part of the bylaw.
- 2 That Section 54 Exceptions Respecting Land Use, Subsection (10) is amended by eliminating (10)(j) in whole and adding the following subsections:
 - "(10) (j) Lot 1A, Block I, Plan 4900 R (4536 – 47 Street)
 - (10) (k) Lots 4 and 5, Block I, Plan 4900 R (4532A and 4532B – 47 Street)
 - (10) (l) Lots 10 and 11, Block I, Plan 4900 R (4520 – 47 Street)
 - (10) (m) Lots 49 and 50, Block B, Plan 023 _____ (4644 – 48 Street and 4801 - 47 Avenue"
- 3 That Section 54(10)(e) is deleted and replaced in whole with the following:
 - "(10) (e) Lots 11A and 12A, Block F, Plan 022 0547 (4623A and 4623B – 45 Street)"
- 4 That Section 54(11)(d) and 54(11)(e) are deleted and replaced in whole with the following:
 - "(11) (d) Lot Z, Block E, Plan 3591P (4624 – 45 Street) – a seventeen-unit apartment building at a maximum density of D95 and maximum of three storeys.
 - (11) (e) Lot 23, Block F, Plan 792 3231 (4616 – 44 Street) – an eight-unit apartment building at a maximum density of D87 and maximum height of two storeys."

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

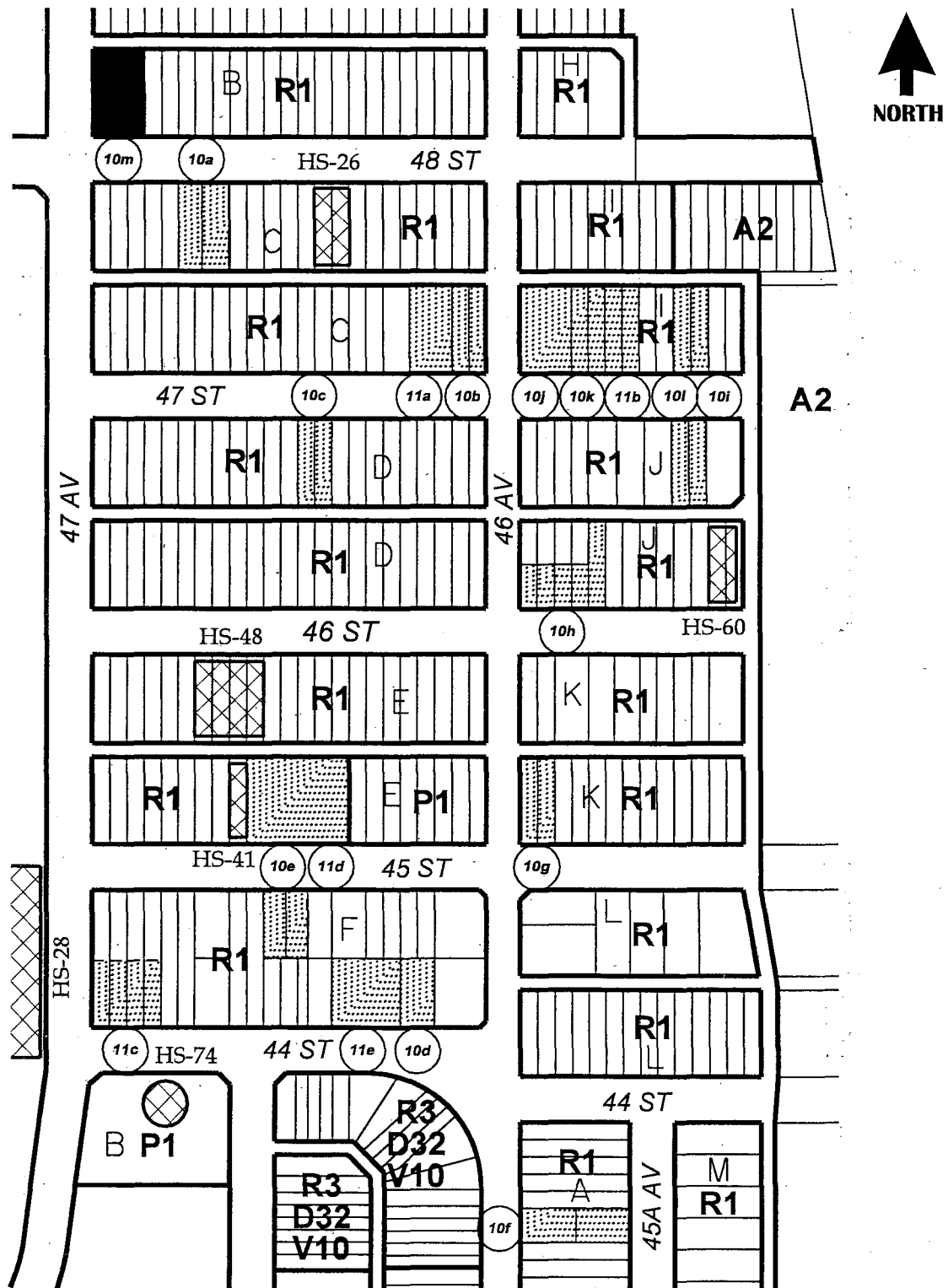
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Addition to Exception - 54(10)(m)

AFFECTED DISTRICTS:
R1 - Residential (Low Density)

MAP No. 14 / 2003
BYLAW No. 3156 / Q- 2003

Item No. 1
Correspondence



ALBERTA URBAN MUNICIPALITIES ASSOCIATION

8712 - 105 Street, Edmonton, Alberta T6E 5V9
Tel: (780) 433-4431 • Toll Free: 1-800-661-2862
Fax: (780) 433-4454 • e-mail: main@auma.ab.ca
<http://www.munilink.net>

April 25, 2003

Mayor and Council

Dear Mayor and Council:

Following a request from one of AUMA's members, I am writing to you regarding the possibility of having the AUMA act as your community's representative as an intervener in the Telus Communications' complaint to the Municipal Government Board about the assessability of certain equipment.

The MGB has already provided notice to municipalities of this complaint. Any municipality that wished to intervene needed to file a notice of intention. It is AUMA's hope to file a notice of intention on behalf of your municipality. However, AUMA can only act as an intervener with the express permission of your council.

Therefore, if your council is interested in having AUMA intervene on its behalf on this case, we are requesting that it passes the following resolution:

It is resolved that the Municipality of _____ considers it in the interests of the public of the Municipality to intervene at the Municipal Government Board hearing of a complaint by Telus Communications Inc. regarding their 2002 Linear Property Assessment. The Municipality of _____ hereby delegates to AUMA the authority to appear on behalf of the Municipality and make representations on their behalf"

Please send a letter to the MGB confirming your council's passage of the above resolution and expressing your interest in intervening in this case and having AUMA act as your municipality's representative in the case. A copy of this letter must be sent to Telus Communications, the Designates Linear Assessor and should also be sent to AUMA before May 16th, 2003.

The following are the addresses where each of these should be sent.

Municipal Government Board
15th floor Commerce place
10155 - 102 street
Edmonton, AB T5J-4L4

Copies to:

Harold Williams, Director
Linear Assessment Unit
15th floor Commerce place
10155-102 street
Edmonton, AB T5J-4L4

Maria Cosentino-Fast
Telus Communication Inc
Telus taxation, Box 1552
Edmonton, AB T5J 2N7

John McGowan, Executive
Director
AUMA
8712- 105 street
Edmonton AB T6E 5V9

Thank you for your time and attention on this matter. We look forward to working on this issue on your behalf.



Mayor George Rogers
AUMA President

***City Clerk's Department***

DATE: April 20, 2003

TO: City Council

FROM: City Clerk

RE: Telus Communications 2002 Linear Property Assessment
Delegate AUMA Authority of Appeal on Behalf of Municipality

HISTORY

TELUS Corporation has filed complaints against the assessment of its linear property for the 1997 through 2002 tax years. The complaints pertain to assessability of computer software on switching and the depreciation level used to calculate the assessed values. This matter including the determining the linear property assessment is the responsibility of the Province's Assessment Services Branch and as such the City does not have staff involved with the complaints. It is the responsibility of the Branch to defend their assessment at the Municipal Government Board with any municipality allowed intervener status only. Once the final assessment is known, the City uses these figures to apply the tax rate to and collect taxes on the linear property that Telus has located within Red Deer.

The TELUS complaints are still outstanding and I understand that the Assessment Services Branch is now seeking leave for the Supreme Court of Canada to hear this matter. There are 277 municipalities that are affected by this appeal. A copy of the article from Local Government Services giving more detail into this appeal is attached.

DISCUSSION

We have received the attached letter from the AUMA asking that municipalities authorize AUMA to appear on their behalf regarding Telus's 2002 Linear Property Assessment complaint at the Municipal Government Board. As this affects a large number of municipalities a coordinated approach through AUMA is a preferred course of action.

City Council
AUMA – Telus Linear Property Assessment
April 30, 2003

2

RECOMMENDATION

That Council pass a resolution expressing an interest in intervening in the Telus 2002 Linear Property Assessment with AUMA acting as the City of Red Deer's representative in this case.

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

Kelly Kloss
City Clerk

Linear property assessment appeals update

TELUS appeal

TELUS Corporation filed complaints against the assessment of its linear property for the 1997 through 2002 tax years.

The complaint for the 1997 tax year is related to whether computer feature software installed in switching equipment is assessable.

The complaints for 1998 through 2002 tax years continue the computer software feature complaint and challenge the amount of depreciation used to calculate the assessed value of the switching equipment.

On May 3, 1999, the Municipal Government Board (MGB) ruled in favour of TELUS that feature software in switching equipment is not assessable for the 1997 tax year.

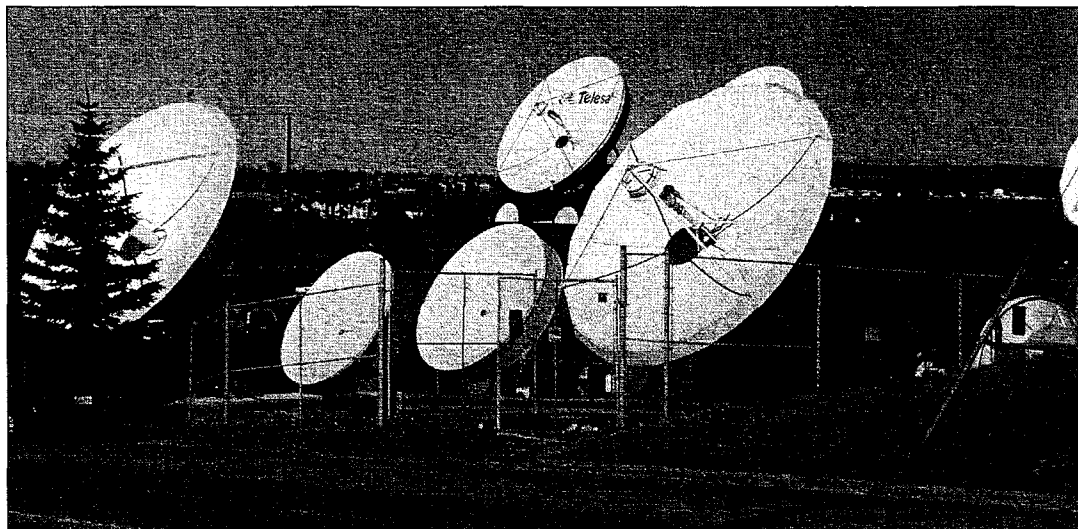
This decision could affect the TELUS assessments for the 1998 through 2002 tax years.

In response to the MGB's decision, the department requested a judicial review of this decision on the basis that the MGB misinterpreted the legislation regarding linear property.

The Court of Queen's Bench issued a decision on September 14, 2000, finding that the MGB limited its consideration of the legislation, and sent the matter back to the MGB.

TELUS appealed the Court of Queen's Bench decision.

On September 4, 2002, the



The Assessment Services Branch is working on a number of linear property assessment appeals that are at various stages of progress.

Court of Appeal issued a decision ruling that the MGB did nothing "patently unreasonable" in deciding the TELUS appeal on the assessment for the 1997 tax year and the Justice in the judicial review overstepped her jurisdiction in making the decision to return the matter to the Board.

The TELUS assessment appeals for the 1998 through 2002 tax years remain outstanding.

Legal counsel for the department is now seeking leave for the Supreme Court of Canada to hear this matter.

There are 277 municipalities that are affected by this appeal.

Group Telecom appeal

Group Telecom filed a complaint against the assessment of its linear property for the 2001 and 2002 tax years.

The complaint relates to the assessment of telecommunications equipment that Group Telecom claims is not subject to the regulatory authority of the Canadian Radio and Telecommunications Commission (CRTC), and therefore not assessable

in accordance with the Municipal Government Act (MGA).

Group Telecom also claims that there is inequity in assessment between owners of different types of telecommunications services.

The department has filed a statement of claim with the Court of Queen's Bench asking the court to declare that the property owned and operated by Group Telecom be assessable and taxable for the 2001 and 2002 tax years.

An MGB hearing for this appeal was held on January 20 - 30, 2003.

Other appeals

Outstanding appeals for the 2001 and 2002 tax years relating to the assessment of well and pipeline properties require a legal interpretation on three issues: pipeline from abandoned wells; pipeline usage; and oil and gas conversion.

Appeal statistics are as follows:

2002 tax year

Pipeline from abandoned well issue:
•2815 PPI IDs appealed to the MGB

- 492 PPI IDs withdrawn from the MGB
- 2304 PPI IDs awaiting MGB hearings that are scheduled for February and March 2003
- 18 PPI IDs appeals resolved through either MGA section 312 or recommendation to the MGB

Pipeline usage issue:

- 63 PPI IDs appealed to the MGB
- 43 PPI IDs withdrawn from the MGB
- 9 PPI IDs awaiting MGB hearings which are scheduled for February 2003
- 11 PPI IDs appeals resolved through either MGA section 312 or recommendation to the MGB

Oil and gas conversion issue:

- 652 PPI IDs appealed to the MGB
- 436 PPI IDs withdrawn from the MGB
- 205 PPI IDs heard by the MGB -- awaiting decision
- 11 PPI IDs appeals resolved through either MGA section 312 or recommendation to the MGB

2001 tax year

Abandoned well issue:

- 1103 PPI IDs awaiting MGB hearings that are scheduled for February and March 2003

4

Comments:

I concur with the recommendations of the City Clerk.

"G. D. Surkan"
Mayor

NOTICE TO MUNICIPALITIES

Re: 2003 (tax year) Linear Property Assessment Complaints

The Complainant, **ATCO Gas and Pipelines Ltd. [CWNG]**, has filed a linear property assessment complaint with the MGB that may affect your municipality.

The purpose of this letter is to give your municipality notice should it wish to apply for intervenor status. All parties who wish to be involved in this matter will be given an opportunity to review all the relevant material and exchange argument and evidence with the Complainant and the Respondent without any delay or postponement to the hearing date(s).

If your municipality wishes to intervene, a notice of intention must be filed with the MGB with copies to the Complainant and the Respondent by **April 28, 2003**. Pursuant to Section 508 of the Municipal Government Act, a formal authorization of intervention (Council's Resolution) must then be filed with the MGB by **June 12, 2003**. Copies must be provided to the Complainant and the Respondent.

Should your municipality ask to become an intervenor, the MGB requests that any withdrawal of either the intent or the Council's Resolution must be filed immediately with the MGB. The MGB, the Complainant and the Respondent must be informed in order that unnecessary activities are not required of the MGB, the Complainant or the Respondent.

The MGB will not provide you with any further notice of upcoming hearings in this matter unless these procedures are followed.

If you have any questions, please contact Dennis Woolsey or Anita Sjouwerman at (780) 427-4864.



Municipal Government Board



CITY CLERK'S DEPARTMENT

FILE

May 6, 2003

Faxed – Original to follow by mail

Municipal Government Board
15th Floor Commerce Place
10155 – 102 Street
Edmonton, AB T5J 2L4


Dear Sirs:

***2002 Linear Property Assessment Complaint
Telus Communications Inc.***

Attached is a certified copy of the resolution passed by Red Deer City Council declaring its interest to intervene in the above noted complaint and delegating the Alberta Urban Municipalities Association the authority to appear on behalf of the City of Red Deer for this complaint.

If you require anything further, please call me at (403) 342-8132.

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

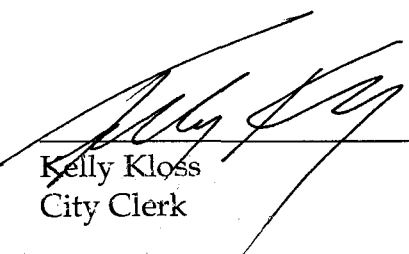
c Director, Linear Assessment Unit
Maria Cosentino-Fast, Telus Communication Inc.
John McGowan, Director, AUMA
Brian Lutz, City of Red Deer Assessment & Tax Department

Resolution Passed by the City of Red Deer on Monday, May 5, 2003

Resolved that Council of the City of Red Deer:

1. Considers it in the interests of the public of Red Deer to intervene at the Municipal Government Board hearing of a complaint by Telus Communications Inc. regarding their 2002 Linear Property Assessment.
2. Delegates to Alberta Urban Municipalities Association the authority to appear on behalf of the City of Red Deer for this complaint and make representations on the City's behalf.

Certified to be a true copy of a resolution passed by Council of the City of Red Deer on Monday May 5, 2003:



Kelly Kloss
City Clerk

* * * Transmission Result Report (MemoryTX) (May. 6. 2003 3:37PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: May. 6. 2003 3:36PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
8064 Memory TX	17804270986	P. 2	OK	

Reason for error

E.1) Hang up or line fail
E.3) No answerE.2) Busy
E.4) No facsimile connection

May 6, 2003

Faxed - Original to follow by mail

Municipal Government Board
15th Floor Commerce Place
10155 - 102 Street
Edmonton, AB T5J 2L4

Dear Sirs:

2002 Linear Property Assessment Complaint
Telus Communications Inc.

Attached is a certified copy of the resolution passed by Red Deer City Council declaring its interest to intervene in the above noted complaint and delegating the Alberta Urban Municipalities Association the authority to appear on behalf of the City of Red Deer for this complaint.

If you require anything further, please call me at (403) 342-8132.

Sincerely,

Kelly Kloss
City Clerk


KK/chk
/attach.

c Director, Linear Assessment Unit
Maria Cosenfino-Fast, Telus Communication Inc.
John McGowan, Director, AUMA
Brian Lutz, City of Red Deer Assessment & Tax Department

STATUS OF COMPLAINT

March 11, 2003

Maria Cosentino-Fast
Telus Taxation
Box 1552
Edmonton AB T5J 2N7

 → Kelly K.

**Re: 2003 (tax year) Linear Property Assessment Complaint
Telus Communications Inc. - 30059**

The Municipal Government Board (MGB) has reviewed your application for Linear Property Assessment Complaint and determined that it contains the following:

- Completed Application Form(s)
- Assessment Notice(s)
- Detail Report(s)

The Designated Linear Assessor has received a copy of your application.

For those municipalities wishing to intervene in the complaint process, please read the attached notice for details.

The MGB is aware that complaints from previous years are still under appeal.

Should any of the parties to the complaint wish to receive complaint details, please contact the Linear Complaint Section of the MGB at 780-427-4864.



Municipal Government Board

March 28/03 Upon discussions with other municipalities, intervention at this time is not required by our municipality. The City's of Edmonton and Calgary may have already -
BL.

CC: - Harold Williams, Director, Linear Property Assessment Unit, Assessment Services Branch, Alberta Municipal Affairs, 10155 - 102 St NW, Edmonton AB T5J 4L4
(Respondent) - Hand-delivered
- Affected municipalities - by regular mail

NOTICE TO MUNICIPALITIES

Re: 2003 (tax year) Linear Property Assessment Complaints

The Complainant, Telus Communications Inc., has filed a linear property assessment complaint with the MGB that may affect your municipality.

The purpose of this letter is to give your municipality notice should it wish to apply for intervenor status. All parties who wish to be involved in this matter will be given an opportunity to review all the relevant material and exchange argument and evidence with the Complainant and the Respondent without any delay or postponement to the hearing date(s).

If your municipality wishes to intervene, a notice of intention must be filed with the MGB with copies to the Complainant and the Respondent by **April 1, 2003**. Pursuant to Section 508 of the Municipal Government Act, a formal authorization of intervention (Council's Resolution) must then be filed with the MGB by **May 16, 2003**. Copies must be provided to the Complainant and the Respondent.

Should your municipality ask to become an intervenor, the MGB requests that any withdrawal of either the intent or the Council's Resolution must be filed immediately with the MGB. The MGB, the Complainant and the Respondent must be informed in order that unnecessary activities are not required of the MGB, the Complainant or the Respondent.

The MGB will not provide you with any further notice of upcoming hearings in this matter unless these procedures are followed.

If you have any questions, please contact Dennis Woolsey or Anita Sjouwerman at (780) 427-4864.



Municipal Government Board

DATE: January 23, 2002

TO: City Clerk

FROM: City Assessor

RE: 2002 EQUALIZED ASSESSMENT APPEAL – CITY OF CALGARY

We have recently received notice from the Municipal Government Board that the City of Calgary appealed their 2002 equalized assessment and, should we wish to be an intervenor, City Council must adopt a resolution and file a certified true copy with the Board by March 1, 2002.

The City of Edmonton did not file an appeal on their 2002 equalized assessment.

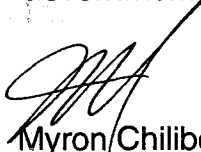
Council may recall that a resolution to be intervenor at the Cities of Calgary and Edmonton appeal of their 2001 equalized assessment was passed on January 30, 2001. These appeals were subsequently withdrawn by both cities.

The reasons for being an intervenor at the appeal hearing are as follows:

- To protect the interests of the ratepayers of the City of Red Deer.
- The Board will advise the City of proceedings.
- The Board will supply the City with information enabling us to understand the details of the appeal and defense.
- The City will be in a position to make representation at the hearings if we choose to do so.

RECOMMENDATION

That City Council adopt a resolution to be an intervenor at the City of Calgary appeal of their equalized assessment, pursuant to Sec. 508 of the Municipal Government Act.


Myron/Chilibeck, A.M.A.A.
City Assessor

MC/ngl

Moved by Councillor Flewwelling, seconded by Councillor Dawson

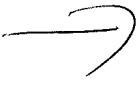
Resolved that Council of The City of Red Deer, having considered report from the City Assessor dated February 23, 2000 re: 2000 Alberta School Foundation Fund (ASFF) Requisition, hereby agrees that the Mayor forward a letter to the Minister of Municipal Affairs, Minister of Learning and the Minister of Finance, advising that The City objects to the Minister not using market value assessment for determining the requisition for the Alberta School Foundation requisition, which will result in Red Deer residents paying \$995,978 more than their share and also suggest to the Minister that instead of adjusting the assessment base, they should:

1. Base the ASFF on market value assessment without any adjustments, or
2. Base the ASFF on market value assessment without any adjustments and phase in the increased requisition for those municipalities that would have a significant increase and the shortfall be made up from provincial general revenues, or
3. Eliminate the collection of ASFF requisition from property.

MOTION CARRIED

Council considered a report from the City Assessor dated February 23, 2000, **Re: 2000 Equalized Assessment Appeals / City of Calgary & City of Edmonton**. Following discussion the motion as set out hereunder was introduced and passed.

Moved by Councillor Moffat, seconded by Councillor Hull

 **Resolved that** Council of The City of Red Deer, having considered report from the City Assessor dated February 23, 2000 re: 2000 Equalized Assessment Appeals / City of Calgary and City of Edmonton, hereby agrees to be intervenors at the City of Calgary and City of Edmonton appeals of their 2000 equalized assessments, pursuant to Section 508 of the Municipal Government Act.

MOTION CARRIED

BYLAWS**Bylaw 3213/A-99**

Moved by Councillor Dawson, seconded by Councillor Flewwelling

FIRST READING: That Bylaw 3213/A-99 be read a first time.
(Northwest Major Area Structure Plan Amendment)

CARRIED

Bylaw 3239/99

Moved by Councillor Dawson, seconded by Councillor Moffat

FIRST READING: That Bylaw 3239/99 be read a first time.
(Johnstone Park Area Structure Plan)

CARRIED

REPORTS

Council gave consideration to the report from the City Assessor dated July 12, 1999 re: **1999 Equalized Assessment Appeals**. The motion as noted hereunder was introduced and passed.

Moved by Councillor Pimm, seconded by Councillor Hull

Resolved that Council of The City of Red Deer, having considered a report from the City Assessor dated July 12, 1999, re: 1999 Equalized Assessment Appeals, hereby agrees that the City of Red Deer act as intervenor at the City of Edmonton and City of Calgary appeals of their 1999 equalized assessments, pursuant to Section 508 of the Municipal Government Act.

MOTION CARRIED

BYLAW NO. 3217/E-2003

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

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

- 1 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by deleting therefrom pages 2, 2.1, Figures 2BW, 6 & 7 and substituting therefore, the attached amended pages 2, 2.1, Figures 2BW, 6 & 7 which forms part of this Bylaw.
- 2 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by adding thereto the attached Appendix 3, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

Anders on the Lake Neighbourhood Area Structure Plan

TABLE OF CONTENTS

(Continued)

11:	THE STORM WATER POND	11.1 - 11.5
	11.1 Operation and Maintenance	11.2
	11.2 Financing	11.4

LIST OF FIGURES

Figure No.	Description	Following Page No.
1	Location Plan	1.1
2	Land Use Concept	2.1
3	Natural and Cultural Heritage	4.1
4	Typical Cross Section (17 m ROW)	6.4
5	Staging Plan	9.1
6	Site Servicing	10.2
7	Overland Drainage and Storm Servicing	10.3
8	Park/Storm Water Pond Concept Plan	11.2

Appendix 1: Austin Drive Re-alignment

Appendix 2: Encumbrance

Appendix 3: Land Use Concept – Former Private School Site

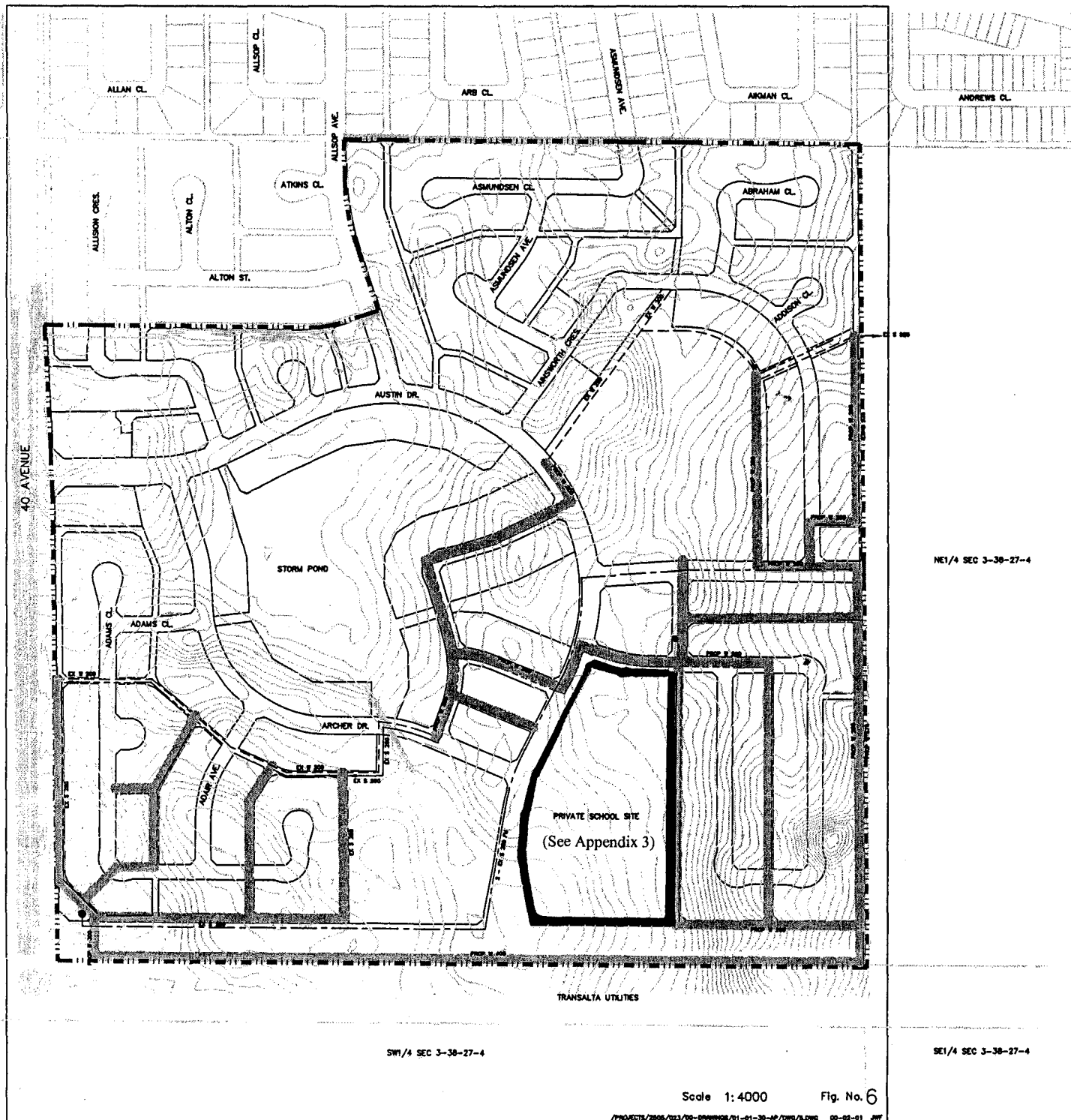
2. LAND USE

The Land Use Concept Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Major Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 58.20 ha (143.81 ac)
- 27.51 ha (67.98 ac) are planned for R1 - Residential (Low Density) District
- 0.60 ha (1.49 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.12 ha (12.65 ac) for R2 - Residential (Medium Density) District
- 12.29 ha (30.37 ac) are planned as roads/lanes
- 7.26 ha (17.93 ac) are planned as P1 - Parks and Recreation District
- 2.01 ha (4.97 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school (see Appendix 3 for alternative land use)



LEGEND

- STUDY BOUNDARY
- EXISTING SANITARY TRUNK MAINS
- EXISTING SANITARY FORCE MAINS
- EXISTING WATER MAINS
- EXISTING LIFT STATIONS
- PROPOSED SANITARY TRUNK MAINS
- PROPOSED WATER MAINS
- LAND USES
- EXISTING DEVELOPMENT
- EXISTING PARKS & RECREATION DISTRICT
- EXISTING STORM POND
- PROPOSED DEVELOPMENT
- PROPOSED PARKS & RECREATION DISTRICT

NOTE: - SERVICE WITHIN EXISTING DEVELOPED AREAS NOT SHOWN
 - SANITARY SEWER MAINS ARE 200mm UNLESS OTHER WISE NOTED
 - WATER MAINS ARE 150mm UNLESS OTHER WISE NOTED
 - EXISTING CONTOURS ARE 0.25M INTERVALS



UMA Engineering Ltd.
 Engineers, Planners, Surveyors
 2540 Kensington Road N.W.
 Calgary, Alberta
 T2N 3S3



Project

ANDERS ON THE LAKE
 PORTION OF NW 1/4 SECTION 3-38-27-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

SITE SERVICING
 SANITARY & WATER

Date	File	Scale	Fig. No.
14NOV00	2505 023 00 01	1:4000	6

APPENDIX 3

Anders On The Lake Neighbourhood Area Structure Plan

LAND USE CONCEPT
FOR
PRIVATE SCHOOL SITE
(corner of 22nd Street & Austin Drive)

Contents

- 1.0 The Site and Recent Development History
- 2.0 Proposed land Uses
- 3.0 Estimated Population Density
- 4.0 Architectural Controls
- 5.0 Environmental Hazards
- 6.0 Transportation
- 7.0 Site Serving
- 8.0 Development Phasing

- Figure 1 - Site Location Plan
- Figure 2 - Land Use Concept Plan (colour)
- Figure 3 - Land Use Concept Plan (black/white)
- Figure 4 - Sanitary Sewers and Water Mains
- Figure 5 - Overland Drainage & Storm Sewers

1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a "Private School Site." Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.

ANDERS ON THE LAKE NEIGHBOURHOOD AREA STRUCTURE PLAN

SW 1/4 SEC. 10-38-27-W4M

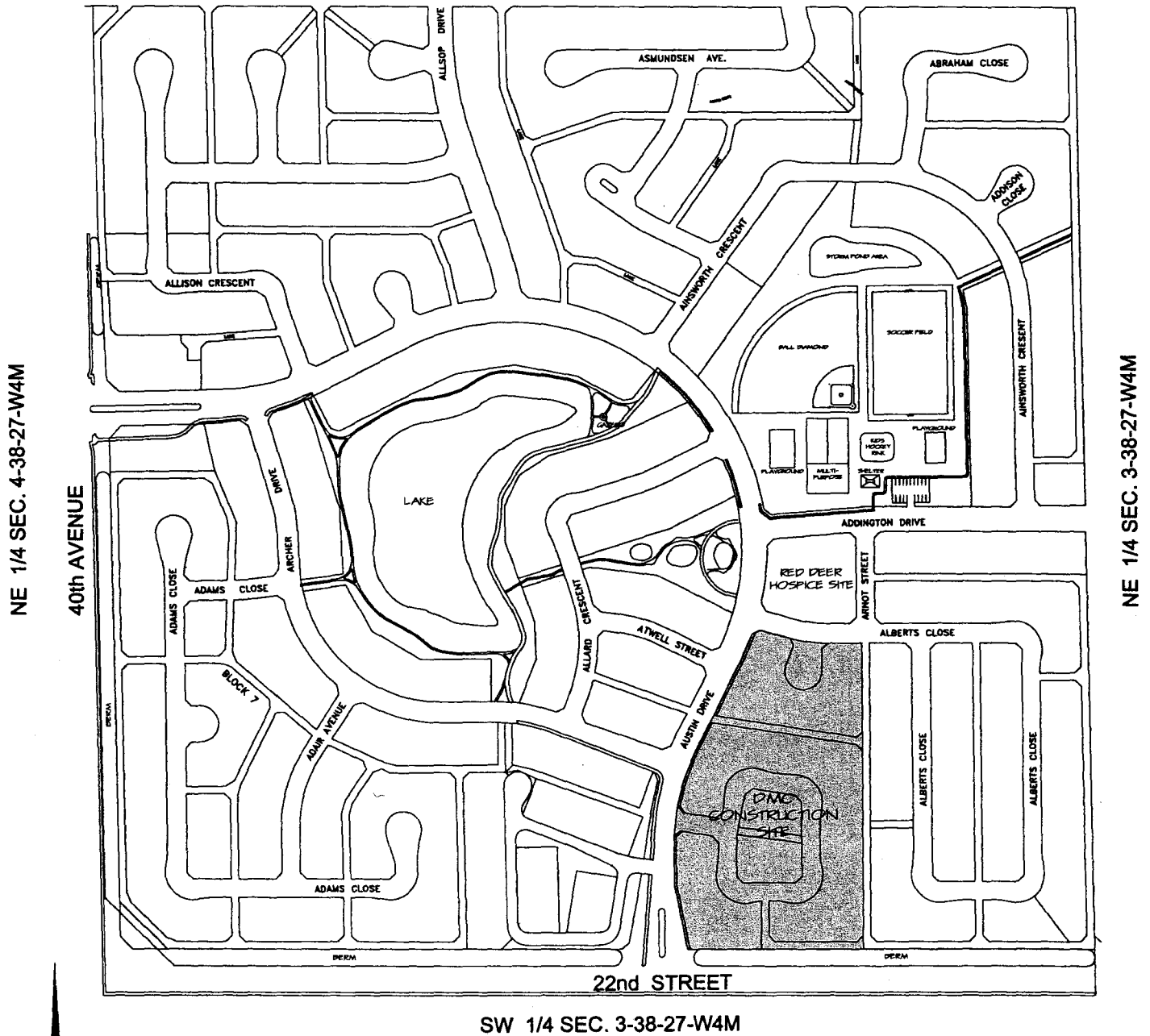
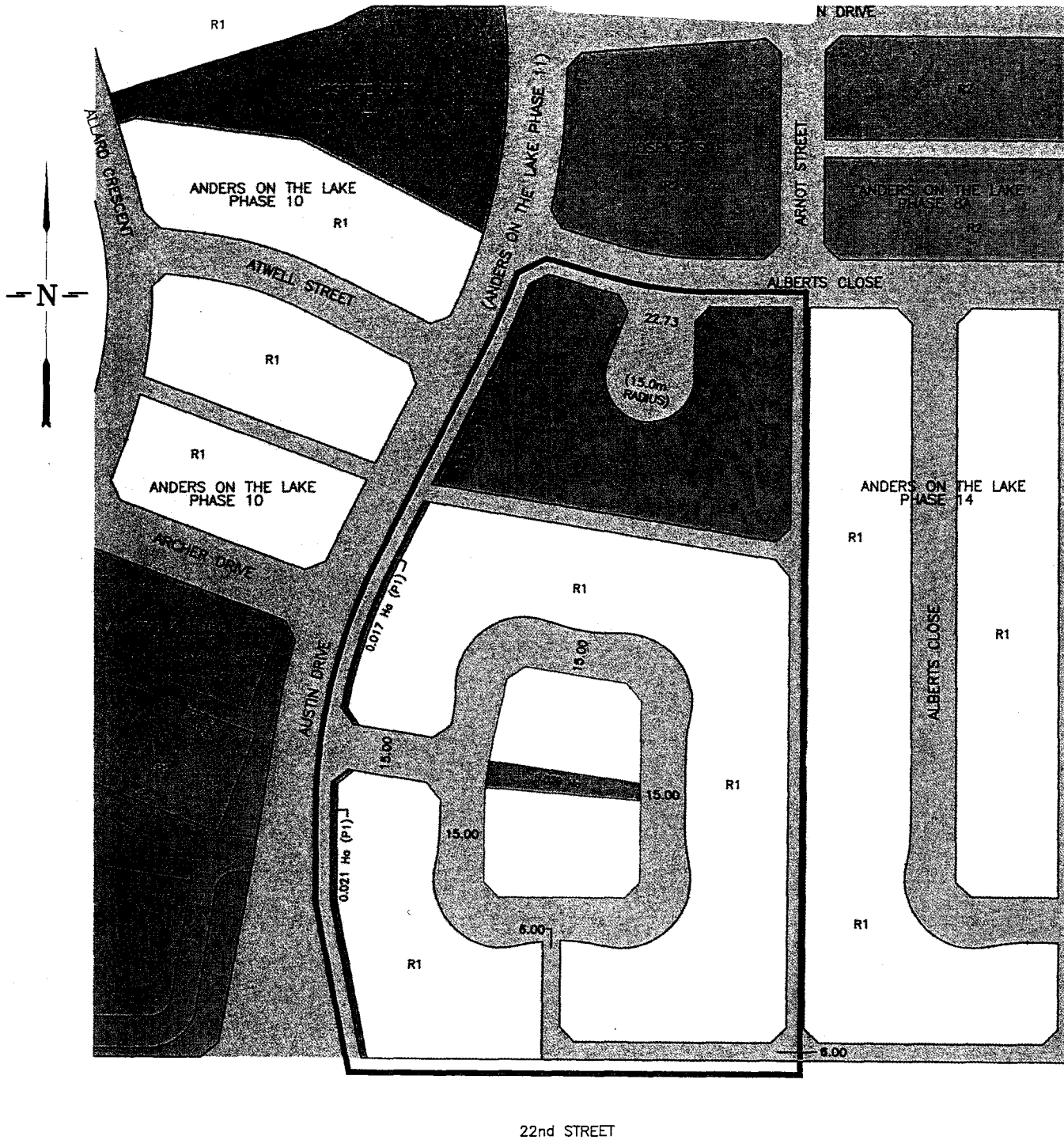


FIGURE 1
SITE LOCATION PLAN

SCALE 1:15000

PREPARED: FEB 5/03

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SINGLE FAMILY ——— DMC CONSTRUCTION SITE BOUNDARY

- SEMI-DETACHED
- PUBLIC UTILITY LOTS
- PUBLIC OPEN SPACE
- ROADWAYS/LANES
- MULTI FAMILY

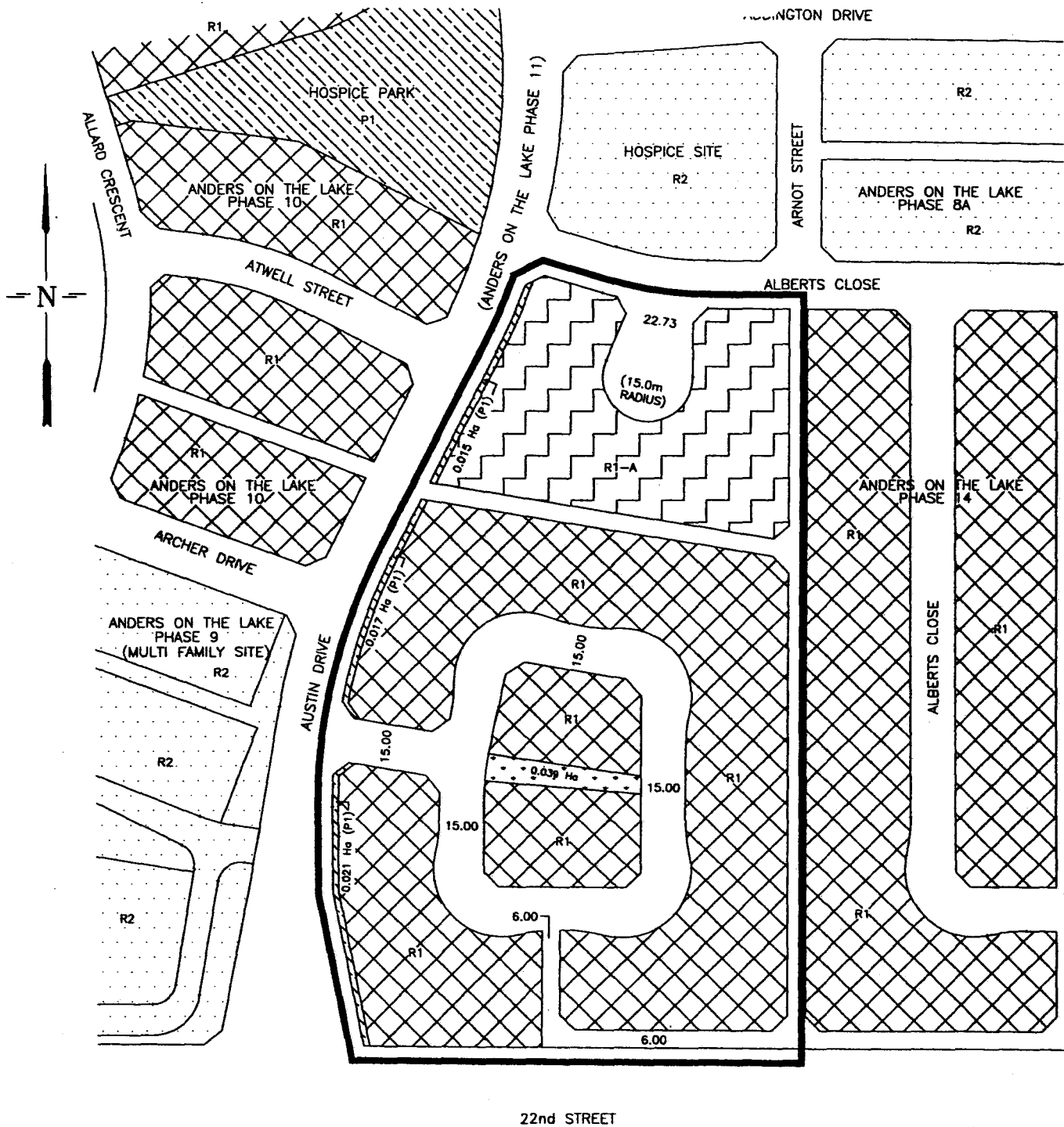
SCALE 1:1000

REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

FIGURE 2 ANDERS ON THE LAKE DMC CONSTRUCTION SITE LAND USE CONCEPT PLAN

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.904 Ha	4.70 Ac	55.8%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.053 Ha	0.13 Ac	1.6%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

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- SINGLE FAMILY
 SEMI-DETACHED
 PUBLIC UTILITY LOTS
 PUBLIC OPEN SPACE
 MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

SCALE 1:2000
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

DEVELOPABLE AREA	3.409 Ha	8.42 Ac	100%
SINGLE FAMILY- DETACHED (R1)	1.904 Ha	4.70 Ac	55.8%
SEMI-DETACHED LOTS (R1-A)	0.643 Ha	1.59 Ac	18.8%
PUBLIC UTILITY LOTS	0.039 Ha	0.10 Ac	1.2%
PUBLIC OPEN SPACES (P1)	0.053 Ha	0.13 Ac	1.6%
ROADWAYS/LANES	0.770 Ha	1.90 Ac	22.6%

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Table 1, following, provides the land use allocation for the subject parcel.

TABLE 1: Land Use Allocation:

LAND USES	Acres	Hectares	Percentage
Total parcel area	8.42	3.409	100%
Developable area	8.42	3.409	100%
Single family (R1)	4.70	1.904	55.8%
Duplex lots (R1-A)	1.59	0.643	18.8%
Public utility lot	0.10	0.039	1.2%
Public open space (P1)	0.13	0.053	1.6%
Streets and lanes	1.90	0.770	22.6%
TOTAL DEVELOPABLE AREA	8.42	3.409	100%

Although the municipal reserve area required for this development has been previously provided, an additional 0.13 acres (0.053 hectares) is being provided as an amenity to this site.

3.0 ESTIMATED POPULATION DENSITY

Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

Table 2, following, provides a summary of the number of dwelling units expected to be created, and the resulting estimated population.

LAND USE	NUMBER OF DWELLING UNITS	NUMBER OF PERSONS PER UNIT	TOTAL POPULATION
Single family - R1	29	3.4	99
Duplex - R1-A	14	3.3	46
TOTALS	43		145

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5 \text{ persons per hectare.}$

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.






8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.



ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
SITE SERVICING -

SANITARY SEWERS & WATER MAINS

- | | | |
|---|--|------------------------|
|  | BOUNDARY | SANITARY SEWERS |
|  | EXISTING SANITARY SEWER (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE) | |
|  | PROPOSED SANITARY SEWER (ALL 200mm PIPE) | |
|  | EXISTING WATER MAIN (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE) | |
|  | PROPOSED WATER MAIN (ALL 150mm PIPE, EXCEPT WHERE INDICATED OTHERWISE) | |

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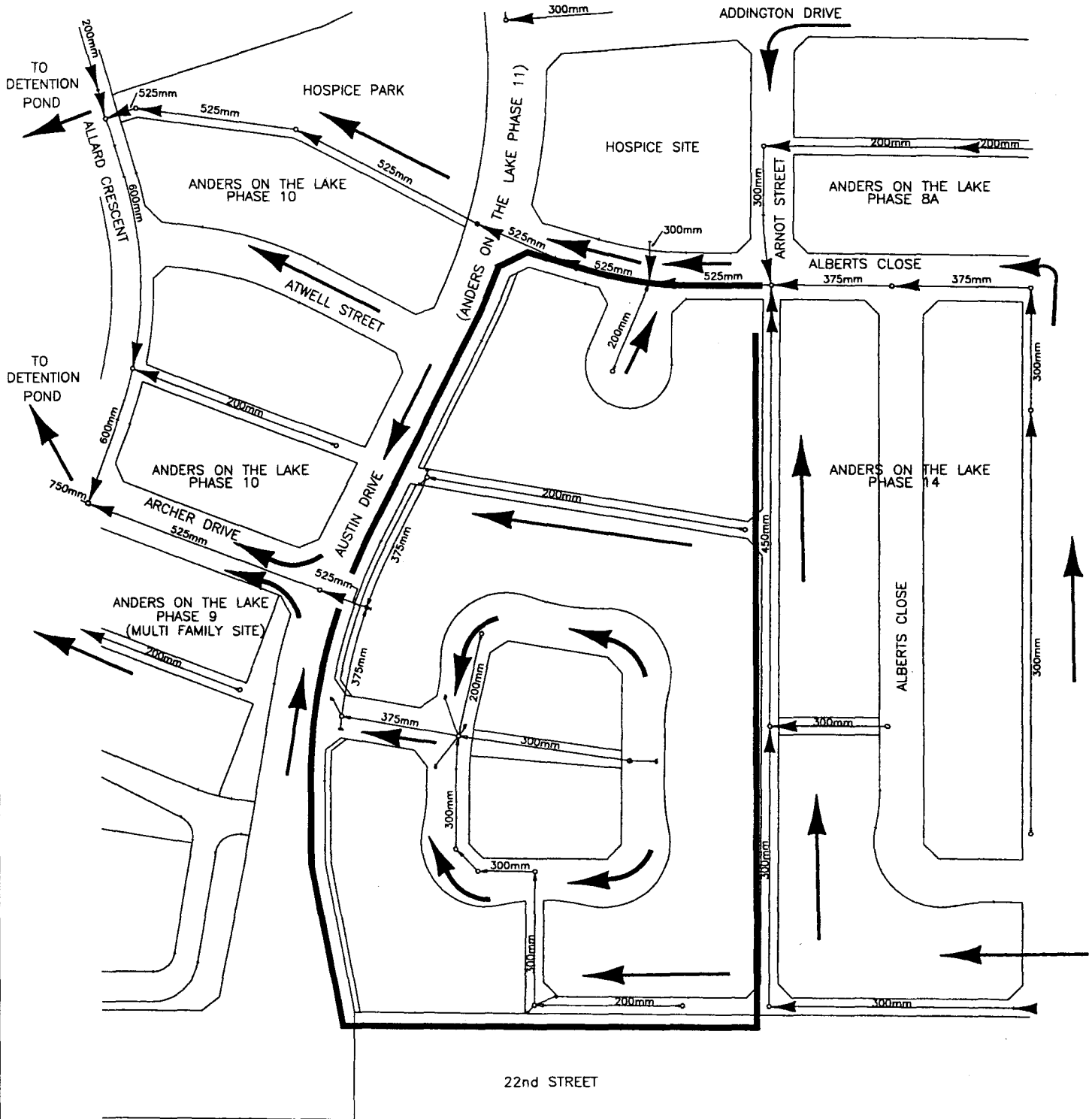


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS

SCALE 1:2000
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

BYLAW NO. 3156/L-2003

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 10/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

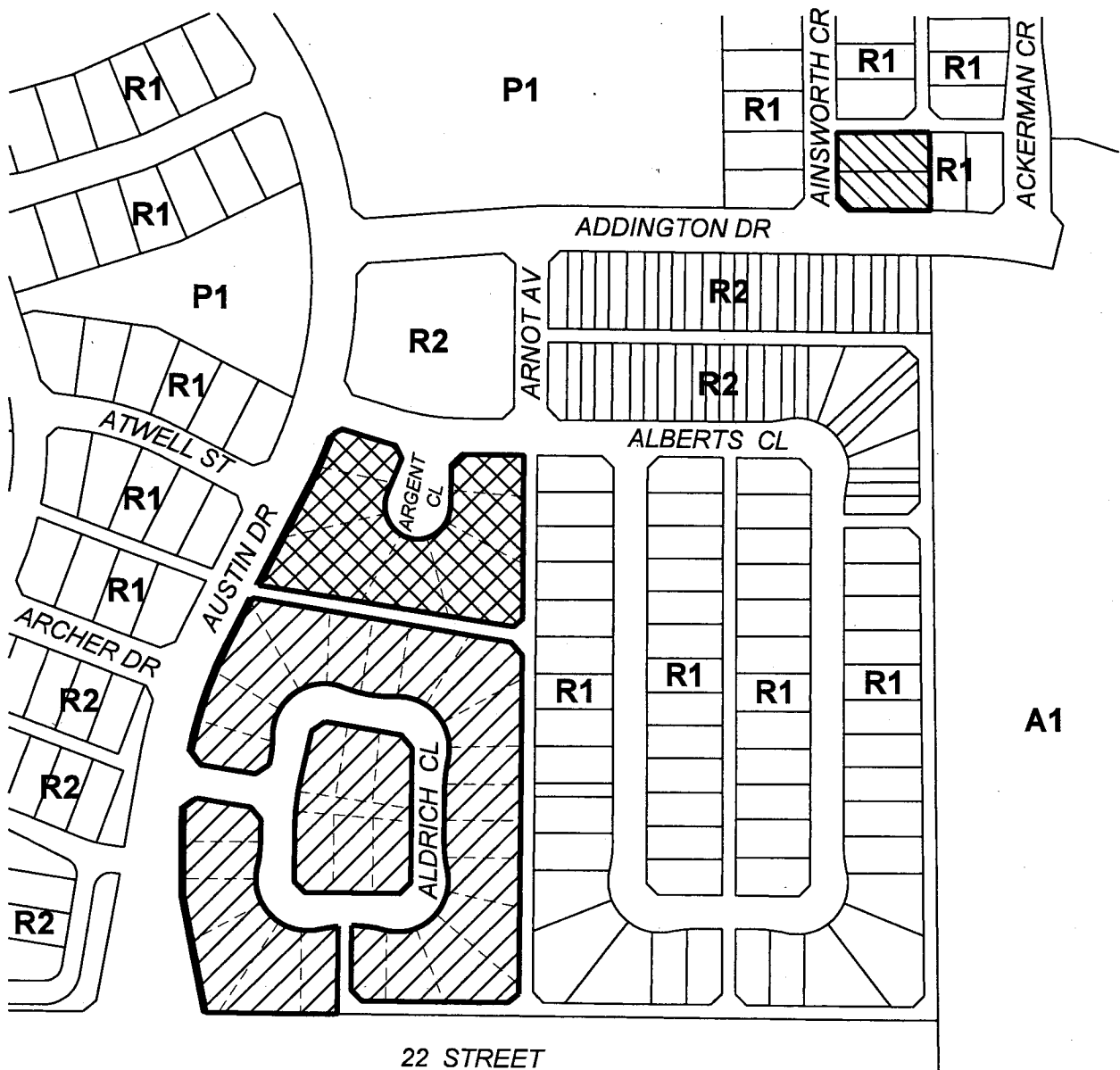
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks & Recreation

Change from :

R1A to R1

PS to R1

PS to R1A

PS to P1

MAP No. 10 / 2003
BYLAW No. 3156 / L - 2003

BYLAW NO. 3156/Q-2003

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

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

- 1 The "Use District Maps G8, G9, H8, and H9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 14/2003 attached hereto and forming part of the bylaw.
- 2 That Section 54 Exceptions Respecting Land Use, Subsection (10) is amended by eliminating (10)(j) in whole and adding the following subsections:
 - "(10) (j) Lot 1A, Block I, Plan 4900 R (4536 – 47 Street)
 - (10) (k) Lots 4 and 5, Block I, Plan 4900 R (4532A and 4532B – 47 Street)
 - (10) (l) Lots 10 and 11, Block I, Plan 4900 R (4520 – 47 Street)
 - (10) (m) Lots 49 and 50, Block B, Plan 023 _____ (4644 – 48 Street and 4801 - 47 Avenue"
- 3 That Section 54(10)(e) is deleted and replaced in whole with the following:
 - "(10) (e) Lots 11A and 12A, Block F, Plan 022 0547 (4623A and 4623B – 45 Street)"
- 4 That Section 54(11)(d) and 54(11)(e) are deleted and replaced in whole with the following:
 - "(11) (d) Lot Z, Block E, Plan 3591P (4624 – 45 Street) – a seventeen-unit apartment building at a maximum density of D95 and maximum of three storeys.
 - (11) (e) Lot 23, Block F, Plan 792 3231 (4616 – 44 Street) – an eight-unit apartment building at a maximum density of D87 and maximum height of two storeys."

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

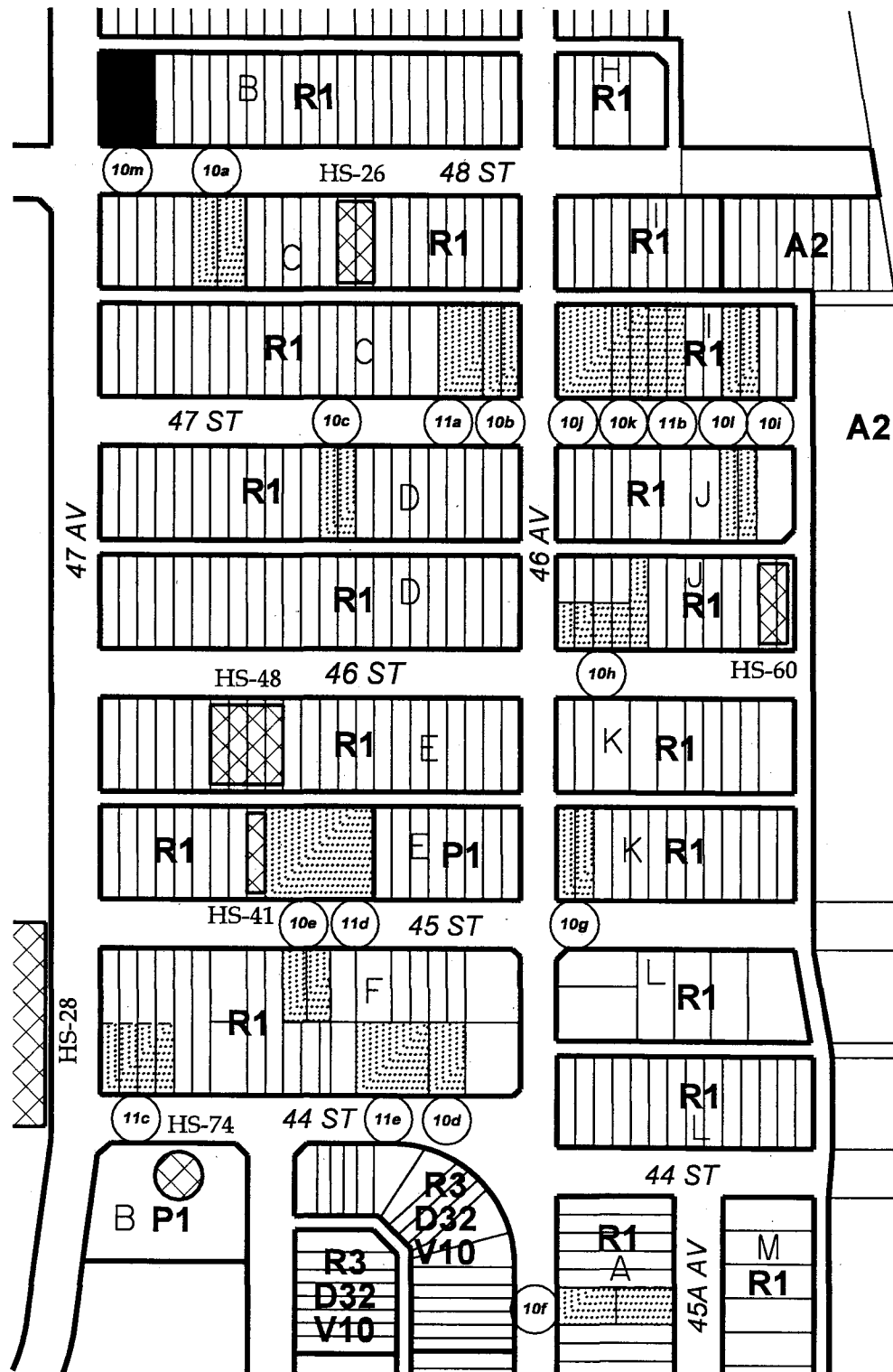
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Addition to Exception - 54(10)(m) [REDACTED]

AFFECTED DISTRICTS:
R1 - Residential (Low Density)

MAP No. 14 / 2003
BYLAW No. 3156 / Q-2003

BYLAW NO. 3186/B-2003

Being a bylaw to amend Bylaw No. 3186/97 the Traffic Bylaw of The City of Red Deer.

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

Bylaw No. 3186/97 is hereby amended as follows:

- 1 By deleting Item 9 from Schedule "B", "Avenues" and replacing it with the following:

"9. Johnstone Drive (68 Avenue), between 67 Street and Taylor Drive."

2. By deleting the following from Schedule "F", "Avenues"

<u>On</u>	<u>From</u>	<u>To</u>
68 Avenue	67 Street	Edgar Industrial Drive"

and replacing it with the following:

<u>On</u>	<u>From</u>	<u>To</u>
Johnston Drive (68 Avenue)	67 Street	Taylor Drive"

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3313/2003

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

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

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

“All that portion of lane, as shown on Plan 5812HW, lying adjacent to the west boundary of Lot 1, Block 13, Plan 5812HW, lying south of the westerly production of the north boundary of said Lot 1, and lying north of a line drawn parallel to, and 33.53 meters south of, the north boundary of said Lot 1.”

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3314/2003

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

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

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

“All that portion of Page Avenue, Plan 752 0506 and Parke Avenue, Plan 752 0506 lying within subdivision plan _____, and containing 0.135 hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK