

## 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, NOVEMBER 5, 2001*

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



- (1) Confirmation of the Minutes of the regular meeting of Tuesday, October 9, 2001 and the Organizational Meeting of Monday, October 29, 2001.

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  - (b) *Land Use Bylaw Amendment 3156/00-2001 / Redesignation of Lot 7 PUL, Block 1, Plan 972-4056 from P1 Parks & Recreation District to C4 Commercial (Major Arterial) / Oriole Park West Neighbourhood* . .21  
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**DATE:** October 30, 2001  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** Land Use Bylaw Amendment 3156/MM-2001  
Downtown Building Setbacks

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### ***History***

At the Monday, September 24, 2001 meeting of Council, Land Use Bylaw Amendment 3156/MM-2001 was given first reading. Also at this meeting Council asked the Administration to further review the design materials and Heritage Bylaw of the City of Saint John to determine if our Bylaw could be further enhanced. Attached is a report from Parkland Community Planning Services, dated October 25, 2001, addressing this review.

Land Use Bylaw Amendment 3156/MM-2001 provides for revised setback areas and architectural control guidelines in the Downtown area.

### ***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, November 5, 2001 at 7:00 p.m. in the 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***

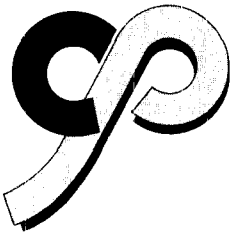
That following the Public Hearing, Council may:

- 1) Pass a resolution to amend Land Use Bylaw Amendment 3156/MM-2001 in accordance with the changes recommended by Parkland Community Planning Services,
- 2) Proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk



Date: October 25, 2001

To: Kelly Kloss, City Clerk

From: Downtown Building Setbacks Steering Committee

Re: **Land Use Bylaw Amendment 3156/MM-2001  
Downtown Building Setback Study and Bylaw**

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Land Use Bylaw Amendment 3156/MM-2001 received first reading at the September 24, 2001 Council meeting. This Bylaw Amendment provides for changes to the existing setback areas in the downtown. As part of the proposed setback changes, design criteria has been created to assist in implementing the revised setbacks and possible setback relaxations for qualifying properties. This bylaw is the result of an in-depth setback study, public input, direction of the Greater Downtown Action Plan and Riverside Meadows Policy Group, and research undertaken by the project steering committee members.

The direction of Council at the September 24 meeting relating to the setback bylaw Bylaw No. 3156/MM-2001 was to review the design materials and heritage bylaw of the City of Saint John, New Brunswick and make recommendations based on this review. The material provided by Councillor Dawson and the City of Saint John has been reviewed by steering committee members. The following is a summary of the materials.

#### **Materials - Background**

- Saint John passed a Heritage Preservation Area Bylaw in 1982.
- This bylaw identifies specific historic streets, blocks, or areas as "preservation areas"
- "Preservation Areas" are intended to act as key historic districts which contain many buildings built before 1915 or buildings which have been built or redeveloped to be compatible with pre-1915 buildings.
- Any changes or work done to buildings within the "Preservation Areas" must meet rigid design guidelines as set out in the Saint John bylaw.
- The guidelines focus on preserving buildings which exhibit historic characteristics and permitting new development which is compatible with the architecture of buildings built in the area pre-1915.
- Developers must have all plans approved by the Saint John Heritage Board who apply the design criteria in considering the development request.
- The Saint John guidelines cover:
  - Exterior work
  - Masonry cleaning
  - Building Setbacks
  - Sideyards

- Building Height
  - Building Proportions
  - Wide Lots
  - Window Proportions
  - Roofs
  - Building Materials and Detailing
- In each of these topic areas, the guidelines provide in-depth details relating to historic form, compatibility, and integrity.
  - The bylaw standards pertaining to setbacks do not deal with pedestrian amenities or road widening setbacks. Instead, the bylaw requires that new buildings match the setback from the street of the neighbouring building so that there is a uniform setback along the street. The bylaw also states that new infill development is to be in alignment with the last building from the historic period of Saint John (1853-1940) to have occupied the site.

### **Goals of the Saint John Bylaw:**

- While the specific tools and the in-depth approach of the Saint John historic area bylaw differs from that of Red Deer's proposed bylaw, much of the intent is similar. Both bylaws seek to:
  - Identify and retain culturally significant historic buildings and retain the general historic character of the City
  - Conserve historic buildings and existing materials and detailing on those buildings
  - Prevent deterioration of the historic buildings
  - Be sensitive to design characteristics of new or infill buildings in the historic parts of the City as these affect the historic nature of the City .

Based on a thorough review of the Saint John bylaw and the wording of all accompanying "Practical Preservation Guidelines" (design guidelines), Steering Committee members wish to recommend that the following changes to the wording of Bylaw 3156/MM-2001 be made before 2<sup>nd</sup> and 3<sup>rd</sup> reading:

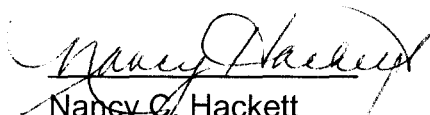
1. Adjust the reference to "Storefront bulkhead panels" to include the term "basepanels". Section 99 (5) (b) ii. would then read: "*Storefront bulkhead panels below the display windows (also known as **basepanels** or below window kickplates)*" Basepanels is the term used within the Saint John bylaw rather than bulkhead panels. Clearly, some architects will know bulkhead panels as basepanels, thus by incorporating this term we simply make our bylaw more comprehensive and clear.
2. Include reference to stabilization work, restoration, rehabilitation, and renovation alongside the reference to alteration, modification, or additions on existing heritage buildings. The assumption of the proposed Red Deer bylaw was that any alterations to existing heritage buildings would typically be a part of restoration work or rehabilitation work. However, by including these broad terms, as is done in the Saint John design guidelines, it ensures that the full range of potential work that may be undertaken on historic buildings is covered within the Red Deer design guidelines, nothing is left out. Again, this change simply makes our bylaw more comprehensive. Therefore, Section 99


(5) (c) is recommended to read: *"In developments involving **stabilization, restoration, rehabilitation, renovation**, alterations, modification, or additions on an existing heritage building..."*

### Staff Recommendation

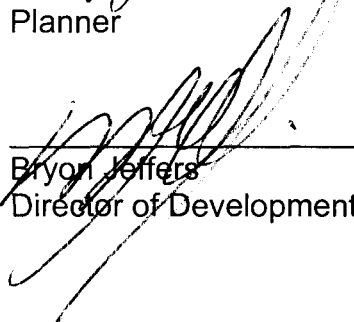
After a thorough review of the heritage design materials of the City of Saint John, the Steering Committee respectfully recommend that City Council proceed with second and final reading of Land Use Bylaw Amendment 3156/MM-2001, subject to incorporation of the above noted changes to the proposed bylaw.

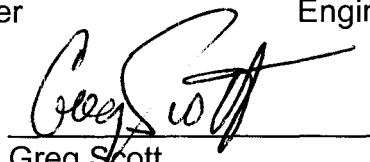
Sincerely,

  
Nancy C. Hackett  
Planner

  
Tony Lindhout  
Planner

  
Ken Haslop  
Engineering Services Manager

  
Bryon Jeffers  
Director of Development Services

  
Greg Scott  
Recreation, Parks, and Culture Department

***Comments:***

We agree with the recommended changes to Land Use Bylaw Amendment 3156/MM-2001 as outlined in the report from Parkland Community Planning Services dated October 25, 2001.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

The following reports appeared on the September 24, 2001 Council agenda and have been reprinted here as background information.

**DATE: September 18, 2001**

**TO: City Council**

**FROM: Mayor Surkan, Chair  
Greater Downtown / Riverside Meadows Implementation Strategy  
Policy Committee**

**RE: Downtown Building Setback Study: Recommendations from the Greater  
Downtown Riverside Meadows Implementation Strategy Policy Committee**

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### ***History***

On August 27, 2001, Council considered the report from the Downtown Building Setback Study Steering Committee dated August 21, 2001. Following consideration of that report, Council agreed to table the item and directed the Policy Group to review the report and provide recommendations to Council for their consideration at the September 24<sup>th</sup> Council meeting.

### ***Action Taken***

On September 4, 2001, the Policy Group met and reviewed the report and agreed that the following recommendations be forwarded for Council's consideration.

### ***Recommendations: Downtown Building Setback Study***

#### **1. Setbacks required for future traffic flow:**

That the setbacks identified for traffic operation, as indicated with the solid line on Figure "1" be retained. No recommendation for relaxation.

#### **2. Setbacks available for the development of pedestrian amenities:**

It is acknowledged that The City wishes to have pedestrian amenities in the downtown. The Policy Group does not envision a large sweeping ped-way where setbacks currently exist, but rather a variety of pedestrian amenities, i.e. a mix of pedestrian walkways, green spaces, bicycle routes, flower boxes, landscaping, and unique and endearing building enhancements that suit the neighbourhood. Therefore, the Policy Group suggests that the Municipal Planning Commission be given the authority to approve appropriate relaxations to the setbacks only where those encroachments will serve the best long-term interests of the Greater Downtown Action Plan.

#### **The Policy Group recommends:**

That the setbacks identified as having potential for future pedestrian amenities, as indicated by the dotted line on Figure "1", be retained, but that a developer has the opportunity to request a relaxation to build into the setback, subject to certain conditions. Further, that the Municipal Planning Commission consider each case on its merits based on the following criteria and the adoption of appropriate guidelines in the Land Use Bylaw:

- (a) **Structural Building Encroachment:** That buildings which are historic buildings identified in the Land Use Bylaw or which are within the Main Street Program boundaries or meet historical guidelines for historical echo or replica buildings may encroach if they meet the proposed architectural guidelines. That the draft Land Use Bylaw amendment, attached to the report, be changed to omit the reference to any encroachment being non-structural in such cases.

- (b) **Non-Structural Encroachments/Pedestrian Amenities:** That the Municipal Planning Commission consider requests for relaxations of the setback requirements for buildings other than those noted above, but only for non-structural components. The Policy Group agrees that the Municipal Planning Commission be given the authority to allow encroachments into the setbacks in the areas identified for pedestrian enhancements, based on the willingness of developers to incorporate public amenities, i.e. public courtyards, urban sculptures, outdoor public cafes, etc. into their developments, and that the encroachments be non-structural. Guidelines for appropriate amenities will be incorporated into the Land Use Bylaw.
- (c) **Changes to Figure "1" Building Setback Areas:**
  - (i) Incorporate block of 49<sup>th</sup> Street between 51<sup>st</sup> Avenue and Gaetz Avenue into the pedestrian enhancement area shown by the dotted lines.
  - (ii) Incorporate the block of Gaetz Avenue between 52<sup>nd</sup> and 53<sup>rd</sup> Streets into the pedestrian enhancement areas shown by the dotted lines.

In summary, developers would have several choices should they wish to request a relaxation of the setback. Firstly, if the development involves historic restoration or a historical echo project or is within the Main Street Program boundary, the developer can request a structural relaxation. Secondly, if the project is not any of the above, the developer may be able to provide a non-structural pedestrian enhancement/public amenity in keeping with set guidelines and may be allowed a relaxation for that amenity.

### 3. Time to Process Development Applications

We recommend that with respect to the roles of the Heritage Preservation Committee and Main Street Program that rather than having the Municipal Planning Commission refer developments to them for comments, that the Heritage Preservation Committee and Main Street Program be included in the circulation list in the development process prior to submission to the Municipal Planning Commission and that they be given an appropriate amount of time to review the proposed developments.

Developers requesting a relaxation to the setback will be advised that a waiting period will be required to accommodate the approval process.

Parkland Community Planning Services has prepared a Land Use Bylaw amendment, inclusive of the recommendations noted above. A copy of the Land Use Bylaw is attached to this report.



Gail D. Surkan, Chair

Greater Downtown/Riverside Meadows  
Implementation Strategy Policy Committee

/clr  
attchs.

c      Policy Committee  
         Internal Implementation Committee  
         Setback Study Steering Committee



AUGUST 20, 2001



L-7 INC.  
#204 4929 50<sup>TH</sup> Street  
RED DEER, ALBERTA  
T4N 1X9 403 340 0180

September 17, 2001

City Clerk's Office  
City of Red Deer

By Fax: 346 6195

**RE: 49<sup>TH</sup> STREET SETBACKS - POTENTIAL RELAXATION/ABATEMENT/RESCINDING**

L-7 Inc. owns a property know as the Imperial Block, municipal address 4917 through 4931 49<sup>th</sup> Street (This property was constructed in 1965 by L-7's subsidiary Imperial Block (Red Deer) Ltd.).

I understand that the City is looking at the termination of the 49<sup>th</sup> Street setback policy. There is no question that a one block exemption is anything but a revocation of the Policy.

Please let me make the point that where the properties on 49<sup>th</sup> Street have been set-back the Street and its development is much more appealing & friendly to foot traffic and vehicular passengers. **As a result I disagree with any thought of Relaxation, Abatement or Rescinding.**

When Imperial Block was constructed, the Policy of the day required a gifting of 7 feet off the 75 foot front of the property to the City for the widening of 49<sup>th</sup> Street. That Policy in 1973 resulted in the City demanding 7 feet off the front of the old, old Advocate building (Lot 13) and placing of a caveat (5580UA) on the property requiring the owner to remove the front 7 feet of the building within 6 months of the City notification of imminent widening (and 5 feet in the alley to widen it).

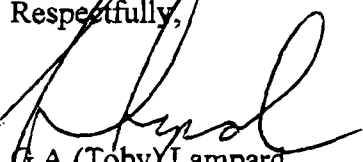
I have read the summary of the Reports that suggest that the Street no longer is likely to have traffic flows that will require widening. I understand that assumptions can be massaged to support the desired results. I.E. I disagree with the assumptions and results that suggest that this Policy should be Relaxed/Abated or Rescinded.

I understand that Policies can be changed. I also understand that if this Policy is changed that the Caveat 5580UA on Lot 13 is no longer supportable and should be cancelled.

I also ask what the City plans to do with the 7 feet that land owners 'gave up' now that street widening is not to happen? Will the City return the 7 feet to the current Landowners?

I would ask that the Mayor and Council to take the above noted questions into account when they deliberate the Relaxation/Abatement or Rescinding of the 49<sup>th</sup> Street Setback Policy.

Respectfully,



G.A. (Toby) Lampard  
L-7 Inc.

Date: August 21, 2001  
To: City Clerk  
From: Steering Committee Members  
**Re: Downtown Building Setback Study**

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**A. INTRODUCTION**

At the April 9, 2001 Council meeting, Council passed a resolution tabling further consideration of the Downtown Building Setback Study, in order for the Steering Committee to submit a report addressing four issues. The Committee spent considerable time over the last five months addressing these issues by seeking the input of other committees, preparing revised setback areas with the Consultant, and developing architectural control guidelines.

**B. ISSUES ARISING OUT OF THE APRIL COUNCIL MEETING**

1. What setbacks within the Land Use By-law should remain to accommodate future road widening?
  - a. The Study undertaken by Stantec Consulting Ltd. confirmed that to accommodate projected traffic volumes at the 115,000 population level, roadways with a solid heavy line illustrated on the attached Figure 1, will have to be widened and, therefore, the existing building setback requirement should remain.
  - b. Remaining roadways, with a solid heavy line within the shaded areas of Figure 1, were outside the Study area and have been previously been identified as requiring widening in the future.
  - c. It is intended that MPC would not relax this setback requirement, as increased right of way width to accommodate the future traffic demand must be obtained.

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2. What setbacks within the within the Land Use By-law should remain due to other planning criteria?
  - a. The Study confirmed that building setbacks on roadways with the dashed heavy line illustrated in Figure 1, will be required to provide space within the boulevard area to accommodate the pedestrian enhancements envisioned in the Greater Downtown Action Plan (GDAP).
  - b. It is intended that MPC would have discretion in this area to relax the setback requirement to accommodate unique building design features as per Issue 4 of the Council resolution, which stipulates that "a relaxation process should provide for building encroachment into the setbacks for certain unique buildings or situations."
  - c. As per Council's direction, the one block area on 49 Street, between 51 Avenue and Gaetz Avenue, would not be subject to any additional building setback in order to preserve the original surveyed right of way established in the early 1900's. The Committee wishes to point out that this will likely limit the options available to enhance the pedestrian streetscape within this block. This block will be subject to design controls to ensure protection of the historical character and enhancement of the surrounding streetscape.
  - d. The attached proposed structure for a Land Use By-law Amendment details the unique situations or developments to which relaxation may be considered and sets forth a process for dealing with relaxation requests.
3. Council stipulated the following exceptions from the setback regulations:
  - Existing buildings as listed in the Land Use By-law under the Historical Preservation District and/or Historical Significance District.
  - Existing buildings having confirmed funding as an improvement project in the Main Street Program.

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- Those buildings specified in Clause (a) and Clause (b) above that require reconstruction will be done so in accordance with appropriate design guidelines.
- a. The Steering Committee understood this to mean that any existing building designated as either historical or as having confirmed funding under the Main Street Program anywhere in the Downtown area, would be exempt from the additional building setback requirement provided they were refurbished or reconstructed according to architectural guidelines.
- b. The Committee received letters from the Heritage Preservation Committee of the Normandeau Cultural and Natural History Society. These letters indicate that the Committee would be pleased to participate in the development of further design guidelines to protect historical resources and cite support for the increase boulevard space provided by the building setbacks along the dashed line roadways for historical promotion or protection. The Committee also indicated that they would like to provide comments on the redevelopment of historically designated buildings. They expressed a desire to review and comment on all downtown-building projects to protect the overall historical integrity of the Downtown.
- c. The Committee received a letter from the Red Deer Main Street Project Vice-Chair indicating that this Advisory Board wishes to examine the entire Main Street area and consider the impact that renovated buildings as well as existing newer buildings will have on the goals of the Main Street program. They expressed a desire to have the Heritage Preservation Committee review not only main street projects but also all new building development in the Downtown area in order to establish a common direction for all buildings. It is expected that the proposed design controls (attached) will address the concerns of both the Main Street Project Advisory Board and the Heritage Preservation Committee. These guidelines provide for circulation of the development proposals to these committees with a 30-day turnaround.
- d. Council should be aware that accommodating these requests would increase the permit processing time for such developments by two months or more.

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4. Other Unique Building Situations

- a. Design guidelines and exemption criteria are being brought forward in conjunction with setback changes in order to address the underlying rationale of the GDAP's recommendation to eliminate setbacks. According to Policy 7.7 of the Plan, the object of recommending removal of the building setbacks was to allow flexibility in creating more pedestrian friendly streets. Also, under Policy 10.3 of the Plan, The City is encouraged to strengthen protection of key areas of historic resources in the core. Therefore, the intent of the proposed design controls is to maintain the integrity of the historical core of the Downtown and to achieve the type of pedestrian environment envisioned in the Plan. The historical sensitivity of new construction or reconstruction is particularly significant in that new buildings do not necessarily exhibit historical characteristics themselves, but do impact on the historical character and significance of the surrounding streetscape. New buildings should be constructed as a good "fit" with the historical streetscape of the area.

**C. CLOSING**

This report represents the completion of a challenging and unique Study that has taken 12 months from drafting of the initial Study Terms of Reference, to the preparation of the Land Use By-law Amendment. Public and Committee feedback were encouraged during the process. Excluding Committee time involved in the Study, the Consultant cost related to the determination of the 115,000 population traffic demand and the necessary road right of way width necessary to accommodate this future demand, was approximately \$54,000.

The Committee members are hopeful that this important undertaking will be adequate to achieve the visions and goals of the Greater Downtown Action Plan and at the same time balance these with the transportation needs of the community, for years to come.

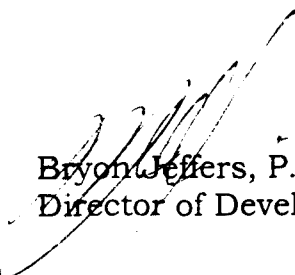
**D. PROPOSED LAND USE BY-LAW AMENDMENT**

The Committee recognizes that the recommendations contained herein may be contrary to the GDAP By-law No. 3267/2000 and would defer to The City Solicitor for further guidance in this area. The City Solicitor may also wish to review the format of the proposed Land Use By-law Amendment.


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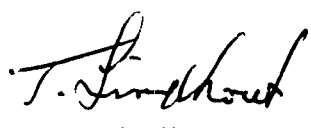
**E. RECOMMENDATION**


The undersigned members of the Steering Committee respectfully recommend that Council receive this report and the proposed structure of the By-law Amendment at the August 27, 2001 meeting for information and discussion. We further recommend that Council direct the Committee to prepare the Land Use By-law Amendment for consideration of first reading at the September 10, 2001 meeting. This direction will allow two weeks to fine tune the proposed By-law Amendment based on input of Council and comments that may come forward from the City Solicitor.

  
 Bryon Jeffers, P. Eng.  
 Director of Development Services

  
 Ken Haslop, P. Eng.  
 Engineering Services Manager

  
 Greg Scott  
 Committee Planning Coordinator

  
 Tony Lindhout  
 Planner

  
 Nancy Hackett  
 Planner

KGH/emr  
 Att.



July 23, 2001

Mr. Ken Haslop  
Engineering Department  
City of Red Deer  
PO Box 5008  
Red Deer, AB T4N 3T4

Re: Red Deer Main Street Project, Setbacks Report

Dear Mr. Haslop,

As design team leader and vice-chair of the Red Deer Main Street Project I wish to give some comments on the proposed setback changes in the downtown core of Red Deer. As you are aware Red Deer has been approved for a pre-programming year from the Alberta Main Street Programme, we expect full approval in the near future. The goal of this program is to assist with the enhancement of the downtown core of communities.

The Red Deer Main Street Project is concerned with more than simply the restoration of facades on a limited number of buildings. The intent of the program is to create an attractive and vibrant downtown core through the careful re-design of existing buildings. To achieve this goal, we examine the entire main street area and consider the impact that renovated buildings, as well as, existing newer buildings have on the goals of the main street program.

It is the recommendations of this program, that all future developments proposing to encroach into the setback area in the downtown core of Red Deer, which results in structural alterations or the construction of a new development, be reviewed before any construction commences. It is important to maintain the balance between the interest of the downtown core and that of the developer.

Red Deer has, and is still working very hard to preserve its downtown core. The Main Street Project is working at establishing some great design guidelines to fit into the atmosphere of downtown Red Deer. Not only will all main street projects meet this guideline; we want all new development to acknowledge and respect these guidelines in order to establish a common direction for development in downtown Red Deer.

With this in mind, we would request that the Heritage Preservation Committee be given an opportunity to review such proposed developments on behalf of the Red Deer Main Street Project. During the operation period of the program, we would provide our comments through the Heritage Preservation Committee.

This process could add considerable time to the development procedure, however, the Main Street Project would be prepared to provide reviews on a bi-weekly basis if require. We do not have any intention of delaying developments in Red Deer.

Jul. 23 '01 9:59

BPS ARCHITECTS INC

477

P. 3

The design guidelines, as setup, by the Red Deer Main Street Project are intended to enhance the downtown core. We will be establishing our design guidelines with comments from the Heritage Preservation Committee and reflecting the intent of the Greater Downtown Action Plan. We would be prepared to work with the City of Red Deer and/or Parkland Community Planning Services to establish common guidelines that could be used for all downtown developments. This would result in a greatly shortened approval process, as this guideline would become the standard from which developments would proceed.

Thank you for your consideration with regards to these comments and should you have any questions please contact me.

Sincerely,

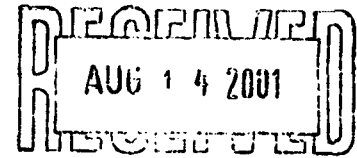


George Berry, Vice-Chair, Design Team Leader  
Red Deer Main Street Project

cc. Tara Senft, Red Deer Main Street Project Co-ordinator

## *Normandeau Cultural and Natural History Society*

4525 - 47A Avenue  
Red Deer, Alberta T4N 6Z6  
Ph: 403-309-8405  
Fax: 403-342-6644



Ken Haslop  
Engineering Services Department  
City of Red Deer  
4914 - 48 Avenue, Box 5008  
Red Deer, AB T4N 3T4

- Kerry Wood  
Nature Centre

August 10, 2001

- Gaetz Lake  
Sanctuary

### Re: Downtown Setback Study

- Allen Bungalow

Dear Mr. Haslop,

- Fort Normandeau

Thank you for your reply to our earlier letter regarding the Setbacks Study currently underway in the downtown. After reviewing your reply during our Heritage Preservation Committee meeting of July 25 we have the following comments:

- Red Deer &  
District Museum

- Heritage Square

- Heritage  
Preservation  
Committee

1. With regard to the Heritage Preservation Committee providing comments on the installation of amenities such as interpretative signs, pedestrian features, and landscaping in the "green" areas of the building setback areas map, we would be most pleased to do so. In all likelihood our input would focus on the opportunity for these amenities to complement the historical character of our downtown core or to allow for unique heritage based features such as signage of ghosts sculptures. We do understand that Municipal Planning Commission will have the discretion regarding relaxation of the setback dimension in the green area.
2. We are also pleased to be able to provide comments on building projects on the properties identified in black on the map. There are several historically designated buildings within these blocks.
3. We would like to express our concerns for maintaining the historical character of downtown Red Deer. It is our feeling that preservation and respect for the historical elements of the downtown are essential in successful redevelopment. New construction should reflect and respect the historical streetscape of the downtown and the integrity of the historical core areas. Protecting the overall historical integrity of the downtown was the reasoning behind our initial request to review all downtown building projects where encroachment into setbacks was at issue in the greater downtown area. Our committee is charged with a mandate to advise City Council on heritage matters and heritage protection. Under the Greater Downtown Action Plan

the historical core of the downtown is distinguished as a special place worthy of a concerted level of recognition as well as protection.

We recognize that it will be difficult to circulate all building projects to our committee for review. And while we accept the problematic logistics, we wish to reiterate the importance of protecting the overall historical fabric of the downtown to as large an extent as possible. We trust that the design guidelines being developed will go a long way in achieving this objective.

Thank you for the opportunity to be a part of the process. Please continue to keep us informed as to progress on this matter.

Sincerely,

  
Wendy Martindale  
Secretary  
Heritage Preservation Committee

*Comments: of August 27, 2001*

We concur with the recommendation of the Steering Committee for the Downtown Building Setback Study and commend them for a very complete report balancing a number of very complex issues. We also concur that the report be received for Council's preliminary input and referred to the City Solicitor. In addition, we recommend that the report not be returned to Council until September 24, 2001 and that during the intervening time, the Greater Downtown Action Plan Policy Group be convened and requested to review the recommendations and provide input to Council.

Council may wish to provide preliminary input on a number of key issues such as the following:

1. The practical distinction between those areas where setbacks are required to accommodate future traffic and those that are required to accommodate future pedestrian amenities.
2. The degree of discretion given to the Municipal Planning Commission (MPC) in all these areas to accommodate historically relevant or unique development proposals.
3. The unique designation given the one block of 49<sup>th</sup> Street between 51<sup>st</sup> Avenue and Gaetz Avenue where MPC would not have discretion to require the setback, but would be in the position to review the details of the development proposal, particularly as they relate to the design criteria for this block.
4. The amount of time and additional process associated with any development proposal in the entire Downtown, balanced against the clarity provided by design guidelines for both specific areas, such as the one block on 48<sup>th</sup> Street, and the broader areas falling within the guidelines of the Main Street Program.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

# **COUNCIL MEETING OF NOVEMBER 5, 2001**

## **ATTACHMENT**

**DOCUMENT STATUS: PUBLIC**

**REFERS TO: LAND USE BYLAW AMENDMENT  
3156/MM-2001  
DOWNTOWN BUILDING  
SETBACKS**

Michael Williams  
3934 50<sup>th</sup> Street  
Red Deer, AB  
T4N 1W3

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

November 5, 2001

RE: Land Use Bylaw Amendment 3156/MM-2001 – Downtown Setbacks

To Whom It May Concern:

The following is in response to the letter sent out by the Office of the City Clerk on October 10<sup>th</sup>, 2001. My home is located on the north side of Ross (50<sup>th</sup>) street. From my conversation with the City Clerk's office, it is my understanding that the north side treed boulevard on 50<sup>th</sup> street between 40<sup>th</sup> and 37<sup>th</sup> Avenue will be removed at some point in the future for traffic improvement.

As a homeowner, I am against the proposed setbacks for the above stated area for the three reasons I will outline below:

1. My property value be affected by the shorter distance from my house to the street, and taking out the beautiful tree line in front of the house will definitely affect the aesthetic appeal of my property, and the neighborhood as a whole. This will also make my property much more difficult to resell.
2. My quality of life will decrease inside the home as the traffic improvement will result in increased street noise at longer hours.
3. With the north side of 50<sup>th</sup> street having the treed boulevard, it provides a pedestrian walkway where people can feel safe from the heavy traffic flow. I have observed over the last four years that many more people use the north side of 50<sup>th</sup> street for walking than the south side of 50<sup>th</sup> street, which has no boulevard.

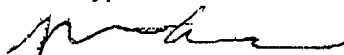
I do understand that the setbacks may be inevitable, therefore I would like to propose the following solution:

Incorporate three foot cement barriers along the north side of 50<sup>th</sup> street for as much of the widened area as is feasible. Ideally, all areas on 50<sup>th</sup> between 43<sup>rd</sup> avenue and 37<sup>th</sup> avenue on both sides of the street should have this done. This would cut down on noise from the traffic to the homes located along the strip and allow for greater pedestrian safety.

An initial reaction by some may be to dismiss this option because it would take away from the look of the neighborhood. In my mind, however, the Municipal Planning Commission already has shown that it has no regard for this by its impending decision to remove the tree line.

In conclusion, I would ask council to consider my option or other options to allow homeowners along 50<sup>th</sup> street to maintain their existing property values and quality of life in the face of the imminent setbacks.

Sincerely,



Michael Williams

(Account No. 59.5901)





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

October 10, 2001

TUC TRAN & CHI THI KIM NGUYEN  
4619A 49 STREET  
RED DEER, AB T4N 1T4

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/MM-2001 — Downtown Setbacks**

---

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 of land in Downtown Red Deer you have an opportunity to ask questions about proposed changes to existing setbacks and to let Council know your views. Setback in this instance is defined as the minimum distance a building is set back from the street on its front and side yards.

The proposed amendment recommends retention (with no relaxation) of existing setbacks for traffic operation along both sides of 49 Avenue between 55 Street and 45 Street; along the west side of 50 Avenue between 55 Street and 52 Street; along both sides of 45 Street between 48 Avenue and 52 Avenue; and along both sides of 43 Street between Taylor Drive and 48 Avenue.

Setbacks are also to be retained along the East side of 50 Avenue between 55 Street and 52 Street; along both sides of 48 Avenue between 55 Street and 43 Street, and along both sides of 49 Street from 52 Avenue to 46 Avenue. However, because these areas are targeted for pedestrian enhancement, these specific setbacks may be relaxed subject to meeting guidelines for historic buildings or pedestrian amenities. Any requests for relaxation to these setbacks would require the approval of Municipal Planning Commission.

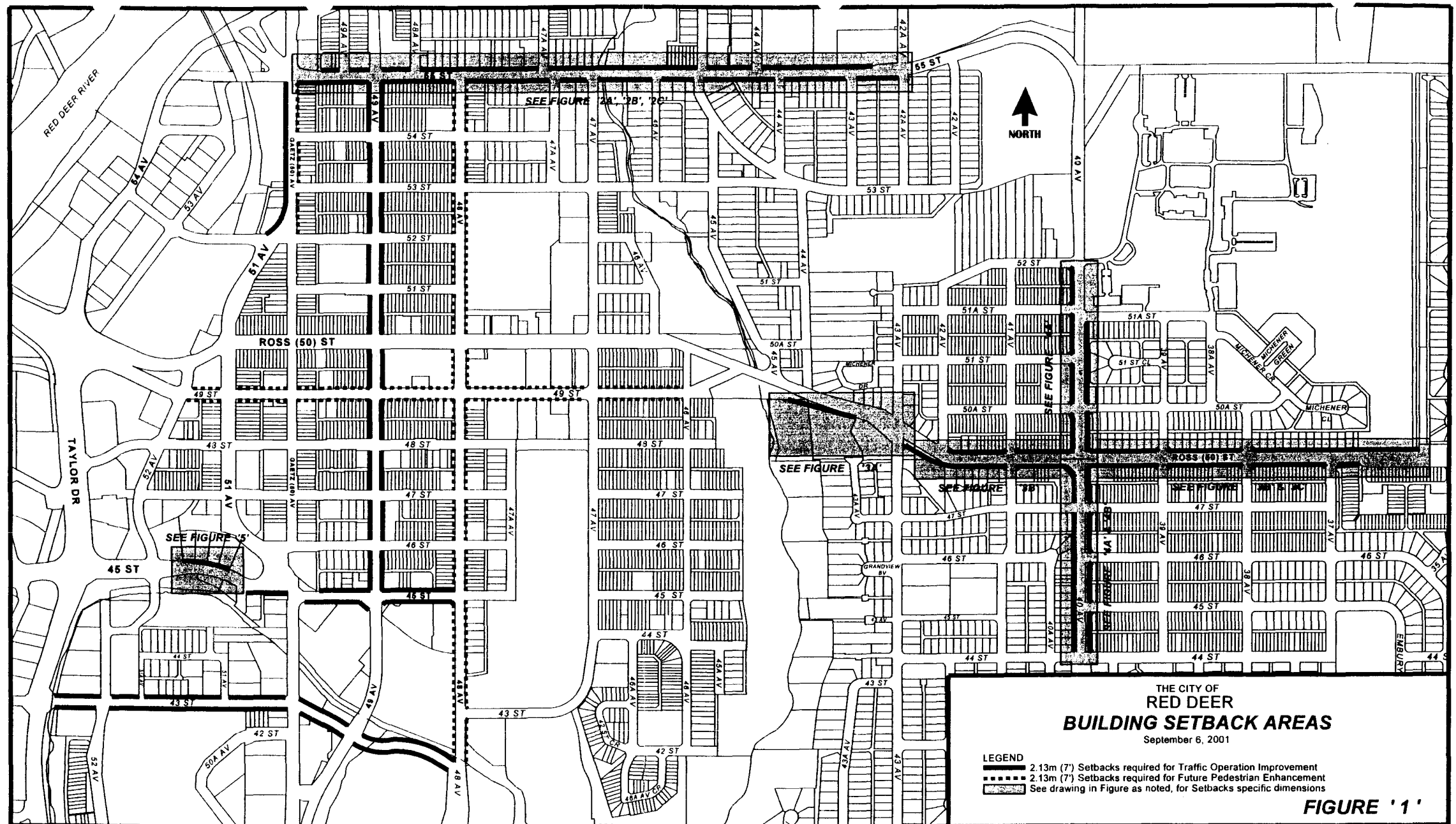
You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, November 5 2001, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 30, 2001.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing.

Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,

Jeff Graves  
Deputy City Clerk  
attach.





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

October 10, 2001

ROBERT D. & KAREN K. STRANG  
77 RUPERT CRESCENT  
RED DEER, AB T4P 2Y9

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/MM-2001 — Downtown Setbacks**

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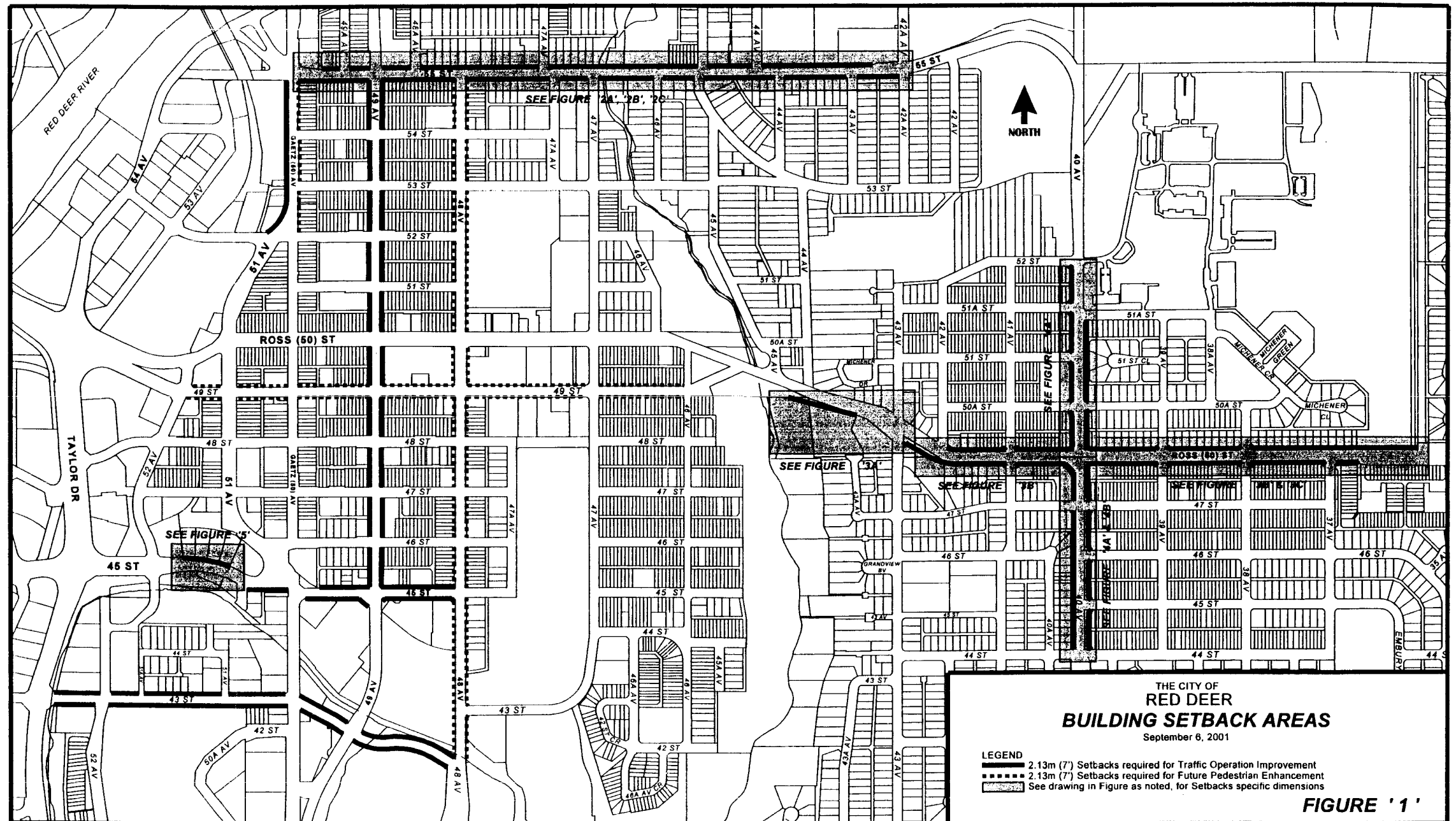
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Yours truly,

Jeff Graves  
Deputy City Clerk  
attach.





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

October 10, 2001

JANET C THOMSON  
4122 50 STREET  
RED DEER, AB T4N 1W7

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/MM-2001 — Downtown Setbacks**

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 of land in Downtown Red Deer you have an opportunity to ask questions about proposed changes to existing setbacks and to let Council know your views. Setback in this instance is defined as the minimum distance a building is set back from the street on its front and side yards.

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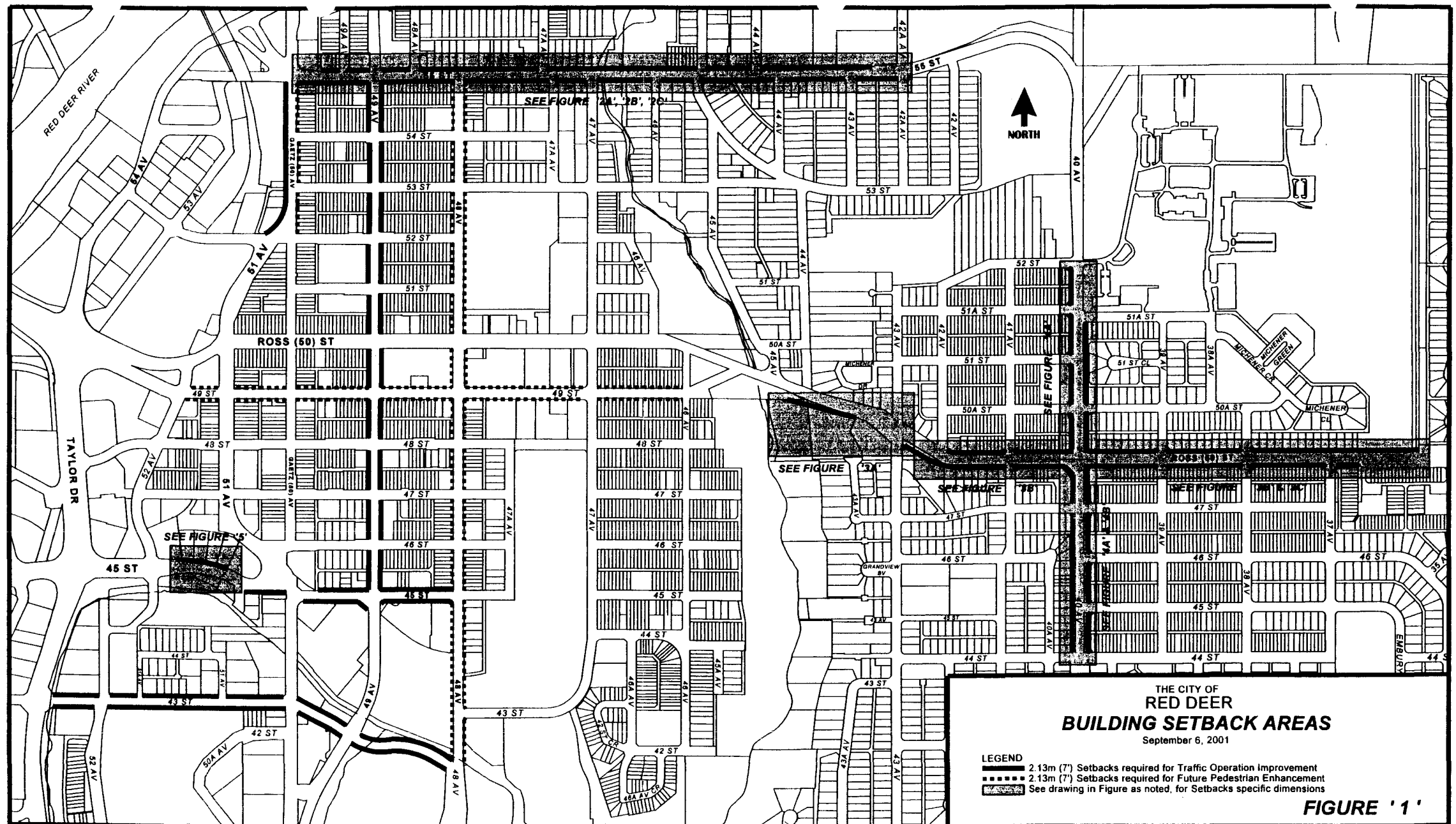
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Yours truly,

Jeff Graves  
Deputy City Clerk  
attach.





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

October 10, 2001

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/MM-2001 — Downtown Setbacks**

---

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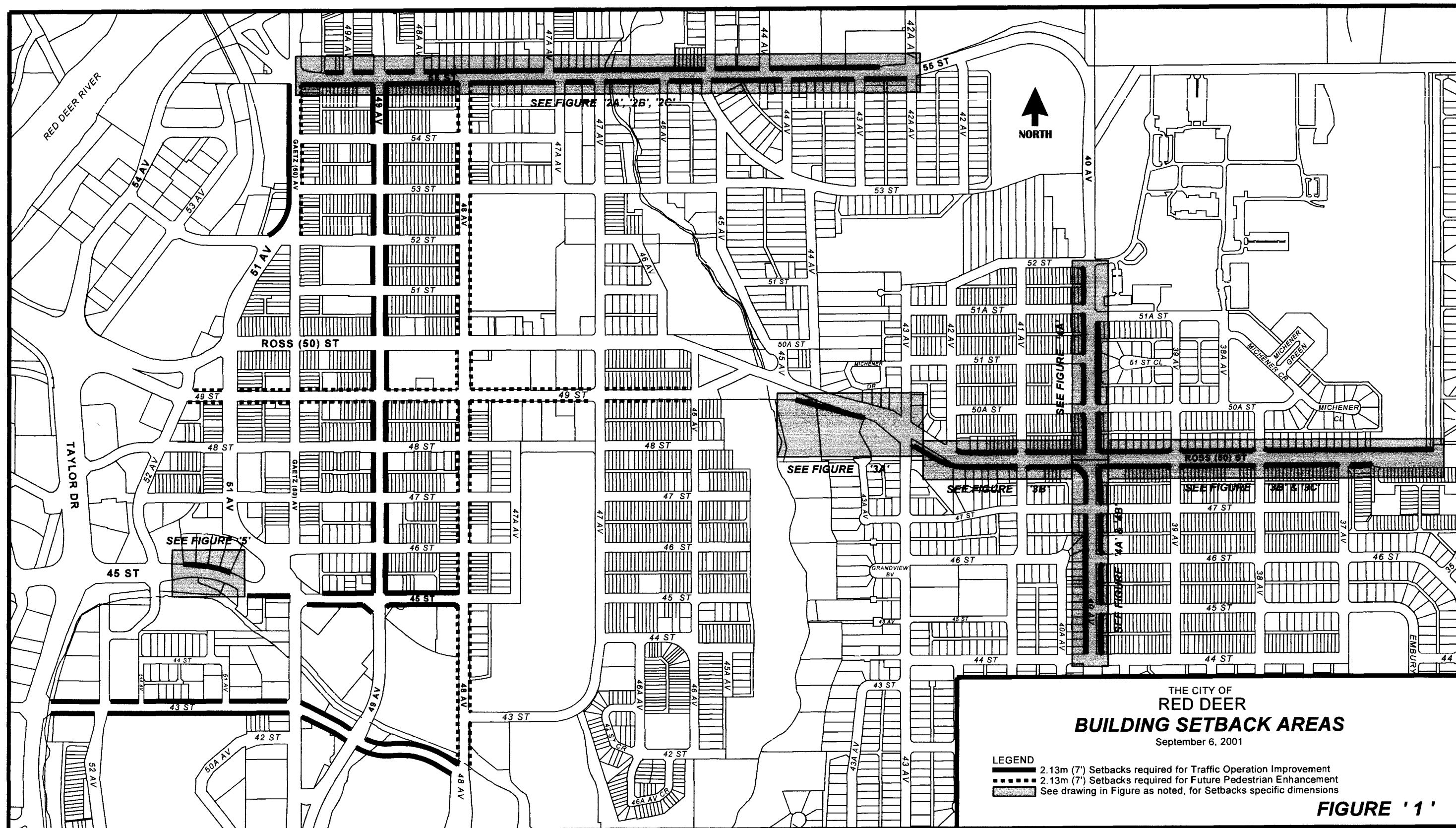
Yours truly,

Jeff Graves  
Deputy City Clerk  
attach.

4914 - 48<sup>th</sup> Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca) Web: <http://www.city.red-deer.ab.ca>







DATE: October 2, 2001

TO: Norma Lovell, Assessment

FROM: C.G. Adams,  
City Clerk's Office


RE: LUB Amendment 3156/MM-2001 – Downtown Setback Area  
LUB Amendment 3156/OO-2001 – Oriole Park West – Service Plus In

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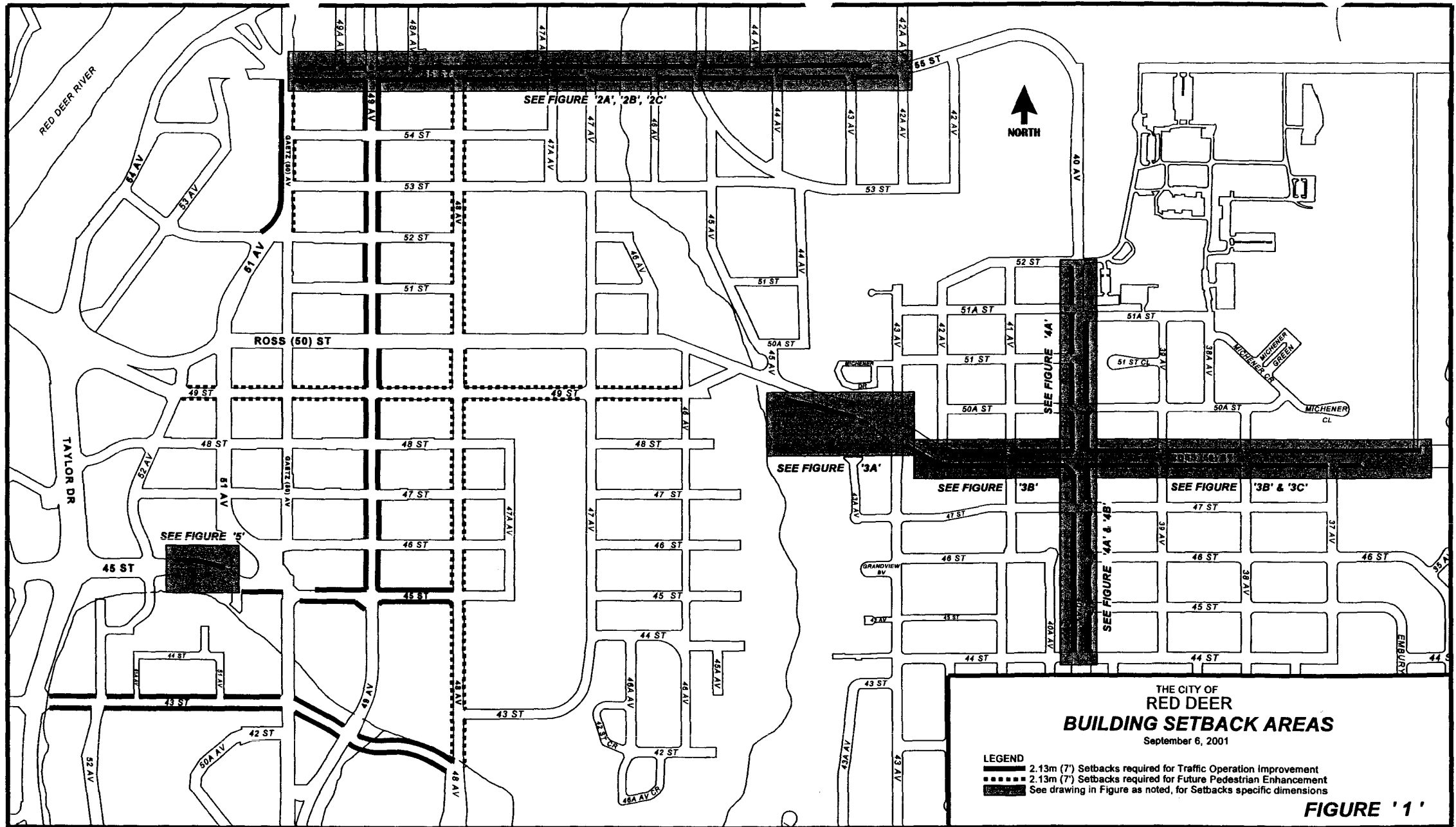
Please provide me with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached maps.

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

Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.



CHERYL

## **Council Decision – Monday September 24, 2001**

**DATE:** September 25, 2001

**TO:** Greater Downtown/Riverside Meadows Implementation Strategy Policy Committee

**FROM:** City Clerk

**RE:** Downtown Building Setback Study: Recommendations from the Greater  
Downtown Riverside Meadows Implementation Strategy Policy Committee  
Land Use Bylaw Amendment 3156/MM-2001

---

**Reference Report:**

Greater Downtown/Riverside Meadows Implementation Strategy Policy Committee, dated September 18, 2001.

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/MM-2001 was given first reading. A copy of the bylaw is attached. Land Use Bylaw Amendment 3156/MM-2001 provides for revised setback areas and architectural control guidelines in the Downtown area.

**Report Back to Council:** Yes. A Public Hearing will be held on Monday, November 5, 2001 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

**Comments/Further Action:**

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

Council was made aware that St. John, New Brunswick, has good design criteria for the development of echo buildings and felt these should be reviewed prior to the Public Hearing. By way of a copy of this memo, I am asking the Setback Steering Committee to review this new criteria and make recommendations back to Council for the November 5, 2001 Council meeting.



Kelly Kloss  
City Clerk

/chk  
attchs.

- c Setback Study Steering Committee:
- B. Jeffers, Director of Development Services
  - K. Haslop, Engineering Services Manager
  - G. Scott, Committee Planning Coordinator
  - T. Lindhout, Planner
  - N. Hackett, Planner
  - Inspections & Licensing Manager
  - Land & Economic Development Manager

## **BYLAW NO. 3156/MM-2001**

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

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

- 1 "Figure 1" in "Schedule A" of the Land Use Bylaw is hereby deleted and replaced with revised "Figure 1" attached hereto and forming part of the Bylaw.
- 2 Section 37 Setbacks from Streets is hereby deleted in its entirety and replaced with the following:

### **37 Setbacks from Streets**

- (1) The minimum front and side yard setbacks of sites abutting the streets illustrated with a solid heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. This additional setback area is necessary for future traffic demands. Notwithstanding Section 13(3) this setback shall not be relaxed.
- (2) The minimum front and side yard setbacks of sites abutting the streets illustrated with a dashed heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. As this setback is intended for pedestrian and/or other planning enhancements, the Development Authority, in its discretion, may relax this requirement in accordance with Section 99 (5) of the Land Use Bylaw.
- (3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting the following streets shall be as illustrated on the attached figures:
  - 55 Street (Gaetz Avenue to 42 A Avenue) – See Figures 2A, 2B, & 2C.
  - Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) – See Figures 3A, 3B, & 3C.
  - 40 Avenue (44 Street to 52 Street) – See Figures 4A, & 4B.
  - 45 Street ( Taylor Drive to 51 Avenue) – See Figure 5
- (4) Subsections 37(1) and 37(2) shall not apply to: a) a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback; b) a lot where the setback or any portion of it is occupied by a building, and the owner has also entered into a License to Occupy Agreement with The City.

- (5) The minimum front and side yard setbacks shown in Figure 1 in Schedule A, do not apply to the following types of buildings where the development has been approved by the Development Authority and which meet the design guidelines set out in Section 99(5) of this Land Use Bylaw:
  - (a) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw;
  - (b) New construction for which the Development Authority has granted approval as a historical "echo" or "replica" building; or,
  - (c) Any building located within the Red Deer Main Street Programme boundary.
- (6) The minimum front and side yard setbacks for sites on streets with the area marked by the dashed heavy line on Figure 1 in Schedule A, may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
  - (a) Development within the setback area is non-structural.
  - (b) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
  - (c) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
  - (d) Development that takes into account the unique character of an area or any applicable individual neighbourhood design guidelines.
  - (e) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

3 Section 99 Site Development within the C1 Commercial (City Centre) District is hereby amended by adding the following subsections:

- (5) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw, any new construction wishing to be considered an historical "echo" or "replica" building, or any building located within the Red Deer Main Street Programme boundary, where setbacks are required along those streets shown in the dashed heavy line on Figure 1 in Schedule A, shall be subject to the following design

guidelines in order to maintain consistency with the downtown's historical character as envisioned in the Greater Downtown Action Plan.

- (a) Development must respect the historical characteristics of the downtown as well as the scale of the historical core areas. New building facades need not directly imitate details from earlier buildings but should be appropriate in scale, appearance, design, colour, and materials.
- (b) In developments where demolition and reconstruction are proposed, the following elements are strongly encouraged in all new construction to maintain a pedestrian scale and to maintain visual continuity of the streetscape:
  - i. Display windows at ground level which are as large as practical and situated about 0.45 to 0.76 metres (1.5 to 2.5 feet ) above the sidewalk
  - ii. Storefront bulkhead panels below the display windows (also known as below display window kickplates)
  - iii. Recessed entrance ways on the buildings, occurring at approximately every 7.5 to 9.2 metres (25 to 30 feet) or in lieu of entrance ways significant horizontal visual elements which maintain the visual pattern of traditional 25 to 30 foot wide storefronts
  - iv. Design of the upper level stories should reflect the pattern, scale, design, window placement along the street
  - v. New construction should be of a height that is consistent with neighbouring buildings, however roof line variations are acceptable.
- (c) In developments involving alterations, modifications, or additions on an existing heritage building:
  - i. Where the building has a unique detail or special feature or finish (e.g. cornice, parapet, arches, piers) every effort is to be made to preserve and retain the original detail, feature, or finish.
  - ii. Developments must attempt to minimize the visual impact of the introduction of any mechanical or electrical or other service infrastructure.
  - iii. New additions, exterior alterations or related new construction must not destroy materials that characterize the property. The new work shall be differentiated from the old but must be compatible with the massing, size, scale, features, and historical integrity of the property and the surrounding streetscape.
- (d) All developments should create a visually interesting and compatible relationship with the street and adjoining buildings, and provide a

continuous pedestrian streetscape.

- (e) A development proposal showing detailed renderings of the proposed construction including: new building design or existing building and location of the proposed alterations or additions, size, type, and quality of the proposed building materials, elevations of all affected facades, site plans, colours, and detailing must be provided to the Development Authority.
- (f) If the site contains, or is adjacent to a site that contains a Historical Preservation Building or a Historic Significance Building as listed in the Land Use Bylaw, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Historical Preservation Committee for comment.
- (g) If the site falls within, or is adjacent to a site within the boundary of the Main Street Program, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Main Street Local Advisory Board for comment.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of September, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this            day of           , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this            day of           , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this            day of           , A.D. 2001.

---

MAYOR

---

CITY CLERK



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

October 10, 2001

STEPHEN MORASCH  
4617 49 STREET  
RED DEER, AB T4N 1T4

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/MM-2001 — Downtown Setbacks**

---

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 of land in Downtown Red Deer you have an opportunity to ask questions about proposed changes to existing setbacks and to let Council know your views. Setback in this instance is defined as the minimum distance a building is set back from the street on its front and side yards.

The proposed amendment recommends retention (with no relaxation) of existing setbacks for traffic operation along both sides of 49 Avenue between 55 Street and 45 Street; along the west side of 50 Avenue between 55 Street and 52 Street; along both sides of 45 Street between 48 Avenue and 52 Avenue; and along both sides of 43 Street between Taylor Drive and 48 Avenue.

Setbacks are also to be retained along the East side of 50 Avenue between 55 Street and 52 Street; along both sides of 48 Avenue between 55 Street and 43 Street, and along both sides of 49 Street from 52 Avenue to 46 Avenue. However, because these areas are targeted for pedestrian enhancement, these specific setbacks may be relaxed subject to meeting guidelines for historic buildings or pedestrian amenities. Any requests for relaxation to these setbacks would require the approval of Municipal Planning Commission.

You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

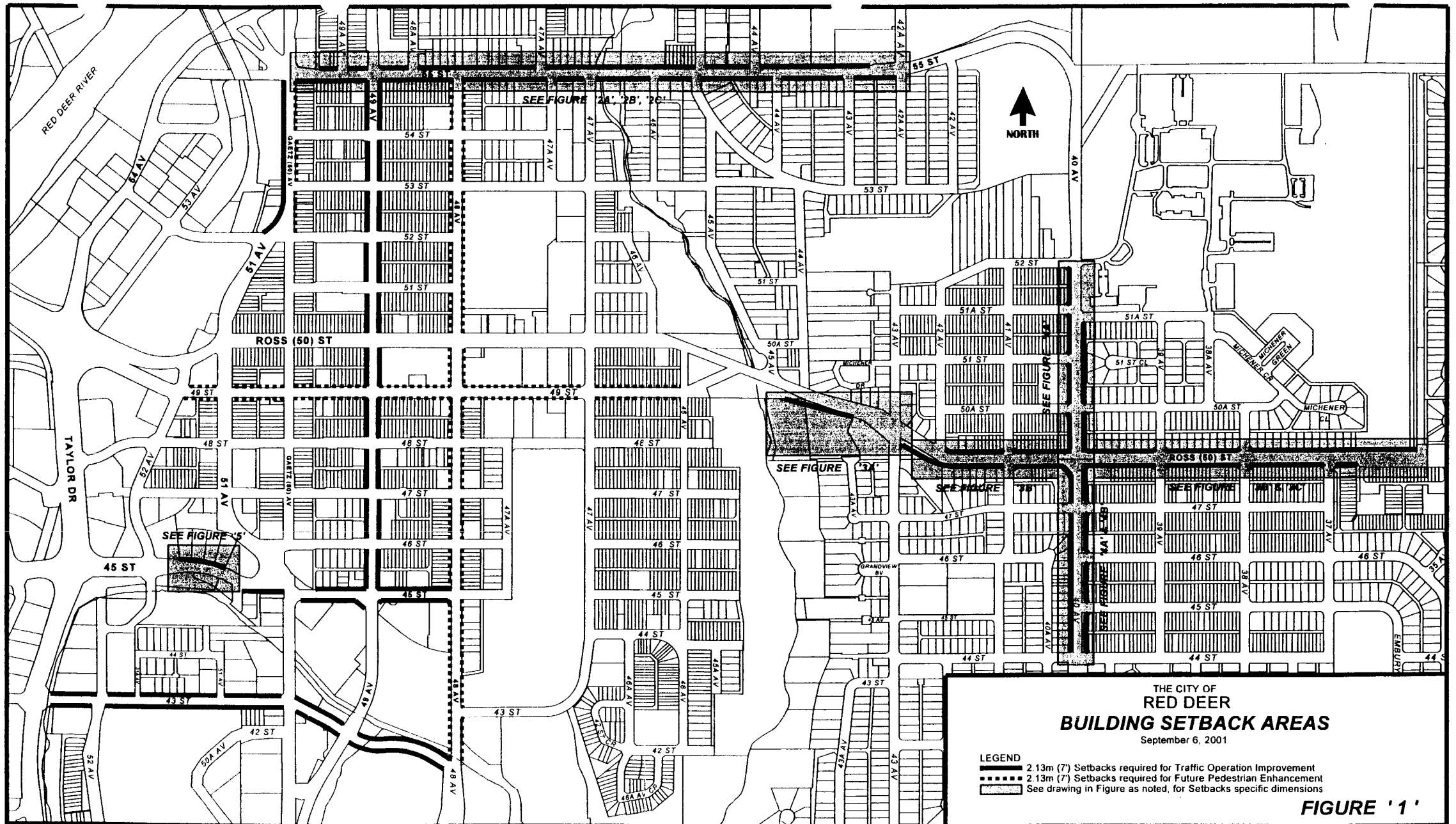
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, November 5 2001, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 30, 2001.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing.

Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

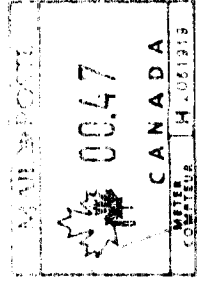
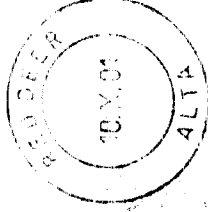
Yours truly,

Jeff Graves  
Deputy City Clerk  
attach.



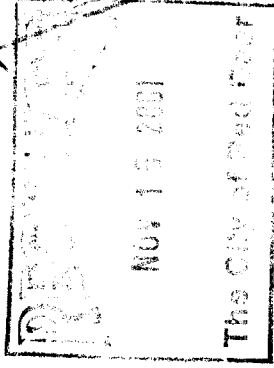


THE CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4



02.

Return to Sender (DNLH)





Office of the City Clerk

**FILE**

November 6, 2001

Box 5008  
Red Deer, Alberta  
T4N 3T4

Dennis Zimmer  
36 Anquetel Close  
Red Deer, AB T4R 1G7

Dear Dennis:

**Re: Land Use Bylaw Amendment 3156/MM-2001  
Downtown Building Setbacks**

At the City of Red Deer's Council meeting held on November 5, 2001, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/MM-2001. Council passed the following resolution before giving second and third readings to the bylaw:

*Resolved* that Council of the City of Red Deer hereby agrees to amend Land Use Bylaw 3156/MM-2001 as follows:

1. Delete Section 99 (5) (b) ii and replace it with the following:

"Storefront bulkhead panels below the display windows (also known as basepanels or below window kickplates.)"

2. Delete the following words from Section 99 (5) (c):

"In developments involving alterations, modifications, or additions on an existing heritage building..."

and replace with the following words:

"In developments involving stabilization, restoration, rehabilitation, renovation, alterations, modification, or additions on an existing heritage building....."

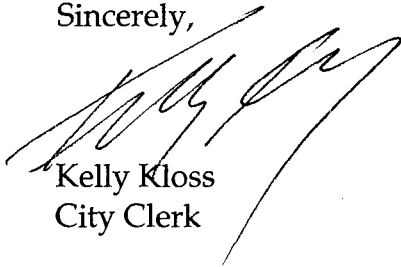
Land Use Bylaw 3156/MM-2001 provides for revised setback areas and architectural control guidelines in the Downtown area. A copy of the bylaw is enclosed for your information.

*The City of Red Deer*

Dennis Zimmer  
November 6, 2001  
Page 2

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

Sincerely,

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

Kelly Kloss  
City Clerk

/attach.

## BYLAW NO. 3156/MM-2001

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

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

- 1 "Figure 1" in "Schedule A" of the Land Use Bylaw is hereby deleted and replaced with revised "Figure 1" attached hereto and forming part of the Bylaw.
- 2 Section 37 Setbacks from Streets is hereby deleted in its entirety and replaced with the following:

### 37 Setbacks from Streets

- (1) The minimum front and side yard setbacks of sites abutting the streets illustrated with a solid heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. This additional setback area is necessary for future traffic demands. Notwithstanding Section 13(3) this setback shall not be relaxed.
- (2) The minimum front and side yard setbacks of sites abutting the streets illustrated with a dashed heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. As this setback is intended for pedestrian and/or other planning enhancements, the Development Authority, in its discretion, may relax this requirement in accordance with Section 99 (5) of the Land Use Bylaw.
- (3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting the following streets shall be as illustrated on the attached figures:
  - 55 Street (Gaetz Avenue to 42 A Avenue) – See Figures 2A, 2B, & 2C.
  - Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) – See Figures 3A, 3B, & 3C.
  - 40 Avenue (44 Street to 52 Street) – See Figures 4A, & 4B.
  - 45 Street ( Taylor Drive to 51 Avenue) – See Figure 5
- (4) Subsections 37(1) and 37(2) shall not apply to: a) a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback; b) a lot where the setback or any portion of it is occupied by a building, and the owner has also entered into a License to Occupy Agreement with The City.

- (5) The minimum front and side yard setbacks shown in Figure 1 in Schedule A, do not apply to the following types of buildings where the development has been approved by the Development Authority and which meet the design guidelines set out in Section 99(5) of this Land Use Bylaw:
  - (a) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw;
  - (b) New construction for which the Development Authority has granted approval as a historical "echo" or "replica" building; or,
  - (c) Any building located within the Red Deer Main Street Programme boundary.
- (6) The minimum front and side yard setbacks for sites on streets with the area marked by the dashed heavy line on Figure 1 in Schedule A, may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
  - (a) Development within the setback area is non-structural.
  - (b) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
  - (c) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
  - (d) Development that takes into account the unique character of an area or any applicable individual neighbourhood design guidelines.
  - (e) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

3 Section 99 Site Development within the C1 Commercial (City Centre) District is hereby amended by adding the following subsections:

- (5) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw, any new construction wishing to be considered an historical "echo" or "replica" building, or any building located within the Red Deer Main Street Programme boundary, where setbacks are required along those streets shown in the dashed

heavy line on Figure 1 in Schedule A, shall be subject to the following design guidelines in order to maintain consistency with the downtown's historical character as envisioned in the Greater Downtown Action Plan.

- (a) Development must respect the historical characteristics of the downtown as well as the scale of the historical core areas. New building facades need not directly imitate details from earlier buildings but should be appropriate in scale, appearance, design, colour, and materials.
- (b) In developments where demolition and reconstruction are proposed, the following elements are strongly encouraged in all new construction to maintain a pedestrian scale and to maintain visual continuity of the streetscape:
  - i. Display windows at ground level which are as large as practical and situated about 0.45 to 0.76 metres (1.5 to 2.5 feet ) above the sidewalk
  - ii. Storefront bulkhead panels below the display windows (also known as basepanels or below display window kickplates)
  - iii. Recessed entrance ways on the buildings, occurring at approximately every 7.5 to 9.2 metres (25 to 30 feet) or in lieu of entrance ways significant horizontal visual elements which maintain the visual pattern of traditional 25 to 30 foot wide storefronts
  - iv. Design of the upper level stories should reflect the pattern, scale, design, window placement along the street
  - v. New construction should be of a height that is consistent with neighbouring buildings, however roof line variations are acceptable.
- (c) In developments involving stabilization, restoration, rehabilitation, renovation, alterations, modifications, or additions on an existing heritage building:
  - i. Where the building has a unique detail or special feature or finish (e.g. cornice, parapet, arches, piers) every effort is to be made to preserve and retain the original detail, feature, or finish.
  - ii. Developments must attempt to minimize the visual impact of the introduction of any mechanical or electrical or other service infrastructure.
  - iii. New additions, exterior alterations or related new construction must not destroy materials that characterize the property. The new work shall be differentiated from the old but must be compatible with the massing, size, scale, features, and historical integrity of the property and the surrounding streetscape.

- (d) All developments should create a visually interesting and compatible relationship with the street and adjoining buildings, and provide a continuous pedestrian streetscape.
- (e) A development proposal showing detailed renderings of the proposed construction including: new building design or existing building and location of the proposed alterations or additions, size, type, and quality of the proposed building materials, elevations of all affected facades, site plans, colours, and detailing must be provided to the Development Authority.
- (f) If the site contains, or is adjacent to a site that contains a Historical Preservation Building or a Historic Significance Building as listed in the Land Use Bylaw, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Historical Preservation Committee for comment.
- (g) If the site falls within, or is adjacent to a site within the boundary of the Main Street Program, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Main Street Local Advisory Board for comment.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of September , A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5<sup>th</sup> day of November , A.D. 2001.

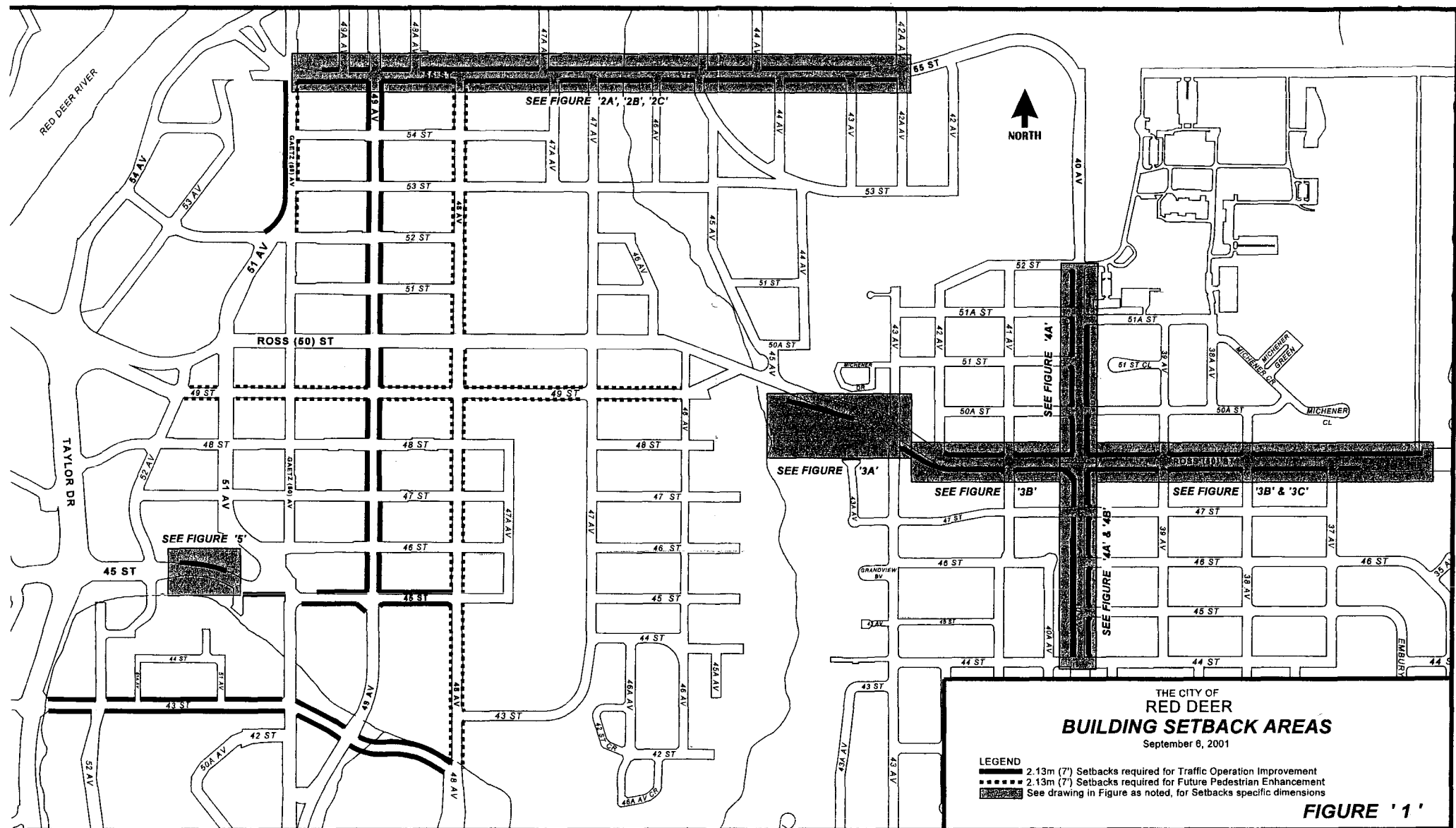
READ A THIRD TIME IN OPEN COUNCIL this 5<sup>th</sup> day of November , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5<sup>th</sup> day of November , A.D. 2001.

  
MAYOR

  
CITY CLERK







Office of the City Clerk

FILE

November 23, 2001

Box 5008  
Red Deer, Alberta  
T4N 3T4

Mr. Michael Williams  
3934 - 50 Street  
Red Deer, AB T4N 1W3

Dear Mr. Williams:

*Re: Land Use Bylaw Amendment 3156/MM-2001 - Downtown Setbacks*

Thank you for your letter concerning setbacks along the north side of Ross Street.

The provision for this setback has been in place since the 1960's. My letter of October 10, 2001 directly related to some minor changes to setbacks in the Downtown Area. However, I felt this would be a good opportunity to remind all property owners, along the major corridors coming out of the Downtown, of setbacks that already apply to their property.

The ultimate plan for this section of Ross Street, between Waskasoo Creek and the Deerhome Access Road, is to implement a four-lane divided road that will accommodate the necessary traffic capacity between Downtown and the developing East Hill residential subdivision.

Some details pertaining to this setback are:

- a) The City has no immediate plans (within the next five years) to widen Ross Street in this area; therefore there are no details of what the widening would look like or what features such as noise attenuation devices, replacement trees, or realigned sidewalks would look like.
- b) The setback along the north side of Ross Street, between 40 Avenue and 37 Avenue, is 1.4 m or 4.6 ft. The setback requirement on the south side of Ross Street is 4.0 m or 13 ft. The purpose of this setback is to ensure that when properties in the area redevelop in the future, the new building is not placed any closer than 1.4 m or 4.6 ft. from the front property line.

*The City of Red Deer*

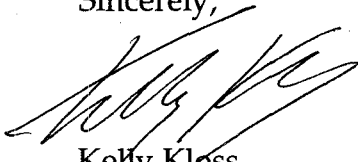
Mr. M. Williams  
November 23, 2001  
Page 2

- c) The setback is a rebuilding restriction that will provide The City with the option, when necessary, of purchasing a portion of the front yards of the properties in this area without having to purchase or destroy a relative new development.
- d) In purchasing the setback area, it does not mean that the new roadway curb will be placed right at the new front yard property line. The setback area will, in all probability, be used for the recreation of a more passive pedestrian and landscaped area including replacement of existing trees.

Thanks for your suggestion of a barrier at the time the road is widened. When planning for road widening, we try to minimize the impact to adjacent properties as much as possible as well as maintain an aesthetically pleasing look. Your suggestion will be considered at the time the widening is contemplated.

If you have any further questions regarding the setbacks, please contact Mr. Ken Haslop, Engineering Services Manager, at 342-8158.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk

c     Engineering Services Manager

Date: November 8, 2001  
To: City Clerk  
From: Engineering Services Manager  
**Re: Land Use By-law - Downtown Building Setback Requirement  
Mr. Michael Williams, 3934 Ross Street**

---

In his letter dated November 5, 2001, Mr. Williams is concerned about the existing building setback in the By-law relative to his front property line. He states his opposition to the By-law requirement due to:

1. A perceived property value reduction due to a reduced front yard when the roadway is widened.
2. A perceived reduction in quality of life due to increased traffic noise levels.
3. The potential loss of the existing treed boulevard with a separate pedestrian walkway.

We have the following comments with regard to Mr. William's concern:

- a. The City has no immediate plans (within the next five years) to widen Ross Street in this area; therefore, there are no details of what the widening would look like or what features such as noise attenuation devices, replacement trees, or realigned sidewalks would look like.
- b. The setback along the north side of Ross Street, between 40 Avenue and 37 Avenue, is 1.4 m or 4.6 ft. The setback requirement on the south side of Ross Street is 4.0 m or 13 ft. The purpose of this setback is to ensure that when properties in this area redevelop in the future, the new building is not placed any closer than 1.4 m or 4.6 ft. from the front property line.

- c. The setback is a rebuilding restriction that will provide The City with the option, when necessary, of purchasing a portion of the front yards of the properties in this area without having to purchase or destroy a relative new development.
- d. In purchasing the setback area, it does not mean that the new roadway curb will be placed right at the new front yard property line. The setback area will, in all probability, be used for the recreation of a more passive pedestrian and landscaped area including replacement of existing trees.
- e. The ultimate transportation plan for the section of Ross Street, between Waskasoo Creek and the Deerhome Access Road, is to implement a four lane divided cross section to provide the necessary traffic capacity between the Downtown and the developing East Hill residential subdivision area. If this is to occur at some time in the future, a wider road right of way is required, thus the reason for the building setback requirement.

Hopefully this information promotes a better understanding of the By-law requirement and will alleviate Mr. William's concerns somewhat.

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

KGH/emr

**DATE:** November 6, 2001

**TO:** Ken Haslop  
Engineering Services Manager

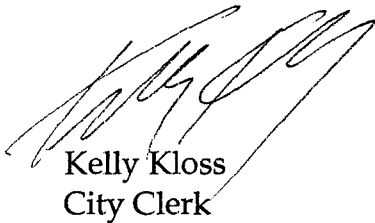
**FROM:** Kelly Kloss  
City Clerk

**RE:** Request for Comments Re:  
Land Use Bylaw Amendment 3156/MM-2001 – Downtown Setbacks  
Letter from Michael Williams

---

Please review the attached letter received from Michael Williams regarding Land Use Bylaw Amendment 3156/MM-2001 and provide comments as to what the plans are for future setbacks.

I would like to respond to Mr. William's concerns and would appreciate your feedback.



Kelly Kloss  
City Clerk

KK/chk  
/attach.

# **COUNCIL MEETING OF NOVEMBER 5, 2001**

## **ATTACHMENT**

**DOCUMENT STATUS: PUBLIC**

**REFERS TO: LAND USE BYLAW AMENDMENT  
3156/MM-2001  
DOWNTOWN BUILDING  
SETBACKS**

Michael Williams  
3934 50<sup>th</sup> Street  
Red Deer, AB  
T4N 1W3

*read letter*

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

November 5, 2001

RE: Land Use Bylaw Amendment 3156/MM-2001 – Downtown Setbacks

To Whom It May Concern:

The following is in response to the letter sent out by the Office of the City Clerk on October 10<sup>th</sup>, 2001. My home is located on the north side of Ross (50<sup>th</sup>) street. From my conversation with the City Clerk's office, it is my understanding that the north side treed boulevard on 50<sup>th</sup> street between 40<sup>th</sup> and 37<sup>th</sup> Avenue will be removed at some point in the future for traffic improvement.

As a homeowner, I am against the proposed setbacks for the above stated area for the three reasons I will outline below:

1. My property value be affected by the shorter distance from my house to the street, and taking out the beautiful tree line in front of the house will definitely affect the aesthetic appeal of my property, and the neighborhood as a whole. This will also make my property much more difficult to resell.
2. My quality of life will decrease inside the home as the traffic improvement will result in increased street noise at longer hours.
3. With the north side of 50<sup>th</sup> street having the treed boulevard, it provides a pedestrian walkway where people can feel safe from the heavy traffic flow. I have observed over the last four years that many more people use the north side of 50<sup>th</sup> street for walking than the south side of 50<sup>th</sup> street, which has no boulevard.

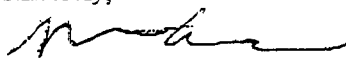
I do understand that the setbacks may be inevitable, therefore I would like to propose the following solution:

Incorporate three foot cement barriers along the north side of 50<sup>th</sup> street for as much of the widened area as is feasible. Ideally, all areas on 50<sup>th</sup> between 43<sup>rd</sup> avenue and 37<sup>th</sup> avenue on both sides of the street should have this done. This would cut down on noise from the traffic to the homes located along the strip and allow for greater pedestrian safety.

An initial reaction by some may be to dismiss this option because it would take away from the look of the neighborhood. In my mind, however, the Municipal Planning Commission already has shown that it has no regard for this by its impending decision to remove the tree line.

In conclusion, I would ask council to consider my option or other options to allow homeowners along 50<sup>th</sup> street to maintain their existing property values and quality of life in the face of the imminent setbacks.

Sincerely,



Michael Williams



## ***Council Decision – Monday November 5, 2001***

**DATE:** November 6, 2001

**TO:** Downtown Building Setbacks Committee:  
Bryon Jeffers, Director of Development Services  
Greg Scott, Recreation, Parks & Culture Department  
Ken Haslop, Engineering Services Manager  
Tony Lindhout, Parkland Community Planning Services  
Nancy Hackett, Parkland Community Planning Services

**FROM:** City Clerk

**RE:** Land Use Bylaw Amendment 3156/MM-2001  
Downtown Building Setbacks

---

***Reference Report:***

Downtown Building Setbacks Steering Committee, dated October 25, 2001

***Resolutions:***

***Resolved*** that Council of the City of Red Deer hereby agrees to amend Land Use Bylaw 3156/MM-2001 as follows:

1. Delete Section 99 (5) (b) ii and replace it with the following:

“Storefront bulkhead panels below the display windows (also known as basepanels or below window kickplates.)”

2. Delete the following words from Section 99 (5) (c):

“In developments involving alterations, modifications, or additions on an existing heritage building...”

and replace with the following words:

“In developments involving stabilization, restoration, rehabilitation, renovation, alterations, modification, or additions on an existing heritage building.....”

***Bylaw Readings:***

The bylaw, as amended, was given second and third readings. A copy is attached.

***Report Back to Council:*** No

**FILE**

***Comments/Further Action:***

Land Use Bylaw 3156/MM-2001 provides for revised setback areas and architectural control guidelines in the Downtown area.



Kelly Kloss  
City Clerk

/chk  
attchs.

- c     Inspections & Licensing Manager  
      Land & Economic Development Manager  
      Greater Downtown/Riverside Meadows Policy Committee  
      City Assessor  
      C. Adams, Administrative Assistant  
      C. Kenzie, Administrative Assistant  
      D. Kutinsky, Graphics Designer

## BYLAW NO. 3156/MM-2001

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

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

1 "Figure 1" in "Schedule A" of the Land Use Bylaw is hereby deleted and replaced with revised "Figure 1" attached hereto and forming part of the Bylaw.

2 Section 37 Setbacks from Streets is hereby deleted in its entirety and replaced with the following:

### 37 Setbacks from Streets

- (1) The minimum front and side yard setbacks of sites abutting the streets illustrated with a solid heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. This additional setback area is necessary for future traffic demands. Notwithstanding Section 13(3) this setback shall not be relaxed.
- (2) The minimum front and side yard setbacks of sites abutting the streets illustrated with a dashed heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. As this setback is intended for pedestrian and/or other planning enhancements, the Development Authority, in its discretion, may relax this requirement in accordance with Section 99 (5) of the Land Use Bylaw.
- (3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting the following streets shall be as illustrated on the attached figures:
  - 55 Street (Gaetz Avenue to 42 A Avenue) – See Figures 2A, 2B, & 2C.
  - Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) – See Figures 3A, 3B, & 3C.
  - 40 Avenue (44 Street to 52 Street) – See Figures 4A, & 4B.
  - 45 Street ( Taylor Drive to 51 Avenue) – See Figure 5
- (4) Subsections 37(1) and 37(2) shall not apply to: a) a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback; b) a lot where the setback or any portion of it is occupied by a building, and the owner has also entered into a License to Occupy Agreement with The City.

- (5) The minimum front and side yard setbacks shown in Figure 1 in Schedule A, do not apply to the following types of buildings where the development has been approved by the Development Authority and which meet the design guidelines set out in Section 99(5) of this Land Use Bylaw:
  - (a) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw;
  - (b) New construction for which the Development Authority has granted approval as a historical "echo" or "replica" building; or,
  - (c) Any building located within the Red Deer Main Street Programme boundary.
- (6) The minimum front and side yard setbacks for sites on streets with the area marked by the dashed heavy line on Figure 1 in Schedule A, may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
  - (a) Development within the setback area is non-structural.
  - (b) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
  - (c) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
  - (d) Development that takes into account the unique character of an area or any applicable individual neighbourhood design guidelines.
  - (e) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

3 Section 99 Site Development within the C1 Commercial (City Centre) District is hereby amended by adding the following subsections:

- (5) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw, any new construction wishing to be considered an historical "echo" or "replica" building, or any building located within the Red Deer Main Street Programme boundary, where setbacks are required along those streets shown in the dashed

heavy line on Figure 1 in Schedule A, shall be subject to the following design guidelines in order to maintain consistency with the downtown's historical character as envisioned in the Greater Downtown Action Plan.

- (a) Development must respect the historical characteristics of the downtown as well as the scale of the historical core areas. New building facades need not directly imitate details from earlier buildings but should be appropriate in scale, appearance, design, colour, and materials.
- (b) In developments where demolition and reconstruction are proposed, the following elements are strongly encouraged in all new construction to maintain a pedestrian scale and to maintain visual continuity of the streetscape:
  - i. Display windows at ground level which are as large as practical and situated about 0.45 to 0.76 metres (1.5 to 2.5 feet ) above the sidewalk
  - ii. Storefront bulkhead panels below the display windows (also known as basepanels or below display window kickplates)
  - iii. Recessed entrance ways on the buildings, occurring at approximately every 7.5 to 9.2 metres (25 to 30 feet) or in lieu of entrance ways significant horizontal visual elements which maintain the visual pattern of traditional 25 to 30 foot wide storefronts
  - iv. Design of the upper level stories should reflect the pattern, scale, design, window placement along the street
  - v. New construction should be of a height that is consistent with neighbouring buildings, however roof line variations are acceptable.
- (c) In developments involving stabilization, restoration, rehabilitation, renovation, alterations, modifications, or additions on an existing heritage building:
  - i. Where the building has a unique detail or special feature or finish (e.g. cornice, parapet, arches, piers) every effort is to be made to preserve and retain the original detail, feature, or finish.
  - ii. Developments must attempt to minimize the visual impact of the introduction of any mechanical or electrical or other service infrastructure.
  - iii. New additions, exterior alterations or related new construction must not destroy materials that characterize the property. The new work shall be differentiated from the old but must be compatible with the massing, size, scale, features, and historical integrity of the property and the surrounding streetscape.

- (d) All developments should create a visually interesting and compatible relationship with the street and adjoining buildings, and provide a continuous pedestrian streetscape.
- (e) A development proposal showing detailed renderings of the proposed construction including: new building design or existing building and location of the proposed alterations or additions, size, type, and quality of the proposed building materials, elevations of all affected facades, site plans, colours, and detailing must be provided to the Development Authority.
- (f) If the site contains, or is adjacent to a site that contains a Historical Preservation Building or a Historic Significance Building as listed in the Land Use Bylaw, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Historical Preservation Committee for comment.
- (g) If the site falls within, or is adjacent to a site within the boundary of the Main Street Program, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Main Street Local Advisory Board for comment.

READ A FIRST TIME IN OPEN COUNCIL this **24<sup>th</sup>** day of **September** , A.D. 2001.

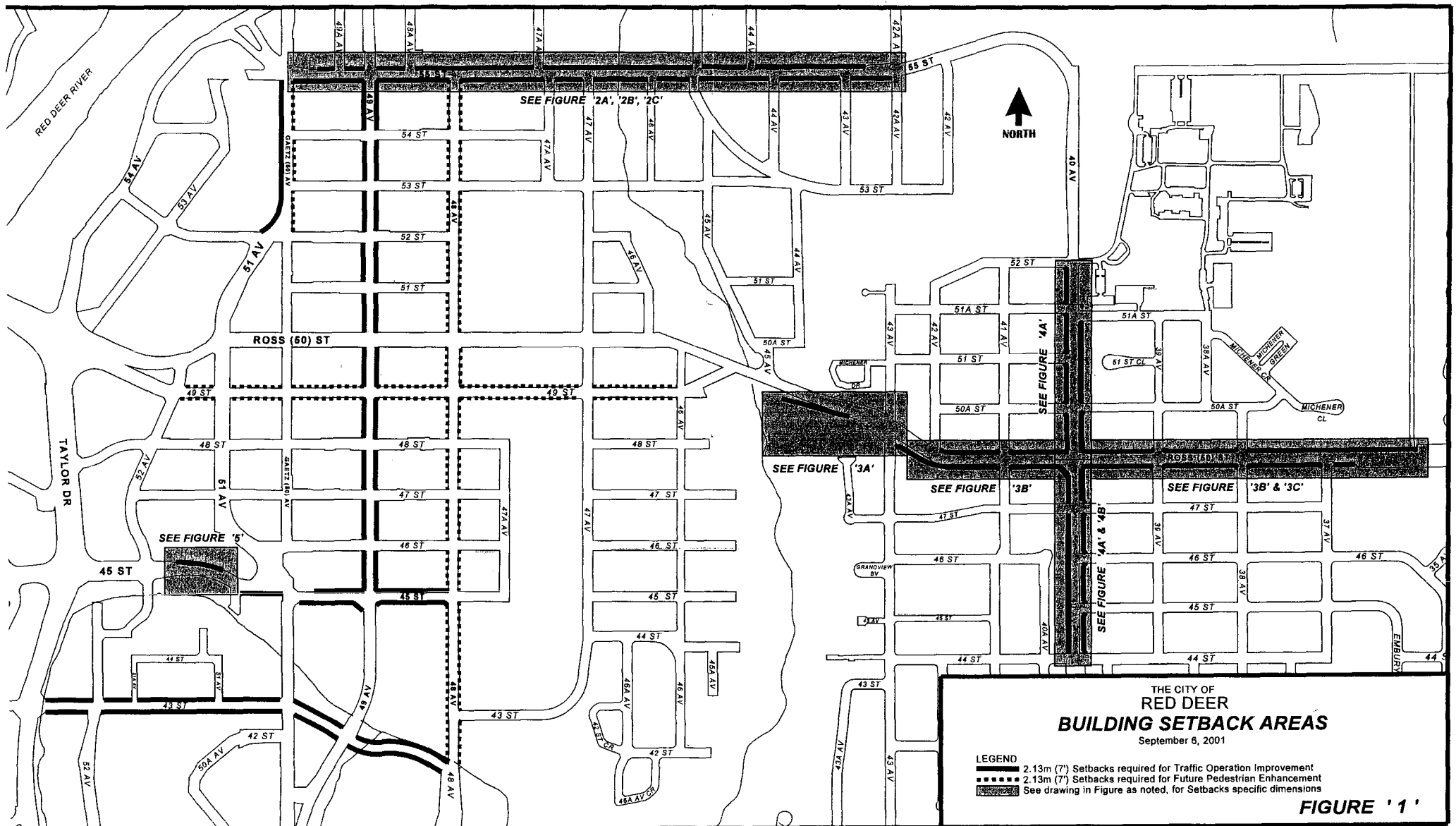
READ A SECOND TIME IN OPEN COUNCIL this **5<sup>th</sup>** day of **November** , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this **5<sup>th</sup>** day of **November** , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this **5<sup>th</sup>** day of **November** , A.D. 2001.

  
MAYOR

  
CITY CLERK



DATE: September 25, 2001

TO: City Council

FROM: City Clerk

RE: Public Hearings:

- 1) Oriole Park West Neighbourhood Area Structure Plan Amendment Bylaw 3217/D-2001
- 2) Land Use Bylaw Amendment 3156/00-2001  
Redesignation of Lot 7 PUL, Block 1, Plan 972-4056 from P1 Parks & Recreation District to C4 Commercial (Major Arterial)  
Will Inns Ltd.

---

### ***History***

At the Monday, September 24, 2001 meeting of Council, Oriole Park West Neighbourhood Area Structure Plan Amendment Bylaw 3217/D-2001 and Land Use Bylaw Amendment 3156/00-2001 was given first reading.

Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2001 consists of deleting a small portion of the existing Public Utility Lot to be made available to the Service Plus Inn as commercial property to facilitate expansion of their parking lot. Land Use Bylaw Amendment 3156/00-2001 rezones 0.063 hectares or 0.16 acres of Public Utility Lot from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District, to accommodate the parking lot expansion at the Service Plus Inn.

### ***Public Consultation Process***

Two Public Hearings have been advertised for the above noted bylaws to be held on Monday, November 5, 2001, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site has been notified by letter of the Public Hearing.

### ***Recommendations***

That following the Public Hearings, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of each bylaw.



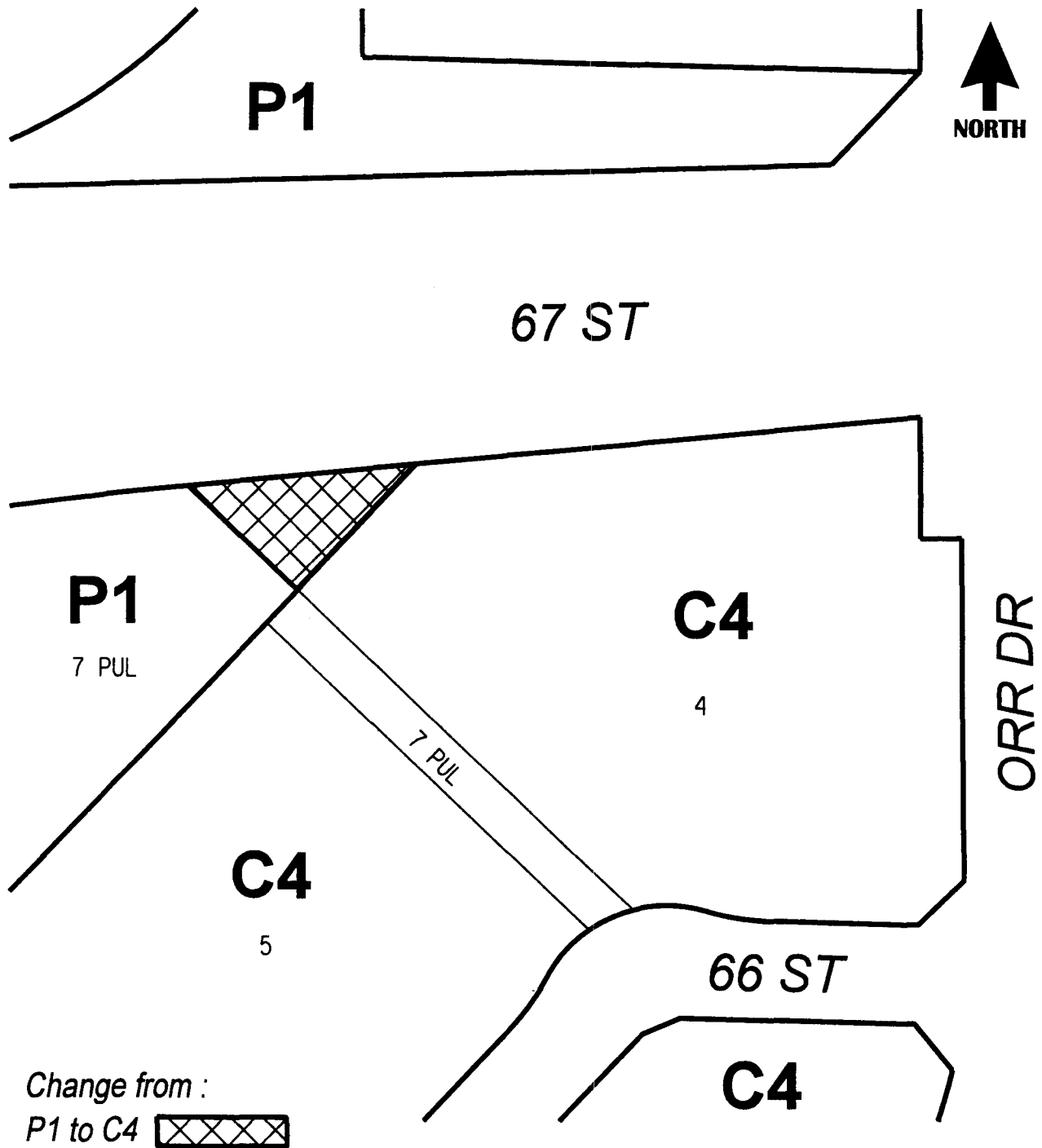
Kelly Kloss  
City Clerk

/chk



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

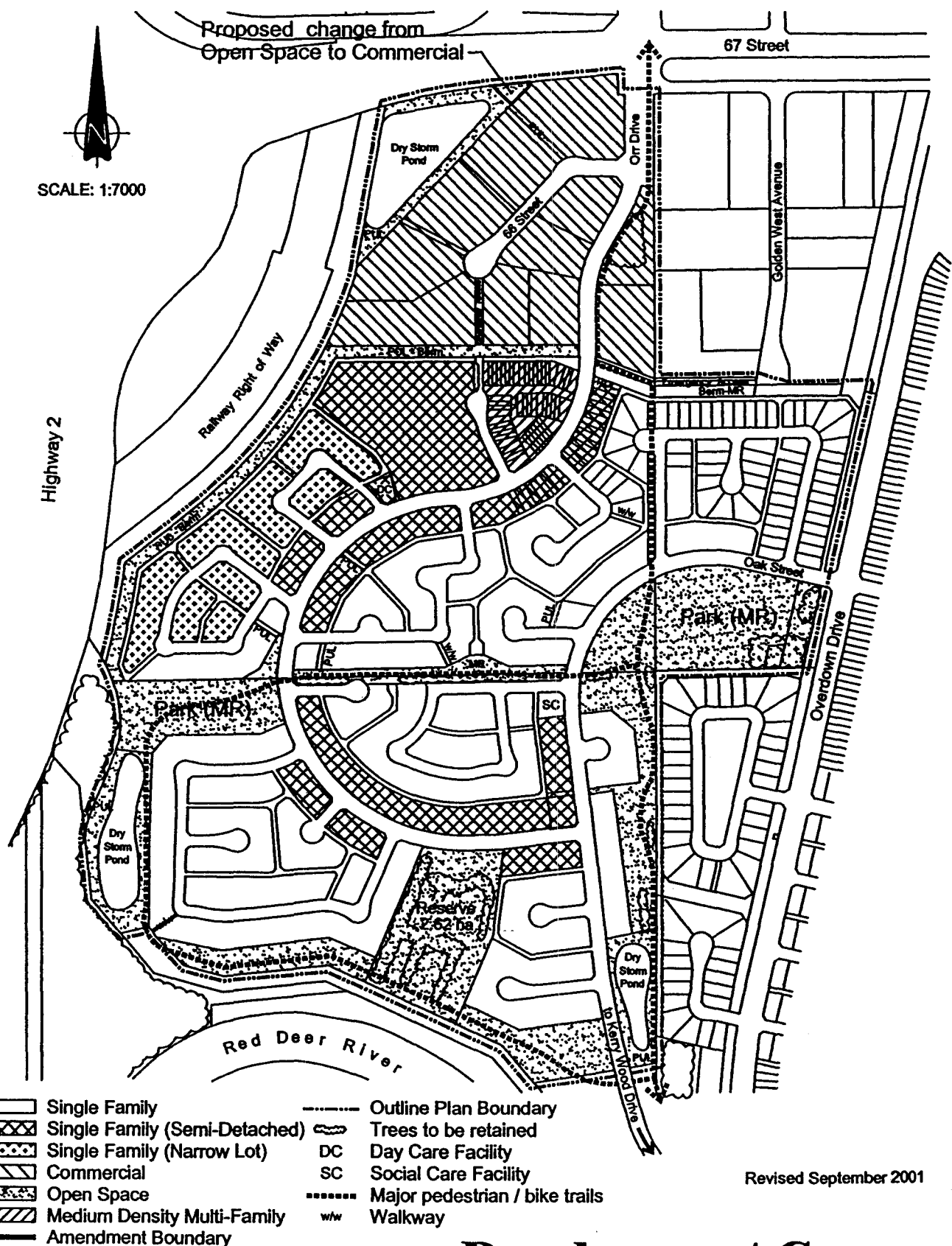
P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

MAP No. 32 / 2001

BYLAW No. 3156 / OO - 2001

# Oriole Park West Outline Plan



**Development Concept**  
**Figure 3**

# Bemoco Land Surveying Ltd.

---

Subdivision Consultants ★ Land Surveyors

Our File: S-074-01

September 10, 2001

City of Red Deer  
City Clerk  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Kelly Kloss

Dear Sir:

RE: Part of  
Lot 7PUL, Block 1, Plan 972 4056

Upon behalf of the perspective purchasers, Will Inns Ltd., of a portion of the above lands would you kindly consider this letter our application to have Council consider rezoning the area of Lot 7PUL shown on the enclosed sketch from P1 to C4.

This rezoning is required to allow for the subdivision and consolidation of this portion of Lot 7PUL with the adjoining Lot 4 owned by Will Inns Ltd.

The lands within Lot 7PUL as outlined on our sketch is required for parking.

Please advise our office as to when this matter will be dealt with by Council.

Should you have any questions pertaining to the above, please do not hesitate to call.

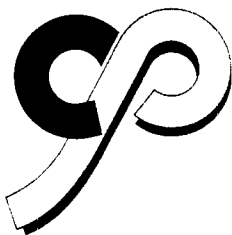
Yours truly,

BEMOCO LAND SURVEYING LTD.

  
Murray Young, A.L.S.

MY/dpv

Encl



**DATE:** September 17, 2001

**TO:** Kelly Kloss, City Clerk

**FROM:** Nancy Hackett, Parkland Community Planning Services

**RE:** Oriole Park West Neighbourhood Area Structure Plan Amendment  
**Bylaw Amendment 3217/D-2001**

---

The City of Red Deer has received a proposal to amend the existing Oriole Park West Neighbourhood Area Structure Plan. This amendment affects the Public Utility Lot in the northern most corner of the plan area (adjacent to the Service Plus Inn) on the south side of 67 Street. The proposed minor amendment consists of deleting a small portion of the existing PUL to be made available to the Service Plus Inn as commercial property to facilitate expansion of their parking lot (see attached map identifying change).

The proposed amendment was requested by Will Inns, the owner of the Service Plus Inn. It has been processed in a manner consistent with the City of Red Deer's ***Planning and Subdivision Guidelines (2000)***.

Under the ***Planning and Subdivision Guidelines***, any amendment that deals with minor public utility lot deletions or additions does not require a neighbourhood meeting. Because the portion of the PUL requested for deletion is small and because adjacent property owners have provided letters of support, Planning staff deemed this amendment to be a minor PUL deletion. However, all Neighbourhood Area Structure Plan amendments must be forwarded to City Council for approval.

#### **Background**

Upon receipt of the proposed amendment it was referred to all applicable City Departments and relevant outside agencies for comment and identification of concerns. Through this referral process, it was determined that some issues pertaining to cost and easements as well as an approved landscaping plan needed to be addressed. The developer has agreed to address these concerns to the satisfaction of the City of Red Deer.

The PUL does contain city services. The developer has agreed to an easement agreement. The developer has also agreed to a plan to relocate existing power lines.

The proposed amendment affects the cover page, pages 3 and 4, and Figures, of the Oriole Park West Neighbourhood Area Structure Plan as attached. The letters of support from adjacent owners are also attached for Council's information.

**Public Consultation**

Because the plan amendment is considered minor in nature, no neighbourhood meeting was required. The two adjacent land owners have provided letters of support for the amendment.

**Municipal Planning Commission**

The proposed amendment to the Oriole Park West Neighbourhood Area Structure Plan was forwarded to Municipal Planning Commission for a recommendation on September 17, 2000. Municipal Planning Commission recommended approval.

**Recommendation**

The proposed amendment to the Oriole Park West Neighbourhood Area Structure Plan conforms with City Planning policies. Further, the amendment is considered minor in nature and the adjacent property owners have provided letters of support for the proposed amendment. For these reasons, Planning staff recommend that City Council give first reading to the proposed amendment to the Oriole Park West Neighbourhood Area Structure Plan. The amendment will allow for an adjustment in the size of the Public Utility Lot and the adjacent commercial site.

Respectfully Submitted,

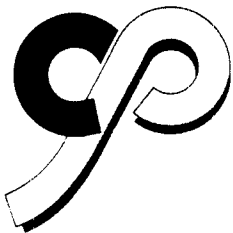



---

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

Attachments

- c. Colleen Jensen, Director of Community Services  
Phil Owen, Will Inns



Date: September 14, 2001

To: Kelly Kloss, City Clerk

From: Nancy Hackett, Parkland Community Planning Services

Re: Land Use Bylaw Amendment 3156/OO-2001  
Lot 7 PUL, Block 1, Plan 972-4056  
Oriole Park West Neighbourhood

---

The Service Plus/Will Inns is requesting the re-designation of Lot 7 PUL, Block 1, Plan 972-4056 from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District. The purpose of this bylaw is to rezone a small portion (0.063 hectares or 0.16 acres) of the PUL parcel to commercial use, to accommodate a parking lot expansion at the Service Plus Inn.


The C4 Major Arterial Commercial District is intended to contain development that is related to automotive transportation and the automobile traveller. The district generally contains uses which serve the entire City and the region as a whole. The proposed use (hotel and accessory parking lot) is a discretionary use under the C4 district.

This re-designation is coming forward in coordination with an amendment to the Oriole Park West Neighbourhood Area Structure Plan.

#### **Staff Recommendation**

Planning Staff recommend that, pending approval of the proposed amendment to the Oriole Park West Neighbourhood Area Structure Plan 3217/D-2001, City Council proceed with first reading of Land Use Bylaw Amendment 3156/OO-2001.

Sincerely,

  
\_\_\_\_\_  
Nancy C. Hackett  
PLANNER

Attachment

**ORIOLE PARK WEST**  
**Neighbourhood Area Structure Plan 3217/D-2001**  
**Land Use Bylaw Amendment 3156/OO-2001**

**DESCRIPTION:** Sale of Public Utility Lot to provide for additional parking for Service Plus Inn.

**FIRST READING:** September 24, 2001

**FIRST PUBLICATION:** October 12, 2001

**SECOND PUBLICATION:** October 19, 2001

**PUBLI HEARING & SECOND READING:** November 5, 2001

**THIRD READING:** \_\_\_\_\_

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☒ \$ 400.- NO ☐ BY: Bemoco Land Surveying

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 275.<sup>52</sup> & 2<sup>ND</sup> \$ 275.<sup>52</sup> TOTAL: \$ 551.04

**MAP PREPARATION:** \$ -

**TOTAL COST:** \$ 551.04

**LESS DEPOSIT RECEIVED:** \$ (400.-)

**AMOUNT OWING/ (REFUND):** \$ 151.04

**INVOICE NO.:** 131930



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

October 10, 2001

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

Re: *Land Use Bylaw Amendment 3156/OO-2001*  
*Oriole Park West Neighbourhood Area Structure Plan 3217/D-2001*

---

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 adjacent to the land in the Oriole Park West area you have an opportunity to ask questions about the intended use and to let Council know your views.

An amendment to the Oriole Park West Neighbourhood Area Structure Plan is being considered to allow for the sale of a portion of a Public Utility Lot to facilitate the expansion of the Service Plus Inn parking lot.

Land Use Bylaw Amendment 3156/OO-2001 provides for a change in use for the rezoning of the 0.63 hectares (0.16 acres) of Public Utility Lot from P1 Parks & Recreation to C4 Commercial (Major Arterial) District to accommodate the parking expansion.

You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, November 5 2001, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 30, 2001.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing.

Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

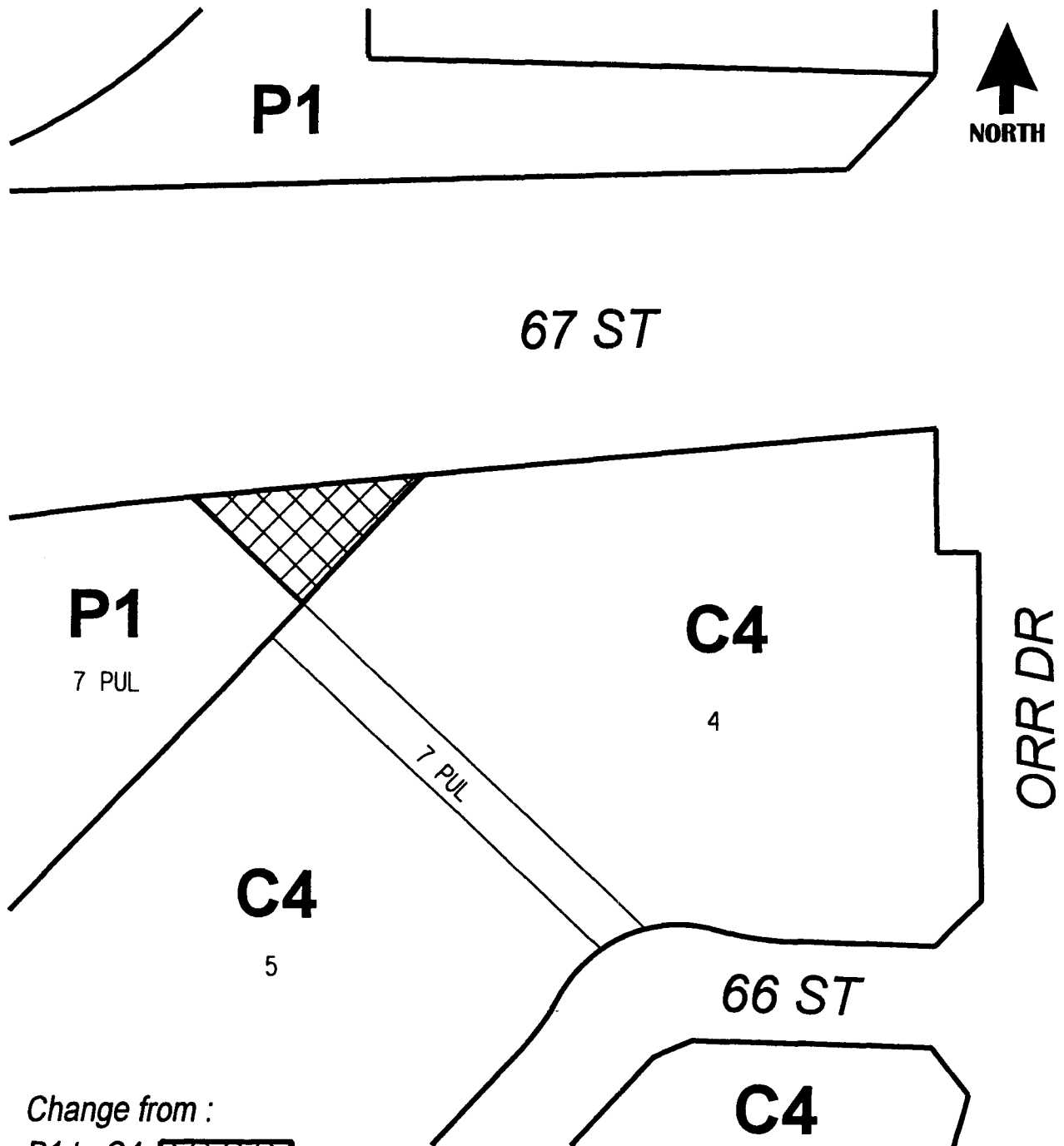
Yours truly,

Jeff Graves  
Deputy City Clerk



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

P1 to C4 

### AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

MAP No. 32 / 2001

BYLAW No. 3156 / 00 - 2001



## IE CITY OF RED DEER RECEIPT

RECEIVED FROM

Benevolence Society \$ 400.-

THE SUM OF

Four hundred ~~rs~~

Dollars

  /  /    
YY MM DD

DESCRIPTION

Advertising for LUB Amendment 3217/D-2001

09/26/01 1:57 PM 2517512

Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5901				400.-
2.3210				

G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.S.T.SUNDRY  
CHECK\$400.00  
\$400.00

GST Registration #R119311785

Not Valid Unless Machine Printed

# Bemoco Land Surveying Ltd.

---

Subdivision Consultants ★ Land Surveyors

Our File: S-074-01

September 26, 2001

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

Attention: Kelly Kloss  
City Clerk

Dear Sir:

RE: Oriole Park West Neighbourhood A.S.P. Amendment 3217/D-2001  
Land Use Bylaw Amendment 3156/00-2001  
Redesignation Lot 7PUL, Block 1, Plan 972 4056 from P1 to C4  
WILL INNS LTD.

Further to your letter of September 25, 2001, please find enclosed our cheque in the amount of \$400.00 for the deposit on advertising fees pertaining to the above mentioned.

Trusting you find the enclosed in order, I remain

Yours truly,

BEMOCO LAND SURVEYING LTD.

  
Murray Young, A.L.S.

/dpv

Encl

**DATE:** October 2, 2001

**TO:** Norma Lovell, Assessment

**FROM:** C.G. Adams,  
City Clerk's Office


**RE:** LUB Amendment 3156/MM-2001 – Downtown Setback Area  
LUB Amendment 3156/OO-2001 – Oriole Park West – Service Plus In

---

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

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

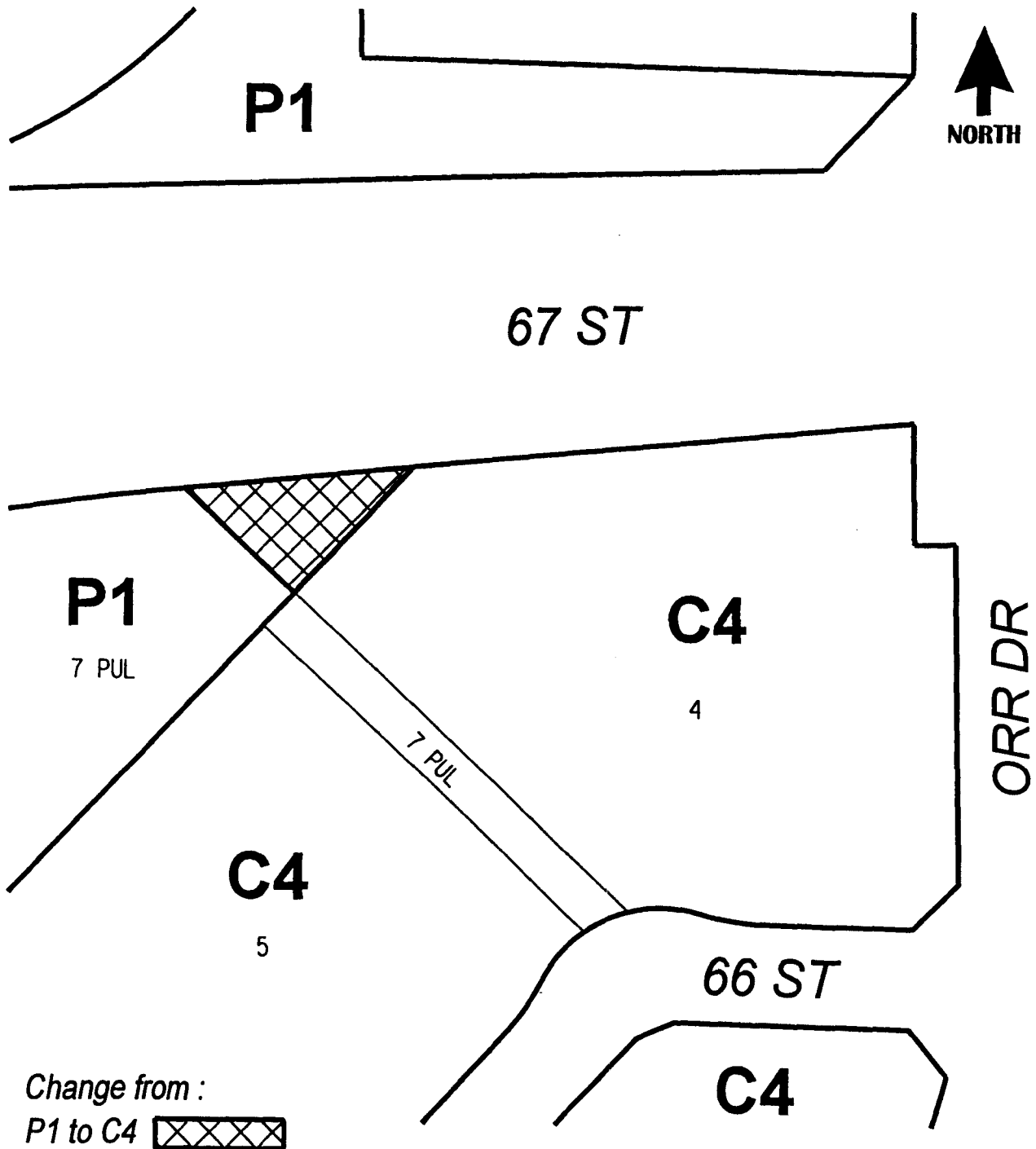
Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

MAP No. 32 / 2001

BYLAW No. 3156 / OO - 2001

## ***Council Decision – Monday September 24, 2001***

**DATE:** September 25, 2001

**TO:** Land & Economic Development Manager  
N. Hackett, Parkland Community Planning Services

**FROM:** City Clerk

**RE:** Application to Purchase and Rezone – Will Inns Ltd.  
Part of Public Utility Lot – Lot 7PUL, Block 1, Plan 972 4056  
Oriole Park West Neighbourhood Area Structure Plan Amendment  
– Bylaw 3217/D-2001  
Land Use Bylaw Amendment 3156/00-2001

---

***Reference Report:***

Land & Economic Development Manager, dated September 14, 2001  
Parkland Community Planning Services, dated September 14 & September 17, 2001

***Bylaw Readings:***

Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/D-2001 and Land Use Bylaw Amendment 3156/00-2001 were given first reading. 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, re Application to Purchase and Rezone – Will Inns Ltd., Part of Public Utility Lot – Lot 7PUL, Block 1, Plan 972 4056, hereby approves the sale of part of Lot 7PUL, Block 1, Plan 972 4056, consisting of 0.063 Ha (0.156 Ac), more or less, to Will Inns Ltd., subject to the following:

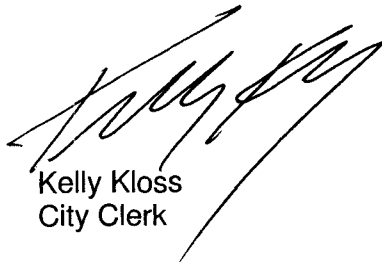
1. Approval of the Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2001.
2. Approval of Land Use Bylaw Amendment 3156/00-2001.
3. The purchase price to be based on the rate of \$1.00 per square foot plus GST.
4. The proceeds of the land sale are to be credited to the Public Roadway Reserve Fund.
5. The purchase lands are to be consolidated with the adjacent Will Inns Ltd. property.
6. All costs related to the consolidation, Neighbourhood Area Structure Plan Amendment, rezoning, and advertising will be the responsibility of the Developer.

***Report Back to Council:*** Yes. A Public Hearing will be held on Monday, November 5, 2001, at 7:00 p.m. in Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2001 consists of deleting a small portion of the existing Public Utility Lot to be made available to the Service Plus Inn as commercial property to facilitate expansion of their parking lot. Land Use Bylaw Amendment 3156/00-2001 rezones 0.063 hectares or 0.16 acres of Public Utility Lot from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District, to accommodate the parking lot expansion at the Service Plus Inn.

This office will now proceed with advertising for a Public Hearing. Will Inns Ltd. will be responsible for the advertising costs. A copy of the letter sent to Will Inns Ltd. is attached for your information.



Kelly Kloss  
City Clerk

/chk  
attchs.

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

## BYLAW NO. 3156/00-2001

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

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

- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of ~~September~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

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MAYOR

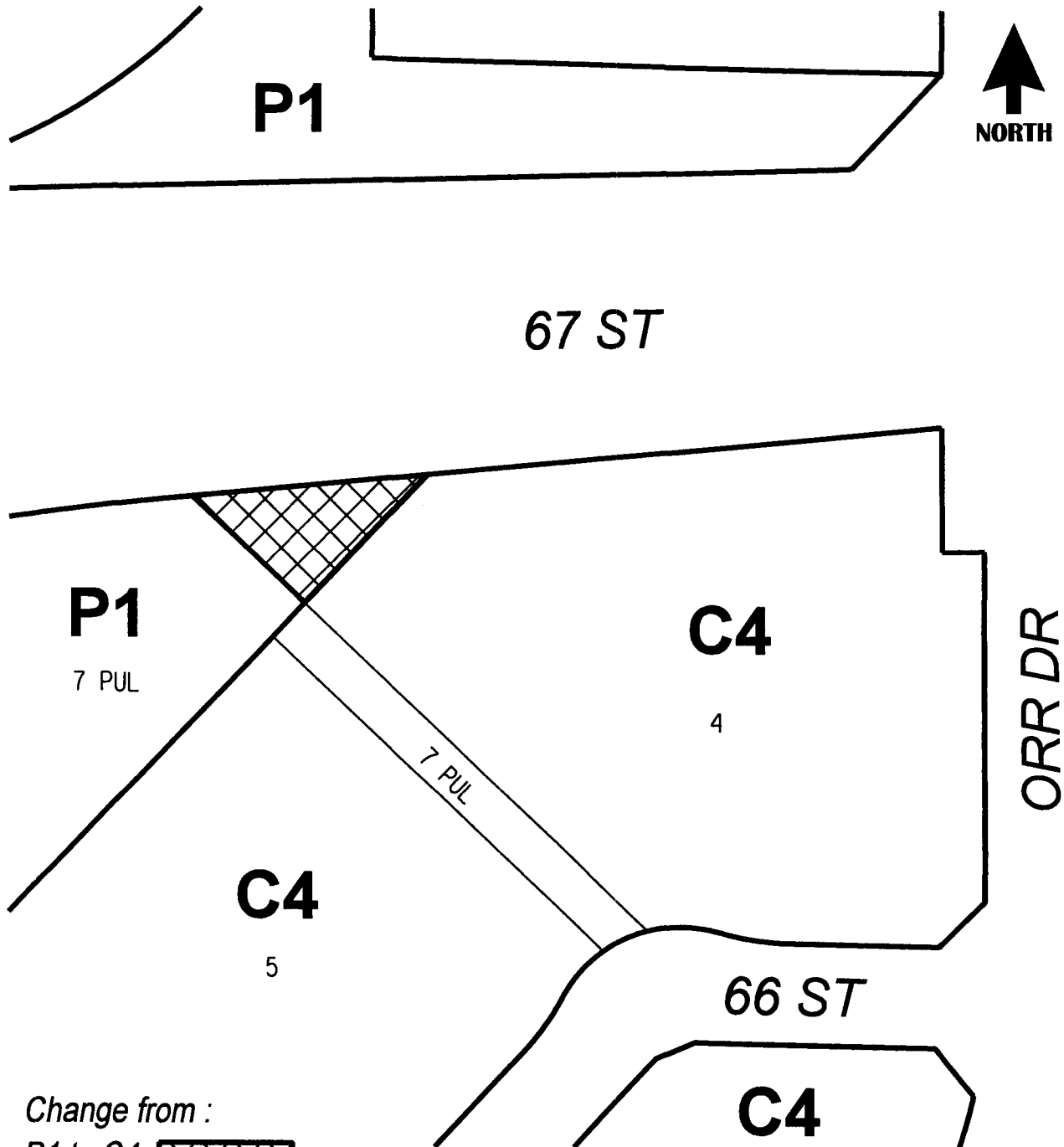
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CITY CLERK



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

MAP No. 32 / 2001

BYLAW No. 3156 / 00 - 2001

## BYLAW NO. 3217/D-2001

Being a bylaw of The City of Red Deer to amend Bylaw 3217, the bylaw adopting the Oriole Park West Neighbourhood Area Structure Plan.

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

That Bylaw No. 3217 is hereby amended:

1. By deleting Figures 1, 2, 3, 4, 5, 6, 7, and 8 and replacing them with the attached amended Figures 1, 2, 3, 4, 5, 6, 7, and 8.
2. By amending the cover page of the Oriole Park West Neighbourhood Area Structure Plan to include:

"the Application by Will Inns to Amend Neighbourhood Area Structure Plan  
(Expansion of C4 Commercial) September 2001"
3. By deleting, on page 3 of the Oriole Park West Neighbourhood Area Structure Plan, "Table 1 Summary of Current Ownership & Land Use Breakdown (in hectares)" the figure 9.15 hectares of Commercial property under Reid Worldwide Corporation North and replacing it with 9.21 hectares. And by deleting 9.15 hectares commercial property in total and replacing it with 9.21 hectares in total. And by deleting 2.76 hectares of PUL's under Reid Worldwide Corporation North and replacing it with 2.70 hectares. And by deleting 7.19 hectares in total under PUL's and replacing it with 7.13 hectares in total. And by deleting the reference to Social Services as a land use and replacing it with Social Care Facility.
4. By deleting, on page 4, the reference to 2.03 hectare (5.07 acre) and replacing it with 1.967 hectare (4.86 acre).

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of Sept. A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

---

MAYOR

---

CITY CLERK

# Oriole Park West Outline Plan



Highway 2

Proposed change from  
Open Space to Commercial

67 Street

Dry Storm  
Pond

68 Street

Golden West Avenue

Railway Right of Way

Park (MR)

Park (MR)

SC

Dry Storm  
Pond

Reserve  
2.62 ha

Red Deer River

19 Kent Wood Drive

Overdown Drive

- |  |                               |    |                                |
|--|-------------------------------|----|--------------------------------|
|  | Single Family                 |    | Outline Plan Boundary          |
|  | Single Family (Semi-Detached) |    | Trees to be retained           |
|  | Single Family (Narrow Lot)    | DC | Day Care Facility              |
|  | Commercial                    | SC | Social Care Facility           |
|  | Open Space                    |    | Major pedestrian / bike trails |
|  | Medium Density Multi-Family   | ww | Walkway                        |
|  | Amendment Boundary            |    |                                |

Revised September 2001

## Development Concept

*Figure 3*

---

# **ORIOLE PARK WEST**

## **NEIGHBOURHOOD AREA STRUCTURE PLAN**

---

Original Outline Plan  
Approved by City Council  
October 20, 1997

Amended Outline Plan  
(Creation of multiple family site – Avalon Homes)  
Approved by City Council  
June 1, 1998

Adopted as an Area Structure Plan  
By City Council, December 7, 1998

Application by Stantec Consulting Ltd. on behalf of Reid Worldwide Corporation  
to Amend Neighbourhood Area Structure Plan  
(Introduction of R1N lots and a Semi-detached Condominium Development)  
Adopted by City Council  
August 28, 2000

Application by Will Inns to Amend Neighbourhood Area Structure Plan  
(Expansion of C4 Commercial)

September 2001

## 2. LAND USE

The land use and development concept proposed for Oriole Park West is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family low density, semi-detached and narrow lots to medium density multiple family. The concept also proposes that a significant portion of the plan area be used for parks and open space as per the Facilities and Open Space Action Plan. The land use breakdown is summarized on Table 1.

**Table 1**

**Summary of Current Ownership & Land Use Breakdown (in hectares)\***

Land Use	Reid Worldwide Corporation North	Reid Worldwide Corporation South	Conwood Construction Ltd.	City South	TOTAL
Commercial	9.21				9.21
Low density		6.26	3.74	11.60	21.60
Semi-detached		5.01		2.75	7.76
Narrow lots		3.21			3.21
Multiple Family		1.27			1.27
Day Care		0.12			0.12
Social Care Facility				0.12	0.12
Circulation **	2.11	5.79	2.14	5.31	15.35
Park (MR) ***		1.57	3.04	8.29	12.90 (16.4%)
PUL's	2.70	1.77	0.05	2.61	7.13
<b>TOTAL</b>	<b>14.02</b>	<b>25.00</b>	<b>8.97</b>	<b>30.68</b>	<b>78.67</b>

\* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

\*\* Circulation includes collectors, local roads, lanes, and emergency access.

\*\*\* Includes a 2.62 ha abandoned historic farmstead located within City south lands.

### **2.1 Commercial Area**

The 14 hectares comprising the north segment of the plan area, north of the east/west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of Orr Drive (68 Avenue) has been subdivided into nine lots, ranging in size from 1.21 hectares

(3.0 acres) to 0.51 hectares (1.51 acres). These lots are zoned C4 Commercial (Major Arterial) District.

A dry storm pond is planned within a 1.967 hectare (4.86 acre) PUL in the north east corner of the subdivided lands. A second PUL extends in an east/west alignment along the entire length of the commercial lands. This 15 metre wide PUL will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the City owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PUL's and Municipal Reserves in the Neighbourhood Area Structure Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

Two commercial lots also are proposed for the lands located east of Orr Drive (68 Avenue), directly across from the subdivided area. The south lot is some 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand, which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood (the original land owner) has expressed a desire to retain these trees, and will register a caveat to that effect at the time of registration of the subdivision instrument. A sample caveat is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

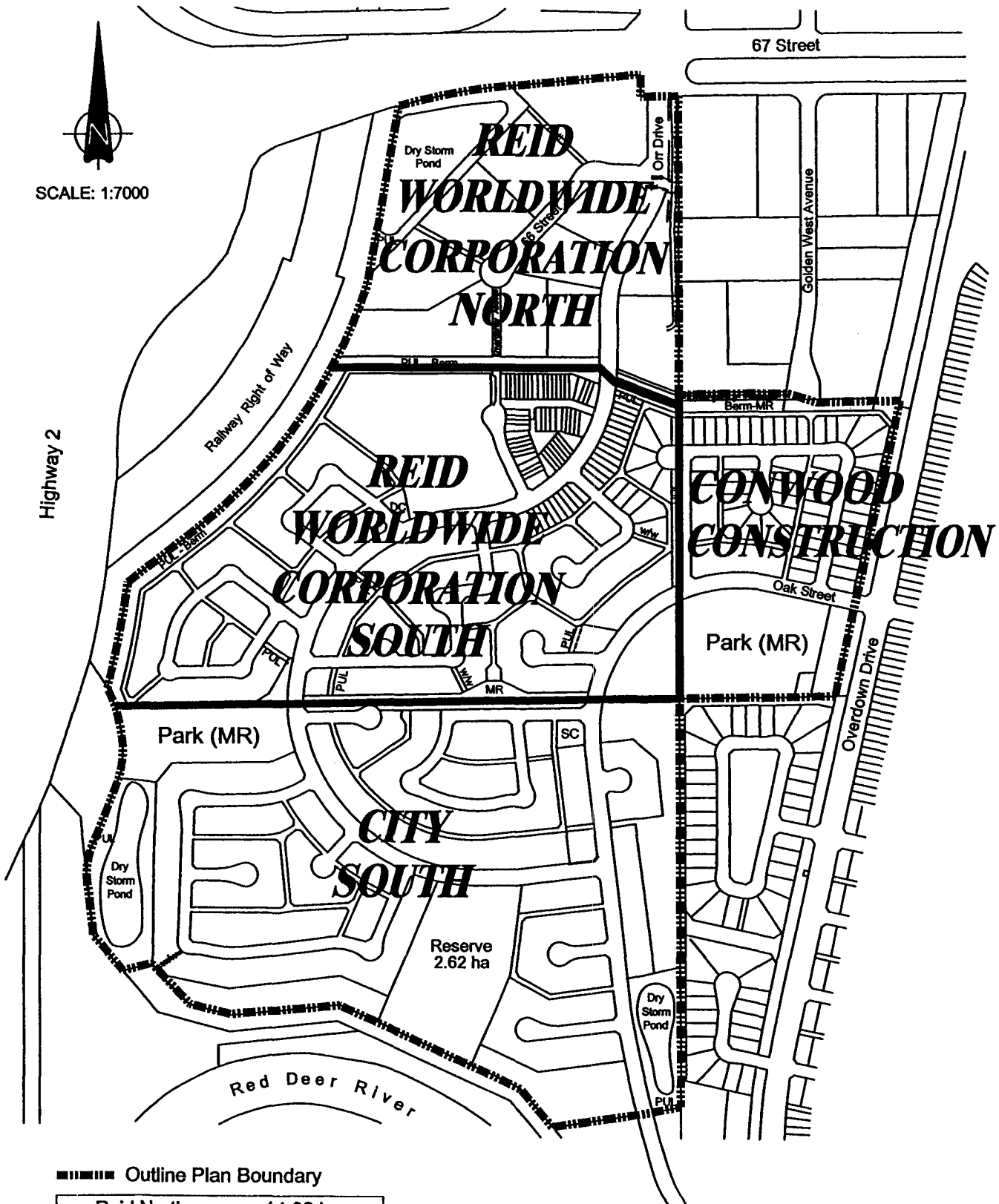
East of Orr Drive (68 Avenue), a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2



Outline Plan Boundary

Reid North	14.02 ha
Reid South	25.00 ha
Conwood	8.97 ha
City South	30.68 ha
<b>TOTAL</b>	<b>78.67 ha</b>

Revised September 2001

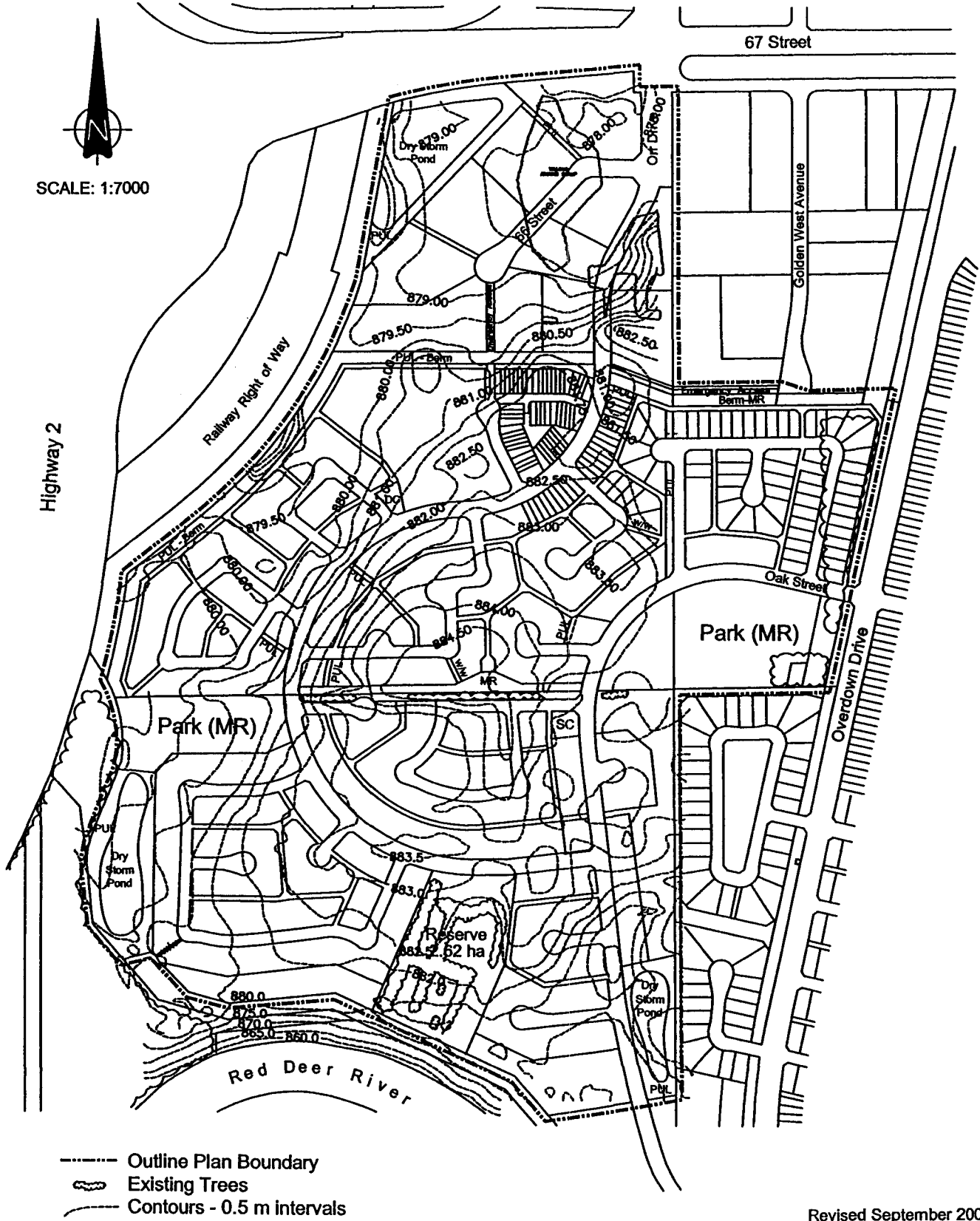
## Land Ownership

**Figure 1**

# Oriole Park West Outline Plan



SCALE: 1:7000



- Outline Plan Boundary
- ~~~~~ Existing Trees
- Contours - 0.5 m intervals

Revised September 2001

## Natural Features

**Figure 2**



# Oriole Park West Outline Plan

SCALE: 1:7000

Highway 2

Railway Right of Way

67 Street

Golden West Avenue

Orr Drive

86 Street

Park (MR)









Park (MR)

Reserve  
2.62 ha

Dry Storm Pond

Red Deer River

Overdown Drive

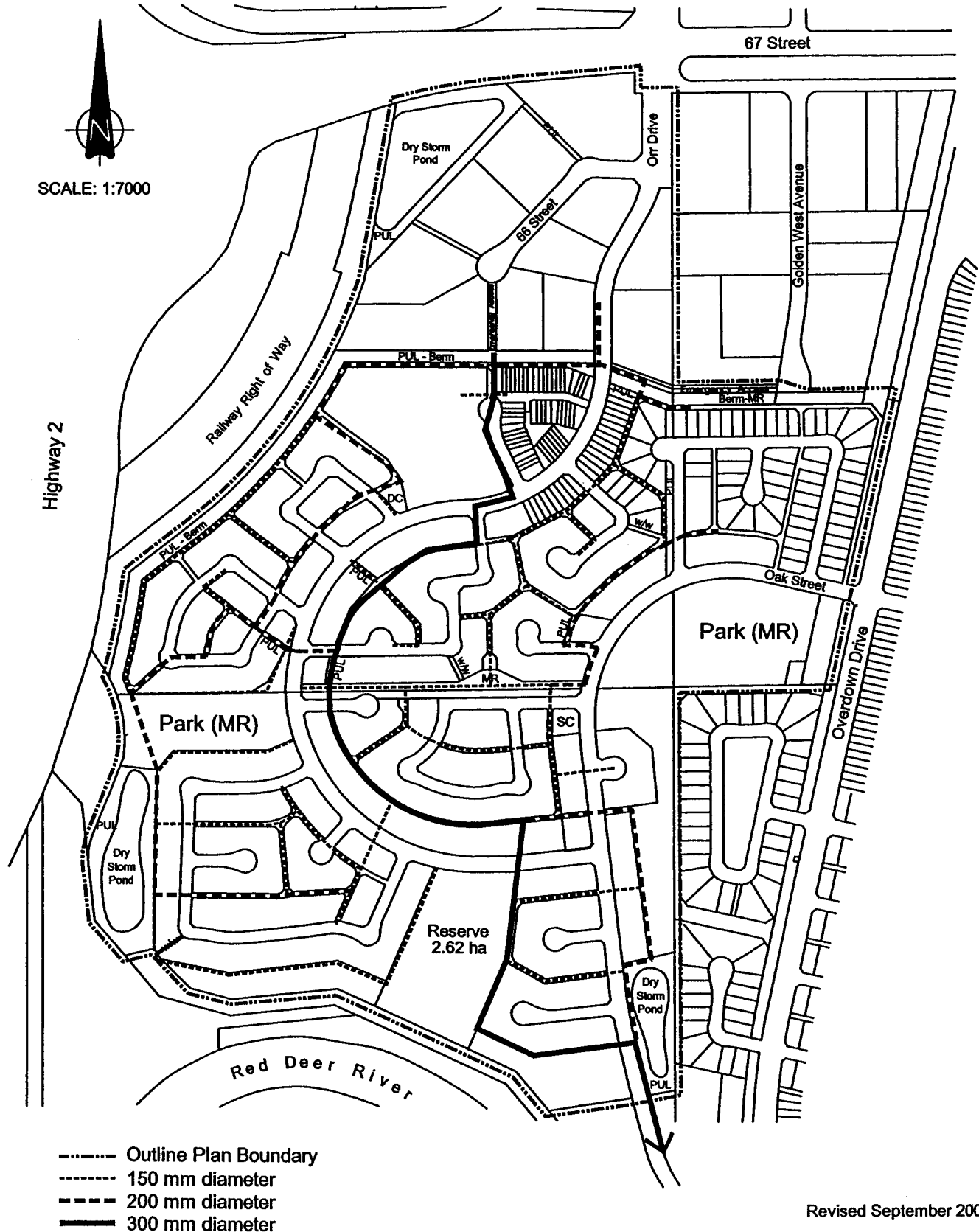
- |                                                                                                                   |                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  Single Family                 |  Outline Plan Boundary |
|  Single Family (Semi-Detached) |  Trees to be retained  |
|  Single Family (Narrow Lot)    | DC Day Care Facility                                                                                      |
|  Commercial                    | SC Social Care Facility                                                                                   |
|  Open Space                    | Major pedestrian / bike trails                                                                            |
|  Medium Density Multi-Family   | w/w Walkway                                                                                               |

Revised September 2001

**Development Concept**  
*Figure 3*

# Oriole Park West Outline Plan

SCALE: 1:7000

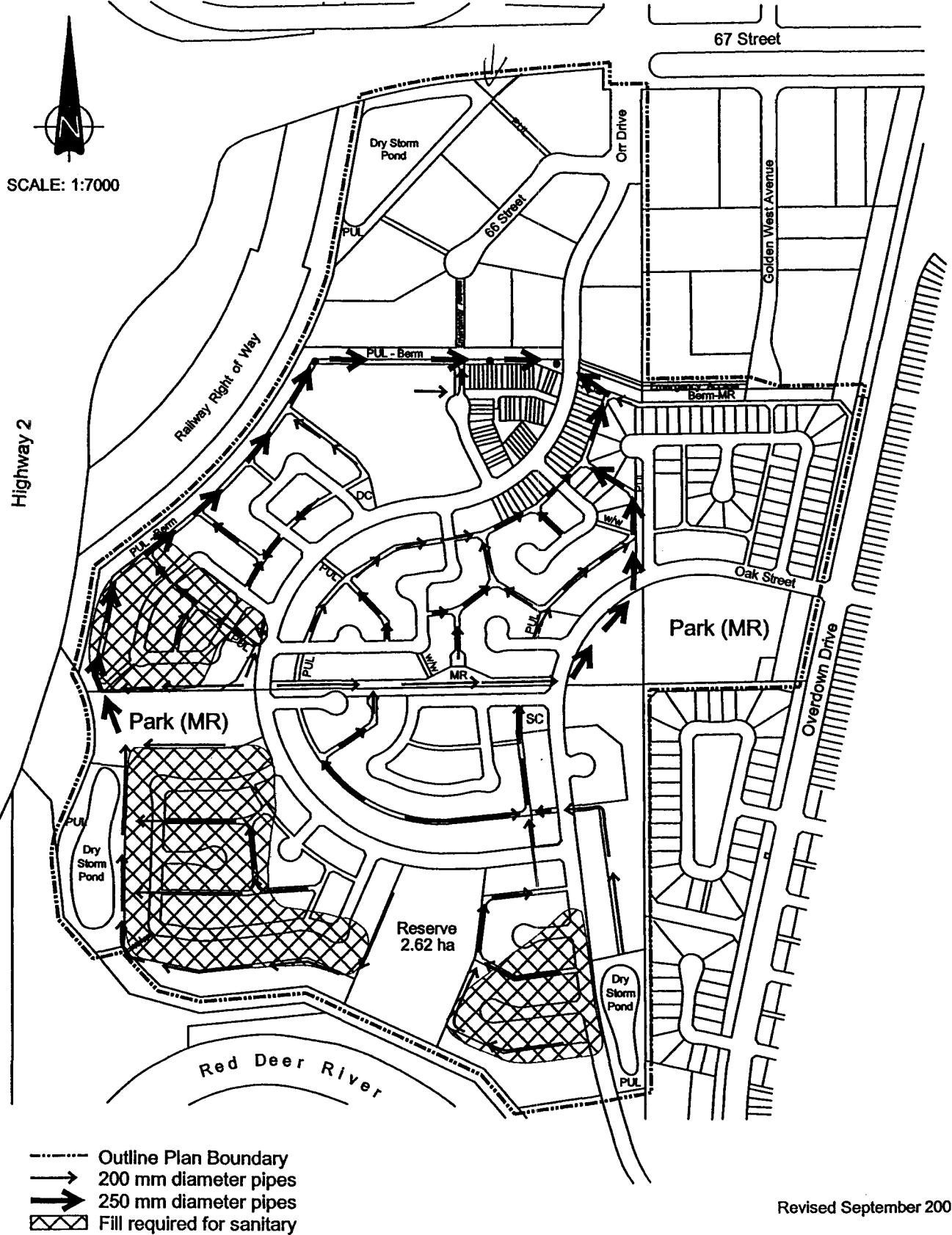


Revised September 2001

## Water Distribution

**Figure 4**

# Oriole Park West Outline Plan



Revised September 2001

## Sanitary Servicing

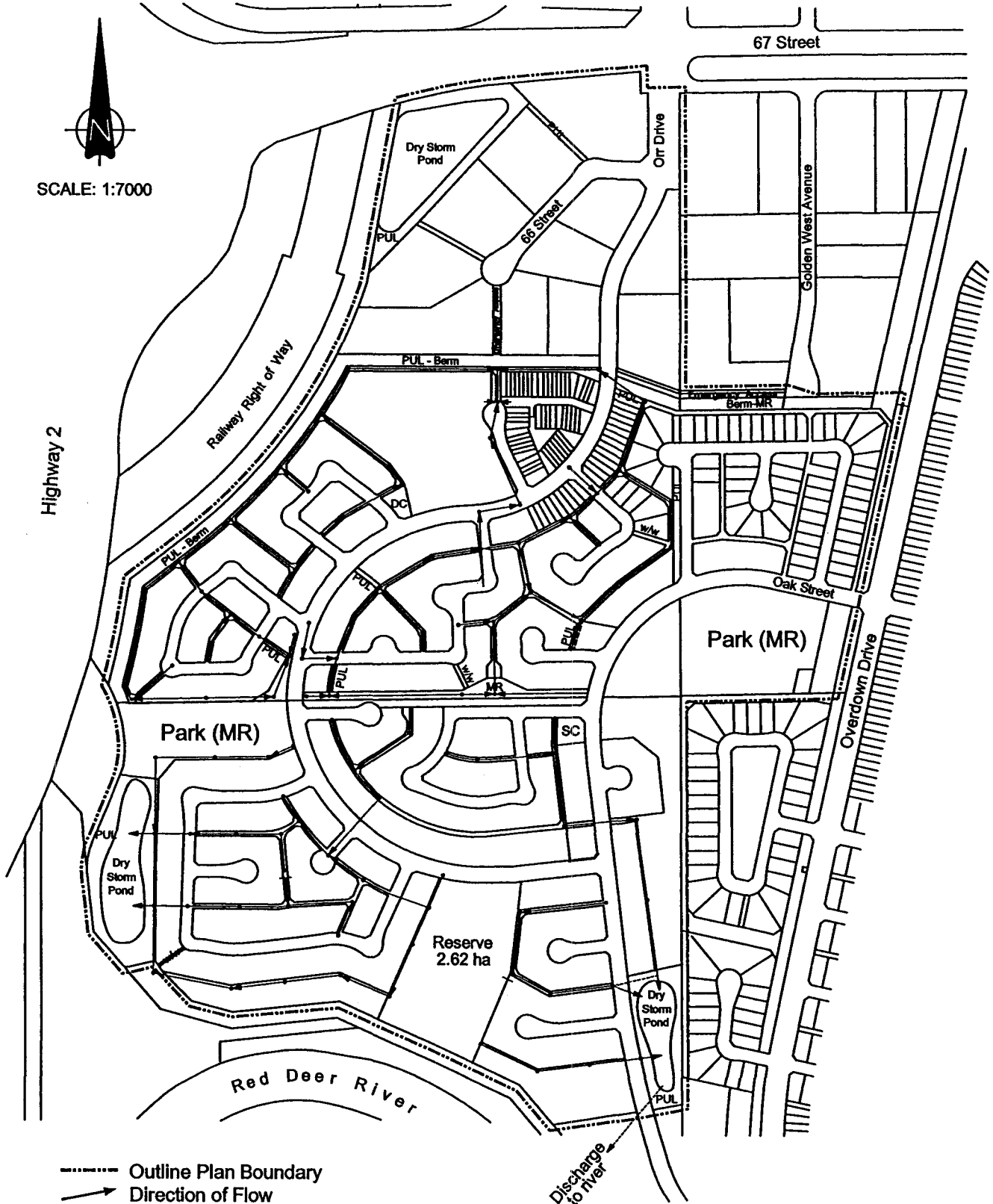
# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2

- Outline Plan Boundary
- Direction of Flow
- Manhole



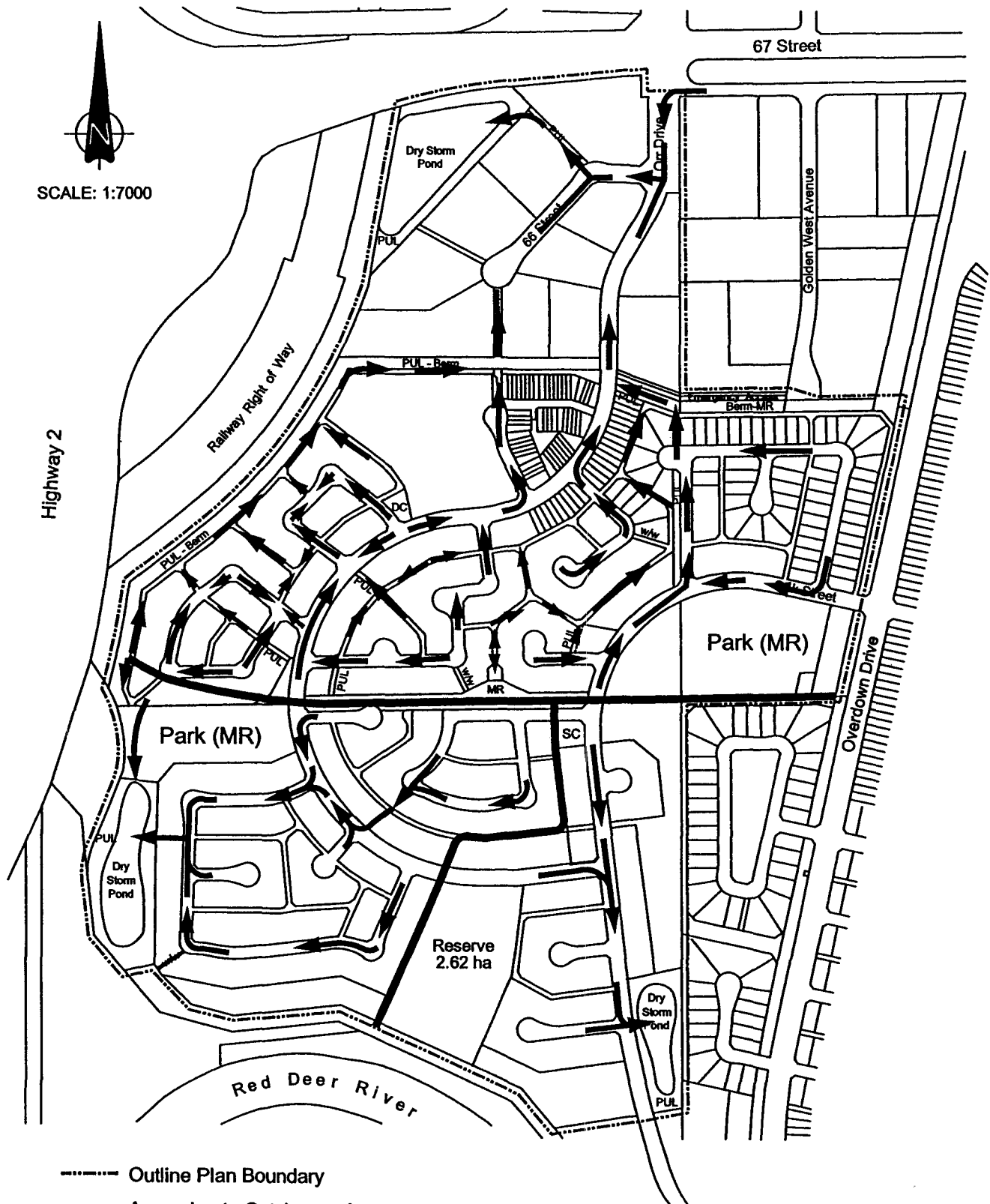
Revised September 2001

**Storm Water System**  
**Piped - up to a 1:5 year storm**  
*Figure 6*

# Oriole Park West Outline Plan



SCALE: 1:7000



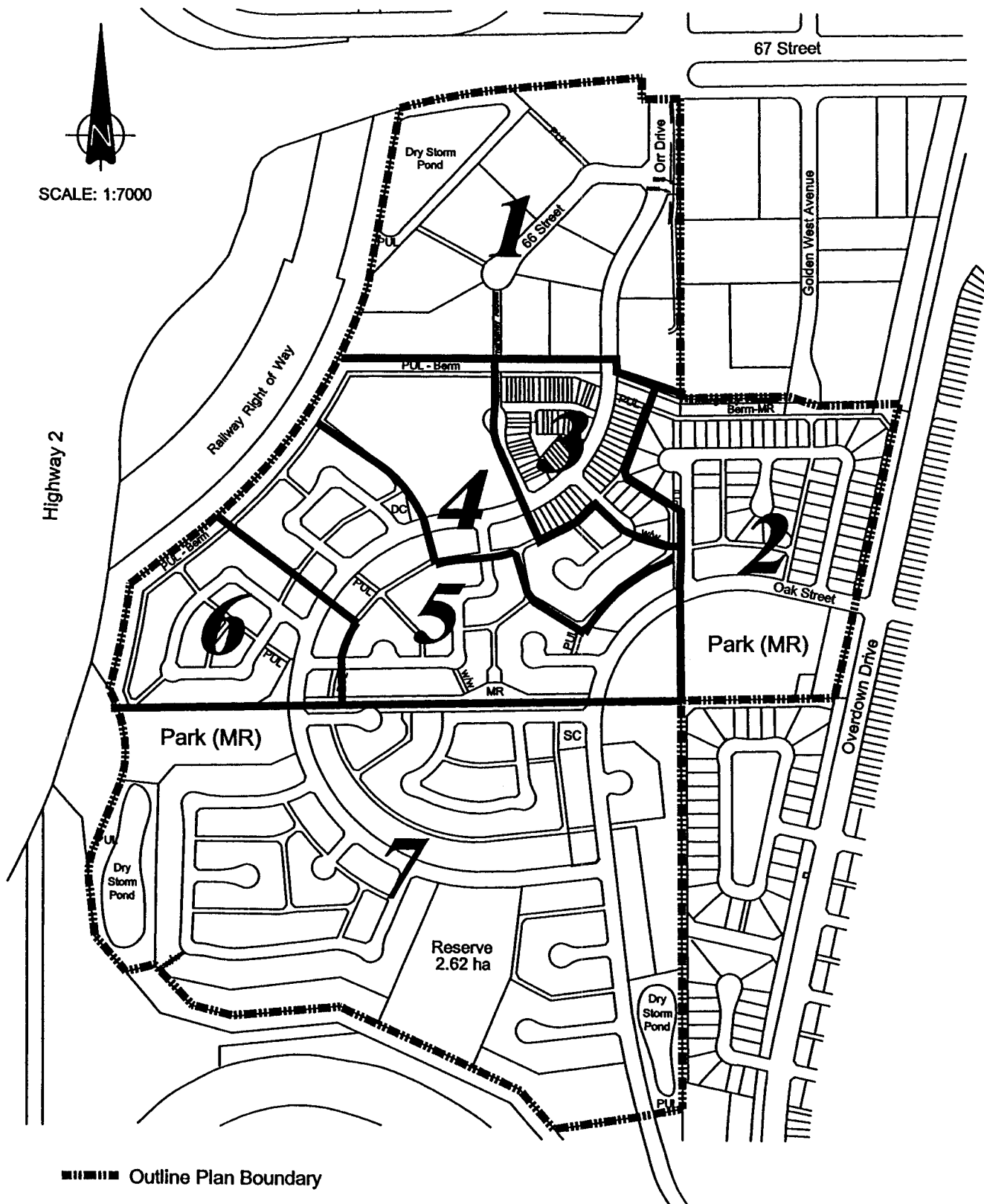
- Outline Plan Boundary
- Approximate Catchment Areas
- ➔ Direction of Flow

Revised September 2001

**Storm Water System**  
**Overland - ↑ 1:5 year storm**  
*Figure 7*

# Oriole Park West Outline Plan

SCALE: 1:7000



Revised September 2001

## Staging Concept

**Figure 8**



Box 5008  
Red Deer, Alberta  
T4N 3T4

## Office of the City Clerk

September 25, 2001

Fax: 342-2910

Mr. M. Young  
Bemoco Land Surveying Ltd.  
#21, 7895 - 49 Avenue  
Red Deer, AB T4P 2B4

Dear Mr. Young:

**Re: Will Inns Ltd.  
Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/D-2001  
Land Use Bylaw Amendment 3156/00-2001  
Redesignation of Lot 7 PUL, Block 1, Plan 972-4056 From P1 to C4**

At the City of Red Deer's Council meeting held Monday, September 24, 2001, first reading was given to Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/D-2001 and Land Use Bylaw Amendment 3156/00-2001. Copies of the bylaws are attached for your information.

Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2001 consists of deleting a small portion of the existing Public Utility Lot to be made available to the Service Plus Inn as commercial property to facilitate expansion of their parking lot. Land Use Bylaw Amendment 3156/00-2001 rezones 0.063 hectares or 0.16 acres of Public Utility Lot from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District, to accommodate the parking lot expansion at the Service Plus Inn.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, November 5, 2001 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, October 3, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss  
City Clerk

/chk  
attach/

c N. Hackett, Parkland Community Planning Services  
Land & Economic Development Manager

## ***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001

TO: Nancy Hackett, Parkland Community Planning Services

**FILE**

FROM: City Clerk

RE: 1) Oriole Park West Neighbourhood Area Structure Plan Amendment Bylaw 3217/D-2001  
2) Land Use Bylaw Amendment 3156/00-2001  
Redesignation of Lot 7 PUL, Block 1, Plan 972-4056 from P1 Parks & Recreation District to C4 Commercial (Major Arterial)

---

***Reference Report:***

Parkland Community Planning Services, dated September 17, 2001

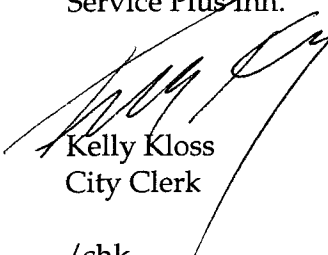
***Bylaw Readings:***

The bylaws were given second and third readings. A copy of each bylaw is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2001 consists of deleting a small portion of the existing Public Utility Lot to be made available to the Service Plus Inn as commercial property to facilitate expansion of their parking lot. Land Use Bylaw Amendment 3156/00-2001 rezones 0.063 hectares or 0.16 acres of Public Utility Lot from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District, to accommodate the parking lot expansion at the Service Plus Inn.



Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- C. Adams, Administrative Assistant
- C. Kenzie, Administrative Assistant
- D. Kutinsky, Graphics Designer



## BYLAW NO. 3217/D-2001

Being a bylaw of The City of Red Deer to amend Bylaw 3217, the bylaw adopting the Oriole Park West Neighbourhood Area Structure Plan.

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

That Bylaw No. 3217 is hereby amended:

1. By deleting Figures 1, 2, 3, 4, 5, 6, 7, and 8 and replacing them with the attached amended Figures 1, 2, 3, 4, 5, 6, 7, and 8.
2. By amending the cover page of the Oriole Park West Neighbourhood Area Structure Plan to include:

“the Application by Will Inns to Amend Neighbourhood Area Structure Plan (Expansion of C4 Commercial) September 2001”

3. By deleting, on page 3 of the Oriole Park West Neighbourhood Area Structure Plan, “Table 1 Summary of Current Ownership & Land Use Breakdown (in hectares)” the figure 9.15 hectares of Commercial property under Reid Worldwide Corporation North and replacing it with 9.21 hectares. And by deleting 9.15 hectares commercial property in total and replacing it with 9.21 hectares in total. And by deleting 2.76 hectares of PUL’s under Reid Worldwide Corporation North and replacing it with 2.70 hectares. And by deleting 7.19 hectares in total under PUL’s and replacing it with 7.13 hectares in total. And by deleting the reference to Social Services as a land use and replacing it with Social Care Facility.
4. By deleting, on page 4, the reference to 2.03 hectare (5.07 acre) and replacing it with 1.967 hectare (4.86 acre).


READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of Sept. A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5<sup>th</sup> day of Nov. A.D. 2001.

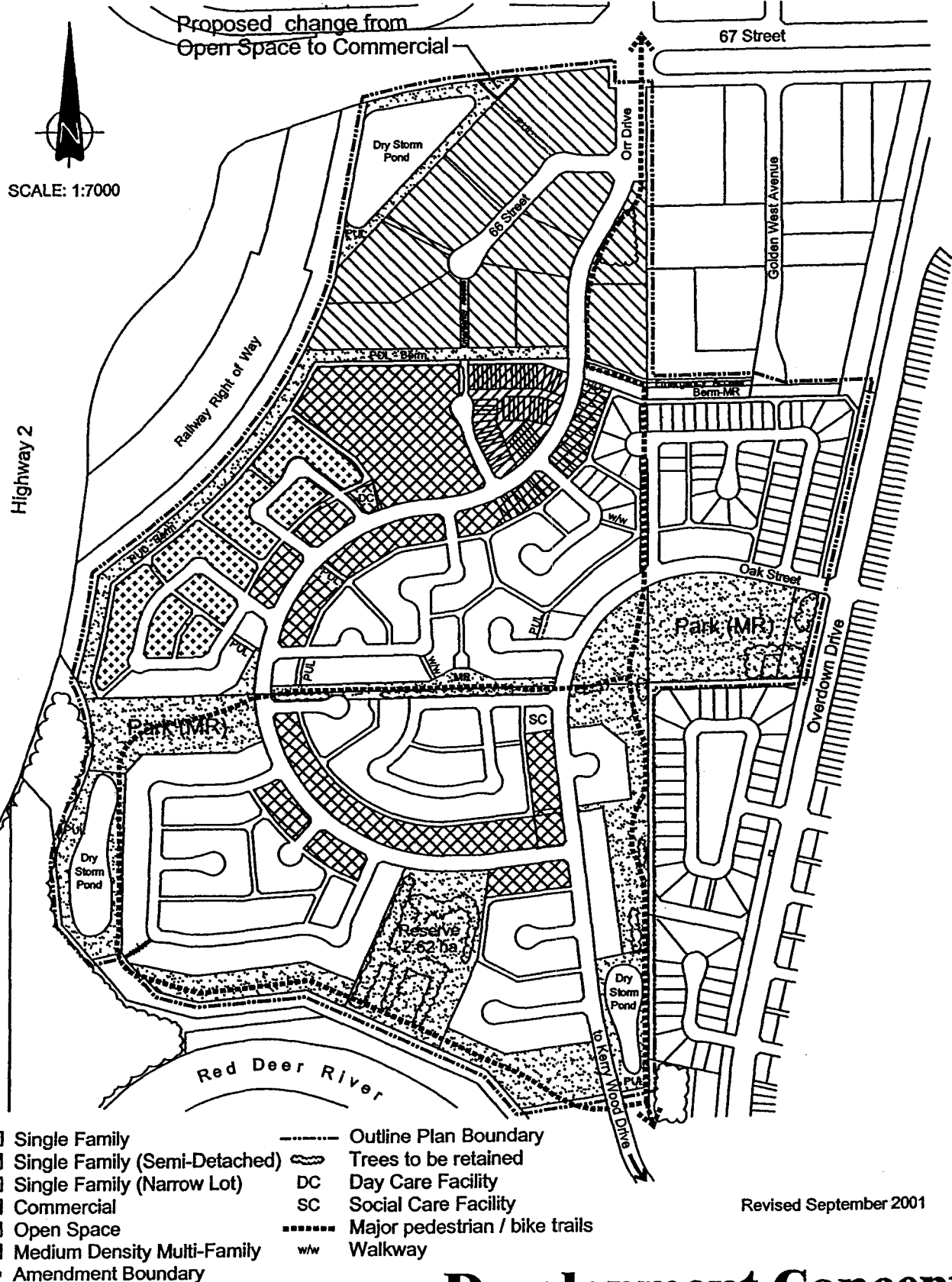
READ A THIRD TIME IN OPEN COUNCIL this 5<sup>th</sup> day of Nov. A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5<sup>th</sup> day of Nov. A.D. 2001.

  
MAYOR

  
CITY CLERK

# Oriole Park West Outline Plan



**Development Concept**

**Figure 3**

---

# **ORIOLE PARK WEST**

## **NEIGHBOURHOOD AREA STRUCTURE PLAN**

---

Original Outline Plan  
Approved by City Council  
October 20, 1997

Amended Outline Plan  
(Creation of multiple family site – Avalon Homes)  
Approved by City Council  
June 1, 1998

Adopted as an Area Structure Plan  
By City Council, December 7, 1998

Application by Stantec Consulting Ltd. on behalf of Reid Worldwide Corporation  
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(Introduction of R1N lots and a Semi-detached Condominium Development)  
Adopted by City Council  
August 28, 2000

Application by Will Inns to Amend Neighbourhood Area Structure Plan  
(Expansion of C4 Commercial)

September 2001

## **2. LAND USE**

The land use and development concept proposed for Oriole Park West is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family low density, semi-detached and narrow lots to medium density multiple family. The concept also proposes that a significant portion of the plan area be used for parks and open space as per the Facilities and Open Space Action Plan. The land use breakdown is summarized on Table 1.

**Table 1**

**Summary of Current Ownership & Land Use Breakdown (in hectares)\***

<b>Land Use</b>	<b>Reid Worldwide Corporation North</b>	<b>Reid Worldwide Corporation South</b>	<b>Conwood Construction Ltd.</b>	<b>City South</b>	<b>TOTAL</b>
Commercial	9.21				9.21
Low density		6.26	3.74	11.60	21.60
Semi-detached		5.01		2.75	7.76
Narrow lots		3.21			3.21
Multiple Family		1.27			1.27
Day Care		0.12			0.12
Social Care Facility				0.12	0.12
Circulation **	2.11	5.79	2.14	5.31	15.35
Park (MR) ***		1.57	3.04	8.29	12.90 (16.4%)
PUL's	2.70	1.77	0.05	2.61	7.13
<b>TOTAL</b>	<b>14.02</b>	<b>25.00</b>	<b>8.97</b>	<b>30.68</b>	<b>78.67</b>

\* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

\*\* Circulation includes collectors, local roads, lanes, and emergency access.

\*\*\* Includes a 2.62 ha abandoned historic farmstead located within City south lands.

### **2.1 Commercial Area**

The 14 hectares comprising the north segment of the plan area, north of the east/west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of Orr Drive (68 Avenue) has been subdivided into nine lots, ranging in size from 1.21 hectares

(3.0 acres) to 0.51 hectares (1.51 acres). These lots are zoned C4 Commercial (Major Arterial) District.

A dry storm pond is planned within a 1.967 hectare (4.86 acre) PUL in the north east corner of the subdivided lands. A second PUL extends in an east/west alignment along the entire length of the commercial lands. This 15 metre wide PUL will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the City owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PUL's and Municipal Reserves in the Neighbourhood Area Structure Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

Two commercial lots also are proposed for the lands located east of Orr Drive (68 Avenue), directly across from the subdivided area. The south lot is some 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand, which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood (the original land owner) has expressed a desire to retain these trees, and will register a caveat to that effect at the time of registration of the subdivision instrument. A sample caveat is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

East of Orr Drive (68 Avenue), a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2

67 Street

Golden West Avenue

Orr Drive

Railway Right of Way

Dry Storm Pond

**REID  
WORLDWIDE  
CORPORATION  
NORTH**

**REID  
WORLDWIDE  
CORPORATION  
SOUTH**

**CONWOOD  
CONSTRUCTION**

Park (MR)

Park (MR)

**CITY  
SOUTH**

Reserve  
2.62 ha

Dry Storm Pond

Dry Storm Pond

Red Deer River

Outline Plan Boundary

Reid North	14.02 ha
Reid South	25.00 ha
Conwood	8.97 ha
City South	30.68 ha
<b>TOTAL</b>	<b>78.67 ha</b>

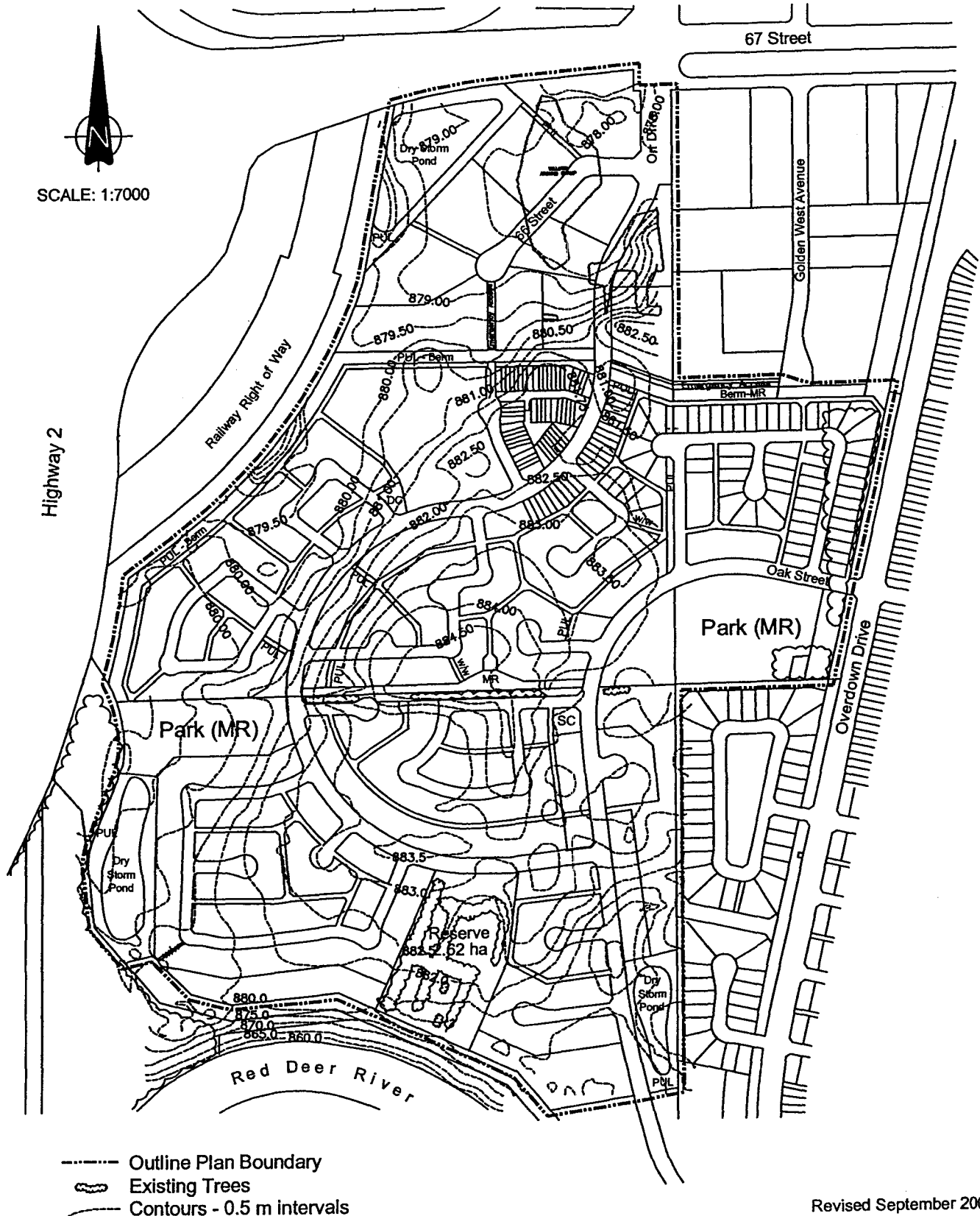
Revised September 2001

## Land Ownership

**Figure 1**

# Oriole Park West Outline Plan

  
 SCALE: 1:7000



Revised September 2001

## Natural Features

**Figure 2**

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2

Railway Right of Way

67 Street

Orr Drive

66 Street

Golden West Avenue

Park (MR)

Park (MR)

Reserve  
2.62 ha

Dry Storm Pond

Red Deer River

To Kerry Wood Drive

Overdown Drive

- |  |                               |     |                                |
|--|-------------------------------|-----|--------------------------------|
|  | Single Family                 |     | Outline Plan Boundary          |
|  | Single Family (Semi-Detached) |     | Trees to be retained           |
|  | Single Family (Narrow Lot)    | DC  | Day Care Facility              |
|  | Commercial                    | SC  | Social Care Facility           |
|  | Open Space                    |     | Major pedestrian / bike trails |
|  | Medium Density Multi-Family   | w/w | Walkway                        |

Revised September 2001

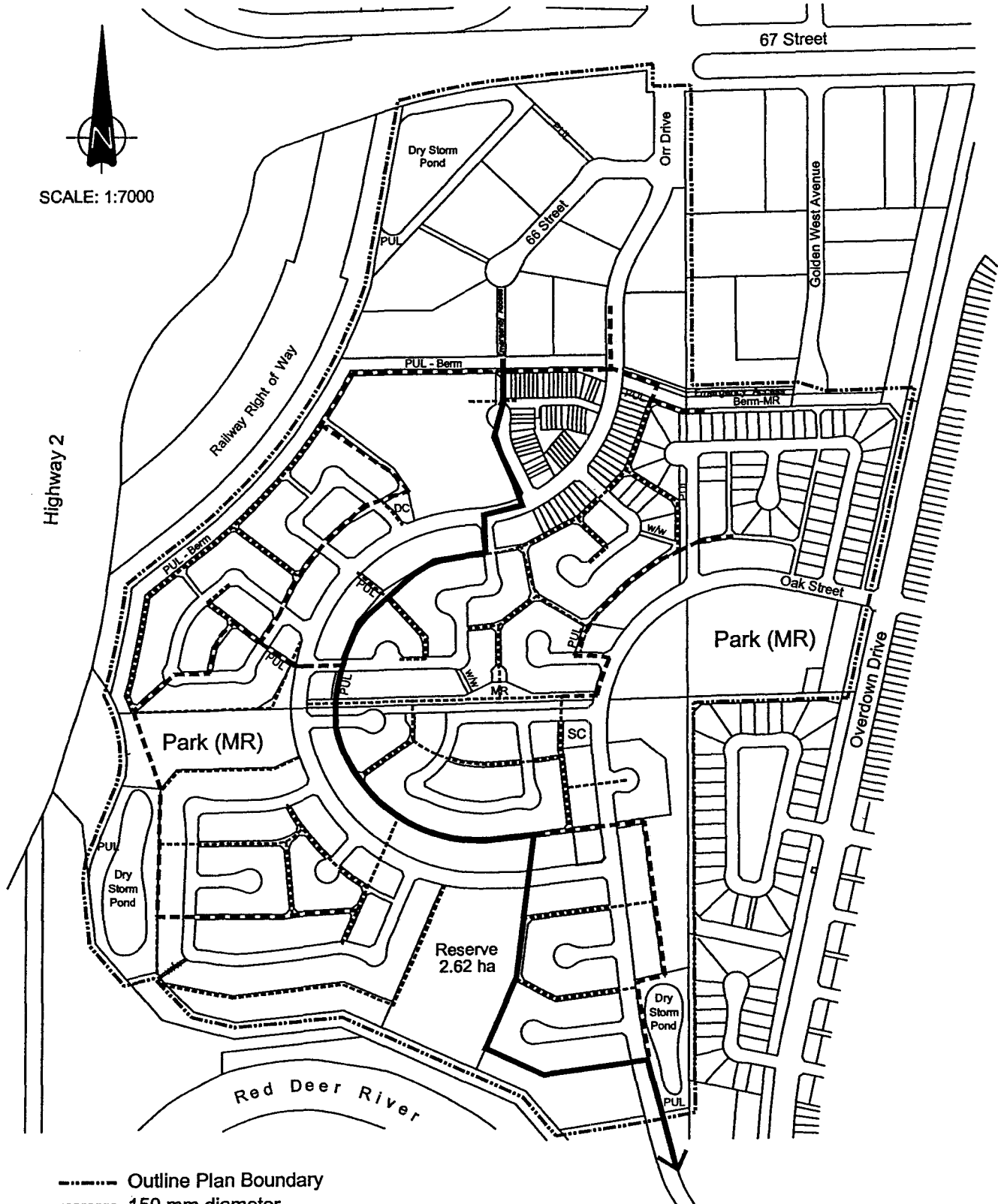
## Development Concept

**Figure 3**



# Oriole Park West Outline Plan

  
 SCALE: 1:7000

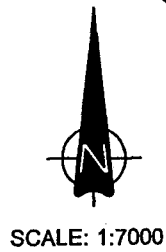


Revised September 2001

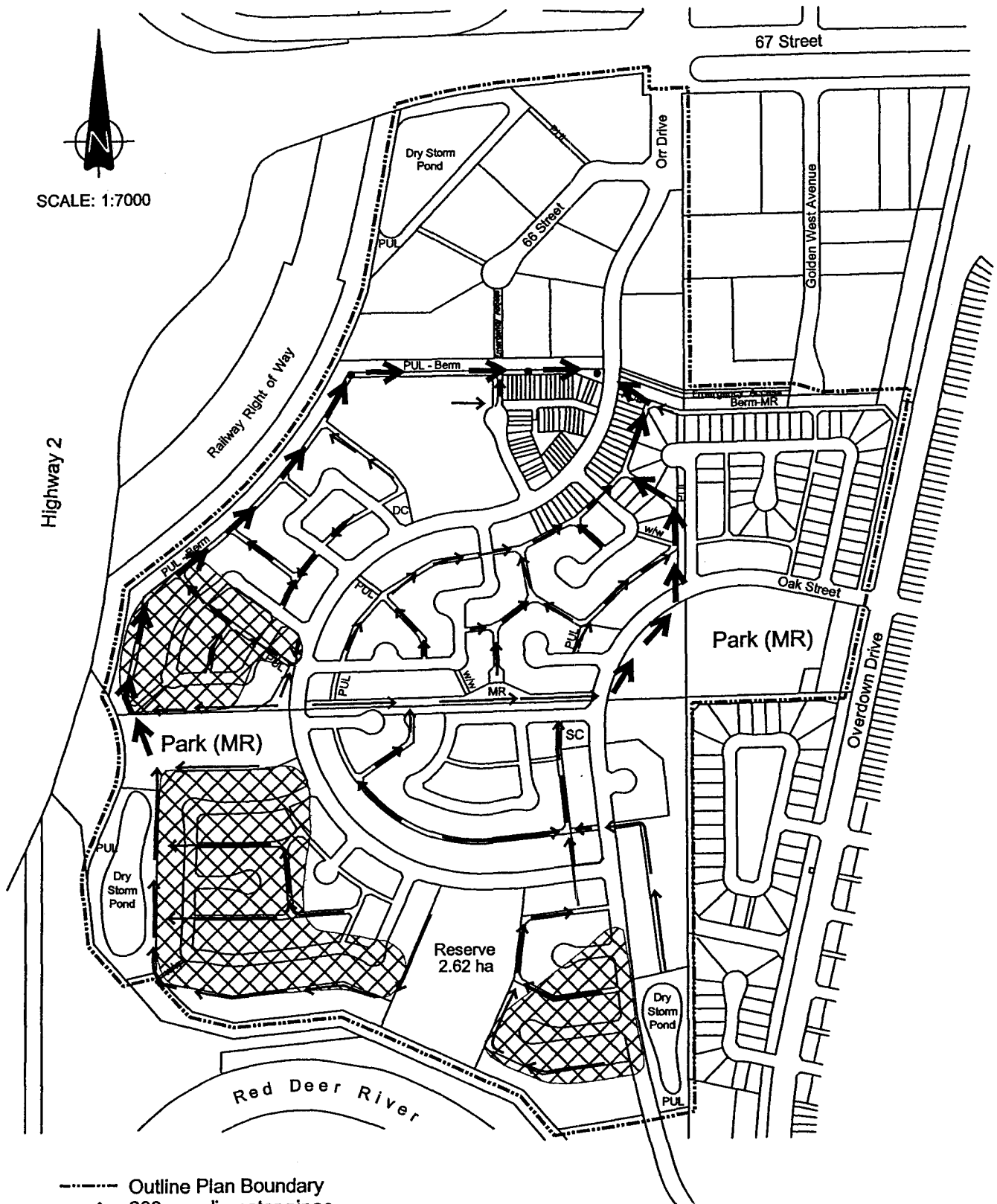
## Water Distribution

**Figure 4**

# Oriole Park West Outline Plan



Highway 2



- Outline Plan Boundary
- 200 mm diameter pipes
- 250 mm diameter pipes
- ▨ Fill required for sanitary

Revised September 2001

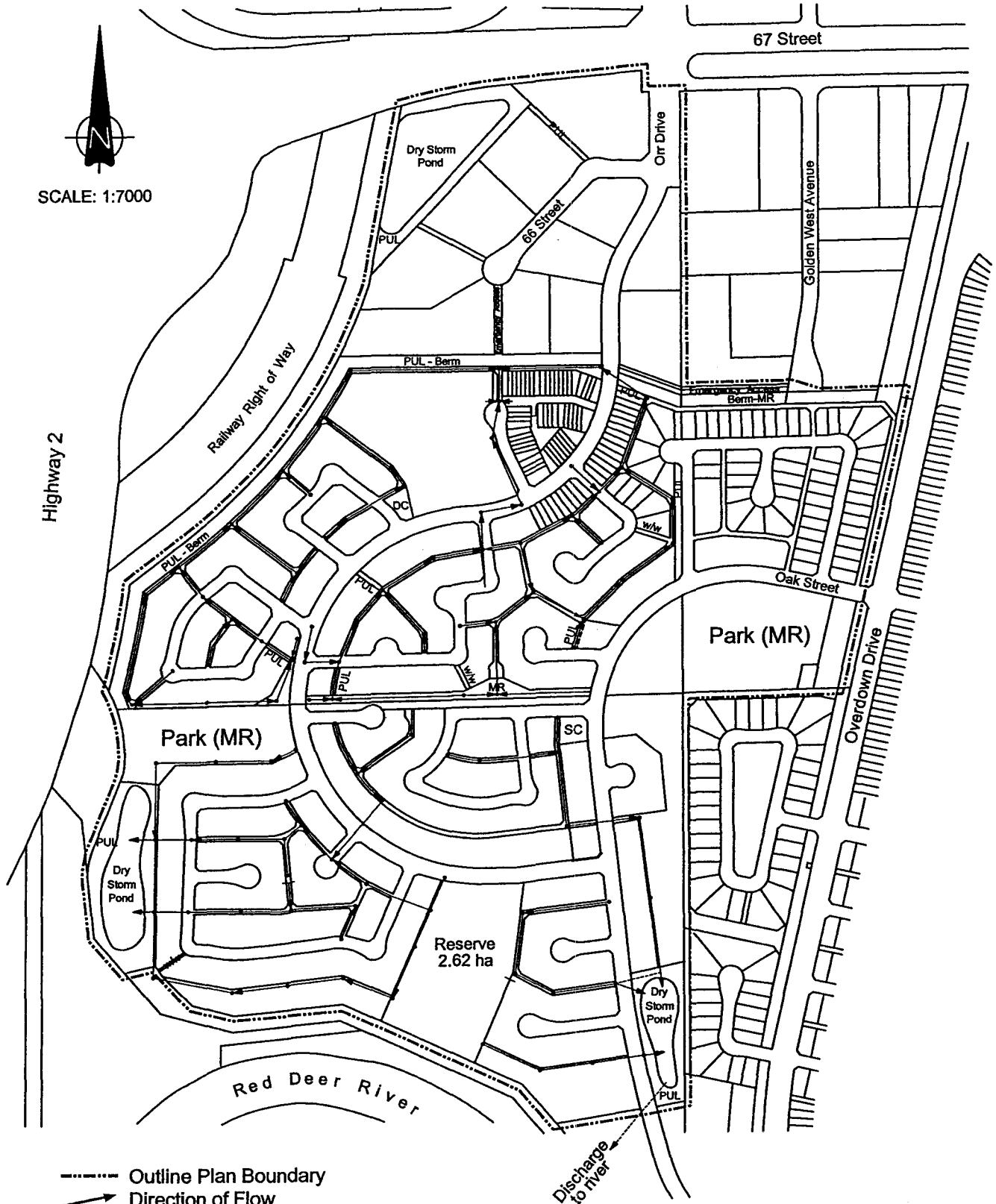
**Sanitary Servicing**  
**Figure 5**

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2

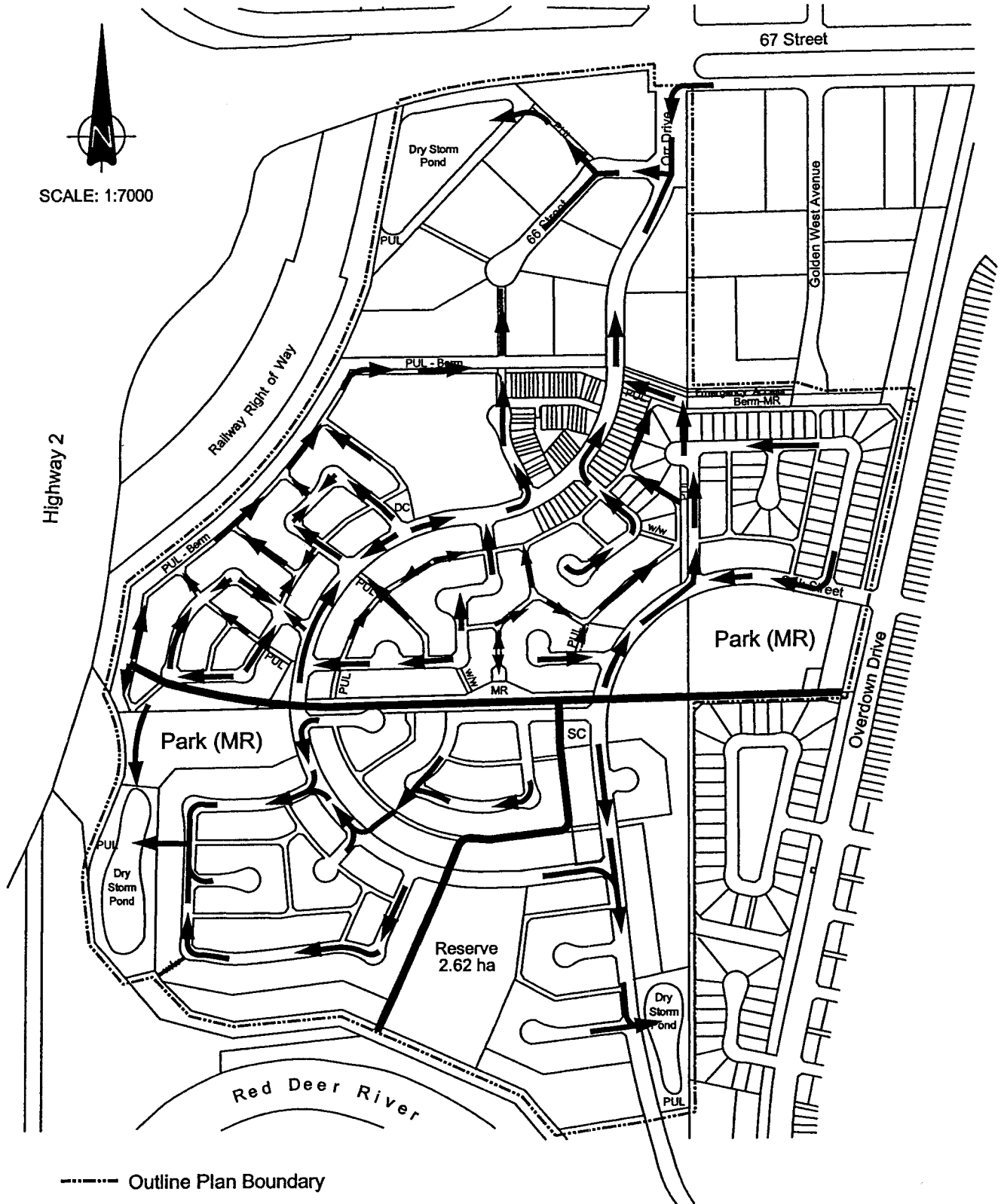


Revised September 2001

**Storm Water System**  
**Piped - up to a 1:5 year storm**  
**Figure 6**

# Oriole Park West Outline Plan

  
 SCALE: 1:7000



Revised September 2001

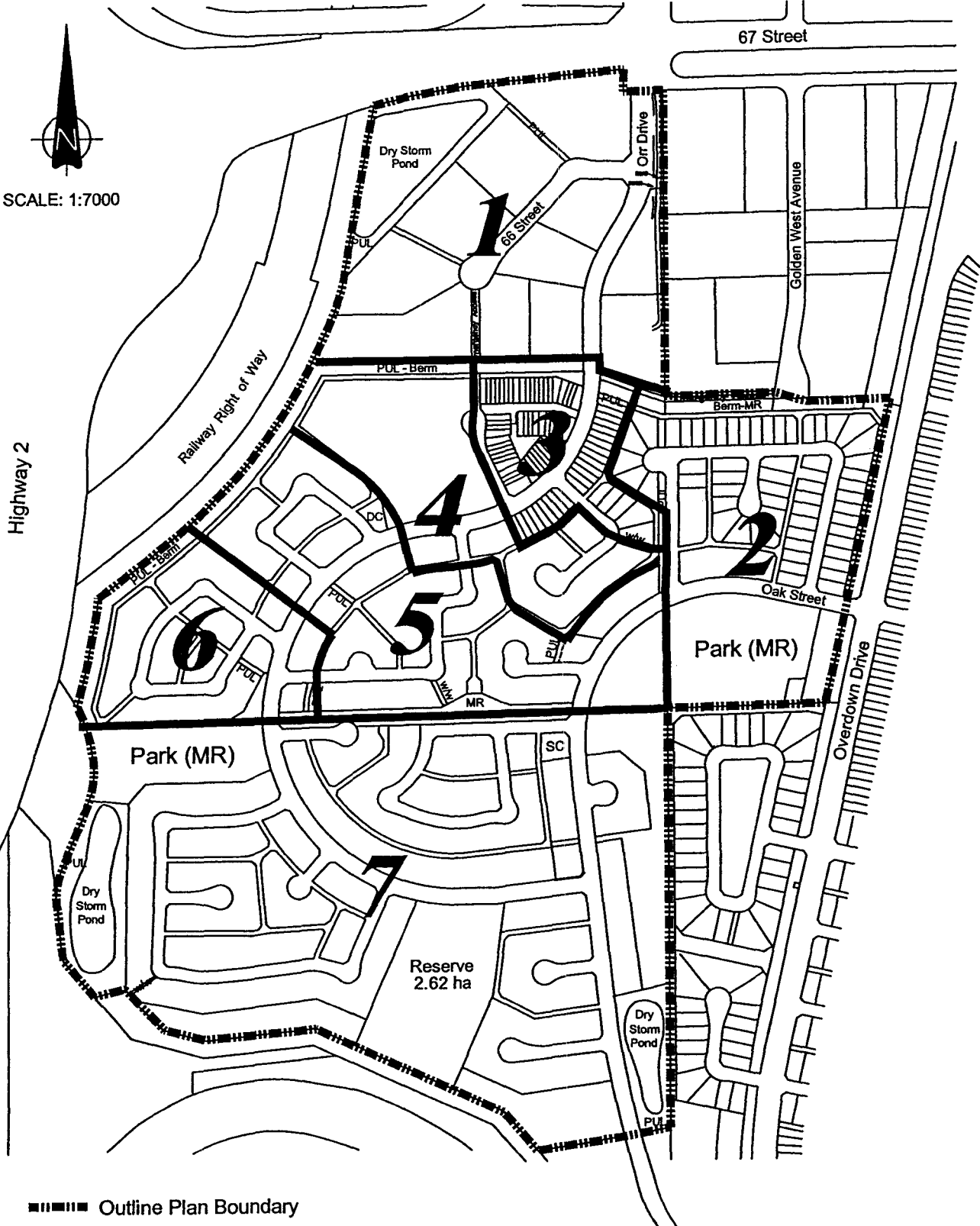
**Storm Water System**  
**Overland - ↑ 1:5 year storm**  
*Figure 7*

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2



Revised September 2001

## Staging Concept

**Figure 8**

**BYLAW NO. 3156/00-2001**

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

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


- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of ~~September~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

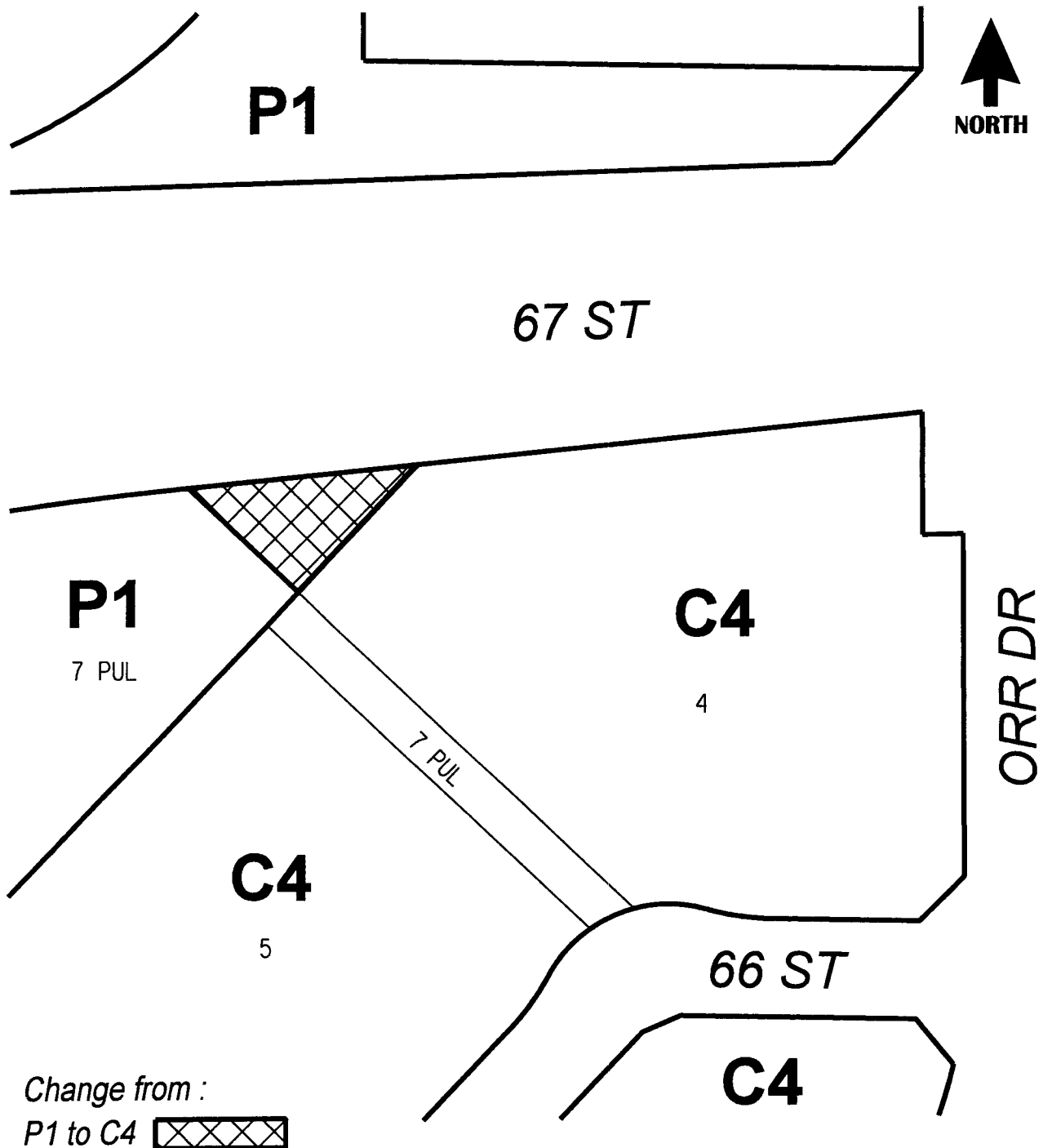
AND SIGNED BY THE MAYOR AND CITY CLERK this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

  
MAYOR

  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

MAP No. 32 / 2001

BYLAW No. 3156 / 00 - 2001



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**

**FILE**

November 6, 2001

Mr. M. Young  
Bemoco Land Surveying Ltd.  
#21, 7895 - 49 Avenue  
Red Deer, AB T4P 2B4

Dear Mr. Young:

Re: Will Inns Ltd.  
Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/D-2001  
Land Use Bylaw Amendment 3156/00-2001  
Redesignation of Lot 7 PUL, Block 1, Plan 972-4056 From P1 to C4

At the City of Red Deer's Council Meeting held November 5, 2001, Public Hearings were held with respect to the Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/D-2001 and Land Use Bylaw Amendment 3156/00-2001. Following the Public Hearings, the bylaws were given second and third readings. Copies of the bylaws are attached for your information.

Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2001 consists of deleting a small portion of the existing Public Utility Lot to be made available to the Service Plus Inn as commercial property to facilitate expansion of their parking lot. Land Use Bylaw Amendment 3156/00-2001 rezones 0.063 hectares or 0.16 acres of Public Utility Lot from P1 Parks and Recreation District to C4 Commercial (Major Arterial) District, to accommodate the parking lot expansion at the Service Plus Inn.

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

Sincerely,

Kelly Kloss  
City Clerk  
/chk  
attach

c. Parkland Community Planning Services



**BYLAW NO. 3217/D-2001**

Being a bylaw of The City of Red Deer to amend Bylaw 3217, the bylaw adopting the Oriole Park West Neighbourhood Area Structure Plan.

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

That Bylaw No. 3217 is hereby amended:

1. By deleting Figures 1, 2, 3, 4, 5, 6, 7, and 8 and replacing them with the attached amended Figures 1, 2, 3, 4, 5, 6, 7, and 8.
2. By amending the cover page of the Oriole Park West Neighbourhood Area Structure Plan to include:

“the Application by Will Inns to Amend Neighbourhood Area Structure Plan (Expansion of C4 Commercial) September 2001”
3. By deleting, on page 3 of the Oriole Park West Neighbourhood Area Structure Plan, “Table 1 Summary of Current Ownership & Land Use Breakdown (in hectares)” the figure 9.15 hectares of Commercial property under Reid Worldwide Corporation North and replacing it with 9.21 hectares. And by deleting 9.15 hectares commercial property in total and replacing it with 9.21 hectares in total. And by deleting 2.76 hectares of PUL’s under Reid Worldwide Corporation North and replacing it with 2.70 hectares. And by deleting 7.19 hectares in total under PUL’s and replacing it with 7.13 hectares in total. And by deleting the reference to Social Services as a land use and replacing it with Social Care Facility.
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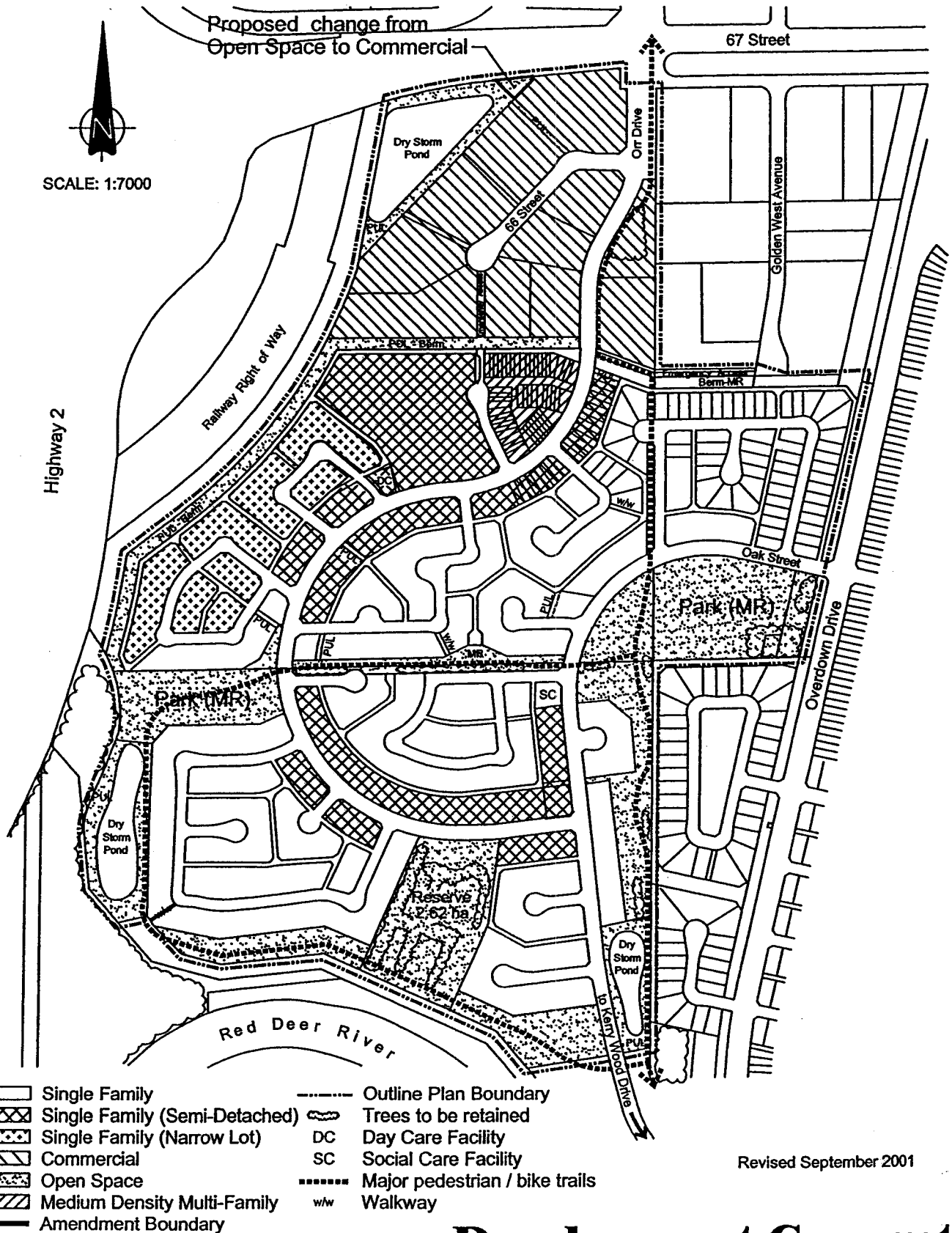
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AND SIGNED BY THE MAYOR AND CITY CLERK this 5<sup>th</sup> day of ~~Nov.~~ A.D. 2001.

  
MAYOR

  
CITY CLERK

# Oriole Park West Outline Plan



Revised September 2001

## Development Concept

### Figure 3

---

# **ORIOLE PARK WEST**

## **NEIGHBOURHOOD AREA STRUCTURE PLAN**

---

Original Outline Plan  
Approved by City Council  
October 20, 1997

Amended Outline Plan  
(Creation of multiple family site – Avalon Homes)  
Approved by City Council  
June 1, 1998

Adopted as an Area Structure Plan  
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(Introduction of R1N lots and a Semi-detached Condominium Development)  
Adopted by City Council  
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Application by Will Inns to Amend Neighbourhood Area Structure Plan  
(Expansion of C4 Commercial)

September 2001

## **2. LAND USE**

The land use and development concept proposed for Oriole Park West is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family low density, semi-detached and narrow lots to medium density multiple family. The concept also proposes that a significant portion of the plan area be used for parks and open space as per the Facilities and Open Space Action Plan. The land use breakdown is summarized on Table 1.

**Table 1**

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PUL's	2.70	1.77	0.05	2.61	7.13
<b>TOTAL</b>	<b>14.02</b>	<b>25.00</b>	<b>8.97</b>	<b>30.68</b>	<b>78.67</b>

\* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

\*\* Circulation includes collectors, local roads, lanes, and emergency access.

\*\*\* Includes a 2.62 ha abandoned historic farmstead located within City south lands.

### **2.1 Commercial Area**

The 14 hectares comprising the north segment of the plan area, north of the east/west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of Orr Drive (68 Avenue) has been subdivided into nine lots, ranging in size from 1.21 hectares

(3.0 acres) to 0.51 hectares (1.51 acres). These lots are zoned C4 Commercial (Major Arterial) District.

A dry storm pond is planned within a 1.967 hectare (4.86 acre) PUL in the north east corner of the subdivided lands. A second PUL extends in an east/west alignment along the entire length of the commercial lands. This 15 metre wide PUL will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the City owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PUL's and Municipal Reserves in the Neighbourhood Area Structure Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

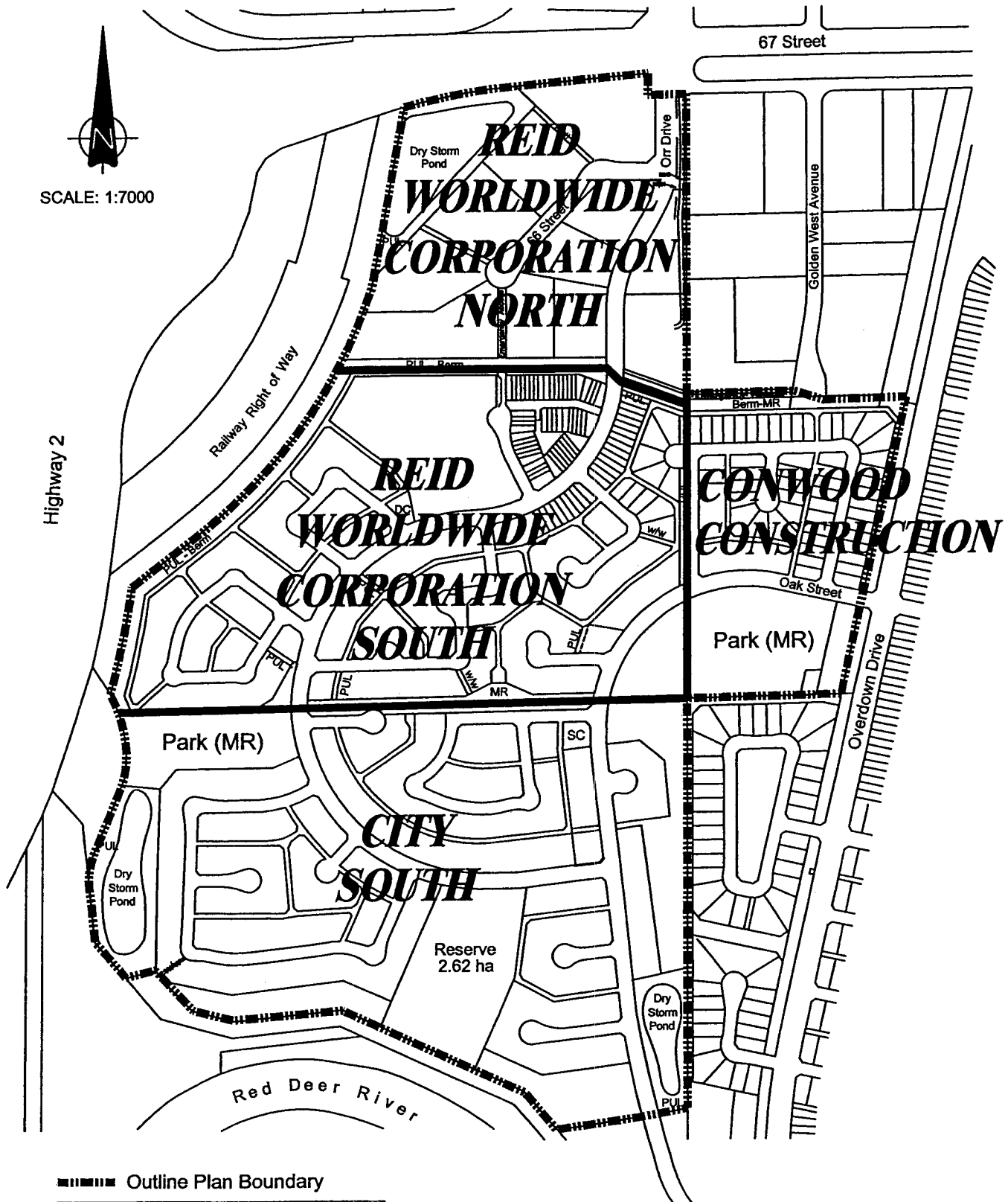
Two commercial lots also are proposed for the lands located east of Orr Drive (68 Avenue), directly across from the subdivided area. The south lot is some 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand, which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood (the original land owner) has expressed a desire to retain these trees, and will register a caveat to that effect at the time of registration of the subdivision instrument. A sample caveat is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

East of Orr Drive (68 Avenue), a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

# Oriole Park West Outline Plan



SCALE: 1:7000



■■■■■ Outline Plan Boundary

Reid North	14.02 ha
Reid South	25.00 ha
Conwood	8.97 ha
City South	30.68 ha
<b>TOTAL</b>	<b>78.67 ha</b>

Revised September 2001

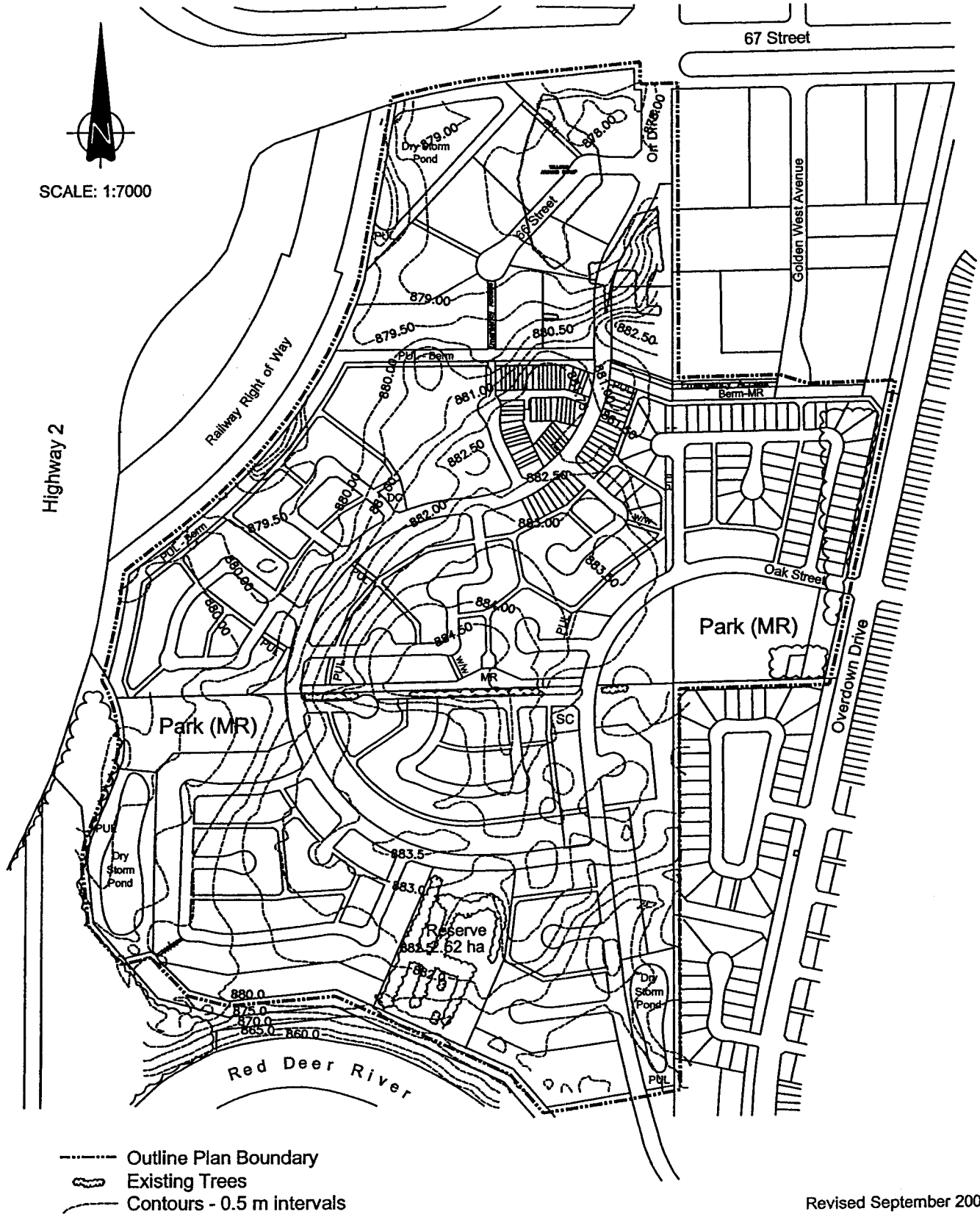
## Land Ownership

**Figure 1**

# Oriole Park West Outline Plan



SCALE: 1:7000



Revised September 2001

## Natural Features

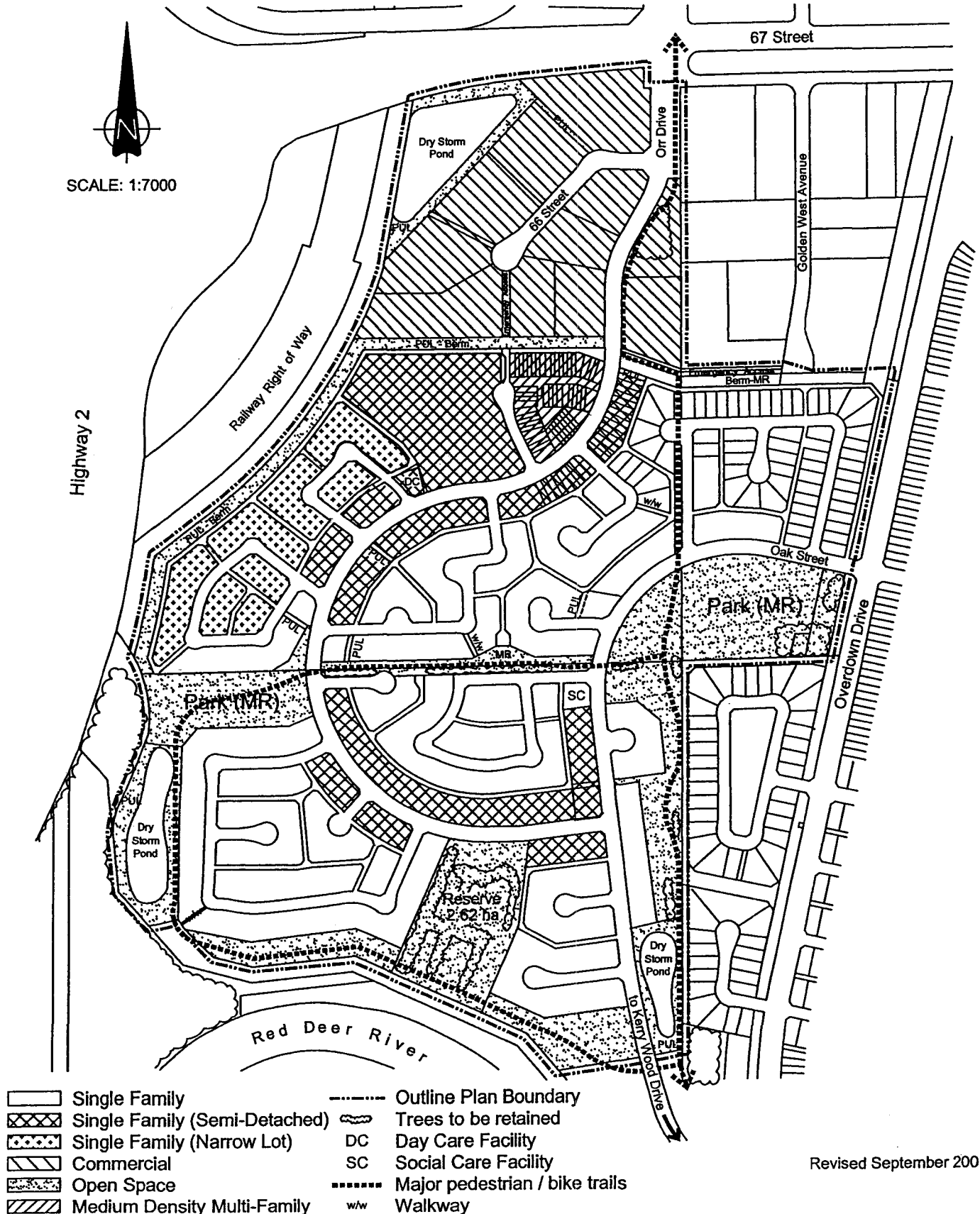
**Figure 2**

# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2



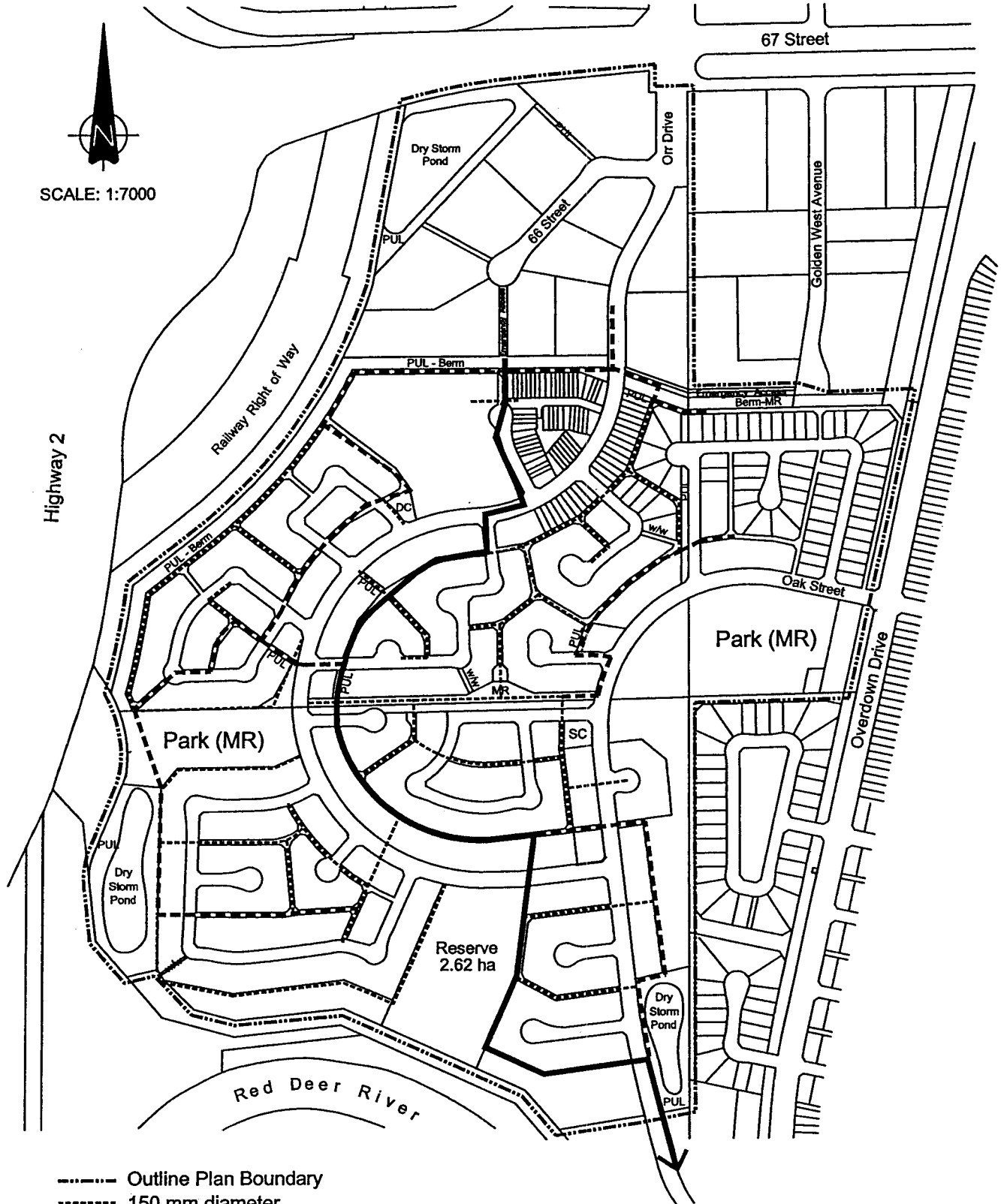
Revised September 2001

## Development Concept

**Figure 3**



# Oriole Park West Outline Plan



- Outline Plan Boundary
- 150 mm diameter
- 200 mm diameter
- 300 mm diameter

Revised September 2001

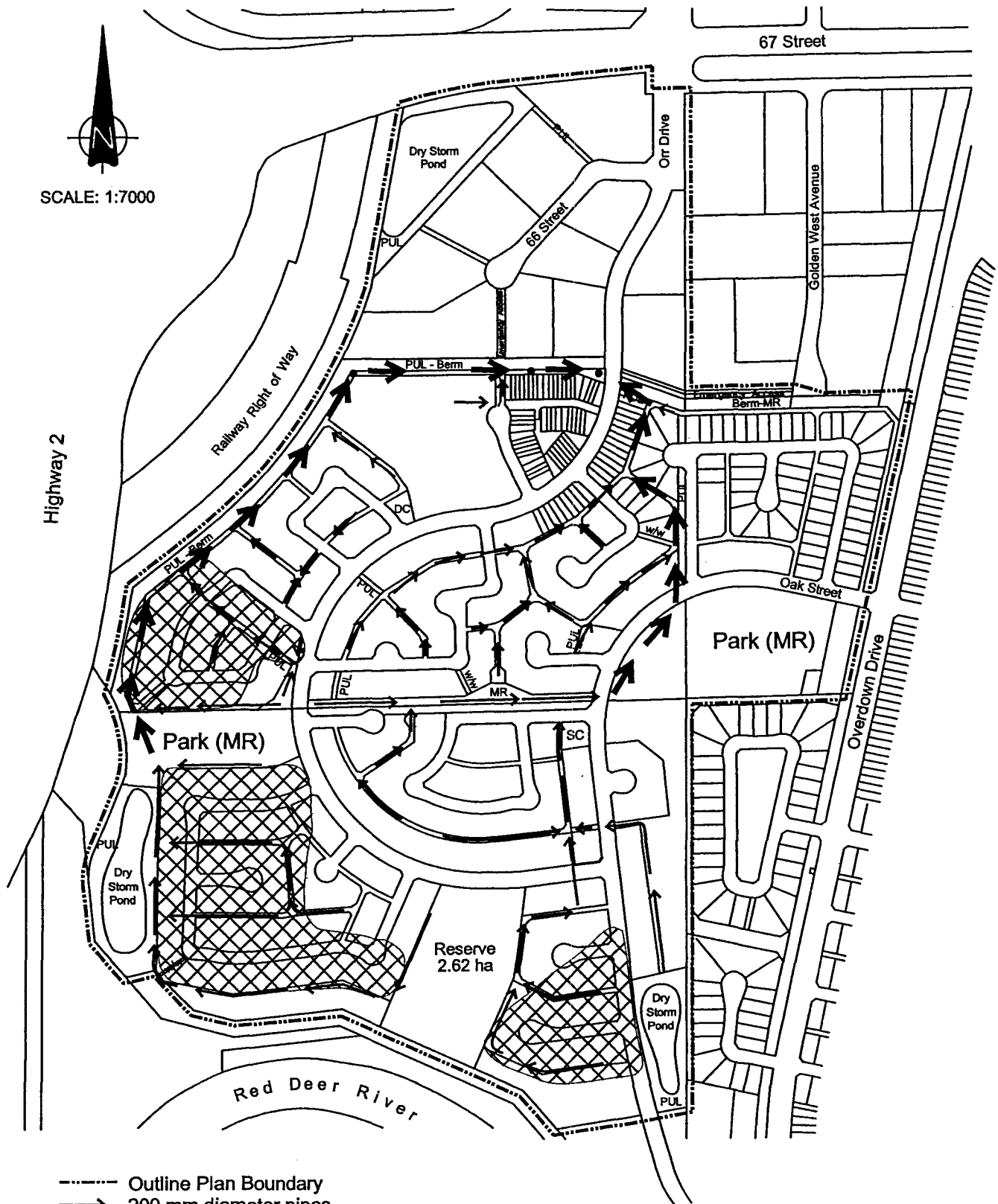
## Water Distribution

**Figure 4**

# Oriole Park West Outline Plan

  
 SCALE: 1:7000

Highway 2

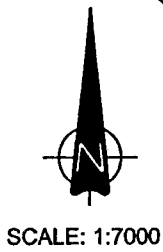


- Outline Plan Boundary
- 200 mm diameter pipes
- 250 mm diameter pipes
- ▨ Fill required for sanitary

Revised September 2001

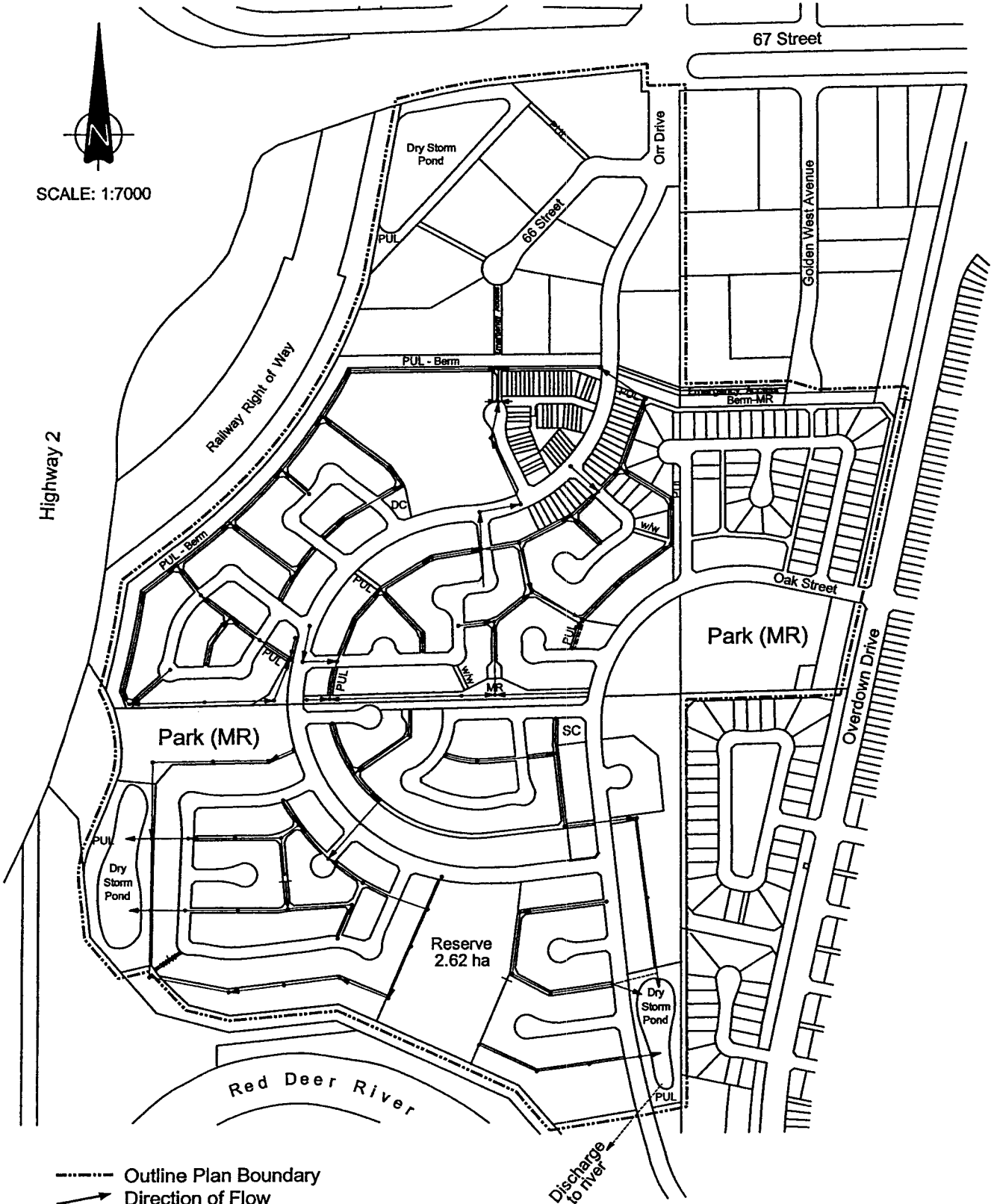
**Sanitary Servicing**  
*Figure 5*

# Oriole Park West Outline Plan



Highway 2

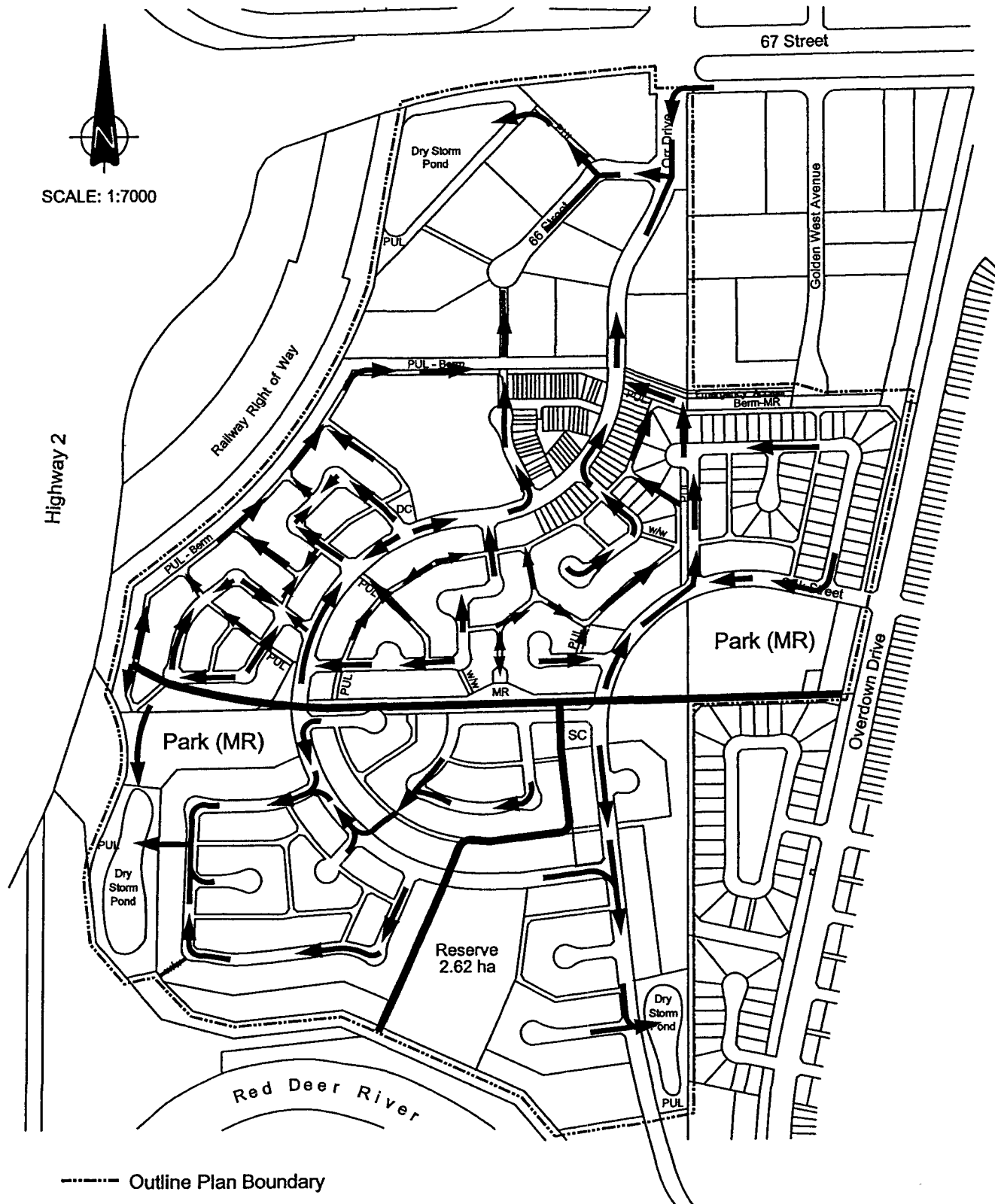
- Outline Plan Boundary
- Direction of Flow
- Manhole



Revised September 2001

**Storm Water System**  
**Piped - up to a 1:5 year storm**  
**Figure 6**

# Oriole Park West Outline Plan



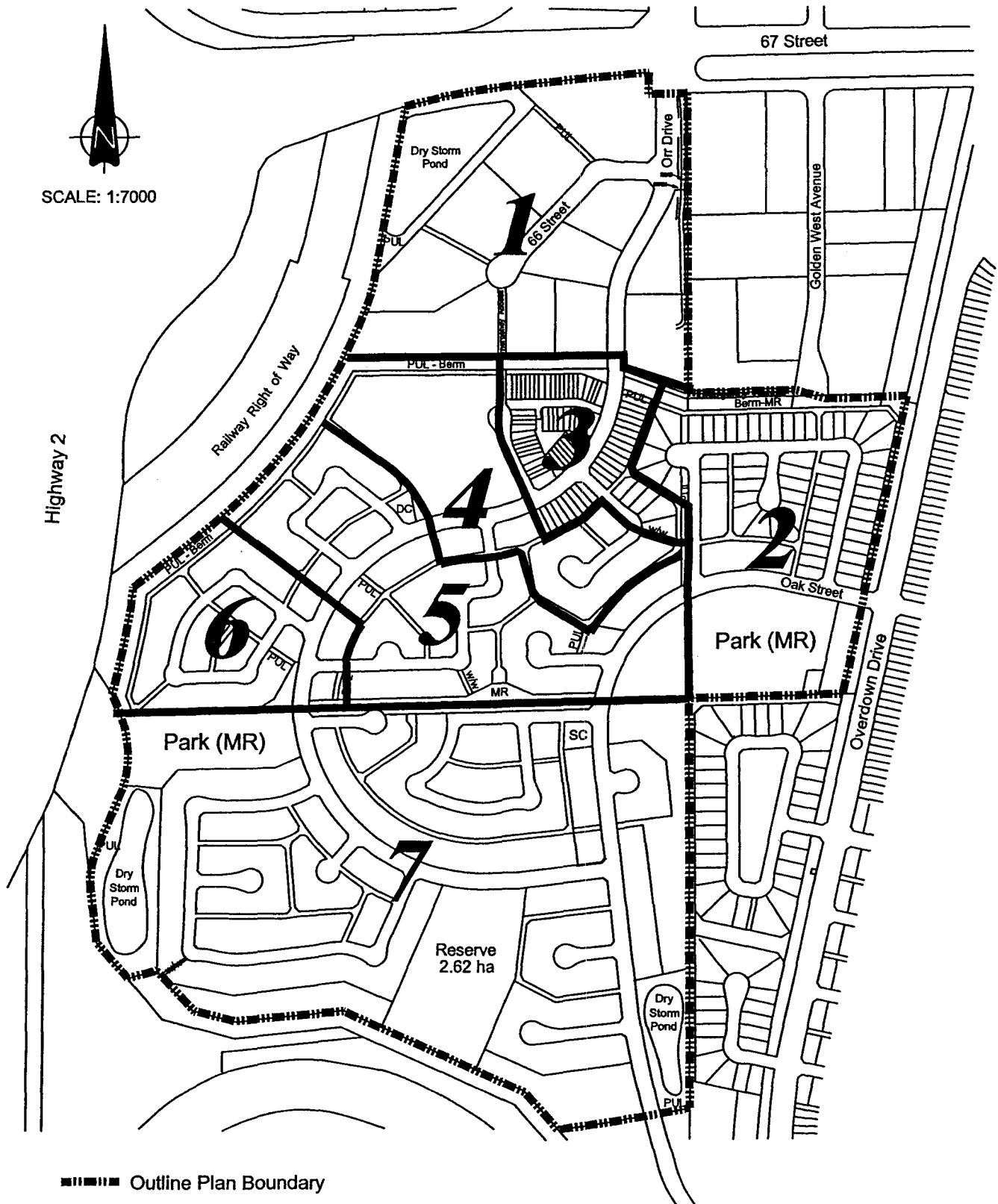
- Outline Plan Boundary
- Approximate Catchment Areas
- ➔ Direction of Flow

Revised September 2001

**Storm Water System**  
**Overland - ↑ 1:5 year storm**  
***Figure 7***

# Oriole Park West Outline Plan

SCALE: 1:7000



Revised September 2001

## Staging Concept

**Figure 8**

**BYLAW NO. 3156/00-2001**

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

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

- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of ~~September~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

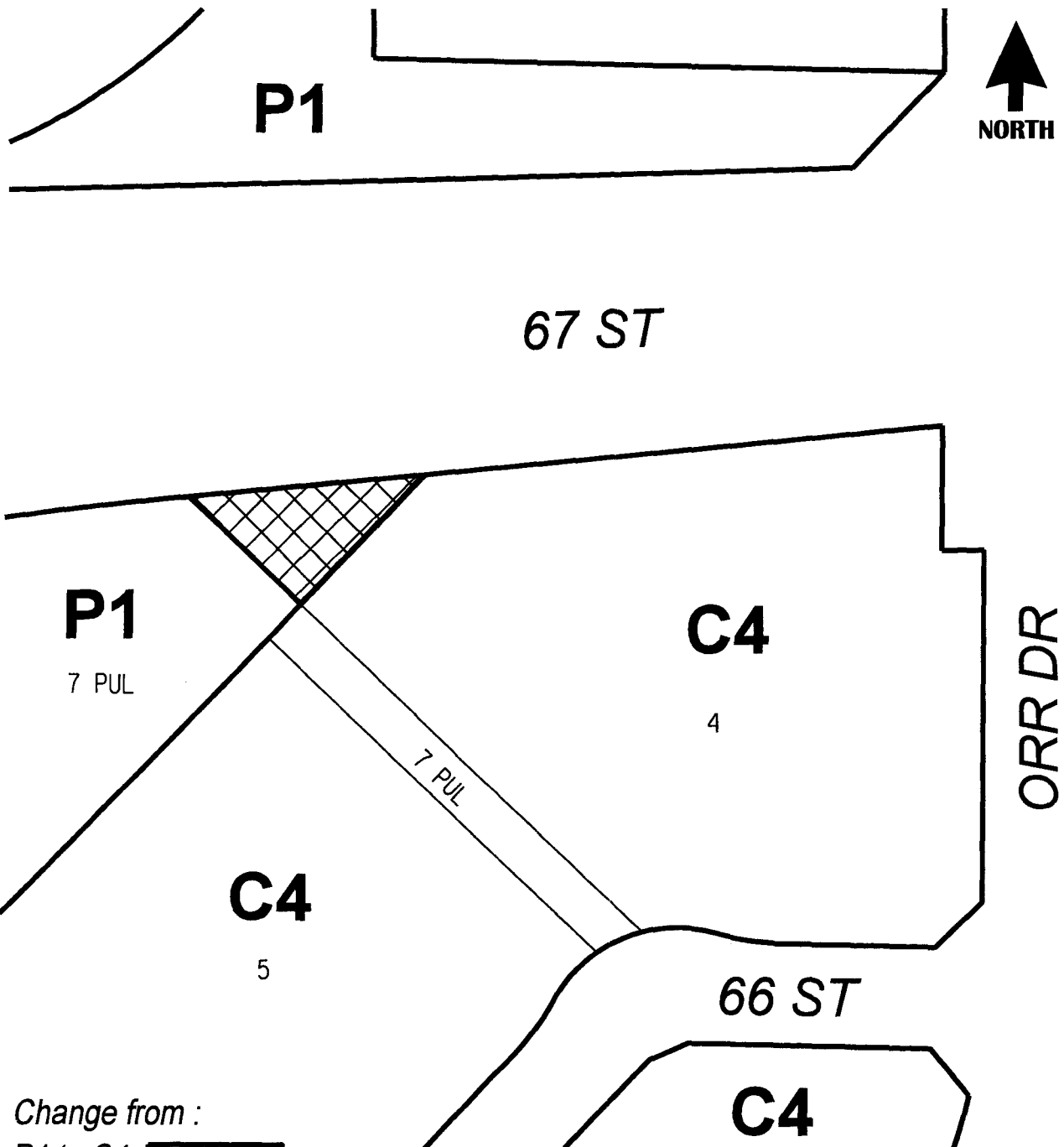
AND SIGNED BY THE MAYOR AND CITY CLERK this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

  
MAYOR

  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

P1 to C4



### AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

MAP No. 32 / 2001

BYLAW No. 3156 / OO - 2001

**DATE: October 10, 2001****TO: City Council****FROM: City Clerk****RE: Land Use Bylaw Amendment 3156/PP-2001  
Redesignation of Lot 1, Plan 800 HW to C4 Commercial – Major Arterial  
With Future Roads to be Shown as Road.  
M & K Mobile Home Sales Ltd.**

---

***History***

At the Tuesday, October 9, 2001 meeting of Council, Land Use Bylaw Amendment 3156/PP-2001 was given first reading.

M & K Mobile Home Sales Ltd. are requesting an extension of three years to the land use bylaw exception which allows manufactured home sales on Lot 1, Plan 800 HW. The original reason behind the exception was to allow a temporary development until road requirements and land use became more certain. The adoption of the Kingsgate Neighbourhood Area Structure Plan and subsequent work by the City of Red Deer Engineering Services has provided clear indications of both land use and road rights of way. Rather than extend the temporary use, a permanent zoning will be put in place by designating the development area as C4 (Commercial – Major Arterial) and the required roads as “road”.

***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, November 5, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

***Recommendations***

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



Kelly Kloss  
City Clerk

/chk



**To:** City Clerk

**From:** Paul Meyette, City Planning Manager

**Date:** October 1, 2001

**RE:** **M & K Mobile Home Sales Ltd.**  
**Land Use Bylaw Amendment 3156/ PP-2001**  
**Map #33**

M & K Mobile Home Sales Ltd. is requesting an extension of three years to the land use bylaw exception, which allows manufactured home sales on Lot 1, Plan 800 H.W.

### **Background**

The M & K Mobile Home Sales Ltd. site (Lot 1, Plan 800 H.W.) is currently zoned A1 (Future Urban Development District); this District is normally applied to lands in the City which are not currently being developed. In 1985, at the request of M & K Mobile Homes Ltd., Council granted an exception to the land use bylaw allowing the sale of mobile homes for a period not exceeding ten years. At the time the initial amendment was granted, the parcel was on the fringe of the City and isolated from surrounding development. The time limit on this use has been extended several times since the original expiration date in 1995.

### **Existing Uses**

There is a gas station, manufactured home sales and a manufactured home park; all of the development is unserviced. The properties to the south are zoned C4 (Commercial-Major Arterial) District while most of the property to the north (former drive-in site) is planned for future commercial. The area to the west is part of the Kensington residential subdivision.

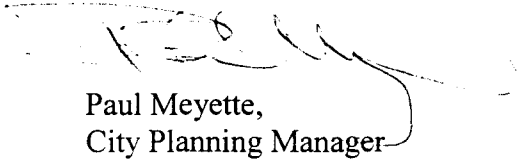
### **Comments**

The original reason behind the exception which allowed the Manufactured Home Sales was to allow a temporary development until road requirements and land use became more certain. The adoption of the Kingsgate Neighbourhood Area Structure Plan and subsequent work by the City of Red Deer Engineering Services has provided clear indications of both land use and road rights of way. Rather than extend the temporary use, it makes more sense to put the permanent zoning in place by designating the development area as C4 (Commercial- Major Arterial) and the required roads as "road".

**Recommendation**

It is recommended that Lot 1, Plan 800 H.W. be redesignated to C4 Commercial- Major Arterial with future roads to be shown as "Road".

Sincerely,



Paul Meyette,  
City Planning Manager

cc. Colleen Jensen, Director of Community Services  
Ken Haslop, Manager, Engineering Services

Prop. 80

GAETZ AVENUE

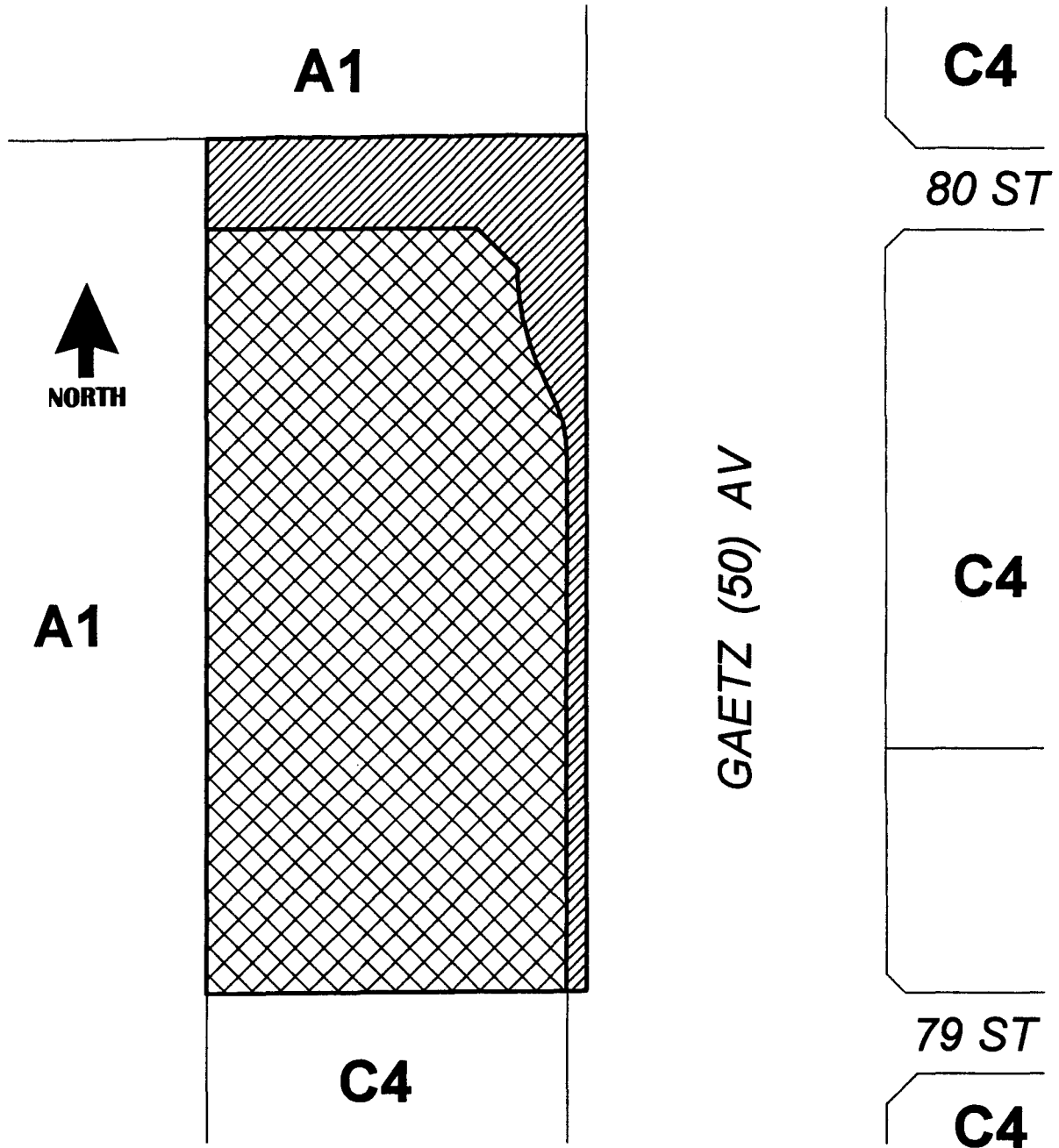


M&K MOBILE HOME SALES  
PROPERTY BOUNDARY

The image is a black and white aerial photograph of a mobile home park. A dashed line, representing the property boundary, runs vertically through the center of the image. To the left of this boundary is a large, open, light-colored area, possibly a field or parking lot. To the right is a dense cluster of mobile homes. A north arrow is located in the upper left quadrant. At the top of the image, there is a small rectangular area with the number '31' and a label 'Prop. 80'. On the right side, a road is labeled 'GAETZ AVENUE'.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

C4 - Commercial (Major Arterial)

Change from :

A1 to C4 

A1 to Road 

MAP No. 33 / 2001

BYLAW No. 3156 / PP - 2001



2930 Fairway Street S.  
Lethbridge, AB. T1K 6T9  
Phone: (403) 329-0622  
Fax: (403) 320-9932

Box 488  
Red Deer, AB. T4N 5G1  
Phone: (403) 346-6116  
Fax: (403) 341-3885

2269 - 30 Avenue N.  
Cranbrook, B.C. V1C 6H3  
Phone: (604) 489-0626  
Fax: (604) 489-0668

September 10, 2001

City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta  
T3N 3T4

Bylaws and Inspections Department

Attention: MR. Kelly Kloss

Dear Mr. Kloss:

Re: M&K Mobile Home Sales Ltd.  
7920 - 50 Ave. Red Deer, Alberta  
Lot 1, Plan 800 H.W.

It has come to my attention in recent talks with the city that our temporary land use Bylaw No. 3156 has expired on June 30, 2001.

Please extend the present use of the above property for three years or longer if possible.

Please advise what needs to be done to change the zoning to C4.

Yours truly,

A handwritten signature in cursive script, appearing to read 'A.G. Oakes'.

A.G. Oakes

President

M&K Mobile Home Sales Ltd.

**M & K MOIBLE HOME SALES LTD.**  
**LUB 3156/PP-2001**

**DESCRIPTION:** Rezoning from A1 Future Urban Development to C4  
Commercial – Major Arterial and Road

**FIRST READING:** October 9, 2001

**FIRST PUBLICATION:** October 19, 2001

**SECOND PUBLICATION:** October 26, 2001

**PUBLI HEARING & SECOND READING:** November 5, 2001

**THIRD READING:** \_\_\_\_\_

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☐ NO ☐

**DEPOSIT?** YES ☐ \$ \_\_\_\_\_ NO ☐ **BY:** City

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 277.98 & 2<sup>ND</sup> \$ 277.98 **TOTAL:** \$ 555.96

**MAP PREPARATION:** \$ —

**TOTAL COST:** \$ 555.96

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:**                     

(Account No. 59.5901)



## Office of the City Clerk

October 11, 2001

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/PP-2001 – M & K Mobile Home Sales Ltd.**

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 adjacent to the land in the Kentwood Subdivision (Kingsgate Neighbourhood) 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 Land Use Bylaw Amendment 3156/PP-2001, which provides for the permanent zoning of the M & K Mobile Homes site from A1 (Future Urban Development) to C4 (Commercial – Major Arterial) and the required roads as identified in the Kingsgate Neighbourhood Area Structure Plan as Road. You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, November 5, 2001, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 30, 2001.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing.

Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

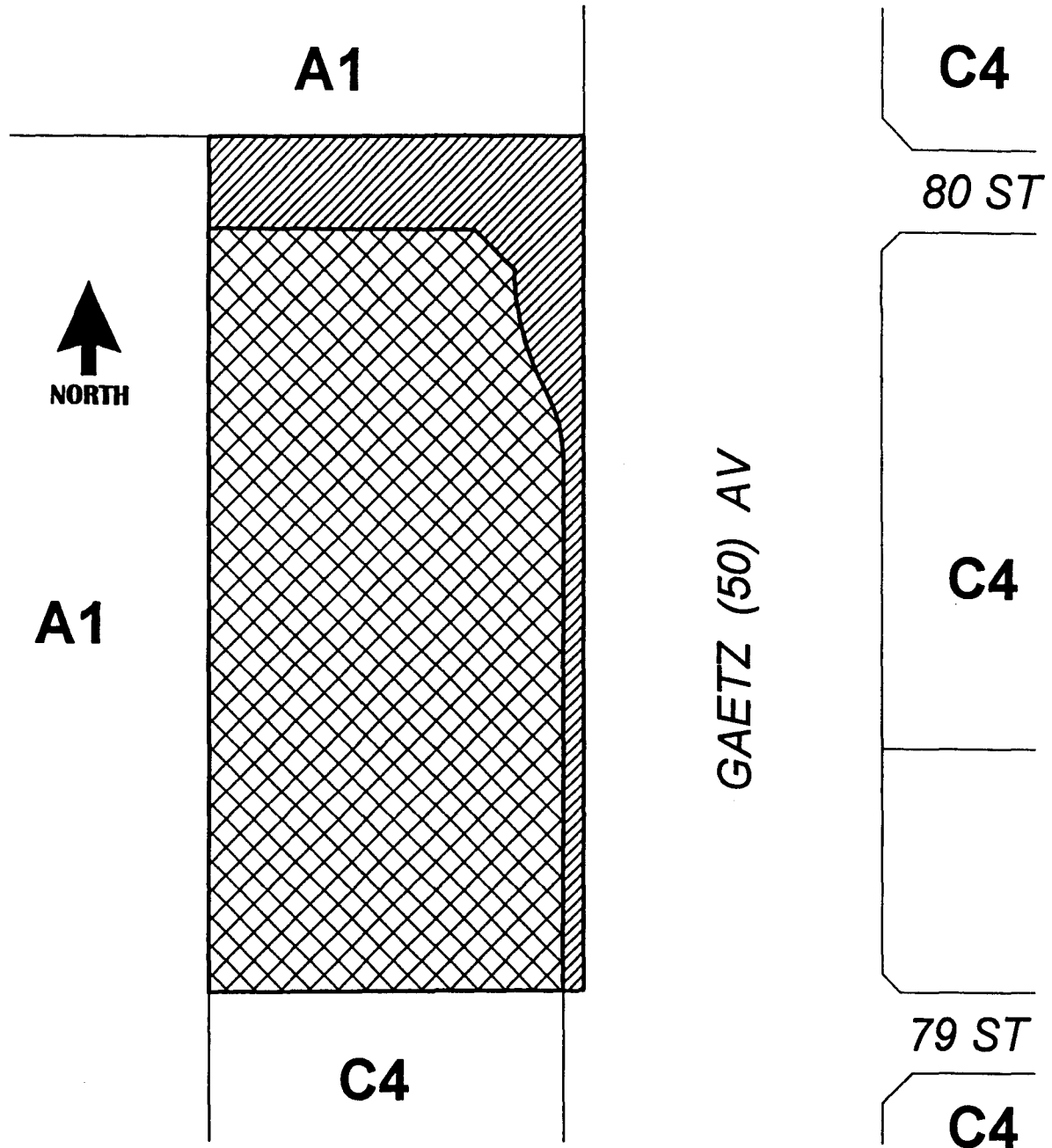
Yours truly,

Jeff Graves  
Deputy City Clerk

attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

C4 - Commercial (Major Arterial)

Change from :

A1 to C4



A1 to Road



MAP No. 33 / 2001

BYLAW No. 3156 / PP - 2001





Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

October 10, 2001

Mr. A.G. Oakes  
M & K Mobile Home Sales Ltd.  
7920 - 50 Avenue  
Red Deer, AB T4P 3N4

Dear Mr. Oakes:

**Re: Land Use Bylaw Amendment 3156/PP-2001  
Redesignation of Lot 1, Plan 800 HW to C4 Commercial - Major Arterial  
With Future Roads to be Shown as Road.  
M & K Mobile Home Sales Ltd.**

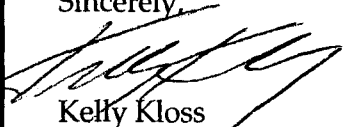
At the City of Red Deer's Council meeting held Tuesday, October 9, 2001, first reading was given to Land Use Bylaw Amendment 3156/PP-2001. A copy of the bylaw is attached.

You are requesting an extension of three years to the land use bylaw exception which allows manufactured home sales on Lot 1, Plan 800 HW. The original reason behind the exception was to allow a temporary development until road requirements and land use became more certain. The adoption of the Kingsgate Neighbourhood Area Structure Plan and subsequent work by the City of Red Deer Engineering Services has provided clear indications of both land use and road rights of way. Rather than extend the temporary use, a permanent zoning will be put in place by designating the development area as C4 (Commercial - Major Arterial) and the required roads as "road".

This office will now proceed with the advertising for a Public Hearing to be held on Monday, November 5, 2001 at 7:00 p.m. in the Council Chambers of City Hall. The City will be responsible for the advertising costs in this instance.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

  
Kelly Kloss  
City Clerk  
KK/chk

c P. Meyette, City Planning Manager


DATE: October 11, 2001  
TO: Norma Lovell, Assessment  
FROM: C.G. Adams,  
City Clerk's Office  
RE: LUB Amendment 3156/PP-2001 - M & K Mobile Homes  
Road Closure Bylaw 3290/2001 - Transit Transfer Facility

---

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

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

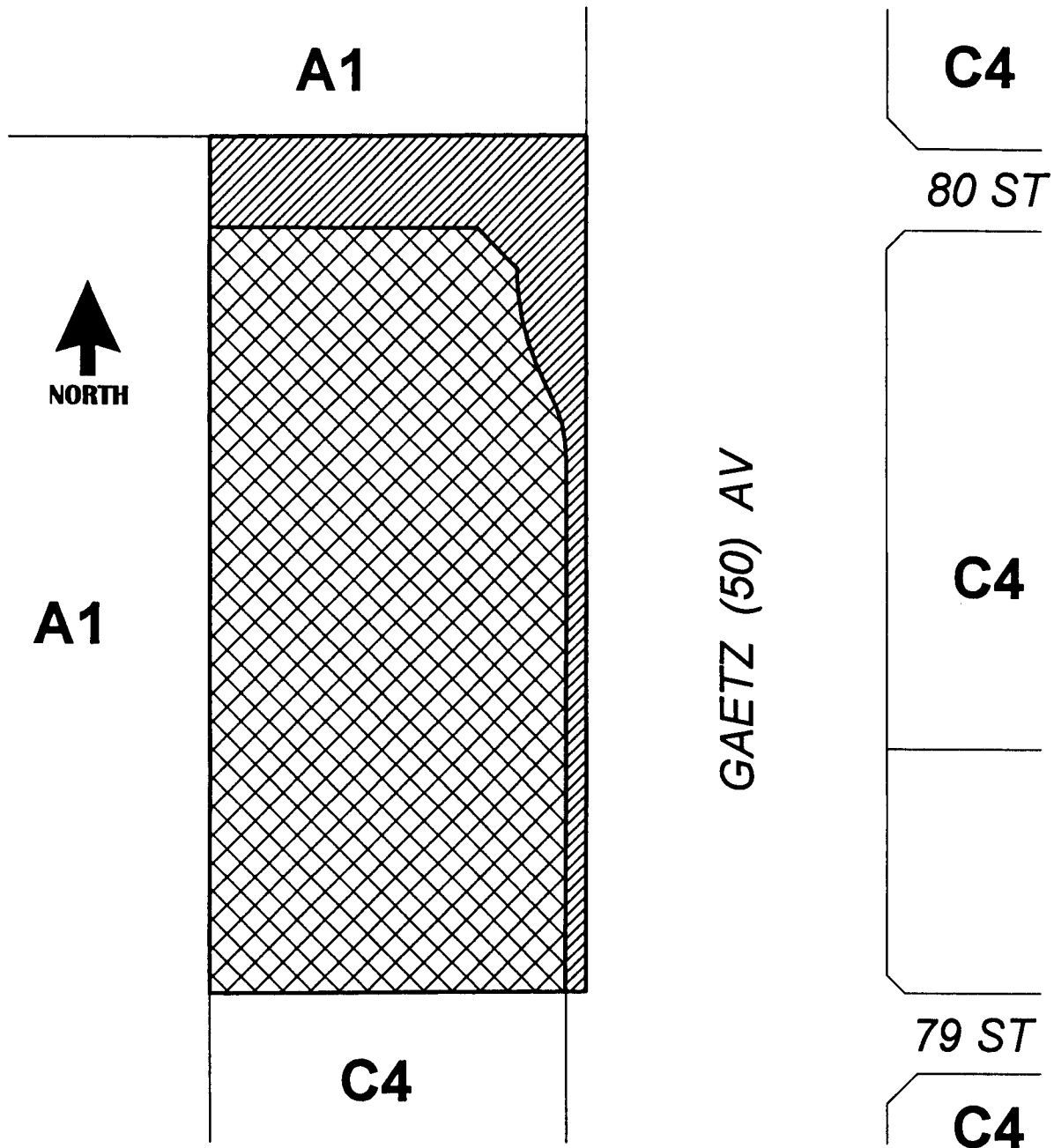
Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

C4 - Commercial (Major Arterial)

Change from :

A1 to C4 

A1 to Road 

MAP No. 33 / 2001

BYLAW No. 3156 / PP - 2001

## ***Council Decision – Tuesday, October 9, 2001***

**DATE:** October 10, 2001

**TO:** Paul Meyette, City Planning Manager

**FROM:** City Clerk

**RE:** Land Use Bylaw Amendment 3156/PP-2001  
Redesignation of Lot 1, Plan 800 HW to C4 Commercial – Major Arterial  
With Future Roads to be Shown as Road.  
M & K Mobile Home Sales Ltd.

---

***Reference Report:***

City Planning Manager, dated October 1, 2001

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/PP-2001 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:***

Yes. A Public Hearing will be held on Monday, November 5, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

M & K Mobile Home Sales Ltd. are requesting an extension of three years to the land use bylaw exception which allows manufactured home sales on Lot 1, Plan 800 HW. The original reason behind the exception was to allow a temporary development until road requirements and land use became more certain. The adoption of the Kingsgate Neighbourhood Area Structure Plan and subsequent work by the City of Red Deer Engineering Services has provided clear indications of both land use and road rights of way. Rather than extend the temporary use, a permanent zoning will be put in place by designating the development area as C4 (Commercial – Major Arterial) and the required roads as "road".

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



Kelly Kloss  
City Clerk

/chk  
attchs.

c     Director of Development Services  
      Inspections & Licensing Manager  
      Land & Economic Development Manager  
      C. Adams, Administrative Assistant  
      C. Kenzie, Administrative Assistant

**BYLAW NO. 3156/PP-2001**

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

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

- 1 The "Use District Map F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of October A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**To:** City Clerk

**From:** Paul Meyette, City Planning Manager

**Date:** October 1, 2001

**RE:** **M & K Mobile Home Sales Ltd.**  
**Land Use Bylaw Amendment 3156/ PP-2001**  
**Map #33**

M & K Mobile Home Sales Ltd. is requesting an extension of three years to the land use bylaw exception, which allows manufactured home sales on Lot 1, Plan 800 H.W.

### **Background**

The M & K Mobile Home Sales Ltd. site (Lot 1, Plan 800 H.W.) is currently zoned A1 (Future Urban Development District); this District is normally applied to lands in the City which are not currently being developed. In 1985, at the request of M & K Mobile Homes Ltd., Council granted an exception to the land use bylaw allowing the sale of mobile homes for a period not exceeding ten years. At the time the initial amendment was granted, the parcel was on the fringe of the City and isolated from surrounding development. The time limit on this use has been extended several times since the original expiration date in 1995.

### **Existing Uses**

There is a gas station, manufactured home sales and a manufactured home park; all of the development is unserviced. The properties to the south are zoned C4 (Commercial-Major Arterial) District while most of the property to the north (former drive-in site) is planned for future commercial. The area to the west is part of the Kensington residential subdivision.

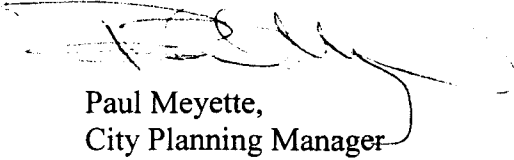
### **Comments**

The original reason behind the exception which allowed the Manufactured Home Sales was to allow a temporary development until road requirements and land use became more certain. The adoption of the Kingsgate Neighbourhood Area Structure Plan and subsequent work by the City of Red Deer Engineering Services has provided clear indications of both land use and road rights of way. Rather than extend the temporary use, it makes more sense to put the permanent zoning in place by designating the development area as C4 (Commercial- Major Arterial) and the required roads as "road".

**Recommendation**

It is recommended that Lot 1, Plan 800 H.W. be redesignated to C4 Commercial- Major Arterial with future roads to be shown as "Road".

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Meyette", with a long horizontal line extending to the right.

Paul Meyette,  
City Planning Manager

cc. Colleen Jensen, Director of Community Services  
Ken Haslop, Manager, Engineering Services

## ***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001

TO: Paul Meyette, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/PP-2001  
Redesignation of Lot 1, Plan 800 HW to C4 Commercial – Major Arterial with Future Roads to be Shown as "Road".  
M & K Mobile Home Sales Ltd.

---

***Reference Report:***

Parkland Community Planning Services, dated October 1, 2001

***Bylaw Readings:***

The bylaw was given second and third readings. A copy of the bylaw is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

M & K Mobile Home Sales Ltd. are requesting an extension of three years to the land use bylaw exception which allows manufactured home sales on Lot 1, Plan 800 HW. The original reason behind the exception was to allow a temporary development until road requirements and land use became more certain. The adoption of the Kingsgate Neighbourhood Area Structure Plan and subsequent work by the City of Red Deer Engineering Services has provided clear indications of both land use and road rights of way. Rather than extend the temporary use, a permanent zoning will be put in place by designating the development area as C4 (Commercial – Major Arterial) and the required roads as "road".



Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- C. Adams, Administrative Assistant
- C. Kenzie, Administrative Assistant
- D. Kutinsky, Graphics Designer



**BYLAW NO. 3156/PP-2001**

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

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

- 1 The "Use District Map F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2001 attached hereto and forming part of the bylaw.

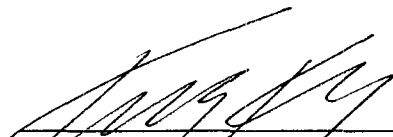
READ A FIRST TIME IN OPEN COUNCIL this 9<sup>th</sup> day of ~~October~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

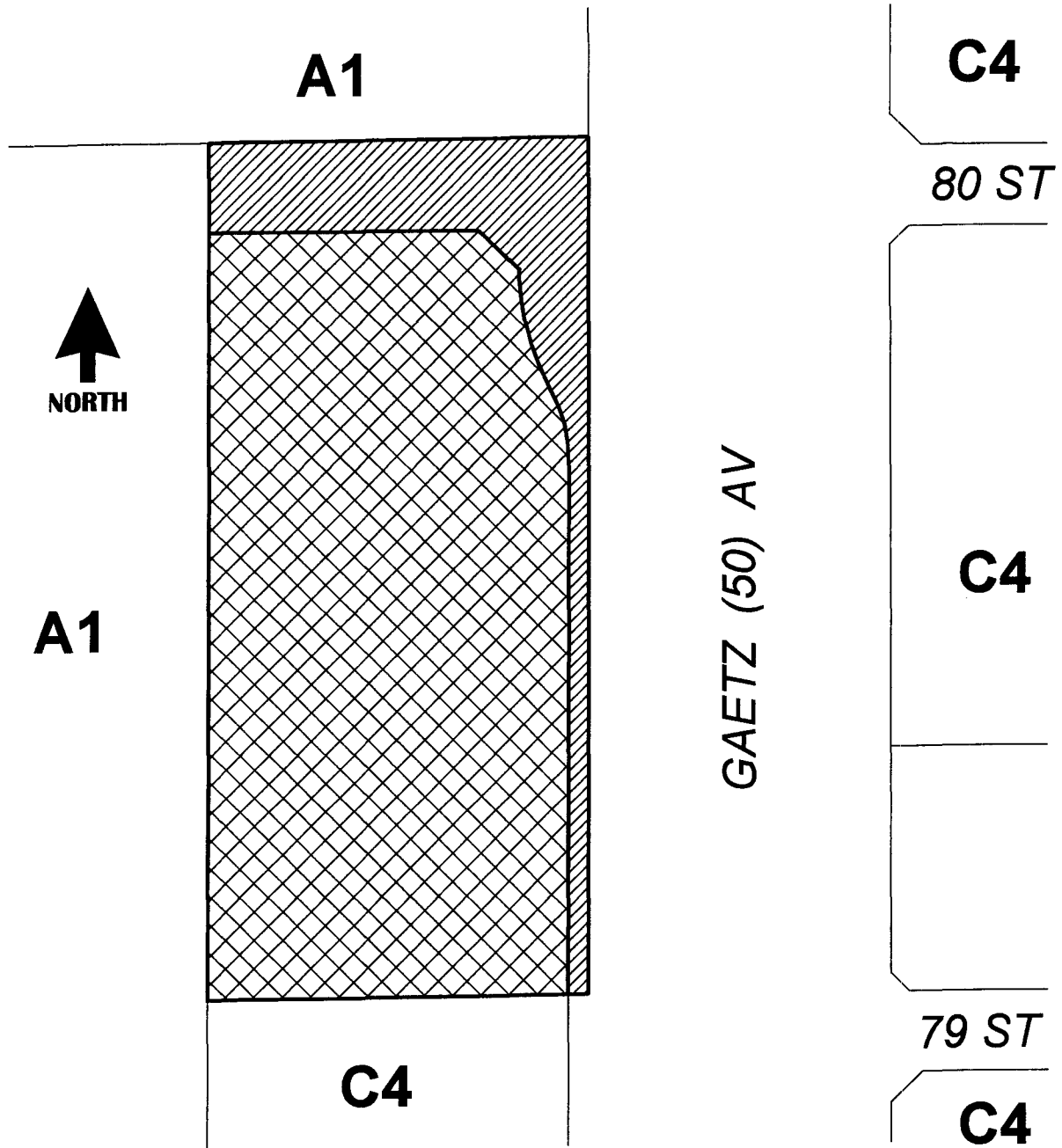
AND SIGNED BY THE MAYOR AND CITY CLERK this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

  
MAYOR

  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

C4 - Commercial (Major Arterial)

Change from :

A1 to C4 

A1 to Road 

MAP No. 33 / 2001

BYLAW No. 3156 / PP - 2001



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**

**FILE**

November 6, 2001

Mr. A.G. Oakes  
M & K Mobile Home Sales Ltd.  
7920 - 50 Avenue  
Red Deer, AB T4P 3N4

Dear Mr. Oakes:

**Re: Land Use Bylaw Amendment 3156/PP-2001  
Redesignation of Lot 1, Plan 800 HW to C4 Commercial - Major Arterial  
With Future Roads to be Shown as Road.  
M & K Mobile Home Sales Ltd.**

At the City of Red Deer's Council Meeting held November 5, 2001, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/PP-2001. Following the Public Hearing, the bylaw was given second and third readings, a copy of which is attached.

You were requesting an extension of three years to the land use bylaw exception which allows manufactured home sales on Lot 1, Plan 800 HW. The original reason behind the exception was to allow a temporary development until road requirements and land use became more certain. The adoption of the Kingsgate Neighbourhood Area Structure Plan and subsequent work by the City of Red Deer Engineering Services has provided clear indications of both land use and road rights of way. Rather than extend the temporary use, a permanent zoning will be now be put in place by designating the development area as C4 (Commercial - Major Arterial) and the required roads as "road".

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

Sincerely,

Kelly Kloss  
City Clerk  
KK/chk

/attach.

c. Parkland Community Planning Services

**BYLAW NO. 3156/PP-2001**

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

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

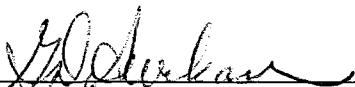
- 1 The "Use District Map F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2001 attached hereto and forming part of the bylaw.

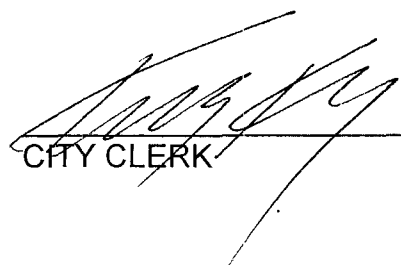
READ A FIRST TIME IN OPEN COUNCIL this 9<sup>th</sup> day of ~~October~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

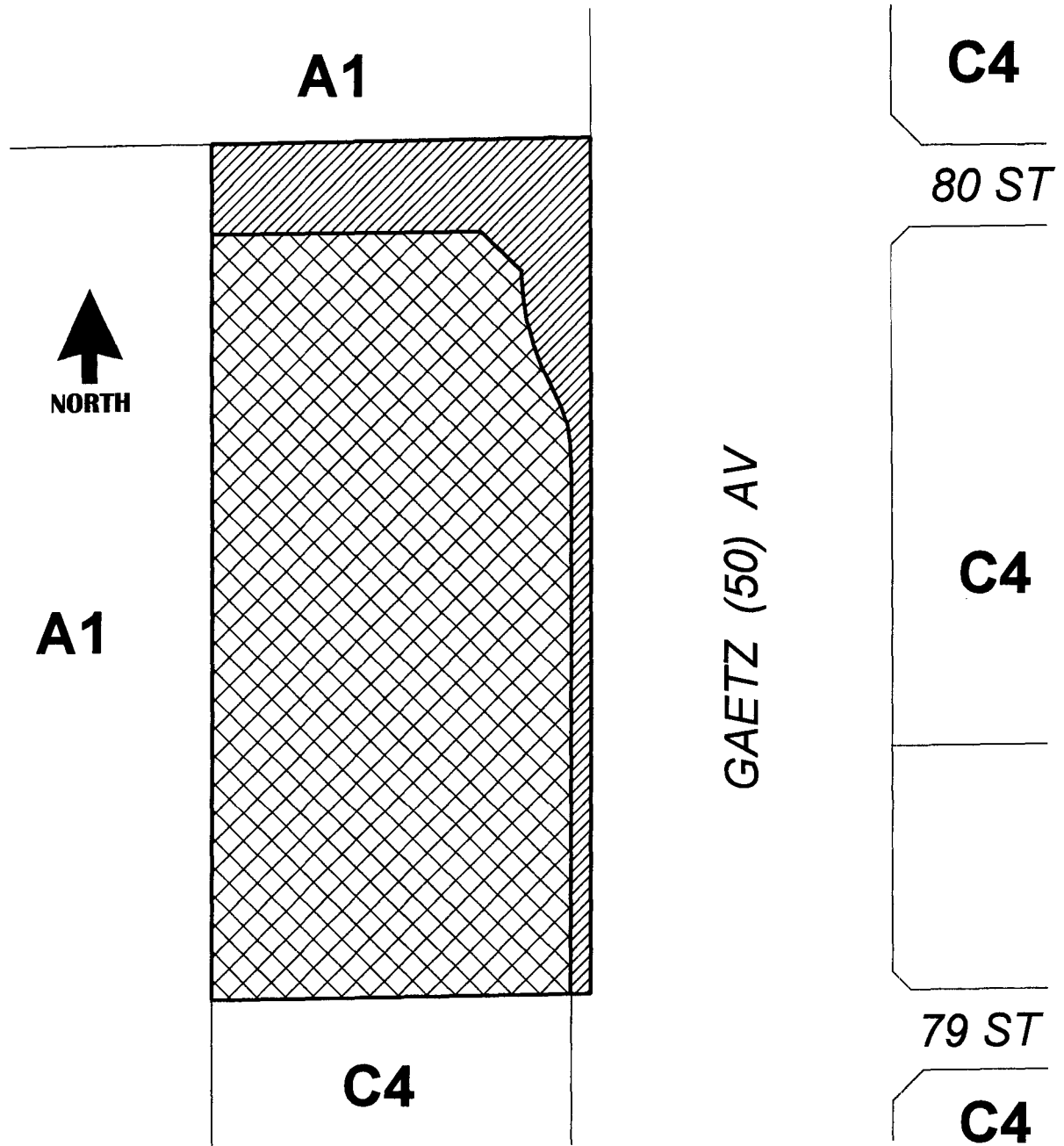
AND SIGNED BY THE MAYOR AND CITY CLERK this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

  
MAYOR

  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

C4 - Commercial (Major Arterial)

Change from :

A1 to C4



A1 to Road



MAP No. 33 / 2001  
BYLAW No. 3156 / PP - 2001

**TO: City Council**

**FROM: City Clerk**

**RE: Road Closure Bylaw 3290/2001  
Transit Transfer Facility – Partial Lane Closure**

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***History***

At the Tuesday, October 9, 2001 meeting of Council, Road Closure Bylaw 3290/2001 was given first reading.


The Transit Transfer Facility is being developed on 49 Avenue, between 48 and 49 Streets. This site was used as a parking lot and within this lot is a registered lane. As access to the lane will be permanently removed its closure is required in accordance with the Municipal Government Act. Road Closure Bylaw 3290/2001 provides for this closure.

***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, November 5, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

***Recommendations***

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



Kelly Kloss  
City Clerk

/chk

# Memo

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DATE: September 25, 2001

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson  
Land & Economic Development Manager

RE: **Development of Transit Transfer Facility  
Partial Lane Closure**

---


Council approved the development of a Transit Transfer Facility on 49 Avenue, between 48 and 49 Streets.

This site was used as a parking lot and within this lot is a registered lane. As access to the lane will be permanently removed, we are required to provide for its closure in accordance with the Municipal Government Act.

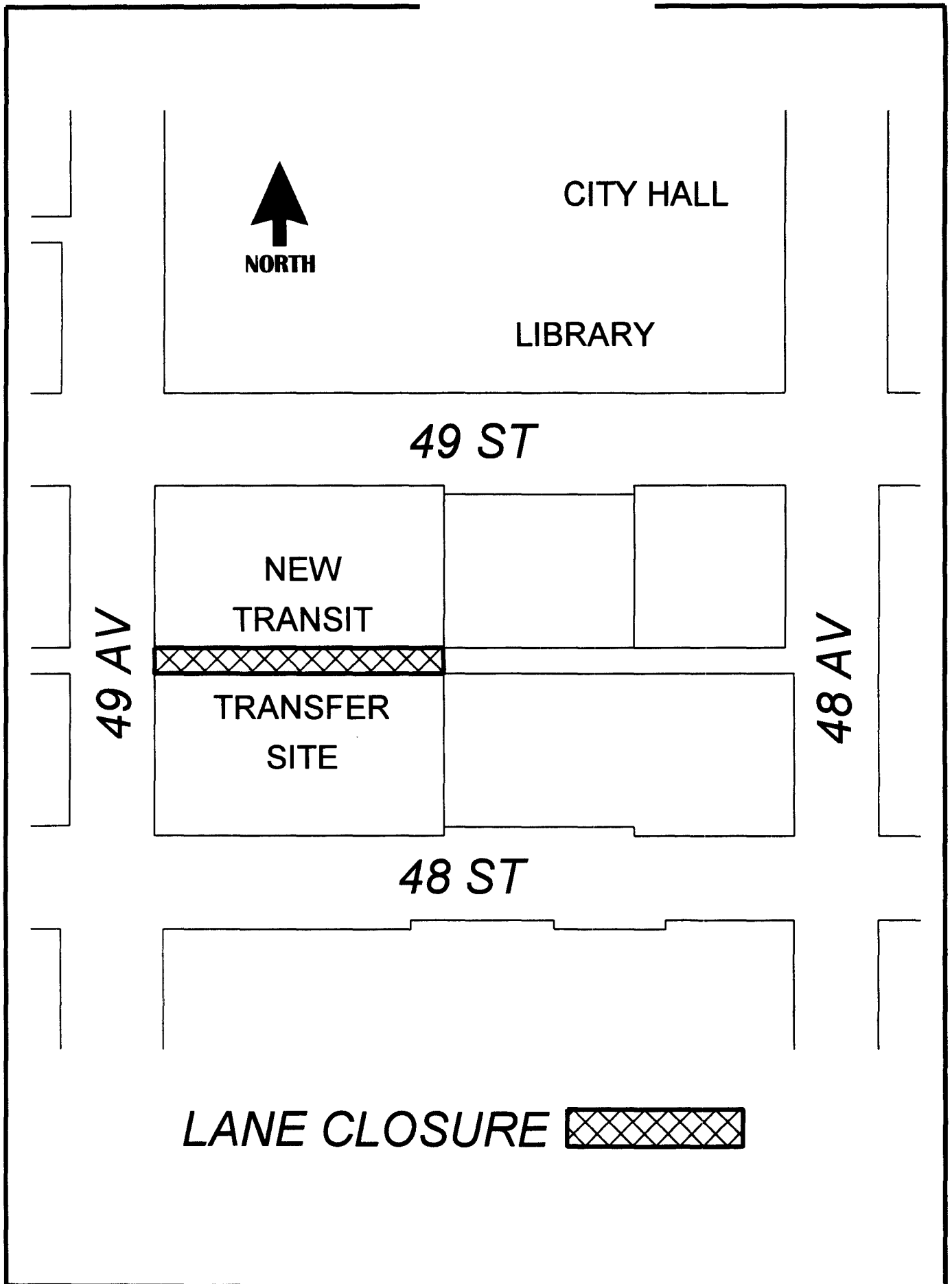
## Recommendation

Council of the City of Red Deer approve the partial lane closure in Block 26, Plan K as per the attached plan, and described as follows:

"All that portion of Lane in Block 26, Plan K, lying within the limits of Plan 012 \_\_\_\_\_"

  
FOR Howard Thompson  
Land and Economic Development Dept.

PR/mjw





**TRANSIT TRANSFER FACILITY**  
**Road Closure Bylaw 3290/2001**

**DESCRIPTION:** Partial closure of lane to facilitate development of transit transfer facility

**FIRST READING:** October 9, 2001

**FIRST PUBLICATION:** October 19, 2001

**SECOND PUBLICATION:** October 26, 2001

**PUBLI HEARING & SECOND READING:** November 5, 2001

**THIRD READING:** \_\_\_\_\_

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☐ NO ☐

**DEPOSIT?** YES ☐ \$ \_\_\_\_\_ NO ☐ **BY:** City

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 270.<sup>60</sup> & 2<sup>ND</sup> \$ 270.<sup>60</sup> **TOTAL:** \$ 541.<sup>20</sup>

**MAP PREPARATION:** \$ N/A

**TOTAL COST:** \$ 541.<sup>20</sup>

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:**



## Office of the City Clerk

October 12, 2001

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

**Re: Road Closure Bylaw 3290/2001 – Transit Transfer Facility**

---

Council of the City of Red Deer is considering passing a road closure bylaw to facilitate the development of the transit transfer facility. As a property owner adjacent to the land in the downtown area you have an opportunity to ask questions and to let Council know your views.

Council proposes to pass Road Closure Bylaw 3290/2001 to accommodate a partial lane closure to facilitate the development of the transit transfer facility on 49 Avenue between 48 and 49 Streets. As access to the lane contained within the former parking lot will be permanently removed, closure is required. You can pick up a full copy of the amendment at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, November 5, 2001, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 30, 2001.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing.

Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,

Jeff Graves  
Deputy City Clerk

attach.



CITY HALL

LIBRARY

49 ST

NEW  
TRANSIT



TRANSFER  
SITE

49 AV

48 AV

48 ST

LANE CLOSURE 

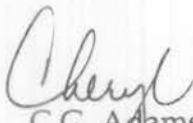
DATE: October 11, 2001  
TO: Norma Lovell, Assessment  
FROM: C.G. Adams,  
City Clerk's Office  
RE: LUB Amendment 3156/PP-2001 - M & K Mobile Homes  
Road Closure Bylaw 3290/2001 - Transit Transfer Facility

---

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

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

Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.



CITY HALL

LIBRARY

49 ST

NEW  
TRANSIT



TRANSFER  
SITE

48 ST

LANE CLOSURE 

## ***Council Decision – Tuesday, October 9, 2001***

**DATE:** October 10, 2001  
**TO:** Land & Economic Development Manager  
**FROM:** City Clerk  
**RE:** Road Closure Bylaw 3290/2001  
Transit Transfer Facility – Partial Lane Closure

---

***Reference Report:***

Land & Economic Development Manager, dated September 25, 2001

***Bylaw Readings:***

Road Closure Bylaw 3290/2001 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:***

Yes. A Public Hearing will be held on Monday, November 5, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

The Transit Transfer Facility is being developed on 49 Avenue, between 48 and 49 Streets. This site was used as a parking lot and within this lot is a registered lane. As access to the lane will be permanently removed its closure is required in accordance with the Municipal Government Act.

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



Kelly Kloss  
City Clerk

/chk  
attchs.

c     Director of Development Services  
       Inspections & Licensing Manager  
       Parkland Community Planning Services  
       C. Adams, Administrative Assistant  
       C. Kenzie, Administrative Assistant

**BYLAW NO. 3290/2001**

Being a bylaw to close portions of road and lane 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 laneway in the City of Red Deer is hereby closed:

“All that portion of Lane in Block 26, Plan K, lying within the limits of Plan 012\_\_\_\_\_.”

READ A FIRST TIME IN OPEN COUNCIL this 9th day of October 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Memo

---

DATE: September 25, 2001

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson  
Land & Economic Development Manager

RE: **Development of Transit Transfer Facility  
Partial Lane Closure**

---


Council approved the development of a Transit Transfer Facility on 49 Avenue, between 48 and 49 Streets.

This site was used as a parking lot and within this lot is a registered lane. As access to the lane will be permanently removed, we are required to provide for its closure in accordance with the Municipal Government Act.

## Recommendation

Council of the City of Red Deer approve the partial lane closure in Block 26, Plan K as per the attached plan, and described as follows:

"All that portion of Lane in Block 26, Plan K, lying within the limits of Plan 012 \_\_\_\_\_"

  
FOR: Howard Thompson  
Land and Economic Development Dept.

PR/mjw



***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001  
TO: Howard Thompson, Land & Economic Development Manager  
FROM: City Clerk  
RE: Road Closure Bylaw 3290/2001  
Transit Transfer Facility /  
Partial Lane Closure

---

**FILE**

***Reference Report:***

Land & Economic Development Manager, dated September 25, 2001

***Bylaw Readings:***

The bylaw was given second and third readings. A copy of the bylaw is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

The Transit Transfer Facility is being developed on 49 Avenue, between 48 and 49 Streets. This site was used as a parking lot and within this lot is a registered lane. As access to the lane will be permanently removed its closure is required in accordance with the Municipal Government Act. Please find attached for your information and use a Certified Copy of the Road Closure Bylaw.



Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- City Assessor
- C. Adams, Administrative Assistant
- C. Kenzie, Administrative Assistant
- D. Kutinsky, Graphics Designer

**BYLAW NO. 3290/2001**

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

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

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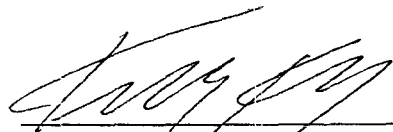
READ A FIRST TIME IN OPEN COUNCIL this 9th day of October 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of November 2001.

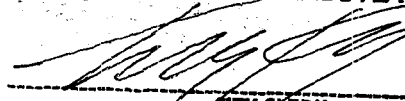
READ A THIRD TIME IN OPEN COUNCIL this 5th day of November 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of November 2001.

  
MAYOR

  
CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW.

  
CITY CLERK



**ARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

**DATE: October 24, 2001**

**TO: CITY CLERK**

**RE: BYLAW 3217/E-2001 - DEER PARK DAVENPORT  
NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENT**

---

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

**Background**

Al-Terra Engineering Ltd. on behalf of the developer Parkside Holdings Ltd. has requested an amendment to the existing Deer Park Davenport Neighbourhood Area Structure Plan (NASP). The proposed NASP amendment consists of the addition of a lane around a portion of a future cul-du-sac located along the south boundary of the neighbourhood. The identification of a minor walkway along Dakin Street/Dowd Close is also being removed from the plan as a formal walkway connection to the major trail along the west side of 20 Avenue is no longer possible due to a future 2.5m high berm that will be located along this side of 20 Avenue. No changes are proposed to the central park/school site or to any of the developed areas within this new neighbourhood.

This Neighbourhood Area Structure Plan (NASP) amendment has been processed in accordance with the City's *Planning and Subdivision Guidelines*. Neighbourhood Area Structure Plans or amendments thereto, when approved by City Council form the basis for future zoning, subdivision and development decisions for the area. The proposed Davenport NASP amendment is supported by all referral agencies/City Departments and fully conforms with the City's Municipal Development Plan, East Hill Major Area Structure Plan, the Community Services Master Plan and the City/County Intermunicipal Development Plan.

**Neighbourhood Public Meeting**

Pursuant to Section 3.1.3.5 of the City's *Planning and Subdivision Guidelines*, no neighbourhood public meeting was required due to the minor nature of the proposed amendments.

**Planning Analysis**

The proposed NASP amendment is considered inconsequential as the lane addition is in an undeveloped area of the Davenport neighbourhood and will be self-contained as part of a residential cul-du-sac that the lane will connect with. The lane addition will not affect, impact or connect with any adjoining future development. The adjoining lands are also still undeveloped.

Deletion of the "identification" of the minor walkway is also viewed as being inconsequential as the City's normal sidewalk/walkway design standards would automatically still facilitate this community pedestrian routing. Due to a future 2.5m high berm to be constructed along the west side of 20 Avenue, an actual physical break in the berm at this point would compromise the integrity of this sound attenuation device.

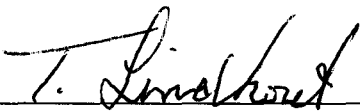
City Clerk  
Bylaw 3217/E-2001 - Deer Park Davenport NASP Amendment  
Page 2

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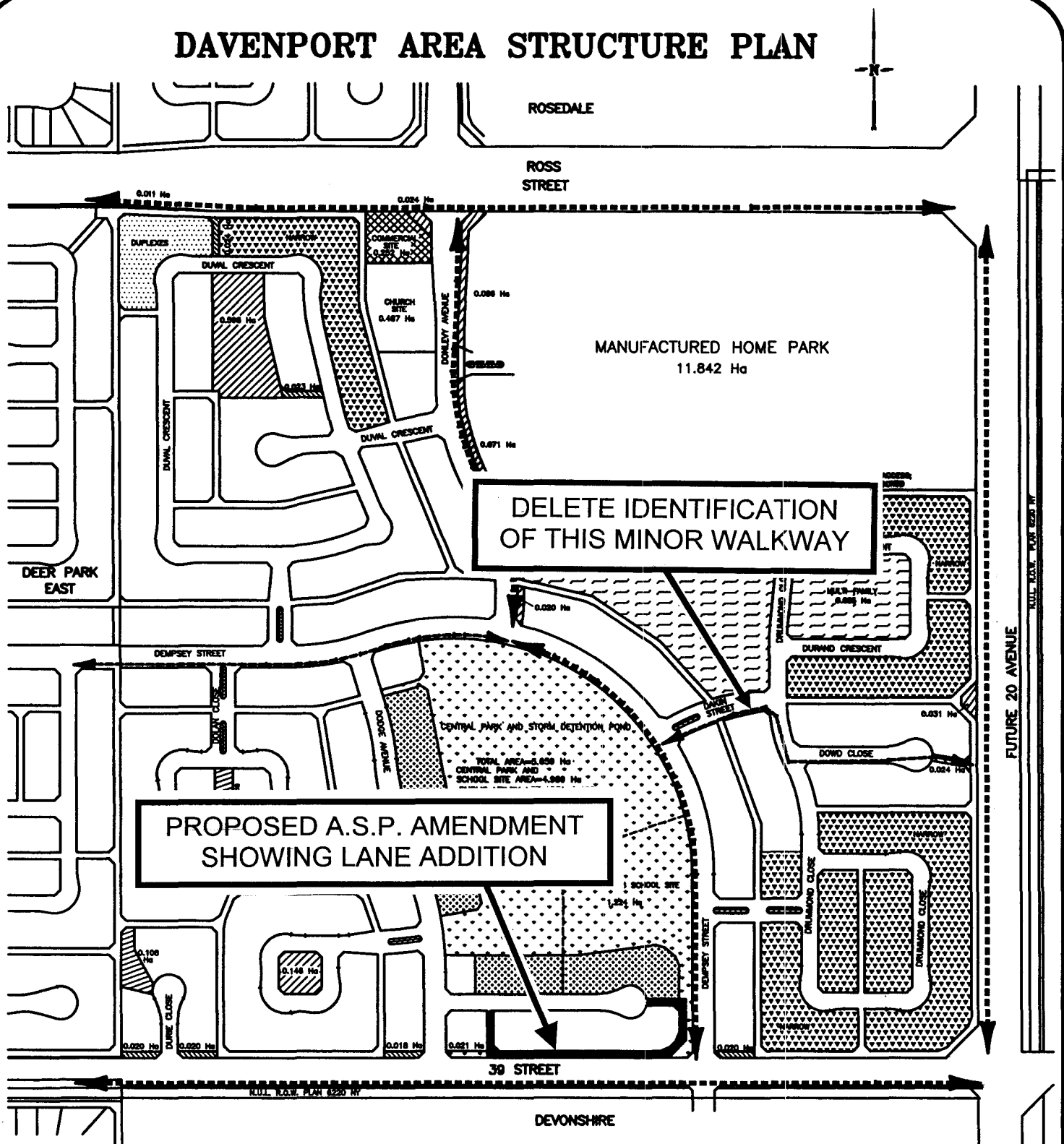
The City's Municipal Planning Commission reviewed the proposed Deer Park Davenport Neighbourhood Area Structure Plan amendment and recommends that City Council supports and approves the Plan amendment.

**Recommendation**

Planning staff recommend that City Council proceed with first reading of Bylaw 3217/E-2001, being the Bylaw to adopt the amended Deer Park Davenport Neighbourhood Area Structure Plan.

  
\_\_\_\_\_  
Tony J. Lindhout ACP, MCIP  
PLANNER

# DAVENPORT AREA STRUCTURE PLAN



**FIGURE 4  
DEVELOPMENT CONCEPT**

SCALE 1:5000

REVISED SEPT 24/01

**AL-TERRA**  
ENGINEERING LTD.

EDMONTON

RED DIBR

**DATE:** October 10, 2001  
**TO:** City Council  
**FROM:** Municipal Planning Commission  
**RE:** Deer Park Davenport Neighbourhood Area Structure Plan Amendment

---

Al-Teera Engineering Ltd. on behalf of Parkside Holdings Ltd. has requested an amendment to the existing Deer Park Davenport Neighbourhood Area Structure Plan (NASP) to provide for the addition of a lane around a portion of a future cul-du-sac on the south boundary of the neighbourhood.

At its meeting of October 9, 2001 the Municipal Planning Commission considered the proposed Deer Park Davenport Neighbourhood Area Structure Plan Amendment. At that meeting, the following resolution was passed:

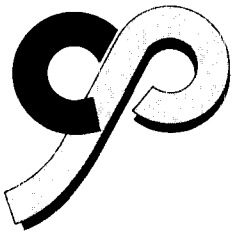
“RESOLVED that the Municipal Planning Commission support and endorse to Red Deer City Council the proposed Deer Park Davenport Neighbourhood Area Structure Plan amendment.”

***Recommendation:***

That Council pass a resolution to adopt the Deer Park Davenport Neighbourhood Area Structure Plan Amendment.

Mayor Gail Surkan, Chairperson  
Municipal Planning Commission

/fm



**DATE:** October 24, 2001  
**TO:** Kelly Kloss, City Clerk  
**RE:** Land Use Bylaw Amendment 3156/QQ-2001  
Deer Park (Davenport) Neighbourhood

---

Parkside Holdings Ltd. is proposing to subdivide Phase 11 of their Deer Park Davenport neighbourhood and require rezoning of the lands contained within this phase of their development. The proposal is to redesignate  $\pm 2.075$  ha (5.13 acres) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to permit the development of 30 single family lots.

This rezoning request is being processed simultaneously with an amendment to the Deer Park Davenport Neighbourhood Area Structure Plan whereby a lane is being added to a portion of this designated future single family development. This Land Use Bylaw amendment complies with the proposed Deer Park Davenport Neighbourhood Area Structure Plan amendment.

### **Recommendation**

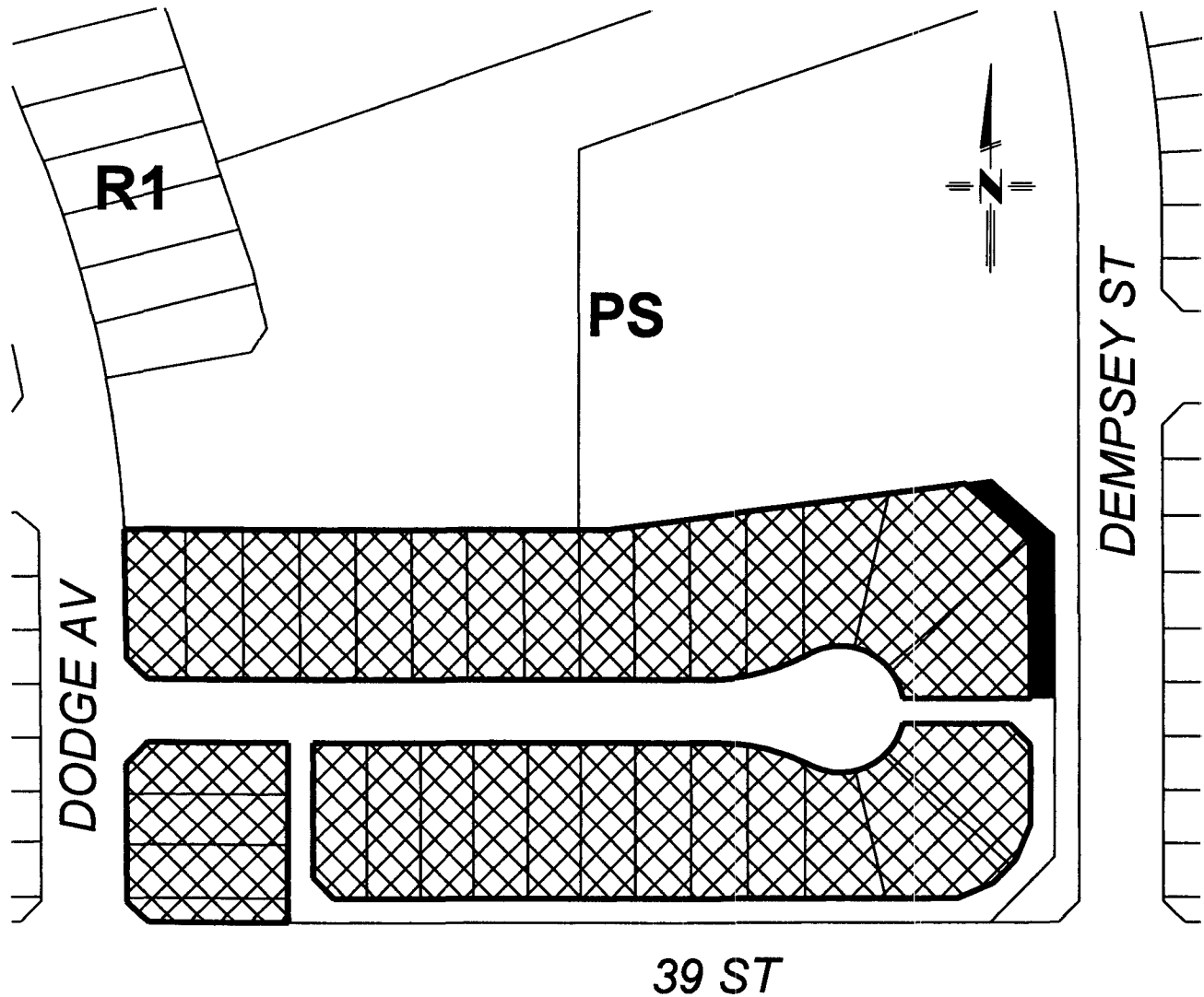
Subject to City Council giving first reading to Bylaw 3217/E-2001 (Deer Park Davenport Area Structure Plan Amendment), planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/QQ-2001.

Tony J. Lindhout, ACP, MCIP  
PLANNER

Attachments

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



DOWLER  
ST

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

PS - Public Service (Institutional  
or Governmental)

Change from :

A1 to R1



A1 to PS



MAP No. 34 / 2001

BYLAW No. 3156 / QQ - 2001



***Comments:***

We agree with the recommendations of Parkland Community Planning Services that Council proceed with First Reading of both the Deer Park Davenport Neighbourhood Area Structure Plan Amendment and Land Use Bylaw Amendment. Public Hearings will be held on Monday, December 3, 2001 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## **Council Decision – Monday November 5, 2001**

DATE: November 6, 2001

TO: Tony Lindhout, Parkland Community Planning Services

FROM: City Clerk

RE: 1) Bylaw 3217/E-2001 – Deer Park Davenport  
Neighbourhood Area Structure Plan Amendment  
2) Land Use Bylaw Amendment 3156/QQ-2001  
Deer Park (Davenport) Neighbourhood

---

**FILE**

**Reference Report:**

Parkland Community Planning Services , dated October 24, 2001

**Bylaw Readings:**

The bylaws were given first reading. A copy of the bylaws are attached.


**Report Back to Council:**

Yes. Public Hearinga will be held on Monday, December 3, 2001 at 7:00 P.M. in Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Deer Park Davenport Neighbourhood Area Structure Plan Amendment Bylaw 3217/E-2001 consists of the addition of a lane around a portion of a future cul-du-sac located along the south boundary of the neighbourhood. The identification of a minor walkway along Dakin Street/Dowd Close is also being removed from the plan as a formal walkway connection to the major trail along the west side of 20 Avenue is no longer possible due to a future 2.5m high berm that will be located along this side of 20 Avenue. No changes are proposed to the central park/school site or to any of the developed areas within this new neighbourhood. Land Use Bylaw Amendment 3156/QQ-2001 redesignates  $\pm$  2.075 ha (5.13 acres) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to permit the development of 30 single family lots.

This office will now proceed with the advertising for a Public Hearing. Parkside Holdings Ltd. will be responsible for the advertising costs in this instance. A copy of the letter send to Parkside Holdings Ltd. is attached for your information.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
C. Kenzie, Administrative Assistant



## Office of the City Clerk

November 6, 2001

Fax: 342-5022

Parkside Holdings Ltd.  
18, 7805 - 49 Avenue  
Red Deer, AB T4P 2B4

Dear Sir:

- Re: 1) Bylaw 3217/E-2001 - Deer Park Davenport  
Neighbourhood Area Structure Plan Amendment  
2) Land Use Bylaw Amendment 3156/QQ-2001  
Deer Park (Davenport) Neighbourhood

At the City of Red Deer's Council meeting held Monday, November 5, 2001, first reading was given to Deer Park Davenport Neighbourhood Area Structure Plan Amendment and Land Use Bylaw Amendment 3156/QQ-2001. Copies of the bylaws are attached for your information.

Deer Park Davenport Neighbourhood Area Structure Plan Amendment Bylaw 3217/E-2001 consists of the addition of a lane around a portion of a future cul-du-sac located along the south boundary of the neighbourhood. The identification of a minor walkway along Dakin Street/Dowd Close is also being removed from the plan as a formal walkway connection to the major trail along the west side of 20 Avenue is no longer possible due to a future 2.5m high berm that will be located along this side of 20 Avenue. No changes are proposed to the central park/school site or to any of the developed areas within this new neighbourhood. Land Use Bylaw Amendment 3156/QQ-2001 redesignates  $\pm$  2.075 ha (5.13 acres) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to permit the development of 30 single family lots.

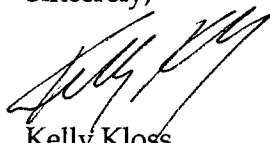
This office will now proceed with the advertising for a Public Hearing to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400.00. We require this deposit by no later than 10:00 A.M. Wednesday, November 14, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

Parkside Holdings Ltd.  
November 6, 2001  
Page 2

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

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c      Parkland Community Planning Services  
         C. Adams, City Clerk's

## BYLAW NO. 3217/E-2001

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

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

- 1 Bylaw 3217/98 with regard to the Deer Park Northeast (Ratzke/Davenport) Neighbourhood Area Structure Plan, is amended by deleting therefrom Figures 1, 3, 4, 4b, 6-10 and pages 3, 10, 12 and substituting therefore the attached amended Figures 1, 3, 4, 4b, 6-10 and pages 3, 10 and 12 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this            day of           , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this            day of           , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this            day of           , A.D. 2001.

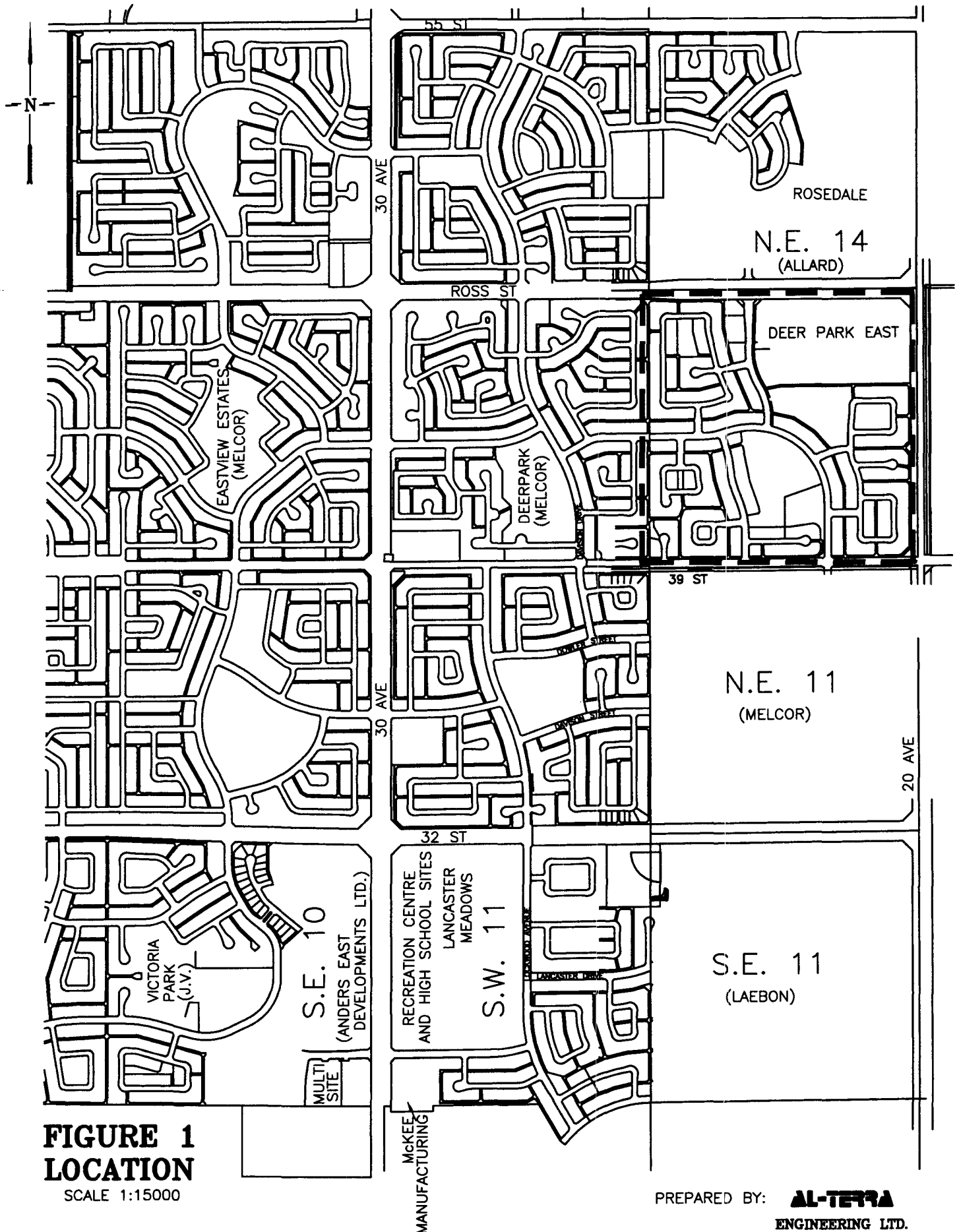
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MAYOR

---

CITY CLERK

# DAVENPORT OUTLINE PLAN



**FIGURE 1  
LOCATION**

SCALE 1:15000

REVISED SEPT 24/01

PREPARED BY: **AL-TERRA**  
ENGINEERING LTD.

EDMONTON

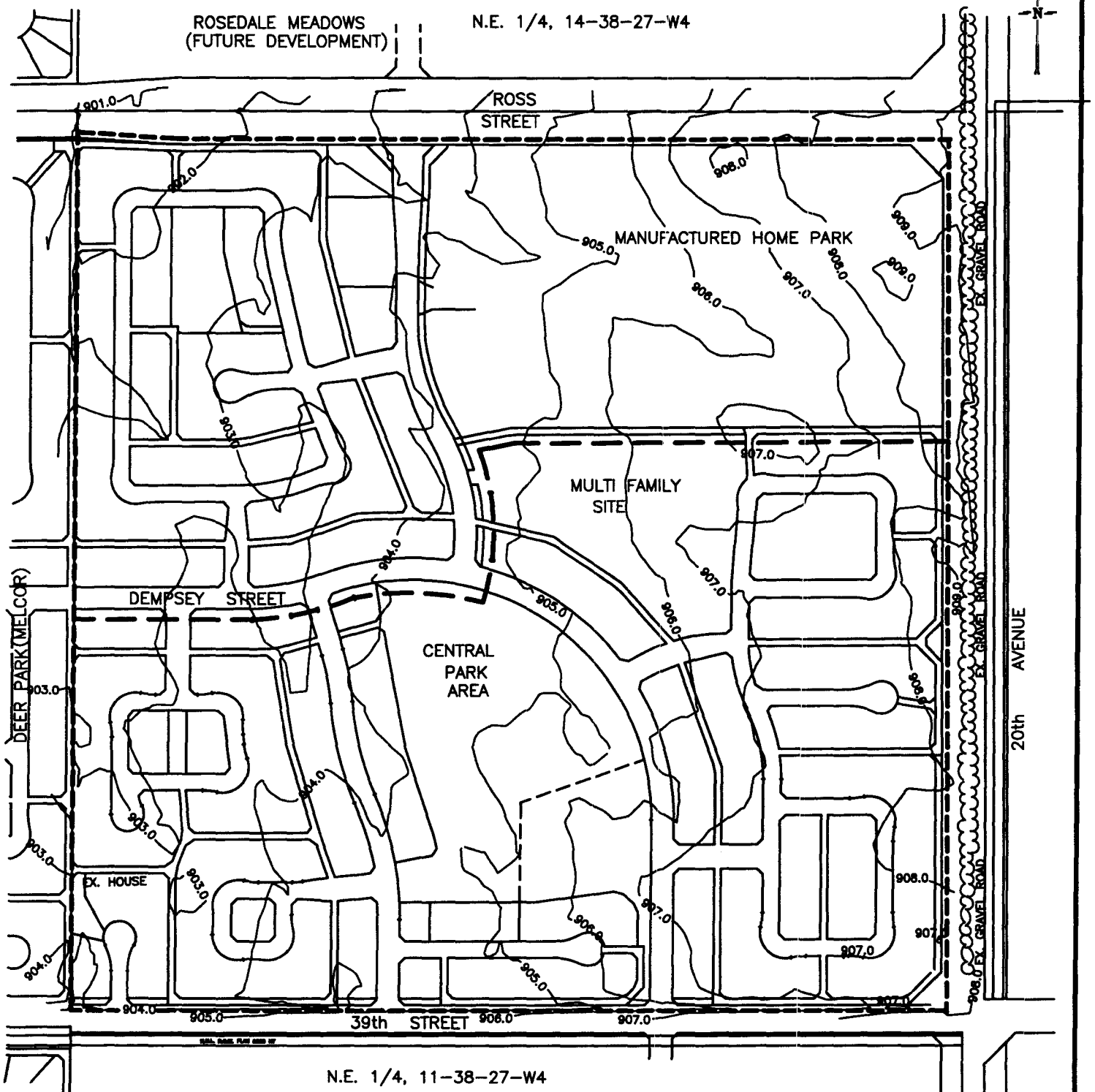
RED BEAR

# DAVENPORT OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



**FIGURE 3**  
**SITE FEATURES**

SCALE 1:5000

## LEGEND:

- EXISTING DEVELOPMENT BOUNDARY
- OUTLINE PLAN BOUNDARY
- 901 — ORIGINAL GROUND CONTOURS
- ~ ORIGINAL TREELINE

**AL-TERRA**  
ENGINEERING LTD.


REVISED SEPT 24/01

EDMONTON

RED DIRT



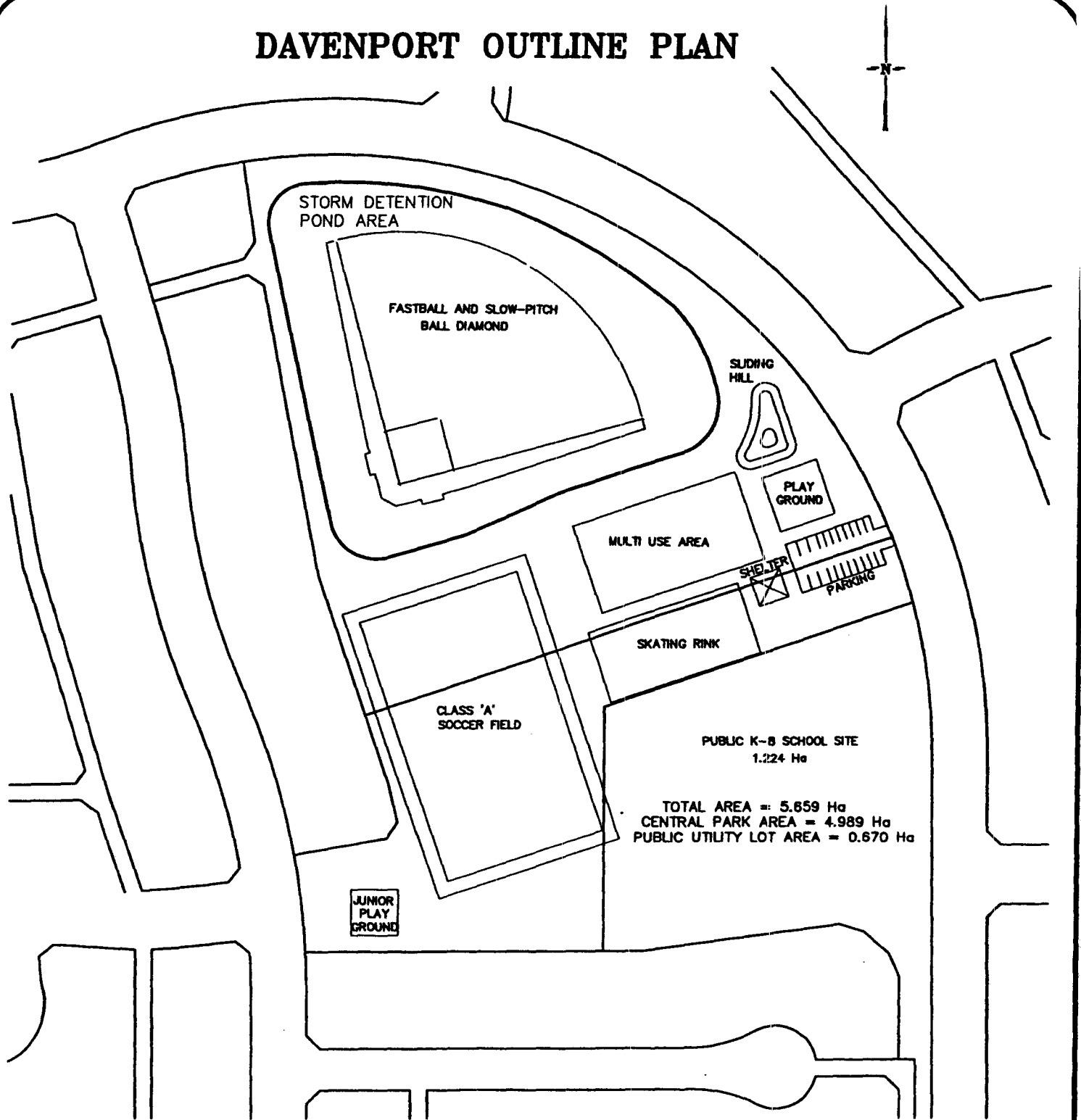
**SCALE 1:5000**

-  WATERWAYS AND EDGE PARKS  
 MAJOR WALKWAYS AND BIKE PATHS  
 MINOR WALKWAYS AND BIKE PATHS

EDMONTON FEB 22/83



# DAVENPORT OUTLINE PLAN



**FIGURE 4b**  
**CENTRAL PARK**

SCALE 1:2000

PREPARED BY:

**AL-TERRA**

ENGINEERING LTD.

PREPARED MAR 26/98  
REVISED SEPT 22/98  
REVISED MAY 23/00  
REVISED SEPT 25/01

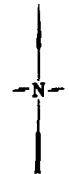
EDMONTON

RED DEER

# DAVENPORT AREA STRUCTURE PLAN

EXISTING  
ROSEDALE

N.E. 1/4, 14-38-27-W4  
ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)



ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
AREA

DEMPSEY STREET

DEER PARK  
(MELCOR)

20th AVENUE

CENTRAL PARK AREA  
AND DETENTION POND

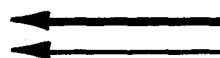
39th STREET

N.E. 1/4, 11-38-27-W4

## FIGURE 6 STORM SEWERS

SCALE 1:5000

LEGEND:



STORM TRUNK  
STORM LINE

**AL-TERRA**

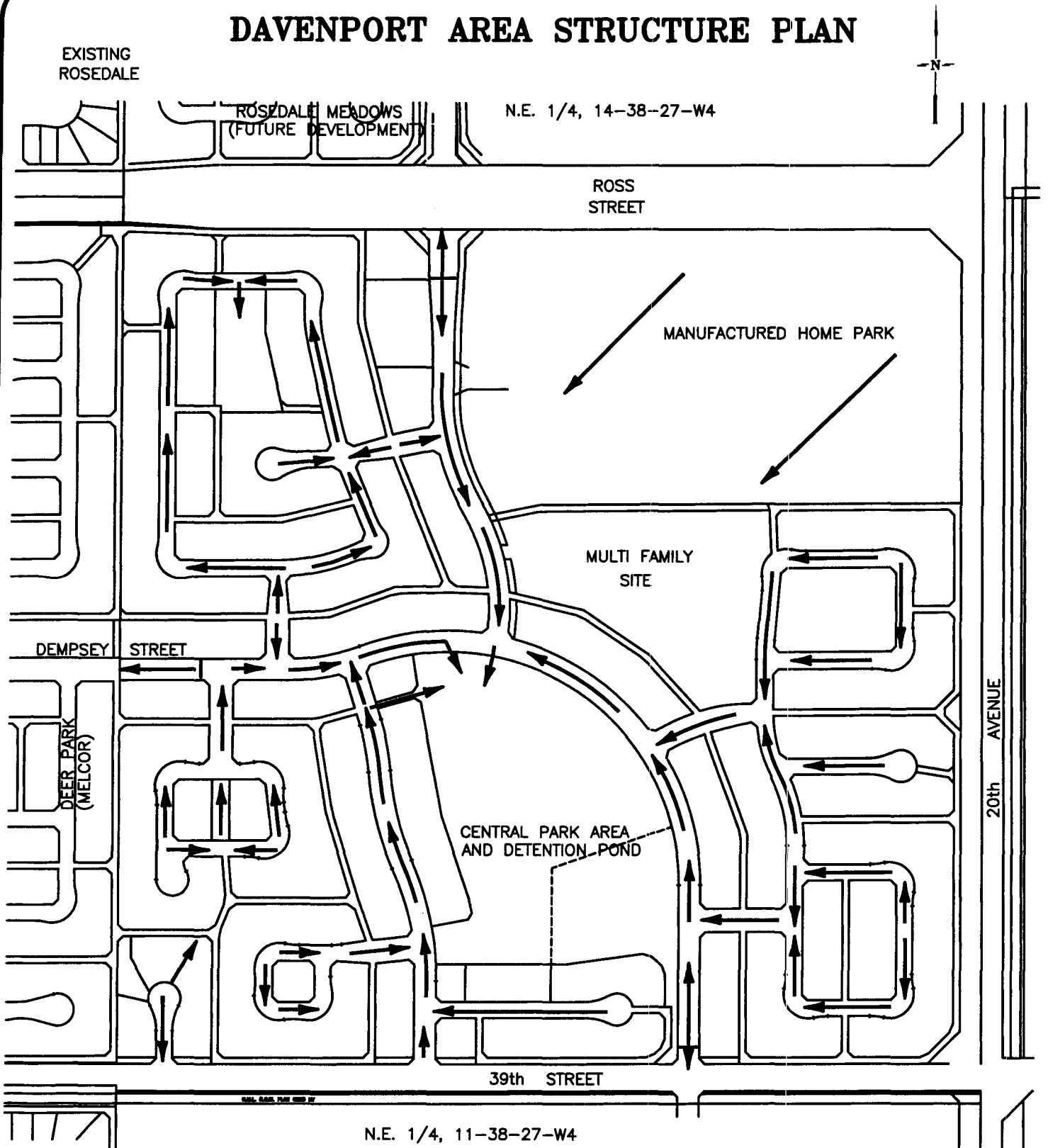
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EDMONTON

RED DEER

# DAVENPORT AREA STRUCTURE PLAN



**FIGURE 7**  
**OVERLAND DRAINAGE**

GREATER THAN 1:5  
YEAR STORM EVENT

SCALE 1:5000

**LEGEND:**

← DIRECTION OF FLOW

REVISED SEPT 24/01

**AL-TERRA**  
ENGINEERING LTD.

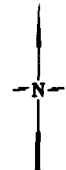
EDMONTON

RED DRAIN

# DAVENPORT AREA STRUCTURE PLAN

EXISTING  
ROSEDALE

N.E. 1/4, 14-38-27-W4



ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
AREA

DEMPSEY STREET

CENTRAL PARK AREA

20th AVENUE

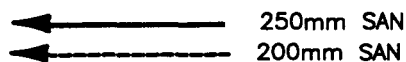
39th STREET

N.E. 1/4, 11-38-27-W4

## FIGURE 8 SANITARY SEWERS

SCALE 1:5000

### LEGEND:



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REVISED SEPT 24/01

EDMONTON

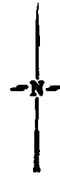
RED LINE

# DAVENPORT AREA STRUCTURE PLAN

EXISTING ROSEDALE

N.E. 1/4, 14-38-27-W4

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)



ROSS  
STREET

MANUFACTURED HOME PARK

DEER PARK  
EAST

DEMPSEY STREET

DEER PARK  
(MELCOR)

CENTRAL PARK AREA

PUBLIC K-8 SCHOOL SITE

FUTURE 20 AVENUE

39 STREET

N.E. 1/4, 11-38-27-W4

## FIGURE 9 WATER DISTRIBUTION

SCALE 1:5000

### LEGEND:

- +—+—+— 300mm WATER
- 250mm WATER
- 200mm WATER
- 150mm WATER
- o HYDRANT

**AL-TERRA**

ENGINEERING LTD.

EDMONTON

RED DEER

REVISED SEPT 24/01

# DAVENPORT AREA STRUCTURE PLAN

EXISTING  
ROSEDALE

N

N.E. 1/4, 14-38-27-W4

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

ROSS STREET

PHASE 1

PHASE 2

MANUFACTURED HOME PARK

3 INTERNAL PHASES

FIRST PHASE (2a ± 40 UNITS)  
DEVELOPED IN 1999

PHASE 3

PHASE 4

MULTI FAMILY  
SITE

PHASE 5

DEMPSEY STREET

PHASE 6

CENTRAL PARK AREA

PHASE 8

PHASE 9

PHASE 8

PHASE 7

PHASE 10

PHASE 11

39th STREET

N.E. 1/4, 11-38-27-W4

20th AVENUE

## FIGURE 10 PHASING PLAN

SCALE 1:5000

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.

REVISED SEPT 24/01

EDMONTON

RED DEER

### **3.0 POLICY FRAMEWORK; CONFORMANCE TO GUIDELINES:**

The City of Red Deer adopted the East Hill Area Structure Plan on September 14, 1992 via Bylaw 3075/92. Subsequent revisions were made to the plan via Bylaw 3075/A-93, on April 26, 1993 and Bylaw 3075/B-93 on November 22, 1993. Further revisions to this plan are being reviewed at this time. All revisions to the ASP made during the current review will be adopted (as applicable), within the planning framework of this quarter section. As defined in the area structure plan, the principal purpose of the land is for residential purposes. A Public K-8 school site is proposed within the central park site. A 0.25 hectare local convenience commercial site is proposed along Ross Street, at the north entrance to the quarter section.

Some of the other City of Red Deer documents consulted for reference in the preparation of this outline plan included the City of Red Deer Design Guidelines, the Ecological Profiles of the Ratzke/Deer Park Natural Areas, the Community Services Master Plan, and the City of Red Deer Planning And Subdivision Guidelines. The outline plan, as prepared, is generally in accordance with the direction provided in these documents.

### **4.0 SITE CHARACTERISTICS:**

#### **4.1 Site Features And Access To The Quarter Section:**

In the summer of 1999, four phases in the north part of the quarter section were developed, accounting for roughly half of the section's area. With the exception of the 1.62 hectare acreage located at the south west corner of the property, the remaining lands within the quarter section are farmed, and are currently in a cultivated state.

The site generally slopes from east to west, with an elevation difference across the quarter section of approximately 7.0 to 8.0 metres.

The local convenience commercial site will be a significant asset to this community, since it will provide what the name implies, "convenience" for the adjacent residents.

**5.2.3. Duplex Lots - RI-A:**

The duplex lots for this subdivision have been located in the northwest corner of the quarter section, adjacent to the Deer Park (Melcor) duplex lots, thus creating compatible land uses.

**5.2.4. Single Family Narrow Lots - RI-N:**

Single-family narrow lots will be located along the east boundary of the quarter section, south of the manufactured home park and adjacent to the 20<sup>TH</sup> Street right-of-way. A block of lots originally proposed as duplex lots, located within Phase 1, are also planned as single family narrow lots. All developments on these lots will fully comply with the requirements of the City of Red Deer's land use bylaw, and no relaxations will be required or requested of any R1-N standards.

**5.2.5. Central Park Site; Tot Lots; Detention Pond:**

A 5.059 hectare (12.5 acre) central park site is provided within this outline plan. The site is designated to include a Public K-8 school and the required neighborhood recreation facilities. There is good road exposure for this park site along Dempsey Street. The central location of the park site makes it so all residents within the quarter section require only a short walk to use the central park facilities. Figure 4b indicates the proposed park layout.

Four tot lots, strategically located within the quarter section, will provide park facilities, and a neighborhood gathering focal point for particular neighborhoods.



### 5.3 Land Use Distribution:

Table 1 illustrates the land use distribution for the outline plan area.

**TABLE 1. OUTLINE PLAN STATISTICS:**

<b>TOTAL AREA OF ORIGINAL ¼ SECTION</b>	<b>65.026 Ha</b>	<b>160.68 Ac</b>	
Ross Street and 20th Avenue Widening	4.031 Ha	9.96 Ac	
<b>DEVELOPABLE AREA</b>	<b>60.995 Ha</b>	<b>150.72 Ac</b>	<b>100%</b>
Single Family (R1)	19.044 Ha	47.06 Ac	31.2%
Manufactured Home Park (R4)	11.842 Ha	29.26 Ac	19.4%
Multiple Family (R2/R3)	3.939 Ha	9.73 Ac	6.5%
Duplex Lots (R1-A)	0.488 Ha	1.21 Ac	0.8%
Neighborhood Commercial (C3)	0.252 Ha	0.62 Ac	0.4%
Single Family - Narrow (R1-N)	5.744 Ha	14.27 Ac	9.5%
Social Care Sites (R1-A)	0.124 Ha	0.31 Ac	0.2%
Church Site (R1)	0.487 Ha	1.20 Ac	0.8%
Central Park and School Site (PS)	4.989 Ha	12.33 Ac	8.2%
Detention Pond	0.670 Ha	1.65 Ac	1.1%
Local Parks and Walkways (P1)	1.251 Ha	3.09 Ac	2.1%
Public Utility Lots (PS)	0.304 Ha	0.75 Ac	0.5%
<b>Roads</b>	<b>11.832 Ha</b>	<b>29.24 Ac</b>	<b>19.4%</b>
Collector	3.273 Ha	8.09 Ac	
Residential	5.843 Ha	14.44 Ac	
Lanes	2.722 Ha	6.73 Ac	

The total municipal reserve area, including the central park site, and excluding the main detention pond area is approximately 6.240 hectares (15.42 acres). This represents some 10.3% of the developable land area. As addressed in Section 5.2.1, there will also be a significant amount of landscaped area within the manufactured home park.

## BYLAW NO. 3156/QQ-2001

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 34 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ , A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this       day of       , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this       day of       , A.D. 2001.

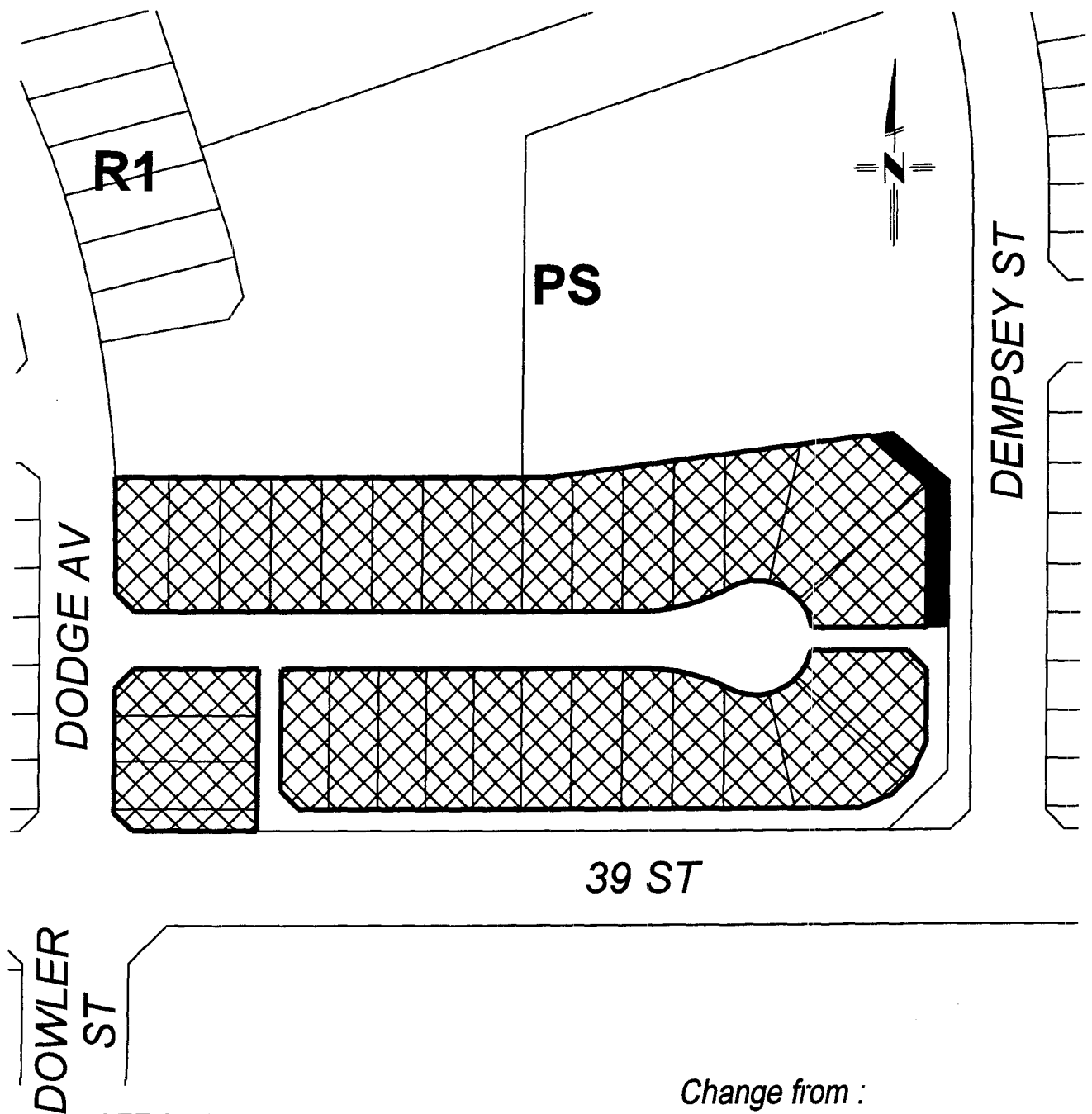
AND SIGNED BY THE MAYOR AND CITY CLERK this       day of       , A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

PS - Public Service (Institutional  
or Governmental)

Change from :

A1 to R1



A1 to PS



MAP No. 34 / 2001

BYLAW No. 3156 / QQ - 2001

DATE: November 6, 2001

TO: City Council

FROM: City Clerk

RE: 1) Bylaw 3217/E-2001 – Deer Park Davenport  
Neighbourhood Area Structure Plan Amendment  
2) Land Use Bylaw Amendment 3156/QQ-2001  
Deer Park (Davenport) Neighbourhood

---

**FILE**

### *History*

At the Monday, November 5, 2001 meeting of Council, Deer Park Davenport Neighbourhood Area Structure Plan Amendment Bylaw 3217/E-2001 and Land Use Bylaw Amendment 3156/QQ-2001 were given first readings.

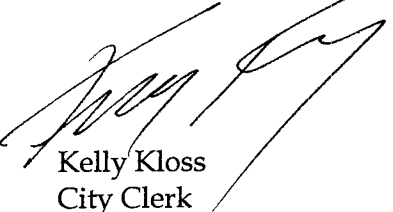
Deer Park Davenport Neighbourhood Area Structure Plan Amendment Bylaw 3217/E-2001 consists of the addition of a lane around a portion of a future cul-du-sac located along the south boundary of the neighbourhood. The identification of a minor walkway along Dakin Street/Dowd Close is also being removed from the plan as a formal walkway connection to the major trail along the west side of 20 Avenue is no longer possible due to a future 2.5m high berm that will be located along this side of 20 Avenue. No changes are proposed to the central park/school site or to any of the developed areas within this new neighbourhood. Land Use Bylaw Amendment 3156/QQ-2001 redesignates  $\pm 2.075$  ha (5.13 acres) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to permit the development of 30 single family lots.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaws to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaws.



Kelly Kloss  
City Clerk

/chk

\* \* \* Transmission Result Report (MemoryTX) ( Nov. 6. 2001 3:16PM ) \* \* \*

1) CITY OF RED DEER \* CITY CLERK  
2)

Date/Time: Nov. 6. 2001 3:10PM

**FILE**

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
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## Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connectionBox 504  
Red Deer Alberta  
T4N 3L2*The City of Red Deer***Office of the City Clerk**

November 6, 2001

Fax: 342-5022

Parkside Holdings Ltd.  
18, 7805 - 49 Avenue  
Red Deer, AB T4P 2B4

Dear Sir:

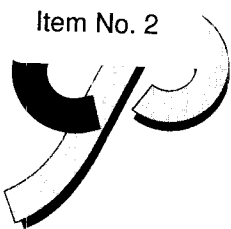
Re: 1) Bylaw 3217/E-2001 - Deer Park Davenport  
Neighbourhood Area Structure Plan Amendment  
2) Land Use Bylaw Amendment 3156/QQ-2001  
Deer Park (Davenport) Neighbourhood

At the City of Red Deer's Council meeting held Monday, November 5, 2001, first reading was given to Deer Park Davenport Neighbourhood Area Structure Plan Amendment and Land Use Bylaw Amendment 3156/QQ-2001. Copies of the bylaws are attached for your information.

Deer Park Davenport Neighbourhood Area Structure Plan Amendment Bylaw 3217/E-2001 consists of the addition of a lane around a portion of a future cul-du-sac located along the south boundary of the neighbourhood. The identification of a minor walkway along Deakin Street/Dowd Close is also being removed from the plan as a formal walkway connection to the major trail along the west side of 20 Avenue is no longer possible due to a future 2.5m high berm that will be located along this side of 20 Avenue. No changes are proposed to the central park/school site or to any of the developed areas within this new neighbourhood. Land Use Bylaw Amendment 3156/QQ-2001 redesignates ± 2.075 ha (5.13 acres) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to permit the development of 30 single family lots.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400.00. We require this deposit by no later than 10:00 A.M. Wednesday, November 14, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.



**DATE:** October 29, 2001

**TO:** Kelly Kloss, City Clerk

**FROM:** Nancy Hackett, Planner

**RE:** Lancaster South Neighbourhood Area Structure Plan Amendment  
**Bylaw Amendment 3217/F-2001**

---

The City of Red Deer is proposing to amend the Neighbourhood Area Structure Plan for the Lancaster South (Lancaster Green) neighbourhood. The Neighbourhood Area Structure Plan for Lancaster South was originally adopted by Council in July 1998. The plan area covers approximately 62 hectares of land (152 acres). Development of the initial phases is in progress and many new residents have moved into the area over the past two years. The proposed amendment will affect as yet undeveloped areas. The proposed amendment involves:

- Adding one lane.
- Adding one public utility lot.
- Modifying the specific location where two storey residences with walkout basements are allowed.
- Amending the social care site to be potentially used for either a social care facility or a day care or a seniors/retirement home, in compliance to the current *Planning and Subdivision Guidelines*.
- Eliminating the existing, separate day care site, and converting the site to park space to allow expansion to the central school and park site.
- Changes to the location of proposed park facilities within the school and park site (e.g. shifting the ball diamond).

The proposed amendment has been processed in a manner consistent with the City of Red Deer's *Planning and Subdivision Guidelines (2000)*. Because Neighbourhood Area Structure Plans form the basis for future development decisions including zoning and subdivision within a specified area, the amendment process is significant as it serves to modify the existing Plan.

### **Planning Analysis**

The proposed amendment complies with current city planning policies including the East Hill Major Area Structure Plan. Plan text is being updated to reference the new *East Hill Major Area Structure Plan (2001)* and the Neighbourhood Area Structure Plan process.

The proposal to eliminate the day care site, which had an alternate use as three single detached residential lots, and conversion of this property to park space, will slightly decrease overall neighbourhood density. The projected population will fall from 2311 persons to 2301 persons. The central school and park site will increase from 4.61 hectares to 4.75 hectares. With this increase, the total municipal reserve will change from 8.19 hectares to 8.33 hectares. Therefore, proposed density will decrease from 37.5 persons per hectare to 37.4 persons per hectare. The maximum neighbourhood density permitted in Red Deer is 45 persons per hectare. Minor changes to the servicing plans for overall storm, sanitary, and water will result from changes to the central school and park site.

### **Background**

Upon receipt of the proposed amendment it was referred to all applicable City Departments and relevant outside agencies for comment and identification of concerns. No outstanding issues were identified through the referral process. The proposed Neighbourhood Area Structure Plan Amendment was then presented to the public for input at a neighbourhood meeting.

### **Neighbourhood Public Meeting**

A neighbourhood meeting was held on the evening of October 23, 2001 at the Collicut Centre, Room "C". The meeting, hosted by Parkland Community Planning Services, was advertised to area residents in Lancaster South through a newsletter delivered door to door. One resident attended this meeting along with representatives from Council, The Catholic School Board, and City staff. The sign in sheet is available for review on the confidential agenda.

The proposed amendment was presented at the meeting and the changes were discussed. The one issue arising from the meeting was the location of the trail system and the timing of its development through the public utility lot site in the north west portion of the plan area (phase 1). The concern is that the trail may be located too close to the back yards of residents who back onto the green space/public utility lot. The trail system was approved with the original plan in 1998. No changes to the trail system, outside of the central school and park site, have been proposed as part of this amendment. However, because residents are now moving into the area and landscaping their yards this issue has come to light. The trail system has not yet been constructed. This issue has been referred to the Recreation, Parks, and Culture Department for comment.

To date, no telephone calls or written comments have been received by Parkland Community Planning Services with regard to the proposed amendment.

### **Municipal Planning Commission**

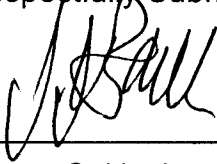
The proposed amendment to the Lancaster South Neighbourhood Area Structure Plan was forwarded to Municipal Planning Commission for a recommendation on October 29, 2001. Municipal Planning Commission recommended approval.

## **Recommendation**

The proposed amendment to the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan conforms with City Planning policies. The amendment will: allow for additions to the lane system and public utility lot network, adjust the location of permitted two storey residences with walk out basements, combine the social care facility site into a site for a day care, social care or retirement home, and will eliminate the separate day care site to create a larger central school and park site. Accordingly, the amendment will also adopt a revised park facility site plan. The amendment will slightly increase municipal reserve and decrease the overall neighbourhood density.

Because the proposed amendment meets the Planning and Subdivision Guidelines, consists of a series of changes that allow for enhanced site servicing (such as lane, public utility lot additions) or improved site facilities (such as the park site), and because there have been no outstanding issues identified by referral agencies or the public, Planning staff recommend that City Council give first reading to the proposed amendment to the Lancaster South Neighbourhood Area Structure Plan.

Respectfully Submitted,



for

Nancy C. Hackett, A.C.P., M.C.I.P.  
PLANNER

## Attachments

- c. Colleen Jensen, Director of Community Services
- Howard Thompson, Land and Economic Development
- Ken Jaeger, Red Deer Catholic School Board
- Don Batchelor, Recreation, Parks, and Culture Department



**DATE:**        **October 29, 2001**  
**TO:**           **City Council**  
**FROM:**       **Municipal Planning Commission**  
**RE:**           **Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan  
Amendment**

---

The City is proposing to amend the Neighbourhood Area Structure Plan for the Lancaster South (Lancaster Green) neighbourhood. The proposed amendment will affect as yet undeveloped areas. The City's Planning and Subdivision Guidelines state that all new Neighbourhood Area Structure Plans must be forwarded to The City's Municipal Planning Commission for a recommendation to City Council.

At its meeting of Monday, October 29, 2001, the Municipal Planning Commission considered the proposed Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan. At that meeting, the following resolution was passed:

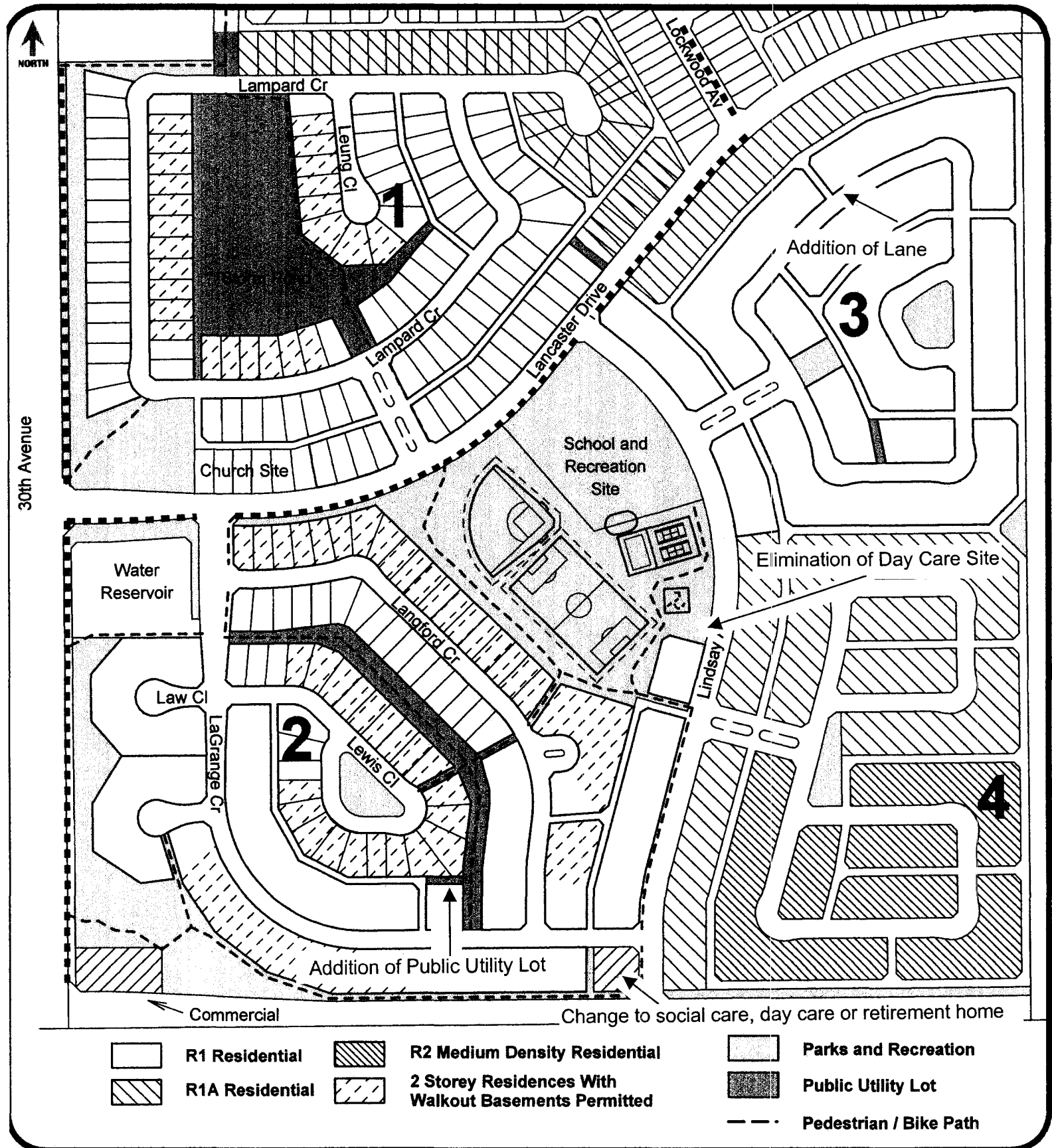
“RESOLVED that the Municipal Planning Commission support and endorse to Red Deer City Council the proposed Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan Amendment.”

***Recommendation:***

That Council give Bylaw No. 3217/F-2001, the bylaw adopting the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan Amendment, first reading.

Councillor Bev Hughes, Chairperson  
Municipal Planning Commission

# Proposed Amendment to: Lancaster South Neighbourhood Area Structure Plan













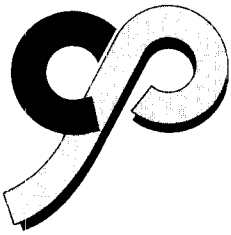
*Figure 3 - Development Concept & Staging*



0 50 100 200m

**Prepared by:**  
The City of Red Deer Engineering Department  
and Portland Community Planning Services

- |                                                                                     |                                                             |                                                                                     |                                                 |                                                                                       |                                    |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------|
|  | <b>R1 Residential</b>                                       |  | <b>Commercial</b>                               |  | <b>2.5m Pedestrian / Bike Path</b> |
|  | <b>R1 - R1A Residential</b>                                 |  | <b>Parks and Recreation</b>                     |  | <b>1.5m Pedestrian / Bike Path</b> |
|  | <b>R2 Medium Density Residential</b>                        |  | <b>Public Utility Lot</b>                       | <b>4</b>                                                                              | <b>Staging Sequence</b>            |
|  | <b>2 Storey Residences With Walkout Basements Permitted</b> |  | <b>Social Care / Day Care / Retirement Home</b> |                                                                                       |                                    |



**DATE:** October 31, 2001  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Nancy Hackett, Parkland Community Planning Services  
**RE:** **Land Use Bylaw Amendment 3156/SS-2001** (Lancaster South)

---

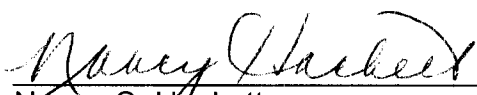
The City of Red Deer is proposing to amend the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan (NASP) and require rezoning of some lands contained within phase two of their development. The proposal is to redesignate  $\pm$  0.14 hectares (0.35 acres) of land from A1 "Future Urban Development District" to PS "Public Service District" in order to permit the development of a larger central school and park site. The site is intended to accommodate a Catholic kindergarten to grade 9 (K-9) school as well as central park site facilities.

This rezoning request is being processed simultaneously with an amendment to the Lancaster South Neighbourhood Area Structure Plan. The proposed NASP amendment would eliminate the current day care site which sits adjacent to the park and school site. That property would then instead be added to the previously designated central school and park site. The site identified within the Neighbourhood Area Structure Plan for a social care facility would then be provided as a social care facility or day care or retirement home site as set out in the Planning and Subdivision Guidelines. This Land Use Bylaw amendment complies with the proposed Lancaster South Neighbourhood Area Structure Plan amendment.

### **Recommendation**

Subject to City Council giving first reading to Bylaw 3217/F-2001 (Lancaster South Neighbourhood Area Structure Plan Amendment), planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/SS-2001.

Respectfully Submitted,

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

Attachments



DATE: November 6, 2001

TO: City Council

FROM: City Clerk

RE: Lancaster South Neighbourhood (Lancaster Green):

- 1) Neighbourhood Area Structure Plan Amendment Bylaw 3217/F-2001
- 2) Land Use Bylaw Amendment 3156/SS-2001

---

### *History*

At the Monday, November 5, 2001 meeting of Council, Lancaster South Neighbourhood (Lancaster Green) Area Structure Plan Amendment Bylaw 3217/F-2001 and Land Use Bylaw Amendment 3156/SS-2001 were given first readings.

Lancaster South Neighbourhood Area Structure Plan Amendment Bylaw 3217/F-2001 involves adding one lane, adding one public utility lot, modifying the specific location where two storey residences with walkout basements are allowed, amending the social care site, eliminating the existing, separate day care site and converting the site to park space to allow expansion to the central school and park site, and changes to the location of proposed park facilities within the school and park site.

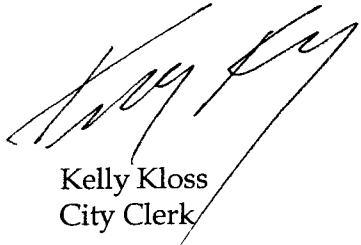
Land Use Bylaw Amendment 3156/SS-2001 redesignates  $\pm$  0.14 hectares (0.35 acres) of land from A1 Future Urban Development District to PS Public Service District in order to permit the development of a larger central school and park site. The site is intended to accommodate a Catholic kindergarten to grade 9 (K-9) school as well as central park site facilities.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaws to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaws.



Kelly Kloss  
City Clerk

KK/chk

## ***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001

TO: Nancy Hackett, Parkland Community Planning Services

FROM: City Clerk

RE: Lancaster South Neighbourhood (Lancaster Green):  
1) Neighbourhood Area Structure Plan Amendment Bylaw 3217/F-2001  
2) Land Use Bylaw Amendment 3156/SS-2001

---

**FILE**

***Reference Report:***

Parkland Community Planning Services , dated October 29 and October 31, 2001

***Bylaw Readings:***

The bylaws were given first reading. A copy of the bylaws are attached.

***Report Back to Council:***

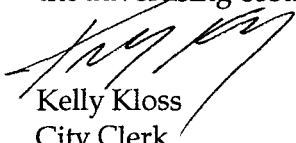
Yes. A Public Hearing will be held on Monday, December 3, 2001 at 7:00 P.M. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Lancaster South Neighbourhood Area Structure Plan Amendment Bylaw 3217/F-2001 involves adding one lane, adding one public utility lot, modifying the specific location where two storey residences with walkout basements are allowed, amending the social care site, eliminating the existing, separate day care site and converting the site to park space to allow expansion to the central school and park site, and changes to the location of proposed park facilities within the school and park site.

Land Use Bylaw Amendment 3156/SS-2001 redesignates  $\pm$  0.14 hectares (0.35 acres) of land from A1 Future Urban Development District to PS Public Service District in order to permit the development of a larger central school and park site. The site is intended to accommodate a Catholic kindergarten to grade 9 (K-9) school as well as central park site facilities.

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

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- C. Kenzie, Administrative Assistant

**BYLAW NO. 3217/F-2001**

Being a bylaw of The City of Red Deer to amend Bylaw 3217/98, the bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans.

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

1. Bylaw 3217/98, with regard to the Lancaster South Neighbourhood Area Structure Plan, is amended by deleting therefrom the entire Lancaster South Neighbourhood Area Structure Plan and substituting therefore, the attached amended Lancaster South Neighbourhood Area Structure Plan, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

\_\_\_\_\_  
MAYOR

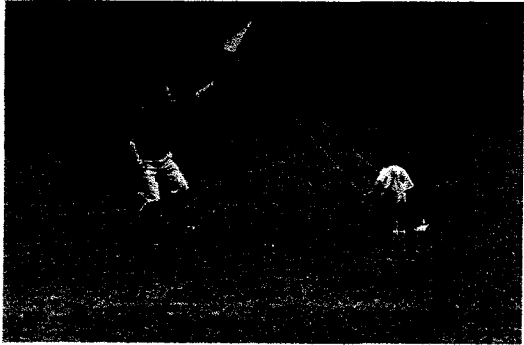
\_\_\_\_\_  
CITY CLERK



# **LANCASTER SOUTH**

## **Neighbourhood Area Structure Plan**

July 1998



**Adopted July 27, 1998**  
**Amended November 2001**

**Prepared by:**

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

## **LANCASTER SOUTH NEIGHBOURHOOD AREA STRUCTURE PLAN**

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## **1.0 Introduction**

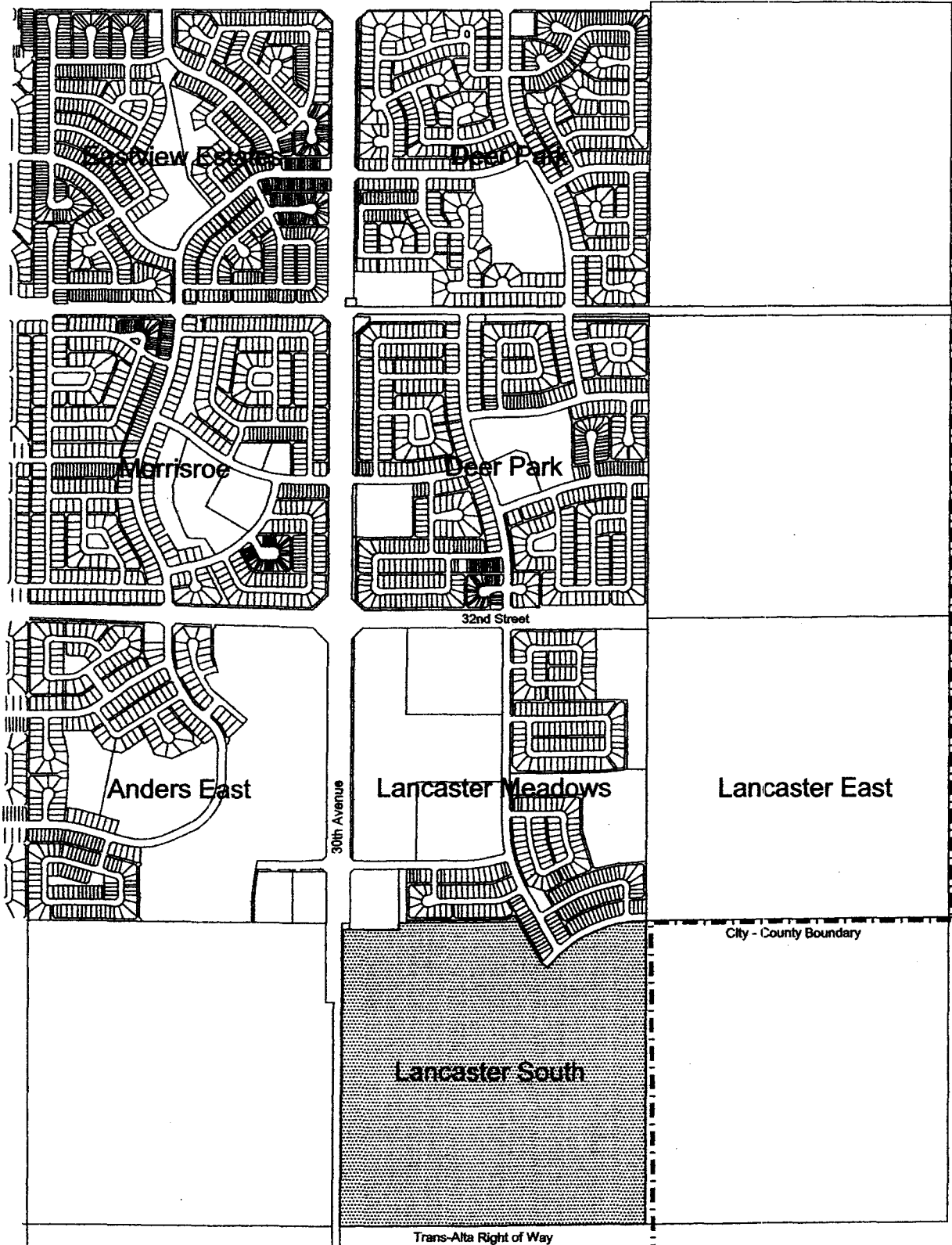
### **1.1 Purpose**

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

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

### **1.2 Background**

The current East Hill Major Area Structure Plan was adopted in May 2001. It was prepared by Parkland Community Planning Services and Pricewaterhouse Coopers. Previous to this, the March 1998 East Hill Plan was prepared by UMA Engineering Ltd., for the City of Red Deer.



Scale : Not To Scale

Prepared by: RD Engineering Services  
and PCPS

## LANCASTER SOUTH

Figure 1 - Location

Neighbourhood Area Structure Plan

This plan area pertains to lands lying in the east and southeast portions of the City and replaces previous Area Structure Plans completed in 1989, 1985, and 1978. The initial 1978 East Hill ASP consisted of 22 quarter sections with a total land area of 1,425 hectares (3,520 acres). Of the 22 quarters, 17 were allotted for residential land use and the remainder for industrial development.

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

The 1998 East Hill ASP provides development guidelines for 29 quarter sections, an area of approximately 1,856 hectares (4,586 acres). The current East Hill Major Area Structure Plan contains approximately 30 quarters sections, 1,942 ha (4800 acres). The East Hill MASP is implemented by way of Neighbourhood Area Structure Plans for specific neighbourhoods including, this, the Lancaster South Neighbourhood Area Structure Plan.

### **1.3 Definition of Plan Area**

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

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

## ***2.0 Site Context and Development Considerations***

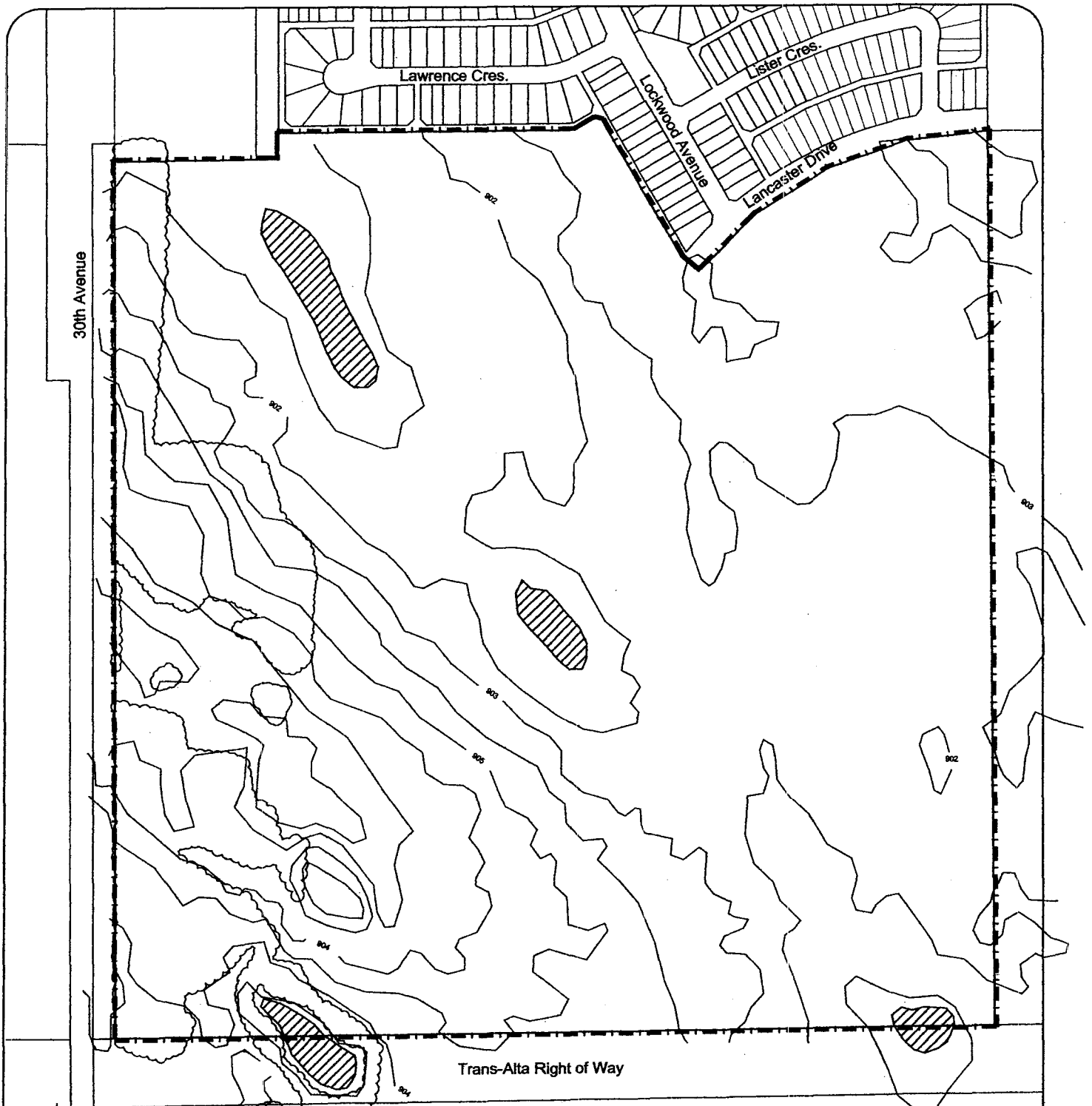
### **2.1 Natural Features**

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

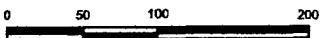
The subject site, also referred to as the Lancaster Meadows Natural Area, was recognized by the City of Red Deer's *Ecological Profile of the Lancaster Meadows Natural Area* as having eight notable environmental zones, shown in Appendix A. The eight zones include: semi-permanent and permanent wetlands,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

#### ***I. Semi-Permanent Wetland***

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







Scale in Metres



Prepared by: RD Engineering Services  
and PCPS

## LANCASTER SOUTH

### Figure 2 - Existing Features

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

Neighbourhood Area Structure Plan

## *II. Crop Land*

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

## *III. Permanent Wetland*

This wetland zone, positioned in the core of the Lancaster South site, drains into the site's more northerly wetland (zone 4) through a narrow drainage channel. Plant and animal life present within this zone include cattail, sedge, insects, tadpoles, waterfowl, bird species, and deer. A portion of the zone has been used as a snow dump by the City and as a result is experiencing related negative impacts including litter, salt content, and oil residue originating from the snow heap. These impacts specifically affect the northwest portion of the zone, which the ecological profile estimates to be 10% of the wetland area.

## *IV. Permanent Wetland (PRESERVE)*

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

## *V. Mixed Poplars and Underbrush (PRESERVE)*

This zone is located in the northwest corner of the subject site. It is made up predominately of aspen poplars with some mountain ashes, wild grasses, and legumes. Underbrush in this area includes wild rose, willow trees, dogwoods, and saskatoon berries. Portions of this zone have been previously cleared to accommodate power lines. The cleared portion contains columbine,



pale coral root orchid, and Canada anemone as well as grasses. The ecological profile suggests some evidence that deer, porcupine, and red-tailed hawks inhabit this zone.

#### *VI. Open Grass Meadow*

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

#### *VII. Semi-Permanent Wetland (PRESERVE)*

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

#### *VIII. Aspen Poplars (PRESERVE)*

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

### **2.2 Existing Land Uses**

The subject lands are currently districted as **A1 Future Urban Development District**. The site includes forested segments and wetlands.

### **2.3 Existing Transportation Network and Access**

Existing access to the site is provided by 30<sup>th</sup> Avenue, an arterial road. Both collector and local roads are proposed to run through the site.

## **2.4 Environmental Considerations**

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

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

## **2.5 Servicing**

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

## **3.0 Development Objectives**

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

### **3.1 Development Objectives**

The central objectives of the Neighbourhood Area Structure Plan are:

- i) to develop a plan consistent with the general goals and intent of the East Hill Area Structure Plan,
- ii) to provide a framework for the delivery of an outstanding quality and comprehensively planned residential neighbourhood; a neighbourhood which integrates built land uses such as housing and school development with parks and open space, community facilities, and collector and local roadways,
- iii) to protect and synthesize the notable natural features of the site, namely the areas of aspen poplar forest and the larger wetlands, in a manner which is both environmentally sustainable and developmentally feasible,
- iv) to arrange for plan implementation in an adept, efficient, and well-staged manner and to initiate a plan with the adaptability to react to changes in marketplace conditions.

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

### **3.2 Development Principles**

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

## **Residential**

- i) Facilitate a diversity of housing types including low and medium density development to meet the needs and preferences of the community and to meet municipal standards.
- ii) Integrate a blend of housing types throughout the neighbourhood in a concise, controlled, aesthetically pleasing, well designed and well functioning manner.
- iii) Identify proposed residential area zoning and secure ease of implementation and compatibility of lot sizes and housing forms within the Neighbourhood Area Structure Plan and with regard to existing residential development to the north of the subject site.
- iv) Establish densities compatible with effective provision of educational, recreational, and municipal service facilities including public transit.
- v) Encourage development that makes the best use of natural and cultural features in the area including, but not limited to park space, forested natural spaces, the school site, and recreational trails/pathways.

## **Commercial**

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

## **Transportation**

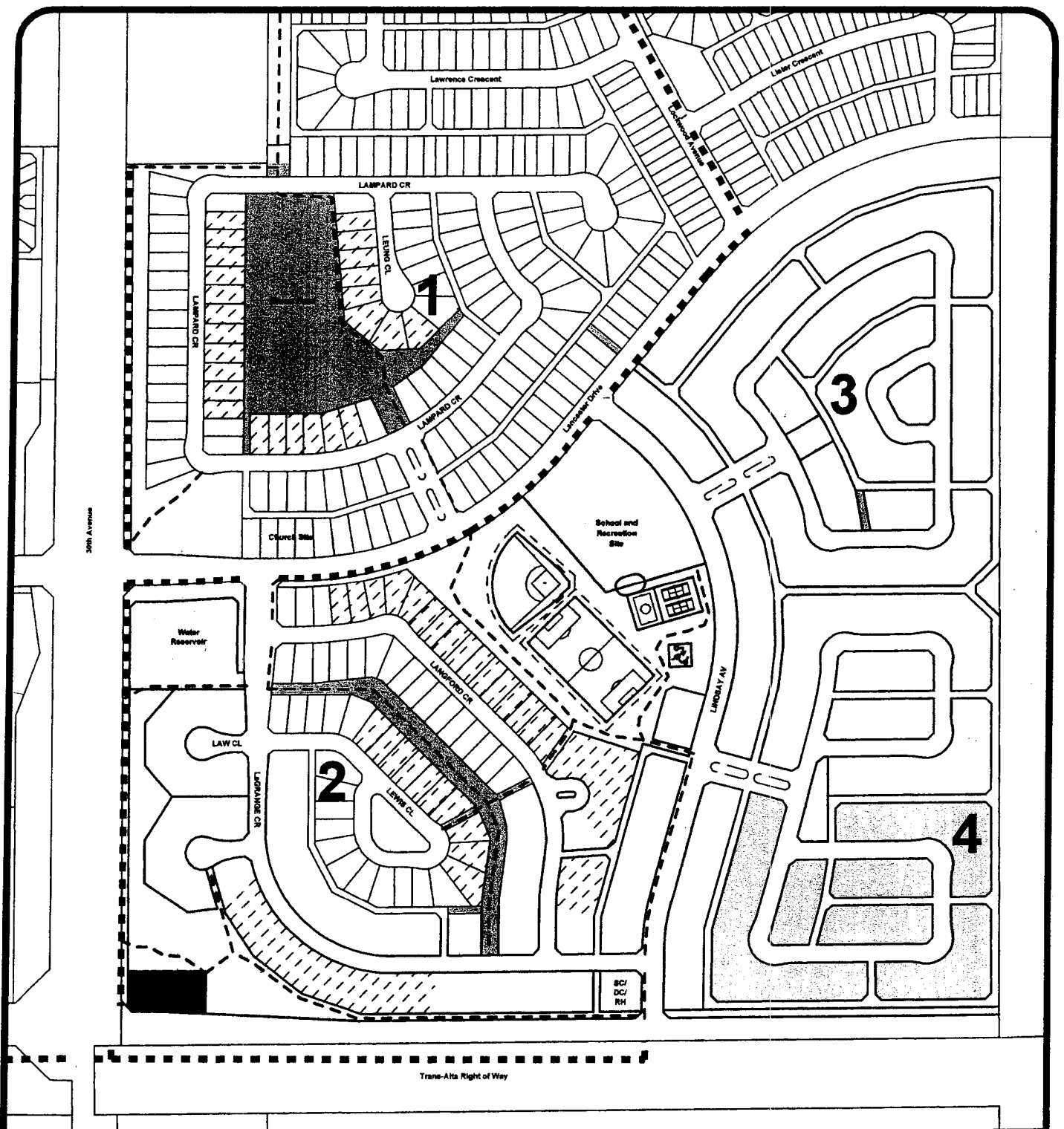
- i) Address transportation needs of residents traveling to, from, and throughout the Neighbourhood Area Structure Plan area in a safe, logical, and efficient manner. Consider the various transportation modes to be utilized in the neighbourhood such as pedestrian, bicycle, public transit buses, and private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

## **Parks and Open Space**

- i) Preserve the Lancaster South natural forest/wetland areas and synthesize the development of the neighbourhood's park-open space system with these environmental features in a manner which meets the demands of both ecological sustainability and resident recreational use.
- ii) Incorporate neighbourhood parks within the Lancaster South Neighbourhood Area Structure Plan as well as open space linkages to meet the recreational and leisure demands of area residents. These parks may include playing fields, lit trails, some hard surface play areas, children's playgrounds, and community shelters.
- iii) Designate trail systems through the neighbourhood school and park sites and utility easements for use by pedestrians and cyclists. These trails are to meet criteria for safety and ease of movement by all users.

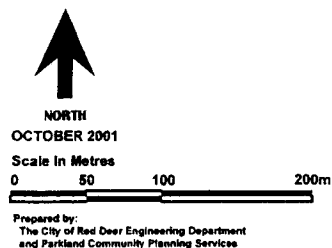
## **Social Facilities**

- i) Allocate firstly, a site for a day care facility, or a social care facility or a retirement home, and secondly a site for a church in suitable locations within the Plan area. These sites are to fulfill the requirements of the *Planning and Subdivision Guidelines*.



# Lancaster South Neighbourhood Area Structure Plan

Figure 3 - Development Concept & Staging



	R1 Residential		Commercial		2.5m Pedestrian / Bike Path
	R1 - R1A Residential		Parks and Recreation		1.5m Pedestrian / Bike Path
	R2 Medium Density Residential		Public Utility Lot		Staging Sequence
	2 Storey Residences With Walkout Basements Permitted		Social Care / Day Care / Retirement Home		

### **3.3 Development Concept**

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

#### **3.3.1 Neighbourhood Structure**

The Lancaster South Neighbourhood Area Structure Plan presents a strategically designed neighbourhood that promotes a mix of housing options and opportunities. The majority of land within the plan area is designated for residential development. The intent of this development is to provide a blend of low density residential dwelling units including single family and semi-detached homes throughout the development as well as to accommodate medium density multiple family residences within the community.

##### **i) Residential Low Density District (R1)**

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

##### **ii) Two Storey Residences with Walkout Basements**

Guided by the site's natural topography, some portions of the R1 area have been proposed to allow two storey residences with walkout basements. Specifically, designation for walkout

basements is intended for the western half of the site in those areas backing onto treed open space, park areas, or public utility lots.

**iii) Residential R1A (Semi-Detached Dwelling)**

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

**iv) Residential R2 (Medium Density) District**

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

**3.3.2 Density**

The Neighbourhood Area Structure Plan area will supply approximately 119 multi-attached units, 22 to 34 semi-detached units (depending upon how these units are interspersed within the single family housing), and approximately 539 single-family lots. Calculating the above units with the Bylaw standard of 3.4 persons/unit for single family, 3.3 persons/unit for semi-detached unit, and 3.0 persons/multi-attached unit, the total expected population would be approximately



2301 persons (37.4 persons per hectare). This density is within City density standards of 45 persons per hectare.

### ***3.3.3 Commercial (Neighbourhood Convenience) District***

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

### ***3.3.4 Open Space and Parks***

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

#### ***i. Neighbourhood Park/School Site***

A substantial sized neighbourhood park to be combined with the area's school site is proposed in the centre area of the Lancaster South. The site is 4.75 hectare (11.73 acres). The school site is designated as a Catholic School, to accommodate students in kindergarten to grade 9. This may include a K-5 elementary or K-9 elementary school, or a grade 6-9 middle school, or any grade combination from K-9.

#### ***ii. Linear Pathways***

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

*iii. Parkettes*

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

*iv. Treed Open Space*

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

**3.3.5 Social Facilities**

Two social facilities sites are proposed for the Neighbourhood Area Structure Plan area. The first is a 0.13 hectare (0.32 acre) social care facility or day care or a retirement home site. It is designated in the south portion of the neighbourhood. This site is situated along the main collector roadway for ease of access. The second site is a 0.3 hectare (0.74 acre) church site to be located in the northwest corner of the plan. This site will provide a convenient approach to the church building as it is situated near the entrance to the neighbourhood's main arterial road (30<sup>th</sup> Avenue). Additionally, proximity to the arterial road is intended to limit the amount of additional traffic traveling through the neighbourhood.

### **3.3.6 Transportation**

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

#### *i) Arterial Roadways*

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

#### *ii) Collector Roadways*

The Neighbourhood Area Structure Plan area proposes 3 collector roads that will be linked to the above arterial roadway. Collector roads are to include: the extension of the existing Lancaster Drive intended to link to 30<sup>th</sup> Avenue at the entrance point, a roadway bordering the neighbourhood to the south, and a proposed roadway to travel through the centre of the community next to the school/park site.

#### *iii) Local Roadways*

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

#### *iv) Laneways*

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

v) *Bicycle and Pedestrian Paths*

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

**3.3.7 *Municipal Reserve***

The municipal reserve dedication for this Neighbourhood Area Structure Plan is as follows:

Natural treed areas	3.00	ha
Central School/Park Site	4.75	ha
Local parkettes	0.58	ha
<b>Total</b>	<b>8.33</b>	<b>ha</b>

**3.3.8 *Neighbourhood Parkettes and Natural Treed Areas***

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

**4.0 *Municipal Servicing***

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

**4.1 *Storm Sewer System***

One large storm water detention pond is required to service the neighbourhood. This pond will be located in the northwest portion of the Neighbourhood Area Structure Plan area. The exact volume of the storm water detention pond will be determined during actual construction phases.

Three other smaller ponds, one on the central school and park site, and two others in the TransAlta right-of-way will serve the area. The ponds in the right-of-way will take advantage of the existing natural wetlands and preserve them in part, as is possible. Major drainage is presented in Figure 4 and overall storm servicing is presented in Figure 5.

#### **4.2 Sanitary Sewer System**

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

#### **4.3 Water Distribution System**

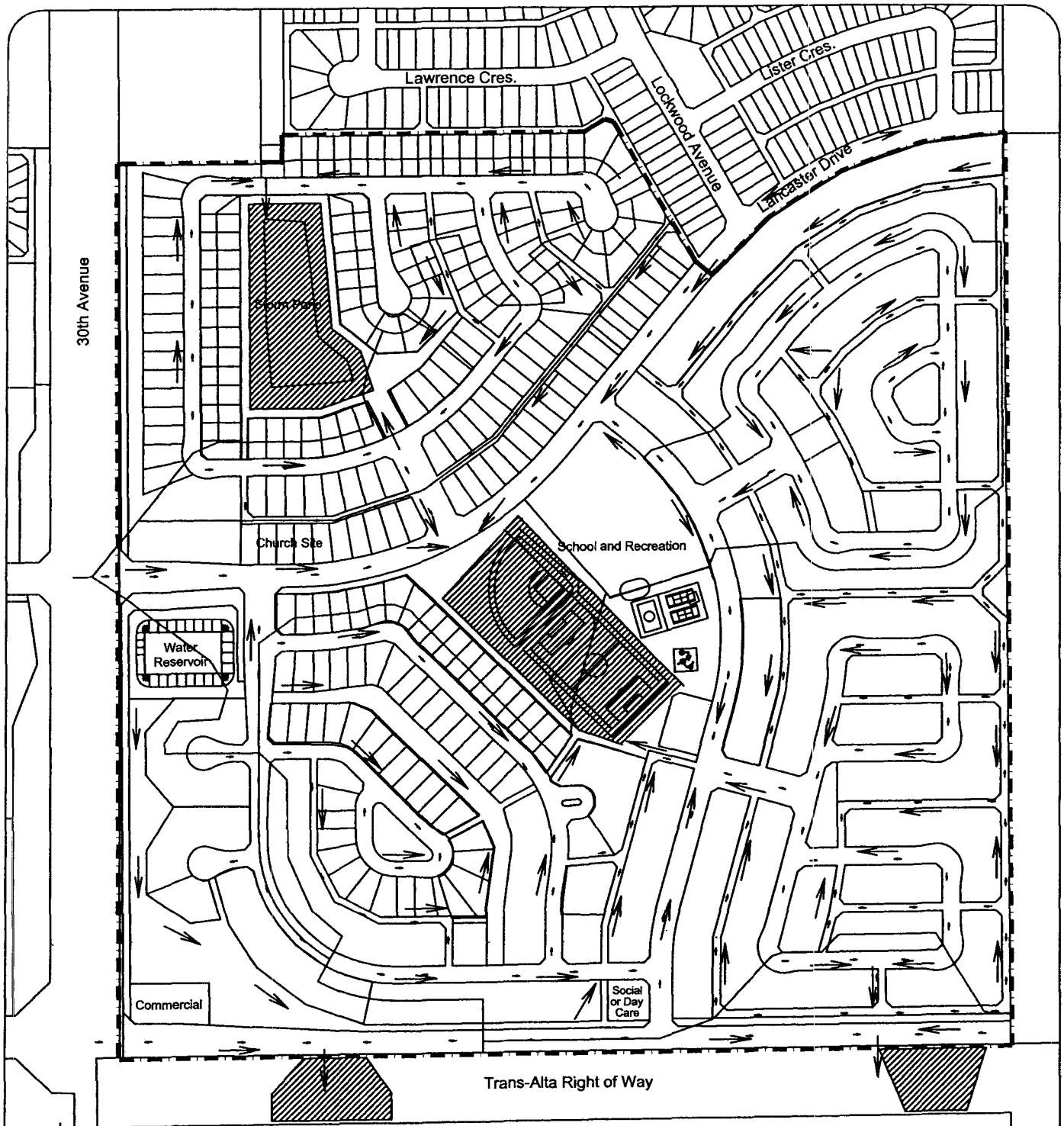
The overall water distribution system that is required to service the Lancaster South area is illustrated in Figure 7. As shown on Figure 7, a water reservoir site is to be located in the west central area of the plan, at the intersection of 30<sup>th</sup> Avenue and the entrance collector roadway into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

#### **4.4 Shallow Utilities**

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

### **5.0 Staging of Development**

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



**LANCASTER SOUTH**  
Neighbourhood Area Structure Plan  
Figure 4 - Major Drainage






Scale In Metres



Prepared by: RD Engineering Services  
and PCPS

October, 2001

-  Study Boundary
-  Drainage Pattern
-  Detention Pond

30th Avenue

Lawrence Cres.

Lockwood Avenue

Lister Cres.

Lancaster Drive

Church Site

School and Recreation

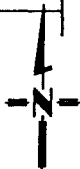
Water Reservoir

Commercial

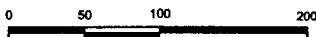
Social or Day Care

Trans-Alta Right of Way

# LANCASTER SOUTH Neighbourhood Area Structure Plan Figure 5 - Overall Storm Servicing



Scale in Metres



Prepared by: RD Engineering Services  
and PCPS

October, 2001

- Study Boundary
- Storm Utility
- Detention Pond

30th Avenue

Lawrence Cres.

Lockwood Avenue

Lister Cres.

Lancaster Drive

Storm Pond

Church Site

School and Recreation



Water  
Reservoir

Commercial

Social  
or Day  
Care

Trans-Alta Right of Way

# LANCASTER SOUTH Neighbourhood Area Structure Plan Figure 6 - Overall Sanitary Servicing

-  Study Boundary
-  Sanitary Utility

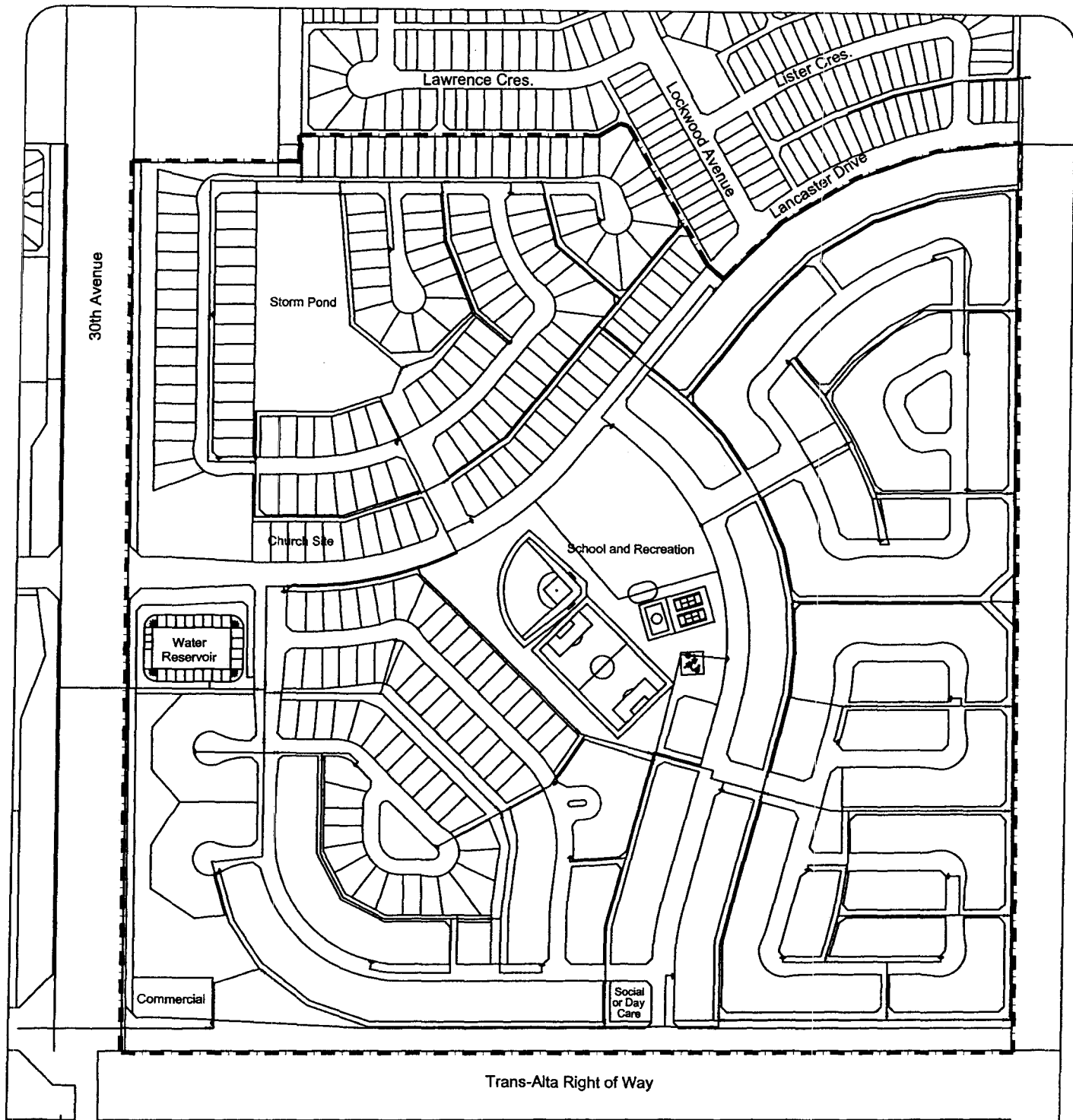
Scale In Metres

0 50 100 200

Prepared by: RD Engineering Services  
and PCPS

October, 2001

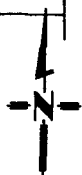




## LANCASTER SOUTH



### Neighbourhood Area Structure Plan

#### Figure 7 - Overall Water Servicing



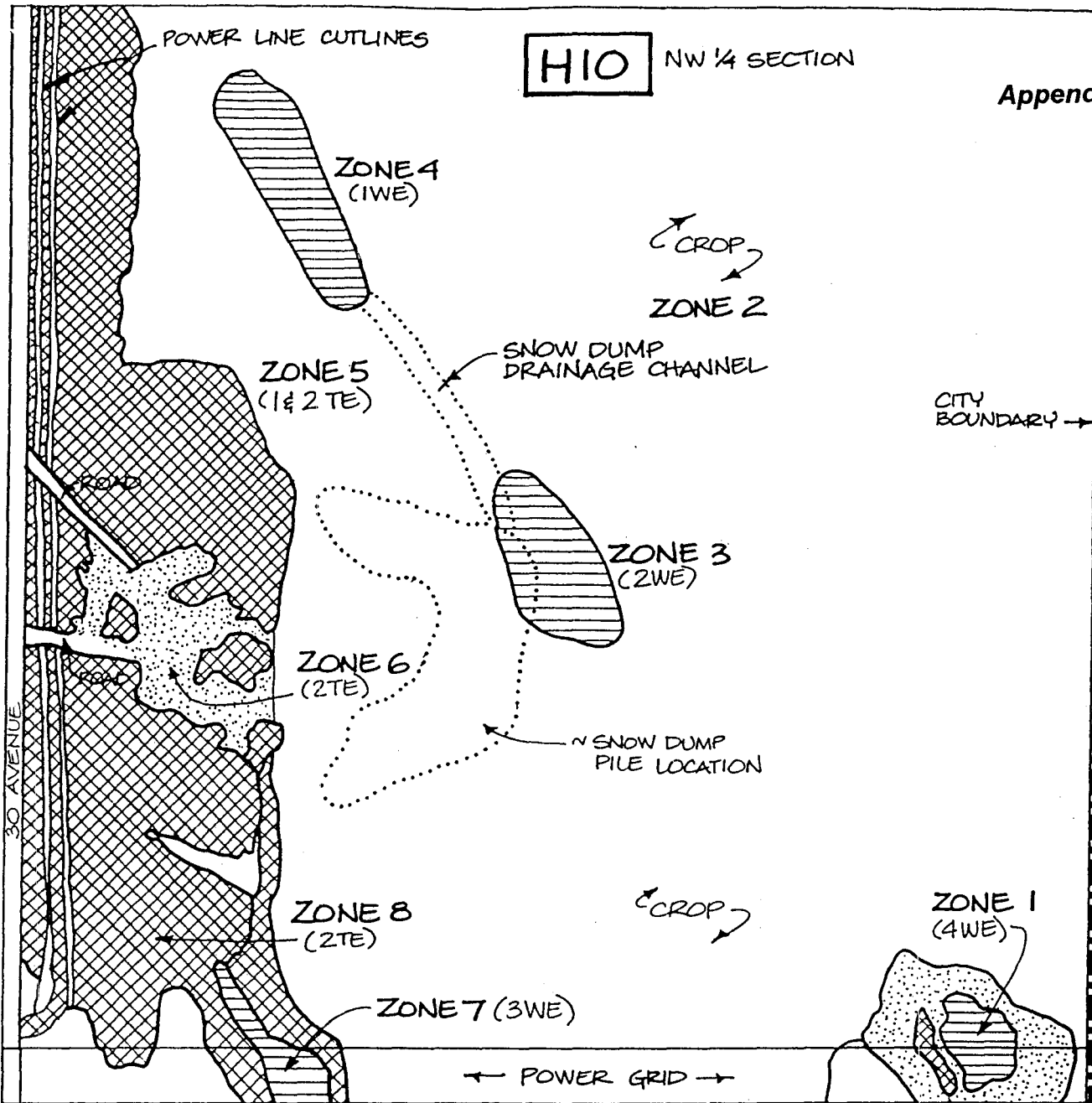
Scale In Metres

0 50 100 200

-  Study Boundary
-  Water Utility

Prepared by: RD Engineering Services  
and PCPS  
October, 2001

## ***Appendices***



## Appendix A

### LEGEND



TREES



WETLAND



GRASS

----- CITY BOUNDARY

### ZONE & HABITAT SITE NUMBER

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

ex) HIO - 2WE

GRID MAP  
SECTION OF  
LAND

HABITAT  
SITE  
NUMBER

MAPPING  
CODE

W = WETLAND

T = TREE

E = ECOSPACE



LANCASTER MEADOWS  
NATURAL (ECOSPACE) AREA

# Lancaster South Neighbourhood School & Park Site

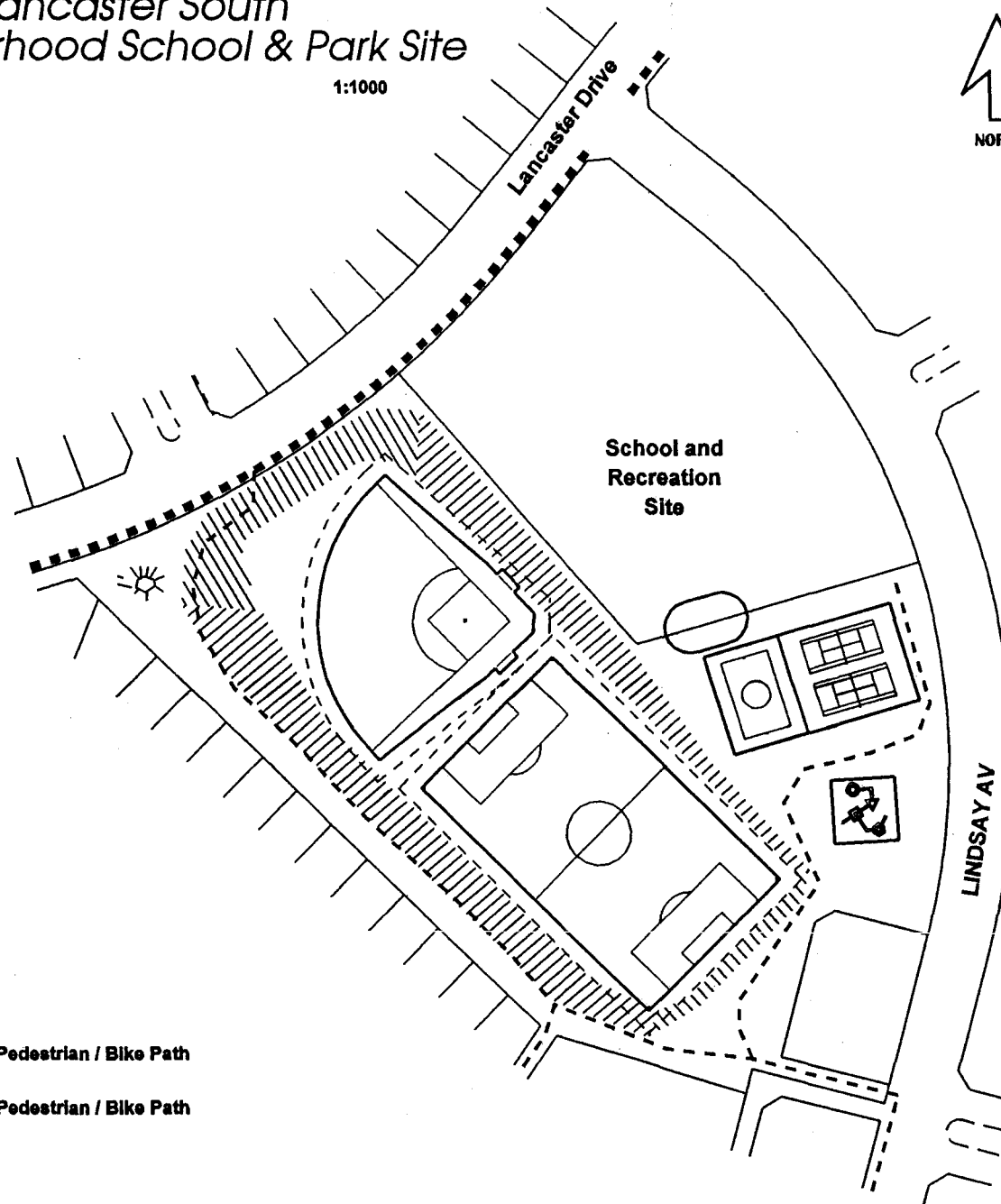
Oct. 2001

1:1000



- ■ ■ ■ 2.5m Pedestrian / Bike Path
- - - - 1.5m Pedestrian / Bike Path

Prepared by:  
The City of Red Deer Engineering Department



**BYLAW NO. 3156/SS-2001**

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

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

- 1 The "Land Use District Map "K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 36/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5<sup>th</sup> day of ~~November~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

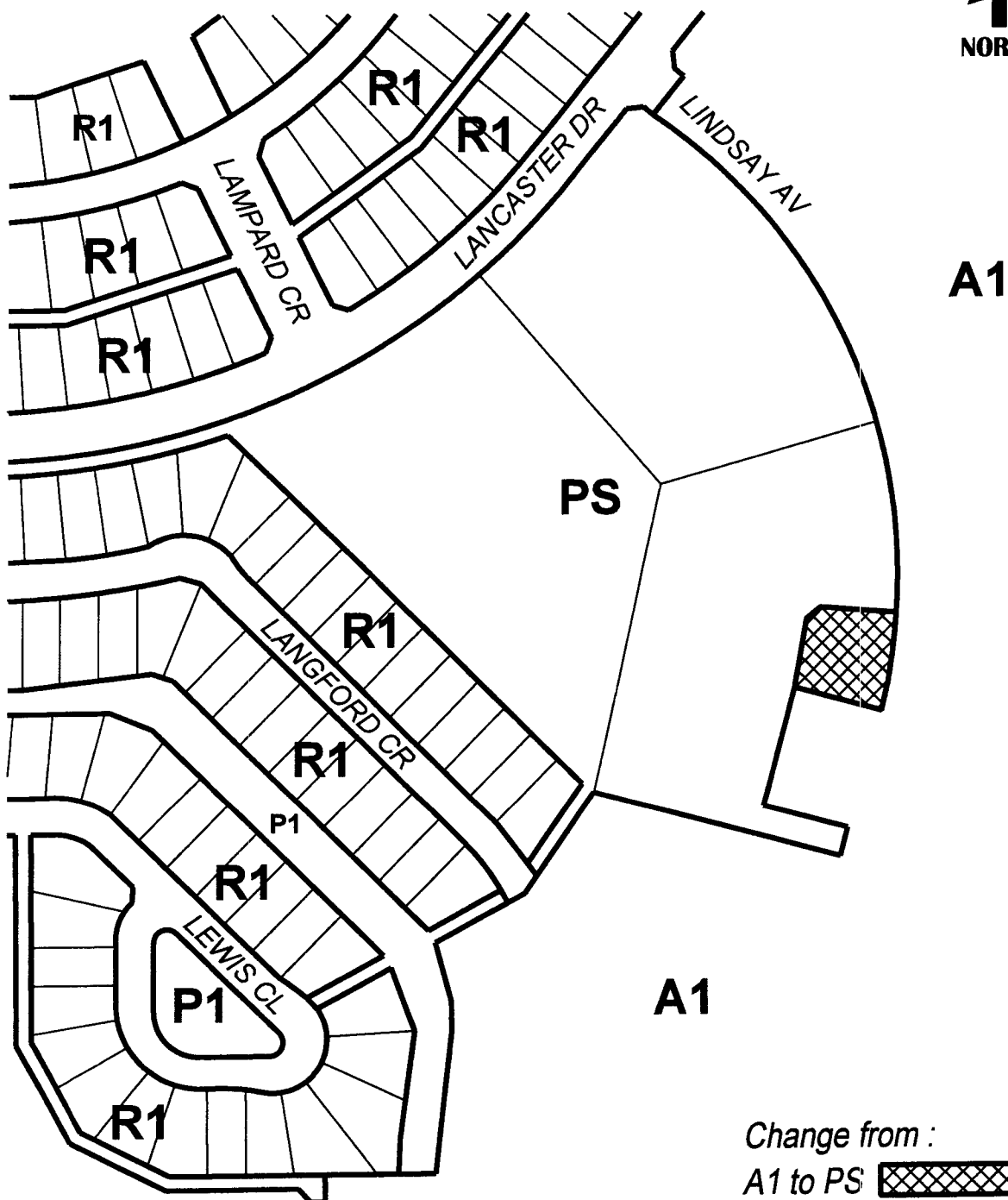
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

PS - Public Service (Institutional  
or Governmental)

Change from :

A1 to PS 

MAP No. 36 / 2001

BYLAW No. 3156 / SS - 2001

## ***Council Decision – Monday November 5, 2001***

**DATE:** November 6, 2001

**TO:** Don Batchelor, Recreation, Parks & Culture Manager  
Howard Thompson, Land & Economic Development Manager

**FROM:** City Clerk

**RE:** Lancaster Green Central Park Site – Land (Municipal Reserve) Purchase  
Part of NW 2-38-27-W4

---

***Reference Report:***

Recreation, Parks & Culture Manager and Land & Economic Development Manager , dated October 26, 2001.

***Resolutions:***

***Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager re: Lancaster Green Central Park Site – Land (Municipal Reserve), approves the purchase of 0.13± hectares of part of NW 2-38-27-W4, Lancaster Green Subdivision, by the Public Reserve Trust Fund for additional Municipal Reserve in the amount of \$46,875.00 plus GST subject to the passage of Neighbourhood Area Structure Plan Amendment Bylaw 3217/F-2001 and Land Use Bylaw Amendment 3156/SS-2001.

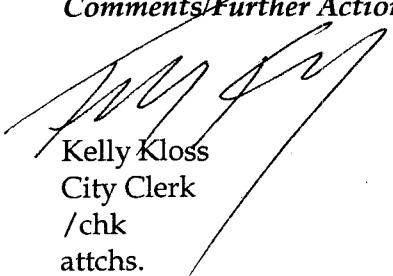
***Bylaw Readings:***

Neighbourhood Area Structure Plan Amendment Bylaw 3217/F-2001 and Land Use Bylaw Amendment 3156/SS-2001 were given first reading.

***Report Back to Council:***

Yes. A Public Hearing will be held on Monday, December 3, 2001 at 7:00 P.M. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***



Kelly Kloss  
City Clerk  
/chk  
attchs.

- c Director of Development Services
- Community Services Director
- Director of Corporate Services
- Inspections & Licensing Manager
- C. Adams, Administrative Assistant
- C. Kenzie, Administrative Assistant

# MEMO

**DATE:** October 26, 2001

**TO:** City Clerk

**FROM:** Don Batchelor, Recreation, Parks & Culture Manager  
Howard Thompson, Land & Economic Development Manager

**RE:** Lancaster Green Central Park Site - Land (Municipal Reserve) Purchase  
Part of NW 2-38-27-W4

---

## Background:

In the process of designing the Lancaster Green Central Park site, it became apparent that there was not enough land to properly locate all the standard parks facilities on this  $4.6 \pm$  hectare site. This is primarily due to the large area, shape and elevation changes required for the detention pond. When combined with the standard 1.4 hectares allocated to the new Catholic Junior High School site, the remaining area resulted in a very crowded and unattractive park layout. Also, a strip of single family lots and a potential day care site extend into the park site fronting onto Lindsay Avenue that further hampers this site.

In discussions with the Red Deer Regional Catholic Division #39 and Group 2 Architects, their design committee is prepared to work with the City to accommodate the neighborhood community shelter into the school structure and share some parking, which will help alleviate some of the layout problems. However, the optimal design, as shown on the attached revised park facility site plan, recommends the expansion of the park site by purchasing additional land. In order to proceed, City Council's consideration is required to purchase  $0.13 \pm$  hectares from the Lancaster Green Subdivision by the Public Reserve Trust Fund for additional Municipal Reserve. Also, Council approval is required to amend the Lancaster Green Neighborhood Area Structure Plan as presented in the report from Parkland Community Planning Services.

## Financial Implications:

Lancaster Green has already dedicated in excess of 14% to Municipal Reserves, versus the required 10%, to preserve the natural vegetation and green space into the design features of this subdivision. The sale of the remaining developable land in the subdivision will recoup the overall subdivision expenditures, such as land costs, offsite levies and capital costs for services, resulting in a return on investment to the City. In general, once roads and Municipal reserves are taken out of the total area of subdivision, the remaining developable land works out to around 6 average residential lots per hectare. In this case, although the day care site is only  $0.13 \pm$  hectares, however, the subdivision is foregoing potential revenue generation on approximately 2.5 fully serviced average residential lots. On the other hand, the subdivision will save the marginal capital costs from not having to extend services to this site.

.../2



# MEMO

53

City Clerk  
October 26, 2001  
Page 2

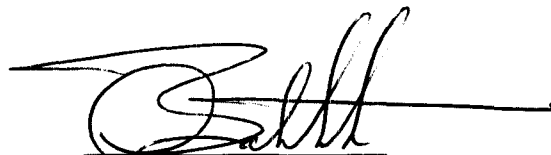
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With the above in mind, the purchase price was determined by the administration to be \$46,875.00 plus GST. This amount reflects the current market value of raw land plus the offsite levies and boundary improvement charges for Lindsay Avenue that each of these 2.5 lots would have contributed to the overall subdivision account. The Public Reserve Trust Fund is the recommended funding source for this acquisition, which presently has a balance of \$515,000.00.

Recommendation:

That Council approve the purchase of 0.13± hectares of Part of NW 2-38-27-W4, Lancaster Green Subdivision, by the Public Reserve Trust Fund for additional Municipal Reserve for the purchase price of \$46,875.00 plus GST.

  
Howard Thompson

  
Don Batchelor

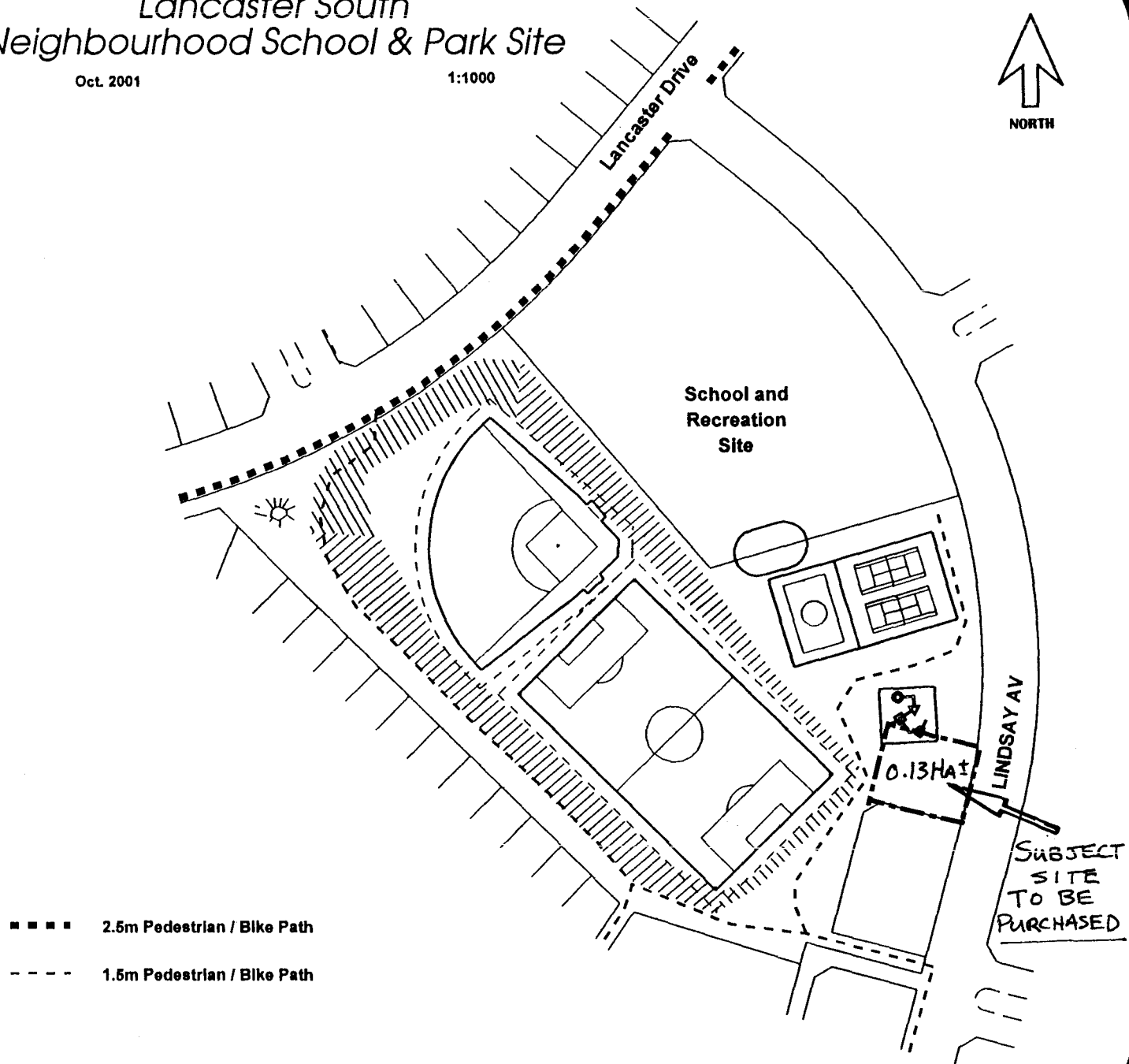
Attachment

- c. Colleen Jensen, Director of Community Services  
Bryon Jeffers, Director of Development Services

# Lancaster South Neighbourhood School & Park Site

Oct. 2001

1:1000



--- 2.5m Pedestrian / Bike Path

--- 1.5m Pedestrian / Bike Path

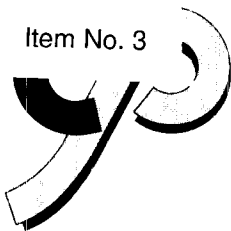
Prepared by:  
The City of Red Deer / Engineering Department

***Comments:***

We agree with the recommendations of the City Administration. A Public Hearing for the Neighbourhood Area Structure Plan Amendment and Land Use Bylaw Amendment will be held on Monday, December 3, 2001 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



**DATE:** October 29, 2001

**TO:** Kelly Kloss, City Clerk  
**CC:** Colleen Jensen, Director of Community Services

**FROM:** Johan van der Bank, Planner

**RE:** Bylaw Amendment No. 3156/RR – 2001  
Map No. 35/2001  
Proposed redistricting of Lots 1 to 4, Block 2, Plan 8324 ET  
from R2 to R3 (condominium multiple family building)  
Meadowglen Developments Ltd.

---

## **PURPOSE AND BACKGROUND**

This report serves to provide Council with the background and recommendation on a redistricting proposal, submitted by Mr. Allen Trites of Meadowglen Developments (refer to the attached letter dated January 3, 2001, in Attachment 1). Since the initial proposal for a 38 unit adult condominium apartment building on five lots, Mr. Trites were unsuccessful in securing ownership of Lot 5, and the proposal has been scaled down to a 24 unit condominium apartment building on four lots only. The proposal to be considered is for the redistricting of Lots 1 to 4, Block 2, Plan 8324 ET from R2 Residential (Medium Density) District to R3 Residential (Multiple Family) District. The application site located at 3501, 3503, 3505 and 3507, 49 Avenue, measures 2,173.9 m<sup>2</sup> and is presently developed with four detached dwellings.

Under the present R2 land use designation a multiple family building is a discretionary use. The developer is requesting the redistricting of the property to R3 to allow for the construction of a higher density multiple family building in excess of the development standards of the R2 District.

The preliminary building plans (attached in Attachment 2) indicate that the following relaxations of the development standards in the R3 District will be required if the site is redistricted:

- The maximum site coverage requires a relaxation of 67.6 m<sup>2</sup> or 7.8%.
- The minimum lot area requires a relaxation of 154 m<sup>2</sup> or 6.6%.
- The front and rear yards both require relaxations of 2.9 m or 38.7% each.
- The east side yard requires a relaxation of 0.77 m or 8.5%.
- The west side yard requires a relaxation of 1.4 m or 15.5%.

In considering this request for redistricting from R2 to R3, Council should address the planning rationale for the land use designation. However, the actual building plans and

any relaxations of development standards that might be required if the property is redistricted will be considered by Municipal Planning Commission through the development permit application process.

### **NEIGHBOURHOOD MEETING**

Planning staff considered the proposal as potentially having an impact on its immediate surroundings, and advised the developer that a neighbourhood meeting should be held to discuss the proposal with area residents. The neighbourhood meeting was hosted by planning staff on October 17, 2001. Twenty five residents and landowners attended the meeting.

A number of concerns regarding the proposed development were raised and recorded at the meeting. Generally area residents are in opposition to the proposed redistricting. Fourteen comment sheets were submitted, of which twelve are in opposition and two in support of the proposal. A petition against the proposed redistricting was submitted, signed by 38 persons, some of whom had been present at the meeting and had submitted comment sheets. Copies of the attendance sheet, the comment sheets and the petition were circulated to Council under separate confidential cover.

Concerns from the meeting, the comment sheets and the petition are summarized and addressed below:

<b>RESIDENTS' CONCERNS</b>	<b>STAFF RESPONSES</b>
<p>1. What would the impact of this development be on traffic volumes, traffic flow and possible traffic congestion along 35 Street and 49 Avenue? Residents are concerned that the proposed entrance to the underground parking from 35 Street could create hazardous traffic conditions, especially with regard to school children, because it is directly opposite the playground of Ecolé la Prairie and the school bus stop. One may expect cars to be parked on the street, which would reduce visibility and create traffic hazards, not only for the school children, but also for the many seniors who live in the area.</p>	<p>The City's traffic engineer indicated that during the busiest one hour of any particular day there would be around 25 vehicles in/out of the underground parking on 35 Street and the lane accesses on 35 and 36 Streets. Theoretically this traffic volume would be perceived as two vehicles in approximately every five minutes for the peak traffic hours in the morning and evening (several vehicles often arrive and depart at the same time, so the effect would be minimized).</p> <p>The proposed development would generate 17 more vehicles per peak hour than would be the case if the four single family homes continue to exist. The impact of the additional traffic generated by the proposed development on traffic flows and congestion would therefore be minor.</p> <p>The afternoon peak traffic hour, which occurs from 4:30 p.m. to 5:30 p.m., does not coincide with the time that school buses and parents would pick up children from the school, which takes place when school comes out at 3:20 p.m. The morning peak hour is from 7:30 a.m. to 8:30 a.m. while the first school buses arrive at the school at 8:30 a.m. There would thus not be a direct conflict between the peak vehicle traffic hour and the school traffic.</p>

RESIDENTS' CONCERNS	STAFF RESPONSES
2. If the development is approved, the access to underground parking should be relocated to the lane.	Relocation of the entrance to the underground parking would not be considered, because the developer intends to continue trying to purchase Lot 5 for inclusion into the proposed development. If this is successful, the intent is to provide ingress to the underground parking from 35 Street and egress from the underground parking to 36 Street.
3. A back door to the multiple family building should be provided to allow convenient access from the rear parking area as well as to the garbage enclosure.	This is a good suggestion; it will be considered by the developer and referred to Municipal Planning Commission.
4. What would the impact of this development be on transit routing, and if the existing transit route is revised to continue along 49 Avenue north of 35 Street, this will be a severe impact on the neighbourhood and create traffic problems.	The City's transit manager indicated that from a transit use perspective, any multiple family building proposed in close proximity to a major transit corridor, would be supported (provided it meets the Land Use Bylaw requirements), because these buildings bring higher population densities to support transit use. The transit department presently prefers to route transit along the same routes in both directions. Because 49 Avenue north of 35 Street is not upgraded to a transit route standard and because the intersection of 37 Street into Gaetz Avenue is a right-in-right-out, it is not desirable to route transit vehicles along 49 Avenue north of 35 Street. The existing transit route is along 49 Avenue and 35 Street to Gaetz Avenue. The bus stop is within walking distance of the subject property. If demand justifies, a bus stop could be located at the corner of 49 Avenue and 35 Street, directly opposite the proposed development.
5. What would the impact of this development be on parking congestion (residents' second vehicles and visitor vehicles) along 35 Street and 49 Avenue?	The proposed development provides more on-site parking than what is required by the Land Use Bylaw for residents and visitors.
6. What would the impact of this development be on the density of the area? The proposed development would add too many households (4 existing vs. 24 proposed) to the area, which presently has a quiet atmosphere. The additional noise, traffic and people would make this a very different neighbourhood.	Presently four additional dwelling units could be built as permitted uses. The R2 land use designation allows for a multiple family building of approximately 16 units to be built as a discretionary use. The proposed development of 24 units (i.e. six one bedroom and eighteen two bedroom units) would result in eight more units than what could presently be developed on the property. At the currently applied persons per unit standards of 2.4 and 3.0 respectively for one and two bedroom units, the development could accommodate 69 persons. This would yield a density of 318 persons per hectare. Several apartment buildings exist along 49 Avenue nearby as well as several seniors' residences. The area is predominantly designated as R2 and R3. There are no low density land use designations in the area (i.e. R1, R1A and R1N).

RESIDENTS' CONCERNS	STAFF RESPONSES
<p>7. The size of proposed building seems to be excessive. It is in the middle of the community. Due to its proposed height of approximately 13 m it would block views of the sunset presently enjoyed by residents of dwelling units to the east of the subject property. It would dominate its immediate surroundings and reduce the privacy and enjoyment of other properties. There is a concern that the values of some properties could be adversely affected. The proposed development is perceived as being out of character with this neighbourhood. The developer is asking for too many relaxations. Other developers were able to develop projects in the same block that are more considerate of the present character.</p>	<p>The existing R2 land use designation allows a three storey multiple family building as a discretionary use, with potentially the same impact on surrounding properties. Four other multiple family buildings exist along 49 Avenue, i.e. 'in the middle of the community'. Tree planting along the east boundary to screen the dwellings along the lane could possibly be required as a discretionary use development permit condition.</p> <p>This redistricting proposal deals only with the land use designation. Matters such as the relaxation of development standards will be dealt with at the development permit stage, when area residents would be notified of the discretionary use application and any relaxation that might be requested at the time.</p>
<p>8. The City should prepare an Area Redevelopment Plan (ARP) for this area, because there will be more proposals similar to this one and without a community vision, there would be no guidelines and development of this area would proceed without direction.</p>	<p>This request came from one person at the neighbourhood meeting.</p> <p>The community comprises the area between 32 Street, Gaetz Avenue, Rotary Park on 43 Street and Kin Canyon, and consists of 32 detached dwelling units (most of which are located along 49 Avenue), five multiple family buildings, one semi-detached dwelling, several seniors' lodges and a mixture of highway commercial uses. A French immersion elementary school, a neighbourhood park and a portion of the Waskasoo Park system take up a considerable land area. The detached dwellings are fairly old, but many of them are still well maintained. With the recent commercial development on the South Hill (e.g. Gaetz Crossing and South Point Common) it is probable that developers could seek opportunities for increased residential development, and in that event the area in question likely would be a desirable option.</p> <p>There are merits for considering the preparation of an ARP for this area. However, considering the fact that this request came from one person at the neighbourhood meeting and that the area does not have a community association to represent it, some ground work is required, because an ARP project is usually undertaken upon the request of the community as a whole and with their willingness to assist in its preparation (e.g. Steering Committee). It should also be considered that other areas of the City are in line for an ARP process for their respective areas and the needs in this regard should be prioritized to account for staff availability. Staff could not be committed to an ARP process at this time.</p>

RESIDENTS' CONCERNS	STAFF RESPONSES
9. Residents are concerned that upgrades to sewer and water infrastructure would be added to their property taxes.	The cost of upgrades to sub-surface infrastructure required to accommodate a new building would be charged to the developer. The City's Engineering Services Department indicated that if the lane needed to be paved, and because such an improvement would benefit all users of the lane, all property owners along the lane would have to contribute to the cost. The contribution from each property owner would be apportioned according to the assessed value of their respective properties.

Planning staff undertook to provide residents with answers to their questions by means of a follow-up newsletter prior to the public hearing for the redistricting application, and also to inform the attendees of the date and time of the public hearing.

The following supportive comments were recorded at the meeting:

- The developer's proposal shows that he is prepared to put up a high quality multiple family building that would make a positive contribution to the area and enhance 49 Avenue. The existing properties are old and small homes with large lots that are not well maintained.
- The proposed building will attract mature upscale owners, who will bring stability and maintenance to the area, thereby appreciate the value of surrounding properties.

## **PLANNING ANALYSIS**

### **Site Development**

In considering this redistricting application it is important to understand the differences between the R2 and R3 Districts, which are outlined below:

	R2 DISTRICT	R3 DISTRICT
General purpose of the district	To provide for various forms of medium density residential development as discretionary uses, i.e. semi-detached dwellings, multi-attached dwellings and multiple family buildings.	To provide for various forms of medium and high density residential development as either permitted uses or discretionary uses.
Is 'multiple family building' a permitted use?	No.	Yes, up to a maximum of 90 persons/ha (or $\pm$ 38 units/ha). For the subject property, which is smaller than $\frac{1}{4}$ of a hectare, this would be a maximum of 20 persons (or $\pm$ 9 units).
Is 'multiple family building' a discretionary use?	Yes, without any restriction on the number of persons per hectare. MPC would consider the discretionary use application and the density being applied for.	Yes, if the proposed development is at a density higher than 90 persons per hectare. MPC would consider the discretionary use application and the density being applied for.



	R2 DISTRICT	R3 DISTRICT
Minimum floor area required for multiple family units.	60 m <sup>2</sup>	37 m <sup>2</sup>
Maximum site coverage	40% of site area	40% of site area
Maximum building height	Three storeys	More than three storeys
Front yard	7.5 m	7.5 m
Side yard	66% of building height, with a minimum of 3 m	66% of building height, with a minimum of 3 m
Rear yard	7.5 m	7.5 m
Minimum landscaping	35% of site area	35% of site area
Parking	The parking standards are the same	
Minimum lot area required	74 m <sup>2</sup> per bachelor unit 111 m <sup>2</sup> per one bedroom unit 139 m <sup>2</sup> per two or more bedroom units	55 m <sup>2</sup> per bachelor unit 82 m <sup>2</sup> per one bedroom unit 102 m <sup>2</sup> per two or more bedroom units

From the above information it is evident that many of the development standards for R2 and R3 are identical. Significant differences occur in minimum floor area, minimum lot area and guaranteed density. The proposal submitted with the redistricting application clearly is for a multiple family building in excess of the density allowed as a permitted use, so it is evident that, if the property is successfully redistricted to R3, the developer would need to apply to Municipal Planning Commission for a discretionary use development permit. It is during the development permit application process that MPC will consider the relaxation of development standards such as yard setbacks, minimum lot area, minimum floor area and density (number of persons or units). Any decision of MPC could be appealed by adjoining landowners.

The only other guaranteed development right that the developer would have under the R3 designation over and above that which he presently has under R2, is to build a social care residence as a permitted use.

The developer was encouraged and will continue to negotiate with the owner of Lot 5 in order to incorporate it into the proposed development. However, should this not be successful, Lot 5 would stand on its own and would still be developable under its existing R2 designation. As an example, Lot 6 in the same Block and Plan and of the exact dimensions and size, was recently developed with a high quality three plex.

### **Sustainable City Growth**

Partly due to its designation for medium to higher density residential development in close proximity to a major transport corridor (i.e. Gaetz Avenue), the subject area will likely accommodate future City growth through redevelopment projects. Accommodating higher residential densities in this particular area of the City is not necessarily impractical or undesirable and could in fact be considered prudent in view of the impetus for sustainable City growth. Sustainability is a relevant topic in urban growth management today. In general terms, when considering land consumption in urban growth management, 'sustainability' refers to using resources, including land, more efficiently.

The Municipal Development Plan reflects the goal of sustainable City growth, where residents identified that the City should be more proactive in applying the principles of sustainable development to residential development so as to reduce urban sprawl and conserve agricultural lands for as long as possible (Municipal Development Plan, Bylaw 3214/98, p. 32). One of the residential development policies of the MDP is to encourage infill projects, which will contribute positively to neighbourhood quality and image, in older neighbourhoods where adequate capacity in infrastructure systems and community services exist and allowing for neighbourhood input at the design stage. Where possible the City will prepare Area Redevelopment Plans for those neighbourhoods which display potential for residential infill development, through the active participation of the neighbourhood association and other interested parties (Municipal Development Plan, Bylaw 3214/98, p. 35).


The following factors indicate that the location of the subject property presents an opportunity for an infill development that would meet the guidelines of the MDP:

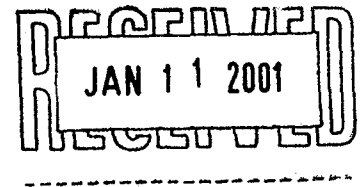
- The property is located on a transit route and is within walking distance of an existing transit stop. This makes it convenient and efficient for residents to use public transit, which is one of the objectives of sustainable communities.
- The property is located within a commercial and transport corridor, meaning that it is within one block from a major arterial route flanked by highway commercial development. This means that it is within close proximity of shops and services and that most short distance trips could be undertaken by walking or cycling.
- The property is located adjacent to the City-wide park system, which means that it offers direct access to trails and recreation opportunities.
- The property is close to the hospital, Downtown and other places of employment.
- The local area has several other apartment buildings nearby (e.g. Checkmate Court, two smaller buildings in 49 Avenue as well as senior's residences along 34 Street).
- The property is located in a transitional neighbourhood, which means that this area is an older part of the City where the existing land use designation (R2) allows higher density land uses. It also implies that new developments involve the demolition of older buildings (in particular detached dwellings) and consist of multiple family or multi-attached buildings.

Planning staff offer the opinion that the subject property is identifiable as a site suitable for the implementation of higher densities in pursuit of sustainable development practices.

### **RECOMMENDATION**

It is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/RR-2001 as shown on Map No. 35/2001.

  
 Johan van der Bank, TRP (SA)  
 Planner  
 attachments



JANUARY 3, 2001

PARKLAND COMMUNITY PLANNING SERVICES  
SUITE 404, 4808 ROSS STREET  
RED DEER, ALBERTA  
T4N 1X5

ATTENTION: PAUL MEYETTE

DEAR SIR:

RE: SOUTH HILL DEVELOPMENT

WE ARE PROPOSING THE DEVELOPMENT OF A 38 UNIT ADULT CONDOMINIUM APARTMENT BUILDING ON LANDS WE OWN LOCATED AT 3501, 3503, 3505 AND 3507 - 49 AVENUE, RED DEER, ALBERTA. LEGALLY DESCRIBED AS PLAN 8324ET, BLOCK2, LOTS 1, 2, 3 AND 4. WE ARE IN THE PROCESS OF TRYING TO PURCHASE 3509 - 49 AVENUE IN ORDER FOR THE PROPOSED DEVELOPMENT TO GO AHEAD, WHEN APPROVED. AS INDICATED ON THE SITE PLAN THE BUILDING WOULD ENCOMPASS FIVE (5) LOTS BEING BORDERED BY 35 STREET ON THE SOUTH SIDE AND 36 STREET ON THE NORTH SIDE.

IN ORDER TO SATISFY DENSITY REQUIREMENTS WE ARE REQUESTING PARKLAND PLANNING TO CONSIDER RE-ZONING THESE LANDS FROM R2 TO R3.

SHOULD YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE DO NOT HESITATE TO CONTACT THE WRITER AT YOUR EARLIEST OPPORTUNITY.

TRUSTING THE ABOVE TO BE IN ORDER I REMAIN

YOURS TRULY

A handwritten signature in black ink, appearing to read "Allen Trices".

ALLEN TRICES  
PRESIDENT

**SITE PLAN**  
SCALE 1"=10'-0"

SCALE 1'-0"=0'

LEGAL DESCRIPTION	101-110-4

LOT: 1 to 4  
BLOCK: 2  
PLANT:  
3601 - 49 Ave  
RED OIL, AB.

## LANDSCAPING LEGEND

OVERALL PLANTINGS

[illegible][illegible]

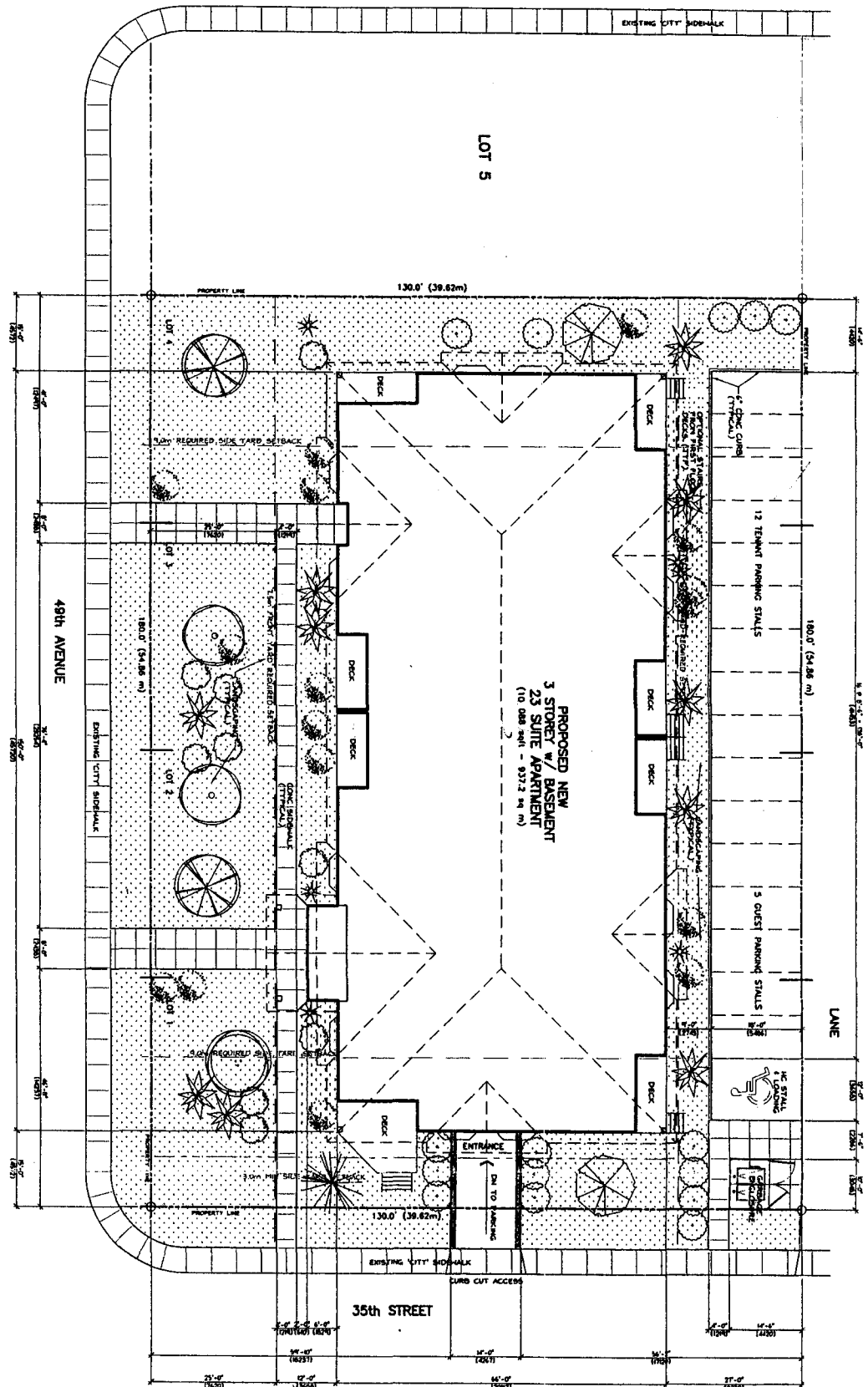
## BYLAW INFORMATION

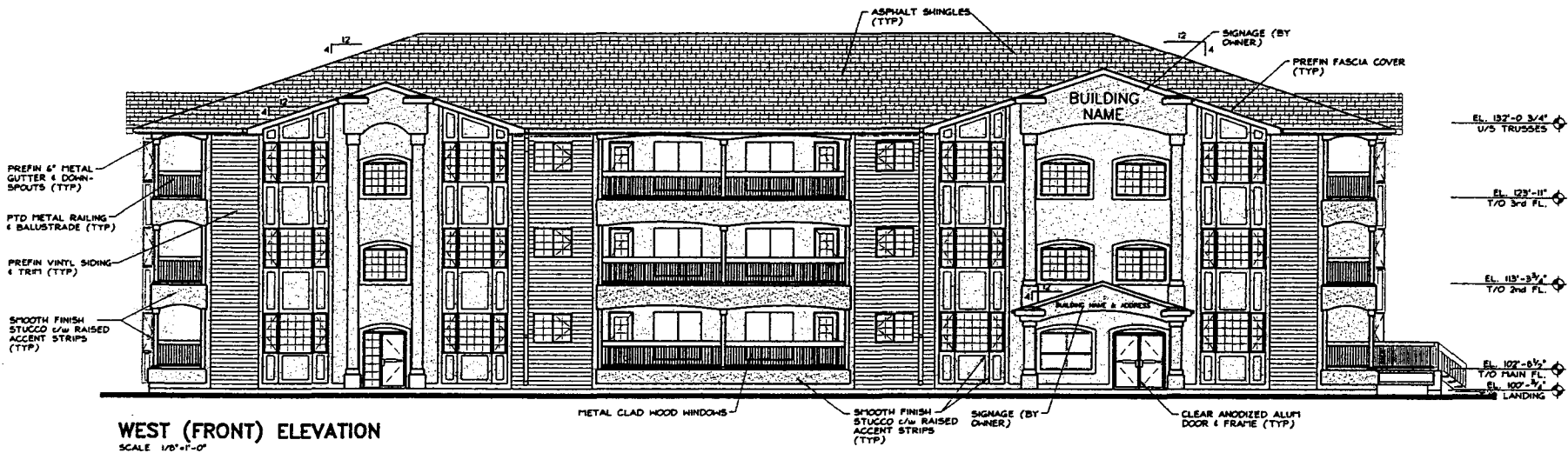
[illegible]

**LANDSCAPING:**

PROVIDED: 505 and (new sign)  
 PARKING:  
 REQUIRED: 1.5 per 1,000 (1.5 x 2) =  
 3.0 per 1,000 (3.0 x 2) =  
 1 per 5 suites TOTAL  
 PROVIDED: BASEMENT GARAGE = 23  
 ON SITE PROVIDED = 40  
 TOTAL PROVIDED = 63  
 LOADING ZONE:  
 REQUIRED: 1 A  
 PROVIDED: 1 (still/s), 3.7m x 5.8m

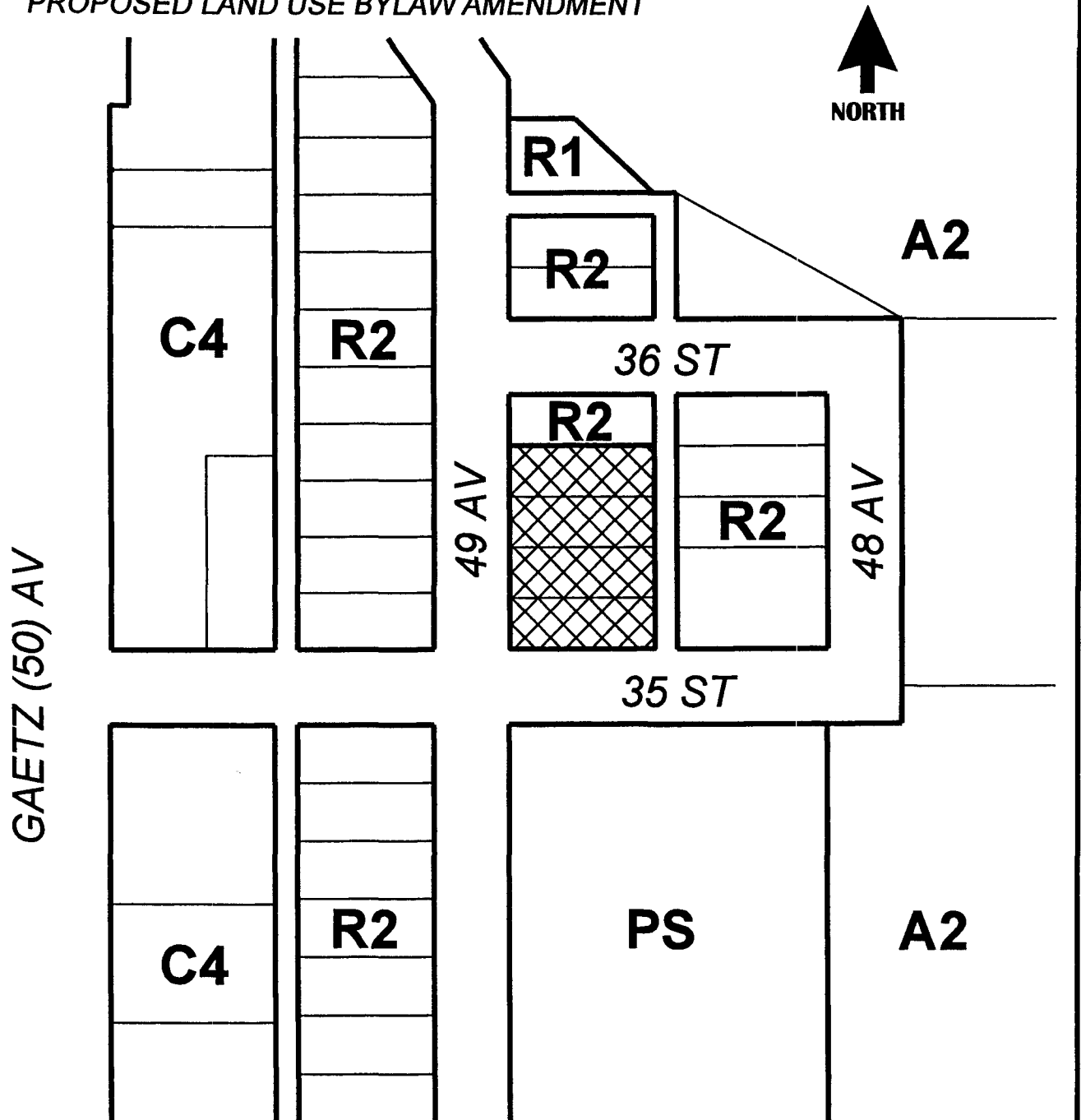
## A.B.C. INFORMATION

[illegible]



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

Change from :

R2 to R3 

MAP No. 35 / 2001

BYLAW No. 3156 / RR - 2001

***Comments:***

We agree with the recommendations of Parkland Community Planning Services. A Public Hearing will be held on Monday, December 3, 2001 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

DATE: November 6, 2001

TO: City Council

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/RR-2001  
Proposed Redistricting of Lots 1 to 4, Block 2, Plan 8324 ET  
From R2 Residential Medium Density to R3 Residential Multiple Family District  
Meadowglen Developments Ltd.

---

**FILE**

### *History*

At the Monday, November 5, 2001 meeting of Council, Land Use Bylaw Amendment 3156/RR-2001 was given first reading.

Land Use Bylaw Amendment 3156/RR-2001 provides for the redistricting of Lots 1 to 4, Block 2, Plan 8324 ET from R2 Residential Medium Density District to R3 Residential Multiple Family District to allow for the construction of a higher density multiple family building in excess of the development standards of the R2 district. The maximum height of the building is three stories.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> & 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk



## Council Decision – Monday November 5, 2001

DATE: November 6, 2001

TO: Johan van der Bank, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/RR-2001  
Proposed Redistricting of Lots 1 to 4, Block 2, Plan 8324 ET  
From R2 Residential Medium Density to R3 Residential Multiple Family District  
Meadowglen Developments Ltd.

**FILE**

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### *Reference Report:*

Parkland Community Planning Services, dated October 29, 2001.

### *Resolution:*

*Resolved* that Council of the City of Red Deer having considered the report from Parkland Community Planning Services dated October 29, 2001 re: Land Use Bylaw Amendment 3156/RR-2001 hereby agree with the recommendations outlined in said report subject to said bylaw including a three storey development limitation.

### *Bylaw Readings:*

The bylaw was given first reading. A copy of the bylaw is attached.

### *Report Back to Council:*

Yes. A Public Hearing will be held on Monday, December 3, 2001 at 7:00 P.M. in Council Chambers during Council's regular meeting.

### *Comments/Further Action:*

Land Use Bylaw Amendment 3156/RR-2001 provides for the redistricting of Lots 1 to 4, Block 2, Plan 8324 ET from R2 Residential Medium Density District to R3 Residential Multiple Family District to allow for the construction of a higher density multiple family building in excess of the development standards of the R2 district. The maximum height of the building is three stories.

This office will now proceed with the advertising for a Public Hearing. Meadowglen Developments will be responsible for the advertising costs in this instance and a copy of the letter sent to them is attached for your information.

  
Kelly Kloss

City Clerk

/chk

attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- C. Kenzie, Administrative Assistant

## BYLAW NO. 3156/RR-2001

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

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

1. The "Land Use District Map G7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 35/2001 attached hereto and forming part of the bylaw.
2. New sub-section 54 (10) is added as follows:
  - (10) Notwithstanding any other provision of this bylaw, the height restriction of V14 on Lots 1 to 4, Block 2, Plan 8324 ET shall simultaneously be a restriction to a maximum number of three storeys.

READ A FIRST TIME IN OPEN COUNCIL this      5<sup>th</sup>      day of ~~November~~      AD 2001.

READ A SECOND TIME IN OPEN COUNCIL this      day of      AD 2001.

READ A THIRD TIME IN OPEN COUNCIL this      day of      AD 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this      day of      AD 2001.

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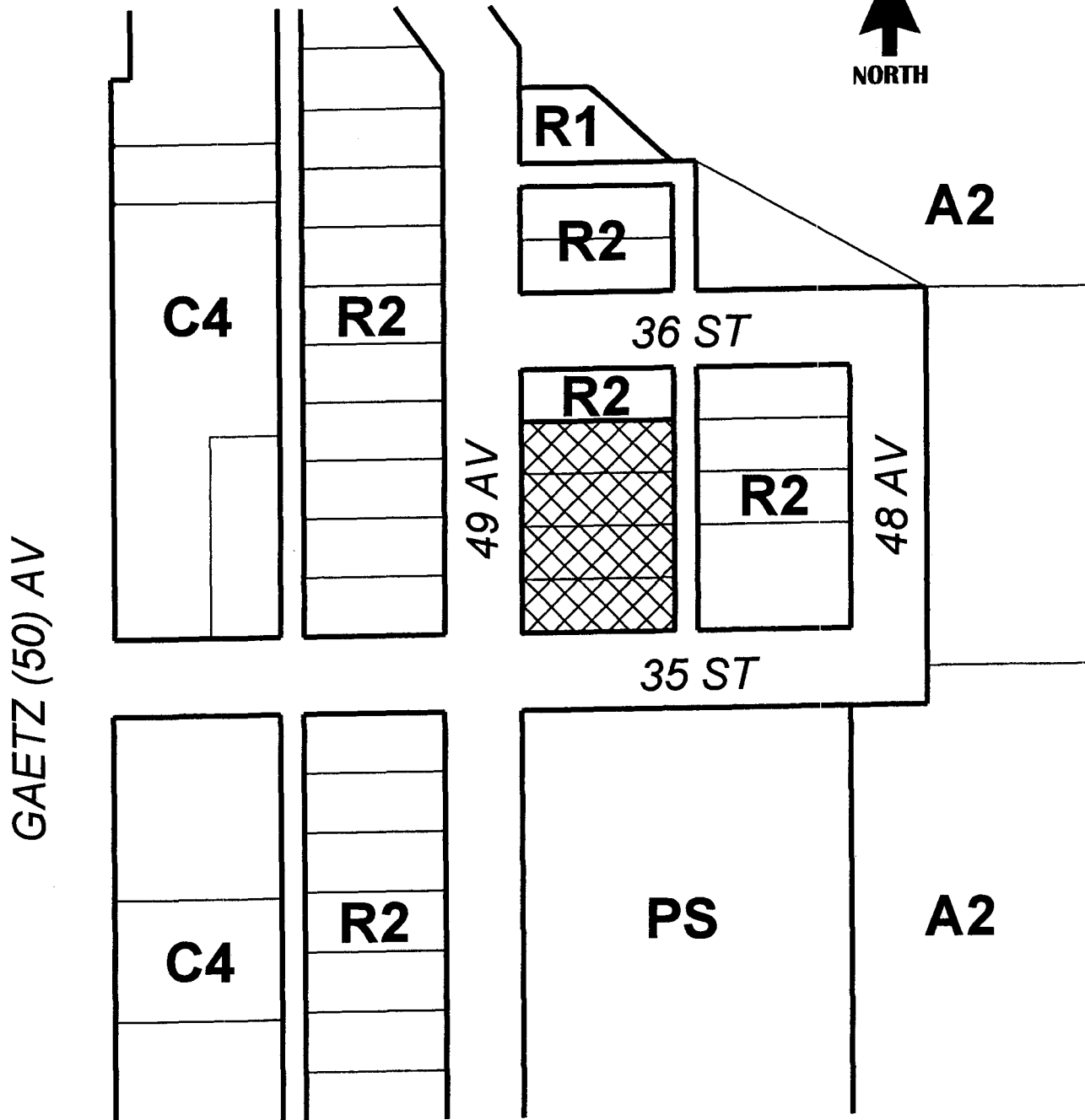
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

Change from :

R2 to R3-V14-Sec 54(10)



MAP No. 35 / 2001

BYLAW No. 3156 / RR - 2001



**Office of the City Clerk**  
November 6, 2001

Aleen Trites  
Meadowglen Developments Ltd.  
P.O. Box 234  
Red Deer, AB T4N 5E8

Dear Mr. Trites:

Re: **Land Use Bylaw Amendment 3156/RR-2001**  
**Proposed Redistricting of Lots 1 to 4, Block 2, Plan 8324 ET**  
**From R2 Residential Medium Density to R3 Residential Multiple Family District**  
**Meadowglen Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, November 5, 2001, first reading was given to Land Use Bylaw Amendment 3156/RR-2001. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/RR-2001 provides for the redistricting of Lots 1 to 4, Block 2, Plan 8324 ET from R2 Residential Medium Density District to R3 Residential Multiple Family District to allow for the construction of a higher density multiple family building in excess of the development standards of the R2 district. This bylaw also reflects a maximum allowable height of three storeys.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400.00. We require this deposit by no later than 10:00 A.M. Wednesday, November 14, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, City Clerk's



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**  
November 6, 2001

**LE**

Aleen Trites  
Meadowglen Developments Ltd.  
P.O. Box 234  
Red Deer, AB T4N 5E8

Dear Mr. Trites:

Re: **Land Use Bylaw Amendment 3156/RR-2001**  
**Proposed Redistricting of Lots 1 to 4, Block 2, Plan 8324 ET**  
**From R2 Residential Medium Density to R3 Residential Multiple Family District**  
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If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

  
Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, City Clerk's

# Memo

---

DATE: October 30, 2001

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson  
Land & Economic Development Manager

RE: **Oriole Park – Phase 6 Request for Amendments to  
A. Road Closure Bylaw 3278/2001**

---

## History

At the Council meeting of Monday, March 26, 2001, Road Closure Bylaw 3278/2001 was approved. This road closure bylaw was required due to a design change in the turning radius of the roadway at the north end of Oldford Crescent. This design change was approved by the City's Municipal Planning Commission through the processing of a residential subdivision application of lands to the west, resulting in the original Oldford Crescent road design being converted to a cul-de-sac.

As part of the registration of this, the land involved, this Crescent now becomes a Close.

Land Titles Office in Edmonton is requesting that the Bylaw now reflect this change.

This Bylaw has previously been advertised and as such, no further advertising is required. This would be considered a housekeeping amendment.

## Recommendation

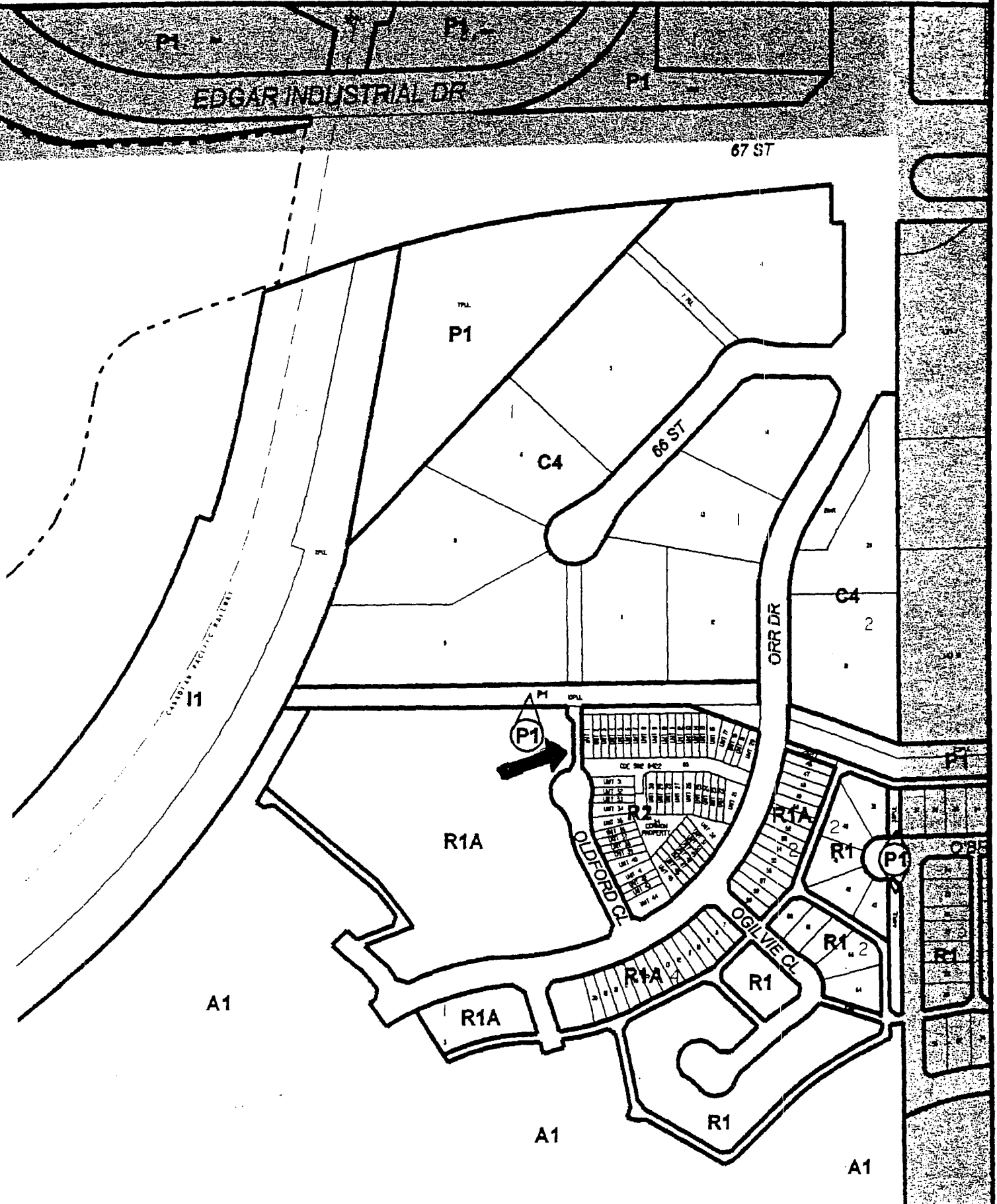
Council of the City of Red Deer proceed with three (3) readings of the Road Closure Bylaw Amendment.

  
Howard Thompson  
Land and Economic Development Dept.

PR/mjw

Enclosures

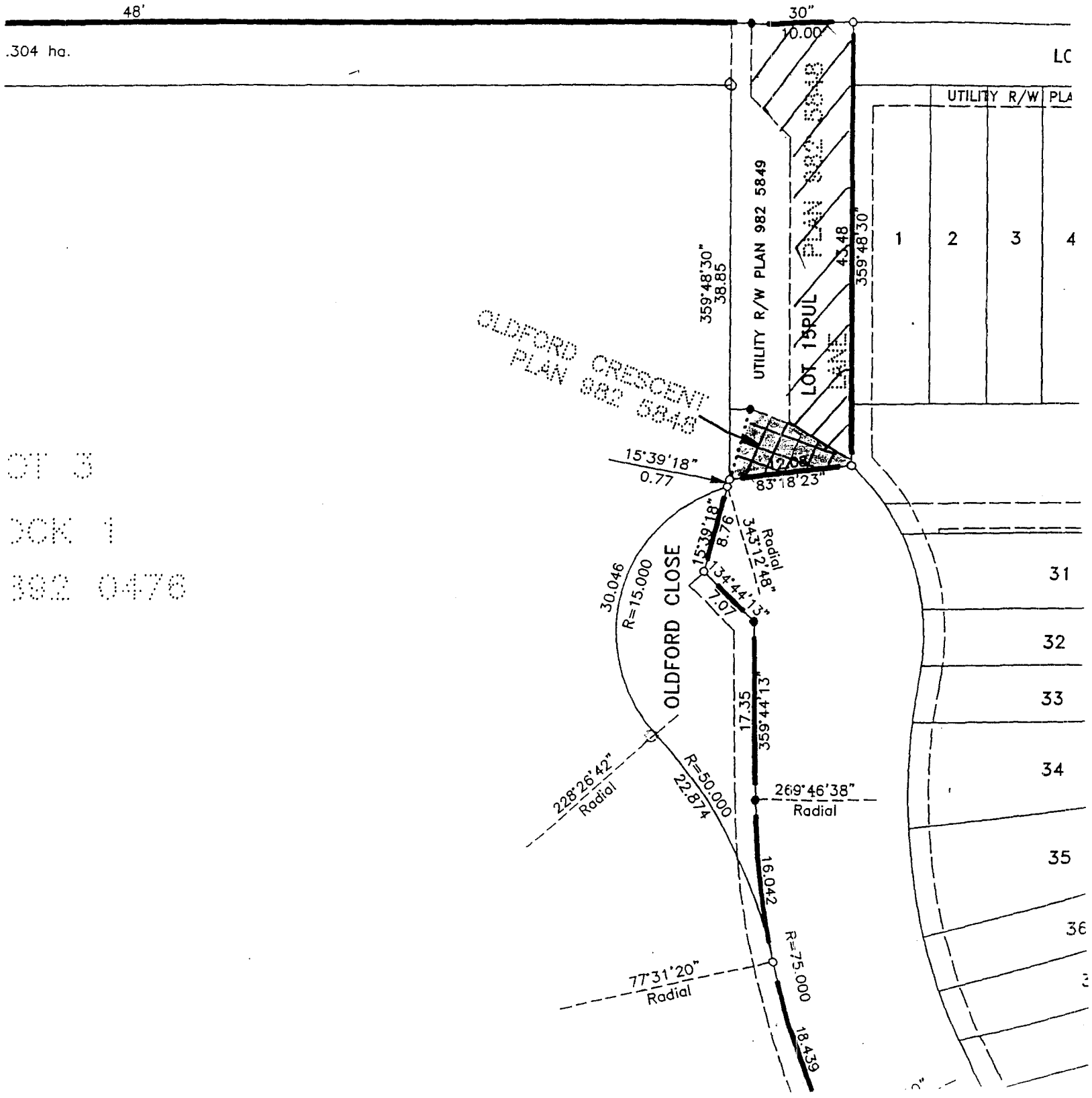
C11



AN 972 4056

LOT

PLAN 972 4056.





*Snell & Oslund Surveys (1979) Ltd.*

LAND SURVEYORS AND PROFESSIONAL ENGINEERS  
PHONE: (403) 342-1255 FAX: (403) 343-7025

D. VANDENBRINK, A.L.S., PENG.  
D. RUTHERFORD, A.L.S., PENG.

#2, 5128 - 52 STREET  
RED DEER, ALBERTA T4N 6Y4

October 9, 2001

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

ATTENTION: Kelly Kloss

RE: **Reid Worldwide Corporation – Oriole Park West: Phase 6**

In relation to the Road Closure by-law 3278/2001, we respectfully request a revision for the by-law to read Oldford Close as per the recent revision to Plan 982 5848.

Please send us a certified copy of by-laws 3278/2001 and 3279/2001 for registration at Land Titles with our Subdivision.

If you have any questions or concerns please contact the undersigned at your convenience. Thank you.

Regards,

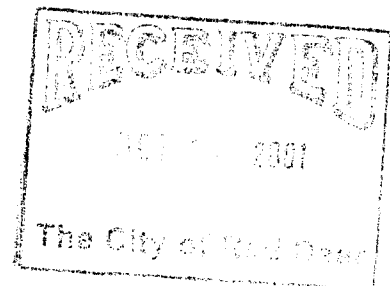


SNELL & OSLUND SURVEYS (1979) LTD.  
Dirk VandenBrink, A.L.S., P. Eng.

/bfs

Encl.

c.c. Pete Robinson



***Comments:***

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## ***Council Decision – Monday November 5, 2001***

**DATE:** November 6, 2001

**TO:** Howard Thompson, Land & Economic Development Manager

**FROM:** City Clerk

**RE:** Oriole Park – Phase 6  
Request for Amendments to Road Closure Bylaw 3278/2001  
Road Closure Bylaw 3278-A/2001

---

***Reference Report:***

Land & Economic Development Manager, dated October 30, 2001.

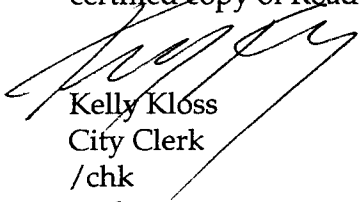
***Bylaw Readings:***

Road Closure Bylaw 3278-A/2001 was given three readings. Road Closure Bylaw 3278/2001 is repealed. A copy of Road Closure Bylaw 3278-A/2001 is attached.

***Report Back to Council:*** No

***Comments/Further Action:***

Road Closure Bylaw 3278/2001 was approved on March 26, 2001. The Road Closure Bylaw was required due to a design change in the turning radius of the roadway at the north end of Oldford Crescent. This design change was approved by the City's Municipal Planning Commission through the processing of a residential subdivision application of lands to the west, resulting in the original Oldford Crescent road design being converted to a cul-de-sac. As part of the registration of the land involved, this Crescent now becomes a Close. Land Titles Office requested a Bylaw to reflect this change. Road Closure Bylaw 3278-A-2001 reflects the change and Road Closure Bylaw 3278/2001 is now repealed. A certified copy of Road Closure Bylaw 3278-A/2001 is attached for your use and information.



Kelly Kloss  
City Clerk  
/chk  
attchs.

- c     Director of Development Services  
      Inspections & Licensing Manager  
      City Assessor  
      C. Adams, Administrative Assistant  
      C. Kenzie, Administrative Assistant  
      D. Kutinsky, Graphics Designer

**BYLAW NO. 3278/A-2001**

Being a bylaw to close portions of road and lane 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 Oldford Close, Plan 982 5848, lying within Subdivision Plan \_\_\_\_\_, and containing 0.005 hectares, more or less."

2. Bylaw 3278/2001 is repealed.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of November 2001.

READ A SECOND TIME IN OPEN COUNCIL this 5th day of November 2001.

READ A THIRD TIME IN OPEN COUNCIL this 5th day of November 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of November 2001.

  
MAYOR

  
CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW.

  
CITY CLERK



Office of the City Clerk

**FILE**

November 6, 2001

Box 5008  
Red Deer, Alberta  
T4N 3T4

Mr. D. VandenBrink  
Snell & Osland Surveys (1979) Ltd.  
#2, 5128 - 52 Street  
Red Deer, AB T4N 6Y4

Dear Sir:

Re: Oriole Park - Phase 6  
Request for Amendments to Road Closure Bylaw 3278/2001  
Road Closure Bylaw 3278-A/2001

At the City of Red Deer's Council Meeting held November 5, 2001, Road Closure Bylaw 3278-A/2001 was given second and third readings. A copy of the bylaw is attached.

Road Closure Bylaw 3278/2001 was approved on March 26, 2001. The Road Closure Bylaw was required due to a design change in the turning radius of the roadway at the north end of Oldford Crescent. This design change was approved by the City's Municipal Planning Commission through the processing of a residential subdivision application of lands to the west, resulting in the original Oldford Crescent road design being converted to a cul-de-sac. As part of the registration of the land involved, this Crescent now becomes a Close. Land Titles Office requested a Bylaw to reflect this change. Road Closure Bylaw 3278-A-2001 reflects the change and Road Closure Bylaw 3278/2001 is now repealed. A certified copy of Road Closure Bylaw 3278-A/2001 is attached for your use and information.

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

Sincerely,

Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Land & Economic Development Manager

*The City of Red Deer*

**BYLAW NO. 3278/A-2001**

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

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

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READ A THIRD TIME IN OPEN COUNCIL this 5th day of November 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this 5th day of November 2001.

  
MAYOR

  
CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW

  
CITY CLERK

MEMO

DATE: October 31, 2001

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **Central Alberta Women's Emergency Shelter – CAWES  
Request to Lease – Lane Way, Plan 6990 ET**

---

Background:

Ray McBeth, Chairperson CAWES Expansion / Renovation Committee, submitted the attached letter on behalf of the Central Alberta Women's Emergency Shelter, requesting to lease the entire lane adjacent to their property for a term of 100 years at a nominal rate. CAWES owns the whole block of land adjacent to the lane, consisting of Lots 4-8, Block 48, Plan 6990 ET, fronting onto 47<sup>th</sup> Avenue, north of 53<sup>rd</sup> Street and south of the Boy Scout lot. The newly expanded Women's Shelter is located on lots 6 to 8, while lots 4 and 5 have older single-family residences that are being rented out. The intent of the lease is to be able to expand the playground and parking approximately 100 square feet into the lane behind the shelter, as shown on the attached plan, and to utilize the remainder of the 7,500 ± square foot lane for access as a private driveway.

The request was circulated for comments with all departments having no objection to leasing the entire lane to accommodate CAWES, subject to the passing of a Lane Closure Bylaw. As a note, the unconstructed lane does not contain any utilities; however, the development of the playground and parking must not impact the adjacent escarpment forming part of the Waskasoo Park system. Also, as garbage trucks will no longer be able to use the lane, the tenants in the two single-family residences must agree to either switch to front yard pick-up, or preferably, to utilize the CAWES dumpster located off of 53<sup>rd</sup> Street.

Financial Implications:

With regard to the lease, the City's standard practice is to lease land at an annual rate of 10% of the market value of the land plus GST. However, on occasion City Council has chosen to establish lower lease rates previously for non-profit organizations. For example, the City has existing leases with the Boy Scouts of Canada and the Red Deer & District SPCA for a lease rate of \$1.00 per year plus standard terms and conditions. City Council first approved these agreements in 1964 and 1980 respectively and has continued to renew the agreements due to the benefits and service that these organizations contribute to the City of Red Deer.

In this case, the Administration supports the same reduced lease rate to accommodate the

## MEMO

Kelly Kloss

Page 2

Women's Shelter because the actual area that they can readily utilize for the playground and additional parking is only 100 ± sq. ft. Also, the up front costs to close the lane and ongoing maintenance for the remainder of the lane would become CAWES responsibility.

Regarding the terms and conditions of the lease, the Lessee would be responsible for any costs related to the lane closure bylaw, lane signage indicating 'no exit', lane maintenance and also they must maintain liability insurance in the amount of \$1 million, naming the City as additional insured. The maximum term that would be prudent for the City would be a ten-year term with the option to renew subject to further Council approval. In order to minimize internal costs to administer a lease file on an annual basis, we recommend that CAWES prepay the annual lease rate of \$1.00 per year plus GST for the entire ten-year term. Either party would be able to cancel the lease within sixty days notice for whatever reason. For example, the City may want to cancel the lease if the land use or ownership changed which may require the lane to be re-opened. Upon termination of the lease, CAWES would be responsible for the costs to re-open the lane and return it to its original condition.

It is my understanding that the Central Alberta Women's Emergency Shelter wishes to make a brief presentation to City Council to explain their operations and request for the lease.

Recommendation:

That City Council approve:

1. A Lane Closure Bylaw for "All of Lane, Block 48, Plan 6990 ET", and
2. Entering into a Lease Agreement for the lane in Block 48, Plan 6990 ET with the Central Alberta Women's Emergency Shelter, subject to the following:
  1. The prepaid annual lease rate to be \$1.00 plus GST for a ten-year term of the lease.
  2. The use of the lane to be limited to the playground and parking directly behind the shelter and the remainder of the lane to be for private access only.
  3. The Lessee to be responsible for any costs related to the lane closure bylaw, lane signage indicating 'no exit', lane maintenance and also they must maintain liability insurance in the amount of \$1 million, naming the City as additional insured.
  4. Either party may cancel the lease within sixty days notice for whatever reason. Upon termination, the Lessee is responsible for the costs to re-open the lane and return it to its original condition.



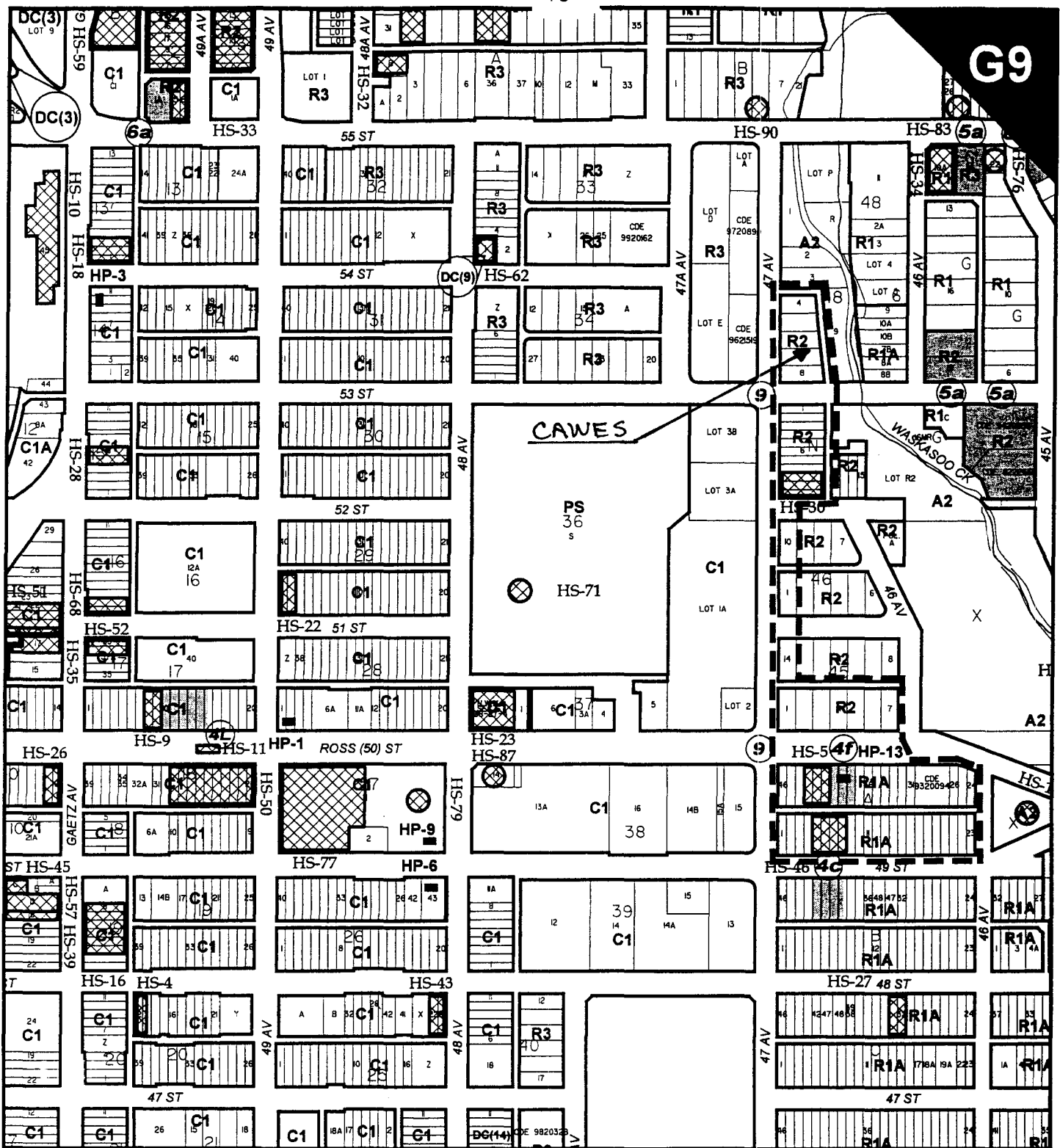
Howard Thompson

Att.

c. Bryon Jeffers, Director of Development Services



G9



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

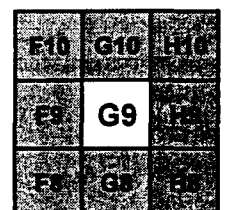
Amendments to NW 1/4 Sec 16

3156 / F-99

Mar 29, 1999

3156 / LL-2001

Sept 24, 2001



**NW 1/4 Sec 16**  
Twp 38- Rge 27 - W4th

printed on  
September 26, 2001



REAR LANEWAY

Q. N. Z. V. O. N. O. B. N.

100541

# PLAY GROUND

6)  
 7)  
 8)  
 9)  
 10)

3000-0000

PROPERTY LINE

53 STREET

EXHIBIT 104

11 10 9 8 7 6 5 4 3 2 1

2	12
1	11
0	1
3	1
1	11
9	1
1	0
1	0
1	0
1	0
0	11
7	11
2	1
1	1

2007年12月31日

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47 AVENUE

NEW LANDSCAPE

00000000

LOTS 4-8 BLOCK 48 PLAN 699C ET

447-10

**73604**

**U.S. DEPARTMENT OF AGRICULTURE**

Page 10 of 10

Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains.

Helping  
Women  
and  
Children  
in  
Crisis

July 19, 2001

To: Her Worship Mayor Gail Surkan and Members of Council  
Box 5008  
Red Deer City Hall  
Red Deer, AB T4N 3T4

Dear Mayor Surkan and Members of Council:

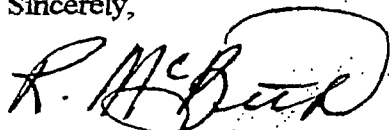
On behalf of the Central Alberta Women's Emergency Shelter Society and their  
Expansion/Renovation Committee I am making a request for City Council's consideration.

The Central Alberta Women's Emergency Shelter Society would greatly benefit from the  
donation of the rear alley behind the properties now owned by CAWES on 47<sup>th</sup> Avenue.  
This would enable the Shelter to provide the additional play ground area needed to  
accommodate the expected increase of children.

I am, therefore, requesting that City Council consider providing a hundred year lease to  
CAWES at a token price for this particular piece of city owned land.

Your consideration of this request is greatly appreciated and I look forward to your response at  
your earliest convenience.

Sincerely,



Ray McBeth  
Chairperson  
CAWES Expansion/ Renovation Committee

SUPPORTED BY:

- Diamond Willow  
Child and Family  
Services Authority
- Red Deer and  
District FCSS
- Public/Private  
Donations

P.O. BOX 561, RED DEER, ALBERTA T4N 5G1  
TELEPHONE: (403) 346-5643 FAX: (403) 341-3510 E-MAIL: cawes@telusplanet.net  
TOLL FREE: 1-888-346-5643

***Comments:***

We agree with the recommendations of the Land & Economic Development Manager. We believe there is merit in leasing this land to the Central Alberta Women's Emergency Shelter for a nominal fee for 10 years. There are costs associated with creating such a lease, however, with the costs being paid up front including that of the \$10 lease cost, we avoid annual administrative time and costs.

When this lease expires in ten years, Council will then consider a new lease and an appropriate term.

We do not recommend that Council consider a 100 year lease as requested by the applicant. A hundred-year time frame would see many changes that could not be anticipated in a lease document. The ten years is reasonable to deal with changes should they arise.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**

July 27, 2001

Mr. R. McBeth, Chairperson  
CAWES Expansion/Renovation Committee  
Central Alberta Women's Emergency Shelter  
P.O. Box 561  
Red Deer, AB T4N 5G1

Dear Mr. McBeth:

Thank you for your letter dated July 19, 2001 regarding the request to acquire the use of the rear alley behind properties on the East side of 47<sup>th</sup> Avenue and North of 53<sup>rd</sup> Street.

We will be reviewing your request to determine if we are able to handle it administratively. Should your request need to go to Council, I will notify you of the date of the meeting and the time your item will be dealt with on the agenda.

In the meantime, please do not hesitate to contact me at 342-8132 should you require any further information.

Sincerely,

Kelly Kloss  
City Clerk

KK/chk

**FILE**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Kelly Kloss**

**From:** Randy Loberg  
**Sent:** July,31,2001 9:13 AM  
**To:** Kelly Kloss  
**Cc:** Garfield Lee; Peter Robinson; Brian Johnson  
**Subject:** Closure of Lane @ Rear of Women's Shelter

Dear Kelly                      July 31, 2001                      EL&P FILE # 01-049

EL&P have no facilities in the lane at the rear of the Women's Emergency Shelter and therefore have no objection to it's closure and use by the Shelter.

Should you have any questions or additional comments please advise.

Thank you,

*Randy Loberg*

Electrical Planner

**Date:** July 31, 2001

**To:** City Clerk

**C:** Director of Community Services  
Director of Development Services  
E.L. & P. Manager  
Inspections and Licensing Manager  
Land and Economic Development Manager  
Public Works Manager  
Recreation, Parks & Culture Manager  
Principal Planner

**From:** Emergency Services

**Re:** **Central Alberta Women's Emergency Shelter: Closure and  
Uses of Lane**

---

The Emergency Services Department does not object to the lane being made available to the Central Alberta Women's Emergency Shelter, provided that all the provisions of the Fire Code are met and access is maintained to the trail adjacent to the lane.



Gordon Stewart, P. Eng.  
Fire Chief/Manager

GS/dd

# MEMO

---

**DATE:** July 31, 2001

**TO:** KELLY KLOSS  
City Clerk

**FROM:** RYAN STRADER, Manager  
Inspections & Licensing Department

**RE:** CENTRAL ALBERTA WOMEN'S EMERGENCY SHELTER:  
CLOSURE AND USES OF LANE

---

This department has no objection to the Central Alberta Women's Emergency Shelter acquiring the use of the rear alley behind the properties now owned by CAWES on the east side of 47<sup>th</sup> Avenue and north of 53<sup>rd</sup> Street.

A handwritten signature in black ink, appearing to be 'Ryan Strader', with a large, sweeping loop at the end.

RYAN STRADER  
Inspections & Licensing Manager  
INSPECTIONS & LICENSING DEPARTMENT

RS:ldr



Date: July 31, 2001  
To: City Clerk  
From: Streets and Utilities Engineer  
**Re: Central Alberta Women's Emergency Shelter - 5301 47 Avenue  
Closure and Use of Lane**

---

The Central Alberta Women's Emergency Shelter Society has asked to acquire the lane adjacent to the above noted property. This lane is presently "unconstructed", but is used for vehicle access by the adjacent properties. However, all adjacent properties are currently owned by the Central Alberta Women's Emergency Shelter Society. No sewer or water mains exist in the lane.

Based on the above, Engineering Services would have no objection to leasing or selling the subject lane to the Central Alberta Women's Emergency Shelter Society, subject to lane closure approval. Consolidation of properties may be required.

The Public Works and E. L. & P. Departments may have concerns with regard to garbage collection and access to power lines respectively.



Tom C. Warder, P. Eng.  
Streets and Utilities Engineer

TCW/emr

- c. Director of Development Services  
Engineering Services Manager  
Public Works Manager  
E. L. & P. Manager

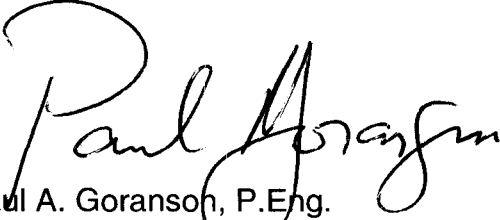
**Date:** August 1, 2001  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** **Central Alberta Women's Emergency Shelter:  
Closure and Uses of Lane**

---

The Public Works Department has reviewed the request from the Central Alberta Women's Emergency Shelter Society (CAWES) to acquire the use of the lane north of 53 Street and east of 47 Avenue, behind the properties now owned by CAWES. We have no objections, just the following comment:

- Provisions must be made for an area large enough to allow a garbage truck to turn around in, thus avoiding having to back the vehicle onto the street. Also, bins must be screened by using a garbage enclosure.

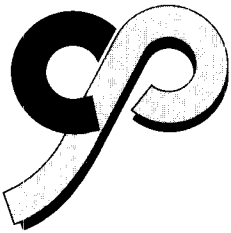
If you have any questions please call me, or Jim Chase, at 342-8238.



Paul A. Goranson, P.Eng.  
Public Works Manager

JC/blm

- c     Public Works Program Technician  
       Director of Community Services  
       Director of Development Services  
       E.L. & P. Manager  
       Fire Chief/Manager Emergency Services  
       Inspections and Licensing Manager  
       Land and Economic Development Manager  
       Recreation, Parks & Culture Manager  
       Principal Planner



**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:** August 2, 2001  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Tony Lindhout, Planner  
**RE:** CENTRAL ALBERTA WOMEN'S EMERGENCY SHELTER  
CLOSURE AND USE OF LANE

---

The proposed lane closure has been requested by the Central Alberta Women's Shelter to enable them to provide space for additional playground area. The Central Alberta Women's Shelter is currently being expanded to about double its original size.

The subject lane currently provides rear access to parking behind the Central Alberta Women's Shelter which is located at the northeast corner of the 47<sup>th</sup> Street and 53<sup>rd</sup> Street intersection. The lane continues northward behind two detached single family residences that also use the lane for rear access/parking purposes. The lane then curves to the west connecting to 47<sup>th</sup> Avenue. The residences are older homes and with their current R2 zoning, this site could be a potential future multiple family site. Ultimately, the lane portion around these homes could also be cancelled and consolidated forming a larger attractive future development site that could back onto the City's park system.

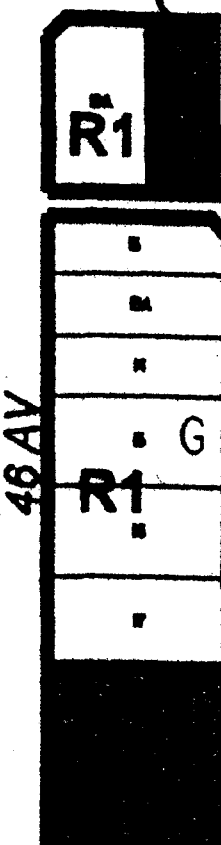
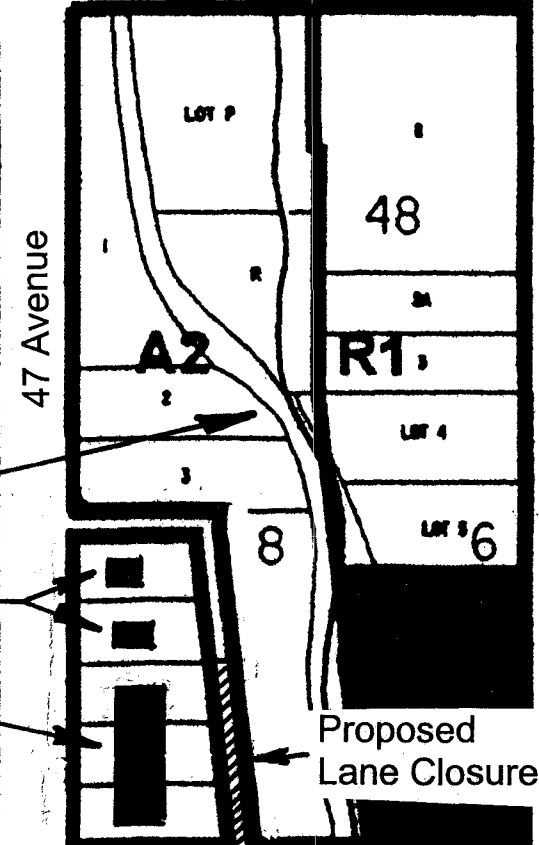
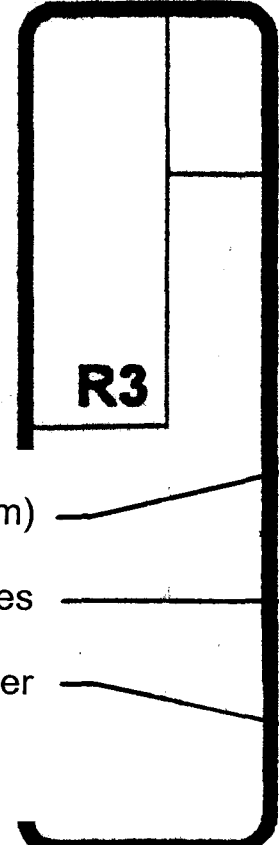
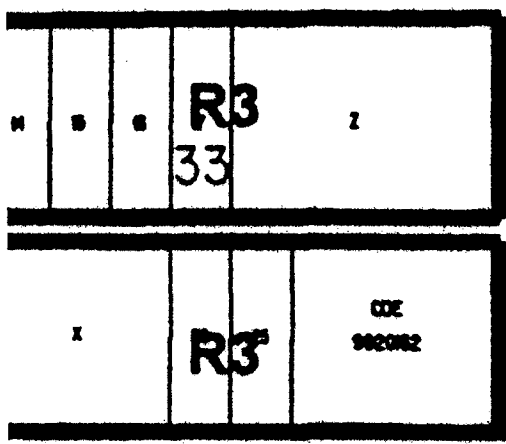
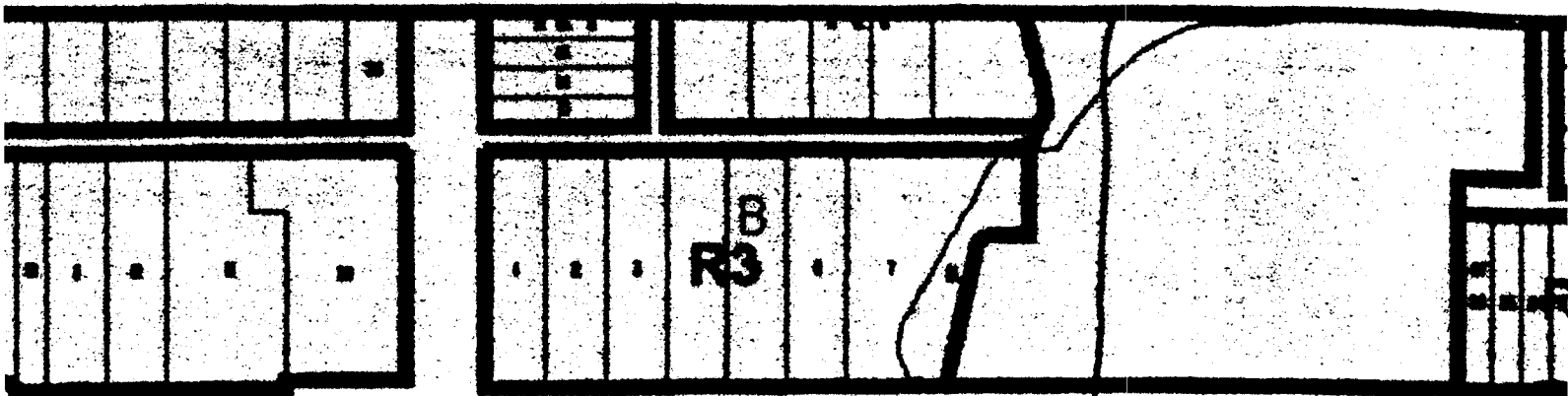
Planning staff would support closure of the portion of lane behind the Central Alberta Women's Shelter subject to:

1. Retention of required off-street parking for the Women's Shelter.
2. Access to off-street parking (Women's Shelter) to be to the satisfaction of the City.
3. Protection, to the satisfaction of the City, of any utilities located in the lane.
4. Lane access to the two residential parcels be provided in a manner satisfactory to the City. This may include provision for a lane turnaround/provision for garbage pickup.

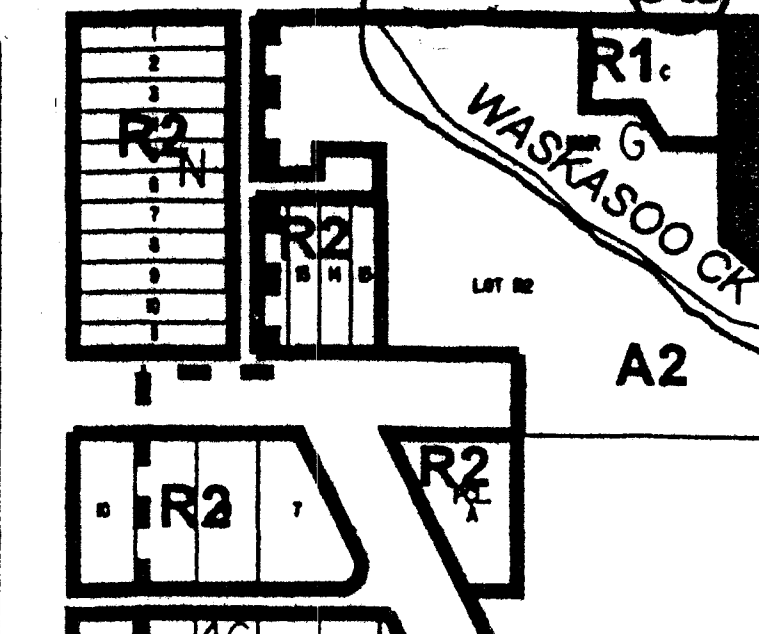
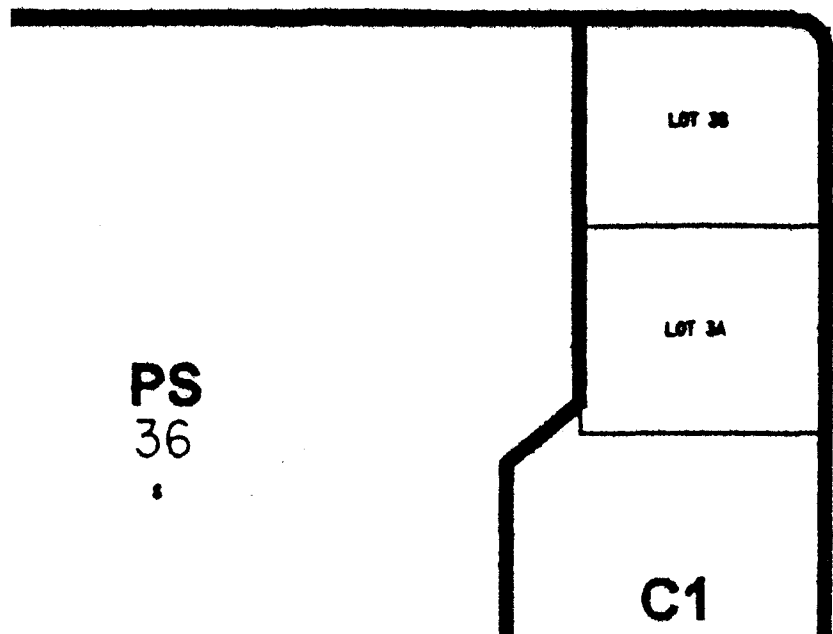
Tony J. Lindhout, ACP, MCIP  
PLANNER

c. Inspections & Licensing Manager  
Director of Development Services

Public Works Manager  
Director of Community Services



- City Lands (park/trail system)
- Residences
- Women's Shelter



DATE: **JULY 27, 2001**

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF CORPORATE SERVICES
- ☒ DIRECTOR OF DEVELOPMENT SERVICES
- ☐ CITY ASSESSOR
- ☒ E. L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☒ FIRE CHIEF/MANAGER EMERGENCY SERVICES
- ☐ INFORMATION TECHNOLOGY SERVICES MANAGER
- ☒ INSPECTIONS AND LICENSING MANAGER
- ☒ LAND AND ECONOMIC DEVELOPMENT MANAGER
- ☐ PERSONNEL MANAGER
- ☒ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☒ RECREATION, PARKS & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ \_\_\_\_\_

FROM: **CITY CLERK**

RE: **CENTRAL ALBERTA WOMEN'S EMERGENCY SHELTER:  
CLOSURE AND USES OF LANE**

Please submit comments on the attached to this office by **AUGUST 3, 2001**  
for the Council Agenda of **AUGUST 13, 2001**.

Kelly Kloss  
City Clerk

☒ **ACKNOWLEDGE**

# Memo

Date: July 31, 2001

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: **Central Alberta Women's Emergency Shelter  
Closure and Use of Lane**

---

Land and Economic Development Department has already received comments from the various City Departments in the spring 2000 and provided a letter to the Central Alberta Women's Shelter and Mr. McBeth. Copies are attached for your information. As indicated in the correspondence, the choices are either for CAWES to purchase or lease the lane at market values. Should they wish special consideration from the City then they would have to approach City Council.

Prior to proceeding to City Council, I would recommend that representatives of CAWES and any relevant City departments or senior management meet to discuss the options with the Women's Shelter and determine their intent. Land and Economic Development would be prepared to facilitate this round table meeting. Once all the details are ironed out then it would be appropriate to proceed to Council.



Howard Thompson



Box 5008

Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Land and Economic Development

October 10, 2000

Mr. Ray McBeth  
Chairman, Cause Renovation Committee  
Via Fax 346-9980

Dear Mr. McBeth:

**Re: City Lane East of Lots 4 - 8, Block 48, Plan 6990 ET**

As discussed with regard to the closure and sale of the lane, the following information was provided to Mr. Brooker and the Women's Shelter in the spring of 2000.

Upon circulation to the appropriate city departments for comments in April, the consensus was to support the sale, subject to the entire lane being closed and sold to the adjacent property owners so a turnaround would not be required midway along the lane. I understand from our conversation today, that two of the homes have rear garages. Now that the Women's Shelter is in control of all of the properties, it may be useful to re-circulate the new proposed development plans showing the intended use of the lane way.

Also, the Recreation, Parks & Culture Department recommended that the east portion of the lane, possibly up to five feet, should be consolidated with the adjacent parkland to reduce the impact of any future development to the park escarpment. Or an alternative would be to determine appropriate rear yard set backs. In this regard, you may have to complete a geo-technical report and enter into an indemnification agreement prior to receiving a building permit. The area that is required to preserve the escarpment could then be determined from the geo-technical report.

For information purposes, a preliminary review of comparable sales in this area, conducted last spring, indicate the market value for land ranges from \$5.81 to \$10.20 per square foot, with an average of \$7.90 per square foot. The recent purchase of the properties north of the Women's Shelter would probably be the closest indicator of price. For example, based on the approximate area of 7,134

.../2

## Land and Economic Development

Mr. McBeth

Page 2

square feet, more or less, times \$7.90 per square foot, the purchase price would be around \$56,359 plus G.S.T. The area available for sale and the total purchase price may vary slightly depending if land is required to be added to the adjacent parkland. Should the Women's Shelter wish to proceed, any sale would be subject to the above comments and require City Council approval. In addition, the Women's Shelter would be responsible for all costs such as advertising for the lane closure, a legal survey, and the plan of subdivision to consolidate the lane with the existing lots.

As indicated above, if you would like to clarify matters prior to making an offer to purchase the lane, please submit new plans and I will re-circulate them. Should you have any questions or require further information, my direct line is 342-8364.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. S. Thompson'.

Howard Thompson  
Land & Economic Development Officer





## Land and Economic Development

April 26, 2000

Ms. Mariah Boyd, Manager  
Central Alberta Women's Shelter Society  
Via Fax 341-3510

Dear Ms. Boyd:

**Re: City Lane East of Part of Lot 7 and Lot 8, Block 48, Plan 6990 ET**

As discussed yesterday, the owner of the three properties north of the Women's Shelter, being Lot 4 to p/o lot 7, submitted a letter requesting to purchase the city lane adjacent to their east and north property line. The letter was circulated to the appropriate city departments for comments, with the consensus in support of the sale subject to the Women's Shelter purchasing or leasing the remainder of the lane adjacent to their property. Also, the Recreation, Parks & Culture Department recommended that the east portion of the lane, possibly up to five feet, should be consolidated with the adjacent parkland to reduce the impact of any future development to the park escarpment. I have attached a plan indicating the maximum area available for sale being approximately 1,526 square feet. Please note this area maybe reduced by several hundred square feet based on the Recreation, Parks & Culture Department's comment.

A preliminary review of recent comparable sales in this area indicate the market value for land ranges from \$5.81 to \$10.20 per square foot, with an average of \$7.90 per square foot. Based on 1,526 square feet times \$7.90 per square foot, the maximum purchase price would be approximately \$12,000 plus G.S.T. The Women's Shelter would also be responsible with the proportionate costs for advertising for the lane closure, a legal survey and plan of subdivision to consolidate the lane with your existing land. Before any sale was finalized, it would also be subject to City Council approval. Alternatively, the lane could be leased for 10% of the market value, which equates to approximately \$100 per month plus G.S.T. Liability insurance would be required in the amount of \$1 million naming the City as additional insured.

I understand that you will review this matter with the Board this evening and respond back whether the Women's Shelter is interested in purchasing a portion of the lane. I trust the above information will help with their decision. Should you have any questions or require further information, my direct line is 342-8364.

Sincerely,

Howard Thompson  
Land & Economic Development Officer

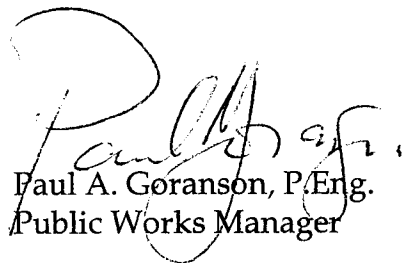
Att.

**Date:** April 14, 2000  
**To:** Land and Economic Development Officer  
**From:** Public Works Manager  
**Re:** Lots 4, 5, 6 and Northerly ½ of 7  
Block 48  
Plan 6990 ET

---

Public Works has the following comments:

1. The applicant would be required to remove the driveway crossing on 47 Avenue at his cost. If they wish to keep this crossing they should be required to place a "Private Driveway" sign (at least temporarily).
2. The remaining lane should be sold or leased to the Women's Shelter. This would be difficult to maintain if it deadened after the Women's shelter. If the Women's Shelter maintains this access, they should be required to put up a "Private Driveway" sign, even if only temporarily.
3. Would the Women's Shelter be allowed to have access off 47 Avenue to meet the requirement for off-street parking?



Paul A. Goranson, P.Eng.  
Public Works Manager

KM/blm

Date: April 12, 2000

To: Howard Thompson  
Land and Economic Development

From: Brian Johnson  
Engineering Services

Re: Lane - North and East of  
Lots 4 to 7, Block 48, Plan 6990 ET

---

We have no objection to the purchase of this lane subject to the remaining portion being offered and consolidated into the Women's Shelter lands.



Brian Johnson, C.E.T.  
Customer Service Administrator

BDJ/nrc

# MEMO

---

**DATE:** April 10, 2000


**TO:** HOWARD THOMPSON, Acting Manager  
Land & Economic Development Department

**FROM:** RYAN STRADER, Manager  
Inspections & Licensing Department

**RE:** LOTS 4, 5, 6, AND NORTHERLY ½ OF LOT 7  
BLOCK 48  
PLAN 6990 ET

---

We have no objections to the request to purchase of the alley.



RYAN STRADER  
Inspections & Licensing Manager  
INSPECTIONS & LICENSING DEPARTMENT

RS:kb

DATE: April 10, 2000

TO: Howard Thompson, Economic Development Officer

FROM: Greg Scott  
Community Development & Planning Coordinator

RE: REQUEST TO PURCHASE LANE  
LOTS 4, 5, 6 AND NORTHERLY 1/2 OF 7  
BLOCK 48  
PLAN 6990 ET

The Recreation, Parks & Culture Department has completed a site review relating to the request by 555154 Saskatchewan Ltd. to purchase the lane adjacent to the above properties. We would only support the purchase of the lane on the north side of the property.

In inspecting the site, the lane that runs along the east side of the property also acts as the edge of the natural park escarpment, which is an extension of Waskasoo Park. Presently, the natural treed vegetation is growing immediately adjacent this lane. Selling this area for future private development could have a significant negative environmental preservation impact.

It would be our recommendation that the east portion of the lane, through any future development, be consolidated into parkland.

Howard, if you have any questions, please call me at 8340.



Greg Scott

:jb

- c. Don Batchelor, Recreation, Parks & Culture Manager  
Ron Kraft, Parks Construction/Maintenance Superintendent  
Neil Evans, Parks Facilities Superintendent  
Ken Haslop, Engineering Manager  
Doug Evans, Landscape Designer

Apr 24/00  
Site visit with Greg.  
↳ will require geotechnical report due to the adjacent escarpment.  
↳ Necessary rear yard setbacks must be adhered to based on the report.  
↳ Don't have to dedicate strip of land to ensure

**Howard Thompson**

**From:** Randy Loberg  
**Sent:** mmmm 07, 2000 12:44 PM  
**To:** Howard Thompson  
**Cc:** Mark Allen; Garfield Lee  
**Subject:** Proposed Lane Closure Rear of Lots 4,5,6 & N1/2 of 7, Blk 48, Plan 6990 ET - 47 Ave N. of 53 St

April 7, 2000      EL&P File # 99 - 186

Dear Howard

In response to your April 05<sup>th</sup> memo, EL&P have **no objection** to the lane closure and sale.

To avoid possible servicing delays for any development on this site please have the applicant contact Mr. Mark Allen of our office ( ph. 309 - 8472 ) as soon as possible for an electrical servicing quotation. A site plan showing proposed buildings, driveways and signs in relationship to the existing electrical facilities in the area is required prior to providing an estimate. The owner/developer should note that there will be a 6 meter clearance requirement between the existing aerial power line on 47 avenue and any new structures.

Your assistance in this matter is greatly appreciated, should you have any questions or comments please advise.

Thank You

***Randy Loberg***

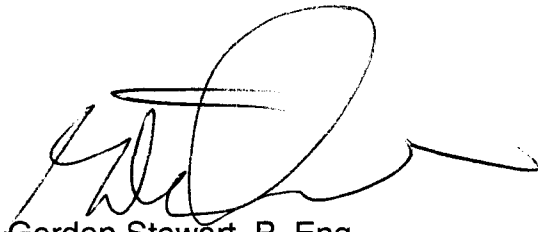
**DATE:** April 6, 2000

**TO:** Howard Thompson  
Land and Economic Development Officer

**FROM:** Emergency Services

**RE:** Lots 4, 5, 6 and Northerly ½ of 7, Block 48, Plan 6990 ET

This department has no objection to the sale of the lane adjacent to these lots.



Gordon Stewart, P. Eng.  
Fire Chief/Manager

/dd

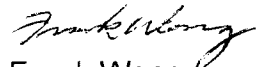
Date: April 6, 2000  
To: Howard Thompson, Land and Economic Development Officer  
From: Frank Wong, Planning Assistant  
Re: Request to purchase Lane  
Adjacent to Lots 4, 5, 6 and northerly ½ of Lot 7, Block 48, Plan 6990 ET  
5309, 5313, and 5317 47<sup>th</sup> Avenue

---

Planning staff does not have any objection to the sale of the portion of lane as requested subject to the remaining portion of lane is offered to the Women's Shelter as a lease or sale. This action would eliminate the need for a lane turn-a-round as well as enlarging the Women's Shelter site.

If you require additional information, please give me a call.

Sincerely,



Frank Wong,  
Planning Assistant

Cc Engineering Services Manager  
Inspections & Licensing Manager  
Recreation, Parks and Culture Manager  
Electrical Engineer  
Public Works Manager  
Emergency Services Manager



## ***Council Decision – Monday November 5, 2001***

**DATE:** November 6, 2001  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** City Clerk  
**RE:** Central Alberta Women's Emergency Shelter – CAWES  
Request for License to Occupy – Lane Way, Plan 6990 ET  
Road Closure Bylaw 3291/2001

---

**FILE**

***Reference Report:***

Land & Economic Development Manager, dated October 31, 2001.

***Bylaw Readings:***

Road Closure Bylaw 3291/2001 was given first reading. A copy of the bylaw is attached.

***Resolutions:***

***Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager re: Central Alberta Women's Emergency Shelter – Request to Lease – Lane Way, Plan 6990 ET, hereby agrees to enter into a License to Occupy for the lane in Block 48, Plan 6990 ET with the Central Alberta Women's Emergency Shelter, subject to the approval of Road Closure Bylaw 3291/2001 and subject to the following:

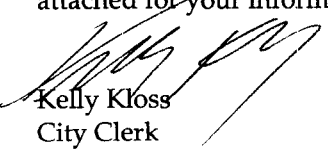
1. The prepaid annual license to occupy rate to be \$1.00 plus GST for a ten-year term of the lease.
2. The use of the lane to be limited to the playground and parking directly behind the shelter and the remainder of the lane to be for private access only.
3. The Applicant to be responsible for any costs related to the lane closure bylaw, lane signage indicating "no exit", lane maintenance and also they must maintain liability insurance in the amount of \$1 million, naming the City as additional insured.
4. Either party may cancel the License to Occupy within sixty days notice for whatever reason. Upon termination, the Applicant is responsible for the costs to re-open the lane and return it to its original condition.

***Report Back to Council:***

Yes. A Public Hearing will be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

***Comments/Further Action:***

This office will now proceed with the advertising for a Public Hearing. The Central Alberta Women's Emergency Shelter will be responsible for the advertising costs in this instance and a copy of the letter forwarded to them is attached for your information.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c      Director of Development Services  
         Community Services Director  
         Director of Corporate Services  
         Inspections & Licensing Manager  
         C. Adams, Administrative Assistant  
         C. Kenzie, Administrative Assistant

**BYLAW NO. 3291/2001**

Being a bylaw to close portions of road and lane 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 laneway in the City of Red Deer is hereby closed:

“All of Lane, Block 48, Plan 6990 ET”

READ A FIRST TIME IN OPEN COUNCIL this 5th day of ~~November~~ 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

DATE: November 6, 2001

TO: City Council

FROM: City Clerk

RE: Central Alberta Women's Emergency Shelter – CAWES  
Request to Lease – Lane Way, Plan 6990 ET  
Road Closure Bylaw 3291/2001

---

**FILE**

### *History*

At the Monday, November 5, 2001 meeting of Council, Road Closure Bylaw 3291/2001 was given first reading.

The Central Alberta Women's Shelter requested a lease of the entire lane adjacent to their property for the purpose of expanding the playground and parking approximately 100 square feet into the lane behind the shelter and to utilize the remainder of the 7,500 ± square foot lane for access as a private driveway.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, December 3, 2001 at 7:00 p.m. in the 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 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

**FILE**

November 6, 2001

Fax: 341-3510

Mr. R. McBeth  
Central Alberta Women's Emergency Shelter  
P.O. Box 561  
Red Deer, AB T4N 5G1

Dear Mr. McBeth:

**Re: Central Alberta Women's Emergency Shelter – CAWES  
Request to Lease – Lane Way, Plan 6990 ET  
Road Closure Bylaw 3291/2001**

At the City of Red Deer's Council meeting held on Monday, November 5, 2001, first reading was given to Road Closure Bylaw 3291/2001. A copy of the bylaw is attached for your information. Council also passed the following resolution:

*Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager re: Central Alberta Women's Emergency Shelter – Request to Lease – Lane Way, Plan 6990 ET, hereby agrees to enter into a License to Occupy for the lane in Block 48, Plan 6990 ET with the Central Alberta Women's Emergency Shelter, subject to the approval of Road Closure Bylaw 3291/2001 and subject to the following:

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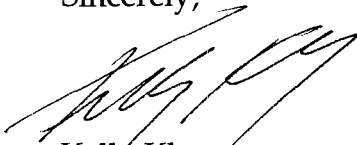
This office will now proceed with the advertising for a Public Hearing for the Road Closure Bylaw to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

Central Alberta Women's Emergency Shelter  
November 6, 2001  
Page 2

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated costs of advertising, which in this instance is \$400.00. We require this deposit by no later than Wednesday, November 14, 2001, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to contact Howard Thompson, Land & Economic Development Manager at 342-8364.

Sincerely,

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

Kelly Kloss  
City Clerk

KK/chk  
/attach.

c: Land & Economic Development Manager  
C. Adams, City Clerk's

**BYLAW NO. 3291/2001**

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READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

\* \* \* Transmission Result Report (MemoryTX) ( Nov. 6. 2001 2:21PM ) \* \* \*

1) CITY OF RED DEER \* CITY CLERK  
2)

Date/Time: Nov. 6. 2001 2:19PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
0129 Memory TX	3413510	P. 3	OK	

## Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connectionBox 5008  
Red Deer, Alberta  
T4N 3T1

The City of Red Deer

## Office of the City Clerk

November 6, 2001

Fax: 341-3510

Mr. R. McBeth  
Central Alberta Women's Emergency Shelter  
P.O. Box 561  
Red Deer, AB T4N 5G1

Dear Mr. McBeth:

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This office will now proceed with the advertising for a Public Hearing for the Road Closure Bylaw to be held on Monday, December 3, 2001 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

4014 - 48th Avenue, Red Deer, AB Canada T4N 2T4  
Tel: (403) 343-5133 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: <http://www.city.red-deer.ab.ca>

**DATE:** October 30, 2001  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Barbara Jeffrey, Social Planning Manager  
**RE:** Federal Government's Affordable Rental Program

---

The City of Red Deer has been very supportive of the work that the Government of Canada has initiated in addressing the issues of homelessness and transitional housing. The proposal submitted by Red Deer for funding under the Supporting Community Partnerships Initiative was approved by Human Resources Development Canada in early 2001 and several projects recommended by the Community Housing Advisory Committee to City Council are now being funded under this program. We feel that the community housing plan *The Journey Home, A Community Housing Plan for Red Deer, Alberta*, on which the proposal was based, describes the multi-faceted approach needed to address the issues of homelessness.

The consensus of the Red Deer Housing Committee and the people working with the Homelessness Initiative and the Community Housing Plan is that the federal and provincial governments need to implement a program to address the need for affordable housing. The Homelessness Initiative is designed to meet some of the need for people experiencing absolute homelessness or using transitional housing. However, for transitional housing to be effective, the citizens need housing they can afford when they leave the other programs. The Community Housing Plan reported that the number of rental units available in Red Deer in 2000 had decreased to 946 from 949 in 1993.

The City of Red Deer has been very supportive of the work that the Federation of Canadian Municipalities (FCM) has done in outlining both the issues and the programs that need to be put in place to alleviate and prevent homelessness in Canada. Council of The City of Red Deer supported the FCM's National Housing Options Policy Paper – "A Call for Federal Action". The City of Red Deer also submitted a resolution to the 2000 FCM Conference to support the Options Paper. Two parts of the resolution are particularly important:

Whereas tax policies, along with other federal policies, need to be implemented to encourage the involvement of the private sector in **the building of rental and other housing options that can be accessed by low income people.**

Whereas a primary barrier to accessing housing is often the **lack of an adequate income.**

The Alberta Urban Municipalities Association and their Housing and Social Development Task Force have been coordinating efforts with the Federation of Canadian Municipalities to push the agenda of housing in the province and the country. Resolutions on affordable housing asking for provincial support in any national program have been submitted to the Alberta Urban Municipalities Association Annual General Meeting by The City of Red Deer and to the Family and Community Support Services Association of Alberta Annual General Meeting by the Red Deer and District Family and Community Support Services Board.



In August, 2001, the ministers of the provinces and territories responsible for housing met in London, Ontario with Alfonso Gagliano, the federal housing minister. The subject of the meeting was the lack of adequate and affordable housing and means to relieve the problem in urban, rural and remote communities. The main item for discussion was the federal proposal for a capital grants program for affordable housing.

To quote a letter from John Burrett, Executive Director of the Federation of Canadian Municipalities, "*The current federal government proposal (proposed in the Liberal party "Red Book") is to allocate \$140 million per year in capital grants, for four years, matched by equal amount of provincial/territorial funding, to stimulate production of "affordable rental housing" (meaning housing at low-end-of-market rents for moderate to low income households). This is being called the Affordable Rental Program. The federal government estimated this would produce 60,000-120,000 units. No one agrees with this estimate (something more like 10,000-15,000 is more likely).*

*Furthermore, the original proposal included a maximum amount of capital per unit of \$15,000, subsequently revised up to \$25,000, which in FCM's analysis, would still mean that most renters in most cities could not afford the units to be built, and certainly not those renters with very low incomes.*

*At the August meeting of provincial housing ministers with the federal housing minister, at the urging of FCM and others, the ministers agreed to drop the per unit maximum. This means the program is now potentially useful for those who wish to develop housing for low income people.*

*The provinces and the federal government, however, still need to come to agreement on cost-sharing and participating in the program. They are holding talks now, and plan to meet again in late November. If the provinces decide not to participate, the program may not go forward.*

*That is why it is so important for FCM members to urge their provincial/territorial ministers to join with the federal government in funding and delivering this program.*

*We also understand that the funds available will be limited to those announced in the "Red Book". If that is indeed the case, the program should be directed to produce as many affordable units as possible with the existing funds, with the intent of adding to the program in the years to come. Spreading the same amount of money among more housing units would defeat the purpose of providing affordable housing. The program must be designed to help people paying over 30 percent, and often as high as 50 percent, of their income for housing.*

Our understanding is that the discussion at the August meeting was a proposal to provide \$25 000 per unit from each of the federal and provincial governments, with a further \$25 000 from the community in 'sweat equity' or donated project coordination or other donations or gifts in kind.

Any provincial funding must not be from existing grant programs, or 'old money' matched against the federal funds. Those funds are already committed to housing and other infrastructure programs and cannot be reassigned. If the province does not provide new funding, the cost of each unit would be out of the reach of the people who need it most.

Kelly Kloss, City Clerk  
October 30, 2001

p.2

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The position of The City of Red Deer in regards to housing is that the municipal role is to facilitate and coordinate solutions to housing needs, but not to be in the role of funder of housing. The City has been a facilitator over the last several years with the Housing Solutions funding through the Social Planning Department. Any federal program cannot rely on communities to provide more than the type of in kind donations already forthcoming from the Red Deer community. The community cannot be expected to provide one third of any program from fundraising in an already stretched non-profit sector.

As always, The City of Red Deer urges that any program be designed to encourage approaches that work locally. This flexibility allows the funding to be assigned where most needed and usually means that the funding dollars can do more than a "cookie cutter" approach would allow. The Homelessness Initiative has been approached in this manner.

The Federation of Canadian Municipalities is urging their membership to encourage provincial ministers to support a program for households with low income, to devote significant new funds to the program and to involve municipal governments in designing and implementing the program locally.

## **RECOMMENDATION**

The Council for the City of Red Deer urge the Government of the Province of Alberta to participate in the federal government's Affordable Rental Program with new provincial funding, in order to meet the most basic of needs of people with no or inadequate housing.

Barbara Jeffrey  
Social Planning Manager

c. Colleen Jensen, Director, Community Services Division

**Comments:**

We concur that the next logical step in resolving affordable housing issues across Canada is the move into affordable rental units. This is consistent with the strategy laid out in Red Deer's own Community Housing Program. We also concur that the principal funding elements of such a program need to come from both the Federal and Provincial Governments and that they need to be substantial enough to bring the actual costs of the units within the reach of the target population. We agree that it is timely for us to offer direct support to the strategy recommended by the Federation of Canadian Municipalities and recommend that Council forward a letter of support and encouragement to the Provincial Government prior to the upcoming Federal/Provincial meetings. We believe that the letter should stress the following points.

1. That this is an important element of any affordable housing program and is the next logical step in the process.
2. That the Federal and Provincial Governments need to be the principle funding partners.
3. That municipalities must be involved in the development of community based strategies to develop such housing but not be placed in a position of providing financial support. Instead municipalities should play a role in coordinating and facilitating the recommended contribution of "sweat equity" from the community.
4. That we acknowledge, given the current financial constraints faced by the Provincial Government, such a program may not be feasible for immediate implementation but should be integrated into existing business plans for implementation over the next three-five year period on a predictable and stable basis as an integral part of the program base of the Province.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

## ***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001  
TO: Barbara Jeffrey, Social Planning Manager  
FROM: City Clerk  
RE: Federal Government's Affordable Rental Program

---

**FILE**

### ***Reference Report:***

Social Planning Manager, dated October 30, 2001.

### ***Resolutions:***

*Resolved* that Council of the City of Red Deer having considered the report from the Social Planning Manager, re: Federal Government's Affordable Rental Program, hereby urges the Alberta Provincial Government to participate in the Federal Government's Affordable Rental Program with new provincial funding, based on the following points and in order to meet the most basic needs of people with no or inadequate housing:

1. That this is an important element of any affordable housing program and is the next logical step in the process.
2. That the Federal and Provincial Governments need to be the principle funding partners.
3. That municipalities must be involved in the development of community based strategies to develop such housing but not be placed in a position of providing financial support. Instead that municipalities should play a role in coordinating and facilitating the recommended contribution of "sweat equity" from the community.
4. Given the current financial constraints faced by the Provincial Government, such a program may not be feasible for immediate implementation but should be integrated into existing business plans for implementation over the next three-five year period on a predictable and stable basis as an integral part of the program base of the Province.

***Report Back to Council:*** No

### ***Comments/Further Action:***

Please draft a letter for the Mayor's signature to be forwarded to the Province of Alberta outlining the above points. A copy of this letter would be provided to this office and the local M.L.A.'s and M.P.

  
Kelly Kloss  
City Clerk

/chk

c Director of Community Services

## **Christine Kenzie**

---

**From:** Kelly Kloss  
**Sent:** Wednesday, October 03, 2001 4:46 PM  
**To:** Barbara Jeffrey  
**Cc:** Christine Kenzie; Colleen Jensen  
**Subject:** FW: Federal Policy on Affordable Housing

Hi Barbara,

Another dreaded email of more work for you.

Could you review this and determine if we should be sending a letter. And if so could the Mayor just send it or would you recommend it be a Council decision? Thanks.

I do not have a specific date for this to be done, just let me know. I will put it in my "someday" bring forward file.

**Kelly**

-----  
**From:** Cindy Pietracupa  
**Sent:** October,03,2001 2:49 PM  
**Subject:** Federal Policy on Affordable Housing



Letter to Woloshyn for  
Mayors - Re Natio

**ATTN.: MAYOR & COUNCIL**

Attached is a "sample" letter addressed to the Honorable Stan Woloshyn encouraging the Province to participate in a capital grants program for affordable housing.

We encourage you to send a similar letter to Minister Stan Woloshyn (with a c.c. to Premier Ralph Klein and your local MLA) offering your support for the National Affordable Housing program.

Regards,

Cindy Pietracupa

-----  
Cindy Pietracupa, Special Projects Coordinator  
Alberta Urban Municipalities Association  
Tel: (780) 433-4431  
Fax: (780) 433-4454

## SAMPLE LETTER FOR MAYORS

October 3, 2001

The Honorable Stan Woloshyn  
Minister of Alberta Seniors  
425 Legislature Bldg  
10800 - 97 Avenue  
Edmonton, AB T5K 2B6

Dear Honorable Minister:

### **RE: FEDERAL POLICY ON AFFORDABLE HOUSING**

In response to the Federal-Provincial Territorial meeting of Ministers responsible for housing that took place in London, Ontario on August 16, 2001, we encourage the Province to participate in a capital grants program for affordable housing. We also request that any program developed be flexible enough to reflect the needs of Alberta's municipalities.

Our key concerns are that:

- The program be designed to produce units for households unable to pay market rents;
- Provinces and territories will contribute new funds, not limited to funds already being spent on related programs;
- Municipalities must be involved in setting the program parameters and implementing the program.

Thank you for your attention to this matter. We look forward to your reply.

Yours truly,

Mayor

cc: Premier Ralph Klein  
Local MLA

**DATE:** October 29, 2001

**TO:** Kelly Kloss, City Clerk

**FROM:** Barbara Jeffrey, Social Planning Manager

**RE:** John Howard Society – Youth Residential Centre (YRC)

---

Attached is a letter describing the proposed elimination of the Youth Residential Centre (YRC) which has operated in Riverside Meadows for 16 years. The letter explains the purpose of the centre, the youth under its care, and the options available for youth if the residential centre does indeed close.

Interestingly, support for the Youth Residential Centre has come from the community in which the centre is situated. Members of the Riverside Meadows Community Association have spoken with elected officials and staff of The City of Red Deer and the media in support of the centre and the work that youth and staff do for the community.

If the Government of Alberta were moving in a new direction to close or phase out of all group care facilities for young offenders in Alberta, one could understand that closing the Red Deer centre was part of that trend. From all reports, this is not the direction in which the province is moving. The Red Deer centre is the only one slated for closure.

If, in fact, the need for the number of spaces for young offenders is decreasing, and as the Red Deer centre is the only one in Central Alberta, the more obvious closure would be in a community where more than one now exists.

The \$300,000 that supports the Youth Residential Centre is funds that are spent in the Red Deer community by the centre for its operations and by the staff whose salaries are paid from these funds.

If the centre were to close, experience shows that several years from now, when families are fed up with trying to see and maintain a relationship with their sons in Edmonton or Calgary facilities, these families will once again approach the community, the City, and the Province of Alberta to situate a youth residential centre in the central area of Alberta. A huge amount of community time and resources will be spent trying to recreate what is existing and working well in Red Deer.

Kelly Kloss, City Clerk  
October 29, 2001

p.2

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**Recommendation**

That Council of The City of Red Deer express to the Province of Alberta strong support for maintaining the John Howard Society – Youth Residential Centre in Red Deer.



Barbara Jeffrey  
Social Planning Manager

Attach.



**From:** jhsyrc

**Sent:** October 22, 2001 11:27 AM

**To:** Wendy Klassen; Wayne Kay; Trish Turnbull; [sean.hartle@gov.ab.ca](mailto:sean.hartle@gov.ab.ca); Raye St. Denys; Phil Rauch; Pete WEDDELL; Pam Ralston; Neil Evans; Nancy Dingman; Morris Flewwelling; Milana Ward; Mikki Newell; Mike Louie; mark mercer; Marcia Lee; Lyle Richards; Lorna Watkinson-Zimmer; Larry Pimm; Kandace Ogilvie; Josianne Phenix; Jim MacLean; Janice Nadon; Gail Surkan; [frank.deheer@rcmp-grc.gc.ca](mailto:frank.deheer@rcmp-grc.gc.ca); Dennis Moffat; Craig Staniforth; Community Information & Referral Service; Colin Campbell; [caans@direct.ca](mailto:caans@direct.ca); Brenda Naylor(h); Bev Hughes; Bea Good; Barb Barber; Greg Cebuliak

**Subject:** from John Howard Society's Youth Residential Center

<<File: ATT00003.html>>It is with sadness and disappointment we find ourselves sending out this letter. Following you will find an outline of our program and what is happening to it. A request for your support is also included.

The John Howard Society's Youth Residential Centre (YRC) has been operating successfully in Red Deer since 1985. The YRC is the only agency in Central Alberta to offer care and custody to sentenced young offenders. We received word on October 18, 2001 that the YRC program will be abolished effective December 16, 2001 due to provincial cut backs.

In the young offender system there are two types of custody, open and closed. The YRC is an open custody facility that houses 10 male young offenders. When youths are sentenced to open custody it may be their first time in custody and the group home setting we provide is used as a tool to keep the youths involved in their community and close to their families, as a "wake up call" so to speak. The other youths the group home deals with are those who have been in closed custody for some time, anywhere from one month to fifteen months or more. The group home acts as transition back into the community for these youths, most of whom are from Red Deer and surrounding areas. After being incarcerated for a long period of time coming to the group home gives these youths an opportunity to reestablish ties, look for work or school options, perhaps find an apartment as they will otherwise be homeless upon release, attend counselling and contribute to the community.

Young Offenders sentenced to closed custody are sent to Calgary Young Offender Centre or Edmonton Young Offender Centre (CYOC or EYOC). These centres are jails. They do have open custody units but they are still jails. The youths on the open custody units in these centres do not have the opportunities they have when they are in a group home setting. By closing the John Howard's YRC the youth who would benefit the most from the program will most likely do their time in CYOC or EYOC on their "open custody" units. Perhaps, if they are fortunate they may get a placement in another open custody group home in Calgary, Edmonton or St Paul but it would not do much good to youths from Red Deer and Central Alberta to have access to the community in those cities as they are so far away. They will not get the help they need. It must be noted that CYOC and EYOC, as well as the other group homes throughout Alberta have programs and excellent staff as well, but youth from Red Deer and areas will no longer have opportunities to settle back into their own community. Families, many of whom struggle financially or have no vehicles, may not see their sons for months at a time. Some youths who are with us, starting to reestablish their lives already, may have to be returned to CYOC or EYOC as their sentences will not be expired by the December 16 deadline. The ramifications of closing the group home will not be fully felt until the group home is gone, but rest assured it will hurt a lot of people; the staff, the youths we serve, their families and the community.

It is also important to note again that we are the only agency in Central Alberta to house sentenced young offenders. Once a young offender who is in the Red Deer Remand Centre has been sentenced he will be transferred to CYOC or EYOC where they may be able to get a bed in one of the 7 group homes in Calgary, Edmonton, and St. Paul. All of these locations are far from home. One has to wonder why Central Alberta youth have been targeted. Each year approximately 60 male youths pass through the YRC program which offers them not only opportunities to "pay their debt back to society" but also to grow, to learn new skills, repair broken relationships, enjoy recreation, set realistic goals, get an education, develop a sense of worthiness, attend counselling etc. For a lot of these youths YRC offers them hope and gives them drive to become "productive members of society".

In addition to reintegration and support the YRC offers an extensive recreational component. Recreation in a variety of forms from hiking to volleyball are a part of the program each day.

It is also important to note that there is a school within the group home. The school was established in 1990 and is run through The Red Deer Public School District. The school is accented by a fantastic teacher who offers the youth an opportunity to have individualized programming based on their needs. The youths that come to the group home have a wide variety of educational levels and the YRC school and teacher serve them well.

The staff and residents at the group home provide the community of Red Deer with thousands of hours of invaluable service each year. The North Side Community Association depends on the YRC to help with the operations of their Riverside Meadows skating shelter and rinks throughout the winter. The seniors at the Red Deer Lawn Bowling Association may not be able to bowl next year as there will be nobody to maintain the greens three times a week. Who will look after the Joffre Bridge site from now on? Who will trudge through the many treed areas in Red Deer to help locate and help the homeless people? These are some of the projects we engage in, that the youths actually take some ownership in. We provide services to a variety of agencies in Red Deer, including but not limited to, the SPCA, The City of Red Deer, The Red Deer Health Unit, Canadian Paraplegic Society, Canadian Red Cross, Canadian Diabetes Association, The Red Deer Housing Committee, Central Alberta Aids Network Society, Volunteer and Information Centre and The Red Deer Family Service Bureau. The closure of this group home will affect a number of people and a whole community.

Combined the six full time staff at the group home have spent over 45 years with the program. They have not only worked with young offenders but also with the youths behind the "label". They have provided care and support for youth experiencing a variety of difficulties including conduct disorders, ADHD, fetal alcohol syndrome, other alcohol related birth defects, depression, anxiety, suicidal ideations, learning disabilities, attachment disorders, addictions and anger. The staff have backgrounds in social work, sociology, psychology, education and criminology. Their extended training includes abuse prevention, harm reduction, innovative counselling skills, suicide prevention etc. YRC staff also belong to many local committees and groups and they always try to maintain positive partnerships within the community. They belong to these committees and groups to ensure services are available and accessible, not only for young offenders but all youth and to ensure a safer community for everyone.

It is our intention to meet with Red Deer's MLA's as soon as they will see us. We want to present them with this information and hopefully some letters of support. We understand the decision to close the group home may indeed be final but feel that sharing this information and gaining community support will ensure the group home can be closed with dignity and remembered fondly. We hope you will support us in our fight to keep our group home but as well in any future endeavours we may have to undergo. Thank you in advance for your support.

***Comments:***

As noted in the attached report, this is the only such service in Central Alberta. We understand that there is on-going demand for the service and no alternate program to provide any such support to offenders or their families. We strongly agree that should the program require some financial cutbacks, that those cutbacks be in an area where there are alternate programs in support services, such as similar existing facilities in the same City.

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

Riverside Meadows Community Association  
5909 – 54 Ave.  
Red Deer, AB T4N 4M7  
October 23, 2001

To: The Editor of The Red Deer Advocate:

Riverside Meadows Community Association would like to bring to your attention the concerns we have over the closure of the John Howard Youth Group Home in Red Deer. This will mean a very large change for these youth who are learning how to live again in their community and to be accepted by their neighbours. All of the kids have to do volunteer hours & part of this affects our community but also the city & surrounding county area. This loss will be wide spread. The following is a small list of work they do for people in the communities:

- Build & flood the small rink we have at our community center, clean & upkeep it.
- Open the skating shelter 2x week, work at the concession & clean.
- Janitor cleaning as needed when the facility is used throughout the year.
- Adopt a park.
- Work on community cleanup day in the spring & work along side their neighbours.
- Assist with activities when we host Family Fun Day, Summer Fun Day, etc.
- Assist with larger projects such as building a new playground (we have 2 scheduled for completion in 2002 & 1 starting 2002/2003)
- Shovel neighbours walks.

This will mean a very large financial difference to our Community Association to have to hire people at the shelter to do all their jobs or possibly close the shelter if money is not raised.

Outside of Riverside Meadows they make a very large impact as well with volunteer work.

- In the summer cut the lawn bowling grass 3x week for the seniors at the Golden Circle.
- In the summer cut grass & do clean up 2x week at Joffre Day Site.
- Recycle baby seats for the Health Unit.
- Pull weeds & pick up garbage for the City of Red Deer.
- Clean up & snow shoveling at the S.P.C.A.
- Work monthly bingos for the Canadian Diabetes Association.

As you see their presence is felt in many areas within our small community but also the larger community we all are a part of. The government & courts say we build better citizens outside of jails & that is what John Howard Youth Home is doing by having the youth make amends in the community in which they live. We feel that by keeping them in their community & district these youth are encouraged to become productive citizens instead of main streaming them into a larger facility where they will get lost in the system.

We would like to appeal to each citizen out there to wake up & contact your MLA today, before it is too late. How many other facilities & programs will be taken out of Central Alberta & given to Calgary or Edmonton before we see what we are losing? Please take a look & don't just let the closure of the John Howard Youth Home in Red Deer happen. The many successes & interactions over the past 16 years should deserve a closer look. Could there not be a way to find funding or do other temporary cuts not so drastic? This cut will affect many people in many neighbourhoods that are trying very hard to pull together & help each other.

Yours truly,

Marleen Cowan, President  
Riverside Meadows Community Association

## ***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001  
TO: Barbara Jeffrey, Social Planning Manager  
FROM: City Clerk  
RE: John Howard Society – Youth Residential Centre (YRC)

---

**FILE**

### ***Reference Report:***

Social Planning Manager, dated October 29, 2001.

### ***Resolutions:***

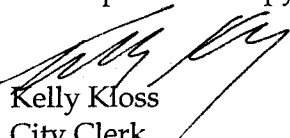
***Resolved*** that Council of the City of Red Deer having considered the report from the Social Planning Manager, re: John Howard Society – Youth Residential Centre hereby strongly agrees that Council corresponds with the Province of Alberta expressing the following:

- 1) That Council supports the need for the Province to provide open custody programming within Red Deer which also services Central Alberta.
- 2) Should the program require some financial cut-backs, that those cutbacks be in an area where there are alternate programs in support services, such as similar existing facilities in the same City.

***Report Back to Council:*** No

### ***Comments/Further Action:***

Please prepare a letter to the Province of Alberta for the Mayor's signature outlining Council's intent. Please provide a copy of this letter to my office, the John Howard Society and the local M.L.A's.

  
Kelly Kloss  
City Clerk

/chk

c Director of Community Services

**DATE:**       **October 30, 2001**  
**TO:**         **City Council**  
**FROM:**       **City Clerk**  
**RE:**         **Citizen-at-Large Appointment**  
              **Archives Committee**

---

***History***


At the October 29, 2001 Organizational Meeting, Council appointed citizens to various Committees, Boards and Societies.

Due to an oversight, the Archives Committee had only *three* citizens-at-large appointed instead of *four*.

As usual, names of the nominees have been submitted in confidence to Council.

***Recommendation***

That Council appoint an additional citizen-at-large to serve on the Archives Committee for a term to expire October, 2003.



Kelly Kloss  
City Clerk

KK/chk

## ***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001  
TO: Michael Dawe, Red Deer & District Archives Committee  
FROM: City Clerk  
RE: Citizen-at-Large Appointment to Archives Committee

---

***Reference Report:***

City Clerk, dated October 30, 2001.

***Resolutions:***

***Resolved*** that Council of the City of Red Deer hereby appoints the following to serve on the Archives Committee for a term to expire as indicated:

Patrick Matheson

Citizen-at-Large  
(term to expire October, 2003)

***Report Back to Council:*** No

***Comments/Further Action:***

This office will be notifying the successful applicant of his appointment. I trust you will be contacting him with regard to meeting dates and times.



Kelly Kloss  
City Clerk

/chk

c Director of Community Services  
Frieda McDougall, Administrative Assistant  
Committee Directory, City Clerk's





Office of the City Clerk

**FILE**

November 6, 2001

Box 5008  
Red Deer, Alberta  
T4N 3T4

Pat Matheson  
R.R. #1  
Blackfalds, AB T0M 0J0

Dear Mr. Matheson:

*Re: Appointments To Archives Committee*

At the City of Red Deer's Council Meeting held on Monday, November 5, 2001 consideration was given to membership on the *Archives Committee*. At that meeting the following resolution was passed:

*Resolved* that Council of the City of Red Deer hereby appoints the following to serve on the Archives Committee for a term to expire as indicated:

Pat Matheson

Citizen-at-Large  
(term to expire October, 2003)

Thank you for your application for membership regarding this committee. You will be contacted in the near future regarding meeting dates and times. If, in the interim, you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Kelly Kloss  
City Clerk

/chk

c F. McDougall, Administrative Assistant

*The City of Red Deer*



Office of the City Clerk

FILE

November 6, 2001

Box 5008  
Red Deer, Alberta  
T4N 3T4

*Confidential*

M. Joan King  
19 MacKenzie Crescent  
Red Deer, AB T4N 0H6

Dear Ms King:

Re: Appointments to the Archives Committee

At The City of Red Deer's recent Council Meeting the following appointments were made to the Archives Committee:

Glen Capeling	-	Citizen-at-Large; (expires October, 2003)
Raj Navaratnam	-	Citizen-at-Large; (expires October, 2003)
Dr. John A. Weddell	-	Citizen-at-Large, (expires October, 2003)
Pat Matheson	-	Citizen-at-Large, (expires October, 2003)

Throughout the application and appointment process Council commented that the extremely high calibre of individuals willing to volunteer their expertise to The City outnumbered the positions available.

Although you were not appointed to sit on this committee, on behalf of Council thank you for your application for membership. We look forward to working with you however on the Transportation Advisory Board.

It is volunteers such as you whose continued endeavors shape and make Red Deer a vibrant community for all to enjoy.

Sincerely,

Kelly Kloss  
City Clerk  
KK/chk

The City of Red Deer

**DATE:**       **October 30, 2001**  
**TO:**         **City Council**  
**FROM:**       **City Clerk**  
**RE:**         **Request for Ratification of Board Members – Normandeau Cultural and Natural History Society**

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### *History*

The Normandeau Cultural and Natural History Society was formed in 1989. Their purpose is to manage, operate and maintain certain City owned facilities including the Red Deer & District Museum.

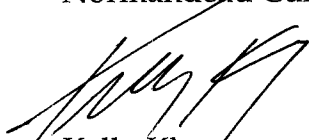
The Society is comprised of the following twelve members:

- one Council representative
- five citizens-at-large
- one Kerry Wood Nature Centre Association representative
- three Museum Society representatives
- one Red Deer River Naturalist Society representative
- one Red Deer & District Archives Committee representative

The bylaws of the Society state that all appointments must be ratified and confirmed by Council. As usual, the names of the nominees have been submitted in confidence to Council.

### *Recommendations*

That Council ratify the appointments of the proposed new members to the Normandeau Cultural and Natural History Society.



Kelly Kloss  
City Clerk

/chk



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

Office of the City Clerk

**FILE**

November 6, 2001

Wendy Martindale, Executive Director  
Normandeau Cultural & Natural History Society  
4525 - 47 A Avenue  
Red Deer, AB T4N 6Z6

Dear Wendy:

**Re: Ratification of Citizen-At-Large Appointments**

At the City of Red Deer's Council meeting held Monday, November 5, 2001, Council passed the following resolution:

*Resolved* that Council of the City of Red Deer hereby ratifies the following appointments of citizens-at-large to the Normandeau Cultural and Natural History Society, for a term to expire, October, 2003:

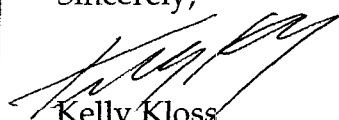
Chris Caddy                      Citizen-At-Large

Donald Osler                      Citizen-At-Large

I trust you will be contacting each individual with regard to meeting dates and times.

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

Sincerely,

  
Kelly Kloss  
City Clerk

KK/chk

c. Community Services Director  
Committee Directory, City Clerk's

**DATE:** October 29, 2001  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** 2001 AUMA Convention Resolutions

---

Please find attached a booklet containing the 2001 AUMA Resolutions to be considered at the upcoming AUMA Convention, November 14<sup>th</sup> to November 17<sup>th</sup>.

To assist Council in considering these resolutions, the City Administration provided their comments on some of the resolutions. As we received this document electronically, we were able to include the administrative comments directly following each respective resolution. Please note that there are not administrative comments for every resolution. We are providing you with this document to enable you to discuss it as a group prior to the Convention.

Council is not required to pass a resolution indicating support or non-support for these resolutions. Individual members of Council can vote as they deem fit based on discussion at the Council meeting, administrative comments and comments from the debate at the Convention.

*Please take the attached booklet with you to the AUMA Convention as no other copies will be supplied at the Convention.*

***Recommendation***

Submitted for Council's information.



Kelly Kloss  
City Clerk

/chk  
/attach.

**Comments:**

We appreciate the fact that Council does not have time nor would it be particularly appropriate to debate each and every one of the resolutions. We request each Council member review the resolutions for those which they feel they would like to discuss during the November 5, 2001 Council Meeting. Should Council identify certain resolutions which they would like to provide stronger, higher profile support, the Council members could agree to speak as a unit through a representative on the floor of the Convention. For Council's information the resolutions forwarded by The City of Red Deer and included in the 2001 AUMA Convention Resolution Booklet are:

Family & Community Support Services Funding Allocation Model: Page 41

Financing Wastewater Treatment Standards: Page 48

Transportation Grants: Page 54

Regulating Smoking: Page 82

Affordable Housing: Page 110

"G. D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**THE CITY OF RED DEER'S  
ADMINISTRATIVE COMMENTS  
HAVE BEEN INCORPORATED INTO  
THIS DOCUMENT**

**2001  
Convention Resolutions**



**Alberta Urban Municipalities Association**

**95<sup>th</sup> Annual Conference  
Edmonton, Alberta**

**November 14<sup>th</sup> - November 17<sup>th</sup>, 2001**

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**CURRENT BYLAWS:**

**Alberta Urban Municipalities  
Association**

Highlighted sections denote  
amendments from 2000 Convention

## **MISSION STATEMENT**

The Alberta Urban Municipalities Association will provide leadership in advocating local government interests to the Provincial Government and other organizations, and will provide services that address the needs of its membership.

## **GENDER STATEMENT**

In this Bylaw, the word "**he**" shall be interpreted as meaning either "**he**" or "**she**".

## **DEFINITIONS**

**Affiliate Member** means any private company, organization or individual, in or outside of the Province of Alberta, who has fully paid the Association's annual affiliate-membership fee.

**Associate Member** means

- i) any municipality, in or outside of Alberta, not eligible for regular membership, that has fully paid the Association's annual associate-membership fee; and
- ii) any municipally-related non-profit organization or special purpose board or commission that has fully paid the Association's annual associate-membership fee.

**Elected Representative** means an elected official of a Council of a municipality in the Province of Alberta. Only Elected Representatives of Regular Member municipalities may be voting delegates or an appointed representative of the Jasper Improvement District and the Townsite of Redwood Meadows.

**Life Member** means

- i) all past Presidents; and
- ii) any other persons who have held municipal office or rendered any meritorious service to municipalities in general and who have been regularly proposed, seconded and elected by a two-thirds vote of the delegates at an annual convention.

**Membership** means regular, associate, affiliate, and life members.

**Municipal Government Act** means the Municipal Government Act, S.A. 1994 c.M-26.1, as may be amended from time to time.

**Regular Member** means any City, Town, Village, Summer Village, or any one of:

- 1) Specialized City, meaning a Specialized Municipality with a population of 10,000 or more;
- 2) Specialized Town, meaning a Specialized Municipality with a population of 1,000 to 9,999, inclusive;
- 3) Specialized Village, meaning a Specialized Municipality with a population of 300 to 999, inclusive;
- 4) Specialized Summer Village, meaning a Specialized Municipality with a population of less than 300;

pursuant to Section 83, of the Municipal Government Act, in the Province of Alberta that has fully paid the Association's annual regular membership fee. Jasper Improvement District and Townsite

of Redwood Meadows shall each be deemed regular members provided that each has paid the Association's annual regular membership fee.

**Term** means the period commencing at the organizational meeting of the Board following the annual convention and continues until the end of the following annual convention.

## **ARTICLE 1 - MEMBERSHIP**

### **Section 1    Membership Year**

The Membership Year shall commence on the 1st day of January and end on the 31st day of December of each year.

### **Section 2    Regular Members**

2.1 Regular Member means any City, Town, Village, Summer Village, Specialized Municipality pursuant to Section 83, Municipal Government Act, may become a regular member of the Association upon payment of the annual membership fee.

2.2 Any specialized municipality as designated by the Minister of Municipal Affairs pursuant to Section 83, Municipal Government Act, may become a regular member of the Association upon payment of the annual membership fee.

2.3 Jasper Improvement District and Townsite of Redwood Meadows may become regular members of the Association upon payment of the annual membership fee.

2.4 A Regular Member who wishes to withdraw its membership from the Association shall:

- a) provide notice to the office of the Association by letter with a certified copy of the resolution of Council, and;
- b) provide not less than 12 months notice to the Association

The notice to withdraw shall be submitted to the Board of Directors for approval.

### **Section 3    Associate Members**

An Associate Member may:

- i) attend any annual convention and may have the privileges of the floor, upon a motion from the floor, but shall not vote or be entitled to be elected to any office in the Association;
- ii) be entitled to participate in the Association's benefit and insurance plans and other services on conditions set by the Board from time to time.

### **Section 4    Affiliate Members**

An Affiliate Member may:

- i) attend any annual convention but shall not have the privileges of the floor, or a vote, nor shall they be entitled to be elected to any office in the Association;
- ii) be entitled to participate in some of the Association's services as set by the Board, but not in the Association's benefit and insurance plans.

## **ARTICLE 2 - HONOURARY POSITIONS**

### **Section 2.1            Honourary President**

The position of Honourary President may be conferred upon the Minister of Municipal Affairs.

### **Section 2.2            Honourary Secretary**

The Board may appoint from time to time an Honourary Secretary.

### **Section 2.3            Life Members**

The Board of Directors may appoint Life Members. Life Members may not vote at the convention unless they are an Elected Representative whose municipality is a Regular Member. Life Members shall be exempt from payment of membership fees.

### **Section 2.4            Honourary Patrons**

The position of Honourary Patron may be conferred upon the Premier and the Lieutenant-Governor of Alberta.

## **ARTICLE 3 - FEES**

### **Section 3.1      Fee Establishment**

Every year, the Board of Directors shall approve a budget in accordance with these bylaws and establish the Membership fees.

### **Section 3.2      Fee Adjustments**

Membership fees may vary from year to year as determined and adopted by resolution of the Board of Directors. Fees may differ between classifications, types and categories of membership.

## **ARTICLE 4 - BOARD OF DIRECTORS**

### **Section 4.1      Board Qualification**

All members of the Board of Directors shall be Elected Representatives of municipalities that are Regular Members of the Association.

### **Section 4.2      Board Composition**

#### **Section 4.2.1**

Subject to these Bylaws, the Board of Directors shall consist of no more than fifteen (15) members including:

- a) the President;
- b) seven (7) representatives allocated in accordance with Section 4.2.2, to be referred to as Directors from Cities;
- c) three (3) Directors from the group comprised of Towns and Specialized Towns, to be referred to as Directors from Towns;
- d) three (3) Directors elected from the group comprised of Villages and Specialized Villages, to be referred to as Directors from Villages; and
- e) one (1) Director elected from the group comprised of Summer Villages and Specialized Summer Villages, to be referred to as the Director from Summer Villages.

#### **Section 4.2.2**

City representation on the Board of Directors shall be as follows:

- a) two (2) Directors from the City of Calgary;
- b) two (2) Directors from the City of Edmonton; and
- c) three (3) Directors elected from the group comprised of Cities and Specialized Cities excluding Calgary and Edmonton.

### **Section 4.3      City Representatives**

Neither Calgary nor Edmonton shall be entitled to more than two (2) representatives on the Board in any capacity, excluding the position of President.

#### **Section 4.4            Board Term**

All members of the Board of Directors shall be elected to the Board for one term. Any Director may be re-elected to the Board.

#### **Section 4.5            Standing Committees**

The Board of Directors shall appoint committees and may delegate to the Executive Committee authority to appoint special-purpose committees. Such appointments shall be reported at the next regular meeting of the Board of Directors.

#### **Section 4.6            Board Meetings**

The Board of Directors shall establish a schedule of regular meetings at their organizational meeting following the annual convention. The Board shall also meet at the call of the President or upon the written request of four Board Members with at least 72 hours notice.

#### **Section 4.7            Quorum**

A majority of the Board of Directors is required to constitute a quorum.

#### **Section 4.8            Voting**

At meetings of the Board of Directors each member present shall have one vote and the President shall have a second deciding vote in the event of a tie. In the case of a tie, the motion shall be lost.

#### **Section 4.9            Authority**

The Board of Directors shall have the authority and responsibility to carry out as appropriate, or delegate to its committees, the powers and duties conferred upon the Association.

#### **Section 4.10          Board Vacancies/Disqualification**

- a) Should the President no longer remain an Elected Representative, he shall nevertheless, be eligible to remain a member of the Board of Directors and to continue in office as President until the next annual convention providing such period shall not exceed two months.
- b) Should the office of the President become vacant, the remaining Board of Directors shall forthwith appoint a Board Member as President, until the next annual convention.
- c) In the event a member of the Board, other than the President, ceases to be an Elected Representative, he shall nevertheless, be eligible to remain a member of the Board until the next annual convention providing such period shall not exceed two months.
- d) Should a vacancy on the Board of Directors occur, other than the President, the Board may appoint a replacement, who is an Elected Representative and whose municipality is a Regular Member, until the next annual convention.
- e) Should a vacancy occur on the Board from one of the appointed positions from Calgary or Edmonton, a replacement may be appointed by the Council of the City from which the vacancy occurs.
- f) Should a Board Member's municipality change its legal municipal status, the Board Director shall be eligible to remain a member of the Board until the next annual convention.
- g) A member of the Board of Directors ceases to be a Director if:
  - i) disqualified from Council pursuant to Section 174(1) of the Act; or

- ii) that Director misses three consecutive regular meetings of the Board, unless authorized by resolution prior to the conclusion of the third consecutive regular meeting of the Board.
- h) If the position of Vice President for Cities, Vice President for Towns, or Vice President for Villages/Summer Villages is vacated, the Board shall appoint a replacement to that position from one of the Directors representing the Cities, Towns or Villages/Summer Villages, as the case may be, until the next annual convention.

#### **Section 4.11            Honorarium/Expenses**

An honorarium and expenses may be set for Elected Representatives serving on the Board, and for those serving the Board.

### **ARTICLE 5 - EXECUTIVE COMMITTEE**

#### **Section 5.1            Committee Composition**

There shall be an Executive Committee consisting of the President, Vice-President of Cities, Vice-President of Towns and Vice-President of Villages/Summer Villages.

#### **Section 5.2            Duties**

The Executive Committee shall:

- i) undertake such things as directed by the Board of Directors; and
- ii) carry out all Board duties on emergent issues. Such action shall be reported by the Committee to the Board at their next regular meeting.

### **ARTICLE 6 - EXECUTIVE DIRECTOR**

#### **Section 6.1            Corporate Seal**

The Executive Director shall be responsible for the retention of the Corporate Seal.

#### **Section 6.2            Custody of Association Business**

The Executive Director, or other person designated by the Board, shall be responsible for the preparation and custody of minutes of meetings of the Association and of the Directors, correspondence and financial records of the Association.

### **ARTICLE 7 - ASSOCIATION AUDIT**

#### **Section 7.1            Appointment of Auditor**

The Board of Directors shall appoint by resolution an auditor. There shall be an audited annual financial statement submitted at the annual general meeting.

#### **Section 7.2            Fiscal Year**

The "fiscal year" shall be January 1st to December 31st.

## **ARTICLE 8 - BYLAW AMENDMENT**

### **Section 8.1            Bylaw Review**

In every year divisible by five (5), the President shall establish a special committee to review the Bylaws of the Association.

### **Section 8.2            Notice of Amendment**

A notice of a special resolution containing any proposed change in these Bylaws shall be circulated in writing to the Regular Membership not later than eight weeks prior to the annual general meeting. Such amendment shall not be considered passed, unless three-fourths of the voting delegates present at the annual general meeting are in favour of the special resolution.

### **Section 8.3            Voting**

Voting on the proposed change shall take place at the annual general meeting and shall be in accordance with the Rules of Procedure.

## **ARTICLE 9 - RULES OF PROCEDURE**

Except as otherwise provided in these Bylaws, the Rules of Procedure to be followed at meetings of the Board of Directors and at the annual convention shall be those in "Robert's Rules of Order, Newly Revised."

## **ARTICLE 10 - DUTIES**

The duties and powers of the President and Vice-Presidents shall be those duties and powers as commonly assigned to such officers.

## **ARTICLE 11 - NOMINATIONS**

### **Section 11.1   Nominees**

A nominee shall be an Elected Representative whose municipality is a Regular Member of the Association, and who is in attendance at the annual convention or has indicated in writing to the returning officer no later than 9:00 a.m. the first day of the convention, his willingness to fill the position if elected, but due to personal or family illness or attending to municipal or private business is unable to be in attendance at the convention.

### **Section 11.2            Nominations for President**

Nominations for the position of President must be sponsored by two (2) other Elected Representatives, whose municipalities are Regular Members, and who are registered as being in attendance at the annual convention.



### **Section 11.3            Nomination for Board Members**

Except for the appointments to the Board from the Cities of Calgary and Edmonton, nominations for members of the Board of Directors must be in writing, sponsored by two (2) other Elected Representatives whose municipalities are Regular Members and who are registered as being in attendance at the annual convention.

## **ARTICLE 12 - ELECTION PROCEDURES**

### **Section 12.1            Election Procedures Committee**

The Board of Directors shall appoint an Election Procedures Committee, who shall prescribe the manner of holding elections, including the forms to be used, the method of voting and such rules and procedures pertaining thereto, such as to ensure the fair and proper conduct of the elections.

### **Section 12.2            Election of President**

The President shall be elected by the voting delegates at the annual convention.

### **Section 12.3            City Representation**

- a) The Directors from Cities shall be elected by voting delegates from the Cities/Specialized Cities at the Annual Convention, except Calgary and Edmonton, following the election of the President.
- b) Each of the City appointed Directors from Calgary and Edmonton shall automatically become a Director from Cities.
- c) The Vice-President for Cities shall be elected from among the Directors from Cities, including Edmonton and Calgary, and Specialized Cities by the voting delegates from Cities and Specialized Cities at the Annual Convention.

### **Section 12.4            Town Representation**

- a) The Directors from Towns shall be elected by voting delegates from the Towns and Specialized Towns, at the Annual Convention, following the election of the President as follows:
  - i) One (1) from that portion of Alberta lying north of the 15th base line.
  - ii) One (1) from that portion of Alberta lying between the 15th and the 9th base line.
  - iii) One (1) from that portion of Alberta lying south of the 9th base line.
- b) The Vice-President for Towns shall be elected from among the Directors from Towns and Specialized Towns by the voting delegates from Town and Specialized Towns at the Annual Convention.

### **Section 12.5            Village Representation**

- a) The Directors from Villages shall be elected by voting delegates from the Villages and Specialized Villages, at the Annual Convention, following the election of President, as follows:
  - i) One (1) from that portion of Alberta lying north of the 15th base line.
  - ii) One (1) from that portion of Alberta lying between the 15th and 9th base line.
  - iii) One (1) from that portion of Alberta lying south of the 9th base line.

- b) The Vice-President for Villages/Summer Villages shall be elected from among the Directors from Villages and Specialized Villages and the Directors from Summer Villages and Specialized Summer Villages by the voting delegates from Villages, Specialized Villages, Summer Villages and Specialized Summer Villages at the Annual Convention.

**Section 12.6      Summer Village Representation**

The Director from Summer Villages shall be elected by voting delegates from the Summer Villages and Specialized Summer Villages, at the Annual Convention.

**Section 12.7      Base Lines**

In this Article, the terms "9th base line" and "15th base line" are as defined under the Alberta Surveys Act.

**ARTICLE 13 - ANNUAL CONVENTION**

**Section 13.1      Convention Location**

The annual convention of the Association shall be held at such time and place as may be decided by the Board of Directors.

**Section 13.2      Notice of Convention**

All members of the Association shall be notified of the date of the annual convention at least twelve (12) weeks prior to the date set by mail to the members' addresses.

**Section 13.3      Convention Chairman**

The President or his designate shall be the chairman of the annual convention.

**Section 13.4      Voting Delegates**

- a) The voting delegates at the annual convention of the Association shall be those Elected Representatives whose municipalities are Regular Members of the Association.
- b) Notwithstanding the foregoing, in the event a Regular Member is unable to be represented at the annual convention by an Elected Representative, the Council may by motion, appoint an official to represent them, who will be entitled to all the privileges of a delegate with the exception of voting. Notice of such appointment shall be submitted in writing to the Executive Director at least ten (10) days prior to the date of the annual convention.

**ARTICLE 14 - SPECIAL MEETINGS**

**Section 14.1 Notification**

A special meeting of the Association may be called by five per cent (5%) of the Regular Membership or by two-thirds vote of all the Board, providing there is a two-week period allowed in order to notify all Regular Members by mail to the members' addresses.

## **Section 14.2        Voting Delegates**

- a) The voting delegates at the special meetings of the Association shall be those Elected Representatives whose municipalities are Regular Members of the Association.
- b) Notwithstanding the foregoing, in the event a Regular Member is unable to be represented at a special meeting by an Elected Representative, a Council may by motion, appoint an official to represent them, who will be entitled to all privileges of a delegate, with the exception of voting. Notice of such appointment shall be submitted in writing to the Executive Director prior to the opening of the special meeting.

## **ARTICLE 15 - RESOLUTION COMMITTEE**

### **Section 15.1        Committee Composition**

The Board of Directors shall appoint a Resolutions Committee who shall comply with the terms of reference as determined by the Board.

### **Section 15.2        Duties/Responsibilities**

The duties and responsibilities of the Resolutions Committee shall be those determined by the Board

## **ARTICLE 16 - BORROWING POWERS**

### **Section 16.1        Operating Funds**

The Board of Directors shall have the power to borrow on behalf of the Association and upon the credit of the Association for operating purposes an amount not in excess of sixty percent (60%) of annual fees or special assessments then levied or assessed by the Association to its Membership but not yet collected.

### **Section 16.2        Capital Funds**

By a two-thirds vote of the Board, the Association may borrow for capital purposes.

## **ARTICLE 17 - GENERAL**

### **Section 17.1        Member Reporting**

Each member of the Association shall report to the Executive Committee any matter bearing upon the Objects of the Association. Any requests for general legislation, shall be submitted for the approval of the Convention, or the Board of Directors.

### **Section 17.2        Execution of Documents**

All documents required to be executed by the Association must be executed under the corporate seal of the Association and attested to by such officers of the Association as may from time to time be decided by the Board of Directors, except that promissory notes and cheques signed on the Association's bank may be signed by such officers as may be decided by the Board of Directors.

### **Section 17.3      Association Acquisition**

The Association may acquire by gift or purchase and have, possess and enjoy land, tenements, rents, annuities and other property of any kind whatsoever within the Province of Alberta.

### **Section 17.4      Disposal of Assets**

The Association may from time to time sell, alienate, exchange, mortgage, let lease or otherwise dispose of any part of its real or personal estate.

### **Section 17.5      Financial Authority**

The Association may draw, make, accept, endorse, execute and issue promissory notes, bills of exchange and other negotiable instruments.

### **Section 17.6      Disbandment of Association**

In the event of disbandment of the Association, the assets shall only be distributed to the Regular Membership based on the fee structure in effect at that time.

### **Section 17.7      Document Inspection**

The books and records of the Association shall be available for the inspection by any Regular Member of the Association at the Association's office during normal business hours.

## **ARTICLE 18 - QUORUM**

A quorum for any general or special meeting of the Association shall be representation from twenty-five percent (25%) of the Regular Membership. A quorum shall be determined within 15 minutes of the posted start time of the meeting, otherwise, the meeting will be adjourned.

## **ARTICLE 19 - INDEMNIFICATION**

Every Director and officer of the Association and their heirs, executors and administrators, respectively, shall from time to time and at all times be indemnified and saved harmless out of the funds of the Association from and against:

- a) all costs, charges, damages and expenses whatsoever which they sustain or incur in or about any action, suit or proceeding which is brought, commenced or prosecuted against them or in respect of any act, omission, deed, matter or thing whatsoever made, done or permitted by them in or about the execution of the duties of their office; and
- b) all other costs, charges, damages and expenses which they sustain or incur in or about in relation to any act, omission, deed, matter or thing whatsoever made, done or permitted by them in or about the execution of the duties of their office;

except such costs, charges, damages and expenses as are occasioned by their own wilful act, default or dishonesty.

# **Convention Policy and Resolution Procedures**

## **1. Preparation of Resolutions**

Sponsors of resolutions for the AUMA Annual Convention should take care to ensure that the resolutions meet the following criteria:

- (a) Each resolution must bear an official endorsement by the sponsoring municipal council and must be accompanied with a contact name and number should AUMA or any of the members require further information about the resolution.
- (b) Resolutions should strive to address a topic of concern to municipalities throughout the Province.
- (c) Preliminary clauses should clearly and briefly set out the reasons for the resolutions. There should be as few preliminary clauses as possible.
- (d) All resolutions should have accompanying background information outlining the issue as it relates to their municipality. Backgrounds should also indicate whether or not the resolution is related to and consistent with AUMA policy. This material will assist the Public Affairs Committee, and later the convention body, in understanding the issues.
- (e) The operative clause of the resolution (i.e. the one beginning NOW THEREFORE BE IT RESOLVED THAT...) must clearly set out what the resolution is meant to achieve, and state a specific proposal for action. Its wording should be straightforward and brief so that the intent of the resolution is clear. Generalization should be avoided.
- (f) All member submitting a resolution should indicate whether or not resolutions should be submitted
- (g) Resolutions may be submitted by any municipality that is a Regular Member\* of the Alberta Urban Municipalities Association.
- (h) Resolutions are to be in the hands of the Executive Director no later the deadline established by the Public Affairs Committee which will be set on an annual basis.

\* A Regular Member means any incorporated City, Town, Village, or Summer Village or Specialized Municipality, in the Province of Alberta that has fully paid the Association's annual regular membership fee.

## 2. Extraordinary Resolutions

- (a) Resolutions arising from the proceedings of the convention or matters of an urgent nature arising after the resolution deadline and being presented to the Executive Director after the first day of the convention, will be considered Extraordinary Resolutions.
- (b) Extraordinary resolutions shall be presented following debate of the Section "P" Resolutions and upon receiving a required 2/3<sup>rd's</sup> majority of the voting delegates before consideration by the assembly.
- (c) No debate on the merits or "urgency" of any Extraordinary Resolution will take place prior to the required 2/3<sup>rd's</sup>-majority vote.
- (d) All Extraordinary Resolutions must first have an opportunity to be passed by a 2/3<sup>rd's</sup>-majority vote of the assembly prior to any Extraordinary Resolution being considered by the assembly.
- (e) Sponsoring municipality(ies) shall provide 1000 copies of the resolution.

## 3. Disposition of Resolutions

- (a) The Executive Director may return any submitted resolutions to their sponsors to have deficiencies corrected. Deficiencies may include but are not limited to:
  - i. The lack of a clear supporting narrative where the rationale of the resolution is unclear;
  - ii. The resolution lacking any indication of being endorsed by the sponsoring council;
  - iii. The resolution not containing preliminary clauses or containing contradictory clauses to the operative clause.

The need to resubmit any resolution(s) due to these deficiencies will not have a bearing on its categorization nor will it make a timely resolution late.

- (b) The Public Affairs Committee shall review all resolutions intended for submission to each annual convention and may refuse to submit to the convention any resolution deemed inappropriate for consideration by the Association.
- (c) The Public Affairs Committee will notify the appropriate policy committee of any resolution related to their policy.
- (d) In conducting its review, the Public Affairs Committee may:
  - i. Amend the grammar or format of the resolution;
  - ii. Consolidate resolutions of similar intent or subject matter;

- iii. Provide comments on each resolution with regard to its background;
  - iv. Inform the sponsoring municipality where the resolution is deemed to be inappropriate.
- (e) The Public Affairs Committee shall categorize all acceptable resolutions received as Section A, B, C, P or NP resolutions as follows:
- i. **Section "NP"** of the Policy and Resolutions Book will include new policies being put forward by the AUMA Board and any resolutions that are related to those policies. A Section NP resolution shall be numbered to correspond to the new policies being addressed.

The resolution sections will be presented in the following order:

- 1. Section "NP" resolutions
  - 2. Section "A" resolutions
  - 3. Section "P" resolutions
  - 4. Section "B" resolutions
  - 5. Section "C" resolutions
- ii. **Section "A"** of the Policy and Resolution Book will contain resolutions of a major concern to the vast majority of member municipalities across Alberta and which are not addressed by the AUMA's policy statements.
  - iii. **Section "P"** of the Policy and Resolution Book will contain resolutions relating to or amending existing policies adopted at past conventions (i.e. policy statements) or those resolutions adopted at past conventions. A Section P resolution shall be categorized to correspond to the policies being addressed.
  - iv. **Section "B"** of the Policy and Resolutions Book will contain resolutions of a critical nature to an individual municipality

OR

it will contain resolutions of a major concern to a region of municipalities or class of municipalities (e.g. S. Villages, Villages, Towns, Cities).

- v. **Section "C"** of the Policy and Resolutions Book will include resolutions, which, in the opinion of the Public Affairs Committee, address less critical issues impacting few municipalities or requests action from organizations other than the AUMA or the Alberta Government.
- (f) As long as there is a quorum present the final resolution session shall not be closed until all resolutions listed in the agenda are debated and voted upon.
- (g) Resolutions which are not debated at a convention resolutions session because of insufficient time or lack of quorum, will be presented by the Public Affairs Committee, with its recommendations, to a meeting of the Board of Directors following the convention.

- (h) Resolutions passed by the membership shall not be amended or modified by the Public Affairs Committee

4. Disposition of New Policy Position Papers

- (a) Task forces and committees appointed by the Board will prepare new policy position papers which are intended for presentation and adoption by delegates at the annual convention.
- (b) New policy position papers being offered for presentation will be provided to the Public Affairs Committee for inclusion in the Policy and Resolution Book.
- (c) Upon acceptance or rejection by the convention of a new policy position paper, all related resolutions will be dealt with immediately.

5. Handling of New Policy Position Papers and Resolutions

The guidelines for the handling of new policy position papers and resolutions during the convention are as follows:

(a) New Policy Position Papers:

- i. The session chair will allow a spokesperson or designate a maximum of eight (8) minutes to introduce the new policy position paper and place the resolution on the proposed new policy before the convention.

(b) Resolutions:

- i. The session chair will introduce the resolutions by the number, the name of the sponsoring municipality, and then will read the operative clause. The Chair will then call on the sponsoring or a supporting municipality to second the resolution. If no municipality seconds the resolution, the resolution dies.
- ii. The session chair or a member of the Public Affairs Committee will then give the views of the Public Affairs Committee (if necessary) and suggestions and reasons thereof as outlined in clause 3(d)(iii).
- iii. The session chair will then call for a spokesperson from the sponsoring municipality(ies) to speak to the resolution and open the debate as per section 6(g). The first speaker or his/her designate will have the right to close the debate. If there are no opponents to a resolution the question will be immediately called.

- (c) Upon request of a sponsoring municipal council for a resolution to be withdrawn the session chair shall notify the delegates.

- (d) Amendments from the floor will be accepted when duly moved and seconded. Amendments shall be submitted in writing when requested by the session chair. Discussion procedures shall be the same as outlined in the clauses above.



- (e) The session chair will rule whether or not such amendments comply with the intent of the original resolutions.
- (f) The voting on new policy position papers and resolutions may be a show of delegate accreditation cards, or if necessary, the session chair can call for a standing count.
- (g) For resolutions, the spokesperson of the sponsor or their designate, will be allowed two (2) minutes for the opening and one (1) minute for the closing of debate. All other speakers to resolutions will have a two (2) minute time limit and shall not speak more than once on any one question.
- (h) The conflict of interest guidelines for council votes, as outlined in the Municipal Government Act, shall also apply to convention resolution votes for all delegates. It is incumbent upon the membership to ensure they adhere to this rule.

6. Adoption of the Resolution Session Agenda

- (a) Prior to the beginning of the first resolution session the Chair will ask for a motion from the floor to adopt the Resolution Session Agenda as presented in the resolution book.
- (b) Amendments from the floor to the Resolution Session Agenda will be accepted when duly moved and seconded.
- (c) No debate on the proposed amendments to the Resolution Session Agenda will occur.
- (d) A simple majority of the delegates will be required to change the Resolution Session Agenda.
- (e) If there are no amendments to the Resolutions Session Agenda resolutions will be debated in the order they are presented in the resolution booklet. No further amendments to the resolution agenda will be accepted.

## **Public Affairs Standing Committee 2001**

Mayor Ernie Patterson, Chair  
Town of Claresholm

Councillor Gordon Harris  
Summer Village of West Cove

Councillor Dave Mann  
Village of Thorsby

Mayor George Rogers  
City of Leduc

Mayor Mike Senych  
Village of Thorhild

Councillor Dave Thiele  
City of Edmonton

Ms. Diane Devonshire  
City of Calgary

Mr. Bruce Duncan  
City of Edmonton

Mr. Bernie Kreiner  
Town of Hinton

TYPE	MUNICIPALITIES/IES	NAME	DEPARTMENT/ ORGANIZATION	CITY PAGE	PAGE #
NP- 1	AUMA	New MGA Policy	Municipal Affairs	26	29
NP- 2	AUMA	Updating Guiding Principle #2	Municipal Affairs	36	38
NP - 2.1	Grande Prairie/St. Paul/Wainwright	Family & Community Support Services Program Funding	Human Resources	38	40
NP -2.2	Red Deer	FCSS Funding Allocation Model	Human Resources	41	42
NP- 3	AUMA	Updating Guiding Principle #5	AUMA	44	44
NP - 4	AUMA	Updating Guiding Principle #8	AUMA	46	46
NP - 4.1	Banff/Grande Prairie/Red Deer	Financing Wastewater Treatment Standards	Environment	48	47
NP - 4.2	Bow Island	Funding to Replace Out- dated Municipal Water Treatment Facilities	Infrastructure	51	50
NP – 4.3	Calgary	Critical Non- Transportation Infrastructure Requirements	Infrastructure	52	51
NP – 4.4	Red Deer	Transportation Grants	Infrastructure	54	53
NP- 5	AUMA	Provincial Municipal Charter Agreement	Premier's Office	55	54
NP – 5.1	Spruce Grove	Provincial/Municipal Roles and Responsibilities	Premier's Office	59	58
A-1	AUMA	World Trade Talks	Industry Canada	61	60
A –2	Banff/Calgary/Claresholm	Child Care Staffing Crisis	Children's Services	62	61
A-3	Barrhead	Utility GST Exemption	Infrastructure	66	64
A-4	Bow Island/Grande Prairie	Energy Costs	Resource Development	67	65
A-5	Calgary/Cochrane	Brownfields Redevelopment Legislative Review	Environment	69	67
A-6	Daysland/Edmonton	Seniors Lodges	Seniors	71	69
A-7	Drayton Valley	Annexation/Amalgamation & Dissolution Procedures	Municipal Affairs	75	72
A-8	Edmonton	Alberta Open Space Partnership Program	Learning	77	73

TYPE	MUNICIPALITIES/IES	NAME	DEPARTMENT/ ORGANIZATION	CITY PAGE	PAGE #
A-9	Edmonton	Harmonization of Environmental Regulations	Environment	80	75
A-10	Edmonton/Red Deer/Taber	Regulating Smoking	Health & Wellness	82	77
A-11	Grande Prairie	Community Lottery Board Funding	Gaming & Lotteries	85	79
A-12	Okotoks	40 km/hr Maximum Posted Speed Limits	Infrastructure	87	80
A-13	Onoway	Seismic Testing	Resources Development	90	82
A-14	Wood Buffalo	Child Care Services	Children's Services	92	84
P-1	AUMA	Provincial Education Property Tax	Municipal Affairs	107	97
P-2	Black Diamond	Gasoline Sales Revenue to Municipalities	Revenue	108	98
P-3	Calgary/Edmonton	Police Funding	Solicitor General	110	100
P-4	Calgary/Edmonton/ Medicine Hat/Red Deer	Affordable Housing	Seniors	110	102
P-5	Calgary/Edmonton	Ambulance Funding	Health & Wellness	113	104
P-6	Canmore/Morinville	Repayment of Municipal Debt	Finance	116	107
P-7	Claresholm	Seniors Tax Rebate Program	Seniors	119	109
P-8	Crowsnest Pass	Property Taxes and School Funding	Learning/Municipal Affairs	121	111
P-9	Edmonton	Emergency Medical Service as an Essential Service	Health & Wellness	123	113
P-10	Grande Prairie	Ambulance Services	Health & Wellness	125	115
P-11	Grande Prairie	Inequity in Police Funding	Solicitor General	127	118
P-12	High Prairie	Equity in Funding Municipal Policing Costs	Solicitor General	130	119
P-13	Medicine Hat	Libraries Support	Community Development	131	121
P-14	Rocky Mountain House	Homelessness/Affordable Housing	Seniors	133	123
B-1	Calgary	Protection of Wetlands in Urban Areas	Environment	138	125

<b>TYPE</b>	<b>MUNICIPALITIES/IES</b>	<b>NAME</b>	<b>DEPARTMENT/ ORGANIZATION</b>	<b>CITY PAGE</b>	<b>PAGE #</b>
B-2	Claresholm	Assessment Services	Municipal Affairs	140	126
B-3	Eckville	Oil Industry Use of Fresh Water	Environment/Resource Development	141	127
B-4	Edmonton	Administrative Funding Community Lottery Boards	Gaming & Lotteries	143	129
B-5	Edmonton	Re-Establish Urban Parks Program	Environment	144	130
B-6	Edmonton	Revenue from Safety Codes Fines	Municipal Affairs	146	132
B-7	Edmonton	Road Closure Compensation	Infrastructure/Municipal Affairs	147	133
B-8	Grande Prairie	Funding for RCMP Facilities	Justice	149	135
B-9	Grande Prairie	Multi Sport Funding	Community Development	151	136
B-10	Grande Prairie	School Zone Hours	Infrastructure	153	138
B-11	Granum	Petitions	Municipal Affairs	154	139
B-12	High Prairie	Gas Deregulation	Resource Development	155	140
B-13	Hinton	Parental Responsibility Act	Justice	157	142
B-14	Mackenzie	Community Lottery Grants Funding Increase	Gaming & Lotteries	159	143
B-15	Morinville	Rite Government Number System	Public Works	161	145
B-16	Okotoks	Timely Response by Provincial Government	Environment/Infrastructure	162	146
B-17	Wood Buffalo	Conversion of Rental Units to Condominiums	Municipal Affairs	164	148
C-1	Bow Island	Meals on Wheels	Human Resources	168	151
C-2	Coronation	Authority of Returning Officers	Municipal Affairs	170	152
C-3	Edmonton	Grants for Capital City Recreation Facilities	Community Development	172	154
C-4	Edmonton	Use of Salt on Municipal Roads	Infrastructure	174	156
C-5	High Prairie	Date for Municipal Elections	Municipal Affairs	176	158
C-6	High Prairie	Farmland Assessment within Urban Boundaries	Municipal Affairs	178	160
C-7	Hinton/Leduc	Assessors as Designated Officers	Municipal Affairs	180	162

<b>TYPE</b>	<b>MUNICIPALITIES/IES</b>	<b>NAME</b>	<b>DEPARTMENT/ ORGANIZATION</b>	<b>CITY PAGE</b>	<b>PAGE #</b>
C-8	Legal	Municipal Assistance Grants	Municipal Affairs	182	164
C-9	Raymond	Provincial Grants	Municipal Affairs	184	166
C-10	Spruce Grove	Abandoned Vehicles	Infrastructure	185	167

## **"NP" Category**

**WHEREAS** the Municipal Government Act (MGA) is the legal foundation upon which the entire order of Municipal Government rests; and

**WHEREAS** the AUMA had expressed concern regarding the frequency and type of amendments being proposed to the MGA; and

**WHEREAS** the AUMA believed many amendments were adding a specificity to the MGA that harmed the original “jurisdictional” approach to the Act; and

**WHEREAS** the AUMA believed many amendments were not needed and were perhaps undermining Municipal natural person powers which were gained under the new MGA in 1994

**WHEREAS** at the 2000 convention the AUMA membership has requested that the AUMA develop a method through which periodic amendments can be made to the MGA when needed; and

**WHEREAS** the AUMA has prepared a draft paper and procedure that would meet the request from the members for a periodic review of the MGA while addressing the AUMA’s original concerns regarding proposed amendments; and

**WHEREAS** Guiding Principle #6 would need to be altered to support this shift in Policy direction; and

**WHEREAS** Guiding Principle #6 states “**Amendments to the Municipal Government Act and regulations will be supported by or receive approval from the Alberta Urban Municipalities Association.**”

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association amend Guiding Principle #6 to read as follows:

**“Amendments and changes in regulations to the Municipal Government Act shall only proceed when AUMA has actively participated through meaningful input in a review process”**



## **BACKGROUND**

### **Municipal Government Act Amendments**

- Every year since the new Municipal Government Act (MGA) came into effect the Provincial Government has brought forward changes to this Act. These changes often occurred following limited consultation with the AUMA and its members. Also it appeared that the natural person powers that were granted to municipalities through this Act were being eroded.
- The amendments were often requested by our members, the Provincial Government, the AAMD+C and the AUMA itself. In 1999 the Province had identified approximately 120 separate possible amendments to the MGA
- The AUMA expressed its concern to the Minister of Municipal Affairs regarding the shape and direction the MGA was taking and requested that no further changes be made unless they expanded municipal powers. As a result the Provincial Government put a hold on any further changes to the MGA.
- Last Fall, at our convention, members passed a resolution (A-4) requesting that AUMA pursue a yearly MGA review process to deal with requested changes to the MGA.
- In addition the Provincial Government has informally expressed its interest in moving much of the current MGA into regulations which may severely limit AUMA's and our members ability to have a significant input on the legal foundation upon which municipalities rest
- The Public Affairs Committee has been given the responsibility of developing a policy regarding MGA amendments that address the wishes of our members (as expressed in resolution A-4) as well as the concerns expressed earlier by the AUMA Board itself.

## **Initial AUMA Concerns:**

### ***Natural Person Powers***

- A fundamental shift occurred in how municipalities could approach their autonomy and governance when they were granted natural person powers in the MGA.
- Previously municipalities would look to the Municipal Act to determine whether or not they could pursue certain goals and then (if they could) what restrictions applied to them as they went about pursuing those goals.
- In essence if a municipal government wanted to take a certain direction on any given issue they often had to ask themselves one question: "***Where in the Municipal Act does it say we can do this?***" With natural person powers being granted to municipalities the question has now become: "***Where in the MGA does it say we can't do this?***"
- The Act is written in terms of granting municipalities broad jurisdictional powers within which they may operate in whatever manner they feel is appropriate. Although there are still some important areas in which the Province has outlined specifically how a municipality is to proceed (e.g. assessments + taxation), municipalities have been granted considerably more autonomy than in the past.
- Unfortunately not all of AUMA's members or even large segments Alberta's legal community has fully recognized the change that has occurred.

### ***Proposed MGA Amendments***

- The Provincial Government had adopted a consultation method on MGA amendments in which every single proposed amendment (regardless of merit) was sent out in a booklet form for comment by all municipalities and key stakeholders. Often turn around times for comment on each amendment was six weeks. AUMA simply did not believe that our members were given a fair chance to explore the implications of each proposed amendment.
- Many of the amendments being contemplated tended to add specificity to the Act similar to what was found in old Municipal Act. Sometimes the proposed amendments were simply an attempt to give "cover" for a municipality to ensure that what they were doing was legal.

## **Resolution No. NP-1**

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- In other words municipalities were still asking themselves the question "*Where in the Act does it say we can do this?*" despite the fact they were granted natural person powers and the act took a broader jurisdictional approach to municipal governance.

## **Current AUMA Position**

1. AUMA does not believe the current process for amending the MGA is acceptable.
2. The MGA is in fact the legal foundation for Alberta municipalities and therefore suggested changes need to be fully debated and examined for a complete understanding of their impact on each municipality.
3. Yearly changes to the "municipal constitution" undermines the MGA's strength and adds to confusion among our members. Furthermore, changes from one year are not even implemented and their impact not fully assessed before more new amendments are being proposed.
4. There is no apparent long-term vision or direction from Municipal Affairs relative to the changes being made to the MGA. (i.e many changes appear ad-hoc and disjointed).
5. That Municipal Affairs stop making constant piecemeal changes to the MGA and only make changes required by court decisions or following a full and complete consultation process with municipalities.

## **Members Concerns**

- Many of AUMA's own members were surprised to discover that AUMA had taken the position that no more amendments to the MGA should be made.
- There was a general belief that parts of the MGA are still quite prescriptive toward municipality's and therefore it is amendments to those sections that need to be discussed.
- In addition it was noted that the MGA is technically an amalgamation of well over 20 other acts and therefore some leeway should be given to making amendments to it yearly. Not all the same parts of the MGA are amended every year. Many different sections that are completely unrelated to one other are amended.

- The City of Calgary was particularly concerned with AUMA's position and put forward a resolution to the AUMA convention which was passed.

## **Guiding Principle # 6**

**Amendments to the Municipal Government Act and regulations will be sponsored by or receive approval from the AUMA prior to the legislature or Cabinet.**

This Guiding Principle was first debated and passed at the AUMA convention in 1995 and has not been reviewed or updated since. If applied correctly this Guiding Principle's key purpose would be to ensure municipal autonomy with regards to the key legal structure upon which municipal governments are based. In other words it would keep the shape, direction and control of the MGA in municipal hands. The problems outlined above demonstrate how the application of this principle has not occurred as originally intended. The purpose of this discussion paper is to propose a solution that would bring the AUMA closer to achieving and successfully implementing Guiding Principle #6. To help achieve this AUMA is proposing a clarification of GP #6 or what could be called the creation of three key "sub principle" of GP #6.

The following are sub principles which are not formally part of AUMA's policy on the MGA but do outline the philosophical base upon which Guiding Principle #6 rests.

### **Sub Principle - A**

**The MGA is the legal foundation upon which the entire municipal order of Government in Alberta is based.**

#### **Explanation:**

This is merely a statement of how AUMA views the MGA and how we would like others to view the MGA. The Constitution of Canada is the legal foundation upon which the Provincial and Federal Government powers are based. Therefore, changes to their legal foundation are very rare, deal with matters that are fundamental to the nature of Provincial/Federal powers and are only passed when agreed upon by the participants.

This is the exact opposite of what now occurs with amendments to the MGA. Amendments are not rare, often deal with administrative processes and are passed following little consultation of the participants. By recognizing the MGA as the legal foundation for an entire order of Government, the AUMA is hoping to reverse the trend of having no municipal control over the shape and direction of the Act.

## **Sub Principle - B**

**The MGA and any amendments to it should continue to conform with the original philosophical intent of its framers when it was first proclaimed**

### **Explanation:**

There were some key philosophical shifts with regards to the legal framework under which municipalities operated when the Municipal Act was discarded and the new MGA was first introduced. Through this sub principle the AUMA seeks to ensure that the philosophical underpinnings of the new Act remain despite any amendments being made to it.

#### *Natural Person Powers:*

An outline of the significance of natural person powers is found above. The following however is a direct quote from MLA Judy Gordon when she first introduced the legislation in 1994:

*"The new legislation sets a general framework within which a council can make laws and regulate with greater flexibility. This new concept will limit the number of amendments that will be required every time a local government wants to do something that has not been specifically stated in the legislation".*

#### *Broader authority:*

The MGA provides municipalities with a larger "window" in which to operate. It outlines general subject areas under which municipalities can make bylaws so that unanticipated situations can fall under one of the subject areas.

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The main objectives is to minimize the number of court challenges lost by municipalities on the grounds that no such powers existed to support a municipality's action. The MGA is also meant to allow councils to respond to unforeseen conditions without the need for amending the Act.

*More Open Local Government*

As a limitation on council activities the MGA requires council and committee meetings to be conducted in public. Council may only carry on discussion in private if the information being discussed is listed as information that must be withheld. This is a slight change in what had occurred under the old Municipal Act. It used to be that "in-camera" discussions could be fairly common at the municipal level. In camera meetings have been somewhat limited in the name of public disclosure under the MGA. Although there were no new major "democratizing" initiatives for local governments through the introduction of the MGA, the framers of the legislation still considered open and accountable local government a key philosophical theme in the Act. Public access and involvement in the municipal government decision-making process are very important aspects of the MGA.

**Screens:**

In order to ensure that this sub-principle is maintained, the AUMA has developed a series of "screens" that can be used to gage proposed amendments to the Act. The purpose of these screens is to ensure that the initial intents of the framers of the MGA are preserved. If a proposed amendment did not fit the requirement(s) of a given screen then that amendment would not be accepted. Some possible screens are as follows:

- 1) An amendment should only be made to the Act provided that the "problem" the amendment is meant to solve cannot be achieved through existing legislation.
- 2) An amendment cannot reduce the discretion or authority given to municipalities (and preferably should increase their discretion or authority).
- 3) An amendment should not add detail to an existing part of the Act.
- 4) An amendment should advance democratically accountable government.
- 5) An amendment should clarify an ambiguous portion of the act provided it does not reduce municipal discretion or authority.

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**Sub Principle - C**

All proposed changes to the MGA should be periodically examined, debated and agreed upon by participants prior to being adopted

**Explanation:**

This sub principle gets at the heart of AUMA's GP #6. If AUMA and its members had a clear and significant role to play in the review of possible amendments to the Act, then likely much of our concerns regarding the direction and shape the Act is taking would be alleviated.

Attached is a chart outlining a proposed process that could be used to review the MGA including the "screens" outlined under sub principle-B.

**Other Issues to Consider**

**AUMA's Resolution Process:**

Often AUMA's own members have submitted resolutions to the annual convention seeking to change the MGA while possibly narrowing our newly won natural person powers. It is likely that in the future municipalities will continue to submit such resolutions. In order to help entice the Provincial Government to accept a process in which AUMA is more actively involved in a MGA review process, AUMA should be willing to apply the same "screens" for our resolution review process that may be used for the MGA review process (see chart).

**Changing Guiding Principle #6:**

Currently AUMA's Guiding Principle #6 is somewhat stringent in that it states that amendments to the MGA must be sponsored or approved by the AUMA. It does not allow for the possibility that AUMA may take part in a MGA review process in which all other participants approve of an amendment except the AUMA. Our willingness to "soften" our GP#6 may provide a signal that AUMA would prefer to work together and compromise with other stakeholders in order to have more say in the shape + direction of the MGA.

Suggested wording for GP #6 as approved by AUMA Board:

***AUMA in consultation with its members will promote positive change to the MGA and other Provincial Statutes and Regulations having impact on its members.***

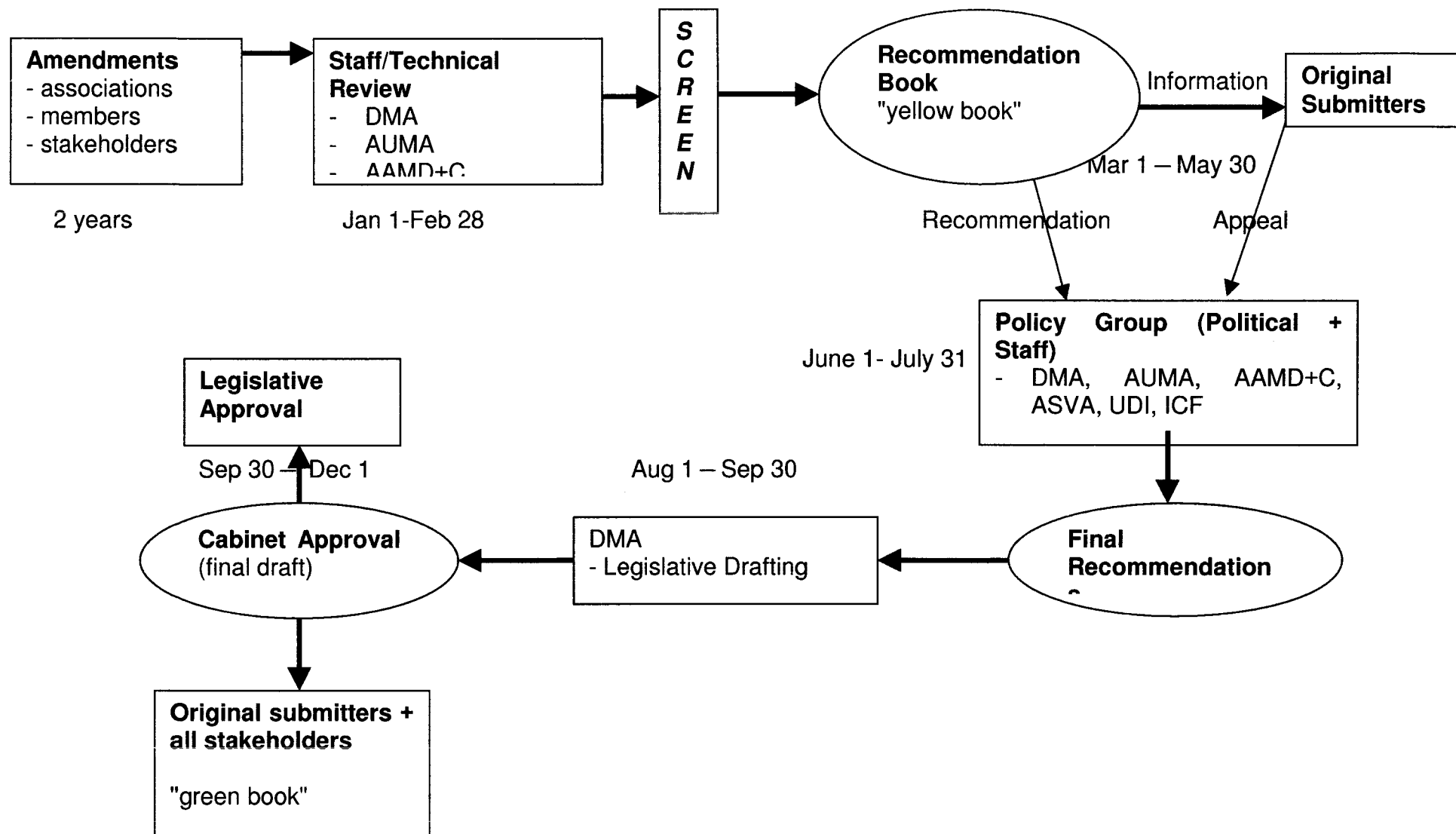
**Resolution No. NP - 1**  
**Page Nine**

**Comments from the City Solicitors**  
**NP-1 New MGA Policy**

**“Amendments and changes in regulations to the Municipal Government Act shall only proceed when AUMA has actively participated through meaningful input in a review process”**

We agree that this wording is better than the existing wording, but as previously mentioned, we feel that the City should be prepared for the possibility that its position with respect to issues under the MGA may differ from that of the AUMA. In that event the City should be prepared to make its own representations to government in proposed changes to the Act and regulations.





**WHEREAS** the AUMA undertook to review Guiding Principles #2 through #6 inclusive and Guiding Principle #8; and

**WHEREAS** the Guiding Principles #1 and #7 were not seen as requiring review, due to recent amendment or creation; and

**WHEREAS** Guiding Principles #3 & #4 after review were not seen as requiring changes; and

**WHEREAS** Guiding Principle #2 states “**The Federal and Provincial governments have sole responsibility for direct income redistribution programs and services.**” and does not require amendment; and

**WHEREAS** the background to Guiding Principle #2 could be improved by minor amendments

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association amend the background to Guiding Principle # 2 to read as follows:**

**"BACKGROUND"**

The Federal and Provincial Governments have access to a wide range of taxation alternatives, all of which are denied municipalities. Therefore services and programs that involve income redistribution should be the responsibility of those governments and not offloaded to urban governments.

All programs designed to redistribute income such as public pensions, welfare, income support services to the disadvantaged, ~~etc.~~, are being examined by the Federal and Provincial governments in an effort to reduce their deficits.

As these two orders of government make decisions on these types of programs and services, many will be reduced or eliminated. With this action, pressure from various single focus organizations and groups is mounting to have municipalities move in to fill the void.

*Further, local municipalities are often burdened by front-ending infrastructure cost to services, for which the return on investment through local taxation is often extended over long periods of time.*

**Resolution No. NP-2**  
**Page Two**

The broad permissive powers contained in the new M.G.A. do not restrict the services that municipalities can provide. Yet due to the restricted taxing authority that municipalities possess, programs involving the redistribution of income should not be assumed by them, *but rather administered at the local level with resources received from the other two levels of government.*"

**Note:** The original background has been shown with amendments marked as follows:  
double strike through = deletion, italics = addition

**BACKGROUND**

The review determined that the background could be strengthened by highlighting the burden municipalities carry when involved in supporting services which fall into this area. The amendment to the last paragraph is designed to emphasize that our involvement is valuable in service delivery of Federal and Provincially funded programs.

**WHEREAS** the Provincial Family and Community Support Services (FCSS) funding formula approved in 1997 by the Minister of Family and Social Services as recommended by the FCSS Re-Design Steering Committee made up of representatives of the Alberta Family and Social Services, AUMA, AAMD&C, FCSS Association of Alberta, Inter-City Forum on Social Policy (ICFSP) and Metis Settlement General Council (MSGC), has yet to be funded the level determined as necessary by that review; and

**WHEREAS** Family and Community Support Services is a well-established partnership between the Province of Alberta and municipalities which has proven viability, cost-efficiency and leadership in partnering, community development and volunteer support; and

**WHEREAS** the Province of Alberta severely cut their portion of funding to FCSS between 1992 and 1995, and Provincial cuts have resulted in additional demands on local FCSS programs; and

**WHEREAS** as of fiscal year 2001/2002, 95% of FCSS programs have not received Provincial funding increases since the cut backs of the early 1990's.

**WHEREAS** the funding allocation model was reviewed in 2000 as per the original recommendation of the FCSS Re-Design Steering Committee; and

**WHEREAS** as of fiscal year 2001/2002, FCSS services are being delivered by 281 municipalities (urban and rural) and Metis settlements, involving 188 Programs reaching 98% of the provincial population; and

**WHEREAS** 133 municipalities and Metis Settlements are currently grand fathered in the funding model at a funding level less than they received in 1993/94; and

**WHEREAS** 134 municipalities and Metis Settlements are not grand fathered but still funded at a level less than they received in 1993/94; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta increase provincial funding support to FCSS in the amount of \$15.5 million in addition to the 2000/2001 Children's Services Ministry Business Plan; and**

## **Resolution No. NP-2.1**

### **Page Two**

**FURTHER BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta that the indexed increases to the Government Program pool of funds for FCSS be at least equal to amounts required to accommodate increases in provincial population and inflation.**

### **BACKGROUND**

The FCSS program was started on July 1, 1966 as a unique initiative of the Province of Alberta. It has become a model for the development of services to address local needs in an effective, efficient manner. Provincial FCSS dollars instantly provide a minimum 25% return on investment through municipal matching, and significant additional leveraged dollars in community contributions and volunteer time.

A recent trend for federal and provincial funding has been for special projects funding. These initiatives require that additional community resources to access dollars that are needed to address local issues. This increases the cost to FCSS. The same dollars provided to communities through FCSS would address the local needs in more immediate way with dramatically lowered administrative costs

The Ministry of Children's Services and the Family and Community Support Services (FCSS) Provincial Association undertook a review of the FCSS Funding Allocation Model by forming the Funding Allocation Model Review Working Group. A comprehensive consultation review process was undertaken by the Working Group to determine the effectiveness of the FCSS Funding Allocation Model in meeting the needs of municipalities, Metis settlements and FCSS programs.

The result of this work is a report by the Program Advisory Team entitled "FINDING THE BALANCE" dated November 2000. The above resolution is presented in support of that report.

### **Comments from the Community Services Director**

#### **NP – 2.1 Family & Community Support Services Program Funding**

I strongly support this resolution. It is in keeping with Resolution NP 2.2, which is submitted by Red Deer.

**Resolution No. NP – 2.1****Page Two****Comments from the Social Planning Manager****NP – 2.1 Family & Community Support Services Program Funding**

We would support this resolution. The intent of this resolution is similar to the resolution submitted by Red Deer. The resolution requests that the Government of Alberta index the FCSS funds to meet increased population and inflation. The Funding Formula recommended by the Redesign Team (made up of stakeholders, including AUMA) in 1997 allows for increased population and inflation.

**WHEREAS** a Funding Allocation Model for Family and Community Support Services was developed in 1997, and completely reviewed in 2000; and

**WHEREAS** the Funding Allocation Model addresses several issues:

- Increases in provincial population
- Increased cost of doing business
- Increased demand for preventive programming
- Reduction in services from other providers
- Inclusion of communities not now a part the FCSS program
- Grandfathering of programs which would lose funding as a result of the model until such time as other funding issues are addressed and the effects of removing the practice are addressed; and

**WHEREAS** the review in 2000 included extensive consultation with FCSS programs, participating municipalities, Metis Settlements and other stakeholders; and

**WHEREAS** implicit in the Government of Alberta's beginning to implement the Funding Allocation Model is the acceptance of the Model as an appropriate formula for funding FCSS; and

**WHEREAS** in the Business Plan for the Ministry of Children's Services for the fiscal years of 2001 to 2004, the funding is presented as 4.8 million dollars in 2001-2002, an additional 2 million dollars in 2002-2003 and no increase in 2003-2004, rather than the \$15.5 million needed, after the 2001/2002 increase is received, to meet the guidelines of the Funding Allocation Model; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to commit to fulfilling the Funding Allocation Model for Family and Community Support Services in the 2002-2003 budget year.**

## **BACKGROUND**

Family and Community Support Services is a preventive program that addresses issues 'upstream' rather than rescuing people who have experienced severe difficulties. FCSS programs keep people from needing more intensive, and therefore expensive, programs.

**Resolution No. NP 2.2**  
**Page Two**

The personal cost of not being able to act on one's own needs are avoided. The funding directed toward FCSS will be recovered as much as six fold if other services are not required.

Comments regarding the Family and Community Support Services Funding Allocation Model are as follows:

1. INCREASED FUNDING REQUIRED IN THE FCSS PROGRAM

- 1.1 Request \$15.5 million Provincial funding to support the FCSS partnership and operate current FCSS Programs in addition to the current 2001/02 Children's Services Ministry Business Plan.
- 1.2 Index increases to the Government Program pool of funds for FCSS at least equal in amount to increases in provincial population and inflation.

***Rationale***

The \$15.5 million has been determined as follows:

- \$3.3 million in addition to what is currently in the Children's Services Ministry business plan (\$4.7 million in 2000/01) to meet the original commitment of \$13.9 million when the model was implemented.
- \$7.6 million to fund increased service demands, including service restructuring by other providers.
- \$2.2 million to fund overall increases in the provincial population since 1997.
- \$1.5 million to accommodate communities that have joined the Program since 1997 and the remaining new municipalities in the province who have yet to join.
- \$900 thousand to fund increases in costs related to inflation.
- Funding for the FCSS Program is essentially based on population. The total grant amount should be increased as the overall provincial population increases.
- Inflationary and cost of doing business increases affects the ability of FCSS Programs to deliver consistent programs and levels of service. These increases should be accommodated within the annual allocation of funds by Government to FCSS.
- The precedent has already been established with Alberta Health and Wellness in their regional health funding. Regional health funding for 2000/01 included provision for population growth to September 30, 2000 (mid-point of fiscal year.)



**Resolution No. NP – 2.2**  
**Page Three**

**Comments from the Community Services Director**  
**NP – 2.2 FCSS Funding Allocation Model**

I strongly support this resolution submitted by our municipality. There is significant need across the province for additional funding to support social programs that are preventive, and that will save us all money in the long run.

**Comments from the Social Planning Manager**  
**NP – 2.2 FCSS Funding Allocation Model**

Submitted by Council of The City of Red Deer; similar resolution has been submitted to the Family and Community Support Services Association of Alberta's Annual General Meeting by Red Deer and District Family and Community Support Services.

**WHEREAS** the AUMA undertook to review Guiding Principles #2 through #6 inclusive and Guiding Principle #8; and

**WHEREAS** the Guiding Principles #1 and #7 were not seen as requiring review, due to recent amendment or creation; and

**WHEREAS** Guiding Principles #3 & #4 after review were not seen as requiring changes; and

**WHEREAS** Guiding Principle #5 states **"The imposition of new standards for services to property or people which exceed those determined locally are to be financially supported by those who impose them."** and does not require amendment; and

**WHEREAS** the background to Guiding Principle #5 could be improved by minor amendments

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association amend the background to Guiding Principle #5 to read as follows:**

**"BACKGROUND"**

The implementation and maintenance of new standards imposed by the Province, or the requirement that provincial duties be undertaken by municipalities, must be financially supported by the Province. ~~An example of the shifting of responsibility is the Province having virtually eliminated its financial support to land use planning. It would appear that the maintenance of the "Provincial Interests" will now rest with the municipal governments. Thus far, no provincial financial support for this added responsibility has been identified. For instance in the areas of policing, ambulance, water, sewer, and or sour gas, various regulatory or provincial bodies are able to change standards or impact costs to municipalities, without the direct involvement of municipal decision makers.~~

Urban governments accept that basic provincial standards for health and safety services are necessary and supported, however, any imposed changes to the present standards must be financially supported by the Province, *including technical and/or educational assistance.."*

**Resolution No. NP-3**  
**Page Two**

**Note:** The original background has been shown with amendments marked as follows:  
double strike through = deletion, italics = addition

**BACKGROUND**

The review determined that the background could be strengthened by highlighting municipal service areas, other than land use planning, which have been affected by the imposition of changed standards and not financially supported. In addition it was felt that there is value in expanding the background to include the need for technical and/or educational assistance, which has been stressed as a critical need by smaller jurisdictions.

**WHEREAS** the AUMA undertook to review Guiding Principles #2 through #6 inclusive and Guiding Principle #8; and

**WHEREAS** the Guiding Principles #1 and #7 were not seen as requiring review, due to recent amendment or creation; and

**WHEREAS** Guiding Principles #3 & #4 after review were not seen as requiring changes; and

**WHEREAS** Guiding Principle #8 states “**Quality infrastructure is critical to support healthy, vibrant communities, and strengthens the quality of life for Albertans**” requires amendment; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association amend Guiding Principle #8 to read as follows:

**“Quality infrastructure is critical to supporting healthy, ~~vibrant~~ financially sustainable communities, and strengthens the quality of life for all Albertans, and is the foundation for the Alberta Advantage.**

*Background*

*This Guiding Principle is supported by the adoption of the AUMA report entitled “Infrastructure: Foundation of a Viable Community” prepared by the AUMA Infrastructure Task Force, July, 1999. The report was adopted by the general membership through a resolution at the October 1999 Annual Convention.”*

Note: The original background has been shown with amendments marked as follows:  
double strike through = deletion, italics = addition

**BACKGROUND**

The changes to the Guiding Principle are to focus on the financial aspects of the community needs and align these needs with the broader provincial initiative of the Alberta Advantage. The background to the Guiding Principle has been added to refer to the document which supports the principle.

**Resolution No. NP- 4**

**Page Two**

**Comments from the City Planner**

**NP-4 Updating Guiding Principal #8**

Supported. Adding reference and focus to the fiscal aspect of providing quality infrastructure is very much in line with the current thinking of the City of Red Deer to be leader in the area of sustainable community growth. The City is currently in the process of developing a sustainable community growth strategy that clearly includes the need to be financially responsible in a manner that would not unduly burden future generations.

**WHEREAS** municipal governments have significant influence over the environmental well being of Canadians through such municipal responsibilities as water and sewage treatment. Concern for community well being places municipal governments at the forefront of efforts to achieve the sustainability that, combined with economic efficiency, social well being and environmental protection, improve the quality of life of all Canadians; and

**WHEREAS** the most responsible and effective way to deal with environmental problems is to anticipate and prevent them. Environmental problems long in existence need to be addressed; and

**WHEREAS** all orders of government must show leadership by setting an example with environmentally responsible operations and public education on environmental issues; and

**WHEREAS** the Alberta Municipal Water/Wastewater Partnership (AMWWP) provides cost-shared financial assistance to Alberta's cities (under 45,000 population), Towns, Villages, Summer Villages, Regional Commissions, and eligible Hamlets for the construction of municipal water supply and treatment and wastewater treatment and disposal facilities. However, the Government of Alberta restricts their AMWWP assistance to those levels of treatment as determined by the provincial licensing body; in this case Alberta Environment. There is no financial support for municipalities wishing to show leadership within their watershed area; and

**WHEREAS** the potable water quality in Alberta and throughout Canada continues to deteriorate due in part to more intensive farming, air borne pollution, urban population pressure, spills and contamination; and

**WHEREAS** quality water is essential to the quality of life of Albertans; and

**WHEREAS** the Province of Alberta is responsible for determining the standards of potable water.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to establish a grant funding program to help municipalities of all sizes to upgrade their

**Resolution No. NP- 4.1**  
**Page Two**

respective systems to improve the qualities of drinking water and surface water runoff; and

**FURTHER BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to develop funding incentives for projects that exceed the provincial water/wastewater standards; and**

**FURTHER BE IT RESOLVED THAT the Alberta Urban Municipalities Association urge the Government of Alberta to:**

- **develop a more comprehensive and balanced cost sharing formula for the improvement of water and wastewater quality in all municipalities in a timely manner, ensuring that such a formula adequately address the higher costs associated with treatment standards required of larger municipalities;**
- **facilitate and encourage the development of regional potable water and wastewater systems to provide for efficiencies of scale and to limit the contamination of upstream and well water sources.**

**BACKGROUND**

Since drinking water quality is a health and safety issue for everyone, the Province should provide funding to enable municipalities to provide safe drinking water to their residents.

The manner in which the Province has structured responsibility for Grant allocation and regulation is not in the best interest of the environment. Alberta Environment is responsible for establishing standards but Alberta Infrastructure (AI) allocates the funding. There is motivation by AI to fund numerous projects, not necessarily the ones that are most beneficial to the environment. For example, funding of sewage lagoon improvements is very cost effective, but does not benefit the environment as much as treatment plant upgrades.

**Resolution No. NP- 4.1**  
**Page Three**

The lack of significant grant dollars, \$19M annually for the entire province has very little impact on the amount of capital that will be required over the next few years. The City of Red Deer alone anticipates spending approximately \$35M over the next five years to meet the changing regulations.



**Bow Island**  
**Funding to Replace Out-Dated Municipal Water**  
**Treatment Facilities**

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**WHEREAS** it is recognized that all Alberta Municipal water treatment facilities provide and maintain up to design standards and provincial performance; and

**WHEREAS** municipalities must be absolutely certain the water supply to their municipality meets these standards in fear of public health risk and or liability concerns; and

**WHEREAS** some southern Alberta municipalities water is supplied by irrigation districts, and could possibly be facing a higher risk of contamination, due to land run-off and rapidly growing livestock operations; and

**WHEREAS** we, the smaller municipalities must also ensure to provide an equal quality of water as that of a city; and

**WHEREAS** smaller municipalities with a low tax base cannot possibly fund a major infrastructure project such as replacement of an out-dated water treatment facility required to meet these standards.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta increase their portion of infrastructure funding to municipalities for the purpose of up-grading and replacement of aging municipal water treatment facilities.

**BACKGROUND**

No background submitted by municipality.

**WHEREAS** through the efforts of the AUMA in 1999, urban municipalities across the province documented their unfunded critical non-transportation capital requirements; and

**WHEREAS** across urban municipalities in Alberta there is a significant investment in municipal and community infrastructure (including bike pathways, arenas, community halls, arts and cultural facilities); and

**WHEREAS** the increasing age of this infrastructure is resulting in significant costs to municipalities and not-for-profit organizations for repair, maintenance and replacement of these facilities; and

**WHEREAS** the Provincial Government, through partnership with other levels of government in the Infrastructure Canada - Alberta Program (ICAP), has demonstrated recognition of the need for improvements in aging urban municipal infrastructure; and

**WHEREAS** these funds have been invaluable in advancing projects that enhance environmental quality, support long-term economic growth, and improve community infrastructure; and

**WHEREAS** the numbers of projects requiring funding far exceeds the limited program funding available; and

**WHEREAS** the Provincial Government through the fuel-taxing sharing agreement with Calgary and Edmonton, has begun to effectively address the critical transportation requirement of municipalities

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta develop a strategy to provide long term, stable and equitable funding for the critical non-transportation capital infrastructure requirements of urban municipalities**

## **BACKGROUND**

Calgary is eligible, under the terms of the ICAP, to participate in the program up to an estimated \$123 million. The City has received 189 project submissions with an estimated value of \$417.2 million.

**Resolution No. NP – 4.3**  
**Page Two**

This value does not include funding requirements for lifecycle maintenance and repair of existing community facilities. The need for long term, stable equitable funding for non-transportation municipal infrastructure is urgently needed.

**Comments from the Community Services Director**  
**NP – 4.3 Critical Non-Transportation Infrastructure Requirements**

I strongly support this resolution. Municipalities are experiencing high demand to maintain and develop recreation facilities, park systems (that used to be supported through the provincial government like our Waskasoo Park), and culture facilities. The province should be a partner in ensuring this work can happen. Affordable housing may also be a part of this initiative.

**Comments from the Recreation, Parks & Culture Manger**  
**NP – 4.3 Critical Non-Transportation Infrastructure Requirements**

I support this resolution, as there is very limited provincial or federal financial assistance available to repair, replace and enhance parks, recreational and cultural facilities. Programs like the Community Facility Enhancement Program (CFEP) and Community Lottery Boards do provide some funding to not-for-profit groups, but funding from these programs to municipalities is very limited. Arenas, pools, trails and cultural centres require constant infrastructure repair, as do the roads and sewers, but no funding is available. For the quality of life that is vital to the economic prosperity of this province, we must now invest in our community facilities. This investment should be shared provincially and municipally.

**WHEREAS** funding for Transportation grants are based only on resident population; and

**WHEREAS** many communities are considered regional centers drawing people from their surrounding areas and as such experience a significant influx of non residents during the day time; and

**WHEREAS** this daytime population creates additional pressure on the transportation network of affected municipalities; and

**WHEREAS** there is a need for many municipalities to expand and upgrade their transportation network to accommodate this; and

**WHEREAS** municipalities cannot levy taxes outside their boundaries to obtain additional revenue to fund larger transportation system than is required for its resident population.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association urge the Province of Alberta to access the transportation needs of regional areas to determine whether special funding is required to meet the unique circumstances of these centers.**

## **BACKGROUND**

No background submitted by municipality.

### **Comments from the Transit Manager NP – 4.4 Transportation Grants**

This resolution is supported, as it will improve our ability to manage infrastructure costs.

### **Comments from the Recreation, Parks & Culture Manager NP – 4.4 Transportation Grants**

I agree with the resolution and encourage the expansion of the scope to include regional recreation and park facilities. For example, non-city residents (approx. 18% of total) are using the Collicutt Centre, Waskasoo Park system and other facilities in Red Deer, without any surcharge. Special funding from the Province on regional recreation facilities will help promote inter-government partnerships.

**WHEREAS** municipalities seek to establish a renewed relationship with the Provincial Government; and

**WHEREAS** the Provincial Municipal Charter Agreement represents the framework for such a renewed relationship; and

**WHEREAS** practical opportunities for constitutional change by amendments to “The Alberta Act” are not feasible at this time; and

**WHEREAS** continued development of a Provincial Municipal forum process is seen as a proactive and practical alternative in the near term; and

**WHEREAS** the AUMA Board of Directors has reviewed the matter and recommends strategic changes to the Provincial Municipal Charter Agreement;

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association amend the Provincial/Municipal Charter Agreement as follows:**

1. **Title** - Replace “**Provincial/Municipal Charter Agreement**” with “**Provincial/Municipal Forum**”.
2. **Clause 8, “The Alberta Act”** - Delete in its entirety
3. **Implementation** - Delete the following: “...through amendments to the **ALBERTA ACT** and through sub-agreements consistent with the above principles.”

## **BACKGROUND**

During the mid-nineties the Provincial government embarked on initiatives designed to improve their fiscal capacity. Municipalities accepted the long-term impact of this strategy and underwent significant change to adjust to the new realities. Throughout the course of the Provincial restructuring a number of issues arose that impeded positive relations with the Provincial government. As a result municipalities responded by supporting a resolution to seek constitutional change and obtain municipal autonomy, this being the Provincial/Municipal Charter Agreement. The Provincial/Municipal Charter Agreement was adopted as AUMA policy at the 1999 AUMA Annual Convention.

**Resolution No. NP-5**  
**Page Two**

In the intervening years since adoption, obtaining Provincial Government acceptance of this change has been unfruitful. The policy's "Implementation" clause has detracted from AUMA's ability to promote a healthier relationship. Many other activities with the Provincial Government have gone a long ways in renewing a strong and positive relationship with the Province. Initiatives which reflect improved relations to the benefit of municipalities include the following partnerships between the AUMA and the Province; Municipal Infrastructure Management System, Assessment Shared Services Environment, Titles Mapping, One Window to Government Services, Shared Services, and Municipal Excellence Program. AUMA utilized the principles of this policy during our involvement in the development of these initiatives. The policy therefore has validity, with the exception of the references to constitutionality.

The AUMA Board of Directors has reviewed the policy and recommends the changes to the membership.

***Note: Below is the existing policy showing the proposed amendments.***

**PROVINCIAL/MUNICIPAL CHARTER AGREEMENT-~~FORUM~~**

**PRINCIPLES:**

**1. Commitment to Action**

In the interests of all Alberta the parties are committed to discharge their responsibilities within their respective areas of jurisdiction, while respecting the jurisdictions of others.

**2. Partnership**

The parties recognize each other's strengths and capabilities. To maximize efficiency and effectiveness, the parties are committed to cooperate in the spirit of partnership particularly in harmonizing legislation, regulations, policies, programs and projects.

The objective of both parties is to ensure a clear division of responsibilities which leaves the Province and municipal governments accountable for specific policies and gives them the authority and financial capacity to effectively perform their roles.

**Resolution No. NP- 5**  
**Page Three**

**3. Responsibilities and Resources**

Any party proposing a change in legislation, regulations, policies or programs that affects another party will ensure that a consultation is done in a timely manner to allow for a full evaluation of the impacts, costs and revenues associated with the proposed change.

New responsibilities will not be assigned to another party until issues of funding, liability and resources have been discussed and resolved among the parties.

With respect to matters where municipal governments are responsible, they should have adequate authority, resources and independence to fulfill their responsibilities.

**4. Flexibility**

Legislation, regulations, policies or programs should respect the varying needs and circumstances of municipal governments in different parts of the province.

**5. Notification and Consultation**

In the spirit of fairness, openness and good faith any proposed change in legislation, regulations, standards, policies or programs will be preceded by proper consultation and an appropriate notification period.

Appropriate Notification:

- Recognizes that one party (being municipalities) will require sufficient time to gather information and opinions to develop a proper consensus.
- Requires the setting of fair timelines to which both parties must agree.

**6. Information Sharing**

The Province and municipal governments will cooperate in the development and distribution of information required for effective discharge of this agreement.

**7. Dispute Resolution**

In the spirit of partnership and efficient use of public resources, the parties agree to pursue alternate methods of dispute resolution wherever necessary and practical, ensuring the rapid resolution of disagreements.

**Resolution No. NP – 5**  
**Page Four**

**~~8. The Alberta Act~~**

~~In the spirit of good faith the province agrees to seek and obtain the appropriate changes to the Alberta Act to enshrine the essence and clauses of this agreement into Federal law.~~

**IMPLEMENTATION:**

~~The parties will cooperate in implementing this agreement. through amendments to the ALBERTA ACT and through sub-agreements consistent with the above principles.~~



**WHEREAS** both the Province and Municipalities are committed to providing effective, accountable, responsible and responsive government bodies to best meet the needs of Albertans; and

**WHEREAS** Municipalities must be appropriately empowered and resourced to meet the needs and expectations of the public; and

**WHEREAS** the objective of the Province and Municipalities must be to ensure a clear division of responsibilities which leaves the Province and Municipal governments accountable for specific policies and gives them the authority and financial capacity to effectively perform their roles; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to create a Provincial/Municipal Task Force to make specific recommendations regarding the roles and responsibilities of each level of government, the scope of authorities of each, access to resources required to perform identified functions, partnership opportunities, and finally to determine the required legislation to support the desired outcomes.**

#### **BACKGROUND**

The role of Municipal institutions, being the government nearest to the people, has expanded in response to evolving local needs. There is a critical need to recognize the importance of Municipal governance in meeting the basic needs of Albertans. Legislation, regulations, policies and programs must respect the differing needs and circumstance of Municipal governments in different parts of the Province. There is a need to address the ongoing issues of “uploading” and “downloading” of essential public services by clearly delineating which level of government is responsible and following the credo of “There is only one taxpayer” ensure that there is appropriate resource allocation.

## **"A" Category**

**WHEREAS** health care, education, social services, and government procurement are to be included as items of the negotiations at the upcoming World Trade Organization (WTO) talks in Seattle from November 29 - December 3, 1999; and

**WHEREAS** privatizing these services will multiply the profits of trans-national corporations but may drastically reduce the quality and accessibility of health, education, and social services to all Canadians; and

**WHEREAS** provinces and municipalities would be bound by terms of any new WTO agreement covering services and government procurement, while they are not a party to the negotiations.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Canada refuse to participate in any WTO negotiations that in any way touch on public health care, education, social services, and government procurement; and

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association urge the Government of Canada to consult widely and in depth with the people of Canada before taking any further action on the General Agreement on Trade in Services.

#### **BACKGROUND**

AUMA believes that the Federal Government must be clear that the intent of the negotiations is not to ultimately privatize these public services and not to restrict the ability of all levels of government to use government procurement to further economic development of our communities.

**WHEREAS** it is believed that the strength of Day Care Centers is that children's developmental needs are met in a positive social environment, eg., they learn to share, cooperate and problem solve; and

**WHEREAS** Day Care Centers are also monitored by licensing officers, who ensure safety standards are being met thereby ensuring the child's safety; and

**WHEREAS** staff qualification are also regulated by the Province, thereby ensuring better care of children; and

**WHEREAS** the Province of Alberta reduced funding to Day Care Centers by an average of \$44.00 per child in 1998; and

**WHEREAS** in 1999, the Province eliminated the funding; and

**WHEREAS** the elimination of the operating grant for Day Care Centers has put pressure on the day care operators to increase fees thereby reducing the number of parents being able to afford day care; and

**WHEREAS** it is required that funding for Day Care's need to be increased and not eliminated; and

**WHEREAS** wages of day care staff are directly related to the amount of funding a day care receives and in order to recruit and maintain good staff adequate wages are required; and

**WHEREAS** if quality staff cannot be retained or recruited because of wage levels, the children's health and safety may be at risk; and

**WHEREAS** if daycare staffing deteriorates because of funding levels parents will have to resort to non licensed babysitting whereas safety of the child is not always a concern; and

**WHEREAS** Alberta is one of the wealthiest provinces in Canada yet it spends less on child care (\$102.02 per child) than the financially challenged Nova Scotia (\$103.19 per child) and far less than Quebec (\$255.77 per child).

**NOW THEREFORE BE IT RESOLVED** the Alberta Urban Municipalities Association request that the Government of Alberta re-evaluate its position on daycare funding and establish a base amount of funding to all licensed day care operations in Alberta through the reinstatement of the administrative grants (operating allowance) to all day care operators in amounts equivalent to 1996 levels but corrected to reflect present day value and,

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association requests that the Government of Alberta to enact legislation that will enhance the wages of day care and school aged childcare staff.

## **BACKGROUND**

Staffing in the childcare field is in crisis. Childcare programs throughout the province simply cannot find staff in spite of ongoing advertisements in local papers. The crisis was predicted in 1999 when the Centre for Families, Work and Wellbeing at the University of Guelph launched a report entitled "You Bet I Care!" on the quality of childcare centres across Canada.

The problem is exacerbated in Alberta because our thriving economy entices childcare professionals into better paying jobs. The staff turnover rate of 44.8% in childcare facilities is the highest in Canada and is double the national average.

The problem is not confined to large urban areas. An article in the Calgary Herald on April 25, 2001 announced that the Canmore day care had received a temporary reprieve from closure. Bill Meade, CEO of Calgary Rocky View Regional Authority states "discussions have centred around issues such as low worker salaries – a problem that has affected virtually every day care in the province".

The staffing crisis in childcare affects all segments of the workforce but particularly impacts the working poor. A report dated February 2000, commissioned by the Inter-City Forum on Social Policy and entitled "No Safeguards: a Profile of Urban Poverty in Alberta ", examined poverty issues in Alberta's 18 urban areas. The report states:

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*What is surprising is the rate of poverty among those who work full time. In fact, on average, the full-time employment rate among the poor (29.9%) is only eight percentage points lower than the rate among all families (38.6%). What this tells us in Alberta is that having a full-time job is no safeguard against being poor.*

The closure of childcare facilities due to the inability to find and retain staff will have a deleterious effect on all aspects of the workforce throughout the province. The average hourly wage of \$8.36 is too low to support an individual and results in well-educated employees moving to higher paid positions outside their field. These individuals are being actively recruited by the school boards as teachers aides, and by private sector remedial education institutions.

It is imperative that the Provincial Government support better wage levels for childcare workers in order to stop the outflow of trained staff to other job sectors and to ensure that Alberta's economic advantage is maintained by providing high quality, accessible childcare facilities through out the province.

**Comments from the Community Services Director**  
**A – 2 Child Care Staffing Crisis**

I strongly support this resolution. Day cares across the province are in crisis. They cannot recruit staff to work for the wages that they can afford to pay (\$5.90-\$8.00 would be an average range). The people they can recruit are often lacking in training and skills. Many day cares are being forced to close and this means that there is less quality, licensed care available for children in the province.

**Comments from the Social Planning Manager**  
**A – 2 Child Care Staffing Crisis**

We would support this resolution. The situation described in this resolution mirrors the situation in Red Deer. The Red Deer Child Care Society, one of two group care facilities in Red Deer (the other being Red Deer College), has experienced great difficulty in retaining staff. Staff have left for positions at Michener Centre, as aides for schools and in the private sector, for higher salaries and, in the case of before and after school care, the hours that are not split.

Private group day care centres in Red Deer closed when the Province removed operating grants to the facilities in the mid-90's. Parents cannot afford high enough fees to pay for care that has standards such as ratio, education and experience. Most citizens would feel that there is a place for group care of children while parents work or go to school. Family day homes, licensed care in private homes under the supervision

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**Comments from the Social Planning Manager continued**  
**A – 2 Child Care Staffing Crisis**

of an administrative organization, either for profit or not for profit, do not meet the needs of all children or parents.

An informal survey conducted this fall in Alberta found that most day care centres were in the same situation as the one in Canmore. The high staff turnover is upsetting to children and parents, expensive to the day care in orientation and training, and affects the morale of other staff. The removal of support from the Province has had a disastrous effect on group day cares.

**WHEREAS** electrical and heating services are essential commodities required by all commercial and residential consumer; and

**WHEREAS** the Goods and Services Tax is collected on all electrical and natural gas services; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Federation of Canadian Municipalities to lobby the Government of Canada to exempt electrical and natural gas services for heating and lighting purposes from the payment of the Goods and Services Tax.

#### **BACKGROUND**

In 2000 the cost of electrical and heating commodities doubled and in some cases tripled creating hardships on all sectors of the Canadian economy. The Goods and Services Tax portion charged on these services has also doubled or tripled. Lighting and heating commodities are essential to all Canadians and should be exempt from the Goods and Services Tax.

#### **Comments from the Recreation, Parks & Culture Manager A – 3 Utility GST Exemption**

I support the exemption of utility services from GST. Specifically, publicly owned and operated facilities that provide goods and services to the public should be exempt to enable those with limited financial resources to deal with the rising costs of utilities and keep the facilities open for public use.



**WHEREAS** the Province of Alberta is responsible for energy policy; and

**WHEREAS** the Province of Alberta relies on municipalities and recreation and culture community groups to provide local services; and

**WHEREAS** the municipalities and recreation and culture community groups of Alberta have limited sources of revenue; and

**WHEREAS** the Province of Alberta has deregulated electrical energy generation and supply;

**NOW THEREFOR BE IT RESOLVED** that the Alberta Urban Municipalities Association request the Government of Alberta to implement additional energy rebate systems to mitigate the increased energy cost burden to municipalities and recreation and culture community groups; and

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association encourage the Government of Alberta to create a made in Alberta Natural Gas rate that is stable for Alberta Municipalities; and

**FURTHER BE IT RESOLVED** that the Alberta Urban Municipalities Association requests that the Government of Alberta consider these same funding issues in the deregulation of natural gas services.

## **BACKGROUND**

Energy costs are a substantial and critical part of municipal, recreation and culture community group operations and have been impacted by deregulation.

The Alberta government has indicated its concern about energy prices. According to the Alberta government web site, rebate programs to shield Albertans from these costs have been introduced. The Alberta government is providing \$75 million in new money to assist school boards, post-secondary institutions and health authorities with higher-than-normal energy costs.

Proceeds from electricity auctions are being used to provide refunds to public institutions like schools and hospitals.

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The following groups also automatically received the winter 2001 natural gas rebate of \$6/gigajoule (GJ) to a maximum of 5,000 GJ per month, or \$30,000/month, from Jan. 1 to Apr. 30, 2001:

- non-profit groups (recreational facilities, churches, community halls, seniors' centres)
- municipalities
- hospitals and health clinics
- schools and post-secondary institutions

**Comments from the Community Services Director**  
**A – 4 Energy Costs**

I support this resolution, but recommend that community social agencies be added to the list of groups requiring assistance. No different than recreation and culture community groups, community social agencies, such as women's shelters, seniors' centres, youth centres/homes, etc., require rebates related to utilities.

**Comments from the Recreation, Parks & Culture Manager**  
**A – 4 Energy Costs**

I support this resolution, to continue in concert with a similar rebate program that exists in 2001. With the increased number of Albertans staying home and using recreation and public facilities in their communities, this current rebate system needs to be extended beyond 2001. A three-to-five-year commitment to a rebate system would provide the security needed by non-profit groups and municipalities to plan programs and keep public buildings open for use.

**WHEREAS** municipalities across Alberta may experience increased pressure for the redevelopment of former industrial sites or "brownfields" redevelopment; and

**WHEREAS** such redevelopment requires consideration of significant issues such as the remediation or risk management of contaminated sites; ensuring that environmental standards are met and the environment and public health are protected; and the allocation of environmental liabilities to protect municipalities, lenders, owners and developers involved with brownfields properties; and

**WHEREAS** in Alberta there may be statutory gaps in existing legislation as it relates to brownfields redevelopment; and

**WHEREAS** it would take considerable analysis and consultation to identify the gaps and to integrate legislation; and

**WHEREAS** the Province of Ontario recently tabled the Brownfields Statute Law Amendment Act which amends the Ontario Education Act, Environmental Protection Act, Municipal Act, the Municipal Tax Sales Act, the Ontario Water Resources Act, Pesticides Act and the Planning Act to bridge the statutory gaps which exist within existing legislation as it relates to brownfields redevelopment.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to undertake on a priority basis, a legislative review of the relevant acts, statutes and regulations as it relates to Brownfields redevelopment and to actively seek involvement and participation from municipalities from across the province in this review; and,

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta conduct a legislative review with the goal of creating enabling legislation that will:

- encourage reclamation, salvage, and redevelopment of Brownfield sites;
- provide liability protection for municipalities, owners and prospective developers by establishing a liability management model;

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**Page Two**

- **level the economic playing field for Brownfield redevelopment with creatively crafted and carefully targeted incentives that can assist and help advance cleanup and reuse activities to achieve significant economic, social, and aesthetic benefits;**
- **engage all relevant parties actively participate and have a stake in the development of Brownfield legislation so that both public and private interests are addressed;**
- **promote formation of stakeholder groups that ensure both public and private interests actively participate and have a stake in the development in remediating and redeveloping Brownfield's to secure mutually beneficial outcomes.**

**BACKGROUND**

Across the country, it is becoming apparent that there may be statutory gaps when it comes to brownfields redevelopment. This may place municipalities in a difficult position and subject them to potential liability when they are asked to approve redevelopment as the planning authority. It would be useful if the Government of Alberta, in light of the recent legislative initiatives by the Government of Ontario, undertook a similar review in close consultation with municipalities across Alberta.

In view of the Ontario's proposed legislation, Bill 56 "Brownfield's Statute Law Amendment Act" and development of financing programs for Brownfield redevelopment in Quebec, the Government of Alberta should consider this a priority to maintain the Alberta Advantage in reclamation and salvage of these properties.

**Comments from the City Planner**  
**A- 5 Brownsfields Redevelopment Legislative Review**

Supported. This initiative is long overdue. From a land use and planning perspective it is critical that redevelopment of former industrial or "brownfield" sites are undertaken in a comprehensive approach that involves co-ordination of provincial acts and statutes, and existence of applicable regulations that ensure all stakeholders and issues are appropriately dealt with in the review, planning and development processes.

**WHEREAS** the Province of Alberta's Lodge Assistance Program (LAP) designed for the low- income seniors residing in lodge units, since its inception in 1995, has provided financial assistance to lodge foundations or Management Bodies operating under the Alberta Housing Act to reduce lodge operating deficits and corresponding annual contributions required by local municipalities; and

**WHEREAS** the Province has not revised the funding formula of the LAP (\$3.60 per occupied unit per day to Management Bodies with portfolios of 350 lodge unit and more and \$4.80 per occupied units per day to Management Bodies with less than 350 lodge units) since 1995; and

**WHEREAS** the operating costs of seniors' lodges have increased by an average of 5% since 1995, while the LAP grant remained constant, the annual LAP grants as a percentage of total annual lodge deficits have steadily decreased since 1995; and

**WHEREAS** the LAP grant is not linked with the annual Consumer Price Index and there is a need to include the inflation factor to be considered in the funding formula of the LAP grant; and

**WHEREAS** the current funding formula creates financial hardships for seniors' lodge Management Bodies and local municipalities, especially where new lodges have been required and built, resulting in higher debt retirement expenses for those Management Bodies and thereby higher municipal contribution; and

**WHEREAS** a growing number of low-income seniors residing in lodge units need supportive services to keep them "functionally independent" as defined in the Social Housing Accommodation Regulation (AR 244/94); and

**WHEREAS** the report entitled "*Healthy Aging: New Directions for Care*" (commonly known as the Broda Report) urged the Province to give seniors a choice of services they need including housing, food, personal care, and pay for each service package was endorsed by the Province; and

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**WHEREAS** the Province has accepted in principle the Proposed Seniors Supportive Housing Framework put forward by the Alberta Senior Citizens' Housing Association (ASCHA) that conceptualized seniors housing in a supportive housing framework with four different levels of services and estimated the costs of operating each level; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to introduce a new and enhanced funding formula for low-income seniors residing in lodges that reflect the levels of services they need, including an overall annual budget increase linked to the rate of inflation, and,

**FURTHER BE IT RESOLVED THAT** when the Government of Alberta develops an equitable formula for all Lodges they also consider the cost inefficiencies for Lodges that are under 60 units and other factors that contribute to the cost disparities between Lodges such as:

- i. Distance of the Lodge from essential services
- ii. Population of the supporting municipalities
- iii. Number of total lodge units

**BACKGROUND**

Currently, the province pays \$3.60 per occupied unit per day under the Lodge Assistance Program (LAP) for Management Bodies having 350 lodge units or more and \$4.80 per occupied unit per day for entities having less than 350 lodge units in their portfolio.

This formula has remained constant. Moreover, it is not linked with the Consumer Price Index. As most operational costs, especially food, have increased significantly since its introduction, this per diem funding hardly covers the cost of food only. The restricted financial capabilities of low-income seniors have also contributed to the financial problems being encountered by the management body.

Under the provisions of the Alberta Housing Act and the Ministerial Order establishing Management Bodies, municipalities are obliged to share in the capital and operating deficit costs for seniors' lodges. Municipalities have been meeting this obligation since then. However, this requirement has created significant pressure on the already strained budgets of those municipalities.

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The number of low-income seniors residing in lodges who need services to keep them functionally independent is growing. The municipalities, by default, are providing some of these supportive services to keep the frail seniors mobile, safe and active.

While reviewing the long-term, continuing care services for seniors, the Broda Report, entitled "*Healthy Aging: New Directions for Care*", recommended to give seniors a choice of the services (housing, food, personal care) they need and pay for each service module while living in supportive housing, including lodges. The Province has accepted this report.

The Province has endorsed in principle the Proposed Seniors Supportive Housing Framework put forward by the Alberta Senior Citizens' Housing Association (ASCHA). This document recommends four different levels of supportive housing, each with a list of desirable services and estimated costs. This framework for funding also urges the Province to incorporate the inflation factor in a new funding formula for seniors' supportive housing. Enhanced funding for seniors, especially on the basis of the level of the needed service and the linking of annual funding with the Consumer Price Index could alleviate the financial stress being encountered by the Management Bodies, and thereby the municipalities who are responsible for covering the annual operating deficit of the Management Bodies.

**Comments from the Community Services Director**  
**A – 6 Seniors Lodges**

I support this resolution. As noted under the Housing Act, Lodge Foundations have the ability to requisition municipalities when they experience a shortfall in their budget. The provincial allocation of \$4.80 has been constant for a number of years, and yet, Lodge Foundations have experienced increasing costs. The result is that municipalities are being requisitioned. In Red Deer, this has not happened for a number of years, but is likely to be forthcoming in 2002. The background of this resolution provides very good information.

**Comments from the Social Planning Manager**  
**A – 6 Seniors Lodges**

We would support the resolution. Seniors' Lodges provide an affordable option to seniors in Red Deer. Seniors are charged according to income, with a minimum of \$287.00 per month left with the senior to pay for personal needs and medicines not covered by Blue Cross.

**Resolution A – 6**  
**Page Four**

**Comments from the Social Planning manager continued**  
**A – 6 Seniors Lodges**

The lack of increase to the per diem payment from the Lodge Assistance Program will account, in part, for the Piper Creek Foundation's requisitioning The City of Red Deer in 2002. The provincial government has also removed its support from renovations for lodges, so that renovations must be built in to operating budgets. Labour costs must also be borne by the Lodge Foundations. The legislation under the Alberta Housing Act requires local municipalities to cover budget deficits, but the Province has slowly eroded the support they have provided to keep the requisition low.

The resolution also addresses the needs of smaller lodges in smaller municipalities, further from essential services.



**WHEREAS** Urban municipalities want the opportunity to grow and expand their boundaries; and

**WHEREAS** Urban and Rural municipalities do not always agree on the need for expansion; and

**WHEREAS** development in the fringe area is often curtailed during the present annexation process; and

**WHEREAS** the cost to annex lands can cause great hardship to a municipality, not only financially, but in the stress and tension exerted upon the residents; and

**WHEREAS** agreements reached under duress tend to leave the parties involved feeling the agreement may not be fair and equitable.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association forms a task force to work together with the Alberta Association of Municipal Districts and Counties and Municipal Affairs to develop procedures to streamline the annexation / amalgamation & dissolution process. (For example implementing timelines for each step in the process).**

## **BACKGROUND**

AUMA held an Annexation/Amalgamation & Dissolution conference in Drayton Valley on June 21<sup>st</sup> and 22<sup>nd</sup>, 2001. Out of these discussions the need for streamlining and for more clearly defining a procedure for annexing lands arose. Many municipalities throughout our province are being faced with the need to expand their boundaries and it has become evident that a more economical, straight forward process is required. When one party to an annexation refuses to move forward or cooperate in the process, some direction/guidelines need to be built into the system so that development in the municipalities is not held up.

**Resolution No. A-7****Page 2****Comments from the City Planner****A-7 Annexation/Amalgamation & Dissolution Procedures**

While the intent of this resolution is supported, it should be noted that the requirement for intermunicipal co-operation already exists in the MGA. Municipal Development Plans and Intermunicipal Development Plans already provide the mechanism to deal with all matters related to annexation including the opportunity to develop a full and open process. The problem is not all adjoining municipalities are willing to develop a detailed annexation process that addresses annexation directions, time-lines, guidelines, etc. While there is merit, as a first step, in both the rural and urban municipal associations forming a task force to jointly develop annexation procedures, ultimately, the incorporation of additional annexation process criteria into municipal plans under the MGA would be most effective.

**WHEREAS** many schools sites have for many years provided the majority of playgrounds and open space for older and inner city neighbourhoods; and

**WHEREAS** when a school board decides to dispose of these lands these parks spaces may be lost; and

**WHEREAS** in neighbourhoods older than 1960, the only way for the City to ensure these neighbourhood parks are retained is acquire them; and

**WHEREAS** these sites were originally acquired by the boards with taxpayer's funds and have been in longstanding public use as schools and parks; and

**WHEREAS** the sites should not have to be repurchased by the City with taxpayer funds; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association requests the Government of Alberta implement the "Alberta Open Space Partnership Program", which would arrange for the transfer of school sites, which have been declared surplus to school district needs, to the municipality as reserve land, at no cost to the municipality.**

## **BACKGROUND**

A unique and challenging dynamic has been created with school boards facing utilization improvements, with longstanding Joint Use Agreements that never contemplated school lands being disposed of in large numbers at one time... and with many park spaces at risk of being lost as a result. The City of Edmonton can join the City of Calgary in bringing this important matter to light with the province. The City of Calgary first proposed the "Alberta Open Space Partnership Program". It is facing a similar concern as Edmonton in needing to purchase a large number of surplus non-reserve school sites at one time to prevent the loss of open space in older neighborhoods.

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Current agreements require the municipality to purchase the sites at market value to guarantee surplus school lands developed prior to 1960 remain open space. Through reserve provisions, areas developed after 1960 can remain in the municipality's ownership for use as open space for a nominal cost (\$1). The "Alberta Open Space Partnership Program" would ease the municipality's financial impact in needing to purchase these lands. The public has already paid for the sites through school taxes, and taxpayers should not have to pay again to retain this open space that has long been enjoyed as public school ground and parks.

The "Alberta Open Space Partnership" Program encourages collaboration on the part of the province, school boards and local municipalities to ensure surplus schools grounds remain available to communities as public open space where needed.

**Comments from the City Planner**  
**A-8 Alberta Open Space Partnership Program**

Strongly supported. The loss of a school site/open space within a neighbourhood can have significant negative effects on the immediate community. While changing demographics of a maturing neighbourhood may result in fewer school age children living in particular areas thereby resulting in the closure of a school building, the need for the related open space in most cases is still very real. With today's focus on healthy living environments that includes an ageing population that is health conscience, we need to protect and maintain the amount of open space in our neighbourhoods. School buildings may close, be reused with a new or compatible use and open space recreational programming may change, but the open space area itself remains vital to the historic makeup and character of the community and will continue to be used by those who live nearby. These sites were dedicated to the original community as a public use site and therefore the municipality should not be forced to find funds to retain this important land use function within the community.

**Comments from the Community Services Director**  
**A-8 Alberta Open Space Partnership Program**

I support this resolution, however, there may be times when the municipality does not need school locations. I believe the municipality must retain the right to refuse the land if it is surplus to their needs.

**Resolution A – 8**  
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**Comments from the Recreation, Parks & Culture Manager**  
**A-8 Alberta Open Space Partnership Program**

The experiences of Edmonton and Calgary are now happening in other cities in the province, where former school sites in older parts of the city are no longer needed. I support this resolution, as it ensures that in older neighbourhoods, public open space (former school sites) is retained for public use, even if the school building is deemed surplus to current needs. As a neighbourhood matures, the need for a school building may decline, but the need for playgrounds, open space and sportsfields never diminishes, especially as the neighbourhood evolves and begins to redevelop.

**WHEREAS** municipalities are faced with the challenge of working within a constantly changing and increasingly stringent environmental regulatory framework; and

**WHEREAS** the Government of Alberta is responsible for environmental protection and natural resources in Alberta in accordance with various acts; and

**WHEREAS** the Government of Canada also has responsibilities for environmental protection and fisheries in Alberta in accordance with various acts; and

**WHEREAS** coordination among government departments and agencies and between the federal and provincial governments is required; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta and the Government of Canada to pursue regulatory harmonization and the enforcement of environmental regulations through a single coordinated body that includes representation from the municipalities.**

## **BACKGROUND**

Environmental issues are high profile and can be high-cost. Citizens expect sound environmental management and scrutinize municipal governments on environmental issues to the point of being more and more litigious.

The environmental regulatory framework that Municipalities must work in is complex and often unclear. Key provincial statutes in Alberta include the *Environmental Protection and Enhancement Act* and the *Water Act*. Key federal statutes include the *Canadian Environmental Protection Act* and the *Fisheries Act*. Releases of ammonia to the aquatic environment may potentially be governed by both provincial and federal statutes. Similarly, both the provincial and federal governments are involved in fisheries and fish habitat issues in Alberta.

Many Alberta Municipalities have very good environmental records. However, direction from both higher levels of government will compromise the ability of Municipalities to sustain this performance. Harmonization of federal and provincial environmental regulations would resolve the problem of meeting two sets of requirements. Implementation and enforcement of environmental regulations would resolve the problem of meeting two sets of requirements. Implementation and enforcement of environmental regulations should be through a single coordinated body.

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**Comments from the City Planner**  
**A-9 Harmonization of Environmental Regulations**

Supported as the provision, implementation and enforcement of one set of environmental regulations would streamline the regulatory framework for the development industry and municipal jurisdictions.

**Comments from the Community Services Director**  
**A – 9 Harmonization of Environmental Regulations**

I support this resolution.

**Comments from the Recreation, Parks & Culture Manager**  
**A – 9 Harmonization of Environmental Regulations**

I support the initiative to have a coordinated effort that deals with environmental regulations, policies and standards, at both the federal and provincial levels. Municipal representation is critical to the success of such an initiative to ensure regulations are reasonable and plausible.

**WHEREAS** Canadian's spend about 90 percent of their time indoors. As a result, the quality of indoor air can have a significant impact on our health. The most harmful and widespread contaminant of indoor air is tobacco smoke and exposure to environmental tobacco smoke (ETS) for even a brief period is a health hazard; and

**WHEREAS** heart disease, cancer, strokes and respiratory disease are just a few of the many ill effects of smoking or chewing tobacco. Despite what is known, thousand of Alberta's residents (about 26%) continue to smoke because of the extreme difficulty of quitting the habit; and

**WHEREAS** about 30 percent of Albertans aged 15-19 are smokers. This alarming fact concerns public health officials, school officials and parents. Aggressive anti-smoking campaign needs to be reinstated aimed at educating teenagers through schools and media; and

**WHEREAS** A growing number of municipal bylaws also limit smoking, these regulations apply mainly to public spaces, although workplaces are increasingly being covered; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association requests the Government of Alberta in the interests of promoting the health, safety and welfare of the inhabitants of the Province of Alberta prohibit or regulate smoking in places of public assembly, places of employment and public indoor areas. With the introduction of uniform standards for reducing smoking in workplace and public areas and province wide media campaign confirming the dangers of second-hand smoke and the availability of treatment and prevention programs will ensure an effective strategy on tobacco; and,

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to draft appropriate legislation to protect Albertans from the dangers of second hand smoke and in particular for minors under eighteen (18) years of age, within the Province of Alberta.



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**Page Two**

**BACKGROUND**

No Provincial legislation currently exists for the regulation of second hand smoke within Alberta. As a result, a number of Alberta Municipalities have enacted bylaws to regulate smoking. This results in a lack of consistency and uniformity in how this matter, that is a health risk to all Albertans, is regulated across the province.

Research and studies have shown that second hand smoke is a health risk. As Health Care is within the mandate of the Province of Alberta, it would seem logical that regulation of this health risk should be the responsibility of the Province to ensure that, throughout Alberta, steps are taken to reduce this risk to residents.

Environmental tobacco smoke (ETS) is the combination of two forms of smoke from burning tobacco products: sidestream (smoke emitted between puffs of a burning cigarette, pipe or cigar) and mainstream smoke that is exhaled by the smoker. When a cigarette is smoked, about one-half of other smoke generated is sidestream smoke.

This form of smoke contains essentially all of the same carcinogenic and toxic agents associated with mainstream smoke inhaled by the smoker, but at greater levels, the health consequences of involuntary smoking are widely reported on by both national and international health officials.

Alberta has a smoking rate of about 26% slightly higher than the national rate. Alberta has the third lowest cigarette prices in North America, averaging \$42.00 a carton. About 30 percent of Albertans aged 15-19 are smokers. These alarming facts demand attention by the Provincial government and local authorities.

To pave the way, banning smoking in public places, preventing stores selling to minors and educating both teenagers and the public will help to reduce all public smoking. Public consultations will be necessary. Consultations with the aim of building awareness, education and how best to move forward eliminating ETS and supporting 100% smoke free municipal and provincial workplaces and public places.

New findings from the British Medical Journal indicate that smoking eventually kills about half of those who never quit.

**Comments from the Community Services Director**  
**A – 10 Regulation Smoking**

I strongly support this resolution.

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**Page Two**

**Comments from the Recreation, Parks & Culture Manager**  
**A – 10 Regulating Smoking**

I support this resolution. Several municipalities, including Red Deer, now have non-smoking bylaws. The health and welfare of Albertans is at stake. Uniform provincial legislation is now necessary to ensure that the business community and the public are treated fairly and equitably, regardless of where they are in the province.

**WHEREAS** the Community Lottery Board is a major contributor to the enhancement and enrichment to project based initiatives in community services, recreation, culture, libraries, parks, health, education, social services and the environment; and

**WHEREAS** the Community Lottery Board is community based and citizen driven providing for a local decision making process; and

**WHEREAS** the Community Lottery Board empowers local citizens, community organizations and municipalities to work together in addressing their local and regional needs and priorities; and

**WHEREAS** the Provincial Government in 1999-2000 had Video Lottery Terminal Revenue of 523.3 million in revenue, and

**WHEREAS** the Provincial Government will provide \$53.3 million in the 2000/2001 year to the Community Lottery Board, from Video Lottery Terminals, for distribution to non-profit organizations and community projects based on decisions made by 88 local boards.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta allot an additional \$50 million per year to the Community Lottery Board.**

## **BACKGROUND**

The City of Grande Prairie, like other municipalities in the Province, has many volunteer groups applying for grants. With limited funds at our disposal, many of these requests must be turned down. As the Community Lottery Board is becoming more recognized as a source for funding, the amount of dollars requested is becoming greater. In order to accommodate these requests the Provincial Government must see the need for more dollars to be distributed to the Community Lottery Board.

## **Resolution A-11**

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#### **Comments from the Community Services Director**

##### **A – 11 Community Lottery Board Funding**

I support this resolution with some hesitation. Additional money to the lottery boards would be one way that some of the non-capital infrastructure needs might be met, particularly, in building facilities needed in the areas of culture as an example, or in “refurbishing” some of our Waskasoo Park. There is a danger, however, of building community dependency on this funding that is not necessarily ongoing. I also have a difficulty with perpetuating the use of video lottery terminals in order to gain significant funds. VLT’s have had a very detrimental affect on many people in our communities.

#### **Comments from the Recreation, Parks & Culture Manager**

##### **A – 11 Community Lottery Board Funding**

I support the resolution. The limited funding presently available does not suitably assist all the non-profit groups that need funding to offer programs to the community. Many existing groups are struggling, their vitality threatened without further financial assistance. Municipal applications are generally a lower priority, thereby, many municipal projects that already have partial funding are not successful in getting lottery funding and the project does not proceed.

#### **Comments from the Social Planning Manager**

##### **A – 11 Community Lottery Board Funding**

We would support this resolution. Community Lottery Boards have made many important grants to public services in Alberta. Although the reason for the money being available can bring problems to communities, many positive projects have been supported by the grants. However, lottery funds can only be directed to one-time projects. This allows communities to replace, repair and renew; but programs like Family and Community Support Services, which make long-time investments in the community, are not provided by lottery funds. No municipality would refuse extra funding, but stable, adequate funding would allow municipalities to plan and anticipate.

**WHEREAS** the Highway Traffic Act establishes the maximum speed on urban highways as 50 km/hr unless otherwise posted; and

**WHEREAS** 50 km/hr is an unwarranted and dangerous high rate of speed on the majority of urban highways including streets and cul-de-sacs servicing residential areas and business parks; and

**WHEREAS** the existing statute requires onerous, unsightly and costly signage for urban municipalities wishing to lower the normal speed limit to 40 km/hr and thereby create safer streets for our children, cyclists and other users; and

**WHEREAS** it is difficult to enforce the speed limits and successfully pursue infractions at speeds less than 10 km/hr over the posted speed limit.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend the Highway Traffic Act such that the maximum speed on urban highways be 40 km/hr unless otherwise posted.**

## **BACKGROUND**

In general the majority of streets serving built residential areas are not intended to accommodate vehicle speeds of 50 km/hr or greater. Residential streets designed for resident parking on one or both sides, cul-de-sacs, short P-loop, bays, crescent, etc, simply cannot be safely and responsibly used at speeds approaching or exceeding 50 km/hr. Yet the Highway Traffic Act sets maximum speed limits in urban areas at 50 km/hr unless otherwise posted - therefore requiring urban municipalities to post, virtually at every corner, safe desired speed limits. This creates an undue and onerous cost on municipalities who desire to create safe streets and enforceable speed limits.

To exacerbate the problem, it is often difficult to convict offenders at speeds less than 10 km/hr over the posted speed limit - effectively creating maximum enforceable speed limits in residential areas of 60 km/hr +. This is an unsafe and intolerable situation.

## **Resolution No. A-12**

### **Page Two**

Reducing the maximum permitted speed in urban areas to 40 km/hr will substantially enhance street safety, significantly reduce signage cost and contribute to a more liveable urban community.

The town of Milk River supports this resolutions.

#### **Comments from the Transit Manager**

##### **A – 12 40 km/hr Maximum Posted Speed Limits**

Cannot support this resolution, as there may be implications to transit schedules and operating costs; potential for pressure from neighbourhoods to decrease speeds on major collectors; associated infrastructure costs for signage changes and on neighbourhood collectors.

#### **Comments from the R.C.M.P. Inspector**

##### **A – 12 40 km/hr Maximum Posted Speed Limits**

Police have the authority to effectively enforce speeds over 50 km/hr to ensure the safety of citizens on residential streets. A traffic education program, coupled with strong enforcement, can remedy this problem. Environmental policing can also curb most speeding situations; e.g., if parking causes some situational difficulties, reduce it to one side of the street only; bicycle paths can be placed on the roads, and so on. In the winter months, roads should be kept cleared to ensure safe travelling at a posted speed of 50 km/hr. In light of this, municipalities should not reduce their snow removal. I do not support reducing speeds to 40 km/hr across the province.

#### **Comments from the Engineering Services Manager**

##### **A – 12 40 km/hr Maximum Posted Speed Limits**

We would respectfully recommend that Council not support the proposed amendment for the following reasons:

1. Safe speed limit varies with weather, road, traffic, daylight, and other conditions. A 40 km/hr speed limit would be too high for cul-de-sacs or other narrow streets, but too low for some other residential local and collector roadways. Changing the maximum speed limit to 40 km/hr is not any better in our opinion than 50 km/hr as a standard speed limit.
2. The standard urban speed limit has been 50 km/hr in most parts of North America for many years. There is more public awareness for this standard than any other arbitrary speed limit. Public awareness is important in achieving speed limit compliance. Non-traditional standards can receive the same kind of awareness and become successful only if there are significant signage and long-term advertisement to educate the public.

**Resolution No. A-12**  
**Page Three**

**Comments from the Engineering Services Manager continued**  
**A – 12 40 km/hr Maximum Posted Speed Limits**

3. The standard speed limit in the Highway Traffic Act is a default condition for roads without speed limits signs. The Act authorizes Municipalities to install signs to stipulate the appropriate speed limit for local conditions.
4. The Highway Traffic Act also recognizes the fact that neither a standard speed limit nor a posted limit can account for the continuous changes in traffic and environmental conditions; and prohibits drivers from using an unsafe speed as stated in the following:

*“Notwithstanding any speed limit prescribed by or pursuant to this or any other Act, no driver shall drive at any rate of speed that is unreasonable having regard to all the circumstances of the case, including without restricting the generality of the foregoing,*

- (a) the nature, condition, and use of the highway,*
- (b) the atmospheric, weather, or other conditions that might affect the visibility of the driver or the control of the vehicle,*
- (c) the amount of traffic there then, is, or that might reasonably be expected to be on the highway, and*
- (d) the mechanical condition of the vehicle or any equipment of the vehicle.*

**WHEREAS** municipalities have responsibilities to provide safe and secure drinking water for all residents; and

**WHEREAS** municipalities are expected to provide sealed sanitary sewer collection and treatment systems to ensure the integrity of the environment; and

**WHEREAS** in order to ensure the security of any water and underground aquifers, municipalities need to be directly involved in any decisions with regard to possible negative impacts; and

**WHEREAS** seismic testing and exploration may have a negative impact on underground aquifers and wells as well as damaging aging infrastructure in terms of water distribution lines and well casings as well as sewer collection lines and treatment facilities; and

**WHEREAS** the negative impact of seismic testing is not necessarily immediately and readily detectable resulting in municipalities bearing extensive upgrade and repair costs, as it is not possible to prove the link between the testing and the damage.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that all appropriate regulations with regard to underground testing and seismic exploration be amended to require a distance of 1,600 meters from any municipal boundary of public utility infrastructure (if located outside the municipal boundaries) and that sufficient notice be given to each and every municipality impacted by the testing to allow control measures to be implemented.**

## **BACKGROUND**

While it is recognized that the energy sector is a vital part of the Alberta economy, providing many jobs in exploration and drilling, it is essential that Alberta maintain and protect the supply of potable water available. The water problem at Walkerton raises the "red flag" that water systems must be of paramount importance when considering the impact of seismic testing. Issues such as safety of wells, possible damage to underground infrastructure and costs for repair of damage done must be considered as well as the safety and security of the sanitary sewer and water systems in all municipalities.



**Resolution No. A-13**  
**Page Two**

Approvals for seismic testing have been given as much as a year in advance of actual testing. Municipalities need to be included in the first notification period of any proposed seismic testing so as to have sufficient control over what may be happening in their areas.

**WHEREAS** the municipalities and its citizens seek to ensure accessibility to licensed and approved child care services; and

**WHEREAS** local government has inadequate access to revenue sources outside of property taxation; and

**WHEREAS** Alberta is recognized as a resource wealthy province where the provincial government derives significant financial benefit from resource revenue; and

**WHEREAS** municipalities require access to alternative funding sources such as resource revenue in order to continue to accommodate the increasing demand for child care services.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta increase investments in child care to prevent children from becoming children at risk.

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta review the provincial licensing and operational standards of day care centers and approved Family Day Homes and incorporate the following changes:

- The Government of Alberta assist the socially disadvantaged by defining the childcare subsidy on an ability to pay similar to the rent supplement program.
- The Government of Alberta provides transportation funding for all Early Childhood Services children to and from child care centers.
- The Government of Alberta reinstates provincial operational grants for day care centers.
- The Government of Alberta provides day care center operators with an administration fee for subsidy administration.

## **Resolution No. A - 14**

### **Page Two**

- **The Government of Alberta authorize a local licensing officer to interpret day care regulations on community needs without putting children at risk.**
- **The Government of Alberta establish that all private caregivers with six children of less be required to obtain a childcare license.**
- **The Government of Alberta direct Child and Family Service Authority to take a lead role in a campaign on unlicensed child care.**

### **BACKGROUND**

The province has been inundated with childcare issues for several years. Economic growth, increased operational costs, staff recruitment, retention and replacement, have contributed to the current childcare crisis.

Private, unlicensed and unmonitored child care, transportation requests as well as difficulty in recruiting staff are common issues in Cold Lake, Grande Prairie, Slave Lake, Elk Point, Lloydminster and Fort McMurray.

Families moving into Fort McMurray for employment are having difficulty finding licensed childcare. In some cases, employment in Fort McMurray is being refused due to the inability of parents to access quality childcare. In order to access the childcare subsidy, parents must have their child registered in a licensed day care facility or an approved Family Day Home.

The childcare crisis had impacted single parent families, low income families as well as middle income families.

#### **Comments from the Community Services Director A – 14 Child Care Services**

I strongly support this resolution. See comments for Resolutions A-2. Also, it is important to note that there is a need for administrative funding for day cares to ensure standards are met, policies are in place, and so on. Many families, even those with subsidies, still cannot afford to access quality childcare. I strongly support the need for private caregivers with up to six children to be licensed. Without the license there is not opportunity to ensure standards are in place.

## **Resolution A-14**

### **Page Three**

#### **Comments from the Social Planning Manager**

##### **A – 14 Child Care Services**

This resolution builds on Resolution A-2, which we would support. However, several clauses need further consideration:

- a) Providing transportation funding for Early Childhood Services children to and from child care centres would probably be more cost-effective and substantiated if directed to families who need the transportation.
- b) As day care operators have been trained to administer subsidy applications for the Province, some of the funding that had been used to pay provincial employees to administer the subsidy should be turned over to day care operators.
- c) Private caregivers with six or less children be required to obtain a license: Would municipalities consider hairdressers or music teachers who had six clients per day to be a business, and require a license of them? When child care is not licensed, parents requiring subsidy cannot access that site. Many citizens would probably support a neighbour who is well known caring for one or two children besides their own without a license. Licensing does not ensure that care is optimal, but is one more check on the well-being of children. Many parents are uncomfortable with unlicensed care, could not afford to use it, or do not know anyone well enough to depend on their services.

## **"P" Category**

**NOTE: Pages 96 to 106 contain policies passed at the  
Previous Annual Conventions.**

**The past policies are provided for information  
and can be used as a reference for the 2001 resolutions.**

**The 2001 "P" category resolutions follow on page 107.**

# **AUMA - Guiding Principles**

## **Guiding Principle #1**

Municipal Governments must have the fiscal capacity to fulfill their mandate through:

- primary access to the property tax base; and
- other stable long-term and progressive sources of revenue

## **Guiding Principle #2**

The Federal and Provincial governments have sole responsibility for direct income redistribution programs and services.

## **Guiding Principle #3**

The primary focus of urban government is to provide locally oriented services to property and people.

## **Guiding Principle #4**

Each local urban council will maintain responsibility for the establishment of standards of services to property and people.

## **Guiding Principle #5**

The imposition of new standards for services to property or people which exceed those determined locally are to be financially supported by those who impose them.

## **Guiding Principle #6**

Amendments to the Municipal Government Act and regulations will be sponsored by or receive approval from the Alberta Urban Municipalities Association.

## **Guiding Principle #7**

Environmental integrity is essential to the economic viability and quality of life of our community.

## **Guiding Principle # 8**

Quality infrastructure is critical to support healthy, vibrant communities, and strengthens the quality of life for Albertans.

## **AUMA - HOUSING POLICY**

- I. Access to adequate and affordable housing is fundamental to individual and family well-being and essential to healthy communities and economic prosperity.
- II. In today's Alberta, complex social, economic and environmental challenges impact, and are impacted by, housing needs:

**Social** – health, mental health, education, family life, strong communities and aging population

**Economic** – low and fixed income households and soaring prices in some locations

**Environmental** – sustaining the ability of the environment to support future generations

The social and economic challenges require broad, preventive policies (including non-housing supports) promoting and supporting long-term independence.

The environmental challenges require policies promoting conservation and renewal of the existing housing stock and innovative use of non-residential buildings.

- III. Each of the federal, provincial and municipal governments has a role in ensuring the availability of accessible, adequate, affordable housing but each should act in consultation and cooperation with the others:

Federal – national standards; financial and income support

Provincial – ensure sustainable programs for delivery of affordable housing; cooperate with municipalities in identifying needs; maximize use of federal support; complement with own financial and income support

Municipal – in the context of available local resources and when approved by Council: identify housing needs and potential solutions in housing plans; use land use planning authority to support affordable housing.

- IV. Consultation and co-operation are essential in meeting the needs of people who require accessible, adequate, affordable housing, including

Intergovernmental - between federal, provincial and municipal governments

Intra-governmental - between and within federal, provincial and municipal government departments

Government/Stakeholder Groups/Citizens - municipalities as lead contact with stakeholder groups and citizens

- V. Governments should consider the ongoing potential for non-governmental organizations - both private sector and not-for-profit – to contribute to the achievement of housing objectives.



## **AUMA - ELECTRIC DEREGULATION POLICY**

1. That the benefits of restructuring electrical industry is fairly shared with all users including residential and small business.
2. That the AUMA work with the Province to ensure municipalities' net revenue are not significantly changed due to electric energy restructuring.
3. That the regulation and management bodies responsible for distribution lines, guarantees proper maintenance and delivery of electricity is continued.
4. That the government ensure reliability of supply of electricity until such time as the marketplace is fully formed.
5. That municipalities are able to charge right-of-way use fees, franchise fees and/or taxes against power transmission and distribution companies.
6. That a general public education program on electrical restructuring be offered by the Province and initiated in cooperation with the AUMA.
7. That municipalities are able to purchase electricity from their own distribution entities without triggering penalties for energy services retailing under Bill 27.
8. That municipalities in the "energy retailing business" receive payments in lieu of income tax provisions as contained in Bill 27.

## **AUMA – PROTECTIVE SERVICES POLICY**

Alberta Urban Municipalities Association will continue to work with the Federal and Provincial governments and their related task forces to develop a Province-wide service level (province wide policing policy) for Policing, which includes, but not limited to:

- 1) Minimum Standards of Policing
  - a) Levels of Service – minimum standard for provided service
  - b) Adequate and Effective Policing – with respect to unique community characteristics and needs
  - c) Quality of Service – measurable performance standards
  - d) Accountability
- 2) Fair and Equitable Funding levels
- 3) Staffing & Resources; and

## **AUMA - BASIC LIFE SUPPORT POLICY**

1. That Basic Life Support (BLS) should be the recommended minimum standard throughout the Province of Alberta. That the Province of Alberta fund the provision of BASIC LIFE SUPPORT (BLS) including but not necessarily limited to, base line preparedness funding, funding on a per call basis, remoteness adjustment, provision for special subsidies when required, or other funds cited below. That municipalities will still have the ability to decide the level of service beyond BLS. Those municipalities that don't have BLS should receive special consideration for the transition to that level of care.
2. That the responsibility to provide ambulance services should remain with municipalities. This will allow municipalities to establish and fund the services appropriate to their specific area (i.e. municipal service, private contract, integrated service, hospital based, volunteer).
3. That municipalities retain the right to set BLS rates, however, should the municipalities not adhere to the established provincial rate structure that they forgo their eligibility for BLS base funding from the provincial government. Municipalities must also retain the right to set rates for ALS without jeopardizing BLS funding.
4. That the Province should:
  - Establish a rate structure that is fair to the emergency ground ambulance provider.
  - Set up a mechanism where adjustments to emergency ground ambulance rates will be negotiated among all stakeholders, fairly represented but not giving veto power to any one majority group of stakeholders. Rates will be negotiated in a timely fashion, on an annual basis, to meet the needs of all stakeholders involved in receiving, funding and supplying emergency and non emergency ground ambulance services.
5. That municipalities shall not be expected to subsidize the rates paid by all insurance firms (including Alberta Blue Cross). No insurance firm shall use its position as administrator of ambulance coverage for provincially supported clients to dictate or influence ambulance rates.
6. That the provincial government establish a special fund for those who do not have the financial resources to pay the ambulance fees charged by a municipality.

7. That a provincial rate provides a base “preparedness” amount, with certain qualifying criteria to encourage cooperation and efficiency between adjacent municipalities. The qualifying criteria should include:

A base line funding for those municipalities whose call volume is greater than or equal to 500 responses annually;

#### Basic Life Support Policy

##### Page 2

- A base line funding for those municipalities whose call volume is less than 500 responses annually, provided those municipalities:
  - Have formed strategic alliances or partnerships, where possible, with surrounding municipalities to ensure the effective provision of care - to the satisfaction of the provincial government.
  - Where strategic alliances are not possible, due to demographics or geographical limitations, the municipalities will provide in its 3 year business plan an outline on how the municipality will ensure the maintenance of competent ambulance service providers to the satisfaction of the provincial government.
  - A mandatory requirement for a three year business plan for the provision of services and with annual reporting showing compliance to the plans.
8. That a provincial funding formula for the support of ground ambulance services should include, in addition to the base line “preparedness” amount, funding on a per call basis. This amount could be different for rural and urban systems, adjusted by a demographics factor. Municipalities who choose to offer a higher level of care should still get assistance provided in the form of the Base Line Funding including the per call funding.
  9. That a provincial funding formula should include a remoteness adjustment inversely proportional to population density for systems with extraordinary distances to cover and a low population.

## **AUMA - INFRASTRUCTURE POLICY**

1. Infrastructure is defined, as all capital assets required to create and maintain a safe and secure community. Infrastructure includes but is not limited to:
  - Transportation e.g., roads, bridges, public transit
  - Environmental Services e.g., water, sewer, landfills
  - Protective Service e.g., police, fire, ambulance, flood mitigation
  - Parks, Recreation and Cultural Facilities e.g., arenas, playgrounds, pools, trails, libraries, community and art centres
2. In order for Alberta's communities to sustain their health, economy and quality of life, it is essential that all levels of government, the private sector and Albertans accept mutual responsibility for the effective and efficient delivery of services. All stakeholders are responsible for and should be held accountable for planning, maintaining, funding and expanding infrastructure.
3. Long term municipal planning must occur to create a strong municipal infrastructure. Long term plans should address life cycle maintenance, consistent and reasonable standards and levels of service as well as future expansion and growth.
4. Long term funding commitments are a vital part of a successful long term plan. Access to adequate funding is essential to support major long-term capital infrastructure projects.
5. Open lines of communication are required to promote and support mutual accountability, local autonomy and partnerships among all stakeholders.
6. Funding needs to be flexible and fair recognizing that each municipality has its own unique needs or special circumstances.
7. A basic level of quality infrastructure development, including services and standards, is a fundamental requirement to support and maintain safe and secure communities across the Province of Alberta.
8. Stakeholders should work collectively and come to a mutual agreement regarding the current and future local infrastructure needs.

# **PROVINCIAL/MUNICIPAL CHARTER** **AGREEMENT**

## **PRINCIPLES:**

### **1. Commitment to Action**

In the interests of all Alberta the parties are committed to discharge their responsibilities within their respective areas of jurisdiction, while respecting the jurisdictions of others.

### **2. Partnership**

The parties recognize each other's strengths and capabilities. To maximize efficiency and effectiveness, the parties are committed to cooperate in the spirit of partnership particularly in harmonizing legislation, regulations, policies, programs and projects.

The objective of both parties is to ensure a clear division of responsibilities which leaves the Province and municipal governments accountable for specific policies and gives them the authority and financial capacity to effectively perform their roles.

### **3. Responsibilities and Resources**

Any party proposing a change in legislation, regulations, policies or programs that affects another party will ensure that a consultation is done in a timely manner to allow for a full evaluation of the impacts, costs and revenues associated with the proposed change.

New responsibilities will not be assigned to another party until issues of funding, liability and resources have been discussed and resolved among the parties.

With respect to matters where municipal governments are responsible, they should have adequate authority, resources and independence to fulfil their responsibilities.

### **4. Flexibility**

Legislation, regulations, policies or programs should respect the varying needs and circumstances of municipal governments in different parts of the province.

### **5. Notification and Consultation**

In the spirit of fairness, openness and good faith any proposed change in legislation, regulations, standards, policies or programs will be preceded by proper consultation and an appropriate notification period.

#### Appropriate Notification:

- Recognizes that one party (being municipalities) will require sufficient time to gather information and opinions to develop a proper consensus.
- Requires the setting of fair timelines to which both parties must agree.

### **6. Information Sharing**

The Province and municipal governments will cooperate in the development and distribution of information required for effective discharge of this agreement.

### **7. Dispute Resolution**

In the spirit of partnership and efficient use of public resources, the parties agree to pursue alternate methods of dispute resolution wherever necessary and practical, ensuring the rapid resolution of disagreements.

### **8. The Alberta Act**

In the spirit of good faith the province agrees to seek and obtain the appropriate changes to the Alberta Act to enshrine the essence and clauses of this agreement into Federal law.

#### **IMPLEMENTATION:**

The parties will cooperate in implementing this agreement through amendments to the ALBERTA ACT and through sub-agreements consistent with the above principles.

## **DEVELOPMENT LEVY PRINCIPLES**

1. Municipalities and Developers have a shared responsibility for defining and addressing the existing and future needs of the community.
2. Municipalities must retain the flexibility to create development policies consistent with community objectives. These policies should be applied equitably and fairly to all within that community.
3. All beneficiaries of development should participate in the cost of providing and installing infrastructure in the community on an equitable basis that relates to the degree of benefit.
4. Full disclosure of development costs and payments should be provided to all parties for the purpose of determining levies.
5. Both developers and municipalities have a responsibility to provide a meaningful public consultation process.
6. The existing appeal process will provide an objective decision within a reasonable time frame by a trained and knowledgeable body.
7. All stakeholders share a responsibility to provide cost-effective solutions for infrastructure.
8. There should be a Provincial obligation to assist municipalities to meet infrastructure expenditures to address growth or changed provincial or federal standards.
9. Both developers and municipalities share a responsibility for the continuation of meaningful consultation/discussion regarding policy changes; and

## **AUMA Municipal Finance Business Plan Policy Goals**

**GOAL #1** - To reduce the property tax demands by the Province and to explore a more equitable and open requisitioning process

**GOAL #2** - To identify the need and to obtain the assurance that municipalities have the capacity to raise sufficient financial resources to meet their operating and capital requirements and therefore be able to develop and implement long term financial planning

**GOAL #3** - To enable municipalities to be directly responsible to their taxpayers for the funds they raise and the funds they expend

**GOAL #4** - To maintain high standards of municipal services, including infrastructure, and levels of taxation that will ensure Alberta municipalities have a competitive advantage in the world market

### **AUMA's Definition of Viable Communities**

***“A Viable Municipality is a community which has the will and resources to sustain itself both economically and socially”;***



**WHEREAS** Guiding Principle #1 states:

**“ Municipal Governments must have the fiscal capacity to fulfill their mandate through:**

- **primary access to the property tax base; and**
- **other stable long-term and progressive sources of revenue” ; and**

**WHEREAS** the Provincial Education Property Tax was reduced by 10% for 2001; and

**WHEREAS** in keeping with the intent of Guiding Principle #1, a Provincial Education Property Tax Reduction improves the municipality’s ability to maintain primary access to the property tax base; and

**WHEREAS** municipalities originally sought a 50% reduction in the Provincial Education Property Tax,

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association calls on the Provincial Government to pursue further reductions in the Provincial Education Property Tax; and**

**FURTHER BE IT RESOLVED that the Provincial Government provide other secure long term sources of funding for municipalities.**

## **BACKGROUND**

This resolution is in keeping with the intent of Guiding Principle #1. The reduction this year in the Provincial Education Property Tax (PEPT) was of benefit to a majority of municipalities. It is recognized that municipal taxation is separate and distinct from the PEPT. Municipalities and their ratepayers nonetheless benefit from any reduction in this requisition. It is necessary to acknowledge that municipal fiscal capacity cannot be balanced solely on reductions in PEPT and therefore the need for securing progressive long-term stable sources of revenue.

## **AUMA COMMENT**

This resolution complies with AUMA’s Guiding Principle #1 on page 87.

**WHEREAS** municipalities in the Province of Alberta require a stable grant system for future planning; and

**WHEREAS** municipalities in the Province of Alberta have increased maintenance costs from aging infrastructure; and

**WHEREAS** five year plans for infrastructure have been increased to 15 year plans due to a shortage in funding for replacement; and

**WHEREAS** there has been a substantial increase in provincial revenue from the sales tax on oil and gas; and

**WHEREAS** the Province of Alberta reserve funds have increased from such sales; and

**WHEREAS** traffic flows and usage of infrastructure is definitely part of sale of gas and oil; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta allocate \$.05 (five cents) per litre from the existing sales tax from the amount of gasoline sales in a municipality with a minimum amount of funding for municipalities with non sales of gasoline, to give equity to what Calgary and Edmonton are negotiating for.**

#### **BACKGROUND**

The majority of municipalities have a five or ten year infrastructure improvement plan. However, most have extended these plans, some to 20 year plans. 2000 Resolution No. P25 by Westlock supported by the AUMA covered basically the same request, but for only \$.01 (one cent) per litre. Increasing the request to \$.05 (five cents) per litre gives equity to what Calgary and Edmonton are negotiating for. AUMA's comment to 2000 Resolution No. P25 was that the resolution complied with "AUMA's Guiding Principle #8 on page 85 as well as AUMA's policy on Infrastructure on page 90 of this book."

This resolution is supported by the following municipalities; the Town's of Barrhead, Bentley, Canmore, Coalhurst, Coronation, Coaldale, Crossfield, Grande Cache, Lamont, Milk River, Millet, Oyen, Penhold, Pincher Creek, Provost, Picture Butte, Smoky Lake, Stavely, Trochu, Turner Valley, Vauxhall, Vulcan, and the Municipal District of MacKenzie.

**Resolution No. P- 2**  
**Page Two**

**AUMA COMMENT**

It should be noted that delegates to the 2000 AUMA convention passed the following resolution (P-25)

*NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta allocate 1 cent per litre from the existing sales tax from the amount of gasoline sales in a municipality with a minimum amount of funding for municipalities with non sales of gasoline.*

**Comments from the Transit Manager**  
**P – 2 Gasoline Sales Revenue to Municipalities**

No comment at this point, without a more detailed evaluation of other impacts.

**WHEREAS** pursuant to the *Police Act* "The Government of Alberta is responsible for ensuring that an adequate and effective level of policing is maintained throughout Alberta"; and

**WHEREAS** one goal of the Alberta Government Business Plan (1999-2002) is to make Alberta "a safe place to live and raise families", and the Alberta Municipal Affairs' Business Plan (2001-04) states that one of its goals is 'financially sustainable and accountable municipalities', including strategies "to examine new formulae and options to enhance the effectiveness of the Unconditional Municipal Grant Program" and "develop and administer new grant initiatives targeted at municipalities"; and

**WHEREAS** the Government of Alberta funding for policing is not consistent and equitable throughout Alberta; and

**WHEREAS** the Government of Alberta has introduced legislation and programs that have been defaulted to Municipalities and directly affected Police Service operating budgets; and

**WHEREAS** most municipalities are facing continual policing cost increases in the face of lagging tax bases; and

**WHEREAS** Government of Alberta funding support would enhance municipalities' ability to provide adequate and effective policing and address emerging public expectations and judicial requirements.

**WHEREAS** crime prevention is very cost effective, in that the Canadian Crime Prevention Council indicates that crime costs Canadians up to ten times the average cost per capita of policing, and recent credible National Institute of Justice research shows that, with appropriately focused efforts, an increased number of police officers can have an impact on crime prevention,

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta establish a consistent and adequate base level of funding for policing throughout the Province of Alberta; and

**Resolution No. P- 3**  
**Page Two**

**FURTHER BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that, in addition to a provincial base level of funding, the Government of Alberta provide funding to offset increased costs resulting from new legislation and programs defaulted to the municipalities.**

**BACKGROUND**

The Government of Alberta provides policing services to every county, municipal district, and every town, village and summer village that has a population that is not greater than 2500 (approximately 21.5% of Albertans), at no direct cost. For the most part, policing services in municipalities with populations less than 15,000 contract with the RCMP. In such arrangements, the municipality pays 70% and Canada pays 30%. In municipalities with a population greater than 15,000, the municipality pays 90% and Canada pays 10% for RCMP services. Municipalities who establish their own police service are required to pay 100% of the costs.

In 1993 the Municipal Police Assistance Grant was eliminated. Alberta Justice transferred this grant to Alberta Municipal Affairs, and it became part of a general unconditional grant to municipalities. The unconditional grant, even if recognized and dedicated to the revenue side of police budgets, is significantly less than what was received prior to 1994.

In addition to grant reductions, the Government of Alberta has introduced Legislation and several programs that directly affect police operating budgets. The Edmonton Police Services has identified twenty (20) such programs, which have primarily been defaulted to the Municipality.

The Government of Alberta has the leadership role in ensuring the delivery of adequate and effective policing services across the province. The resolution of provincial funding inequities and the provision of meaningful financial support to meet emerging public expectations and judicial requirements is necessary for the continued viability of proactive programs that promote safe communities for all Albertans.

**AUMA COMMENT**

This resolution complies with AUMA's Protective Services Policy on page 89.

**Resolution No. P-3**  
**Page Three**

**Comments from the Community Services Director**  
**P – 3 Police Funding**

I strongly support this resolution. Red Deer, like all other municipalities, is experiencing drastic increases in policing costs. The province has a role in ensuring safety of citizens, and this is done at the local level through police forces. Municipalities should not have to be responsible for all of the increasing costs.

**Comments from the R.C.M.P. Inspector**  
**P – 3 Police Funding**

Sections 4(4) and (5) of the Police Act provide that a municipality may:

1. Enter into an agreement directly with the Federal Government to provide municipal policing.
2. Engage with the RCMP Provincial Police Services as a Municipal Police Service.
3. Establish a Municipal Police Service.
4. Enter into a contract with another municipality for policing services.
5. Establish a Regional Police Service.

**Cost Sharing:**

While municipalities that establish their own Municipal Police Service (outside of the RCMP) pay 100% of all policing costs, their counterparts that choose to contract with the Federal Solicitor General receive a cost share through the agreement.

1. In a municipality with a population less than 15,000, the municipality pays 70% and Canada pays 30%.
2. In a municipality with a population greater than 15,000, the municipality pays 90% and Canada pays 10%.

Should the Government of Alberta establish a consistent and adequate base level of funding for policing and, in addition to provincial base level of funding, provide funding to offset increased costs resulting from new legislative programs?

- Municipalities that have entered into an agreement with the Solicitor General of Canada should not be penalized for having entered into such a contract. These municipalities should receive additional funding from the Government of Alberta in the same manner as municipalities like Calgary, Edmonton, etc., if this resolution is passed.

**WHEREAS** the Federal Government is expected to announce a national housing program which would include per unit capital allocations to support the development of new affordable rental housing initiatives; and

**WHEREAS** this renewed commitment to a funding role by the Federal Government will be a key component in addressing housing need across the country; and

**WHEREAS** urban municipalities are increasingly funding homeless, special needs and affordable housing initiatives; and

**WHEREAS** housing is the constitutional responsibility of the provinces; and

**WHEREAS** all three levels of government (as well as the community sector) must work together and each contribute to creating solutions; and

**WHEREAS** the Government of Alberta has played a significant funding and policy role in affordable rental housing through the Private Landlord Rental supplement (PLRS) program which is provided on the basis of a five year commitment; and

**WHEREAS** the PLRS program can be readily applied to municipalities across the province to address local circumstances; and

**WHEREAS** the key to the development of new affordable housing initiatives will require certainty and long term commitment by each level of government.

**WHEREAS** the Alberta Urban Municipalities Association has adopted a Housing Policy at their 1998 Annual Convention and have further developed in 1999, a follow up document entitled "An Agenda to Create Solutions"; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the government of Alberta provide the leadership, policy direction, and increased funding to fully address the continuum of need in Alberta for affordable rental, supported, and subsidized housing.

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**Page Two**

**FURTHER BE IT RESOLVED THAT the Alberta Urban Municipalities Association urge the Government of Alberta to support the implementation of the National Affordable Housing Program in Alberta municipalities through the provision of flexible capital grants to private developers and not-for-profit organizations to increase the supply of low-income affordable housing.**

**FURTHER BE IT RESOLVED THAT the Alberta Urban Municipalities Association request of the Government of Alberta the commitment to work with the private sector to provide incentives to produce new or renovated rental stock; and**

**BACKGROUND**

The development of new modest rental housing initiatives is highly dependent on significant funding and investment by the public sector as this “market niche”, from the perspective of private sector investors, does not provide a substantial return on investment. Municipalities across the province are increasingly committing mill rate dollars *on a long-term basis* to support modest rental housing initiatives.

As a result of the work of the National Housing Policy Options Team, the Federal Government now appears willing to re-commit to funding new initiatives *on a long-term basis*. The Provincial Government needs to commit significant capital and operating dollars to support affordable rental, supported and subsidized housing.

**AUMA COMMENT**

This resolution complies with AUMA’s Housing Policy on page 88.

**Comments from the City Planner**  
**P-4 Affordable Housing**

Strongly supported. The need to provide affordable housing is fast becoming the number one social issue in many municipalities. This initiative cannot be undertaken at the municipal level alone due to the magnitude of costs and limited resources available. It requires a coordinated and joint approach by all three levels of government and where possible, partnerships with non-profit groups and/or the private sector development



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**Page Three**

**Comments from the City Planner continued**  
**P-4 Affordable Housing**

industry. A long-term streamlined approach dealing with commitment, solutions, funding, and regulatory process is required. The requirement and undertaking of this initiative is so large and so costly that only with the help and support of all governments will real gains be possible.

**Comments from the Community Services Director**  
**P – 4 Affordable Housing**

I strongly support this resolution. Red Deer has put forward similar resolutions in the past to AUMA and FCM. Affordable housing is a crisis in most larger municipalities, and even in some of the smaller ones. The Province needs to put pressure on the federal level of government to partner in addressing this problem. The model for homelessness has worked well. The role of the municipality should remain primarily one of facilitation.

**Comments from the Social Planning Manager**  
**P – 4 Affordable Housing**

The National Housing Program to address affordable rental housing initiatives is dependent on provinces and territories in Canada to provide matching funds to the federal governments' commitment. The National Housing Policy Options Team of the Canadian Federation of Municipalities, of which Red Deer is a member, is strongly encouraging municipalities to press the provincial government to participate (with funding) in the federal initiative. Red Deer has made its position clear to the provincial and federal governments that, as a municipality, we will facilitate local solutions to housing problems and work to obtain public and private support and funding; but, we will not contribute municipal tax dollars to a program that is a provincial and federal responsibility.

**WHEREAS** emergency medical service (pre-hospital medical care) is an essential and critical part of the Alberta health system; and

**WHEREAS** at the Provincial Health Summit '99, ambulance service received the next highest rating after acute care, and was considered as very essential; and

**WHEREAS** the cost to operate emergency medical service is significant and increasing due to the cost of such operating expenses as fuel, bad debt and capital costs; and

**WHEREAS** many Alberta municipalities are responsible for the provision of emergency medical service; and

**WHEREAS** emergency medical service provided to clients of the Government of Alberta and its agencies are either funded by Alberta Blue Cross or directly by the Government; and

**WHEREAS** Alberta Blue Cross and Government of Alberta remuneration for emergency medical service is in effect established by the Alberta Minister of Health and Wellness, not by the fee established by the provider of the service; and

**WHEREAS** in addition to not equaling the established fee, Alberta Blue Cross and Government of Alberta payment for emergency medical service does not come near to covering the reasonable cost of provision of the service; and

**WHEREAS** in 1999 the Alberta Urban Municipalities Association approved a Resolution that the Province of Alberta provide sufficient funds that municipalities may deliver pre-hospital medical care without cost to local ratepayers and without cost to the client over and above that funded by Alberta Blue Cross.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta and its agencies to pay for emergency medical service provided to their clients in accordance with the fees established by the provider of the service, and to establish those fees for Alberta Blue Cross insurance of their clients; and,

**FUTHER BE IT BE RESOLVED** that the Alberta Urban Municipalities Association request that the Government of Alberta now move to implement all the recommendations from the AUMA BLS policy.

## **BACKGROUND**

Many emergency medical service users are seniors or other clients of Government of Alberta social programs. Alberta Blue Cross is an independent insurer, but it acts as the agent for the Government of Alberta. Billing is allowed only at their rates, with no extra billing.

Government of Alberta and Alberta Blue Cross payment for ground ambulance emergency medical service does not represent the cost of provision of service at either Basic Life Support or Advanced Life Support levels. Moreover, the payment does not equal the fee established by the provider of the service - the fee which all others served are required to pay. While other insurers reimburse the provider or the client according to the billed rate (the established fee), the Government and Alberta Blue Cross pay in accordance with rates well below industry established norms.

It is further practice of Alberta Blue Cross that, should a provider not accept the Blue Cross rates, the provider of the service is forced to bill the client for the entire cost of the service. The client then seeks reimbursement from Blue Cross.

Alberta Blue Cross advises that the rates according to which it makes payment for service are established by the Alberta Minister of Health and Wellness.

If a service provider chooses to bill the client the full amount, the service has the potential for higher bad debt.

The practice is clearly a situation in which:

- the service provider (in many cases a municipality) is arbitrarily, without recourse, deprived of legitimate payment for the service provided;
- the right of the service provider (in many cases a municipality) to establish and collect fees for service is arbitrarily ignored, without recourse, by the Government of Alberta;
- the Government of Alberta clearly has downloaded onto the service provider the cost of providing an essential service for its clients.

**Resolution No. P- 5**  
**Page Three**

Moreover, this practice is in effect discriminatory against the other individuals and insurers who pay the established fee. Further, to the extent that the service provider may adjust its fees to collect revenue replacing that lost by Alberta Blue Cross and Government of Alberta, to that extent there is an additional cost to the individuals and insurers who pay the established fee.

**AUMA COMMENT**

This resolution complies with AUMA's BLS Policy on page 90.

**Canmore/Morinville**  
**Repayment of Municipal Debt**

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**WHEREAS** municipalities in the Province of Alberta are struggling to pay off high interest debt; and

**WHEREAS** municipalities in the Province of Alberta continue to search for ways of decreasing overhead costs and increasing the services provided to their citizens; and

**WHEREAS** the current repayment terms provided by AMFC do very little to create incentive for municipalities of the Province of Alberta to reduce their debt; and

**WHEREAS** the Province of Alberta is using surplus revenue to reduce it's own provincial debt; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta direct Alberta Municipal Financing Corporation to make it possible for municipalities to prepay all or a significant portion of their Alberta Municipal Financing Corporation debenture debt without penalty, notice, bonus or conditions; and

**FURTHER BE IT RESOLVED THAT** the Government of Alberta reimburse Alberta Municipal Financing Corporation for the lost interest revenue through its current surplus or provide alternative options to encourage municipalities to reduce their current debt balances.

**BACKGROUND**

Much of the Debt currently being paid by Alberta's municipalities was issued the 1980's when debenture rates were significantly higher than the current rates. Many of the rates approach between 10-12%/annum. The current debenture repayment terms offered by the Alberta Municipal Financing Corporation allow very little of the outstanding debt to be repaid without paying a penalty equal to the difference between the debenture rate and the current rates. Thereby, eliminating any incentive to pay off this debt.

**Resolution No. P- 6**  
**Page Two**

**AUMA COMMENT**

It should be noted that delegates to the 1999 AUMA convention passed the following resolution (A-11):

*NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta direct Alberta Municipal Financing Corporation to make it possible for municipalities to prepay all or a significant portion of their Alberta Municipal Financing Corporation debenture debt without penalty, notice, bonuses or condition.*

**WHEREAS** senior citizens living in their own homes and living on a fixed income are finding it increasingly difficult to remain in their own homes due to the financial impact of Federal, Provincial and Municipal taxation; and

**WHEREAS** the Government of Alberta has in the past been a leader in assisting those in financial need; and

**WHEREAS** as long as the Provincial Government continues to leave the education levy as a part of the municipal taxation the financial burden on senior citizens will have a devastating effect; and

**WHEREAS** it is more cost effective for the Provincial Government if senior citizens can remain in their own homes rather going into government subsidized housing projects; and

**WHEREAS** the Province needs to step in and financially assist senior citizens so that they can remain in their own homes as long as possible; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta initiate a program to rebate the education portion of the Municipal Property Tax to those over the age of 65 similar to the tax rebate program that the Province has in place in the 1980's.

#### **BACKGROUND**

Presently the waiting list for the senior's Lodge accommodation program far exceeds the number of lodge rooms available and with the influx of "baby boomers" requiring accommodations we soon will realize that seniors who are able must remain in their own homes for a longer period of time. One way for the Province to provide incentive for the seniors to remain in their own homes is for them to provide assistance with the property tax bill similar to what was done in the 1980's where the Province granted up to \$1,000 to eligible seniors to cover the education portion of the Municipal tax bill.

**Resolution No. P – 7**  
**Page Two**

**AUMA COMMENT**

It should be noted that delegates to the 1999 AUMA convention passed the following resolution (B-11):

*NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to initiate a program to rebate the education portion of the Provincial property tax to those over the age of 65 similar to the tax rebate programs that the Province had in place in the 1980s.*

**Comments from the Community Services Director**  
**P – 7 Seniors Tax Rebate Form**

I have mixed feelings about this resolution. Education tax is there to support the education of young people, who, in turn, provide services (such as nursing, doctors, etc) that are needed by seniors. I believe they continue to have a responsibility to support education. There is merit, however, in the argument that some seniors have difficulty remaining in their home because of taxes.

**Comments from the Social Planning Manager**  
**P – 7 Seniors Tax Rebate Form**

The Piper Creek Foundation, which operates the three lodges in Red Deer, has a waiting list of approximately 150 seniors. Certainly, providing support to seniors to allow them to remain in their own homes for as long as they choose and are able is cost effective and, usually, a lifestyle choice of the older adult. The rebate of the education portion of the municipal property tax for seniors who are on a fixed income would relieve some of the worry that those seniors have as costs rise.

A universal program to provide a tax rebate to all seniors ignores the fact that many seniors can pay their taxes without difficulty. Seniors benefit from the education of young people who will become their financial advisor or home support worker or nurse.

Suggest that the resolution be amended to “initiate a program to rebate the education portion of the municipal property tax to those over the age of 65 on a fixed income”.



**WHEREAS** education is a constitutional responsibility of the Provincial Government;  
and

**WHEREAS** property tax was initiated as a municipal levy to fund services to property;  
and

**WHEREAS** responsibility for school funding has been changed from local School Boards to Regional School Divisions.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association recommend to the Government of Alberta that:**

- **the Government of Alberta assume all instructional costs of the Regional School Divisions; and**
- **municipalities, through the property tax base be responsible for the school properties within their municipality.**

## **BACKGROUND**

It is suggested that the local taxpayers through the former local school boards, funded many of the costs of local buildings and lands and improvements to the lands. Also, as some of the buildings are now becoming obsolete, they are being turned over to the local municipality if there is no use by the School within the Regional Divisions.

The suggestion by Council is that the Province fund instructional costs of education from sources other than property taxes, leaving the property tax base to the municipal jurisdiction, who would also then assume the cost of building and maintaining the assets, and in fact maintain ownership to the physical assets. As funding is reduced for the maintenance of the lands and playing fields, municipalities are being required to fund many of these improvements anyway, and this split would allow for more taxation room within the municipalities, as well as input by the local municipalities into the maintenance of these improvements.

**Resolution No. P – 8**  
**Page Two**

**AUMA COMMENT**

AUMA has always encouraged the Provincial Government to limit the extent to which it relies on property taxes to fund education. We have not stated a position regarding how property taxes (education or municipal) should be used to fund education costs (whether they be capital or program costs).

AUMA's policy is that education taxes be reduced by as much as possible. We have specified that we believe the Provincial Government should reduce its education requisition down to \$650 million (50% of 1.3 billion). It is not clear that this resolution complies with AUMA's Guiding Principle #1 pages 87 and 96.

**Edmonton**

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**Emergency Medical Service as an Essential Service**

**WHEREAS** Emergency Medical Service within the Province of Alberta constitutes pre-hospital medical care and is an essential and critical part of the health system; and

**WHEREAS** in the event of a labour dispute involving emergency medical service workers, resulting in withdrawal of services by emergency medical service workers, the service provided by Emergency Medical Service departments cannot be replaced by alternate health care providers; and

**WHEREAS** major centers such as Calgary, Edmonton and others have experienced withdrawal of service by emergency medical service workers, negatively impacting the provision of pre-hospital care; and

**WHEREAS** considerable difficulties would be encountered in responding to a future withdrawal of labour; and

**WHEREAS** the Alberta Ambulance Operators Association supports ambulance service being declared an essential service; and

**WHEREAS** at the Provincial Health Summit '99, ambulance service received the next highest rating after acute care, and was considered as very essential; and

**WHEREAS** the Provincial Government has indicated, in response to a previous Alberta Urban Municipalities Association representation, that Alberta Labour would be pleased to assist in a process involving emergency medical service employees and union to identify the issues and seek solutions.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend Division 16 of the *Alberta Labour Relations Code* to declare emergency medical service an essential service.**

**BACKGROUND**

Firefighters, police officers, and nurses provide essential services to the public and are precluded from strike action by the *Alberta Labour Relations Code*. Emergency medical service workers are integral to the provision of pre-hospital medical care; their current ability to strike may interrupt the provision of health care. Moreover, emergency medical service workers may not be replaced by alternate workers in the event of a strike.

**Resolution No. P- 9**  
**Page Two**

The public expects and is entitled to uninterrupted emergency service response. Labour withdrawals in Edmonton and Calgary have negatively impacted the provision of pre-hospital care to the citizens of these cities.

With emergency medical service an essential service, emergency medical personnel would be subject to the "no-strike/lockout" provisions of the *Alberta Labour Relations Code*. Disputes arising out of the collective bargaining process would have to be referred to compulsory and binding arbitration, should the bargaining parties be unable to resolve these matters. While it is recognized that arbitration is not the only dispute resolution mechanism, it is the best option for ensuring continuity of an essential service to the public.

**AUMA COMMENT**

It should be noted that delegates to the 2000 AUMA convention passed the following resolution (A-8):

*NOW THEREFORE IT BE RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend Division 16 of the Alberta Labour Relations Code in order to declare emergency medical services as an essential service.*

**Comments from the Fire Chief/Manager Emergency Services**  
**P – 9 Emergency Medical Service as an Essential Service**

This resolution does not directly affect the City of Red Deer since all our EMS service is delivered by fire-medics in the Emergency Services Department. Since our department is also responsible for fire response we are already classified as an essential service.

With the recent MLA review of ambulance the City of Red Deer did support the position that this should be an essential service.

We recommend that the City reaffirm this position and support the resolution.

**WHEREAS** Ambulance Services are a very essential and critical part of health and safety in Alberta, and

**WHEREAS** the provincial *Health Summit '99* determined that after Acute Care, Ambulance Services received the next highest rating and was considered as "Very Essential" and,

**WHEREAS** we agree that Health is a shared responsibility and that Municipal Governments and users have thus far paid the way regarding Ambulance Services and,

**WHEREAS** several studies over the past five to ten years have repeatedly confirmed the under-funding of ambulance services in Alberta, the importance of ambulance services, and the importance of "base funding" for all ambulance services and,

**WHEREAS** there is NO "base funding" for Ambulance Services in Alberta and,

**WHEREAS** Municipal Governments are being put in a position of increasingly subsidizing the costs of Ambulance Services because of the revenue shortfall from government set Ambulance rates which have been unchanged for several years.

**NOW THEREFORE BE IT RESOLVED** that the **Alberta Urban Municipalities Association** request the **Government of Alberta** to recognize **Basic Life Support (BLS)** as the minimum standard of care for **Ambulance Services** in Alberta and that the **Provincial Government** provide base funding to the **BLS level** throughout Alberta using a model agreed upon with municipalities.

## **BACKGROUND**

### **Current Challenges**

Like all organizations today, all Emergency Medical Services (EMS) are not without challenges. Some of these challenges may be managed by the services while others are external influences of which the service has little or no management control. The primary challenge that the organization faces is providing a capable, responsible EMS to those in need at a reasonable cost to the ratepayers.

To date there is no direct support from the Provincial Government despite numerous recommendations to address EMS issues as part of the overall health care system,

## **Resolution No. P-10**

### **Page Two**

including provincial funding of ambulance services to the Basic Life Support level of service. Alberta Blue Cross government service rates do not reflect the cost of service and have not matched the increasing cost of operations despite numerous recommendations and thorough cost of service analysis. These items, together with escalating costs of operations (salaries, fuel, goods, uncollectibles) are a cause of serious concern.

### **Basic Life Support Funding Levels**

Emergency Medical Services are still in the early stages of organizational development compared to police and fire services. Organized, professional EMS systems have only existed in this province for the past thirty years, while many Fire Departments have been around for 100 years or more. Emergency Medical Services transitioned predominately away from funeral homes when there became an identified need to improve pre-hospital patient health care and outcomes.

Over this relatively short time period there have been numerous studies, task forces and committees that have reviewed and analyzed EMS systems in Alberta. A summary of these include:

#### **Alberta Health and Wellness 1999-2002 Business Plan**

"Making certain that health services are available when needed, with continuing attention paid to those health services of a life saving nature."

#### **Health Summit'99 - Final Report**

"89% of respondents considered ambulance services essential or very essential components of the publicly funded health system."

#### **Ground Ambulance Services Task Force - 1997 - Final Recommendations**

"Ambulance services are recognized as an integral component of a comprehensive health system." Funding for ambulance services continue to be shared by the Regional Health Authorities, municipalities and the provincial and federal governments. Funding of inter-hospital transfers remain responsibility of Regional Health Authorities. Seniors and low income Albertans are funded on a fee for service basis. The Provincial Government will set a rate and extra billing will not be allowed. Treaty Indians will remain the responsibility of Health Canada. Funding for pre-hospital ambulance services for all other Albertans continue to be the responsibility of the municipalities. Municipal funding will be provided through:

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**Page Three**

1. User fees;
2. Conditional grants provided by Alberta Health to support a minimum Basic Life Support level of service;
3. Conditional grants will be tied to a provincial user fee schedule, specify standards and performance measures and subject to regular audits.

The funding for each municipality will be made in a fair, equitable manner and will be closely aligned to the population needs-based funding formula considering the following factors: age and gender, socio-economic health risk, sparsity of population, and cost of doing business.

**RHA Task Force on Ambulance and Transportation 1996- Final Recommendations**

Ambulance services be viewed by the Provincial Government as a core health service. Alberta Health should fund ground ambulance services, through Regional Health Authorities, to a minimum of the Basic Life Support level.

**New Dimensions in Emergency Health Services 1988 - Final Recommendations**

To provide the ill or injured with an emergency service which is an integral part of the health care delivery system. It has as its primary mandate pre-hospital care with appropriate and timely medical transportation within the scope of a locally managed, provincially standardized co-ordinated, multi-tiered, comprehensive system which can effectively and efficiently meet the needs of Albertans.

**Special Committee of the Alberta Medical Association 1976 Final Recommendations**

That ambulance services be recognized as essential services-part of basic health care services.

It is noted that the Provincial Government has taken minimal action to the recommendations from these reports.

**AUMA COMMENT**

This resolution complies with AUMA's BLS Policy on page 90.

**WHEREAS** municipalities in the Province of Alberta pay different rates for police services according to population and type of municipality; and

**WHEREAS** population size and type of municipality are ineffective criteria for funding when dealing with the amount of crime in a municipality; and

**WHEREAS** socio-economic, demographic and geographic indicators are more appropriate criteria for determining funding for police services.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to determine and implement a fair, equitable and consistent system of payment for police services by municipalities.

## **BACKGROUND**

Currently, all urban municipalities over 15,000 population pay 90% of the policing costs. The other 10% is paid by the Province. Urban municipalities between 2,500 and 15,000 population pay 70% of policing costs. Urban municipalities under 2,500 and rural municipalities pay 0% with the Province paying the bill.

## **AUMA COMMENT**

This resolution complies with AUMA's Protective Services Policy on page 89.

### **Comment from the Community Services Director** **P – 11 Inequity in Police Funding**

I support this resolution, with the thought that the funding model needs review. The fact that rural municipalities pay 0% (even though they may be larger than some urban ones) does not seem fair. There also are other issues, such as noted (demographics, crime stats., etc.), that may need to be taken into consideration.

### **Comments from the R.C.M.P. Inspector** **P – 11 Inequity in Police Funding**

See P-3 comments.



**WHEREAS** regardless of their ability to pay, all Municipal Districts, Counties, and Metis Settlements receive free policing services under the Provincial Police Service Agreement; and

**WHEREAS** regardless of their ability to pay, all Towns, Villages and Summer Villages with populations under 2500 receive free policing services under the Provincial Police Service Agreement; and

**WHEREAS** the Police Act requires that all urban municipalities with populations of 2500 and over be responsible for providing their own policing; and

**WHEREAS** there are no villages or summer villages with a population of 2500 or over; and

**WHEREAS** this situation creates inequity between communities and does not take into account either the different policing service needs of different communities or their ability to pay; and

**WHEREAS** this situation creates significant financial hardship to many towns of 2500 and greater population that have high policing service needs; and

**WHEREAS** the Municipal Government Act has already recognized that cities differ significantly from towns and other municipalities by means of providing cities with additional powers that are unavailable to other municipalities.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta amend the Police Act so that every town regardless of population receive free policing services under the Provincial Police Service Agreement.**

## **BACKGROUND**

As everyone recognizes, there is significant inequity between municipalities with regard to funding policing services.

**Resolution No. P-12**  
**Page Two**

This resolution simply requests that all towns regardless of population be treated equally with regard to funding policing services. This would then establish equity between all towns, counties, municipal districts, villages, summer villages and Metis Settlements.

Only cities would continue to be responsible for their own policing.

**AUMA COMMENT**

This resolution complies with AUMA's Protective Services Policy on page 89.

**Comments from the Community Services Director**  
**P – 12 Equity in Funding Municipal Policing Costs**

I do not agree with this resolution. I believe municipalities have some responsibility to cover policing costs, but not at the current levels. See Resolutions P-3 and P-11 for comments. There could be a review to determine better equity (which does not necessarily mean equal).

**Comments from the R.C.M.P. Inspector**  
**P – 12 Equity in Funding Municipal Policing Costs**

The Police Act states under Section 4(1) that provincial policing shall be provided to every county, municipal district, town, village and summer village under 2,500 at no direct cost.

Towns with populations between 2,500 and 5,000 must defray the Province of Alberta part of the policing costs. While the Alberta Municipalities Association may be able to convince the Government of Alberta to defray the extra costs, there is no guarantee that it will increase the level of policing or its resources. For the Province of Alberta, it will mean higher costs of policing and, in order to remain within their budget, their alternative may be to increase the cap on policing.

**WHEREAS** free and equitable access to information is essential for the maintenance of a democratic society; and

**WHEREAS** an educated populace is necessary for ensuring a society capable of functioning in a global economic environment; and

**WHEREAS** the level of literacy required to function as a full member of society is continually increasing; and

**WHEREAS** public libraries are ideally situated in society to provide access to information and act as resources for improved literacy; and

**WHEREAS** the Government of Alberta, through funding of the Alberta Public Library Electronic Network and per capita financial support based on current population figures, has demonstrated its belief in the increasingly important role of public libraries; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to provide financial support for the elimination of user fees for our municipal libraries to ensure broad and equitable access to library services.**

## **BACKGROUND**

Skyrocketing information and literacy needs in a highly technological society put an immense strain on society, dramatically demonstrating the widening gap between the information (and technology) rich and poor. With locations throughout the province, public libraries are ideally situated to bridge that gap by providing informational and literacy support to all Albertans. Provincial Support for the Alberta Public Library Electronic Network and per capita support to public libraries based on current population are the initial steps toward a strong, fully accessible public library network. To ensure that technological growth and access are maintained and informational and literacy resources are provided and accessible, further provincial support is essential.

**Resolution No. P-13**  
**Page Two**

**AUMA COMMENT**

It should be noted that delegates to the 2000 AUMA convention passed the following resolution (P-22):

*NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to raise its per capita financial support for our municipal public libraries to \$5.78 per capita effective in 2001, and for regional library systems to \$4.59 per capita based on the current population figures as determined by the most recent census; And*

That sustainable funding for the Alberta Public Library Electronic Network (APLEN) be provided effective in 2001.

**Comments from the Community Services Director**  
**P – 13 Libraries Support**

I support this resolution as long as provincial funding is provided to offset the loss in revenue. No user fees will ensure that everyone, no matter what their income level may be, will have access to libraries. Libraries are underfunded in general by the Province. In Red Deer, only 12% of the budget is provincially supported.

**WHEREAS** homelessness and access to affordable housing has been an increasing issue for many people across the province, and across Canada, over the past several years; and

**WHEREAS** municipalities across the province, and all across Canada, are experiencing pressure from their citizens to find solutions to homelessness and the lack of affordable housing; and

**WHEREAS** the AUMA has adopted a Housing Policy at their 1998 Annual Convention, and have further developed, in 1999, a follow up document entitled "*An Agenda to Create Solutions*"; and

**WHEREAS** there is need for ongoing federal and provincial support to address issues related to affordable housing and homelessness; and

**WHEREAS** the federal and provincial governments have previously provided funding to assist seven cities in Alberta to undertake initiatives and programs to begin to address these critical housing needs; and

**WHEREAS** financial support for seven Alberta cities has been provided, similar funding for smaller municipal centers must not be overlooked by the federal and provincial governments. Funding support is required to begin the process to address these community's homelessness and affordable housing needs; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Canada and the Government of Alberta to commit financial support, similar to the funding program provided to seven cities in Alberta, to smaller municipalities to begin to also address these communities homelessness and affordable housing needs.**

**AUMA COMMENT**

This resolution complies with AUMA's Housing Policy on page 88.

**Comments from the City Planner  
P-14 Homelessness/Affordable Housing**

Supported, as the issue of homelessness affects all municipalities, both large and small. Government policy needs to apply across the board.

**Resolution No. P-14**  
**Page Two**

**Comments from the Community Services Director**  
**P – 14 Homelessness/Affordable Housing**

I support this resolution; however, this funding for small municipalities would need to be in addition to the funding that is going to the seven larger cities. These larger cities need every penny they are receiving and more.

**Comments from the Social Planning Manager**  
**P – 14 Homelessness/Affordable Housing**

We support this resolution. The five mid-sized cities and two large cities in Alberta have been able to access limited funding for homelessness and transitional housing. Lack of housing is not limited to larger centres. Municipalities such as Canmore, Brooks and Rocky Mountain House are facing extreme pressure. Originally, the Homelessness Initiative had been directed only at large cities in Canada. Pressure from smaller cities and the Federation of Canadian Municipalities extended the program. Working with smaller municipalities will allow citizens solutions to their housing needs within their own community.

"B" Category

**WHEREAS** Calgary has lost approximately 90% of its wetlands since pre-settlement times and more are lost each year due to urban sprawl; and

**WHEREAS** wetlands perform a valuable function in regulating water tables, water flows, and water quality; and

**WHEREAS** wetlands form a critical component of the City's natural environment and are an important reservoir for biodiversity and wildlife habitat; and

**WHEREAS** there are numerous wetlands located within the city limits of Calgary; and

**WHEREAS** there is increasing public concern about the safety of public drinking water; and

**WHEREAS** there is increasing public interest in the conservation of wetlands; and

**WHEREAS** the Alberta Water Act could regulate the protection of water quality and wetlands; and

**WHEREAS** The City of Calgary and the Province of Alberta need to address the conservation of wetlands.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to adopt its draft Wetland Policy for the settled areas of Alberta and seek ways to use this policy and relevant legislation such as the Municipal Government Act, the Water Act and the Public lands Act to better promote the protection of wetlands in urban Alberta.**

## **BACKGROUND**

No background submitted by municipality.



**Resolution No. B-1**  
**Page Two**

**Comments from the City Planner**  
**B-1 Protection of Wetlands in Urban Areas**

Supported. The recognition of, will and commitment to conserve wetlands often begins at the local municipal level. Often the desire to protect these natural areas is offset by higher development costs yet their value is underscored. Various provincial policy documents should be enhanced to better promote, protect and provide base guidelines in the conservation of wetlands. Individual municipalities could then develop their own custom approach and set of guidelines to ensure these areas are addressed in the planning and development process (e.g. City of Red Deer Ecospace Profile Process).

**Comments from the Community Services Director**  
**B-1 Protection of Wetlands in Urban Areas**

I support this resolution. In Red Deer, we already undertake this work. We will need to ensure that any legislation that is put into place is done in full consultation with municipalities, to ensure our needs and liabilities are protected.

**WHEREAS** the province has made the cost of assessment services a Municipal responsibility where each municipality has to contract with a private assessment firm; and

**WHEREAS** the purpose of assessment is to provide a basis for taxation for Municipal purposes along with Provincial Education purposes and other programs; and

**WHEREAS** the Provincial Education requisition is based on assessment figures provided by the local Municipalities and the Province does not contribute any dollars to the establishment of these assessment figures by the contracted assessors; and

**WHEREAS** the Province charges Municipalities for providing assessment figures for linear assessments but does not allow Municipalities to charge the Province for assessment figures used to calculate the Provincial Education Levy.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to cost share Municipal Assessment Service due to the fact that those assessment services are required to establish a basis for the Provincial Education requisition.**

#### **BACKGROUND**

As long as the Provincial Education requisition remains a part of the Municipal Tax structure the costs of establishing those assessment figures should be born by the parties using those figures for taxation purposes. At the present time the municipalities not only have to have the added financial burden of assessment services but also have to act as a collection agency for the province. The Province of Alberta has also made it mandatory for assessors to assess on market value causing added costs to be associated with the assessment service in each municipality. If the Province is the one establishing the basis for assessment and ultimately using those assessment figures for its benefit then the Province should also be prepared to shoulder some of the costs.

**WHEREAS** that the fresh water is necessary for the maintenance of life; and

**WHEREAS** that our primary sources of fresh water are increasingly in danger of depletion and/or contamination; and

**WHEREAS** that oil and gas extraction consumes fresh water that can not be replaced; and

**WHEREAS** that the Water Act provides respondents only seven days from first publication to respond to a water flood application; and

**WHEREAS** that the Water Act provides respondents to other water use application up to 30 days to respond; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta pursue with Alberta Environment changes in the regulations so that all requests for fresh water use as per the Water Act require at least a 30 day time frame; and

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta pursue with Alberta Environment that the oil and gas industry utilize options other than fresh water flood for the recovery of oil and gas; and

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta encourage Alberta Environment and the Petroleum Industry to utilize options other than water flood for the recovery of oil and gas.

## **BACKGROUND**

Until the latter half of the year 2000 our Council was unaware of the impact the petroleum industry's use of fresh water in the recovery of oil and natural gas. We received word from local environmentalists of a water flood application increase for a nearby field. This application was to use 2 million more gallons than the Town's annual output of fresh water. By the time we heard about this application the 7 day window to respond had passed.

**Resolution No. B- 3**  
**Page Two**

We have subsequently learned that once this fresh water has been taken from underground aquifers and relocated to petroleum reservoirs, it is lost to the water cycle forever.

This petroleum industry does have alternative means to enhance recovery such as the use of "production water" and CO2 injection. These methods are more costly than "water flood" hence the use of massive amounts of fresh water.

In wake of recent newsworthy concerns regarding the safety of our fresh water resources, we believe now is the time to protect our limited water supply.

**WHEREAS** the Province of Alberta established the Community Lottery Board program as a result of a province-wide public consultation initiated by the Lotteries Review Committee in 1995; and

**WHEREAS** the Province of Alberta has accepted the responsibility for providing funding to support the administration of local community lottery boards across the province. The Province of Alberta has not been responsive to the requests of Community Lottery Boards or municipalities to increase the level of support provided; and

**WHEREAS** many municipalities are being asked to contribute dollars in addition to those being provided by the Province to ensure the effective operation of local lottery boards; and

**WHEREAS** It is important that Community Lottery Boards have the resources required to effectively allocate funds available through the community lottery program; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association requests that the Ministry of Gaming provide 2% of the total program allocation to Community Lottery Boards to be used for administrative expenses related to the effective operation of the grant allocation processes.**

## **BACKGROUND**

It is generally acknowledged that the work of lottery boards is performed in an efficient manner, however, there is a need to improve the way requests for funds are reviewed and processed. Providing an increase in the overall funding to administering the successful community lottery program, will improve the effectiveness of this province-wide initiative.

### **Comments from the Community Services Director B-4 Administrative Funding Community Lottery Boards**

I strongly support this resolution. The current level of funding provided by the Province to administer the lottery grants does not meet all of the need. In Red Deer, we allocated a one-time \$20,000 grant that is still being drawn upon and it will be depleted in the future.

**WHEREAS** Alberta urban centers are experiencing population growth which will result in greater demand for recreation and parks opportunities and enhanced quality of life; and

**WHEREAS** the protection and conservation of river valleys, green spaces, parks and open spaces is of importance to the Province of Alberta and urban municipalities; and

**WHEREAS** with urban growth comes industrial and residential expansion which may result in encroachment on natural areas and open spaces conducive to recreation and parks development; and

**WHEREAS** the Province of Alberta established a very successful and highly regarded Urban Parks Program which was prematurely terminated; and

**WHEREAS** the Alberta 2005 Centennial Program will be considered a number of legacy and celebratory projects that are provincial in scope; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association requests the Government of Alberta reestablishment and expansion of the Urban Parks Program as a provincial legacy program as part of Alberta Centennial 2005 Program. Such reestablishment would provide capital, operational, planning and development funds to eligible urban municipalities.**

## **BACKGROUND**

Our record of investing, protecting our legacy of our neighborhood, citywide and regional parks and open spaces has not kept pace to population growth and urban development. Edmontonians and visitors have told us how much they enjoy taking advantage of river valley parks, city wide parks and trails and how they are a significant contribution to quality of life in the city.

The Urban Parks Program came to an end in 1994, after having contributed some \$5.3 million of a \$15 million commitment to the development of Edmonton's "Ribbon of Green". While the vision for the "Ribbon of Green" remains the means by which to complete and improve access to integrated river valley park and open space system and requires more support and funding.

**Resolution No. B- 5**  
**Page Two**

Amenities and the environment – particularly natural, recreational and lifestyle amenities – are absolutely vital in attracting and retaining knowledge workers and in supporting leading edge high technology firms and industries. Edmonton's River Valley and adjoining green spaces are ideally positioned to meet the interests and desires today and tomorrow's best talent. By continuing legacy of investment there will be tremendous economic benefit to Edmonton through increased tourism, the ability to attract new businesses, and enhance quality of life.

The City of Edmonton encourages the Alberta government to help support our current park master plans, improve the existing nodes of park development and continue to support active lifestyles where clean air, green spaces and a safe environment will be evident and part of the "Alberta Advantage".

**Comments from the City Planner**  
**B-5 Re-Establish Urban Parks Program**

Strongly supported. The previous Urban Parks Program was instrumental in the establishment and development of an unimagined community open space master plan for the City of Red Deer. The success and positive impact of this project on the City of Red Deer is beyond measure. Reestablishment and expansion of this or a similar program would be of tremendous value to the City as the existing successful urban park system could be extended and enhanced sooner than it might otherwise have been with only local resources.

**WHEREAS** the *Safety Codes Act* contains compliance provisions which include fines by the Provincial Court; and

**WHEREAS** current provisions of the *Act* require a Safety Codes Officer in an accredited municipality to request the fine revenue each time a fine is levied by the Court; and

**WHEREAS** the amount of a fine may be substantial in cases involving overcrowding in public assembly buildings, or in events involving underground petroleum storage tanks; and

**WHEREAS** the revenue from these fines should flow directly to the accredited municipalities involved for the work they do to gain compliance; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to amend Section 66 of the *Safety Codes Act* so that the fine revenue generated by an accredited municipality form a Safety Codes Officer's work is forwarded directly to the municipality involved.

## **BACKGROUND**

Section 23 of the *Safety Codes Act* provides that the Minister may:

“...designate a municipality as an accredited municipality authorized to administer all or part of this Act with respect to any or all things, processes or activities to which this Act applies within the boundaries of the municipality...”

However, that designation and the authority flowing from it does not provide that the fines resulting from an offence under the *Act* will accrue to the accredited municipality. Section 66 of the *Act* provides:

“If a fine results from an offence under this Act with respect to a matter that an accredited municipality is authorized to administer, the fine may, on the application of the accredited municipality when the fine is assessed, accrue to the benefit of the municipality.”

It is reasonable that the fine accrue, automatically and without application, to the municipality the Safety Codes Officer of which does the work resulting in the fine.



**WHEREAS** both the Government of Alberta and AUMA are committed to programs which promote on-road safety; and

**WHEREAS** in order for AUMA to promote on road-safety it is necessary to close roads and road accesses; and

**WHEREAS** closure of roads and road accesses by AUMA requires a clear, comprehensive and unequivocal legislative scheme with respect to municipal liability for payment of compensation resulting from permanent and temporary road closure and road access closures; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to amend the *City Transportation Act* and the *Municipal Government Act* to ensure that a clear, comprehensive and unequivocal legislative scheme exists with respect to municipal liability for payment of compensation resulting from permanent and temporary road closures and road access closures.

## **BACKGROUND**

The current Provincial legislative scheme, which includes both the *Municipal Government Act* and the *City Transportation Act* creates uncertainty for Alberta municipalities with respect to liability for the payment of compensation resulting from permanent and temporary road closures and road access closures. These uncertain liabilities are the result of the following:

1. Section 25 of the *MGA* does not exempt municipalities from loss of business claims for temporary road closures, whereas such claims appear to be exempted in the event of road access closures pursuant to section 27 of the *CTA*.
2. Section 23 of the *MGA* is inconsistent with other provisions in this legislative scheme in that it does not limit claims for road closures to depreciation in property value plus 10% (as occurs in section 534 of the *MGA* and section 27 of the *CTA*), leaving open the possibility of claims for such things as business loss, etc. Section 23 is also inconsistent with the

**Resolution No. B –7**  
**Page Two**

other provisions in this legislative scheme in that it does not appear to have any limitation date for the making of a claim.

3. The *CTA* requires that compensation claims for road access closures be made to the Public Utilities Board (now the Energy and Utilities Board) rather than to the Land Compensation Board. This is inconsistent with claims for compensation pursuant to section 23 and 534 of the *MGA* which must be made to the Land Compensation Board.
4. Section 7 of the *CTA* and section 534 of the *MGA* appear to create 2 competing schemes for compensation. It is unclear as to which scheme applies to a given fact situation. Further, there is also uncertainty with respect to the distinction between a road closure and a road access closure, creating a possible third competing scheme for compensation under section 23 of the *MGA*.
5. Section 534(7)(a) of the *MGA*, which purports to deal with some aspects of road access closure, is subject to a number of legal interpretations. Section 534(7)(a) of the *MGA* states:

*“534(7) No compensation is payable for the loss of or the permanent lessening of use of land caused by*

- a) the construction of boulevards or placement of dividers down the center of a road for the purpose of channeling of traffic, or*
- b) the restriction of traffic to one direction only on any road.”*

First, the phrase “...loss of or permanent lessening’ may be interpreted broadly as the construction of boulevards anywhere along a road or narrowly as the construction of boulevards down the center of a road. Depending upon which interpretation is used, a municipality may or may not be liable for certain types of road access closures.

6. Finally, it is unclear from this legislative scheme whether or not the common law is fully excluded.

## **AUMA**

### **2001 Resolution No. B-8**

#### **Grande Prairie Funding for RCMP Facilities**

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**WHEREAS** the building standards for Royal Canadian Mounted Police facilities have continually become more costly particularly due to risk management concerns relating to the health and welfare of prisoners; and

**WHEREAS** municipalities with growing populations have growing numbers of Royal Canadian Mounted Police regular members who cannot be properly accommodated in the crowded conditions of existing facilities; and

**WHEREAS** most municipalities are not able to fund the capital construction of new Royal Canadian Mounted Police facilities to meet those more specifications and accommodate the growth in new regular force members.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to negotiate with the Federal Government to assist municipalities with a funding program specifically for the purpose of meeting with the new specifications of Royal Canadian Mounted Police facilities and the growing number of members stationed in the municipality.

#### **BACKGROUND**

The City of Grande Prairie's population growth, changing demographics and the realities of the regional shopping/service draw is putting pressure upon the RCMP's present resources. As Grande Prairie grows, so must the complement at the RCMP Detachment. Many municipalities may be experiencing similar concerns with the increases in RCMP personnel, limited budgeting capacity and higher standards for facilities.

The Grande Prairie RCMP detachment is housed in overcrowded conditions in an aging building. The building has no sprinkler system in it to ensure protection of its occupants or of the structure.

Future retrofit to the Detachment cells is required to meet RCMP fit-up standards for ventilation. In 2000, during a retrofit to the Detachment cells to minimize the potential for self-inflicted injuries by prisoners, the removal of all upper bunks was strongly

**Resolution No. B – 8**  
**Page Two**

recommended; however, the Detachment was unable to reduce bed space due to continuing high prisoner volume. Lack of cell and bed space in RCMP facilities results in overcrowding situations putting both prisoners and staff at increased risk.

**Comments from the Community Services Director**  
**B-8 Funding for RCMP Facilities**

I support this resolution. Costs for facilities (both in building and maintaining them) is a further policing cost that is being picked up by municipalities. There are increasing costs for workstations, monitoring systems, etc., that are also necessary.

**WHEREAS** in 1999, Alberta Community Development Minister Shirley McClellan directed that Provincial Zone Co-ordinator positions be eliminated and the sport community be serviced through Edmonton and Calgary; and

**WHEREAS** the Provincial Sport Organizations are located in Edmonton or Calgary; and

**WHEREAS** athletes, coaches, officials and community sport organizers who reside outside of the core area of Edmonton-Calgary are geographically limited to access, primarily financial, of sport development resources; and

**WHEREAS** "Recreation (includes sports and arts/culture) and parks are essential to Quality of Life" is supported in research by the Canadian Parks and Recreation Association and endorsed by the Alberta Parks and Recreation Association; and

**WHEREAS** equality in access to sport development resources supports Alberta Community Development's vision, "A strong province with high Quality of Life and fair opportunity for all Albertans through the support of community goals and aspirations;" and

**WHEREAS** regional community partnerships, such as the Northwest Alberta Multi-Sport Development Centre, evolved to respond to the needs of the sports community, and due to rising costs and reductions in provincial funding, these partnerships are struggling to stay open to provide essential services.

**NOW THEREFORE BE IT RESOLVED** the Alberta Urban Municipalities Association request that Alberta Community Development financially support regional community partnerships in order to defray the financial burden to athletes, coaches, officials and community sport organizers in accessing sport developmental resources.

## **BACKGROUND**

Prior to 1998, the role of the Alberta Sport Recreation Parks & Wildlife Foundation (ASRPWF) was well established in Northwest Alberta. Services to the sport community were provided by a Zone Coordinator and part time office help based in Grande Prairie. In 1998, the ASRPWF moved under the auspices of Alberta Community Development.

## **Resolution No. B- 9**

### **Page Two**

The then Minister Shirley McClellan, directed that the Zone Coordinator positions in the ASRPWF be eliminated and the sport community be served by Zone Contacts in Alberta

Community Development. In 1999, the Zone Contact position was eliminated and all services of the ASRPWF were provided from Edmonton and Calgary. The Provincial Sport Organizations (PSO) are also located in the Edmonton, Red Deer and Calgary corridor. Essentially, northwest Alberta being out of the main corridor of Calgary – Edmonton is out of the main stream of sport in Alberta.

While these changes were happening to the ASRPWF, the Multi-Sport Development Centre was moving in to fill the gaps in services to the sport community. The natural evolution of the MSDC was in response for services that had been provided by the Alberta Sport Recreation Parks & Wildlife Foundation.

The formative years of the MSDC were financed by a \$20,000.00 per annum grant from the ASRPWF. The initial commitment was for three years and an additional year of funding was given. The initial agreement with the ASRPWF was entered into with the understanding that the Multi-Sport Development Centre would become financially self sufficient within three years. When this agreement was made, the full services of the ASRPWF were in place in northwest Alberta. The MSDC would have been complimentary to the services provided by the Zone Coordinator. These circumstances have changed. The MSDC is filling the gap in services left by the removal of the Zone Coordinator and the Zone Contact from the northwest.

### **Comments from the Community Services Director**

#### **B- 9 Multi Sport Funding**

I support this resolution. It fits with our regional partnership approach.

**WHEREAS** the Highway Traffic Act prescribes school zones hour as:

- a) 8:00 a.m. - 9:30 a.m.
- b) 11:30 a.m. - 1:30 p.m.
- c) 3:00 p.m. - 4:30 p.m.

and

**WHEREAS** the Highway Traffic Act permits each municipality to increase the prescribed school zone hours; and

**WHEREAS** the protection of our children is of primary importance; and

**WHEREAS** the changeable and intermittent school zone hours causes confusion among motorists in school zones which puts pedestrians at risk.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association support the position for prescribed uninterrupted schools zone hours that are consistent throughout the Province.**

#### **BACKGROUND**

No background submitted by municipality.

#### **Comments from the Transit Manager B – 10 School Zone Hours**

No general concerns with this resolution

**WHEREAS** the Municipal Government Act Statutes of Alberta, 1994, Chapter M-26.1 with amendments in force as of May 19, 1999; and

**WHEREAS** under Section 130 (2) The Minister must undertake a dissolution study in respect of a municipality if

- (a) the Minister receives a request for the study from the council of the municipality, or
- (b) the Minister receives a sufficient petition requesting the study from electors of the municipality numbering at least 30% of the municipality's population or, in the case of a Summer Village, a sufficient petition requesting the study from a majority of the electors of the Summer Village;

**WHEREAS** Section 130 does not have any provision for the removal of names from a petition of those persons who inadvertently signed the said petition either through a misunderstanding of the petition or through assumed undue pressure by the person/s presenting the petition;

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta to amend Section 130 of the Municipal Government Act to include a provision for the removal of names of those person so requesting the removal of their names from the said petition within 30 days of the minister receiving the petition.

#### **BACKGROUND**

No background submitted by municipality.



**WHEREAS:** there are over 100 small natural gas systems other than Investor owned utilities, including municipal (County, town, village, native band) natural gas utility systems in Alberta serving over 100,000 residences, farms, businesses and providing the full range of gas distribution and service, with the customers jointly owning these systems as co-op members or municipal residences and together they form the largest rural gas system in North America and enjoy the lowest prices; and

**WHEREAS:** the residents and shareholders have direct involvement through bylaws, policy making or resolutions, and elect a board of directors or municipal councillors to act in the most prudent manner in regards to the business dealings and operations of the natural gas system; and

**WHEREAS** the overall majority of residents and shareholders want stable pricing, safe reliable service, and a return if realized, or profits back to their local community; and

**WHEREAS** the overall majority of residents and shareholders support these small natural gas systems integrity and are not asking for choice at any cost; and

**WHEREAS** these natural gas utilities are unique in operational scope and practice and cannot prudently have the same rules, guidelines or policies as the Investor owned utilities directed or enacted on them; and

**WHEREAS** there exists a democratic process for all small natural gas system residents or shareholders to force implementation of customer choice if there is support for the initiative;

**NOW THEREFOR BE IT RESOLUTION** the Alberta Urban Municipalities Association request the Government of Alberta that all small natural gas systems in the province (that are not investor owned utilities) be exempt from all future natural gas deregulation implementation.

**FURTHER BE IT RESOLVED** that if deregulation beyond that which is in place currently was to take place, it must be done at the initiative of residents and shareholders, not for the benefit of others.

**Resolution No. B-12**  
**Page Two**

**BACKGROUND**

This resolution is brought forward by the Town of High Prairie on behalf of the Federation of Alberta Gas Co-ops, which includes 19 urban municipalities that own and operate their own natural gas distribution systems.

**WHEREAS** the people of Alberta wish to reduce the incidents of youth crime in Alberta; and

**WHEREAS** Parental guidance can have a substantial effect on the behavior of young people; and

**WHEREAS** there are no provisions in place presently to hold the parents of a young person responsible for crimes committed by the young person; and

**WHEREAS** a method of parental accountability would encourage parents to exert more parental control over their children; and

**WHEREAS** it is desirable to have some form of parental responsibility enacted into Alberta Legislation; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities request the Government of Alberta pass the appropriate legislation to enact a “Parental Responsibility Act” similar to the “Parental Responsibilities Act of Manitoba”**

## **BACKGROUND**

Under the present legislation, there are no provisions for victims to recover damages from parents whose children (up to 18 years of age) have been involved in deliberately taking, damaging, or destroying property.

It is believed that parents should be held responsible for behaviour of their children in instances where it can be shown that parents were negligent in their responsibility to provide guidance and exercise control over their children. If parents were potentially responsible for the criminal acts of their children, more parents would take their parental responsibility seriously.

Legislation requiring parents to accept parental responsibility for the deeds of their children in the form of financial compensation would force many parents to examine their parenting skills and if lacking in this area, seek help from appropriate authorities.

**Resolution No. B-13**  
**Page Two**

**Comments from the Community Services Director**  
**B – 13 Parental Responsibility Act**

I do not support this resolution. I do not believe that you can legislate parenthood. In addition, many of the parents with children who are creating problems may not have the financial resources for restitution anyway.

**Comments from the Social Planning Manager**  
**B – 13 Parental Responsibility Act**

We do not support this resolution. Most parents take their parental responsibility seriously. To enact legislation to deal with the small minority and to prove their “negligence” seems excessive. Another group of parents may have worked hard with children who do not stay within acceptable boundaries. Funding that is directed to the results of poor parenting or other issues is working at the “wrong” end of the continuum. Programs like Family and Community Support Services, AADAC, Alberta Mental Health and other initiatives for children and families provide the best return on the investment, improve people’s lives and strengthen the community.

**WHEREAS** Alberta Gaming and Lotteries receives \$864 Million through the operation of video lotteries and other gaming operations throughout the Province; and

**WHEREAS** only 6% of the funds received by Alberta Gaming and Lotteries is provided to Community Lottery Boards to be allocated to community organizations in the form of Community Lottery Grants; and

**WHEREAS** many recreational, cultural and other non-profit organizations are faced with closing facilities in communities, due to dramatically increased electrical and fuel costs; and

**WHEREAS** the Community Lottery Grants available to community organizations provide funds for capital projects but do not permit funds to be used for operating costs.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to increase the funds available for dispersal through the Community Lottery Grants program from the funds taken in by Alberta Gaming and Lotteries and that the per capita allotment be increased; and,

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to revise the criteria for disbursing funds from the Community Lottery Grants Program to allow funds to be allocated to organizations for operational budgets.

## **BACKGROUND**

Funds are provided to Community Lottery Boards from the Alberta Lottery Fund. These funds are used in various communities to enhance and enrich their initiatives.

In April of 2000, the amount of funds made available to Community Lottery Boards was increased from \$50 Million to \$52.5 Million. This increase falls far short of the total funds going out of communities and into Alberta Lotteries.

**Resolution No. B-14**  
**Page Two**

Deregulation of the electrical industry and the increased cost of heating fuels has created financial hardships for the operation of many community organizations. Community halls, skating rinks, curling rinks, swimming pools, libraries, and many more community facilities are facing closures due to the inability to raise funds cover the drastic increase in operational costs.

With the abundance of funds received by Alberta Gaming and Lotteries, community organizations should be permitted to apply for operational funds through the Community Lottery Grants Program in order to continue operating their facilities. In many rural Alberta centers, these community facilities are the only recreational means available to rural residents. Communities do not have additional funds to cover these very drastic increases in operational costs.

**Comments from the Community Services Director**  
**B – 14 Community Lottery Grants Funding Increase**

I support the first part of this resolution (see comments for Resolution A-11). I do not support lottery funding going toward operating budgets, as this funding is not ongoing. I could support staffing for one-time project kinds of initiatives, which, I believe, happens now.

**Comments from the Social Planning Manager**  
**B –14 Community Grants Funding Increase**

We support increased funding to municipalities from the Community Lottery Grants program. We do not support its use for operational budgets.

This resolution goes further than Resolution A-11 in that the Government of Alberta is asked to allow Community Lottery Grants to fund operational budgets. If that funding were to be withdrawn, programs that citizens have come to rely on would not be able to continue. Communities have experienced difficulty when funding from the Wild Rose Foundation and Early Intervention Programs, which has been used to offer programming, is withdrawn. Pressure is put on local municipalities to meet the shortfall. A reorganization of the provincial budget to direct stable funding to municipalities and the programming they offer (often on behalf of the Province), and to use lottery funds for capital projects that are not dependent on ongoing funding, would be less volatile for municipalities.

One caution is that new capital projects, such as hospitals and other facilities, are not approved without the funding for operational costs being included in the provincial budgets. The municipalities cannot assume those costs, either from taxes or from massive fundraising from competing demands in the community.

**AUMA  
2001 Resolution No. B-15**

**Morinville  
Rite Government Number System**

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**WHEREAS** RITEdirect is the toll-free long distance service public callers can use to reach Alberta Government offices; and

**WHEREAS** RITEdirect is available from anywhere in Alberta; and

**WHEREAS** Ritedirect can also be used to access fax machines and voice mail in government but offices and to direct dial to offices open after regular business hours toll-free; and

**WHEREAS** local government callers wishing to contact a local government in a certain municipality are charged for their calls made in Alberta.

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association requests the Government of Alberta to include municipalities, districts or counties in the Province as a part of the Alberta Government Employee RITE Directory; and

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association requests the Government of Alberta provide the RITEdirect toll-free long distance service to municipalities, districts or counties in the province that would allow public callers in municipalities, districts or counties the toll-free long distance service that is presently available to Albertans calling the Provincial Government from anywhere in the Province.

**BACKGROUND**

The Government Employee RITE Directory has been a source of Alberta government legislation and publications since 1906. As a companion resource to the Alberta Government RITE Directory, the Employee RITE Directory helps the public to locate any government employee in an instant in the Province of Alberta.

Due to the fact that municipalities, districts and counties in the province are part of the Alberta Government it is felt that they to should be included in the Employee RITE Directory to allow callers in the Province of Alberta access to call local governments in the Province free of charge.

**WHEREAS** many Provincial Government Departments have regulatory and approving authority within their respective mandates; and

**WHEREAS** many services provided by local urban municipalities (e.g. potable water, wastewater treatment, solid waste management) are regulated by Provincial Government Departments; and

**WHEREAS** many urban development proposals must seek approvals from Provincial Government Departments (e.g. storm water management plans for residential development); and

**WHEREAS** Provincial Government Department approvals are taking an increasingly long period of time and subsequently delaying economic development.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend procedures or provide sufficient resources such that delays caused by Provincial Government Department approvals and regulatory procedures are significantly and immediately reduced so that the economic growth and local prosperity within the Province is not further compromised.**

## **BACKGROUND**

Numerous Provincial Government Departments have a regulatory role within their mandate. As example approvals and/or licences are required from Alberta Environment to upgrade wastewater treatment facilities, potable water systems or landfill operations, Alberta Transportation must approve development proposals generally adjacent to provincial highways and must approve road closures in urban municipalities other than cities. There are many other approving roles these departments and others are responsible for yet the approvals often take many months to receive (5 months for a simple road closure for an unused road right of way). These delays are causing significant frustration to entrepreneurs, developers, new business and municipalities. Ultimately the delays are undermining economic growth and compromising continued prosperity in the Province and local municipalities.



**Resolution No. B-16**  
**Page Two**

The Province must provide sufficient resources to deliver their own regulatory role in a timely manner. It is unreasonable to legislate a regulatory and approvals role yet not be able to deliver the requisite services.

The Towns of Black Diamond, Milk River and Pincher Creek supports this resolution.

**Wood Buffalo**  
**Conversion of Rental Units to Condominiums**

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**WHEREAS** local government has limited discretion available regarding the approval of condominiumization of existing rental buildings; and

**WHEREAS** municipalities require the ability to restrict conversion of rental properties to condominiums during times when limited rental accommodation is available;

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta review the Condominium Property Act in association with the Municipal Government Act in order to allow local authorities greater ability to restrict conversion of rental properties during times of rental accommodation shortages.

**FURTHER BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request that the Government of Alberta amend the Municipal Government Act to empower municipalities to refuse applications to condominiumize existing building when the municipality has adopted in its Municipal Development Plan policy identifying the terms under which condominiumization could be refused.

**BACKGROUND**

It has been demonstrated that during periods of rapid growth, while the populations increases, the number of available rental units remains the same due to the fact that few rental properties have been constructed in the Province in the last decade, or available rental units decrease as these remaining rental properties are converted to condominiums.

For example, the Fort McMurray rental market has been continually declining as property owners choose to convert rental properties to owner occupied housing. In 1982, there were 3839 rental units available in the community. In 2001, there are 3001 rental units, a decline of 838 available units. During the same period of time, the population has increased by approximately 8,500 people. This population increase included a dramatic influx of construction workers seeking short term rental accommodation.

**Resolution No. B-17**  
**Page Two**

As rental housing demands increase, rental rates increase. The lack of rental properties makes the demand, and, therefore, the price of rental accommodation high making rents prohibitively high for those individuals on moderate incomes. In addition, the low vacancy rate coupled with the high rental prices affects the ability of local business to recruit and retain employees. The average monthly rent for a two bedroom apartment in Fort McMurray in September of 2000 was \$1,195.00.

Subsection 8(2) of the Condominium Property Act requires that a local authority must issue a certificate approving a Condominium Plan unless there is a contravention of Land Use Bylaw or permit issued under the Land Use Bylaw. Therefore, local authorities have little discretion but to issue approvals to condominium conversions. In addition, renters are provided with minimal protection with respect to condominium conversions under Section 16 of the Act.

It is important during times of extreme growth, when vacancy rates are sustained at 0%, that municipalities are given the ability to restrict condominiumization of rental properties in order to ensure rental properties are available in the community.

**Comments from the Community Services Director**  
**B – 17 Conversion of Rental Units to Condominiums**

I am uneasy about this resolution. I'm not sure if restricting the conversion of rental units to condominiums is the role of the municipality. There need to be incentives for developers to build rental units and, certainly, an elimination of disincentives, such as the need for payment of GST on the building of rental units, but not on units that will be owned.

**Comments from the Social Planning Manager**  
**B –17 Conversion of Rental Units to Condominiums**

We do not support this resolution. Undoubtedly, the conversion of rental units to condominiums has decreased the number of rental units in Red Deer. Statistics in *"The Journey Home: A Community Housing Plan for the City of Red Deer, 2000"*, shows that, in a six-year period, the number of rental units decreased from 969 to 946 in Red Deer, as the population increased from 59,826 to 63,940. Conventional wisdom says that Canadians want to be homeowners, so the conversion to condominiums is positive from that aspect. In a province like Alberta, however, the popularity of legislation to restrict

**Resolution No. B-17**  
**Page Three**

**Comments from the Social Planning Manager continued**  
**B –17 Conversion of Rental Units to Condominiums**

conversion of rental properties during times of rental accommodation shortages would not receive wide approval.

Rather than empowering municipalities to refuse applications to convert rental units to condominiums, we would rather see a commitment by all three levels of government to work toward a program of truly affordable housing.

## **"C" Category**

**WHEREAS** members of our community are shut in their homes due to age and/or disability and are incapable or find it difficult to provide their own meals, and

**WHEREAS** many of these community members are without financial and physical resources to purchase essential care such as food services, and

**WHEREAS** it is beneficial to both our communities and the well being of these individuals for them to remain in their own homes

**THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipality Association request the Government of Alberta to change current Family & Community Social Services guidelines to include a provision for funding of all Meals on Wheels services providing such provision are at the discretion of local Family & Community Social Services Boards.**

#### **BACKGROUND**

Current Family & Community Social Services guidelines provide for the purchase of physical materials such as boxes for food and for training of Meals on Wheels people. Guidelines do not provide for the purchase of food, which is the largest cost item for a Meals on Wheels program. Many Meals on Wheels customers are elderly and do not have the funds to pay out the total cost of the service. The Meals on Wheels program in our community was funded through Family & Community Social Services for a long period of time. This was done at the Community's discretion. Current guidelines are dictated by the province. We feel programs such as Family & Community Social Services should be community directed and see the current situation as unfair.

#### **Comments from the Community Services Director C – 1 Meals on Wheels**

I do not support this resolution. To fund the food portion of Meals on Wheels is in contravention of the FCSS Act and Regulations. Most seniors have the ability to pay for the food portion of the meal (even though they sometimes say they cannot). I also believe that the Health Authorities have a responsibility to provide partial funding for Meals on Wheels. This needs to be dealt with at the provincial level.

**Resolution No. C –1**  
**Page Two**

**Comments from the Social Planning Manager**  
**C – 1 Meals on Wheels**

The guidelines provided to Family and Community Support Services for Meals on Wheels does not allow for the purchase of the food for the meal to be charged to the program. The rationale is that seniors and persons with other government-sponsored pensions are provided those pensions to meet food and shelter needs. If the Meals on Wheels program allows for the cost of the food, this is considered “double-dipping”.

The cost of offering the Meals on Wheels program in Red Deer is \$41,740 (provincial), \$73,803 (user fees) and \$10,435 (City).

Meals on Wheels programs in smaller communities do not have the economies of scale. The small amount of extra subsidy would not make a huge difference in the overall budget of the Province of Alberta. If more people could remain in their own homes, rather than being cared for in lodges, nursing homes or hospitals, the return on the investment would be obvious.

We would support the ability of the municipal Family and Community Support Services Board to make exceptions where the situation is warranted.

**WHEREAS** the Local Authorities Election Act in Section 22 identifies candidate financial ineligibility criteria and Section 27, the Nomination criteria, notes that election candidates must comply with Section 22; and

**WHEREAS** it is currently not the responsibility of the Returning Officer to rule on the Validity of the information contained in the Nomination Paper; and

**WHEREAS** attaining documentation from a local jurisdiction about the status of outstanding taxes, utilities or other accounts payable to the local jurisdiction by a prospective election candidate is easily attainable; and

**WHEREAS** this financial information would give creditability to the nomination form as support documentation to nomination form; and

**WHEREAS** the Returning Officer could be empowered to rule on the validity of the nomination form if there were accounts in excess of the permitted amounts noted in Section 22; and

**WHEREAS** the age, citizenship and residency requirements are pieces of information that are also attainable to attach to the nomination form as support documentation and verifiable by a Returning Officer; and

**WHEREAS** the Local Authorities Election nomination form could be modified to include a disclaimer, that the candidate would agree to, that would allow the public to openly investigate the candidates status during his/her term of office, should the candidate be elected, and that this process would allow the integrity of Local Authorities Election Act and the accountability of the candidate and municipal governance to be better preserved; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to amend the Local Authorities Election Act to include provisions that would require prospective local authority election candidates to provide supporting documentation to their nomination forms, to give legitimacy to their nomination and that Returning Officers be given the authority to rule on the validity of the information contained in the Nomination Papers and supporting information and that the same Nomination Papers be



**Resolution No. C- 2**  
**Page Two**

**amended to include a disclaimer that would allow the public to openly investigate the candidates status during his/her term of office, should the candidate be elected to office.**

**BACKGROUND**

Currently it is not the responsibility of the Returning Officer to rule on the validity of the information contained in the nomination paper. If there is a question as to the validity of a nominated candidate it is up to someone from the public to challenge the candidate through the courts, but how does someone attain municipal tax information or outstanding account information about someone else without having to go through a great deal of time, effort and expense to accumulate such information?

It appears that if there are rules in the Local Authorities Act that are meant to be followed, then there should be better policing authority made available to deal with these rules and hence the empowerment of Returning officers to rule on the validity of nomination forms.

**WHEREAS** active living is important for a balanced lifestyle and contributes to substantial health saving by being active; and

**WHEREAS** generations of Capital City residents have experienced the thrill of attending provincial, national and international events and competitions held at our Capital City recreation facilities; and

**WHEREAS** with continued population growth and expansion of special event hosting comes a real need to protect our investment in facilities and find new ways to maintain, redevelop and improve access to them; and

**WHEREAS** the Alberta 2005 Centennial Program will be considering a number of legacy and celebratory projects that are provincial in scope; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities requests the Government of Alberta extend and sustain capital grants for Capital City recreation facilities as a provincial legacy program as part of Alberta Centennial 2005 Program. Such a development funding would provide additional capital, operational, and development funds.**

## **BACKGROUND**

Edmonton has an outstanding infrastructure of first-class recreation and leisure facilities enjoyed by Capital City residents. However these same facilities are ageing and require ongoing repair and upgrading to keep pace with community growth and service expectations. By working side by side with the Government of Alberta and our community partners can we hope to effectively address the current and future facility needs in the capital region.

Millwoods Recreation Center built in 1982 was a last city recreation facility built, funded and operated by the City of Edmonton. We recognize that citizens share our mandate for enhancing quality of life and our partnerships already include planning and delivering our services with other agencies and the community groups. Yet, we still are not able to meet our future service demands nor adequately address issues related to aging municipal infrastructure. A financial gap exists between available partnership support and the ongoing cost of maintaining and operating Capital City pools, arenas and sport and fitness facilities.

**Resolution No. C- 3**  
**Page Two**

Provincial support is needed to showcase, update and maintain Edmonton's facilities and venues for major national and international events. By continuing legacy of investment there will be tremendous economic benefit to Edmonton through increased tourism, economic development and local quality of life. Amenities and the environment-particularly recreational and lifestyle amenities-are absolutely vital in attracting and retaining knowledgeable workers and in supporting leading edge high technology firms and industries.

The City of Edmonton encourages the Alberta government to continue to support an active, healthier lifestyle for the people by reinvesting in recreation and leisure infrastructure and facilities as part of the "Alberta Advantage"

**Comments from the Community Services Director**  
**C – 3 Grants for Capital City Recreation Facilities**

I do not support this resolution. All municipalities need additional recreation funding, not just Capital City recreation facilities.

**WHEREAS** Environment Canada has conducted an assessment of road salts under the Canadian Environmental Protection Act (CEPA); and

**WHEREAS** a draft Assessment Report issued in August 2000 concluded there were sufficient evidence to recommend that road salts be declared “toxic” as defined in CEPA, Section 64; and

**WHEREAS** the Transportation Association of Canada has prepared a Road Salt Management Plan; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta use the Road Salt Management Plan.**

**BE IT FURTHER RESOLVED THAT the Alberta Urban Municipalities Association encourage the Federation of Canadian Municipalities to request municipalities support use of the Road Salt Management Plan prepared by Transportation Association of Canada.**

## **BACKGROUND**

Environmental concerns led Environment Canada to conduct an assessment of roads salts under the Canadian Environmental Protection Act (CEPA). A draft Assessment Report was issued in August 2000. This draft report concluded that there is sufficient evidence to recommend that road salts be declared “toxic” as defined in CEPA, Section 64. In particular, concerns were raised over the large amount of road salt entering aquatic ecosystems and groundwater.

It is important to note that the assessment is based on ecological considerations only and Health Canada concluded that road salts are not toxic to humans.

## **Resolutions No. C- 4**

### **Page Two**

Environment Canada has specific concerns about the environmental effects of the following activities:

- General application of road salts to roadways;
- Application of road salts to roadways in the vicinity of sensitive areas (e.g. wetlands, ESA's);
- Salts/sand storage;
- Snow disposal areas; and
- Addition to Ferro cyanides to road salt.

The purpose of this plan is to assist Canada's transportation agencies in protecting the environment through better management of road salts, as they fulfill their mandates to provide safe, efficient and cost-effective roadway systems. By adopting this Action Plan, road jurisdictions would support the initiatives set out in this plan including developing and implementing their own Salt Management Plans.

**WHEREAS** the Local Authorities Election Act (1983 cL-27.5 s. 8) requires that municipal elections be held on the 3<sup>rd</sup> Monday in October, and

**WHEREAS** the financial year of a municipality is the calendar year (MGA 1994 cM26.1 s.269); and

**WHEREAS** municipal councils cannot legally make expenditures in the fiscal year following the election until after they have approved an operating and capital budget for that year (MGA 1994 cM26.1 s. 242-248); and

**WHEREAS** new councillors require time to familiarize themselves with the existing operations and programs of the municipality; and

**WHEREAS** a newly elected council requires time to establish it's own collective priorities prior to budget deliberations.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend the Local Authorities Election Act to move the date of Municipal Elections from the third Monday in October for the first Monday in June.**

#### **BACKGROUND**

This resolution speaks for itself. With municipal elections in late October, there is simply insufficient time for new councillors to familiarize themselves with municipal operations and finances prior to implementing the next year's budget. As a result new councillors have inadequate input into budget deliberations during the first full year of their term.

This can mean that it is left to the incumbent councillors to establish the budget. If almost all of the councillors are newly elected, then it may be the case that their first budget will by default either reflect the priorities of the previous council or the current administration.

This may not be an issue in larger cities where being on Council is considered a full time position , and where Councillors may have staff dedicated to assist them. However in smaller communities, being on Council is basically a volunteer position and it is very difficult for new Councillors to familiarize themselves with municipal operations, let

**Resolution No. C- 5**  
**Page Two**

alone prepare a detailed municipal budget between the election in October and the beginning of the new year.

**High Prairie**  
**Farmland Assessment within Urban Boundaries**

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**WHEREAS** residential, commercial and vacant land are assessed at market value but farmland is assessed on the basis of productive or agricultural use value using factors such as crop yields, costs of production, crop prices and distances from market; and

**WHEREAS** undeveloped lands in urban municipalities are often being held by property owners for long periods of time while the owners wait for market values to increase prior to eventually selling the lands for development; and

**WHEREAS** owners of these properties often ensure that such lands are actively farmed so that the properties will be assessed at regulated farmland values, which represent a fraction of the land's market value; and

**WHEREAS** this situation creates inequities between urban property owners and provides disincentives for property owners to develop vacant urban land; and

**WHEREAS** this situation can seriously limit the physical development of urban communities to the detriment of its citizens;

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request that the Government of Alberta amend the Municipal Government Act so that farmland within urban municipalities be assessed at market value once the farmland has been subdivided to accommodate any development, apart from a farmstead separation.**

**BACKGROUND**

Farmland is currently taxed on the basis of productive value, whereas residential and non-residential properties are assessed on the basis of market value.

However farmland in urban areas is often being held as urban reserve while the landowner waits for its market value to rise. As long as the landowner undertakes some farming activity on the property it will be assessed as farmland. The result is that landowners are often paying taxes at a fraction of market value up until such time as they are able to realize a windfall profit on the sale of their property.



**Resolution No. C- 6**  
**Page Two**

This resolution would provide that actual farms within urban areas would continue to be assessed at farmland values. However once a property owner subdivides property for purposes of development, the remainder of the property would then be assessed at market value. This would establish some equity between urban property owners.

It would provide an incentive for large property owners to develop their land rather than letting it continue to sit on municipal tax rolls at ridiculously low assessed values.

**WHEREAS** the *Municipal Government Act* provides for flexibility in municipal organization; and

**WHEREAS** each municipality can create the administrative structure best suited to that municipality; and

**WHEREAS** contrary to this intended flexibility, the definition of assessor in s. 284 (1)(d) of the *Municipal Government Act* requires each municipal Council to create a designated officer position for the assessor; and

**WHEREAS** the qualification of Assessor Regulation 54/99 sets out detailed qualifications for municipal assessors; and

**WHEREAS** the aim of having qualified people assessing property in every municipality can be achieved without creating the position of a designated officer; and

**WHEREAS** no other designated officer positions are mandated by the *Municipal Government Act*; and

**WHEREAS** creating a designated officer position for the assessor may limit the ability of the person appointed as assessor to delegate duties; and

**WHEREAS** many municipalities obtain assessment services through a contractual arrangement which results in a breach of the designated officer's delegation provision when the staff or employees of a contract assessor carry out some of the duties and functions of the assessor; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to amend Section 284(1)(d) of the *Municipal Government Act*, S.A. 1994 C M26.1 to read as follows:

- (i) is designated by the Minister to carry out the duties and responsibilities of an assessor under this Act, or
- (ii) is appointed by a municipality ~~to the position of designated officer~~ to carry out the duties and responsibilities of an assessor under this act.

**Resolution No. C-7**  
**Page Two**

**BACKGROUND**

This Resolution proposes to amend the *Municipal Government Act* by reducing the regulations and prescriptive conditions within the Act in this area.

We believe the requirement for assessors to be designated officers is unnecessary, given the regulation that sets out assessor qualifications.

This provision in the *Municipal Government Act* restricts the flexibility which municipal councils and administrations have in organizing their work and workforce; and in most municipalities establishes a second (in addition to the CAO position) designated officer position in the organization (that may not even be a department manager level position).

The Department of Municipal Affairs has had difficulty getting all municipalities to conform to the requirement of assessors being designated officers. Information Bulletins have been issued on a couple of occasions to remind municipal administrations to follow this requirement.

**WHEREAS** the amount of Provincial Grant revenue accessed by municipalities has been seriously eroded since the early/mid 1990's (the MAG Program is a prime example); and

**WHEREAS** the residents of Alberta did not receive a corresponding reduction in their provincial income tax levied after the elimination of the MAG Program but were expected to pay more for the municipality provided services; and

**WHEREAS** the existing limited funds provided to municipalities are subject to a convoluted application and approval process that significantly delays work projects usually resulting in increased costs; and

**WHEREAS** it appears all jurisdictions which constitute the MASH sector have received an infusion of provincial support in the last year or two except for municipalities; and

**WHEREAS** local elected officials should be trusted with revenue application that best meets the needs of their community and the residents within; and

**WHEREAS** municipalities have been forced to cut programs and services in order to keep property tax adjustments at an acceptable rate; and

**WHEREAS** aging municipal infrastructure repairs and/or replacement can not be adequately funded from the property tax; and

**WHEREAS** residential growth rates continue to rise but do not generate sufficient revenues to sustain a quality of life synonymous with the Alberta Advantage; and

**WHEREAS** the Premier made comments in the recent election campaign relative to increased assistance being made available to municipalities; and

**WHEREAS** the Province enjoys unprecedented revenues and corresponding budget surpluses; and

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request to the Government of Alberta considers re-establishing the MAG Program to its pre 1994 level seasonally adjusted for inflation.**

**Resolution No. C- 8**  
**Page Two**

**BACKGROUND**

The councils of the regional municipalities of the towns of Gibbons, Bon Accord, Redwater, Morinville and Legal have supported the above resolution originally drafted by Sturgeon County. This resolution is expected to be presented at the fall AAMD&C convention.

Provincial transfer payments have been restored, at least to some degree, to the other members of the MASH sector. Municipalities have been very resourceful in being able to maintain a high level of service and have been relatively silent as the Province dealt with its own financial agenda.

Municipalities are continuing to try to do more with less, however, it is time that unconditional funding be restored and that the local elected officials be charged with determining the needs of their jurisdiction.

**WHEREAS** the Province of Alberta provides municipalities with conditional grant funding for various projects and services, and

**WHEREAS** conditional grant funding is based on Provincial priorities, and

**WHEREAS** conditional Provincial grant funding requires municipalities to alter their strategic management process and priorities in order to align with conditional grant funding requirements, and

**WHEREAS** some municipalities cannot take advantage of Provincial conditional grants due to the cost-sharing requirement, and

**WHEREAS** some municipalities receive Provincial conditional grants on a non-cost share basis.

**NOW THEREFORE BE IT RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to eliminate the cost sharing requirement of Provincial conditional grants, thus allowing all municipalities to access these grants without jeopardizing their financial status or amending their strategic plans.**

## **BACKGROUND**

Provincial conditional grants are a vital source of revenue for municipalities. However, the conditional and cost sharing nature of these grants can place a hardship on some municipalities and require others to change their short and long-term priorities in order to capitalize on the funding. The intent of this resolution is to allow the Provincial Government to set their priorities regarding municipal transfer payments. Yet at the same time allowing municipalities to access these grant dollars without placing stress on their financial resources or the requirement to alter short and long range priorities.

**WHEREAS** Section 136 (1) of the Highway Traffic Act of Alberta states simply "No person shall abandon a vehicle on a highway"; and

**WHEREAS** a Peace Officer has no option in enforcing this provision of the Act other than seizure under Section 136 (3) when the vehicle has been left standing for more than 72 consecutive hours; and

**WHEREAS** effective law enforcement and public relations can best be achieved when a Peace Officer can exercise discretionary powers to ticket without the added expense of towing and impound being passed to the vehicle owner; and

**WHEREAS** leaving the definition of abandoned to the Courts to interpret can lead to inconsistent application of this Section of the Highway Traffic act; and

**NOW THEREFORE BE IT RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to amend the Highway Traffic Act to provide a clear definition of Abandoned which includes a discretionary provision to "Tag or Tow".

## **BACKGROUND**

The City of Spruce Grove recently has a case dismissed in Provincial Court because the Hearing Commissioner ruled that a vehicle was not in his opinion abandoned. The Hearing Commissioner made reference in his judgment that the vehicle could have been seized pursuant to Section 136 (3) for having been left standing for more than 72 consecutive hours. This decision leaves a vehicle owner with no charge which can be disputed because they have no option, but to pay the towing charges. The city of Spruce Grove believes that effective enforcement of this Section of the Highway Traffic Act can still be achieved if a Peace Officer is given the discretion to Tag without the necessity to Tag and Tow which places an additional monetary penalty on a vehicle owner.



*R & M Holdings*  
8 - 5202 Farrell Ave.  
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Phone or Fax  
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October 18, 2001

The Mayor & City Council,  
City of Red Deer

**Application for Zoning Exception in C3 Zone at 3805 Ross St. Legal Plan 5555 AF, Block 37 to 40 inclusive**

We hereby apply for a zoning exception so as to allow a small convenience type liquor store at the above location, One reason for the application is that despite the efforts to rent by four real estate firms, the space has remained empty for over 18 months. On the other hand, two requests have been made to us directly and a third request to a realtor to rent this space as a liquor store. The second reason is that 215 of Mac Stores customers signed a petition that is in full support of a liquor store in that location.

The Land Use By-law expresses its intent in the preamble. The By-law Clause 118.

**General Purpose**

"The general purpose of this District is to facilitate the development of local convenience trade centers, which also include services, dwelling units and medical offices as secondary functions. The land uses are to serve adjacent residential neighborhoods or non-commercial areas only."

**Convenience Trades Centers**

The by-law goes on to state "Permitted (i.e.) uses allowed as of right" and discretionary uses . (approval required by MPC).

**History**

In 1993, the Alberta Government got out of the retail liquor business and authorized private liquor stores. Under the C3 Zoning By-law in force, a C3 location was not prohibited from asking for liquor store approvals. City Council, not knowing what a privately owned liquor store would look like, amended the C3 Zoning By-law so that "liquor stores" were not a "permitted use". Now it is realized that private liquor stores are clean, bright and pleasing as any retail outlet.



### **CITY COUNCIL DISCRETION**

The Land Use By-law authorizes council to grant exceptions to the strict application of zoning by-laws. We submit that this “discretion” to council was provided to give relief to property owners, businesses and local population where circumstances or change indicated an exception” should be made.

In October 2000, an application was made to allow small convenience liquor stores in C3 zoned locations under specific limitations. The perception of certain pressure groups and other interested parties was that this would allow all C3 locations the right to have a liquor store and would result in a proliferation of stores. The perception was totally **wrong**. As a result of that application council passed the following resolution on November 21, 2000.

“Resolved that council of the City of Red Deer having considered correspondence from R & M Holdings, dated November 7, 2000, re liquor stores in a C3 district, hereby directs the administration to propose a land use by-law that would allow the use of liquor stores as a discretionary use within C3 districts.”

Subsequently, in February 2000, council rejected this overall change to the by-law. However, as a result of the resolution, city planners prepared a list of characteristics of a proposed by-law should liquor stores be allowed in C3 districts. This list is very restrictive. The points covered are as follows:

#### **Characteristics of the Proposed By-law**

Based upon the research noted above, the following characteristics are incorporated in the proposed Land Use Bylaw:

**Size:** It is recommended that the liquor store be limited to 25% of the total floor area of any C3 site. The size restriction will ensure that the liquor store does not become the dominant use in a C3 site. It will also reduce traffic flow to a neighborhood by ensuring the use does not become too large.

**Location:** A liquor store will not be permitted in a C3 site unless the C3 site borders on an arterial road. This restriction is intended to reduce the traffic needing to drive into a neighborhood; it parallels Calgary’s requirement, which is applied to their district shopping centers.

**Safety:** A C3 liquor store location should be designed to minimize crime by incorporating Crime Prevention through Environmental Design criteria (see attached criteria).

**Adjacent Uses:** The approving authority shall consider surrounding land uses and the potential impacts on these uses by a liquor store. This criteria will require the approving authority to consider social facilities, schools and any other land use which could be impacted by a liquor store.

**Parking:** A liquor store shall not be located on a C3 site where some of the parking is provided off-site. The parking requirement for a liquor store shall be 5.1 per 93 sq. meters with a minimum of 5 parking spaces for each store.

**Bottle Return:** No bottle returns will be allowed. This will avoid any outside storage issues.

**Number:** There will be no more than one liquor store per C3 development or per neighborhood where there is more than one C3 site in a neighborhood. This requirement is intended to prevent a conglomeration of liquor stores which would nullify the size restriction.

**Hours:** These cannot be regulated in a land use by-law so no restrictions are imposed.

### **PARTICULARS OF OUR APPLICATION FOLLOWING GUIDELINES OF PLANNING DEPARTMENT CHARACTERISTICS.**

1. **SIZE:** Bay 930 sq. ft. Total building 4000 sq. ft; less than 25% of total. The bay is located between Mac's Store and Eileen's Beauty Nook.

2. **LOCATION:** 3905 Ross Street. Ross Street is an "Arterial Road" as defined by by-law 3031/91; The City of Red Deer Transportation By-law. The building faces on the Arterial Road with access to parking from Ross Street and two access points from 38th Avenue.

3. **SAFETY:** The building is lighted in front and rear parking areas. Outside areas are clearly visible from adjoining thoroughfares.

In addition, Mac's Stores are open 24 hours a day (sort of a neighborhood watch) and security and alarm systems would be installed.

**4. Adjacent Uses:** The building is a corner location, no schools or churches in the area. Fourplex beside building on the West side. There are apartments, condominiums and some houses in the area. This small liquor store would not be more disruptive than any other business. Certainly, it would be less disruptive than a restaurant. There are other liquor store sites adjacent to residential areas in the City.

Examples: -

(a) 67th Street south liquor store. Right beside residential area.

(b) Small liquor store in West Park Center is across the street from residential area and surrounded on three sides by school and playgrounds.

(c) Fish Over The Moon Liquor Store on 49th Street is surrounded on 3 sides by apartments and homes.

These locations are different zoning but the concern about impact on adjacent residential areas nearly is the same. We are not aware that any of these liquor stores have had any more impact than any other business.

**5. Parking:** 22 parking stalls on site. 10 in front. 12 in rear. Rear parking is barely used at present. Nature of business is a short stop and go situation. There is one access from Ross Street and 2 accesses to parking from 38th Ave.

**6. Bottle Return:** No bottle return will be permitted.

**7. Number:** No other liquor store in area. Only one other liquor store on East hill approximately 3 kms. away. This area has approximately 25,000 residents.

### **HOW MANY OTHER C3 SITES WOULD QUALIFY**

There are 20 C3 sites in the City and I have attached a map on which the sites are numbered.

1. 13 of these C3 sites do not qualify because they are not on a "Arterial Road". These being sites 2,3,4,5,6,7,8,9,13,14,15,16,19.

2. Other sites:

Site 20: Petro Canada on 32 Street. Too close to major high schools which are about 2 blocks away plus there is a liquor store nearly in Coop Shopping Centre.

Site 18: South Foods 32nd St. - already beside large commercial liquor store.

Site 17: AG Store on Ross Street. Located near several liquor stores on south hill. Violates proximity rule.

Site 10: Michener Hill Store - No on site parking.

Site 18: Sunnybrook store - adjacent to school and not on arterial road.

This leaves Site 1: Edgar Truck Wash. NW Industrial area. No residential implications. Unlikely location from business point of view.

**Site 11:** Our location - 3805 Ross Street. Facing on Ross Street and corner of 38th Avenue complies with all criteria.

Site 12: Express 24 - Ross Street. Has gas station and several other businesses including a Wine Making Supplies Store. It does not face on Ross Street and parking is limited. If our C3 site #11 is approved and granted an "exception" the Express 24 site would be too close as it is only 5 blocks away and would violate the "proximity" condition set out in the suggested criteria.

## **GENERAL**

In the past, some parties have voiced concerns about increasing availability and the effect of another liquor store outlet affecting the existing stores,

## **AVAILABILITY**

Research by AADAC, in a paper dated January 1999, makes this statement: "For example, experience in Alberta and elsewhere indicates a steady decline in alcohol consumption over the past decade, despite increasing availability".

## **AFFECT ON OTHER STORES**

We are supposed to have a "free enterprise" economy. This city does not purport to limit the number of restaurants, beauty parlours, or video stores or the like in order to protect the existing ones. The store proposed is quite small and could not stock the wide range of products found in the large stores. Accordingly, it would NOT attract business from across the City from the larger stores.

A report dated January 8, 2000 by Howard Thompson of The Land & Economic Development Office to Paul Meyette concerning liquor stores states:

**“The number of stores should be left to market forces”.**

### **SUBMISSION**

We submit that this comparison of recommended criteria for a liquor store at a C3 site, to the actual C3 sites in the City, indicates that our location complies with and deals with the concerns raised by the Planning Department and supports our application for an “exception”. It also demonstrates that the perception of a proliferation of liquor stores was wrong.

### **WHAT CONCERNS AND BENEFITS ARE SATISFIED IF THE EXCEPTION IS GRANTED**

Issues of “**freedom of enterprise**” and promotion of small business and “**freedom of choice**” for the area residents are involved here. These are summarized as follows:

1. Two small businesses, (the Mac's Store Operator and Eileen's Beauty Nook) both have filed letters of support for this application, copies of which are attached. The bay between them has been vacant for some time and a liquor store there would increase the trade at this particular **LOCAL CONVENIENCE TRADE CENTER** as stated in the **Intent** section of the by-law.
2. Another small business, the owner, would be successful in renting the vacant space. The overall appearance of the building would be improved (vacant store bays are not aesthetically pleasing in a building or to the surrounding neighborhood).
3. Another small business would benefit - i.e. the liquor store operator would be able to start a business at a reasonable cost and create employment.
4. The City would benefit through increased taxes on the building. The assessment was lowered substantially because of the long term vacancy. (almost \$1,000 a year in taxes)
5. Lastly, a new convenience service would be supplied to the neighborhood. Mac's customers have indicated support for this having signed a petition (215) in favour of the liquor stores (I opposed). This was an “under the counter” petition and each person had to ask to sign it. This seems to be a clear indication of general support in the area. A copy of this petition will be filed.

~~-6~~

In view of all circumstances for this particular location, we ask that council exercise its discretion and grant an '**exception**' for liquor store use at this Local Convenience Store Center.

Respectfully submitted.

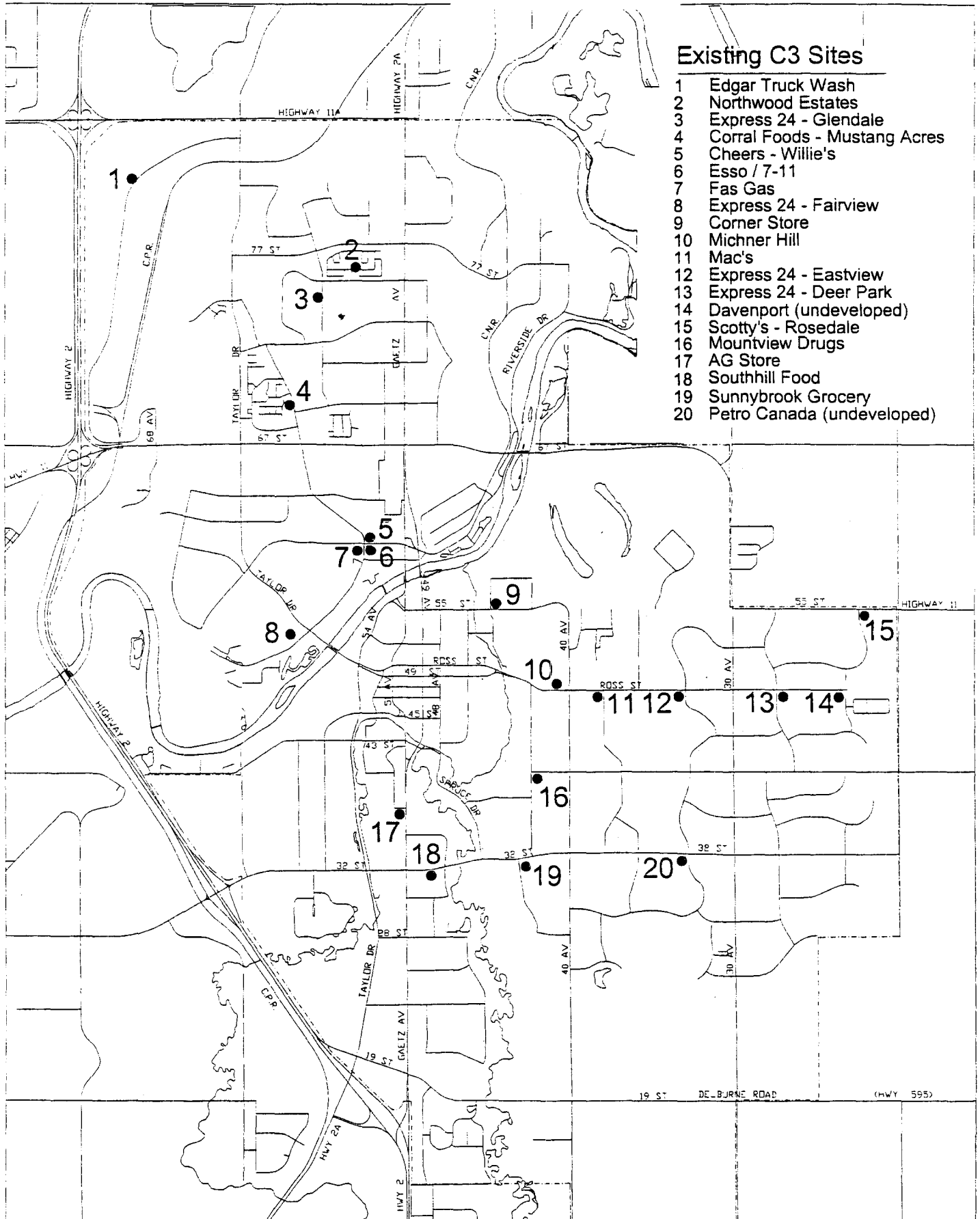
R & M HOLDINGS



A. Roy Porkka.

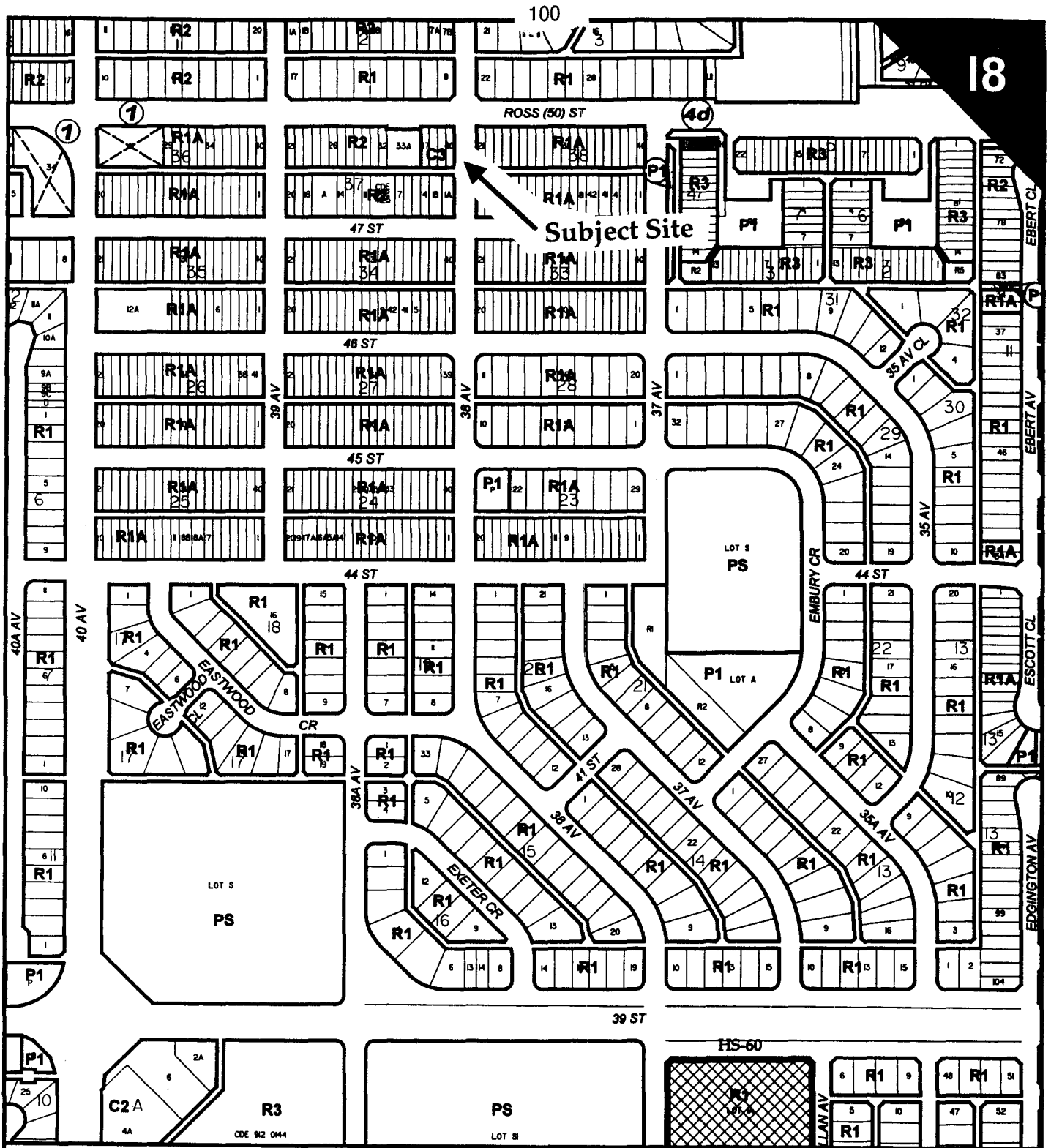
### Existing C3 Sites

- 1 Edgar Truck Wash
- 2 Northwood Estates
- 3 Express 24 - Glendale
- 4 Corral Foods - Mustang Acres
- 5 Cheers - Willie's
- 6 Esso / 7-11
- 7 Fas Gas
- 8 Express 24 - Fairview
- 9 Corner Store
- 10 Michner Hill
- 11 Mac's
- 12 Express 24 - Eastview
- 13 Express 24 - Deer Park
- 14 Davenport (undeveloped)
- 15 Scotty's - Rosedale
- 16 Mountview Drugs
- 17 AG Store
- 18 Southhill Food
- 19 Sunnybrook Grocery
- 20 Petro Canada (undeveloped)



## EXISTING C3 SITES

December 2000



Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend



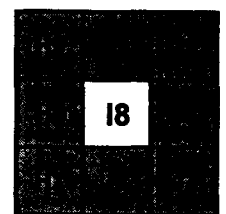
**NORTH**  
Scale 1:5,000

© The City of Red Deer,  
Engineering Department

The City of Red Deer

# Land Use Bylaw 3156/96

Amendments to SW¼ Sec 15



**SW¼ Sec 15**  
Twp 38- Rge 27 - W4th

printed on  
September 18, 2001



October 9, 2001

The Mayor & Council  
City of Red Deer  
Red Deer, Alberta

Dear Sir or Madam:

**Re: R & M Holdings Rezoning Application - for use  
of a Liquor Store at 3805 Ross Street, Red Deer, AB**

On behalf of Mac's Convenience Stores Inc. I wish to convey our support for the owners' application to use the vacant commercial bay, adjacent to our store, as a retail liquor store. The premise has been vacant for approximately a year and a half.

Mac's Convenience Stores Inc. has operated in this market area for over twenty years and the dynamic nature of retail has resulted in new competitive developments a few blocks west on Ross Street, and about 5 blocks east on Ross Street. A small convenience liquor store at the proposed location would provide an additional service to the residents in the area and draw more business to our center. This will help keep the center merchants competitive in the local market.

There are sale synergies between a liquor store and convenience store. The customers for each generally have made their purchase decisions before entering the premises and therefore the shopping experience tends to be stop and go. This also tends not to create parking issues either on site or on the street.

Many of our customers who are aware of the proposed development have provided unsolicited comments in support of the liquor store usage.

For the reason above Mac's supports the project and respectfully requests your approval of this application.

Thank you,

Yours truly,

**Mac's Convenience Stores Inc.**



Susan Magnuson, RPA  
Property Administrator  
Western Division

**Western Division**

#119, 807-42 Avenue, S.E.,  
Calgary, Alberta T2G 1Y8  
Tel: (403)974-5400  
Fax: (403)278-6137

**British Columbia District**

#1013, 7445 - 132 Street  
Surrey, B.C. V3W 1J8  
Tel: (604)590-5352  
Fax: (604)590-3569

**Alberta North District**

Suite 300  
13220 St. Albert Trail  
Edmonton, Alberta T5L 4W1  
Tel: (780)483-8201  
Fax: (780)484-7896

**Alberta South District**

1110 Canterbury Drive, S.W.  
Calgary, Alberta T2W 3P5  
Tel: (403)238-7200  
Fax: (403)238-7207

**EILEEN'S BEAUTY NOOK**

**3807 Ross Street  
Red Deer, AB.**

Phone: 347-3010  
Sept. 30, 2001.

The Mayor & Council  
City of Red Deer,  
City Hall.

Dear Sirs:

RE: R & M Holdings application for permit for liquor store at 3807 Ross Street.

We support this application for the bay next door to us.

This would increase the business patrons to our convenience center and increase our business.

Also, a number of our customers have said that this would be a convenience to them and there is nothing wrong with a small liquor store at our location. Please give this application your serious consideration.

Thank you.

Yours truly,

A handwritten signature in cursive script, appearing to read "Linda Deschner".

Linda Deschner -Owner Manager

**DATE:** October 29, 2001

**TO:** CITY CLERK

**FROM:** PARKLAND COMMUNITY PLANNING SERVICES  
INSPECTIONS & LICENSING

**RE:** R & M HOLDINGS – ZONING EXCEPTION IN C3 DISTRICT  
3805 ROSS STREET

---

The City has received a request to amend the Land Use Bylaw whereby R & M Holdings are asking that a “liquor store use” be permitted at 3805 Ross Street as a site specific exception to the current C3 Neighbourhood Commercial zoning of this site. Presently, liquor stores are neither a permitted nor discretionary use in City C3 Neighbourhood Commercial sites.

### **Background**

The issue of permitting liquor stores in City C3 Neighbourhood Commercial sites has been studied and reviewed by City Administration and City Council on a number of occasions. Most recently, on February 12, 2001, City Council defeated a land use bylaw amendment proposal whereby R & M Holdings requested that “liquor store” be added as a use to the land use table of the City's C3 Neighbourhood Commercial District.

As background to the February 12, 2001 Council decision to not permit liquor stores in City C3 Neighbourhood Commercial Districts, Parkland Community Planning Services provided Council with a report that examined the issues relative to liquor stores being located in neighbourhood commercial sites. The report included a comparable analysis of how other larger communities deal with liquor stores and in which commercial districts they are located.

The subject site contains a small commercial shopping plaza comprising of one building with 3 tenant bays, two of which are occupied – one containing a Mac's convenience store/CIBC instant teller service and the other a fast food/takeout restaurant.

**The current Bylaw amendment request to accommodate a liquor store use at the C3 Neighbourhood Commercial site at 3805 Ross Street is only different from the previous request by the same applicant on the same site in that this request is specific to the 3805 Ross Street neighbourhood commercial site instead of being applicable to all C3 Neighbourhood Commercial sites in the City.**

Liquor stores (sale of liquor) are currently permitted in City C1 Commercial (City Centre), C1A Commercial (City Centre West), C2 Commercial (Regional and District Shopping Centre), and C4 Commercial (Major Arterial) Districts.

**City Clerk**  
**R & M Holdings – Zoning Exception In C3 District**  
**Page 2**

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**Analysis**

The February 12, 2001 summary report to Council from planning staff examined a number of issues following input from various City Departments, Community Associations and research undertaken to examine liquor store locations in other larger communities. The following is noted:

**1. Parking**

The RCMP and Inspections & Licensing suggested that liquor stores require higher than average parking standards. The City would normally require 5.1 stalls per 93m<sup>2</sup> (1000 sq. ft.) floor space however in larger centres such as Calgary, the standard of 8 stalls per 93m<sup>2</sup> is applied to liquor stores. The subject site contains only 12 on-site parking stalls for the entire shopping plaza. There is very limited opportunity for any street parking in the vicinity of the subject site.

**2. Traffic**

The amount of traffic drawn into a liquor store depends upon its size and range of product. The larger the store, the wider the draw of customers and the greater the impact upon the surrounding neighbourhood in the amount of traffic flow. Traffic into and out of the site is at times congested due to the small parking lot area and conflicts with vehicle access/exit in relation to the vehicle access from Ross Street, an arterial roadway that carries significant traffic loads throughout the day. C3 sites in new City neighbourhoods are designed so that all vehicle access is from a collector roadway not an arterial.

**3. Social Impact/Safety**

The City's Social Planning Department listed the following concerns related to sale of alcohol:

- source of increasing social problems ranging from family violence to health issues,
- subject site close to Michener Centre area group homes,
- increased availability of purchase for youth.

The RCMP listed the following concerns:

- increased attempts to purchase by youths,
- in addition to existing uses on the site which already draw area youths, increased potential for site to become a youth hangout,
- increased late night traffic,
- potential for increased vandalism in adjoining residential neighbourhood.

**4. Liquor store size**

Based on research on the size of liquor stores, there is a concern that in order for a liquor store to be viable, the required floor space could result in the liquor store becoming the principle use in this small commercial centre; otherwise the business may be too small to survive.

**City Clerk**  
**R & M Holdings – Zoning Exception In C3 District**  
**Page 3**

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## 5. Community Associations

Three City Community Associations provided the following concerns with locating a liquor store in a neighbourhood commercial site (the subject site is not within an area that has its own Community Association):

- location of liquor stores in proximity to public/social care facilities,
- drinking and driving near playgrounds and neighbourhood pedestrian environments,
- size of liquor store,
- adds to potential of commercial sites becoming a youth hangout.

## 6. Land Use Function

The purpose statement in the C3 Neighbourhood Commercial District states in part:

“ ...to facilitate the development of local convenience trade centres.....  
 The land uses are to serve adjacent residential neighbourhoods.”

The intent of C3 neighbourhood commercial sites therefore, is to permit the development of land uses that provide for the day to day local convenience needs of the adjacent residential neighbourhood. From a planning and land use perspective, we believe that a liquor store use could not be viably supported at the neighbourhood level as is intended for those types of uses that would normally locate in a neighbourhood convenience centre such as gasoline sales, convenience/food store, hair salon, dry cleaner, and small neighbourhood scale coffee/restaurant facility. Liquor stores need the benefit and support of a much wider/larger customer catchment area that exceeds what is available from just the local neighbourhood.

The existing Land Use Bylaw designates liquor store locations to C1, C1A, C2, and C4 commercial districts because these areas are designed to accommodate higher traffic volumes, have greater parking availability and are not as closely surrounded by residential neighbourhoods. These sites are specifically located to provide for a broader range of commercial uses related to servicing the needs of district and/or regionally based population areas.

## 7. Other Communities

The City of Calgary does not allow liquor stores in their small Convenience Commercial (CC) District which is comparable to our C3 District. They have recently completed a study on liquor locations in their larger commercial sites comparable to our C2 sites. Even on those larger commercial sites, several restrictions were recommended to limit the impact of liquor stores on the surrounding neighbourhood.

Edmonton, Lethbridge, St. Albert and Medicine Hat do not allow liquor stores in their neighbourhood commercial sites.

Airdrie, due to “local controversies” removed liquor stores as a use from their neighbourhood level commercial sites.

City Clerk  
R & M Holdings – Zoning Exception In C3 District  
Page 4

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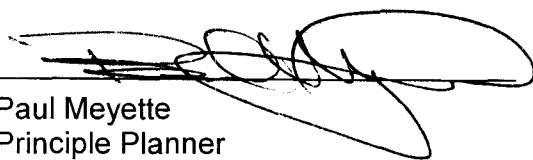
**Summary**

We believe that all the above concerns are still valid today whether it applies to one specific C3 Neighbourhood Commercial site or to all C3 Neighbourhood Commercial sites in the City. The subject site at 3805 Ross Street is one of the smallest C3 sites in the City and has no unique circumstances that would warrant treating this site any different from other City neighbourhood commercial convenience sites based on a planning and land use principles. We believe that allowing liquor sales from this location would not be in the long-term best interests of the adjoining established residential community and would be contrary to the intended purpose of C3 Neighbourhood Commercial sites.

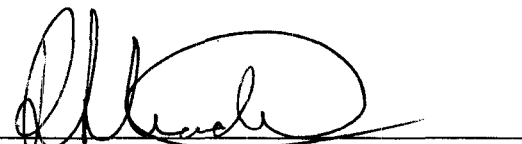
**Recommendation**

The proposal for a site specific Land Use Bylaw Amendment to permit a liquor store use only at the 3805 Ross Street C3 Neighbourhood Commercial site is **not supported**. We believe that allowing liquor sales at any neighbourhood convenience centre is not consistent with the purpose and intent of C3 Neighbourhood Commercial sites.

Should Council determine that this site has merit for the location of a liquor store, we would recommend a community consultation process be first undertaken.



Paul Meyette  
Principle Planner



Ryan Strader  
Manager, Inspections & Licensing

- c. Director of Community Services  
Director of Development Services

**Date:** October 29, 2001

**To:** Kelly Kloss  
City Clerk

**From:** Colleen Jensen  
Community Services Director

**Re:** R&M Holdings:  
Application for Zoning Exception in C3 Zone at 3805 Ross Street

---

I have reviewed the application from R&M Holdings, which requests a zoning exception in a C3 Zone at 3805 Ross Street, specifically with a view to establishing a liquor store at this location. I provide the following comments for Council's consideration.

As noted in the application, a year ago (November 2000), Council directed Parkland Community Planning Services to draft a bylaw that would allow the use of liquor stores as a discretionary use in C3 districts. Having received this direction, PCPS proceeded to draft the bylaw, with extensive feedback from other City departments. While the bylaw was drafted with specific characteristics being suggested as parameters that must be met before a liquor store could locate in a C3 zone, PCPS recommended against the bylaw.

In February 2001, Council rejected the overall change to our Land Use Bylaw, as it was felt that it did not "meet the long-term interests of the community". This most recent application (October 18, 2001) is requesting an exception, rather than a change, to C3 zoning, but still, with a view to locating a liquor store in a C3 area. As with comments I have made previously, I do not support the October 18<sup>th</sup> request, either.

The City's role in establishing zoning in our Land Use Bylaw is to regulate and control the development and use of land and buildings within the city. As this is a planning document, regulations must consider the present circumstances and, also, look to the future. In making exceptions to the bylaw, the needs of the whole community must be balanced with neighbourhood needs and, finally, the individual needs of citizens and businesses.

In considering the proposed parameters in the previous draft bylaw, Council determined that allowing a liquor store in C3 zoning was not prudent. Therefore, even if this particular location does comply with those specific characteristics, Council has already indicated that liquor stores should not be allowed in C3 areas. It should also be noted that, even if this were the only location in a C3 zone that meets those characteristics, it does not mean it would be the only one in the future.

Page 2  
October 29, 2001

My final comment is related to the suggestion that, by allowing this exception, Council is limiting the number of liquor stores. Denying this request only limits the location of stores to areas of the city best suited to meet all of the needs of the community, but does not limit the number of stores in appropriately zoned locations.

**RECOMMENDATION**

THAT Council of The City of Red Deer deny the request of R&M Holdings to allow an exception in the C3 zoning at 3805 Ross Street so that a liquor store could be established at this location.

A handwritten signature in black ink, appearing to read 'Colleen Jensen', with a long horizontal flourish extending to the right.

Colleen Jensen

:dmg

- c. Barbara Jeffrey, Social Planning Manager  
Paul Meyette, Principal Planner, P.C.P.S.



***Comments:***

We agree with the recommendations of the City Administration.

“G. D. Surkan”  
Mayor

“N. Van Wyk”  
City Manager







October 26, 2001

R & M Holdings  
#8, 5202 Farrell Avenue  
Red Deer, Alberta

**ATTENTION: TO WHOM IT MAY CONCERN**

Dear Sir:

**RE: RENTAL OF BAY 3805 ROSS STREET  
RENTAL FACTORS**

---

I attempted to rent this space for the owner and approached many prospects without success.

Factors of rental difficulties involved are as follows:

1. C-3 zoning and MPC decisions limit the type of business, eg. the City does not want office space in this zone.
2. The area is already serviced with many types of businesses common to C-3 zoning, examples of such are as follows:
  - (a) 3 blocks east is a large C-3 development with:
    - (i) Pizza place;
    - (ii) Dry-cleaning outlet;
    - (iii) Beauty parlor; and
    - (iv) Convenience store with gas station.
  - (b) 3 block west on Ross Street the following businesses are in place:
    - (i) Ice cream parlor;
    - (ii) Used clothing store;
    - (iii) Beauty parlor; and
    - (iv) Convenience store and gas station.

After several months, I advised the owner that I was changing the nature of my business and referred them to Century 21 Advantage Realty who specialize in commercial rentals.

I understand that they have had no success either.

---

Mailing Address  
Unit 311, #4-6320-50 Avenue  
Red Deer, Alberta T4N 4C6  
Bus. 403-340-1988 Fax 403-314-1914

In my opinion the area has provided too many C-3 services making it difficult to rent this space.

Yours truly,

**PROPERTY SOLUTIONS CORP.**

A handwritten signature in cursive script, appearing to read "Murray Mehling", written in black ink.

**MURRAY MEHLING**  
Commercial Specialist

/dlr



October 29, 2001

Mr. Roy Porkka

Hold for Pick up

Dear Roy:

This letter is in response to our discussion regarding your C3 property on Ross St. and your question regarding reasons for its vacancy over the past year and a half. The East Hill Area Structure plan provides for a limit of one C3 site per every 1 km radius. One might assume there would have been considerable thought that went into a needs assessment to determine this optimal size radius. It may be that your site is still vacant due to the higher density of C3 sites in your immediate vicinity compared to area structure plans for new subdivisions.

Our marketing efforts have included many advertisements, very visible signage and direct contact with prospective tenants. To date we have had limited response. We did have an inquiry from an adult only love shop which the owner rejected.

Having a wider range of business uses for your site may assist us in securing a solid, long term tenant for your building.

Yours truly,

A handwritten signature in black ink, appearing to read "Glenn Moore".

Glenn Moore

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

MARION CHAMBERS.

  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

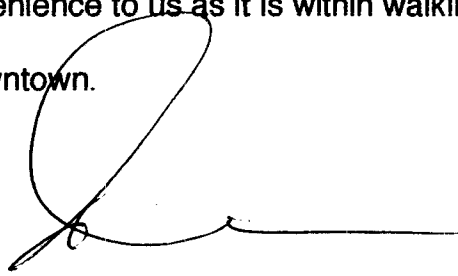
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

CHRIS DAVIS

  
SIGNATURE


NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

Feb 12, 2001  
Council

TERRY D. WELTY, CA, CFP  
PARTNER

Dec 10/2000

 **Collins Barrow**  
Chartered Accountants and Consultants

email: teddeer@collinsbarrow.com

400, 5010 - 43 ST.  
RED DEER, ALBERTA  
T4N 6H2  
D. 403.350.2257  
T. 403.342.5541  
F. 403.347.3766  
C. 403.350.4133  
R. 403.343.1576

Vote IN FAVOUR OF THE  
LIQUOR STORE. Tan



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- WAYNE HARRINGTON

  
SIGNATURE

NOVEMBER 20, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Trevor Duthie

  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Christian Hagerman

  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_, 2000

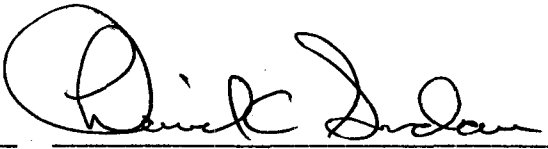
TO: The Mayor & City Council,  
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PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

DAVID C SANDAN

  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME

- Carol Van De Weghe

Carol Van De Weghe  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Saratjeet Singh

Saratjeet Singh  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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distance or would save us a special trip downtown.

PRINT NAME

H. HEDLUND

H. Hedlund  
SIGNATURE

NOVEMBER 22 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

LINDA LILLY Linda Lilly  
SIGNATURE

NOVEMBER 22 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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distance or would save us a special trip downtown.

PRINT NAME

Rick Riehl

Rick Riell  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

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We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME;

melvin McIntosh

McEN Melvin McIntosh  
SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Trudy Maygard

Trudy Maygard  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

WENDY HEEMERYCK

W Heemeryck  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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distance or would save us a special trip downtown.

PRINT NAME

Cindy Heemenyck

Cindy Heemenyck  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Crystal Gongaware

Crystal Gongaware  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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distance or would save us a special trip downtown.

PRINT NAME

TODD SODERBERG

Todd Soderberg  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER 22, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Lorne Vennard

Lorne Vennard  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER 22, 2000



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Tom Green

Tom Green  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Jason Walluk Jason Walluk  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 22, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

I McDAVID

  
SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Rob Black

  
SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Karen Brewster

Karen Brewster  
SIGNATURE

NOVEMBER 24, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

SAM LARMAR

[Signature]  
SIGNATURE

NOVEMBER 13, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

BRENT BALOG

  
SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000



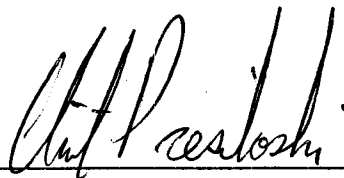
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Clint Presiloski

  
SIGNATURE

NOVEMBER 24, 2000

DECEMBER \_\_\_\_, 2000



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

~~XXXXXXXXXX~~

SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Robin Creighton

Robin Creighton  
SIGNATURE

NOVEMBER 24, 2000

DECEMBER \_\_\_\_, 2000


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Garth Greenwood

  
SIGNATURE

NOVEMBER 22, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME;

Garth Greenwood

  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Wendy Lamelin

Wendy Lamelin  
SIGNATURE

NOVEMBER 24, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Mike Montpetit

Mike Montpetit  
SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000

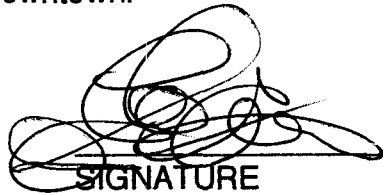
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Les Allen

  
SIGNATURE

NOVEMBER 24, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Mark Trishoren

  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

D Laverdure

D Laverdure

SIGNATURE

NOVEMBER 24, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Darren Szumlas

Darren Szumlas

SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Tren Cegley

SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Marlise Zinab

SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

-DOREEN BUNSE

Doreen Bunse  
SIGNATURE

NOVEMBER 25<sup>th</sup>, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

HILTON BUNSE

Hilton Bunse  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Kelly Lethbridge

Kelly Lethbridge  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Ken Ruscit

[Signature]  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Mary Erin Marks [Signature]  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

JOE HOFER

[Signature]  
SIGNATURE

NOVEMBER 20, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

HAROLD SWANSON

[Signature]  
SIGNATURE

NOVEMBER 20, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Steve Cook

Steve Cook  
SIGNATURE

NOVEMBER 20, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Dustin Johnston Dustin Johnston  
SIGNATURE

NOVEMBER 20, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

RYAN POSTI

Ryan Posti  
SIGNATURE

NOVEMBER 20, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Shaun Starr

Shaun Starr  
SIGNATURE

NOVEMBER 20, 2000

DECEMBER \_\_\_\_, 2000



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- MURRAY SMITH

  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER     , 2000

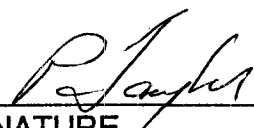
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

PAUL TAYLOR

  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER     , 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

-Rhonda Croswell

Rhonda Croswell  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

CORINA BLUMENTHAL

C. Blumenthal  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

RIC HUMTINS

  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Angus MacLean

  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Randy Merrithew

Randy Merrithew  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Madeline Lajeunesse Madeline Lajeunesse  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Jon Maskey

  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Chris Dore

  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Kyle Heinzlmeir

K. Heinzlmeir  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Jeff Frizzell

Jeff Frizzell  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Amanda Hydornako

A Hydornako  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

ROGER GOODWIN

Goodwin  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- CINDY HIGHERB

Cindy Higberg  
SIGNATURE

NOVEMBER 23, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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PRINT NAME;

\_\_\_\_\_  
NOVEMBER \_\_\_\_, 2000

\_\_\_\_\_  
SIGNATURE  
DECEMBER \_\_\_\_, 2000




TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

RON COLE

  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME;

\_\_\_\_\_  
NOVEMBER \_\_\_\_, 2000

\_\_\_\_\_  
SIGNATURE  
DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- MINA PARMAR

Mina Parmar  
SIGNATURE

NOVEMBER 25, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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PRINT NAME;

\_\_\_\_\_  
NOVEMBER \_\_\_\_, 2000

\_\_\_\_\_  
SIGNATURE  
DECEMBER \_\_\_\_, 2000

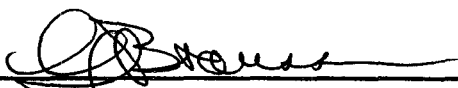
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Guy Brousseau

  
Signature

November 20, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

SARAH BAKER

  
Signature

November 20, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

MARGARET GOODWIN

  
Signature

November 20, 2000.

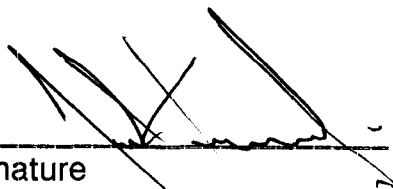
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

John Kennedy

  
Signature

November 20, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

-Cullen J. Crawford.

Cullen J. Crawford  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 7, 2000

Shawn Hutcherson  
Shawn Hutcherson

ev

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Valerie Engstrom

Valerie Engstrom  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 7th, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Bob Lensen

[Signature]  
SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER 8, 2000

[Signature]  
best week

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

ROB LENSEN [Signature]

SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER 8, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Dana Mauer

Dana Mauer  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 8, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Mike Ring

Michael Ring  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 8, 2000


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Angie Stewart

  
SIGNATURE

NOVEMBER 14, 2000

DECEMBER 8th, 2000

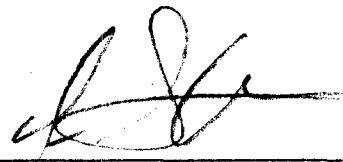
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

DON SCOTT

  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 9, 2000



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Tom Taylor

Tom Taylor  
SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER \_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Leanne Storvik

Leanne M. Storvik  
SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER 8, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

MELISSA ROOT

M. Root

SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 8, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Michael Chedowski

Michael Chedowski

SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 8, 2000

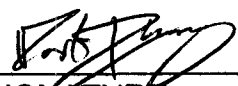
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Mark Ebancz

  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 9, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Tam Rumbey

SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 9, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- CYNTHIA MONTGOMERY

C. Montgomery  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 10, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Warren Pomes

Warren Pomes  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 9, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Sara Sawatzky

12/10/00  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 10, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

SARA SAWATZKY

Sara Sawatzky  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 10, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Kathleen Cromwell

Kathleen Cromwell  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 10, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

LEE KOPITOSKI

Lee Kopitoski  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 10, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Susan Carter

Susan Carter  
SIGNATURE

NOVEMBER 21, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Kristen Oberg Kristen Oberg  
SIGNATURE  
NOVEMBER 21, 2000 DECEMBER \_\_\_\_, 2000

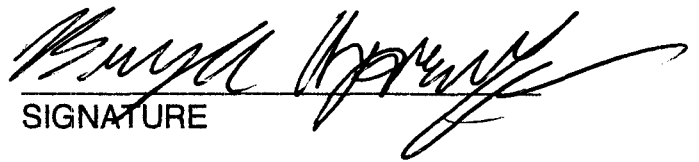
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Bryce Agecountay



SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 2, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Justin Witbeck



SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 2, 2000



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Travis Jones

Sarah 2000  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 2, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

\_\_\_\_\_  
NOVEMBER \_\_\_\_, 2000

\_\_\_\_\_  
SIGNATURE  
DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

PAUL SEMPLE

  
SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER ✓, 2000 3rd.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME:

PAUL SEMPLE

  
SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER 3rd, 2000

\* PARKING WOULD SEEM TO BE AN  
ISSUE THOUGH!!

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Blake E.T. Kowbel

Blake Kowbel  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 3, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

TIM NEWCOMB

Tim Newcomb  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 3, 2000

340 8523

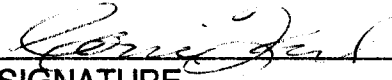
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

CONNIE FOIRD

  
SIGNATURE

NOVEMBER 29, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Denise McInerney-Lorrain  
SIGNATURE

NOVEMBER 29, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- ROBERT TAYLOR

Robert Taylor  
SIGNATURE

NOVEMBER 29, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Danielle Reece Danielle Reece

SIGNATURE

NOVEMBER 29, 2000

DECEMBER \_\_\_\_, 2000

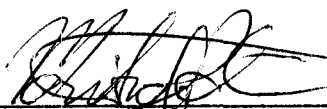
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Morris Potvin



SIGNATURE

NOVEMBER 29, 2000

DECEMBER \_\_\_\_, 2000

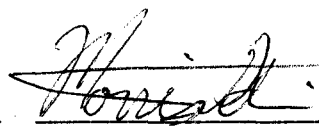
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Morris Potvin



SIGNATURE

NOVEMBER 29, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Kerr Braithwaite

Kerr Braithwaite

SIGNATURE

NOVEMBER 29, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Ryan Lutz

Ryan Lutz

SIGNATURE

NOVEMBER 30, 2000

DECEMBER \_\_\_\_, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

DOLORES BELLAMY

Dolores Bellamy  
Signature

November 20, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Kevin Lovell

Kevin Lovell  
Signature

November 20, 2000.



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

- Jenette Carlin

J Carlin  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 4, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

/

SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER \_\_\_\_, 2000

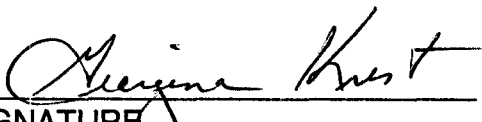
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

GEORGINA KREST

  
SIGNATURE

NOVEMBER \_\_\_\_, 2000

DECEMBER 13, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

\_\_\_\_\_  
NOVEMBER \_\_\_\_, 2000

\_\_\_\_\_  
SIGNATURE  
DECEMBER \_\_\_\_, 2000

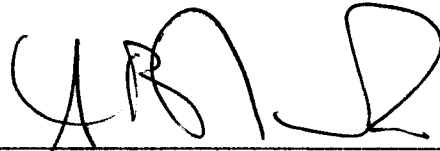
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

ANDREA BLACK.



SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER 3, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

\_\_\_\_\_  
NOVEMBER \_\_, 2000

\_\_\_\_\_  
SIGNATURE  
DECEMBER \_\_, 2000


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Rick Butler

  
Signature

November 18, 2000.

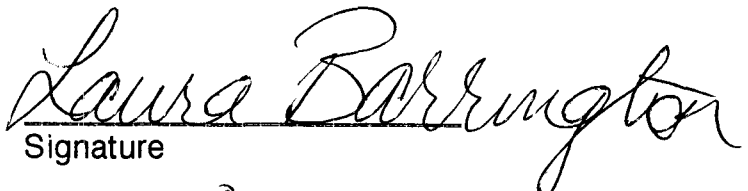
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Laura Barrington

  
Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Dallas Ion

  
Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

JENNA Ziegler

  
Signature

November 18 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Arnthu Dermeyer

  
Signature

November 18, 2000.

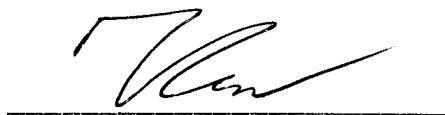
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Tim PINSANT

  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

D. T. Asent

[Signature]  
Signature

November \_\_\_\_, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Marta Klippel

[Signature]  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Dallas Bateman

Dallas Bateman  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Mike Schiffer

Mike Schiffer  
Signature

November 19, 2000.



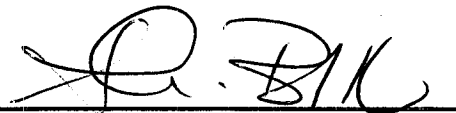
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

SHERRI BLACK

  
Signature

November 19, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

James Cawsey

  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

Casey Wilson

Casey Wilson  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

LORNA GURNETT

Lorna Gurnett  
Signature

November 19, 2000.

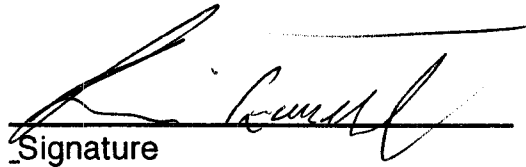
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

KEVIN GURNETT

  
Signature

November 19, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

J. Lesawko

  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

M. J. Hahlebecke

Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME

L. LANKS

Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME

Sheldon Koglik

Sheldon Koglik  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

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PRINT NAME

SHANE MARLOW

Shane Marlow  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

Elisha Poirier

Elisha Poirier  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME

Corey Brown

Corey Brown  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

HEATHER YEOMAN

Heather Yeoman  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME

Jeremy Reardon

Jeremy Reardon  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Kyle Wardland

  
Signature

November 19, 2000.

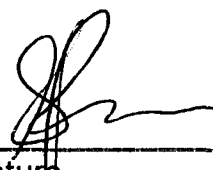
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

SHELDON PIGEON

  
Signature

November 19, 2000.



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Bernice Lantz

Bernice Lantz  
Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

LORI Lantz

Lantz  
Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Jim Weir

Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Brad Johnston

Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Trevor MacLaughlin

Trevor MacLaughlin  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

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Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Rohit Ram

Rohit Ram  
Signature

November 19, 2000.

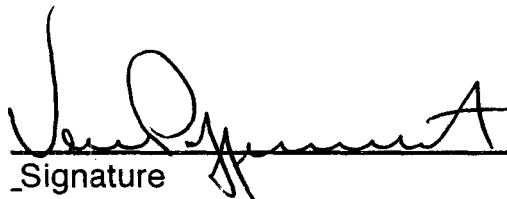
TO: The Mayor & City Council,  
City of Red Deer, AB.

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STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME

VERN POFFENROTH

  
Signature

November 18, 2000.

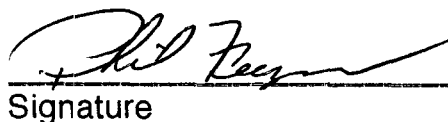
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

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distance or would save us a special trip downtown.

PRINT NAME

PHIL FERGUSON

  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

John Cairns

John Cairns  
Signature

November 19, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

Barry Worobetz

Barry Worobetz  
Signature

November 19, 2000.

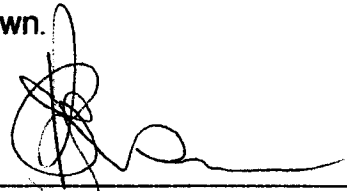
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
of Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Cameron Power

  
SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER 10, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME;

Bill & Joe Waldo

  
SIGNATURE

NOVEMBER \_\_, 2000

DECEMBER 12, 2000

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

\_\_\_\_\_

Signature

November \_\_, 2000.

*Absolutely Not*

*G. Singer*

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

*Michael Dailby*

Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

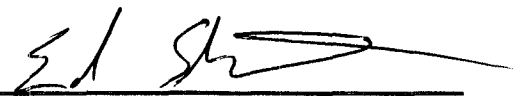
TO: The Mayor & City Council,  
City of Red Deer, AB.

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STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Ed Skinner

  
Signature

November 17, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

Ed Skinner

  
Signature

November \_\_, 2000.



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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PRINT NAME

DONALD LAWMENT

  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

HENRY JACKSON

  
Signature

November 17, 2000.

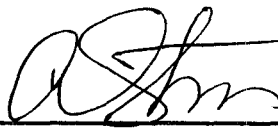
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Annette Strauss

  
\_\_\_\_\_  
Signature

November 16, 2000.

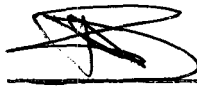
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

BRETT DORF

  
\_\_\_\_\_  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

AMBER COOPER

Amber Cooper  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Paul Tobias

Paul Tobias  
Signature

November \_\_, 2000.

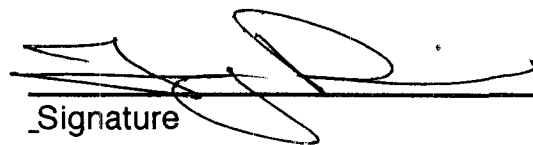
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Tammy Price

  
Signature

November 17, 2000.

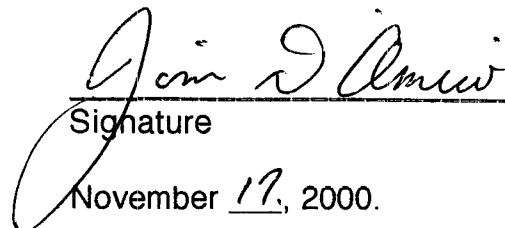
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

JIM D'AMICO

  
Signature

November 17, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Justin Jones

  
Signature

November 17, 2000.

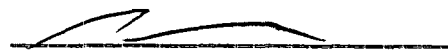
TO: The Mayor & City Council,  
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Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

Jeremy Dixon

  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

WARREN FAUNT

  
Signature

November 17, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

K. Barger

  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Carol Mac Naughton

Carol Mac Naughton  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Randi Wood

Randi Wood  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Ellen Finlay

Ellen Finlay  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

X Jeff Winter

Jeff Winter  
Signature

November \_\_, 2000.



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

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Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Rae Shelle

Raeshelle  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Laura Gus tafson

Laura Gus tafson  
Signature

November 17, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Cody Schaber

  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

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Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Mike Peterson

  
Signature

November 17, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Daphne Paisley

Daphne Paisley  
Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

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distance or would save us a special trip downtown.

PRINT NAME

Crystal Gongaware

Crystal Gongaware  
Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

HENRY SINGER

Henry Singer  
Signature

November 18, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Diane Salive

Diane Salive  
Signature

November 18, 2000.

Submitted To City Council

Date Nov 20, 2000

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

TRACY WALSH

[Signature]  
Signature

November 15, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

Michelle Blagborne

[Signature]  
Signature  
November 15, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

Glen Labuc

[Signature]  
Signature

November 15, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Rod Husty

[Signature]  
Signature

November 15<sup>th</sup>, 2000.

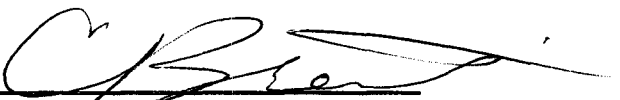
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

CHUCK BRENT

  
Signature

November 15, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

LINDA DESCHNER

  
Signature

November 15, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

BRANNA OBUCINA

  
Signature

November 15, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

 Branna Obucina

  
Signature

November 15, 2000.



TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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We support allowing a neighborhood liquor store in this location. We are customers of  
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distance or would save us a special trip downtown.

PRINT NAME

Lyle Bourgeois

Lyle Bourgeois  
Signature

November 15, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
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We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

Dale Blake

Dale Blake  
Signature

November 15, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

Ken Watson

  
Signature

November 15, 2000.

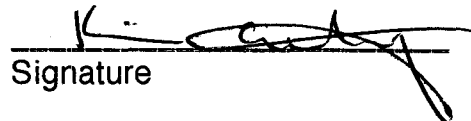
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

Kim Cretney

  
Signature

November 15, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

BRENDA JOHNSON

  
Signature

November 15, 2000.

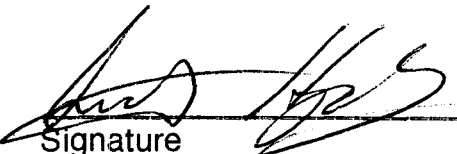
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Lindsey Humphrey

  
Signature

November 16, 2000.

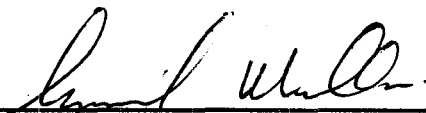
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

CYRIL MULLAN

  
Signature

November 16, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

DORREEN DUFFY

  
Signature

November 16, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

Rose Cobbe

Rose Cobbe  
Signature

November 16, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
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We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

Adam Kelly

Adam Kelly  
Signature

November 16, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

Pam Swales

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Signature

November 16, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of Mac's Store and this would be a great convenience to us as it is within walking distance or would save us a special trip downtown.

PRINT NAME

BARBARA Smart

Barbara Smart  
Signature

November 16, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
distance or would save us a special trip downtown.

PRINT NAME

Graham Fraser

  
Signature

November 16, 2000.

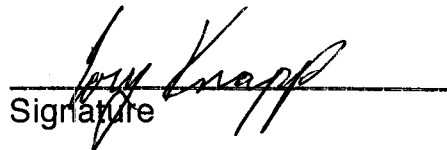
TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
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We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

Cory Knapp

  
Signature

November 16, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

Kim VanTetering

  
Signature

November 17, 2000.

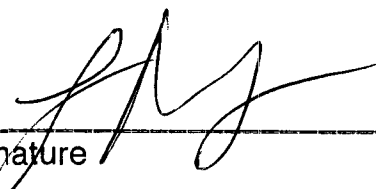
TO: The Mayor & City Council,  
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PRINT NAME

L. Deschamps

  
Signature

November 17, 2000.




TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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PRINT NAME

DAVID DESCHNER

  
\_\_\_\_\_  
Signature

November 13, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
AT 3805 ROSS ST.

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Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

  
\_\_\_\_\_

  
\_\_\_\_\_  
Signature

November 14, 2000.

10. The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

Carl Fraser

[Signature]  
Signature

November 14, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
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Mac's Store and this would be a great convenience to us as it is within walking  
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PRINT NAME

STEPHEN METHERINGHAM.

[Signature]  
Signature

November 14, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

Angela Osipow

Angela Osipow  
Signature

November 14, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

Patrick O'Connor

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Signature

November 14, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

BRENT MCNALL

Brent McNall  
Signature

November 14, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

MELANIE WILKS

M. Wilks  
Signature

November 14, 2000.


TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
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PRINT NAME

Kevin Lovell

  
Signature

November 14, 2000.


TO: The Mayor & City Council,  
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PROPOSED NEIGHBORHOOD LIQUORE STORE  
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PRINT NAME

K. SPENCER - COOK.

  
Signature

November 14, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

Don Greenlee

Signature  
November 14, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

Art Pormad

Signature

November 14, 2000.

TO: The Mayor & City Council,  
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PRINT NAME

STEPHEN METIVIER

  
\_\_\_\_\_  
Signature

November 15, 2000.

TO: The Mayor & City Council,  
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\_\_\_\_\_

\_\_\_\_\_  
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TO: The Mayor & City Council,  
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PRINT NAME

Darcy J Cobbe

  
Signature

November 15, 2000.

TO: The Mayor & City Council,  
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PRINT NAME



  
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November 15, 2000.



TO: The Mayor & City Council,  
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PRINT NAME

WAYNE PHAMONSON

  
\_\_\_\_\_  
Signature

November 15, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

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PRINT NAME

\_\_\_\_\_

\_\_\_\_\_  
Signature

November \_\_\_\_, 2000.

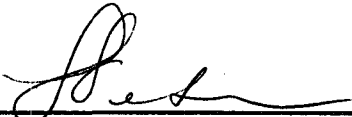
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PRINT NAME

Lois Peterson

  
Signature

November 20, 2000.

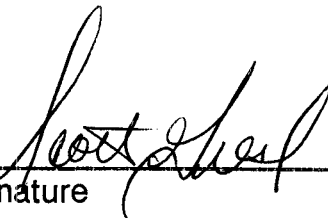
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PRINT NAME

Scott GRESL

  
Signature

November 20, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUOR  
STORE AT 3805 ROSS ST.

We support allowing a neighborhood liquor store in this location. We are customers of  
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PRINT NAME

Wendy Hocken

Wendy Hocken  
Signature

November 20, 2000.

TO: The Mayor & City Council,  
City of Red Deer, AB.

PROPOSED NEIGHBORHOOD LIQUORE STORE  
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PRINT NAME

\_\_\_\_\_

\_\_\_\_\_  
Signature

November \_\_\_\_, 2000.

# PARKING RESEARCH

## SPOT CHECK ON LIQUOR STORES CUSTOMER CARS

1997

DATE OCT. 14, TUESDAY

TIME  $\pm$  10 min.

	Location #1	Location #2	Location #3	Location #4
1 PM	1	0	2	0
2 PM	2	1	0	1
3 PM	0	1	3	0
DATE OCT. 15 WED.				
1:30 PM	2	0	1	1
2:30 PM	3	1	2	0
3:30 PM	2	1	3	1
DATE OCT. 16 THURS.				
12:30 PM	2	1	0	1
1:30 PM	0	0	2	1
2:30 PM	3	1	2	0
DATE OCT 17 FRI.				
4 PM	3	3	5	2
5 PM	6	1	4	0
6 PM	2	3	6	2
7 PM	3	3	4	1
8 PM	3	3	2	3
9 PM	0	4	2	2
10 PM	0	0	4	0
DATE OCT. 18 SAT.				
4:30 PM	3	4	4	1
5:30	6	1	6	1
6:30	2	1	6	1
7:30	1	4	3	1
8:30	2	3	2	1

The research shows that during afternoon hours to 3:30 0 to 3 cars was the average range. After 4 PM on Friday and Saturday the range was 0 to 6 cars.

Locations #1, 2 and 3 were large liquor stores on the South Hill, 4000 sq. ft. or more. Location #4 was much smaller and about 1/3rd the size, now known as "49 Ave. Liquor Store" and within walking distance of local residents.



DATE:

**OCTOBER 19, 2001**

TO:

- ☒ DIRECTOR OF COMMUNITY SERVICES
- ☐ DIRECTOR OF CORPORATE SERVICES
- ☒ DIRECTOR OF DEVELOPMENT SERVICES
- ☐ CITY ASSESSOR
- ☐ E. L. & P. MANAGER
- ☐ ENGINEERING DEPARTMENT MANAGER
- ☐ FIRE CHIEF/MANAGER EMERGENCY SERVICES
- ☐ INFORMATION TECHNOLOGY SERVICES MANAGER
- ☒ INSPECTIONS AND LICENSING MANAGER
- ☐ LAND AND ECONOMIC DEVELOPMENT MANAGER
- ☐ PERSONNEL MANAGER
- ☐ PUBLIC WORKS MANAGER
- ☐ R.C.M.P. INSPECTOR
- ☐ RECREATION, PARKS & CULTURE MANAGER
- ☐ SOCIAL PLANNING MANAGER
- ☐ TRANSIT MANAGER
- ☐ TREASURY SERVICES MANAGER
- ☒ PRINCIPAL PLANNER
- ☐ CITY SOLICITOR
- ☐ \_\_\_\_\_

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

FROM:

**CITY CLERK**

RE:

**R & M HOLDINGS - APPLICATION FOR ZONING EXCEPTION  
IN C3 ZONE AT 3805 – ROSS STREET**

Please submit comments on the attached to this office by **MONDAY, OCTOBER 29, 2001**  
for the Council Agenda of **MONDAY, NOVEMBER 5, 2001.**

Kelly Kloss  
City Clerk

☒ **ACKNOWLEDGE**

R & M

R & M Holdings  
8 - 5202 Farrell Ave.  
Red Deer, AB. T4N 7B5.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Phone or Fax  
403-346-3826  
email: arpmmp@telusplanet.net

October 17. 2001

Mr. Kelly Kloss,  
City Clerk,  
City of Red Deer

Dear Mr. Kloss:

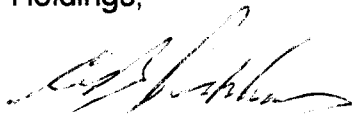
Enclosed is our application for an exception to the C3 zoning by-law that we discussed. It would be greatly appreciated if this application could be put on the Council agenda for November 5, 2001.

Our reason for this is that, if successful at the initial hearing, we would like the following steps to take place before year end.

Thanks to you and your staff for the efficient service in providing the copies of previous material filed.

Yours truly,

R & M Holdings,



A. Roy Porkka.

P.S. We would like to appear &  
speak when Council considers  
this matter.



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

Office of the City Clerk

**FILE**

October 19, 2001

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Mr. A. Roy Porkka  
R & M Holdings  
8, 5202 Farrell Avenue  
Red Deer, AB T4N 7B5

Dear Mr. Porkka

I am in receipt of your letter dated October 17, 2001 re: Application for Zoning Exception in C3 Zone at 3805 Ross Street. Your letter will be placed on the Red Deer City Council Agenda of **Monday, November 5, 2001**.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on **Friday, November 2, 2001**.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on **Friday, November 2, 2001** and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Your letter will be presented to an open meeting of Council and will be available to the public and media. As well, Council Meetings are open to the general public and are televised on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk



## ***Council Decision – Monday November 5, 2001***

DATE: November 6, 2001  
TO: Paul Meyette, Parkland Community Planning Services  
FROM: City Clerk  
RE: R & M Holdings - Zoning Exception in C3 District  
3805 – Ross Street

---

**FILE**

### ***Reference Report:***

Community Services Director , dated October 29, 2001 and Parkland Community Planning Services & Inspections & Licensing Manager, dated October 29, 2001

### ***Resolutions:***

The following resolution was introduced but tabled to the November 19, 2001 Council Meeting.

***Resolved*** that Council of the City of Red Deer having considered the correspondence from R & M Holdings re: Application for Zoning Exception to locate a liquor store in a C3 Zone at 3805 Ross Street agrees that the Administration be directed to prepare a Land Use Bylaw Amendment that provides a liquor store use as discretionary under the C3 zoning applying only to 3805 – 50 Street (Block 27-40, Plan 5555AF).

Council then passed the following resolution:

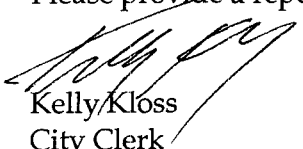
***Resolved*** that Council of the City of Red Deer hereby agrees to table consideration of the resolution regarding a request to allow a liquor store use at 3805 – Ross Street to the November 19, 2001 Council meeting to allow for additional information including:

- a) History of zoning of 3805 – Ross Street.
- b) History of zoning of other commercial sites in the vicinity.
- c) Review of other possible existing zoning designations for this site.
- d) Adding liquor store use to the C3 classification.

***Report Back to Council:*** Yes – for the November 19, 2001 Council Meeting

### ***Comments/Further Action:***

Please provide a report to this office by 8:30 A.M. on Tuesday, November 13, 2001.

  
Kelly Kloss  
City Clerk  
/chk

- c Community Services Director  
Inspections & Licensing Manager



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

Office of the City Clerk

**FILE**

November 6, 2001

Mr. R. Porkka  
R & M Holdings  
8, 5202 Farrell Avenue  
Red Deer, AB T4N 7B5

Dear Roy:

Re: **R & M Holdings - Zoning Exception in C3 District**  
**3805 - Ross Street: Liquor Store Use**

At the City of Red Deer's Council meeting held Monday, November 5, 2001, consideration was given to your report concerning the above topic. At this meeting, the following resolution was introduced and was tabled to the November 19, 2001 Council meeting in order to allow for the Administration to provide additional information.

*Resolved* that Council of the City of Red Deer having considered the correspondence from R & M Holdings re: Application for Zoning Exception to locate a liquor store in a C3 Zone at 3805 Ross Street agrees that the Administration be directed to prepare a Land Use Bylaw Amendment that provides a liquor store use as discretionary under the C3 zoning applying only to 3805 - 50 Street (Block 27-40, Plan 5555AF).

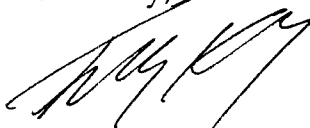
*Resolved* that Council of the City of Red Deer hereby agrees to table consideration of the resolution regarding a request to allow a liquor store use at 3805 - Ross Street to the November 19, 2001 Council meeting to allow for additional information including:

- a) History of zoning of 3805 - Ross Street.
- b) History of zoning of other commercial sites in the vicinity.
- c) Review of other possible existing zoning designations for this site.
- d) Adding liquor store use to the C3 classification.

Mr. R. Porkka  
November 6, 2001  
Page 2

Please contact my office on Thursday, November 15, 2001 for the timing of this item on the agenda.

Sincerely,

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

Kelly Kloss  
City Clerk

KK/chk

c      Community Services Director  
         Parkland Community Planning Services  
         Inspections & Licensing Manager

**BYLAW NO. 3156/MM-2001**

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

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

- 1 "Figure 1" in "Schedule A" of the Land Use Bylaw is hereby deleted and replaced with revised "Figure 1" attached hereto and forming part of the Bylaw.
- 2 Section 37 Setbacks from Streets is hereby deleted in its entirety and replaced with the following:

37 Setbacks from Streets

- (1) The minimum front and side yard setbacks of sites abutting the streets illustrated with a solid heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. This additional setback area is necessary for future traffic demands. Notwithstanding Section 13(3) this setback shall not be relaxed.
- (2) The minimum front and side yard setbacks of sites abutting the streets illustrated with a dashed heavy line on Figure 1 in Schedule A, shall be increased by an additional building setback of 2.13m to be added to each side of the original 20.12m wide street right of way. As this setback is intended for pedestrian and/or other planning enhancements, the Development Authority, in its discretion, may relax this requirement in accordance with Section 99 (5) of the Land Use Bylaw.
- (3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting the following streets shall be as illustrated on the attached figures:
  - 55 Street (Gaetz Avenue to 42 A Avenue) – See Figures 2A, 2B, & 2C.
  - Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) – See Figures 3A, 3B, & 3C.
  - 40 Avenue (44 Street to 52 Street) – See Figures 4A, & 4B.
  - 45 Street ( Taylor Drive to 51 Avenue) – See Figure 5
- (4) Subsections 37(1) and 37(2) shall not apply to: a) a lot in respect of which the owner has transferred title to The City of the land that would otherwise be required as additional setback; b) a lot where the setback or any portion of it is occupied by a building, and the owner has also entered into a License to Occupy Agreement with The City.

- (5) The minimum front and side yard setbacks shown in Figure 1 in Schedule A, do not apply to the following types of buildings where the development has been approved by the Development Authority and which meet the design guidelines set out in Section 99(5) of this Land Use Bylaw:
  - (a) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw;
  - (b) New construction for which the Development Authority has granted approval as a historical "echo" or "replica" building; or,
  - (c) Any building located within the Red Deer Main Street Programme boundary.
- (6) The minimum front and side yard setbacks for sites on streets with the area marked by the dashed heavy line on Figure 1 in Schedule A, may be reduced or eliminated by the Development Authority, if the Development Authority determines, based on the merit of each individual development, that encroachment into the setback area is identified for pedestrian enhancements that meet the following criteria:
  - (a) Development within the setback area is non-structural.
  - (b) Space for pedestrian amenities such as walkways, sidewalks, bicycle routes, green spaces and landscaping, urban sculptures and benches or other street furniture.
  - (c) Development with special design elements featuring unique building entrances and/or facades, non-structural columns, canopies, porches and balconies, special lighting, or street oriented signage.
  - (d) Development that takes into account the unique character of an area or any applicable individual neighbourhood design guidelines.
  - (e) Development that creates a visually interesting and compatible relationship with the street and adjoining buildings, and provides a continuous pedestrian streetscape or pedestrian/public amenity such as an outdoor café, courtyard or garden.

3 Section 99 Site Development within the C1 Commercial (City Centre) District is hereby amended by adding the following subsections:

- (5) Any historic building identified in Sections 217 to 221 of the Land Use Bylaw, any new construction wishing to be considered an historical "echo" or "replica" building, or any building located within the Red Deer Main Street Programme boundary, where setbacks are required along those streets shown in the dashed heavy line on Figure 1 in Schedule A, shall be subject to the following design

guidelines in order to maintain consistency with the downtown's historical character as envisioned in the Greater Downtown Action Plan.

- (a) Development must respect the historical characteristics of the downtown as well as the scale of the historical core areas. New building facades need not directly imitate details from earlier buildings but should be appropriate in scale, appearance, design, colour, and materials.
- (b) In developments where demolition and reconstruction are proposed, the following elements are strongly encouraged in all new construction to maintain a pedestrian scale and to maintain visual continuity of the streetscape:
  - i. Display windows at ground level which are as large as practical and situated about 0.45 to 0.76 metres (1.5 to 2.5 feet ) above the sidewalk
  - ii. Storefront bulkhead panels below the display windows (also known as below display window kickplates)
  - iii. Recessed entrance ways on the buildings, occurring at approximately every 7.5 to 9.2 metres (25 to 30 feet) or in lieu of entrance ways significant horizontal visual elements which maintain the visual pattern of traditional 25 to 30 foot wide storefronts
  - iv. Design of the upper level stories should reflect the pattern, scale, design, window placement along the street
  - v. New construction should be of a height that is consistent with neighbouring buildings, however roof line variations are acceptable.
- (c) In developments involving alterations, modifications, or additions on an existing heritage building:
  - i. Where the building has a unique detail or special feature or finish (e.g. cornice, parapet, arches, piers) every effort is to be made to preserve and retain the original detail, feature, or finish.
  - ii. Developments must attempt to minimize the visual impact of the introduction of any mechanical or electrical or other service infrastructure.
  - iii. New additions, exterior alterations or related new construction must not destroy materials that characterize the property. The new work shall be differentiated from the old but must be compatible with the massing, size, scale, features, and historical integrity of the property and the surrounding streetscape.
- (d) All developments should create a visually interesting and compatible relationship with the street and adjoining buildings, and provide a

continuous pedestrian streetscape.

- (e) A development proposal showing detailed renderings of the proposed construction including: new building design or existing building and location of the proposed alterations or additions, size, type, and quality of the proposed building materials, elevations of all affected facades, site plans, colours, and detailing must be provided to the Development Authority.
- (f) If the site contains, or is adjacent to a site that contains a Historical Preservation Building or a Historic Significance Building as listed in the Land Use Bylaw, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Historical Preservation Committee for comment.
- (g) If the site falls within, or is adjacent to a site within the boundary of the Main Street Program, the Development Authority shall, as part of their normal circulation process, refer the development proposal to the Main Street Local Advisory Board for comment.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of September, A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this            day of           , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this            day of           , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this            day of           , A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Item No. 2

**BYLAW NO. 3156/00-2001**

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

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

- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of ~~September~~ A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

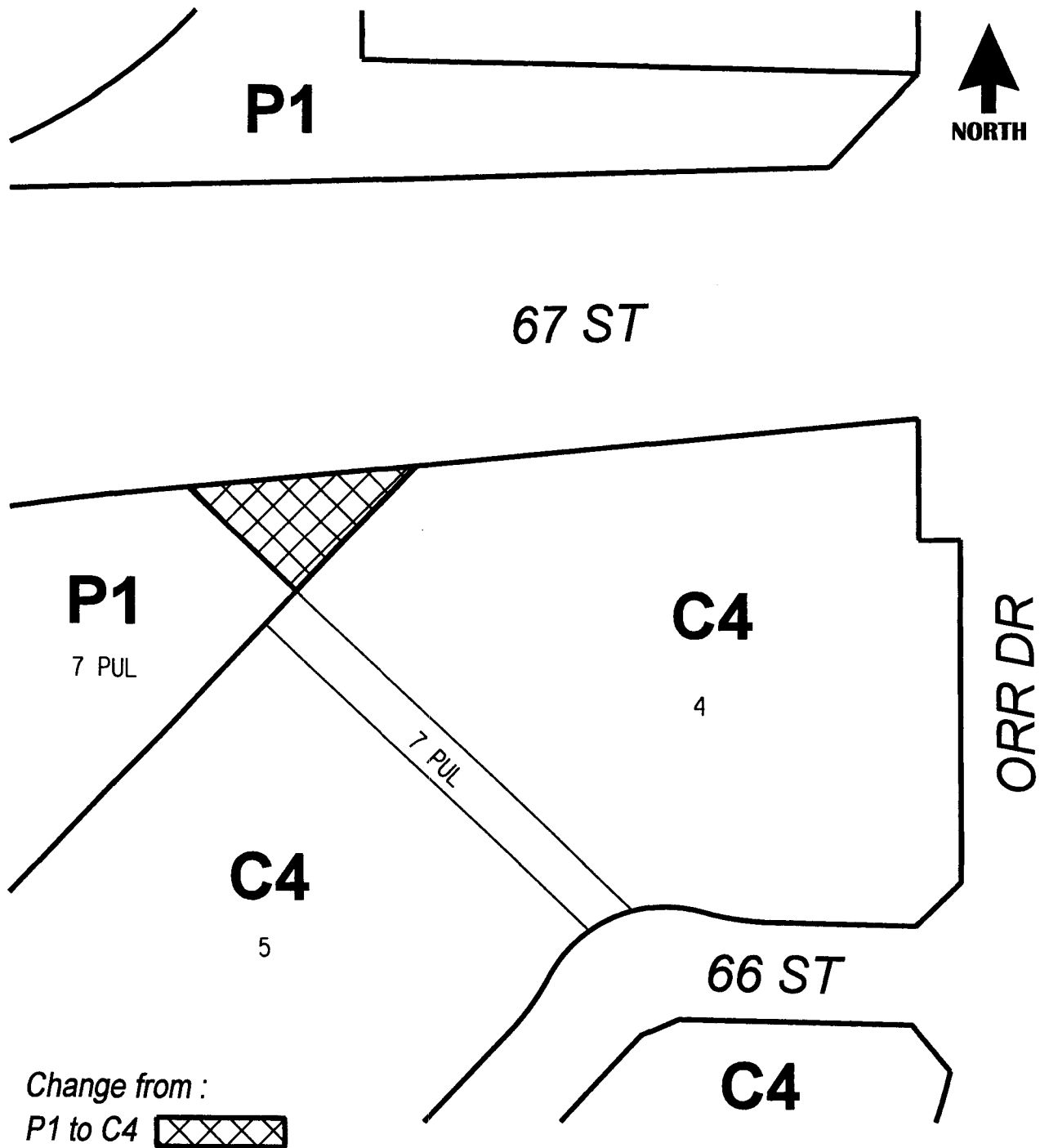
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MAYOR

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CITY CLERK



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

MAP No. 32 / 2001

BYLAW No. 3156 / OO - 2001

**BYLAW NO. 3156/PP-2001**

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

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

- 1 The "Use District Map F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of October A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

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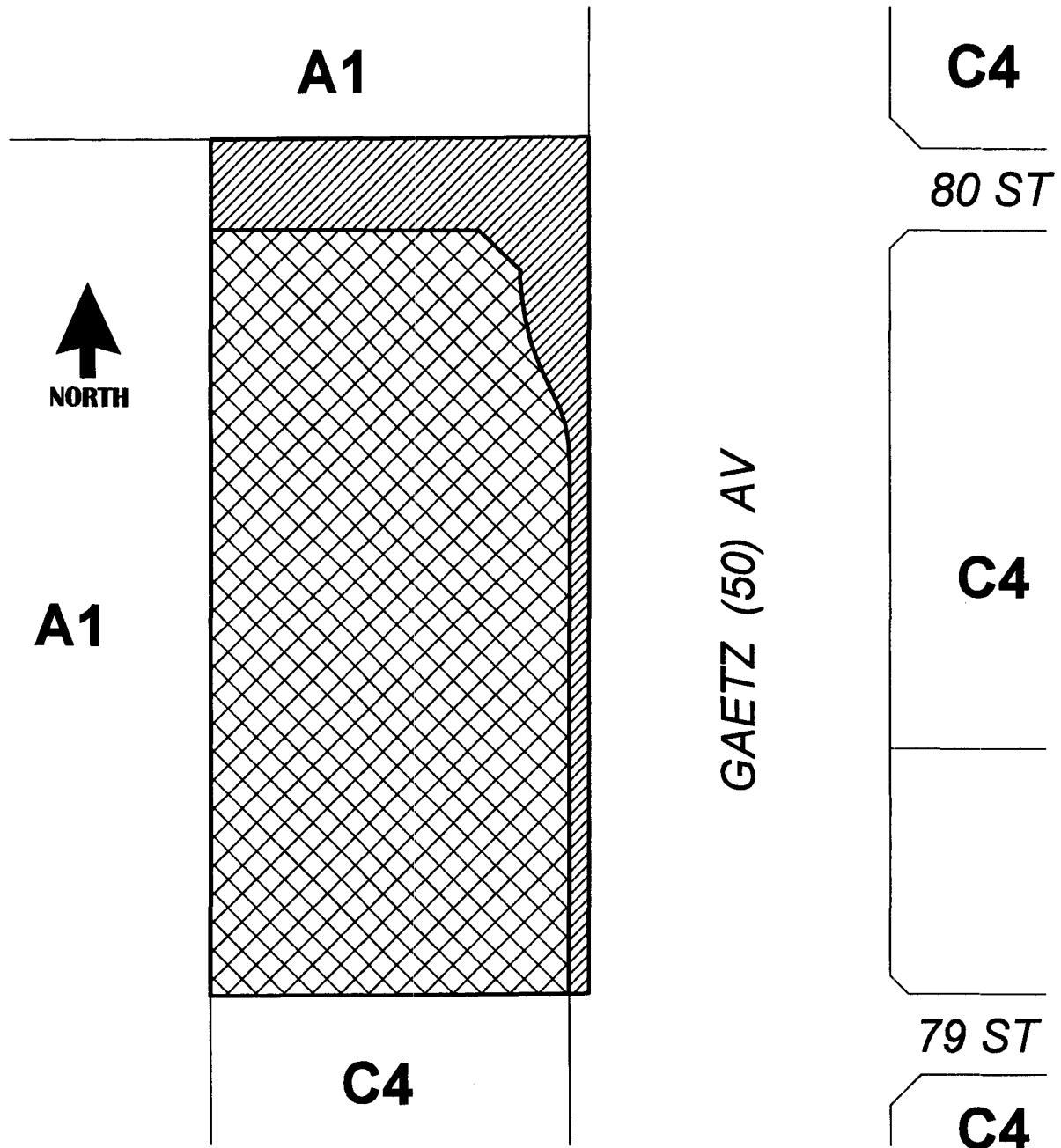
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

C4 - Commercial (Major Arterial)

Change from :

A1 to C4 

A1 to Road 

MAP No. 33 / 2001  
BYLAW No. 3156 / PP - 2001

Item No. 4

**BYLAW NO. 3156/QQ-2001**

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 34 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      , A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      , A.D. 2001.

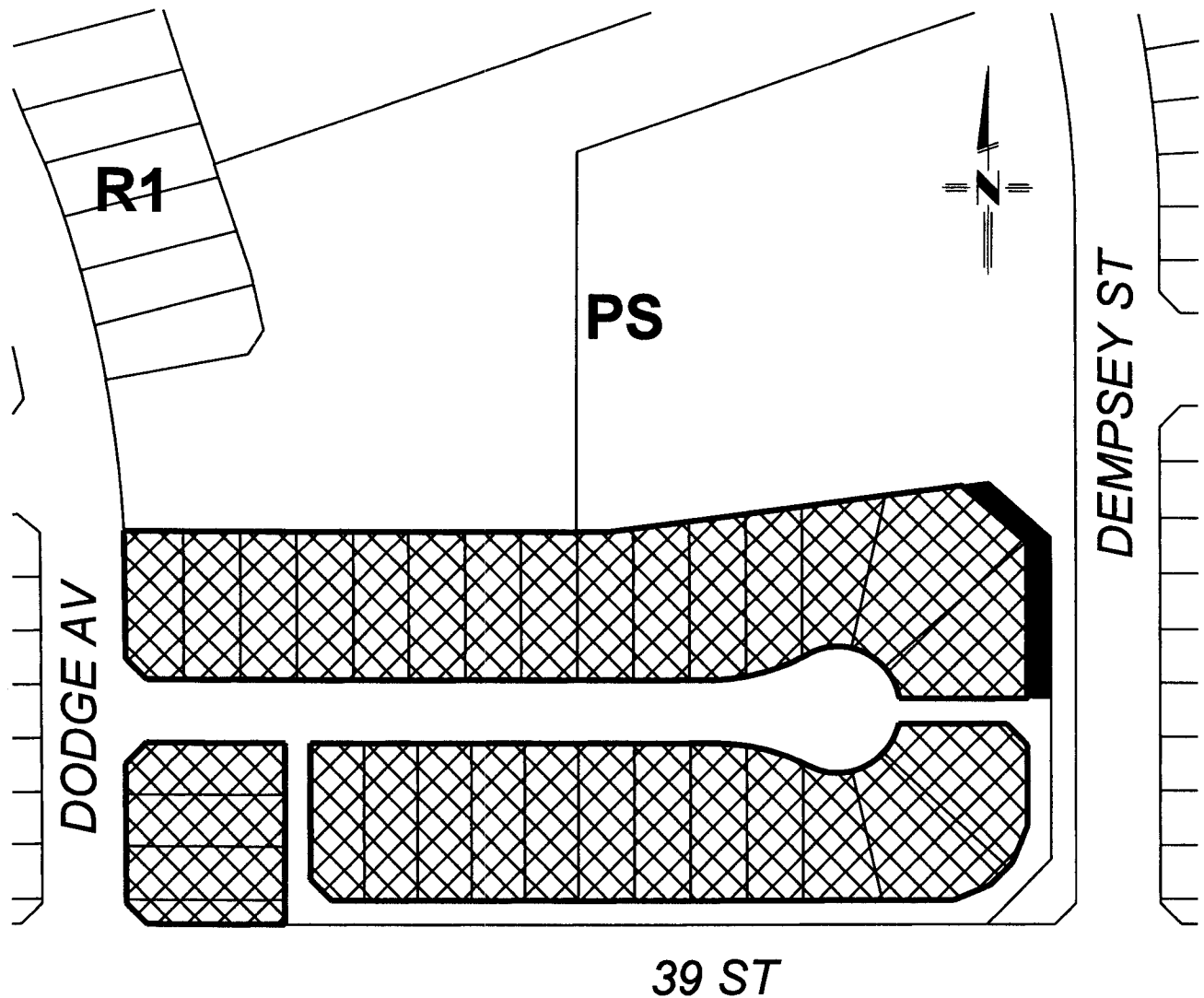
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      , A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**DOWLER ST**

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

PS - Public Service (Institutional  
or Governmental)

### Change from :

A1 to R1



A1 to PS



MAP No. 34 / 2001

BYLAW No. 3156 / QQ - 2001

**BYLAW NO. 3156/RR-2001**

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

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

1. The "Land Use District Map G7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 35/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      AD 2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      AD 2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      AD 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      AD 2001.

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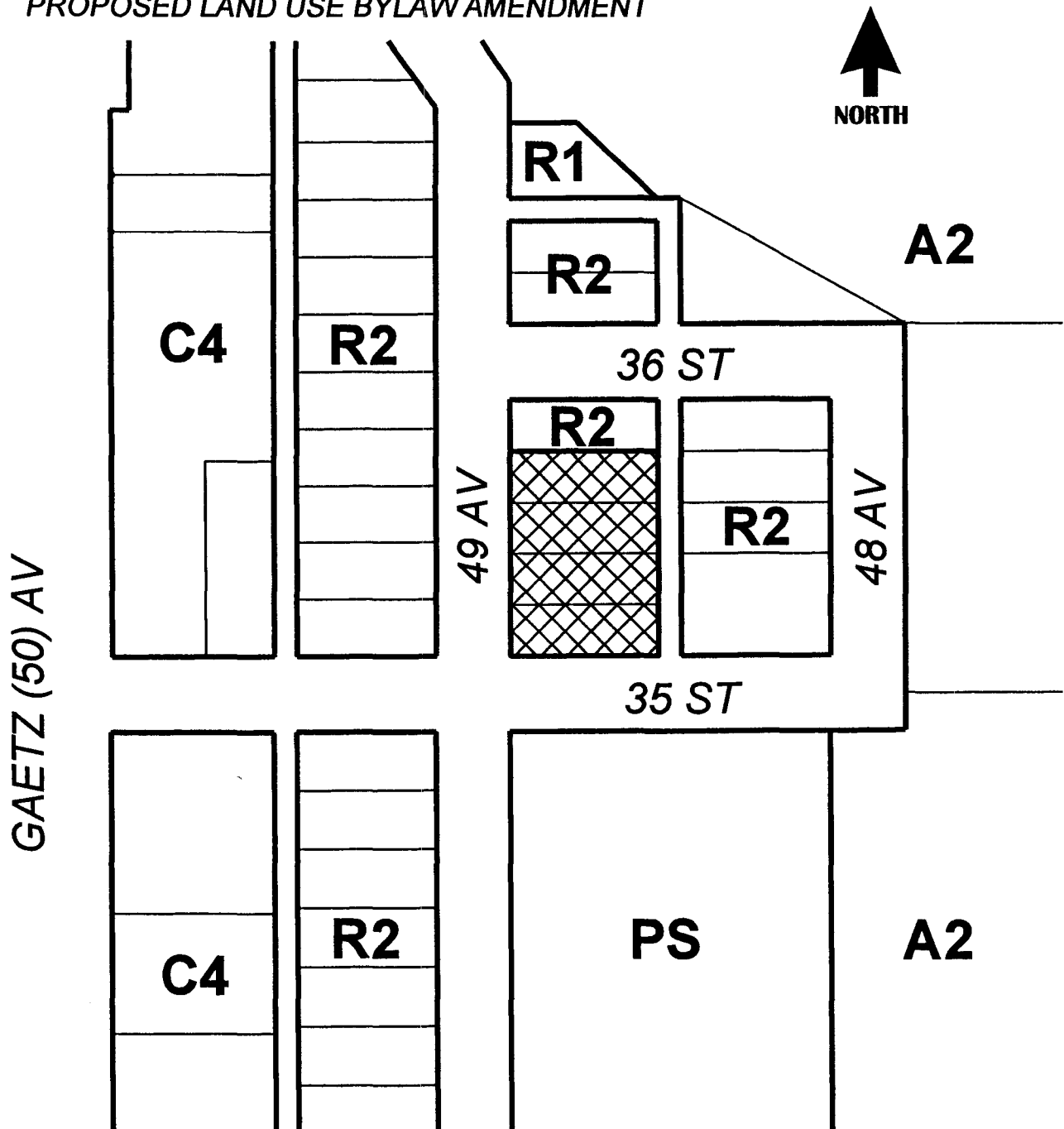
**MAYOR**

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**CITY CLERK**

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

R3 - Residential (Multiple Family)

Change from :

R2 to R3 

MAP No. 35 / 2001

BYLAW No. 3156 / RR - 2001

**BYLAW NO. 3156/SS-2001**

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

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

- 1 The "Land Use District Map "K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 36/2001 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2001.

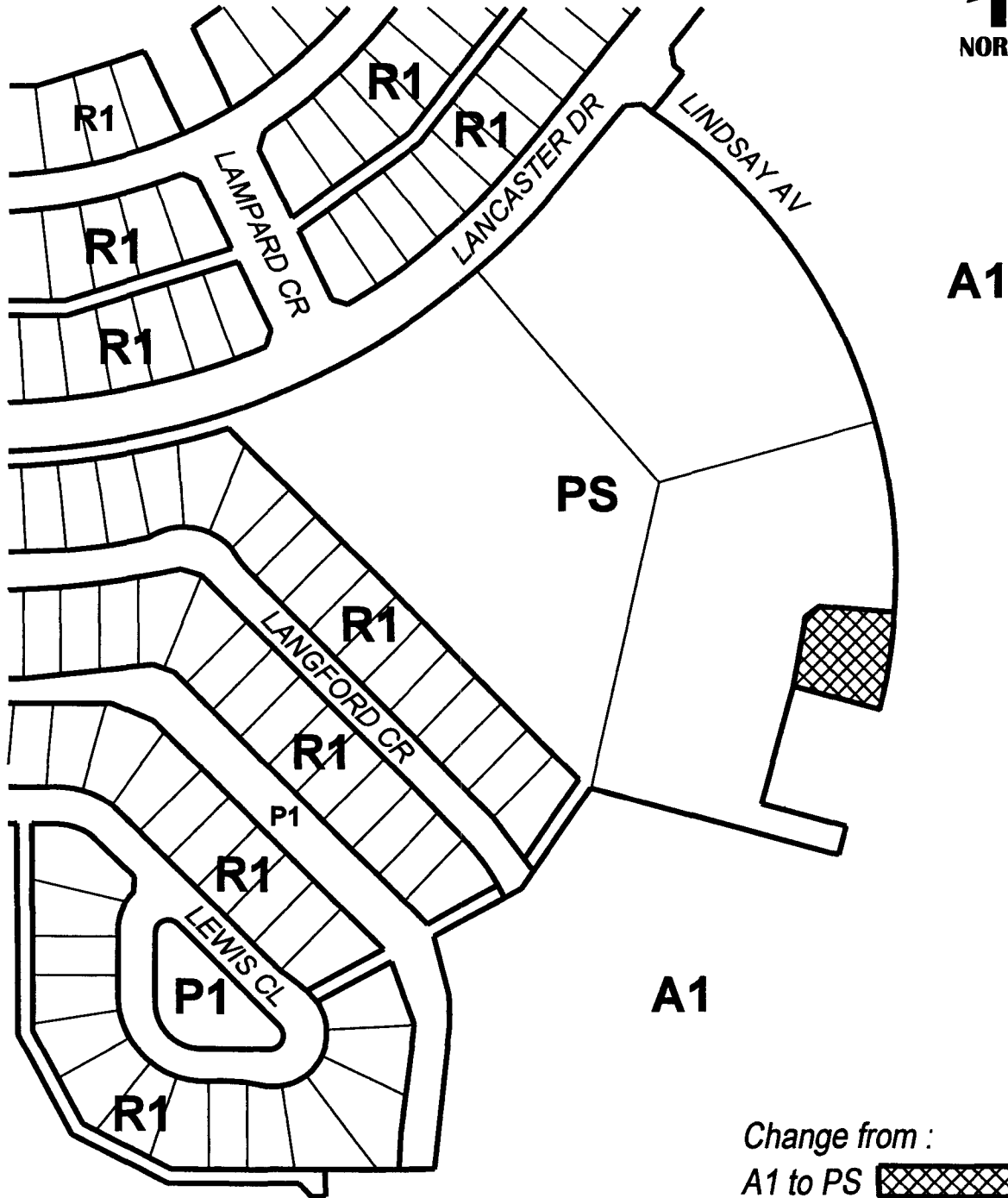
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MAYOR

\_\_\_\_\_  
CITY CLERK



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to PS 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

PS - Public Service (Institutional  
or Governmental)

MAP No. 36 / 2001

BYLAW No. 3156 / SS - 2001

**BYLAW NO. 3217/D-2001**

Being a bylaw of The City of Red Deer to amend Bylaw 3217, the bylaw adopting the Oriole Park West Neighbourhood Area Structure Plan.

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

That Bylaw No. 3217 is hereby amended:

1. By deleting Figures 1, 2, 3, 4, 5, 6, 7, and 8 and replacing them with the attached amended Figures 1, 2, 3, 4, 5, 6, 7, and 8.
2. By amending the cover page of the Oriole Park West Neighbourhood Area Structure Plan to include:
 

“the Application by Will Inns to Amend Neighbourhood Area Structure Plan (Expansion of C4 Commercial) September 2001”
3. By deleting, on page 3 of the Oriole Park West Neighbourhood Area Structure Plan, “Table 1 Summary of Current Ownership & Land Use Breakdown (in hectares)” the figure 9.15 hectares of Commercial property under Reid Worldwide Corporation North and replacing it with 9.21 hectares. And by deleting 9.15 hectares commercial property in total and replacing it with 9.21 hectares in total. And by deleting 2.76 hectares of PUL's under Reid Worldwide Corporation North and replacing it with 2.70 hectares. And by deleting 7.19 hectares in total under PUL's and replacing it with 7.13 hectares in total. And by deleting the reference to Social Services as a land use and replacing it with Social Care Facility.
4. By deleting, on page 4, the reference to 2.03 hectare (5.07 acre) and replacing it with 1.967 hectare (4.86 acre).

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of Sept. A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



## Development Concept

**Figure 3**

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# **ORIOLE PARK WEST**

## **NEIGHBOURHOOD AREA STRUCTURE PLAN**

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Original Outline Plan  
Approved by City Council  
October 20, 1997

Amended Outline Plan  
(Creation of multiple family site – Avalon Homes)  
Approved by City Council  
June 1, 1998

Adopted as an Area Structure Plan  
By City Council, December 7, 1998

Application by Stantec Consulting Ltd. on behalf of Reid Worldwide Corporation  
to Amend Neighbourhood Area Structure Plan  
(Introduction of R1N lots and a Semi-detached Condominium Development)  
Adopted by City Council  
August 28, 2000

Application by Will Inns to Amend Neighbourhood Area Structure Plan  
(Expansion of C4 Commercial)

September 2001

## **2. LAND USE**

The land use and development concept proposed for Oriole Park West is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family low density, semi-detached and narrow lots to medium density multiple family. The concept also proposes that a significant portion of the plan area be used for parks and open space as per the Facilities and Open Space Action Plan. The land use breakdown is summarized on Table 1.

**Table 1**

**Summary of Current Ownership & Land Use Breakdown (in hectares)\***

<b>Land Use</b>	<b>Reid Worldwide Corporation North</b>	<b>Reid Worldwide Corporation South</b>	<b>Conwood Construction Ltd.</b>	<b>City South</b>	<b>TOTAL</b>
Commercial	9.21				9.21
Low density		6.26	3.74	11.60	21.60
Semi-detached		5.01		2.75	7.76
Narrow lots		3.21			3.21
Multiple Family		1.27			1.27
Day Care		0.12			0.12
Social Care Facility				0.12	0.12
Circulation **	2.11	5.79	2.14	5.31	15.35
Park (MR) ***		1.57	3.04	8.29	12.90 (16.4%)
PUL's	2.70	1.77	0.05	2.61	7.13
<b>TOTAL</b>	<b>14.02</b>	<b>25.00</b>	<b>8.97</b>	<b>30.68</b>	<b>78.67</b>

\* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

\*\* Circulation includes collectors, local roads, lanes, and emergency access.

\*\*\* Includes a 2.62 ha abandoned historic farmstead located within City south lands.

### **2.1 Commercial Area**

The 14 hectares comprising the north segment of the plan area, north of the east/west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of Orr Drive (68 Avenue) has been subdivided into nine lots, ranging in size from 1.21 hectares

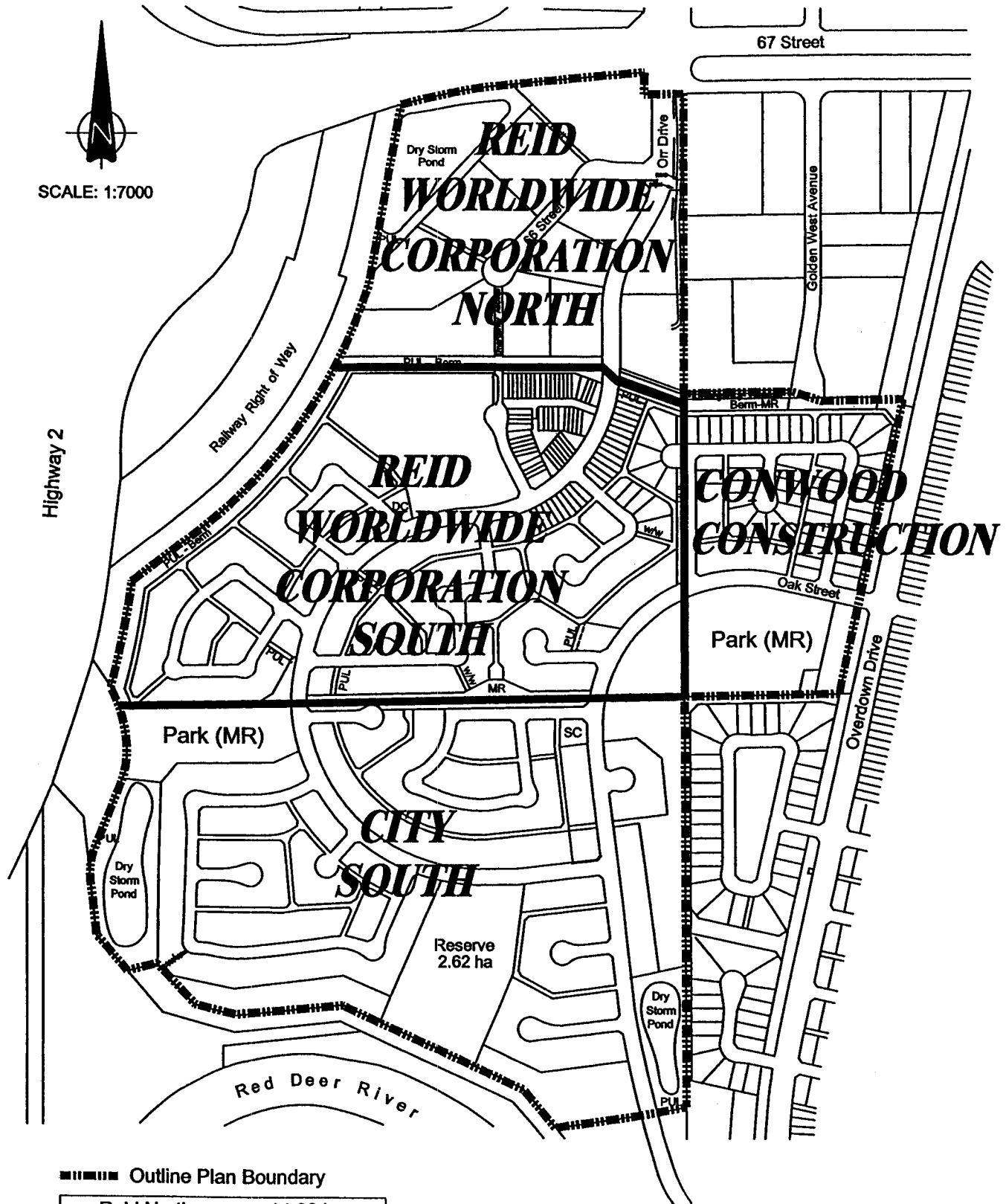
(3.0 acres) to 0.51 hectares (1.51 acres). These lots are zoned C4 Commercial (Major Arterial) District.

A dry storm pond is planned within a 1.967 hectare (4.86 acre) PUL in the north east corner of the subdivided lands. A second PUL extends in an east/west alignment along the entire length of the commercial lands. This 15 metre wide PUL will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the City owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PUL's and Municipal Reserves in the Neighbourhood Area Structure Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

Two commercial lots also are proposed for the lands located east of Orr Drive (68 Avenue), directly across from the subdivided area. The south lot is some 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand, which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood (the original land owner) has expressed a desire to retain these trees, and will register a caveat to that effect at the time of registration of the subdivision instrument. A sample caveat is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

East of Orr Drive (68 Avenue), a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

# Oriole Park West Outline Plan



Outline Plan Boundary

Reid North	14.02 ha
Reid South	25.00 ha
Conwood	8.97 ha
City South	30.68 ha
<b>TOTAL</b>	<b>78.67 ha</b>

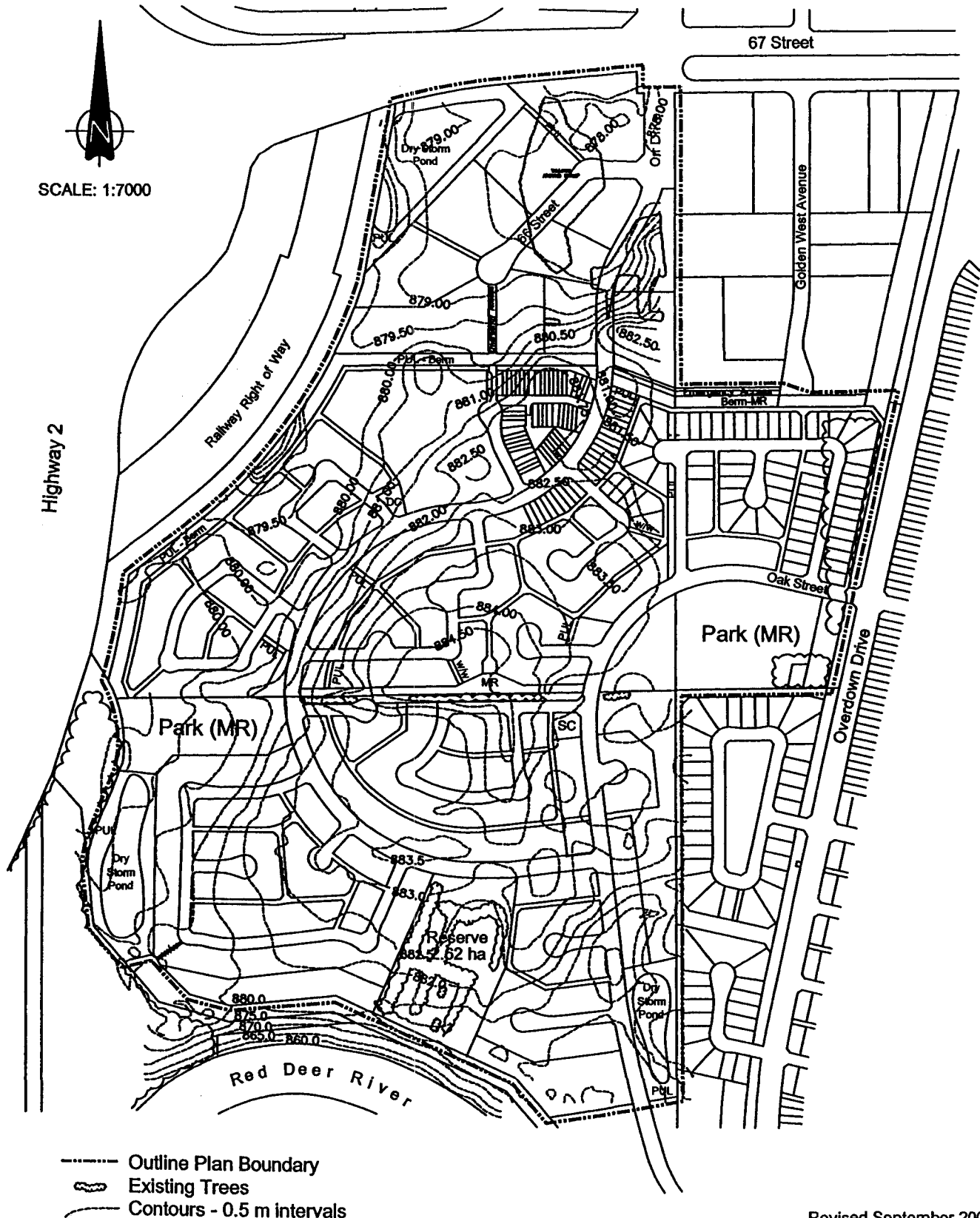
Revised September 2001

## Land Ownership

**Figure 1**

# Oriole Park West Outline Plan

SCALE: 1:7000



Revised September 2001

## Natural Features

**Figure 2**



# Oriole Park West Outline Plan



SCALE: 1:7000

Highway 2

Railway Right of Way

67 Street

Ort Drive

Golden West Avenue

Park (MR)

Park (MR)

Reserve  
2.62 ha

Dry Storm Pond

Red Deer River

- |  |                               |     |                                |
|--|-------------------------------|-----|--------------------------------|
|  | Single Family                 |     | Outline Plan Boundary          |
|  | Single Family (Semi-Detached) |     | Trees to be retained           |
|  | Single Family (Narrow Lot)    | DC  | Day Care Facility              |
|  | Commercial                    | SC  | Social Care Facility           |
|  | Open Space                    |     | Major pedestrian / bike trails |
|  | Medium Density Multi-Family   | w/w | Walkway                        |

Revised September 2001

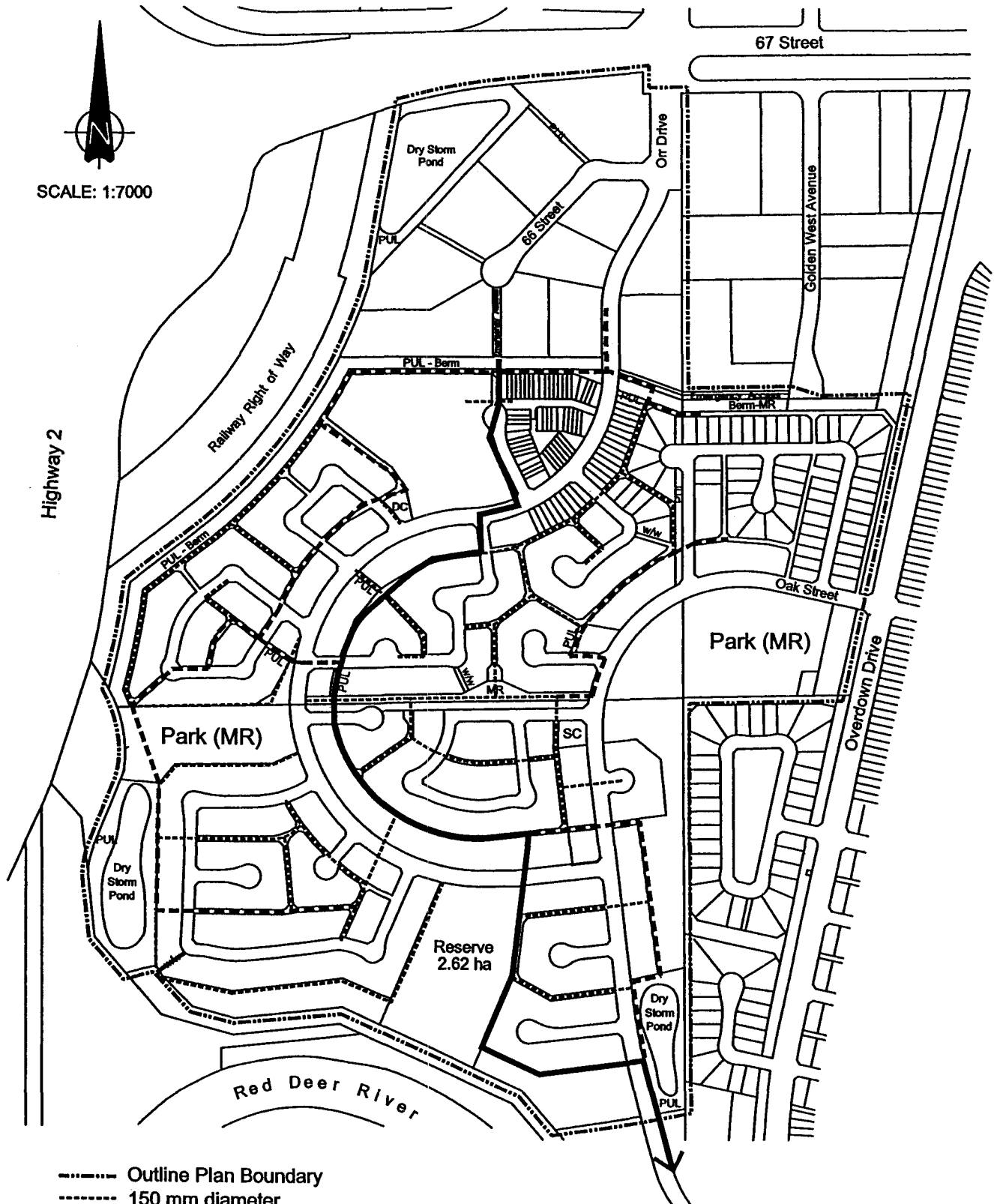
## Development Concept

### Figure 3

# Oriole Park West Outline Plan



SCALE: 1:7000



- Outline Plan Boundary
- 150 mm diameter
- 200 mm diameter
- 300 mm diameter

Revised September 2001

## Water Distribution

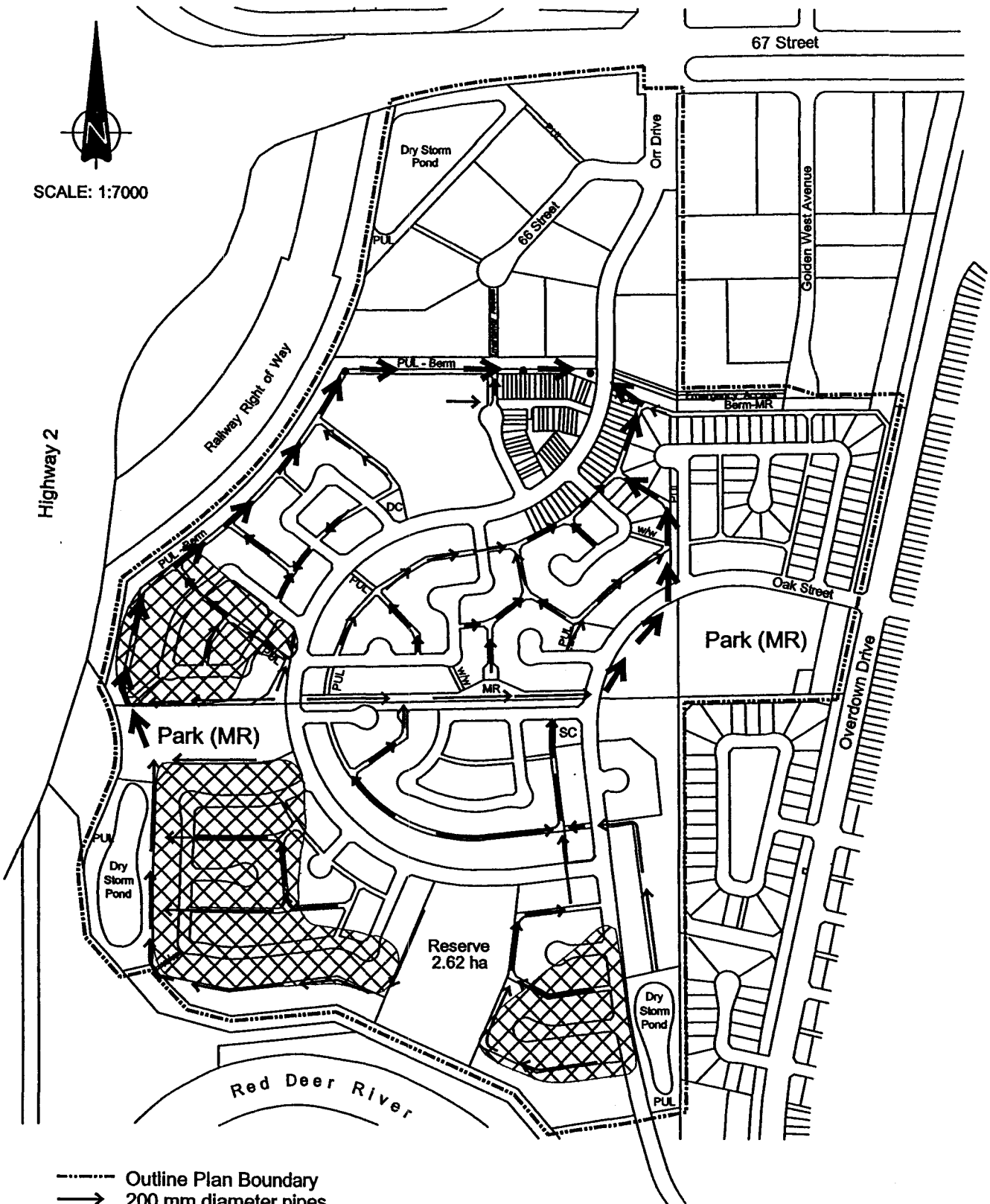
**Figure 4**

# Oriole Park West Outline Plan

SCALE: 1:7000



Highway 2



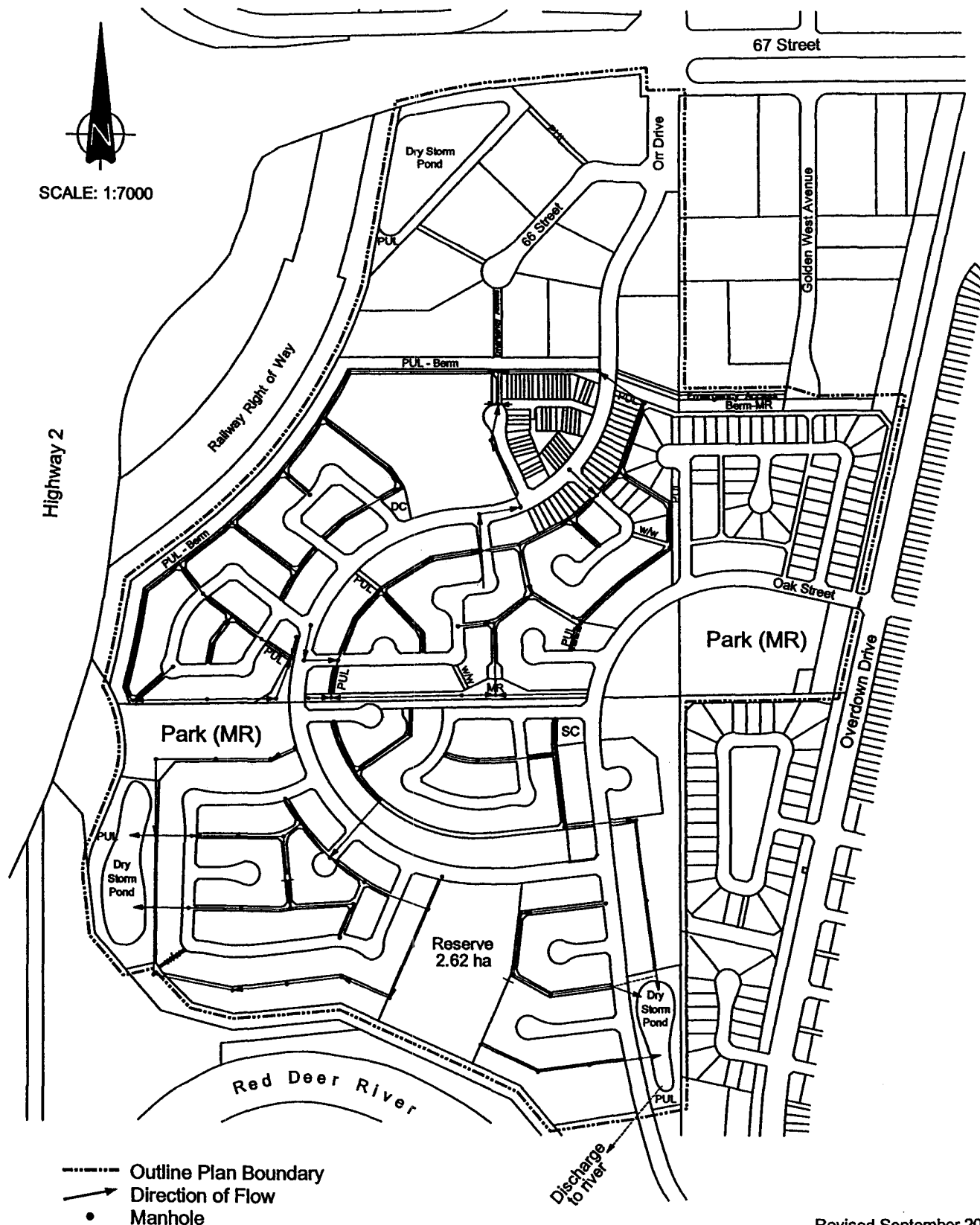
- Outline Plan Boundary
- 200 mm diameter pipes
- 250 mm diameter pipes
- ▨ Fill required for sanitary

Revised September 2001

## Sanitary Servicing

*Figure 5*

# Oriole Park West Outline Plan

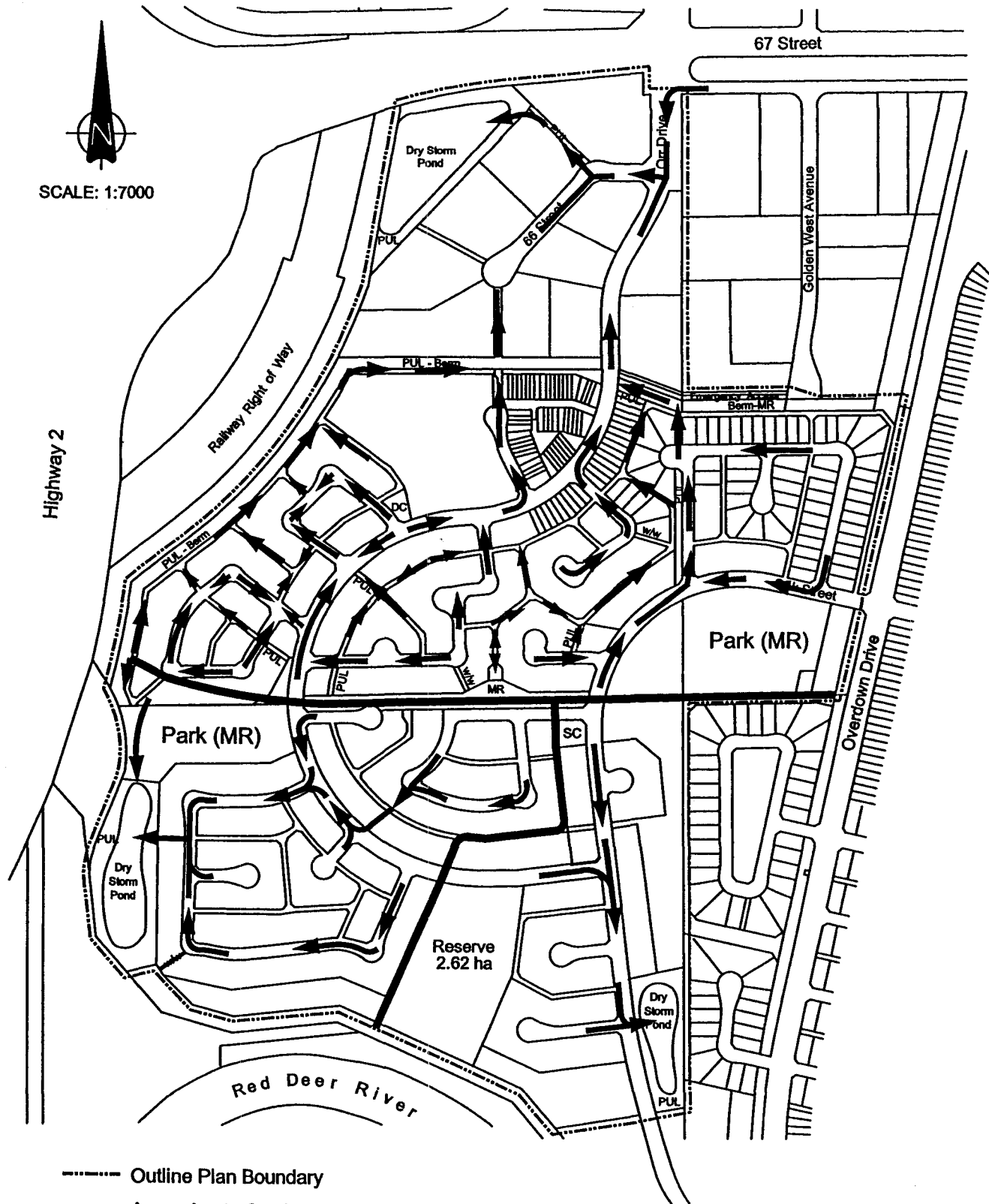


Revised September 2001

**Storm Water System**  
**Piped - up to a 1:5 year storm**  
**Figure 6**

# Oriole Park West Outline Plan

SCALE: 1:7000

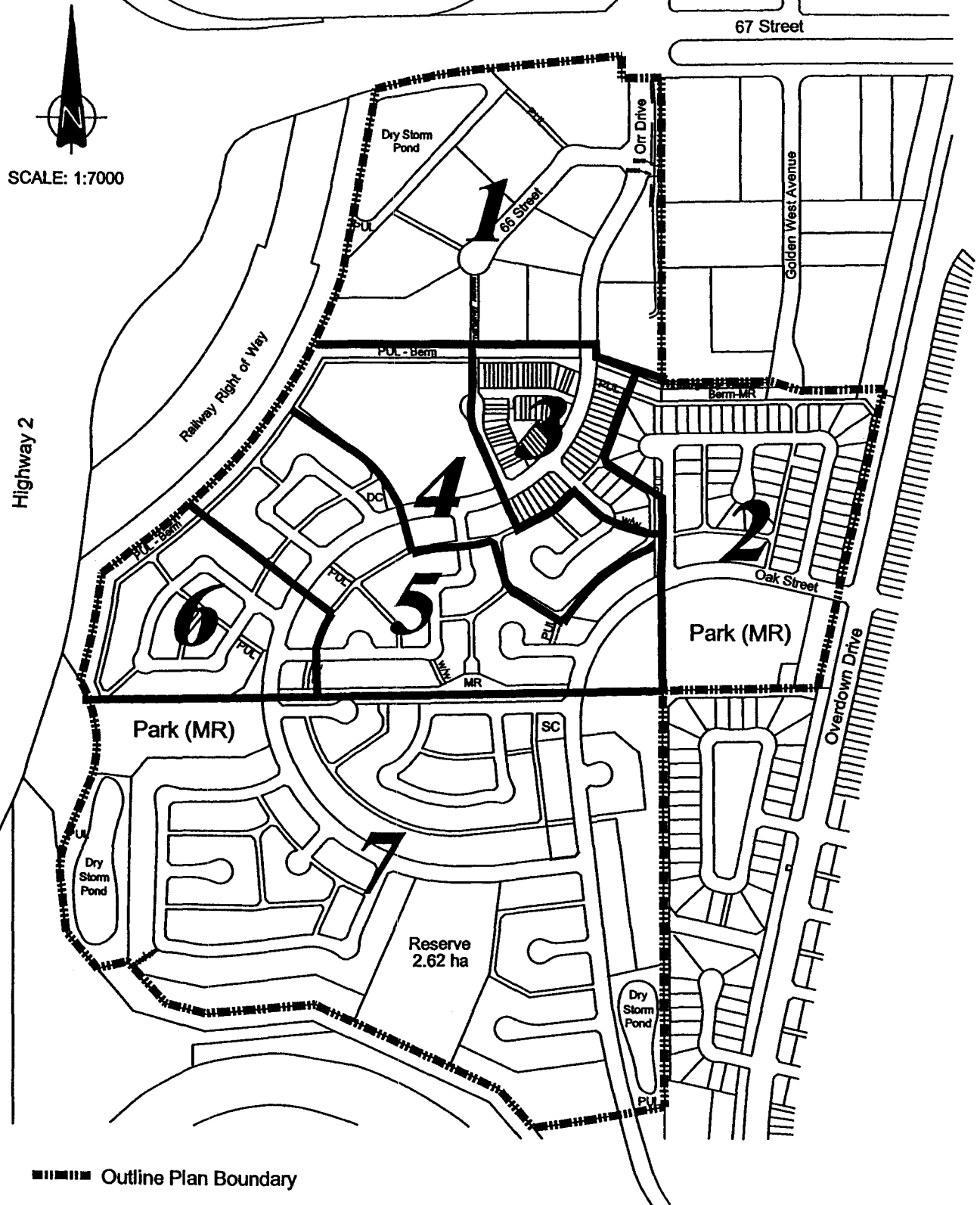


- Outline Plan Boundary
- Approximate Catchment Areas
- ➔ Direction of Flow

Revised September 2001

**Storm Water System**  
**Overland - ↑ 1:5 year storm**  
**Figure 7**

# Oriole Park West Outline Plan



Revised September 2001

## Staging Concept

**Figure 8**

Item No. 8

**BYLAW NO. 3217/E-2001**

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

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

- 1 Bylaw 3217/98 with regard to the Deer Park Northeast (Ratzke/Davenport) Neighbourhood Area Structure Plan, is amended by deleting therefrom Figures 1, 3, 4, 4b, 6-10 and pages 3, 10, 12 and substituting therefore the attached amended Figures 1, 3, 4, 4b, 6-10 and pages 3, 10 and 12 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      , A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      , A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      , A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      , A.D. 2001.

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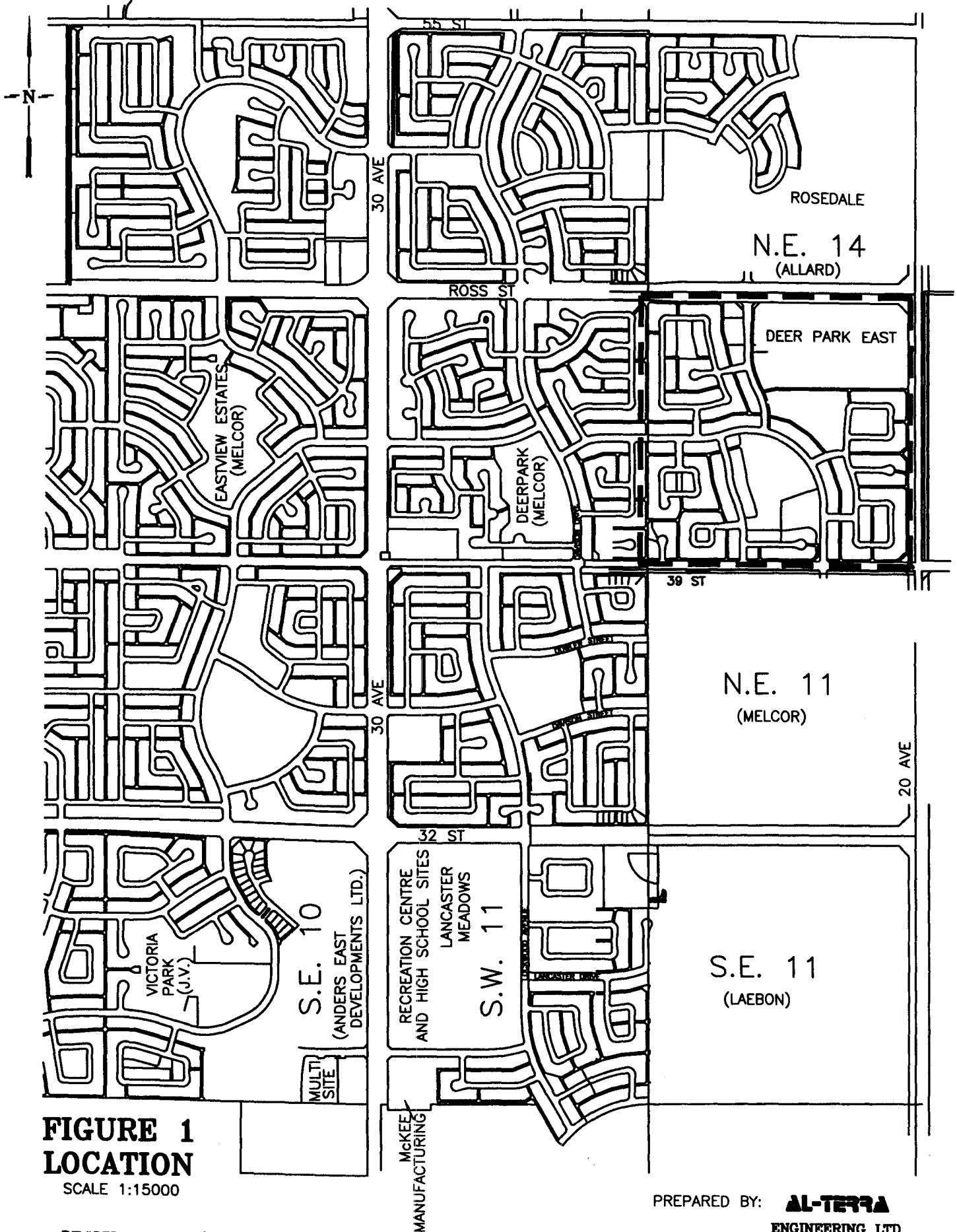
MAYOR

---

CITY CLERK

# DAVENPORT OUTLINE PLAN

138



**FIGURE 1  
LOCATION**

SCALE 1:15000

REVISED SEPT 24/01

PREPARED BY: **AL-TERRA**  
ENGINEERING LTD.

EDMONTON

RED BEER

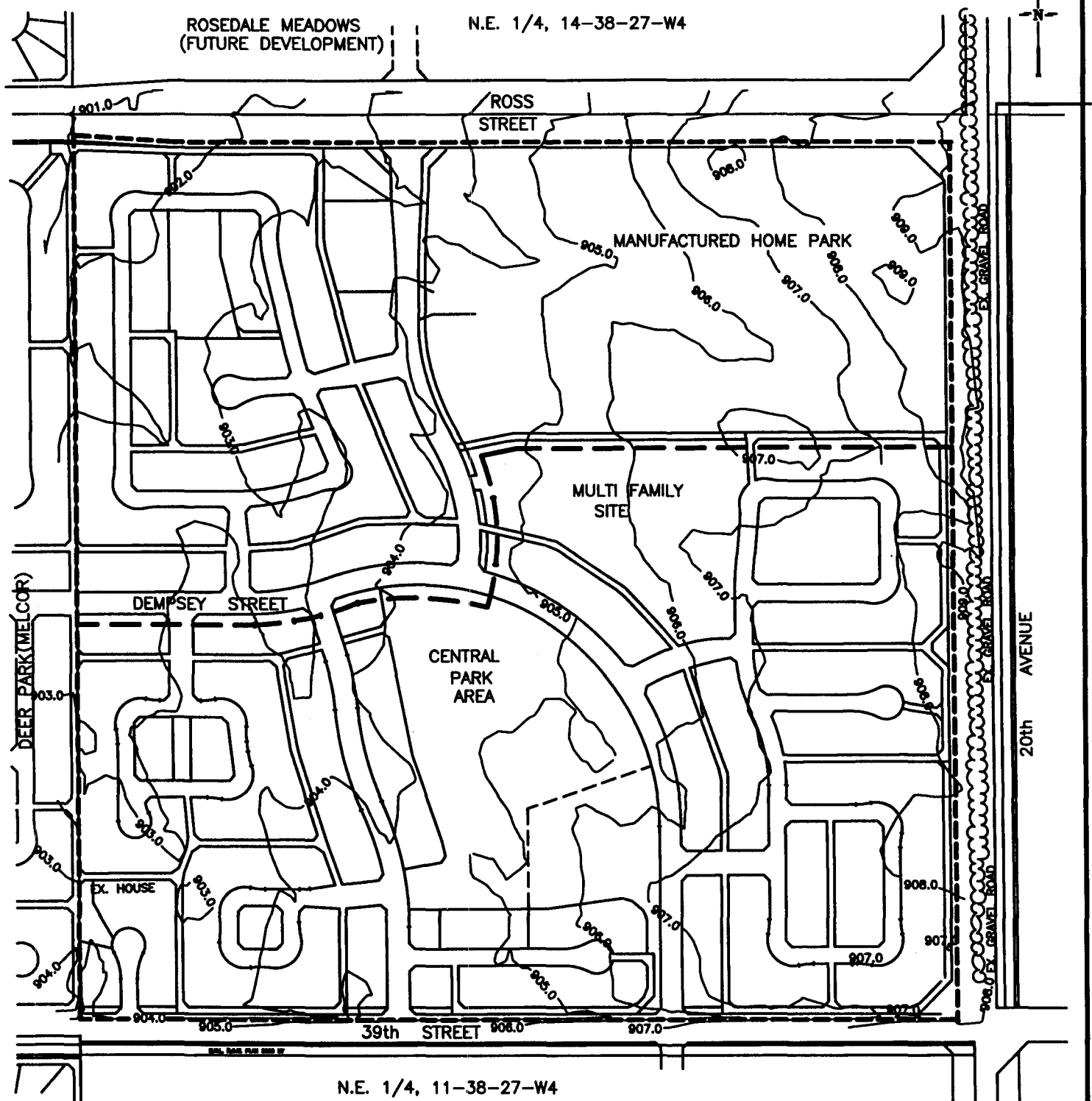


# DAVENPORT OUTLINE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



N.E. 1/4, 11-38-27-W4

## FIGURE 3 SITE FEATURES

SCALE 1:5000

### LEGEND:

- EXISTING DEVELOPMENT BOUNDARY
- - - OUTLINE PLAN BOUNDARY
- 901 — ORIGINAL GROUND CONTOURS
- ~ ORIGINAL TREELINE

**AL-TERRA**  
ENGINEERING LTD.

REVISED SEPT 24/01

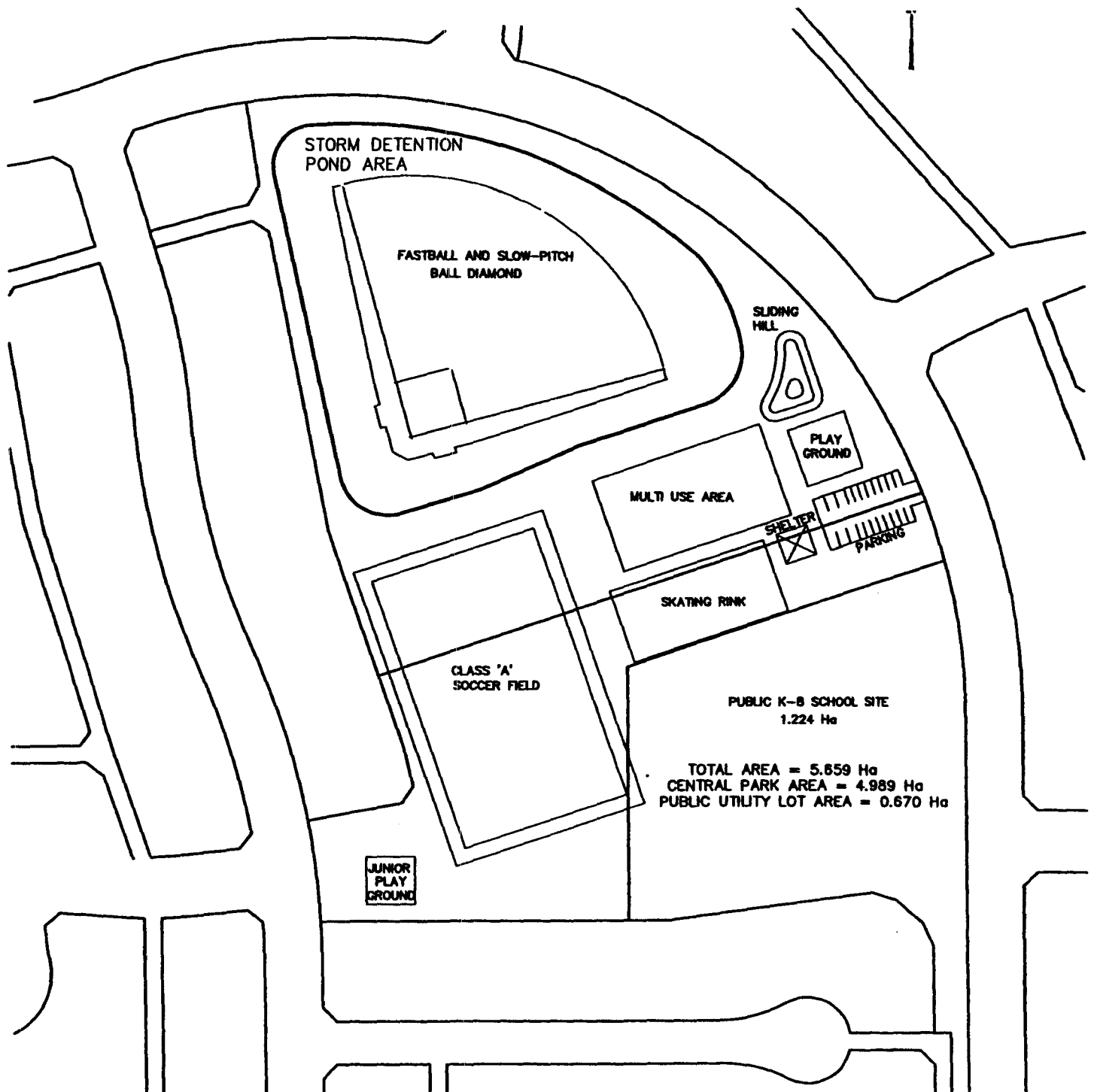
EDMONTON

RED DEER



# DAVENPORT OUTLINE PLAN

141



**FIGURE 4b**  
**CENTRAL PARK**

SCALE 1:2000

PREPARED MAR 26/98  
REVISED SEPT 22/98  
REVISED MAY 23/00  
REVISED SEPT 25/01

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.

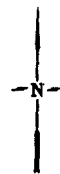
EDMONTON

RED DEER

# DAVENPORT AREA STRUCTURE PLAN

EXISTING  
ROSEDALE

N.E. 1/4, 14-38-27-W4  
ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)



ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
AREA

DEMPSEY STREET

20th AVENUE

DEER PARK  
(MELCOR)

CENTRAL PARK AREA  
AND DETENTION POND

39th STREET

N.E. 1/4, 11-38-27-W4

**FIGURE 6**  
**STORM SEWERS**

SCALE 1:5000

LEGEND:



STORM TRUNK  
STORM LINE

**AL-TERRA**

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REVISED SEPT 24/01

EDMONTON

RED 0000

# DAVENPORT AREA STRUCTURE PLAN

EXISTING  
ROSEDALE

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

-N-

ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
SITE

DEMPSEY STREET

20th AVENUE

CENTRAL PARK AREA  
AND DETENTION POND

39th STREET

N.E. 1/4, 11-38-27-W4

## FIGURE 7 OVERLAND DRAINAGE

GREATER THAN 1:5  
YEAR STORM EVENT

SCALE 1:5000

LEGEND:

← DIRECTION OF FLOW

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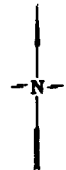
RED DEER

# DAVENPORT AREA STRUCTURE PLAN

EXISTING  
ROSEDALE

N.E. 1/4, 14-38-27-W4

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)



ROSS  
STREET

MANUFACTURED HOME PARK

MULTI FAMILY  
AREA

DEMPSEY STREET

DEER PARK  
(MELCOR)

CENTRAL PARK AREA

20th AVENUE



39th STREET

N.E. 1/4, 11-38-27-W4

## FIGURE 8 SANITARY SEWERS

SCALE 1:5000

### LEGEND:

 250mm SAN  
 200mm SAN

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ENGINEERING LTD.

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RED DEER

# DAVENPORT AREA STRUCTURE PLAN

EXISTING ROSEDALE

N.E. 1/4, 14-38-27-W4  
ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)



ROSS  
STREET

MANUFACTURED HOME PARK

DEER PARK  
EAST

DEMPSEY STREET

DEER PARK  
(MELCOR)

CENTRAL PARK AREA

PUBLIC K-8 SCHOOL SITE

39 STREET

FUTURE 20 AVENUE

N.E. 1/4, 11-38-27-W4

## FIGURE 9 WATER DISTRIBUTION

SCALE 1:5000

### LEGEND:

- +—+—+— 300mm WATER
- 250mm WATER
- 200mm WATER
- - - - 150mm WATER
- o HYDRANT

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RED DEER

# DAVENPORT AREA STRUCTURE PLAN

EXISTING  
ROSEDALE

N

N.E. 1/4, 14-38-27-W4

ROSEDALE MEADOWS  
(FUTURE DEVELOPMENT)

ROSS STREET

PHASE 1

PHASE 2

MANUFACTURED HOME PARK

3 INTERNAL PHASES

FIRST PHASE (2a ± 40 UNITS)  
DEVELOPED IN 1999

PHASE 3

PHASE 4

MULTI FAMILY  
SITE

PHASE 5

DEMPSEY STREET

PHASE 6

CENTRAL PARK AREA

PHASE 8

PHASE 9

PHASE 8

PHASE 7

PHASE 10

PHASE 11

39th STREET

N.E. 1/4, 11-38-27-W4

20th AVENUE

**FIGURE 10**  
**PHASING PLAN**

SCALE 1:5000

PREPARED BY:

**AL-TERRA**  
ENGINEERING LTD.

REVISED SEPT 24/01

EDMONTON

RED DEER



### **3.0 POLICY FRAMEWORK; CONFORMANCE TO GUIDELINES:**

The City of Red Deer adopted the East Hill Area Structure Plan on September 14, 1992 via Bylaw 3075/92. Subsequent revisions were made to the plan via Bylaw 3075/A-93, on April 26, 1993 and Bylaw 3075/B-93 on November 22, 1993. Further revisions to this plan are being reviewed at this time. All revisions to the ASP made during the current review will be adopted (as applicable), within the planning framework of this quarter section. As defined in the area structure plan, the principal purpose of the land is for residential purposes. A Public K-8 school site is proposed within the central park site. A 0.25 hectare local convenience commercial site is proposed along Ross Street, at the north entrance to the quarter section.

Some of the other City of Red Deer documents consulted for reference in the preparation of this outline plan included the City of Red Deer Design Guidelines, the Ecological Profiles of the Ratzke/Deer Park Natural Areas, the Community Services Master Plan, and the City of Red Deer Planning And Subdivision Guidelines. The outline plan, as prepared, is generally in accordance with the direction provided in these documents.

### **4.0 SITE CHARACTERISTICS:**

#### **4.1 Site Features And Access To The Quarter Section:**

In the summer of 1999, four phases in the north part of the quarter section were developed, accounting for roughly half of the section's area. With the exception of the 1.62 hectare acreage located at the south west corner of the property, the remaining lands within the quarter section are farmed, and are currently in a cultivated state.

The site generally slopes from east to west, with an elevation difference across the quarter section of approximately 7.0 to 8.0 metres.

The local convenience commercial site will be a significant asset to this community, since it will provide what the name implies, "convenience" for the adjacent residents.

**5.2.3. Duplex Lots - RI-A:**

The duplex lots for this subdivision have been located in the northwest corner of the quarter section, adjacent to the Deer Park (Melcor) duplex lots, thus creating compatible land uses.

**5.2.4. Single Family Narrow Lots - RI-N:**

Single-family narrow lots will be located along the east boundary of the quarter section, south of the manufactured home park and adjacent to the 20<sup>TH</sup> Street right-of-way. A block of lots originally proposed as duplex lots, located within Phase 1, are also planned as single family narrow lots. All developments on these lots will fully comply with the requirements of the City of Red Deer's land use bylaw, and no relaxations will be required or requested of any R1-N standards.

**5.2.5. Central Park Site; Tot Lots; Detention Pond:**

A 5.059 hectare (12.5 acre) central park site is provided within this outline plan. The site is designated to include a Public K-8 school and the required neighborhood recreation facilities. There is good road exposure for this park site along Dempsey Street. The central location of the park site makes it so all residents within the quarter section require only a short walk to use the central park facilities. Figure 4b indicates the proposed park layout.

Four tot lots, strategically located within the quarter section, will provide park facilities, and a neighborhood gathering focal point for particular neighborhoods.

### 5.3 Land Use Distribution:

Table 1 illustrates the land use distribution for the outline plan area.

**TABLE 1. OUTLINE PLAN STATISTICS:**

<b>TOTAL AREA OF ORIGINAL ¼ SECTION</b>	65.026 Ha	160.68 Ac	
Ross Street and 20th Avenue Widening	4.031 Ha	9.96 Ac	
<b>DEVELOPABLE AREA</b>	60.995 Ha	150.72 Ac	100%
Single Family (R1)	19.044 Ha	47.06 Ac	31.2%
Manufactured Home Park (R4)	11.842 Ha	29.26 Ac	19.4%
Multiple Family (R2/R3)	3.939 Ha	9.73 Ac	6.5%
Duplex Lots (R1-A)	0.488 Ha	1.21 Ac	0.8%
Neighborhood Commercial (C3)	0.252 Ha	0.62 Ac	0.4%
Single Family - Narrow (R1-N)	5.744 Ha	14.27 Ac	9.5%
Social Care Sites (R1-A)	0.124 Ha	0.31 Ac	0.2%
Church Site (R1)	0.487 Ha	1.20 Ac	0.8%
Central Park and School Site (PS)	4.989 Ha	12.33 Ac	8.2%
Detention Pond	0.670 Ha	1.65 Ac	1.1%
Local Parks and Walkways (P1)	1.251 Ha	3.09 Ac	2.1%
Public Utility Lots (PS)	0.304 Ha	0.75 Ac	0.5%
Roads	11.832 Ha	29.24 Ac	19.4%
Collector	3.273 Ha	8.09 Ac	
Residential	5.843 Ha	14.44 Ac	
Lanes	2.722 Ha	6.73 Ac	

The total municipal reserve area, including the central park site, and excluding the main detention pond area is approximately 6.240 hectares (15.42 acres). This represents some 10.3% of the developable land area. As addressed in Section 5.2.1, there will also be a significant amount of landscaped area within the manufactured home park.

Item No. 9

**BYLAW NO. 3217/F-2001**

Being a bylaw of The City of Red Deer to amend Bylaw 3217/98, the bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans.

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

1. Bylaw 3217/98, with regard to the Lancaster South Neighbourhood Area Structure Plan, is amended by deleting therefrom the entire Lancaster South Neighbourhood Area Structure Plan and substituting therefore, the attached amended Lancaster South Neighbourhood Area Structure Plan, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# **LANCASTER SOUTH Neighbourhood Area Structure Plan**

July 1998



**Adopted July 27, 1998  
Amended November 2001**

**Prepared by:**

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

## **LANCASTER SOUTH NEIGHBOURHOOD AREA STRUCTURE PLAN**

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## **1.0 Introduction**

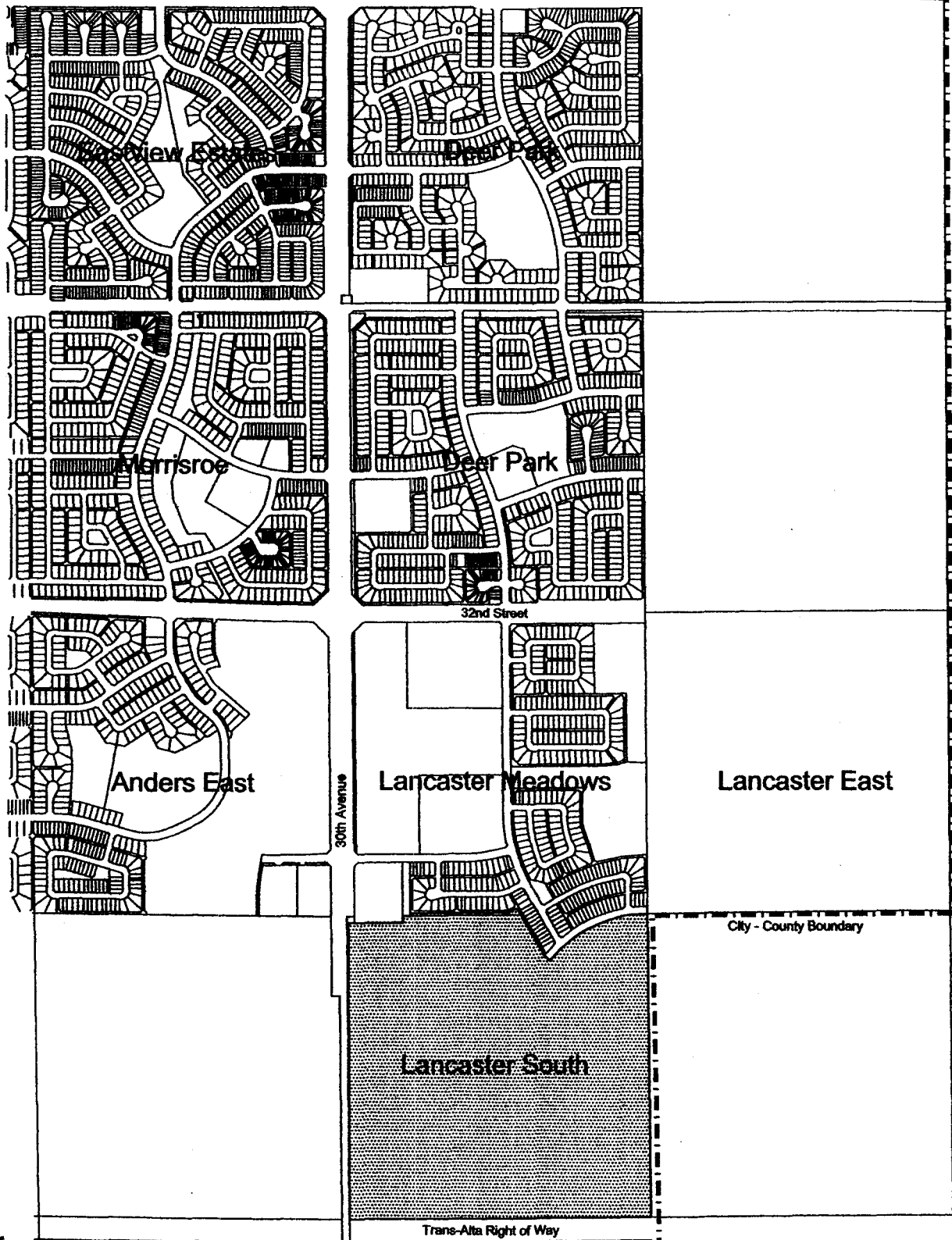
### **1.1 Purpose**

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

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

### **1.2 Background**

The current East Hill Major Area Structure Plan was adopted in May 2001. It was prepared by Parkland Community Planning Services and Pricewaterhouse Coopers. Previous to this, the March 1998 East Hill Plan was prepared by UMA Engineering Ltd., for the City of Red Deer.



Scale : Not To Scale

Prepared by: RD Engineering Services  
and PCPS

## LANCASTER SOUTH

### Figure 1 - Location

### Neighbourhood Area Structure Plan



This plan area pertains to lands lying in the east and southeast portions of the City and replaces previous Area Structure Plans completed in 1989, 1985, and 1978. The initial 1978 East Hill ASP consisted of 22 quarter sections with a total land area of 1,425 hectares (3,520 acres). Of the 22 quarters, 17 were allotted for residential land use and the remainder for industrial development.

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

The 1998 East Hill ASP provides development guidelines for 29 quarter sections, an area of approximately 1,856 hectares (4,586 acres). The current East Hill Major Area Structure Plan contains approximately 30 quarters sections, 1,942 ha (4800 acres). The East Hill MASP is implemented by way of Neighbourhood Area Structure Plans for specific neighbourhoods including, this, the Lancaster South Neighbourhood Area Structure Plan.

### **1.3 Definition of Plan Area**

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

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

## **2.0 Site Context and Development Considerations**

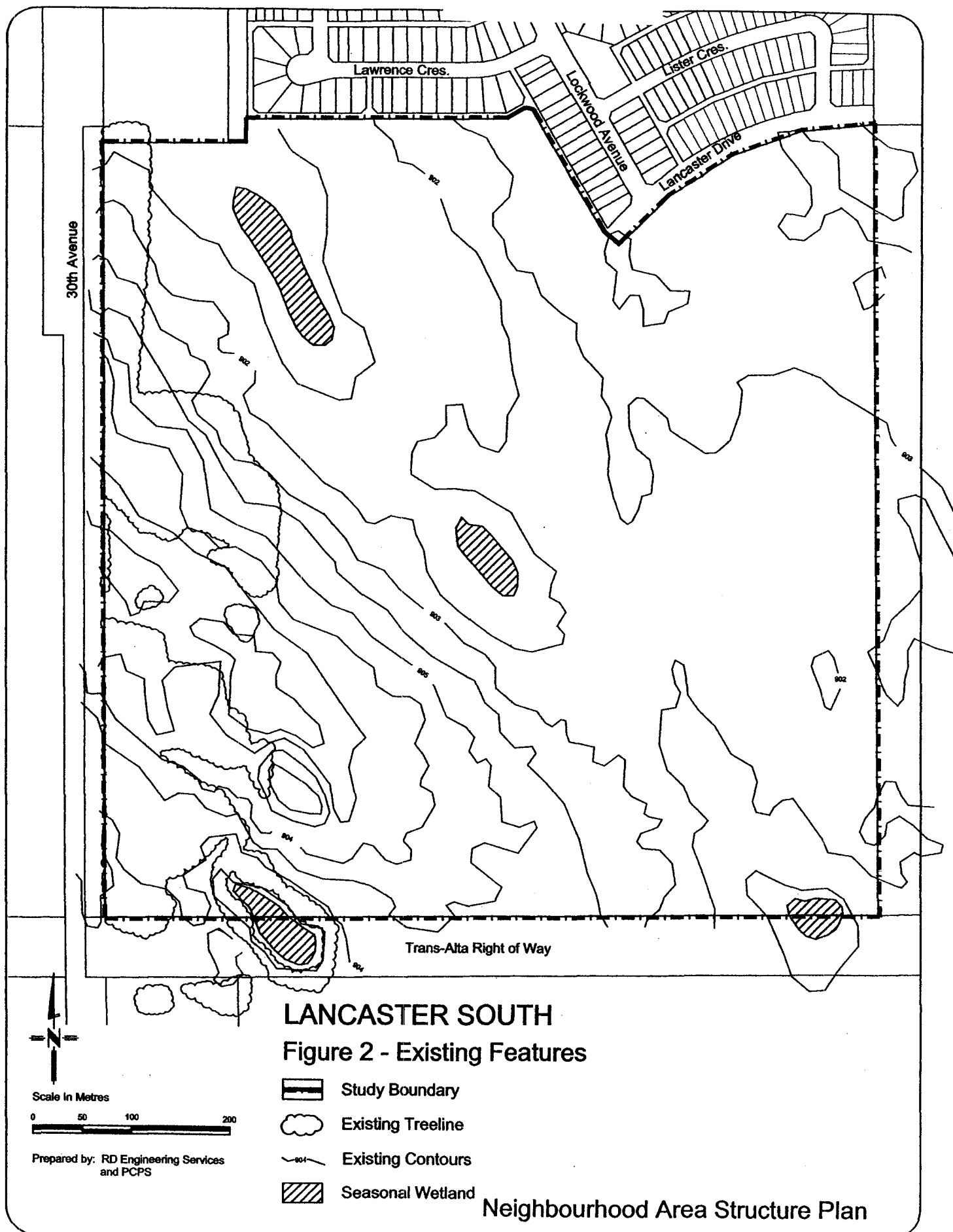
### **2.1 Natural Features**

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

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

#### *I. Semi-Permanent Wetland*

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



## *II. Crop Land*

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

## *III. Permanent Wetland*

This wetland zone, positioned in the core of the Lancaster South site, drains into the site's more northerly wetland (zone 4) through a narrow drainage channel. Plant and animal life present within this zone include cattail, sedge, insects, tadpoles, waterfowl, bird species, and deer. A portion of the zone has been used as a snow dump by the City and as a result is experiencing related negative impacts including litter, salt content, and oil residue originating from the snow heap. These impacts specifically affect the northwest portion of the zone, which the ecological profile estimates to be 10% of the wetland area.

## *IV. Permanent Wetland (PRESERVE)*

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

## *V. Mixed Poplars and Underbrush (PRESERVE)*

This zone is located in the northwest corner of the subject site. It is made up predominately of aspen poplars with some mountain ashes, wild grasses, and legumes. Underbrush in this area includes wild rose, willow trees, dogwoods, and saskatoon berries. Portions of this zone have been previously cleared to accommodate power lines. The cleared portion contains columbine,

pale coral root orchid, and Canada anemone as well as grasses. The ecological profile suggests some evidence that deer, porcupine, and red-tailed hawks inhabit this zone.

#### *VI. Open Grass Meadow*

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

#### *VII. Semi-Permanent Wetland (PRESERVE)*

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

#### *VIII. Aspen Poplars (PRESERVE)*

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

### **2.2 Existing Land Uses**

The subject lands are currently districted as **A1 Future Urban Development District**. The site includes forested segments and wetlands.

### **2.3 Existing Transportation Network and Access**

Existing access to the site is provided by 30<sup>th</sup> Avenue, an arterial road. Both collector and local roads are proposed to run through the site.

## **2.4 Environmental Considerations**

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

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

## **2.5 Servicing**

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

## **3.0 Development Objectives**

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

### **3.1 Development Objectives**

The central objectives of the Neighbourhood Area Structure Plan are:

- i) to develop a plan consistent with the general goals and intent of the East Hill Area Structure Plan,
- ii) to provide a framework for the delivery of an outstanding quality and comprehensively planned residential neighbourhood; a neighbourhood which integrates built land uses such as housing and school development with parks and open space, community facilities, and collector and local roadways,
- iii) to protect and synthesize the notable natural features of the site, namely the areas of aspen poplar forest and the larger wetlands, in a manner which is both environmentally sustainable and developmentally feasible,
- iv) to arrange for plan implementation in an adept, efficient, and well-staged manner and to initiate a plan with the adaptability to react to changes in marketplace conditions.

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

### **3.2 Development Principles**

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

## **Residential**

- i) Facilitate a diversity of housing types including low and medium density development to meet the needs and preferences of the community and to meet municipal standards.
- ii) Integrate a blend of housing types throughout the neighbourhood in a concise, controlled, aesthetically pleasing, well designed and well functioning manner.
- iii) Identify proposed residential area zoning and secure ease of implementation and compatibility of lot sizes and housing forms within the Neighbourhood Area Structure Plan and with regard to existing residential development to the north of the subject site.
- iv) Establish densities compatible with effective provision of educational, recreational, and municipal service facilities including public transit.
- v) Encourage development that makes the best use of natural and cultural features in the area including, but not limited to park space, forested natural spaces, the school site, and recreational trails/pathways.

## **Commercial**

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



## **Transportation**

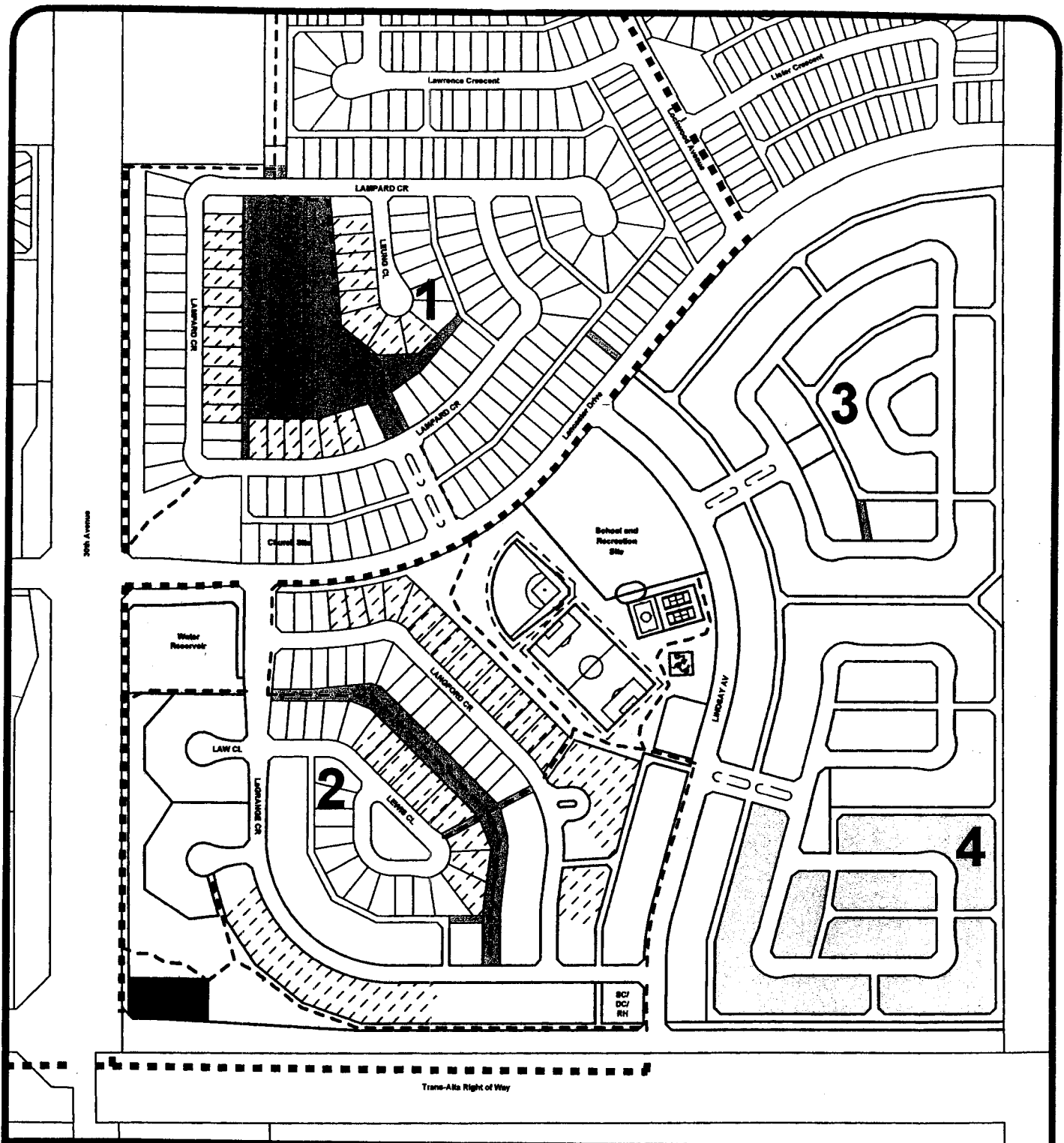
- i) Address transportation needs of residents traveling to, from, and throughout the Neighbourhood Area Structure Plan area in a safe, logical, and efficient manner. Consider the various transportation modes to be utilized in the neighbourhood such as pedestrian, bicycle, public transit buses, and private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

## **Parks and Open Space**

- i) Preserve the Lancaster South natural forest/wetland areas and synthesize the development of the neighbourhood's park-open space system with these environmental features in a manner which meets the demands of both ecological sustainability and resident recreational use.
- ii) Incorporate neighbourhood parks within the Lancaster South Neighbourhood Area Structure Plan as well as open space linkages to meet the recreational and leisure demands of area residents. These parks may include playing fields, lit trails, some hard surface play areas, children's playgrounds, and community shelters.
- iii) Designate trail systems through the neighbourhood school and park sites and utility easements for use by pedestrians and cyclists. These trails are to meet criteria for safety and ease of movement by all users.

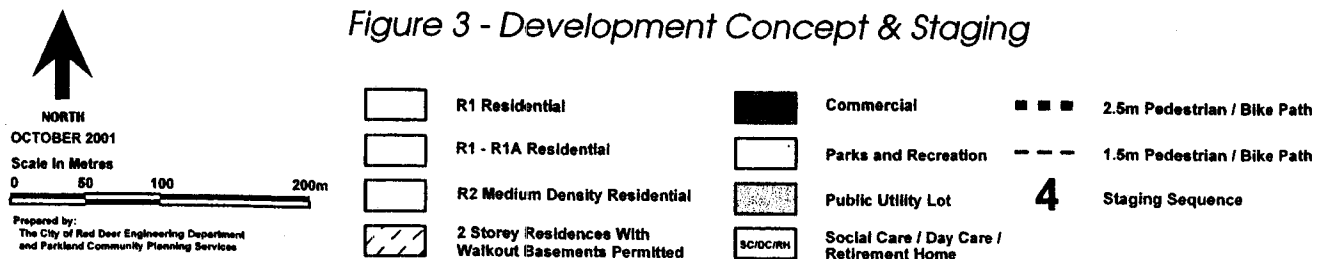
## **Social Facilities**

- i) Allocate firstly, a site for a day care facility, or a social care facility or a retirement home, and secondly a site for a church in suitable locations within the Plan area. These sites are to fulfill the requirements of the *Planning and Subdivision Guidelines*.



## Lancaster South Neighbourhood Area Structure Plan

Figure 3 - Development Concept & Staging



### **3.3 Development Concept**

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

#### **3.3.1 Neighbourhood Structure**

The Lancaster South Neighbourhood Area Structure Plan presents a strategically designed neighbourhood that promotes a mix of housing options and opportunities. The majority of land within the plan area is designated for residential development. The intent of this development is to provide a blend of low density residential dwelling units including single family and semi-detached homes throughout the development as well as to accommodate medium density multiple family residences within the community.

##### **i) Residential Low Density District (R1)**

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

##### **ii) Two Storey Residences with Walkout Basements**

Guided by the site's natural topography, some portions of the R1 area have been proposed to allow two storey residences with walkout basements. Specifically, designation for walkout

basements is intended for the western half of the site in those areas backing onto treed open space, park areas, or public utility lots.

**iii) Residential R1A (Semi-Detached Dwelling)**

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

**iv) Residential R2 (Medium Density) District**

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

**3.3.2 Density**

The Neighbourhood Area Structure Plan area will supply approximately 119 multi-attached units, 22 to 34 semi-detached units (depending upon how these units are interspersed within the single family housing), and approximately 539 single-family lots. Calculating the above units with the Bylaw standard of 3.4 persons/unit for single family, 3.3 persons/unit for semi-detached unit, and 3.0 persons/multi-attached unit, the total expected population would be approximately

2301 persons (37.4 persons per hectare). This density is within City density standards of 45 persons per hectare.

### ***3.3.3 Commercial (Neighbourhood Convenience) District***

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

### ***3.3.4 Open Space and Parks***

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

#### ***i. Neighbourhood Park/School Site***

A substantial sized neighbourhood park to be combined with the area's school site is proposed in the centre area of the Lancaster South. The site is 4.75 hectare (11.73 acres). The school site is designated as a Catholic School, to accommodate students in kindergarten to grade 9. This may include a K-5 elementary or K-9 elementary school, or a grade 6-9 middle school, or any grade combination from K-9.

#### ***ii. Linear Pathways***

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

### *iii. Parkettes*

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

### *iv. Treed Open Space*

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

### **3.3.5 Social Facilities**

Two social facilities sites are proposed for the Neighbourhood Area Structure Plan area. The first is a 0.13 hectare (0.32 acre) social care facility or day care or a retirement home site. It is designated in the south portion of the neighbourhood. This site is situated along the main collector roadway for ease of access. The second site is a 0.3 hectare (0.74 acre) church site to be located in the northwest corner of the plan. This site will provide a convenient approach to the church building as it is situated near the entrance to the neighbourhood's main arterial road (30<sup>th</sup> Avenue). Additionally, proximity to the arterial road is intended to limit the amount of additional traffic traveling through the neighbourhood.

### 3.3.6 *Transportation*

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

#### *i) Arterial Roadways*

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

#### *ii) Collector Roadways*

The Neighbourhood Area Structure Plan area proposes 3 collector roads that will be linked to the above arterial roadway. Collector roads are to include: the extension of the existing Lancaster Drive intended to link to 30<sup>th</sup> Avenue at the entrance point, a roadway bordering the neighbourhood to the south, and a proposed roadway to travel through the centre of the community next to the school/park site.

#### *iii) Local Roadways*

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

#### *iv) Laneways*

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

v) *Bicycle and Pedestrian Paths*

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

**3.3.7 *Municipal Reserve***

The municipal reserve dedication for this Neighbourhood Area Structure Plan is as follows:

Natural treed areas	3.00	ha
Central School/Park Site	4.75	ha
Local parkettes	0.58	ha
<b>Total</b>	<b>8.33</b>	<b>ha</b>

**3.3.8 *Neighbourhood Parkettes and Natural Treed Areas***

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

**4.0 *Municipal Servicing***

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

**4.1 *Storm Sewer System***

One large storm water detention pond is required to service the neighbourhood. This pond will be located in the northwest portion of the Neighbourhood Area Structure Plan area. The exact volume of the storm water detention pond will be determined during actual construction phases.



Three other smaller ponds, one on the central school and park site, and two others in the TransAlta right-of-way will serve the area. The ponds in the right-of-way will take advantage of the existing natural wetlands and preserve them in part, as is possible. Major drainage is presented in Figure 4 and overall storm servicing is presented in Figure 5.

#### **4.2 Sanitary Sewer System**

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

#### **4.3 Water Distribution System**

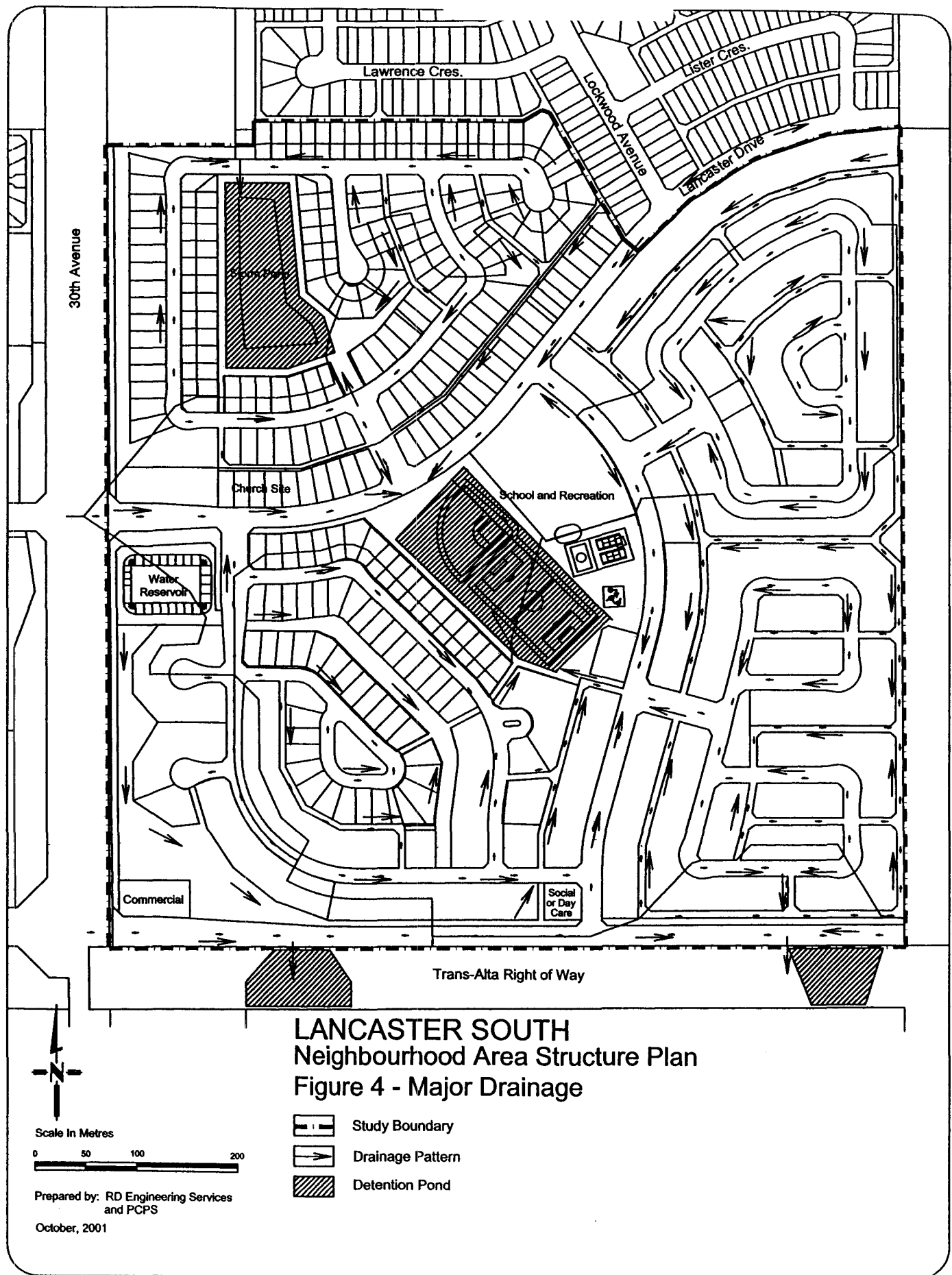
The overall water distribution system that is required to service the Lancaster South area is illustrated in Figure 7. As shown on Figure 7, a water reservoir site is to be located in the west central area of the plan, at the intersection of 30<sup>th</sup> Avenue and the entrance collector roadway into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

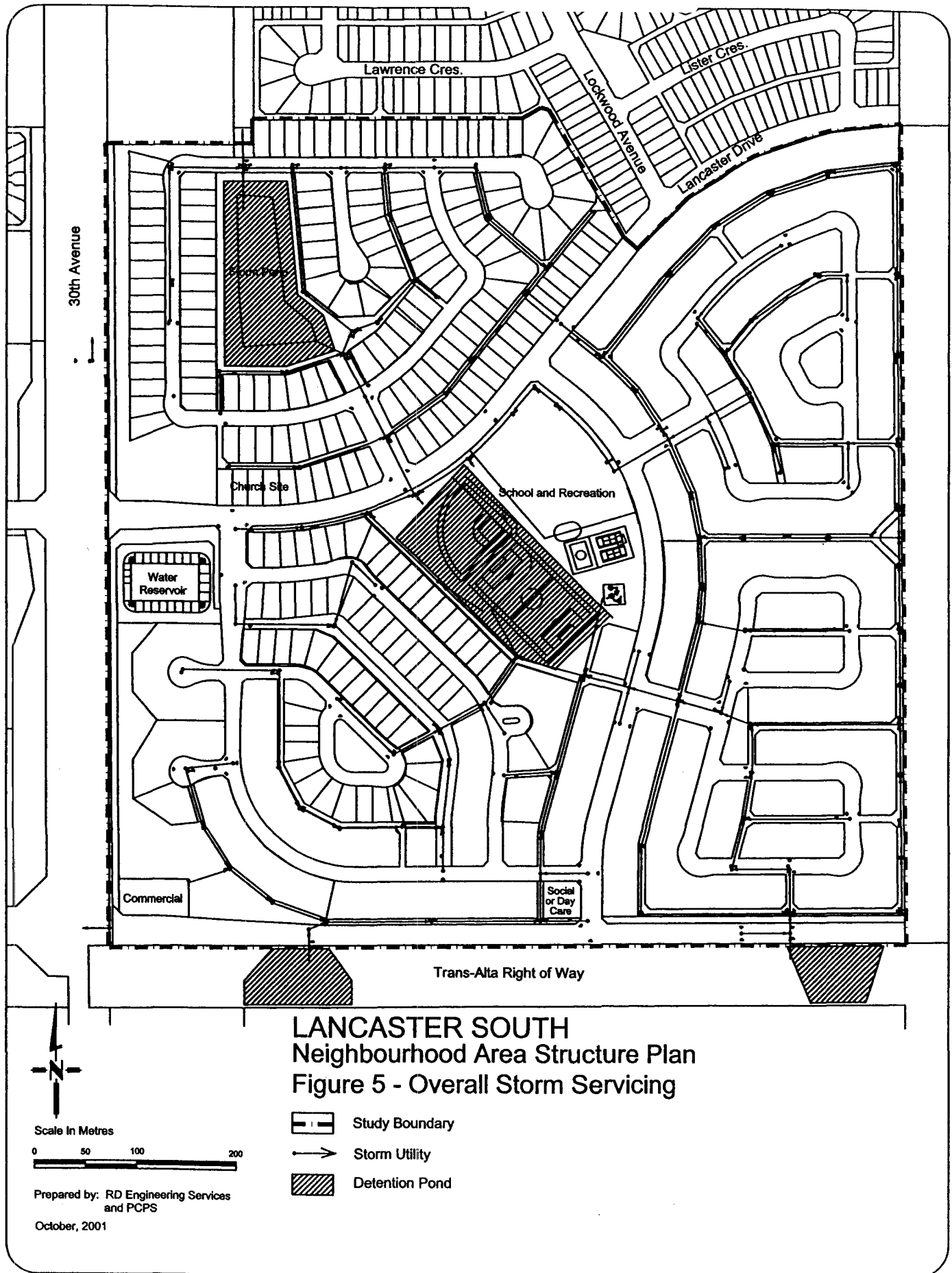
#### **4.4 Shallow Utilities**

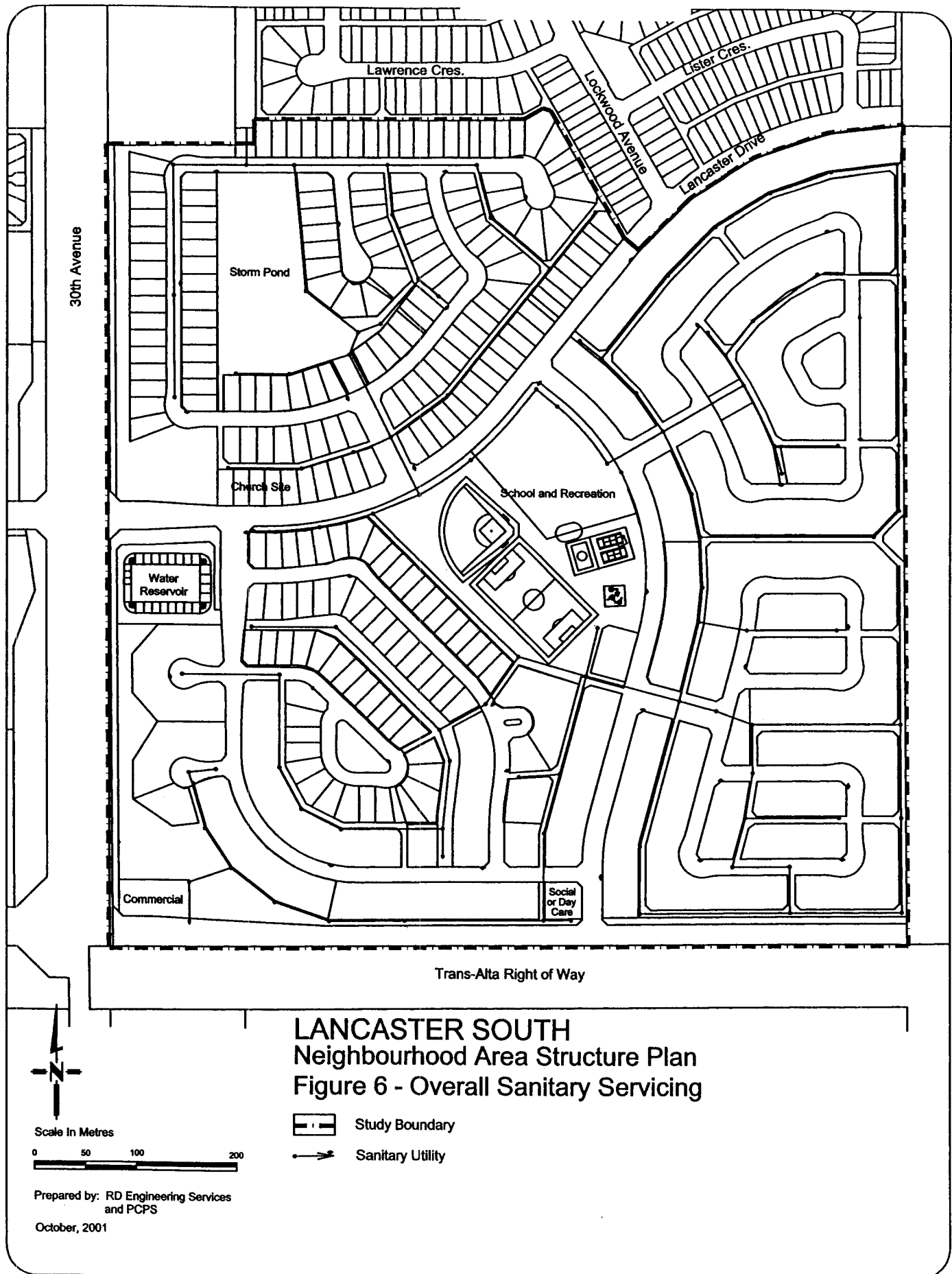
Shallow utility providers, namely the City's Electric Light and Power Department, the telephone, cable, and natural gas companies, have been contacted regarding servicing to the Lancaster South area. There is adequate capacity to provide servicing.

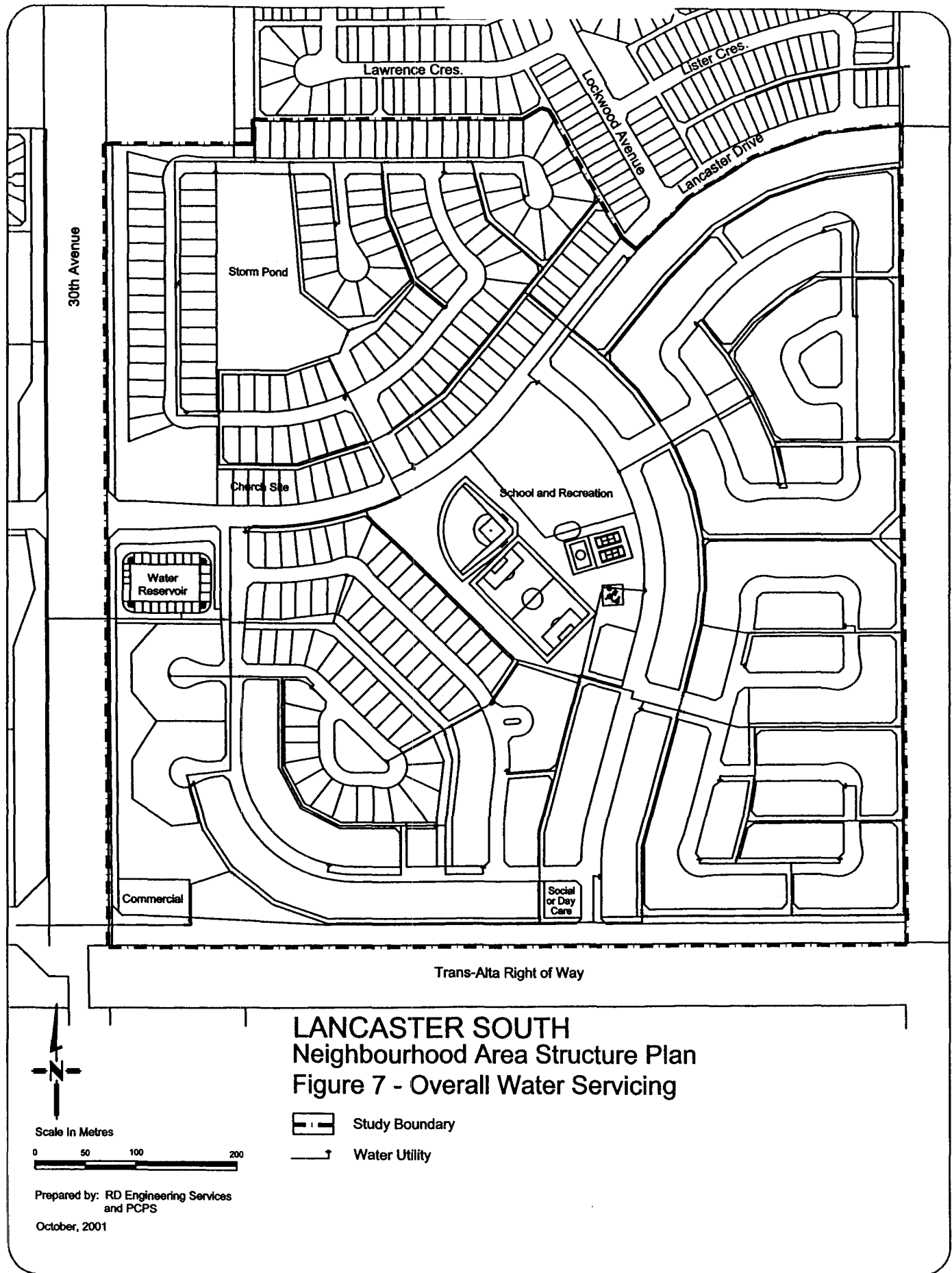
### **5.0 Staging of Development**

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



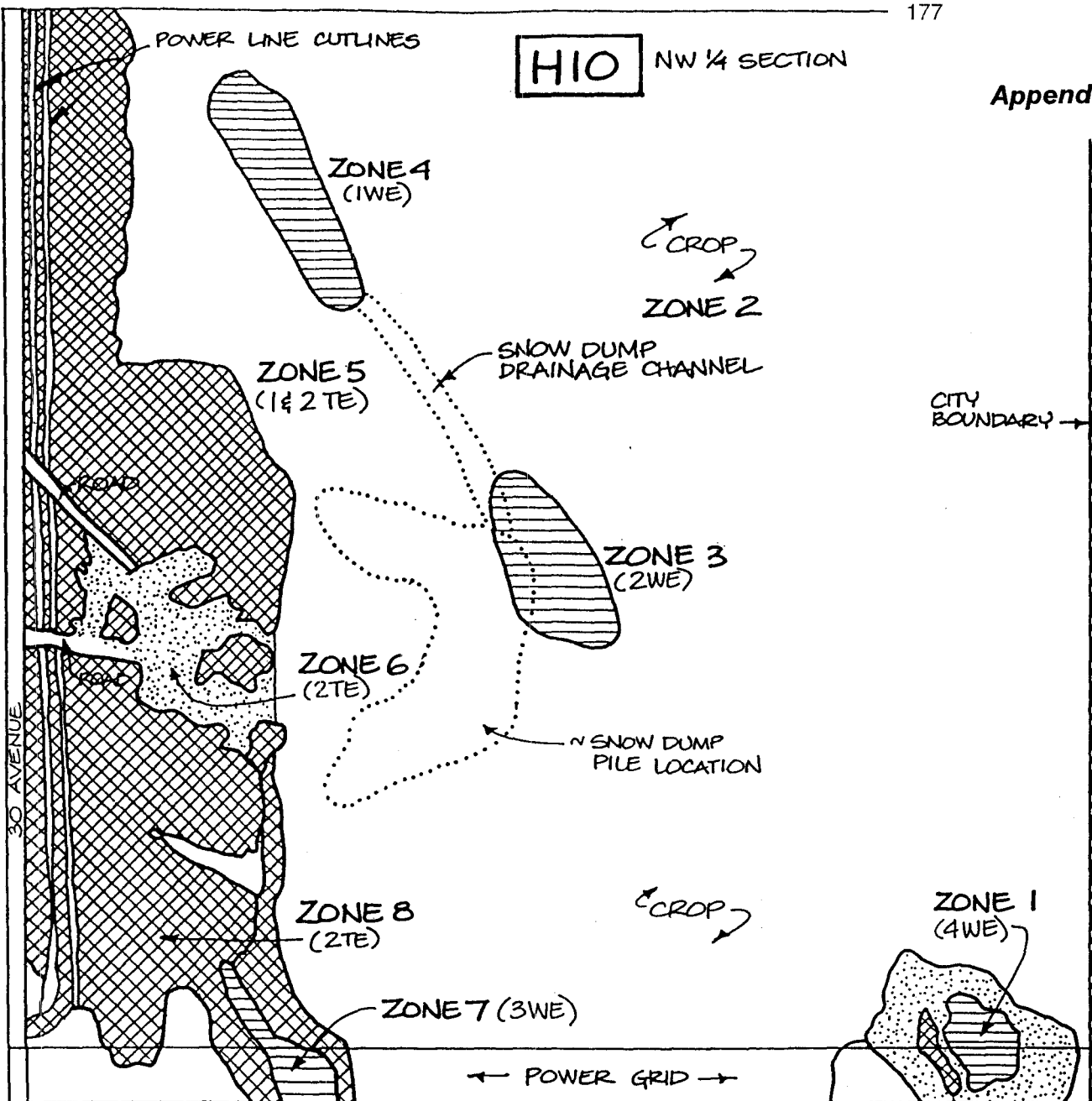




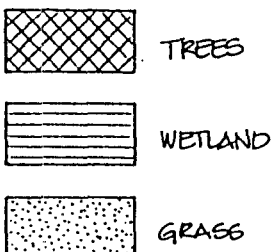


***Appendices***

## Appendix A



## LEGEND



----- CITY BOUNDARY

## ZONES &amp; HABITAT SITE NUMBER

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

ex) H10 - 2WE

GRID MAP  
SECTION OF  
LAND

HABITAT  
SITE  
NUMBER

MAPPING  
CODE

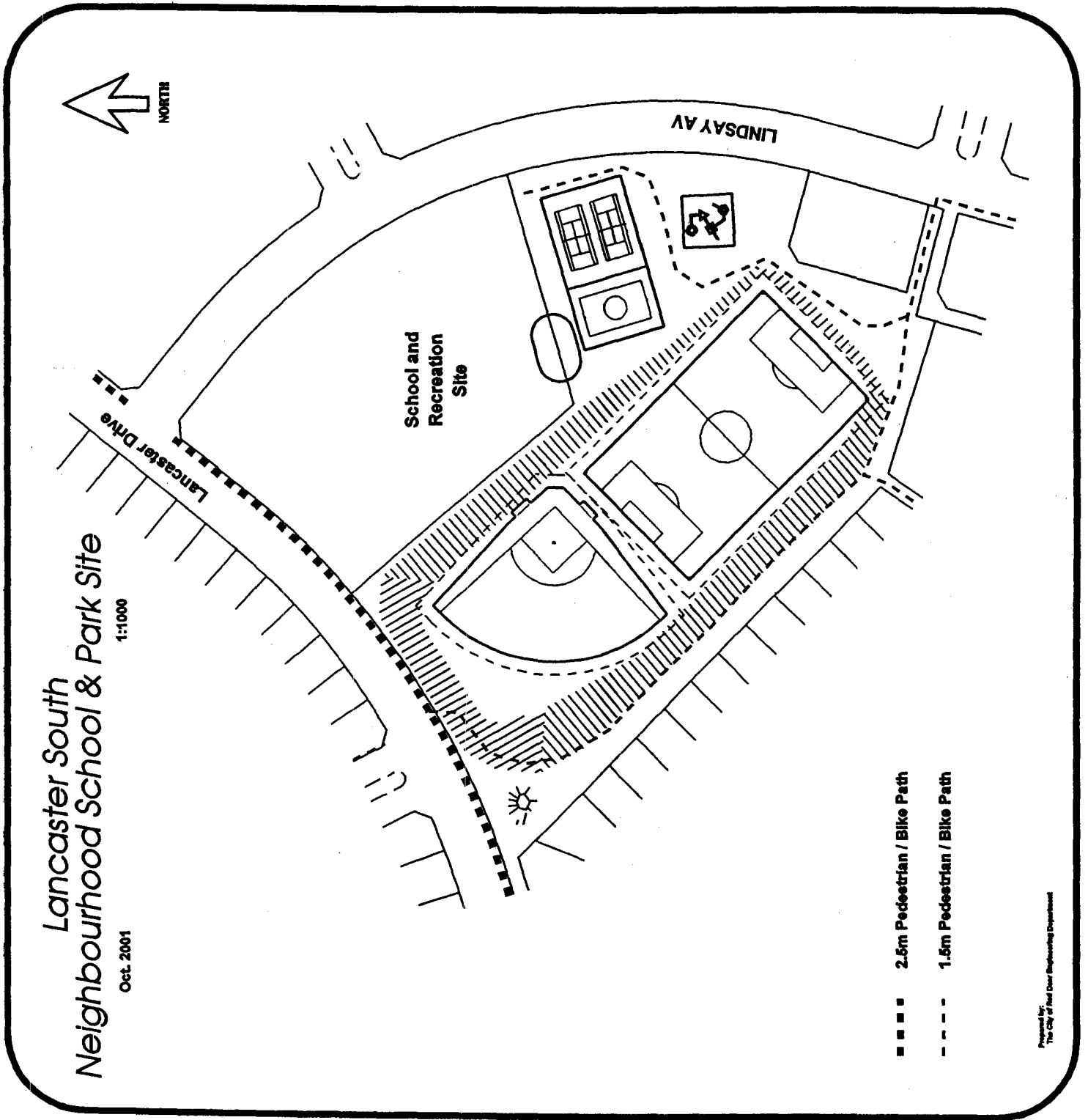
W = WETLAND

T = TREE

E = ECOSPACE



LANCASTER MEADOWS  
NATURAL (ECOSPACE) AREA





**BYLAW NO. 3278/A-2001**

Being a bylaw to close portions of road and lane 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 Oldford Close, Plan 982 5848, lying within Subdivision Plan\_\_\_\_\_, and containing 0.005 hectares, more or less.”

2. Bylaw 3278/2001 is repealed.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Item No. 11

**BYLAW NO. 3290/2001**

Being a bylaw to close portions of road and lane 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 laneway in the City of Red Deer is hereby closed:

"All that portion of Lane in Block 26, Plan K, lying within the limits of Plan 012\_\_\_\_\_."

READ A FIRST TIME IN OPEN COUNCIL this 9th day of October 2001.

READ A SECOND TIME IN OPEN COUNCIL this day of 2001.

READ A THIRD TIME IN OPEN COUNCIL this day of 2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2001.

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MAYOR

---

CITY CLERK

Item No. 12

**BYLAW NO. 3291/2001**

Being a bylaw to close portions of road and lane 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 laneway in the City of Red Deer is hereby closed:

“All of Lane, Block 48, Plan 6990 ET”

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2001.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2001.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2001.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2001.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK