



## 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, AUGUST 13, 2007*

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, July 30, 2007.

(2) **UNFINISHED BUSINESS**

1. Recreation, Parks & Culture Manager – *Re: Southpointe Junction Concept Development, Bower Natural Area Preservation*

..1

(3) **PUBLIC HEARINGS**

1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/Q-2007: HS-Historical Significance District and HP-Historical Preservation District*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw)

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6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/S-2007 – Rezoning of Approx. 2.64 ha (6.52 ac) of Land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District / Johnstone Park Neighbourhood – Phase 13 / Carolina Homes Ltd. (Consideration of 1<sup>st</sup> Reading of the Bylaw)* . . .58

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“Commercial Entertainment Facility” as a Discretionary Use  
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RECREATION, PARKS & CULTURE

**Date:** August 7, 2007

**To:** Kelly Kloss, Legislative & Administrative Service Manager

**From:** Greg Scott, Recreation, Parks & Culture Manager  
Dave Matthews, Parks Planning & Technical Services Supervisor

**CC:** Craig Curtis, City Manager  
Colleen Jensen, Director Community Services  
Ron Kraft, Parks Superintendent  
Brent Mckay, Qualico Commercial Developments  
Trevor Poth, Parks Planning Coordinator

**Subject: Southpointe Junction Concept Development  
Bower Natural Area Preservation**

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This report has been developed in response to a July 16, 2007 City council resolution that stated "Resolved that Council of the City of Red Deer hereby tables the resolution regarding Bower Natural Area to the August 13, 2007 Council meeting subject to the following:

1. That Administration advertise a public meeting to allow for public feedback on options for the purchase of all or some of the Bower Natural Area.
2. That at the public meeting Administration provide best estimate costs for the purchase of all or some of the Bower Natural Area as well as anticipated funding sources.
3. That the public meeting be held during the August 13, 2007 Council Meeting

City Administration and Qualico Commercial Developments have met twice since the July 16, 2007 council meeting to discuss the future direction of this project and to prepare for the public meeting. At the August 1, 2007 meeting Qualico Commercial Developments proposed a revised concept plan that increased the tree preservation area to approximately +/-14 acres with an additional +/-2.5 acres of land to be designated open space. This plan was based on the recommendations of option 2 of the July 16, 2007 council report.

The preservation and purchase of this area is supported through the Municipal Development Plan and the Community Services Open Spaces and Facilities Action Plan, Section B4 which states:

**B (4) Bower Natural Area (South of Red Deer College)**

General Statement:

- a) Retain as a natural area and connected along the Waskasoo trail system for non-motorized recreation.

i) **Action:**

Continue to work with Red Deer College and private landowners to ensure the acquisition of the Bower Natural Area and preservation of the wooded portion.



## **BACKGROUND**

Qualico Commercial Developments has entered into discussions and negotiations with the land owner; Mr. Jim Bower and the City of Red Deer associated with the development of the area located north west of the Taylor Drive and 19<sup>th</sup> Street intersection; south east of Red Deer College, which includes a considerable treed escarpment & natural area known as "The Bower Natural Area". A revised conceptual site plan is shown in Attachment I.

The location of the development is unique in that it borders on the Waskasoo Creek and contains +/- 21 acres of treed escarpment. This area currently contains natural trails and paths that are primarily used by hikers, mountain bikers, cross country runners and cross country skiers. Mr. Bower (land owner) has generously allowed use of this privately owned area for recreation activities in the past.

The Municipal Development Plan shows this treed area as future park land. In initial discussions with Mr. Bower, he conveyed that his intentions were to eventually develop higher density residential areas within this treed escarpment. The land through an ecological analysis by Grant Moir; City Biologist; has been recommended to be preserved based on its value as a large natural green space, unique poplar tree stand and ecological benefits. This area rated as a "high priority" for preservation within the Ecological Services Environmental Action Plan.

## **DISCUSSION**

### **General:**

In the July 16, 2007 report to Council, Mr. Jim Bower and Qualico Commercial Developments had proposed the sale of +/-7.55 acres of treed escarpment land as future park preservation area. Upon development of this property an additional +/-1.95 acres of land would be dedicated as Municipal Reserve, bringing the total preservation area to +/-9.5 acres. Based on the direction provided by council the developer and land owner have modified their concept plan in order to preserve a greater section of treed escarpment including the large knoll dominated by spruce trees.

The new concept plan (Attachment I) includes approximately +/-13.76 acres of tree preservation and +/-3.21 acres of open space within the ALTALINK right of way and adjacent to the Waskasoo Creek for a total of +/-16.97 acres of natural area and open space. This concept plan would result in the preservation of approximately 67% of the existing natural area. Mr. Bower has offered to gift the City any appraised value in excess of the \$175,000 per acre, in return the City will supply Mr. Bower a tax receipt for the donation. The standard method of land appraisal shall be used not the one specifically stipulated. Under this plan, the non-preserved natural area (+/-6.6 acres) would be constructed as multi-family including: apartment style condominiums, townhouses, stacked townhouses, live work units, duplex units and specific green areas.

Through the tree preservation discussion Qualico raised a number of development items. These items will be discussed as part of the NASP development process and no commitments can be made at this time.

### **Area Assessment:**

The treed escarpment known as "Bower Natural Area" is a sand based escarpment with various local species of trees and shrubs. Poplar and spruce are the predominant large plant species with numerous

other common natural trees, shrubs and grasses. This area is a non-manicured natural area with natural (grass) trails that run along and through the escarpment. The proximity of this natural area to the Waskasoo Creek makes it a prime habitat for numerous animal species including: small & large mammals, birds insects and amphibians. This area is regularly used by hikers, mountain bikers, cross country skiers and runners.

The proposed long-term Parks plan for this area is to connect the paved trail system along the ALTALINK right of way from the south east neighbourhoods to the Red Deer College and continue the trail through to Heritage Ranch Via the former 60 avenue. This natural area represents a significant future park feature along the proposed future trail network of the city.

### Options:

Administration has reviewed the amended Qualico Commercial Developments proposal (Attachment I) for the preservation of a portion of the Bower Natural Area identified as option 2 in the following chart. This plan would provide a balanced approach to development and natural area preservation plus opportunity to develop a pedestrian friendly district and natural trail system. The entire escarpment of natural area would be able to be preserved with development being permitted in the north/west corner of the natural area.

Qualico Commercial Developments has stated that the development of this area as a whole is not economically viable if the complete +/-21 acres of natural area is omitted from development.

The following is an outline of options prepared by administration. Currently the second option is the one that is most preferred and economically viable to the land owner and developer as reflected in Attachment I.

### Bower Woods Development Options

	<b>Estimated Acres of Park*</b>	<b>Estimated Cost of Purchase**</b>	<b>Notes</b>
Option 1 - Preservation of Complete Escarpment & Treed area	+/-21	\$3,325,000	This plan would include preservation of the entire treed escarpment as shown in the Municipal Development Plan. Allowing for development around the perimeter of the tree line. This option would allow for the preservation of the natural park as it exists today. Natural trail linkages exist and future more formal park development could be explored.
Option 2 - Preservation proposed +/- 13.76 acres (Attachment I)	+/-13.76	\$2,145,501	As per Qualico's offer to sell +/-12.26 acres of land to be preserved as a tree stand next to the Waskasoo Creek, along the escarpment and adjacent to the ALTALINK Power line. This option may result in the development of the remaining 6.57 acres of the natural area. The standard non-forested setback for lots backing onto trees will be reviewed through the NASP process. Additional MR & ER could also be acquired through the NASP process along Waskasoo Creek.

\* With this development there are 1.95 acres of Municipal Reserve outstanding. These 1.95 acres are included in the total area but not reflected in the cost as they are dedicated. Offsite Levies are charged on MR dedications with payment the responsibility of the developer.

\*\* These estimated calculations are based on Option 2 and the current offer price of \$175,000 per acre with the MR dedication removed. Land values will be assessed at the point of the NASP process and values in excess of \$175,000 will be gifted by Mr. Bower and a tax receipt will be provided.

### **Financial Status of the Public Reserve Trust Fund**

The City of Red Deer has always tried to balance the preservation of natural areas with the financial resources available; as a result there have been natural areas in the past that have been developed in order to meet the bottom line. Historically when the City acquires parkland the land is paid for from the Public Reserve Trust Fund. The Public Reserve Trust Fund is a reserve account that holds funding from the sale/lease of PI-Park-land for the sole purpose of purchasing additional parks and green spaces (legislated through the MGA). This fund can only be used to acquire new park space. Currently this fund balance is \$3,293,500 with net outstanding commitments of \$1,097,500. The remaining net balance of the Public Reserve Trust Fund is \$2,196,000; which could be assigned to this natural area preservation project. The resulting implications of purchasing this natural area would be that this reserve would have a net zero balance and efforts to preserve additional natural areas would have to be budgeted separately.

**SUMMARY**

This preservation opportunity is unique in both its scope and potential for future park connections. This natural area has the potential to be a significant addition to the city park system. This council recommendation will have financial impacts and the developer and The Recreation, Parks and Culture Department would like City Councils direction before proceeding with discussions with Qualico Commercial Developments on continuing the park preservation process.

**RECOMMENDATION**

City Administration recommends that City Council resolve to:

“Agree in principal to the amount of area and location of the open space & natural area design and direct administration to develop an agreement with the Developer and land owner to:

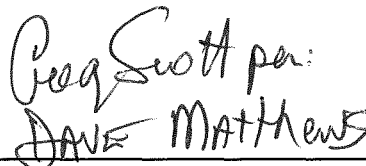
1. Purchase +/- 12.26 acres of treed escarpment,
2. Purchase the additional noted 2.76 acres of open space for \$1.00
3. Direct the additional 1.95 acres of owed municipal reserve to be applied to the natural treed area and Waskasoo Creek for the purpose of preserving additional amounts of natural environment and current natural trail connections.

In addition City Council encourages Qualico Commercial Development to enter into the NASP process for development.”

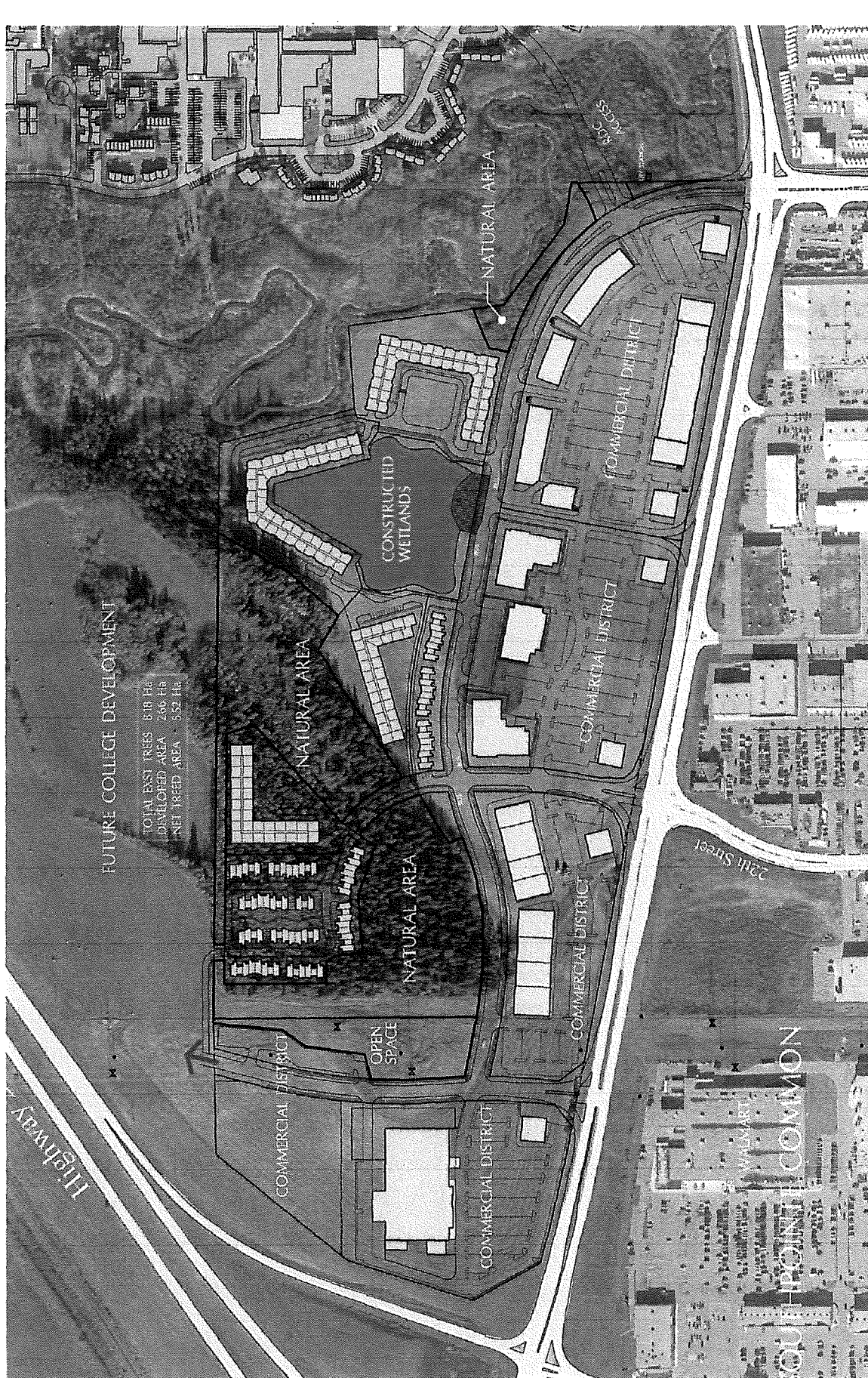
Thank You



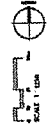
Greg Scott  
Recreation, Parks and Culture Manager



Dave Matthews  
Parks Planning & Technical Service Supervisor



FILE 00002  
DATE AUG 03 '07  
SCALE 1:1250  
PAGE 000016



## BOWER LANDS - PRELIMINARY SITE PLAN CONTEXT PLAN

**Group2**  
architecture  
engineering

August 3, 2007

**THE CITY OF RED DEER**

Office of the Mayor & City Manager  
City Hall  
4914 – 48 Avenue  
Red Deer, Alberta  
T4N 3T4

**Attention: Mr. Craig Curtis, City Manager**

Dear Sir:

Re: Bower Natural Area Preservation  
Letter of Understanding

Further to our meetings of July 23 and August 1, 2007, we have reviewed our discussions and put forward the following proposal, which to my understanding, reflects the discussions of those meetings and subsequent conversations. Please find attached a plan which reflects those discussions. All areas are approximate and subject to final survey upon subdivision after completion of the NASP.

1. The Bowers will offer for sale +/- 4.96 Ha (+/-12.26 acres) of the Bower Natural Area at market value as determined by a mutual, joint appraisal. The **market value** would be based on the fact that the land is serviced, developable and subdivided and had a land use consistent with those adjacent parcels as would be determined in the NASP and Land Use processes. In the event the City and the Bowers are unable to agree upon the terms of reference for the appraisal, market value will be determined by arbitration. The purchase price will be comprised of cash in the amount of \$175,000 per acre and a donation by the Bowers for the land value in excess of \$175,000 per acre. The **land value** will be determined by taking the market value of the land less the servicing costs per acre for the land as if it were included in the overall development envelope. For greater clarity, the servicing cost per acre will be established on the basis of the total servicing costs divided by the total number of developable acres including those lands being sold or donated by way of municipal reserve to the City in the Bower Natural Area. The City of Red Deer will provide a tax receipt to the Bowers for the land value per acre in excess of the cash price per acre.

2. The City of Red Deer will receive +/- 0.79 Ha (+/-1.95 acres) of Municipal Reserve arising out of the subdivision of the Bower Lands. The MR land will be allocated as follows: 0.61 Ha (+/-1.50 acres) will be located in the Bower Natural Area, shaded in green on the attached plan and 0.18 Ha (+/-0.45 acres) will be located adjacent the Waskasoo Creek Natural Area, shaded in blue on the attached plan. This will result in a total Bower Natural Area of +/- 5.57 Ha (+/-13.76 acres). This combined area is shaded in green on the attached plan.

3. Southpointe Junction Ltd. (the "Developer") will sell for ONE (\$1.00) Dollar along with any other potentially available non-monetary consideration a further +/- 1.12 Ha (+/- 2.76 acres) to the City of Red Deer to consolidate into the Bower Natural Area and the Waskasoo Creek Natural Area, shaded in blue on the attached plan, resulting in a total of 6.87 Ha (+/- 16.97 acres) added to the public realm.

4. The City of Red Deer will not assess the Bowers or the Developer any levies or development charges on the aforementioned parcels being sold to the City; however, levies associated with the +/- 0.79 Ha (+/- 1.95 acre) MR parcels will be paid by the Developer.

5. The purchase and sale agreement resulting from this understanding will be conditional upon satisfactory completion of the NASP, Land Use and Subdivision processes in the Bower's and the Developer's unfettered discretion.

In arriving at this proposal, the Bowers and the Developer have adjusted the overall development plan for the entire Bower parcel and made several assumptions which will need to be further explored, discussed and finalized as we proceed with the NASP, Land Use and Subdivision processes. These assumptions relate to the following:

- The total number of multi family units (+/- 700 units) envisioned for the multi family components of the project;
- The maintenance of minimum development envelopes and the associated density (+/- 186 units) within the Bower Natural Area;
- Density transfers from lands sold to the City to the remaining developable lands;
- Variances on minimum lot sizes for multi-family parcels;
- Waiving of off site levies and development charges on the public utility lot arising out of the proposed constructed wetland;
- Potential availability of tax receipts for the market value of land where sold to the City at less than market value by the Developer;
- Composition of the commercial component of the development to include office space higher than the 10% typically associated with C2; and,
- Additional all turns access south of 22<sup>nd</sup> Street on Taylor Drive.

We trust that this accurately represents our discussions and accordingly would appreciate your acknowledgement by signing below. Thank you again for your continued efforts and assistance in moving this process forward.

Yours truly,

**QUALICO DEVELOPMENTS WEST LTD.**

On behalf of Southpointe Junction Ltd.

---

Brent MacKay  
Commercial Manager

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James A. Bower

Agreed in principle this \_\_\_\_ day of August, 2007.

**CITY OF RED DEER**

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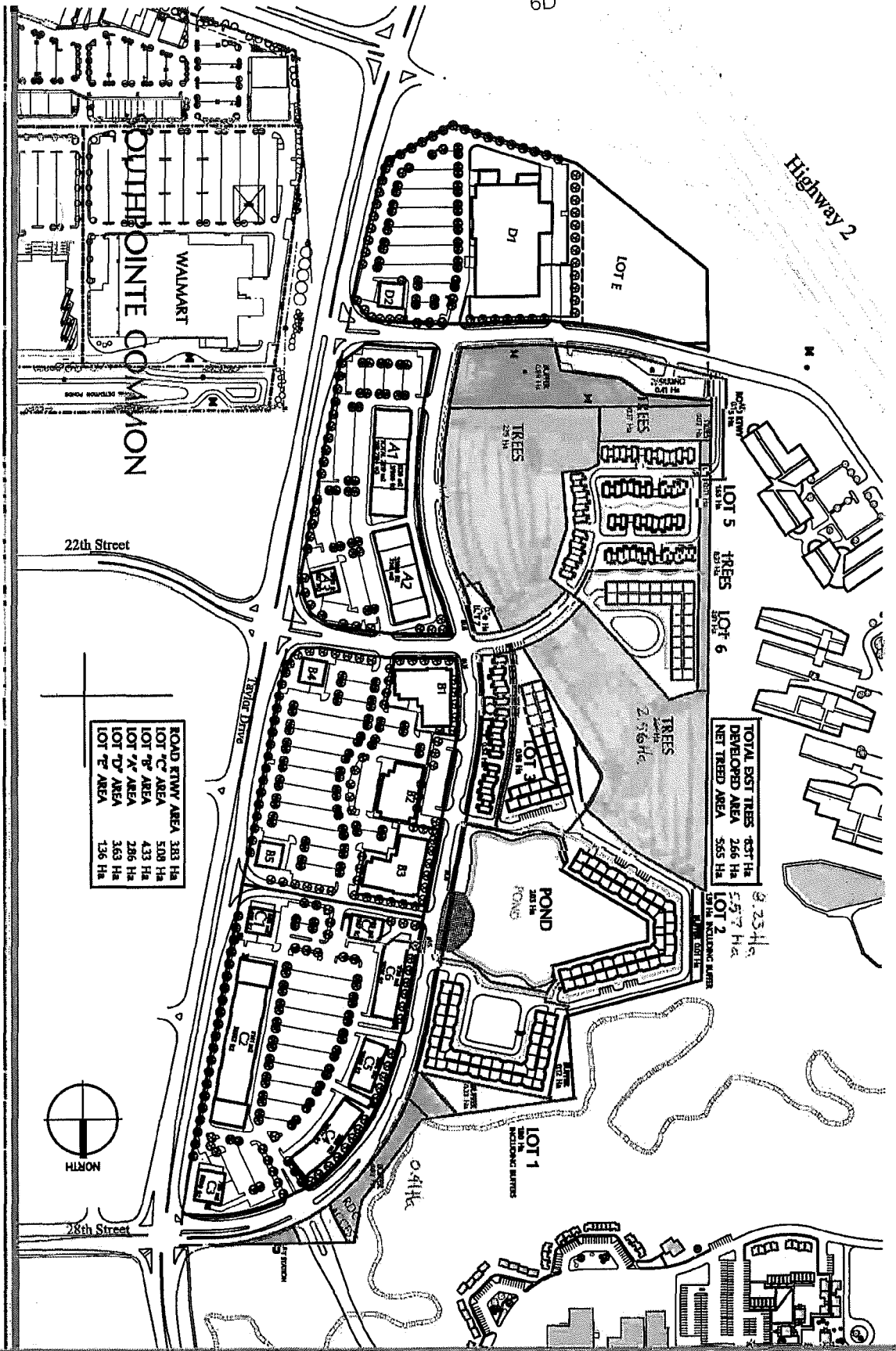
Craig Curtis, City Manager

Attachment

Cc    Greg Scott, Parks Recreation & Culture  
      Paul Meyette, Inspections & Licensing  
      Tom Warder, Engineering Services



# RESIDENTIAL LOTS



SOUTHPOINTE JUNCTION  
RED DEER, ALBERTA



RECREATION, PARKS & CULTURE

**Date:** July 12, 2007

**To:** Kelly Kloss, Legislative & Administrative Service Manager

**From:** Greg Scott, Recreation, Parks & Culture Manager  
Trevor Poth, Parks Planning Coordinator

**CC:** Craig Curtis, City Manager  
Colleen Jensen, Director Community Services  
Ron Kraft, Parks Superintendent  
David Matthews, Parks Planning & Technical Services Supervisor  
Brent McKay, Qualico Commercial Developments

**Subject: Southpointe Junction Concept Development  
Bower Natural Area Preservation**

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This report has been developed in response to an offer from Qualico Commercial Developments to sell 7.55 acres of parkland in the area southeast of Red Deer College. (Bower Natural Area)

The preservation and purchase of this area is supported through the Community Services Open Spaces and Facilities Action Plan, Section B4 which states:

**4. Bower Natural Area (South of Red Deer College)**

General Statement:

- a) Retain as a natural area and connected along the Piper Creek trail system for non-motorized recreation.

- i) **Action:**

- Continue to work with Red Deer College and private landowners to ensure the acquisition of the Bower Natural Area and preservation of the wooded portion.

**BACKGROUND**

Qualico Commercial Developments has entered into discussions and negotiations with the City of Red Deer associated with the development of the area located north west of the Taylor Drive and 19<sup>th</sup> Street intersection; south east of Red Deer College, which includes a considerable treed escarpment & natural area known as "The Bower Natural Area". The conceptual site plan is shown in Attachment I.

The location of the development is unique in that it borders on the Waskasoo Creek and contains 21 acres of treed escarpment. This area currently contains natural trails and paths that are primarily used by hikers, mountain bikers, cross country runners and cross country skiers. Mr.

Bower (land owner) has generously allowed use of this privately owned area for recreation activities in the past.

The Municipal Development Plan shows this treed area as future park land. In initial discussions with Mr. Bower, he conveyed that his intentions were to eventually develop higher density residential areas within this treed escarpment. The land through an ecological analysis by Grant Moir; City Biologist; has been recommended to be preserved based on its value as a large natural green space, unique poplar tree stand and ecological benefits. This area rated as a "high priority" for preservation within the Ecological Services Environmental Action Plan.

## **DISCUSSION**

### **General:**

Through this proposed development 7.55 acres of treed escarpment land has been offered for sale as future park preservation area. Upon development of this property an additional 1.95 acres of land would be dedicated as Municipal Reserve, bringing the total preservation area to 9.5 acres; (45%) of the total 21 acres of existing natural area; refer to Attachment 1 "Preliminary Site Plan Option 26-01". Under this plan, the non-preserved natural area (11.5 acres) would be constructed as multi-family including: apartment style condominiums, townhouses, stacked townhouses, live work units, duplex units and specific green areas.

### **Area Assessment:**

The treed escarpment known as "Bower Natural Area" is a sand based escarpment with various local species of trees and shrubs. Poplar and spruce are the predominant large plant species with numerous other common natural trees, shrubs and grasses. This area is a non-manicured natural area with natural (grass) trails that run along and through the escarpment. The proximity of this natural area to the Waskasoo Creek makes it a prime habitat for numerous animal species including: small & large mammals, birds and amphibians. This area is regularly used by hikers, mountain bikers, cross country skiers and runners.

The proposed long-term Parks plan for this area is to connect the paved trail system along the ALTALINK right of way from the south east neighbourhoods to the Red Deer College and continue the trail through to Heritage Ranch Via the former 60 avenue. This natural area represents a significant future park feature along the proposed future trail network of the city.

### **Options:**

Administration has reviewed Qualico Commercial Developments proposal (Attachment 1) for the preservation of a portion of the Bower Natural Area identified as option 3 in the following chart. There is not currently an option to purchase the complete 21 acres of Bower Natural Area for preservation and outdoor recreation opportunities. Qualico has stated that the development of this area as a whole is not economically viable if the complete natural area is omitted from development.

The following is an outline of options prepared by administration. Currently the third option is the one that is most preferred and economically viable to the land owner and developer and is reflected in Attachment 1.

### Bower Woods Development Options

	Estimated Acres of Park*	Estimated Cost of Purchase**	Notes
Option 1 - Preservation of Complete Escarpment & Treed area	21	\$3,325,000	This plan would include preservation of the entire treed escarpment as shown in the Municipal Development Plan. Allowing for development around the perimeter of the tree line. This option would allow for the preservation of the natural park as it exists today. Natural trail linkages exist and future more formal park development could be explored.
Option 2 - Preservation of the proposed 9.5 acres with an additional 5.5 acres of SE escarp	15	\$2,275,000	This option explores allowing some development on the South West corner of the treed area and preserving the large escarpment that is seen from Taylor Drive. Ultimately this allows for a more thorough connection of trail systems and, in turn, still allows for some development within the natural area.
Option 3 - Preservation proposed 9.5 acres (Attachment 1)	9.5	\$1,312,500	As per Qualico's offer to sell 7.55 acres of land being preserved for the tree stand next to the Waskasoo Creek and an additional 1.95 acres next to the ALTALINK Power line in the SW corner with development. This option may result in the development of the remaining 11.5 acres of the natural area. Worth noting is that the standard non-forested setback for lots backing onto trees is an additional 10 – 30 meters to meet wildfire management guidelines. May be opportunity through the NASP development to preserve additional green space.

\* With this development there are 1.95 acres of Municipal Reserve outstanding. These 1.95 acres are included in the total area but not reflected in the cost as they are dedicated.

\*\* These estimated calculations are based on Option 3 and the current offer price of \$175,000 per acre with the MR dedication removed.

#### Financial Status of the Public Reserve Trust Fund

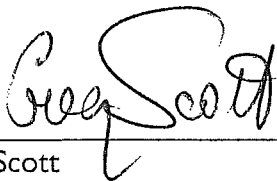
The City of Red Deer has always tried to balance the preservation of natural areas with the financial resources available; as a result there have been natural areas in the past that have been developed in order to meet the bottom line. Historically when the City acquires parkland the land

is paid for from the Public Reserve Trust Fund. The Public Reserve Trust Fund is a reserve account that holds funding from the sale/lease of PI-Park-land for the sole purpose of purchasing additional parks and green spaces (legislated through the MGA). This fund can only be used to acquire new park space. Currently this fund balance is \$3,293,500 with net outstanding commitments of \$1,097,500. The remaining net balance of the Public Reserve Trust Fund is \$2,196,000; which could be assigned to this natural area preservation project. The resulting implications of purchasing this natural area would be that this reserve would have a net zero balance and efforts to preserve additional natural areas would have to be budgeted separately.

### **SUMMARY**

This preservation opportunity is unique in both its scope and potential for future park connections. This natural area has the potential to be a significant addition to the city park system. This council recommendation will have financial impacts and the developer and The Recreation, Parks and Culture Department would like City Councils direction before proceeding with discussions with Qualico Commercial Developments on continuing the park preservation process.

Thank You



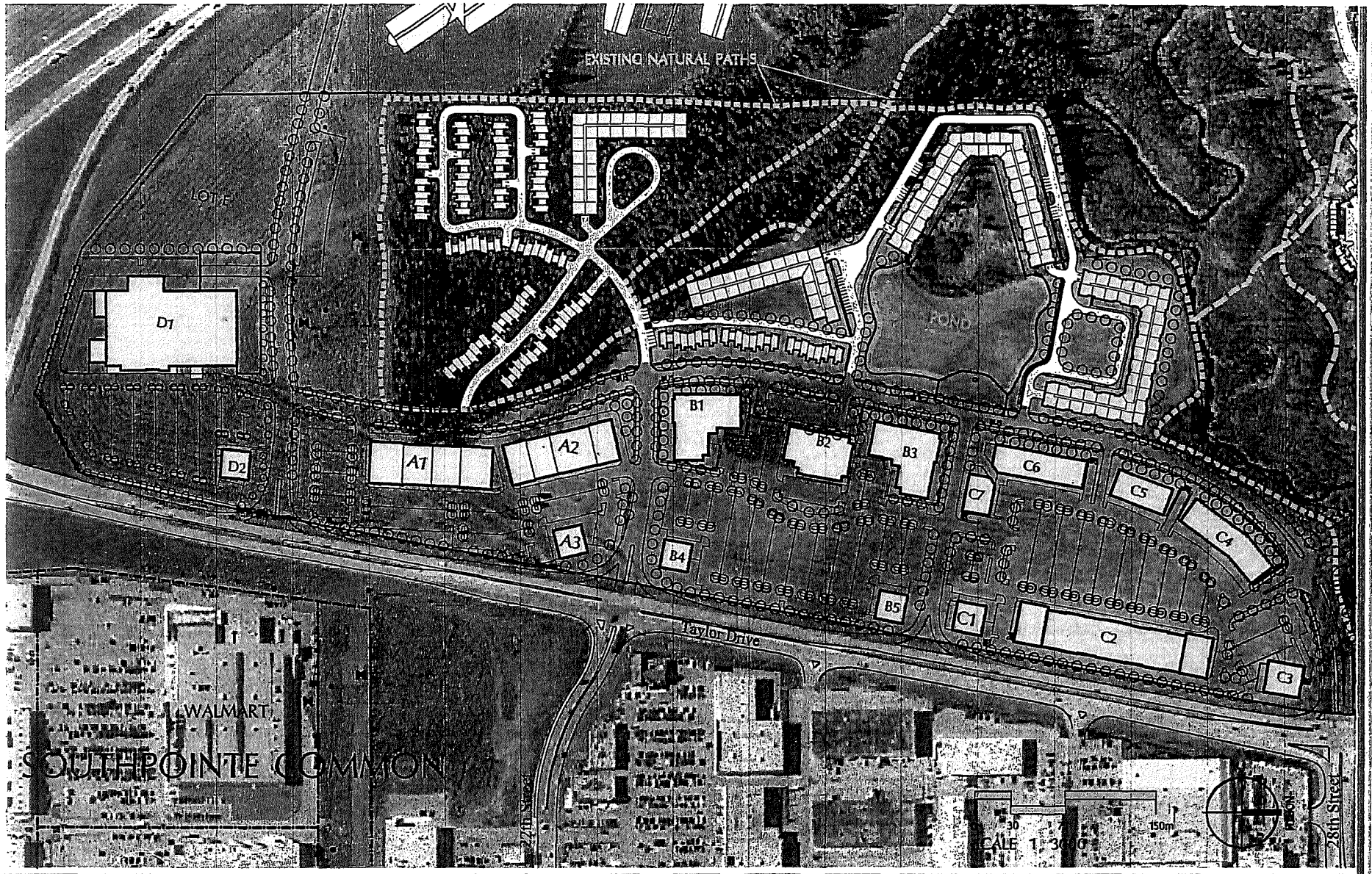
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Greg Scott  
Recreation, Parks and Culture Manager

  
For: Trevor Poth

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Trevor Poth  
Parks Planning Coordinator



ATTACHMENT

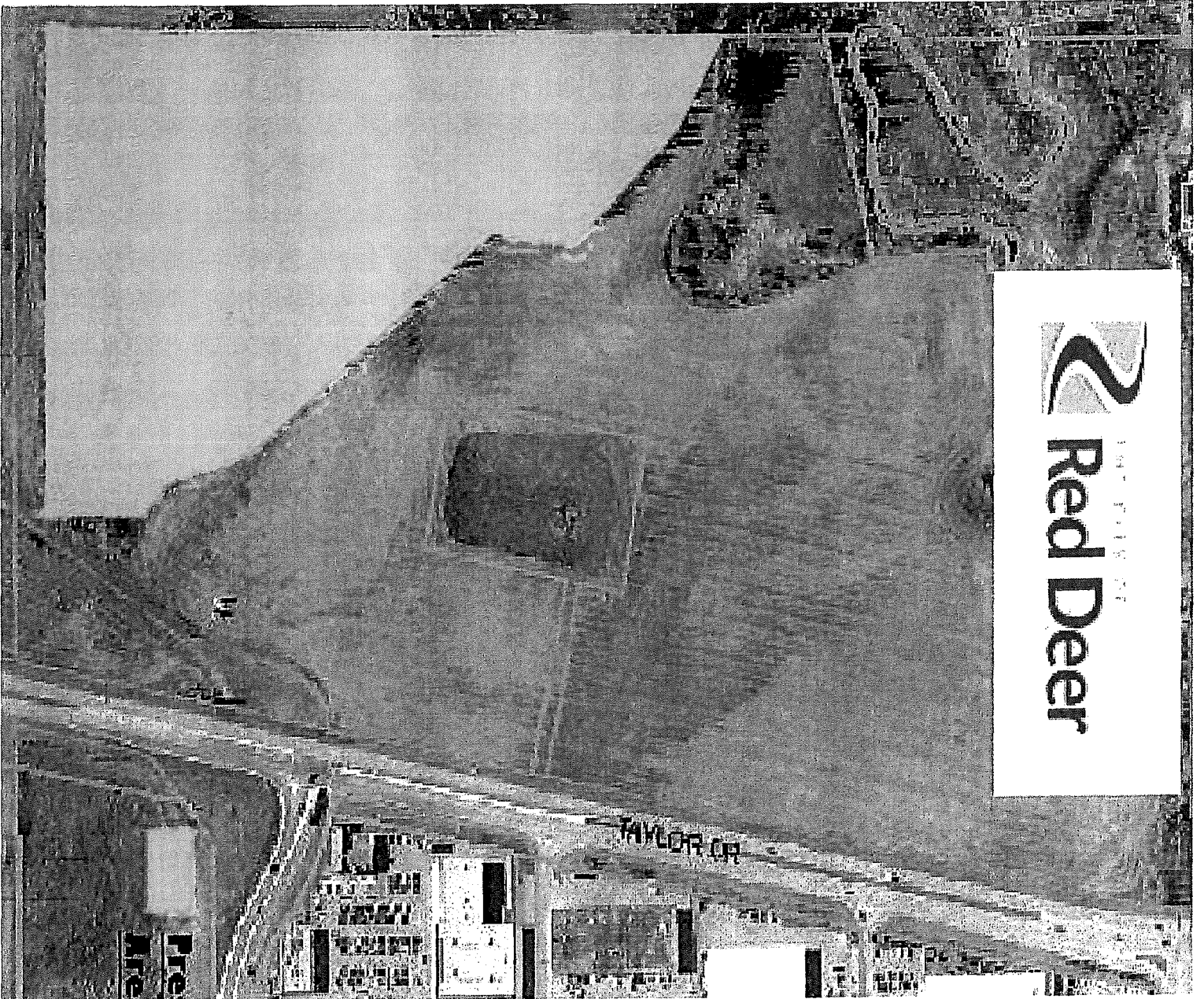
SOUTHPOINTE JUNCTION  
RED DEER, ALBERTA


Group  
landscape  
engineers

# PRELIMINARY SITE PLAN OPTION 26-01

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DATE JUNE 15  
SCALE 1:3000  
PAGE ASD262



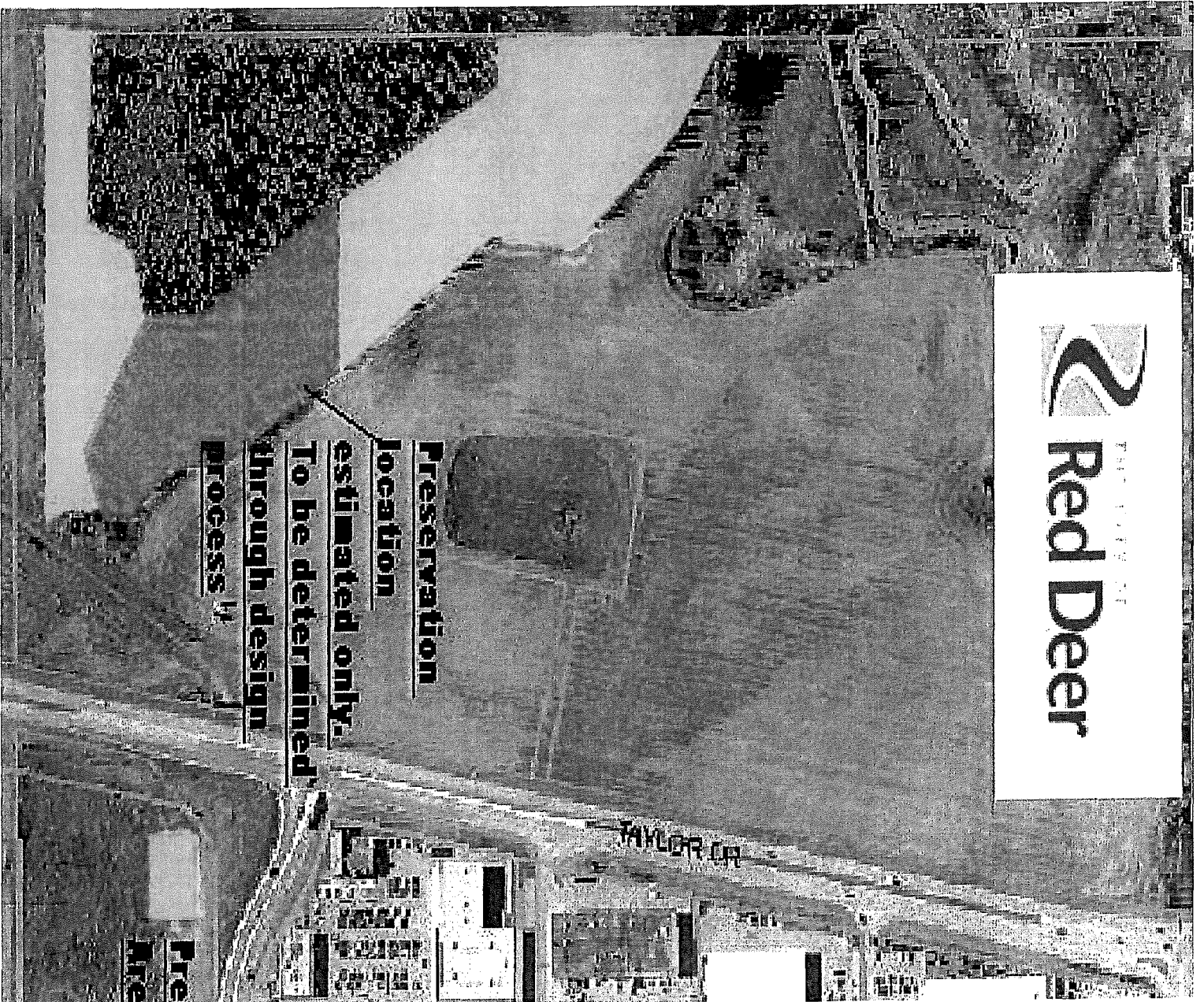


  
Red Deer

Option 1

Preservation  
on of 21  
acres

Preservation  
Area



**Red Deer**

**Preservation**  
**location**  
**estimated only.**  
**To be determined**  
**through design**  
**process**

**Preservation**  
**Area**

**Option 2**  
**Preservation**  
**on of 15**  
**acres**





Red Deer

**Option 3**

**Preservation**  
**on of 9.5**  
**acres**

**Preservation**  
**Area**

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**From:** Brian Stackhouse [mailto:bstackhouse@rdc.ab.ca]  
**Sent:** June 30, 2007 5:46 PM  
**To:** Kelly Kloss  
**Cc:** Craig Curtis; Grant Moir; Don & Marie  
**Subject:** Preservation of the Bower Natural Area South of Red Deer College

Hello Kelly,

Thank you to City Council and Administration for including Don Wales and myself in the walk around the Bower Natural area June 19.

My understanding is that this issue may be discussed by City Council, possibly at the City Council meeting July 16. I would have liked to make a presentation to City Council but I will be in Quebec for the next three weeks. Yesterday, I left extra copies of the map I distributed June 19 at your office and I would be grateful if you would distribute those plus this email to City Council if the Bower Natural Area is being discussed while I am gone. I draw your attention to the East side of the area I've coloured yellow. The contour lines are very close together there indicating the terrain is steep. Any incursion for development into steep terrain, even at the lowest point along the two ridges, results in disproportionately large destruction due to grading requirements.

My appreciation for this area comes primarily from running, cross country skiing, and a general love of being in nature, although I don't have a background in either biology or geology. I learned several things from Grant Moir on the June 19 tour, for example, the significance of the stand of aspen poplar in the middle of the natural area, the glacial history of the sand dune structure, and that the Bower Natural Area includes the second highest point in Red Deer. I strongly recommend that you seek out information from knowledgeable sources such as Grant or the Red Deer River Naturalists prior to making any decision to develop any part of the approximately 22 acres I've coloured in yellow.

If the City does not have the influence, the resources, and/or the will to maintain this natural area intact, it would probably be prudent to focus the resources the City does have available somewhere where the City can have significant impact. A "compromise" in the case of the Bower Natural Area is effectively a loss.

I've also included below, part of an email I sent to Craig Curtis, May 8, which he has already forwarded to City council.

Thank you to you and to city council for considering this request.

Brian Stackhouse, 71 Ander Close, Red Deer T4R 1C2, phone 343 2731.

excerpted from May 8, 2007 email to Craig Curtis:

Friday afternoon (May 4), I left at your office a copy of an Orienteering map with contour lines indicating areas which would be valuable to preserve in their natural state. The map is reasonably accurately to scale (1 cm = 100 m) and I have estimated by counting fractions of the 1 cm x 1 cm squares that the area South of the creek and West of Taylor drive is about 76 acres, the existing forest and trail network shown in yellow is about 21.5 acres, the "natural storm water retention pond" shown in blue is about 3.25 acres, and the riparian zone and escarpment

shown in green is also about 3.25 acres (20 m x 650 m). Don Wales and I believe all three of these areas are worth preserving in their natural state. I would be pleased to provide additional copies of the maps if they are useful to you.

Back in about 1982 when the City of Red Deer was inviting community feedback in the process of planning the Urban Park, Don and I argued that this was a valuable area to protect and we submitted a petition with about one thousand names to City Hall agreeing that the "Bower Natural Area" would be a valuable inclusion in the Urban Park. The City's decision was that the "Bower Natural Area" was outside the boundaries of the Urban Park but that it should be preserved outside of the Urban Park program at that time. Since then, about half of the area has been lost - the forested area and grass meadows South of the power line (which was in the county at the time) have been mined for the sand. Presently, there are large signs on the property inviting leasing inquiries so we assume that fate of the remaining land will be decided soon.

My understanding, based on second hand information or worse, is that at least some of this land was to be preserved as Municipal Reserve, including a trade off for no Municipal Reserve having been set aside in the earlier development of South Point Common. If additional money is required to preserve the Bower Natural area intact, I would be pleased to make a donation which would be significant from my perspective although I realize that what I'd be able to donate would be small compared to the current value of the land. It's important that the Natural area remain intact. If, for example, there was going to be an incursion into the 21.5 acre yellow section, any incursion at all would be devastating to the integrity of the natural area. An incursion would likely come from the East and if you look at the contour map, the topography of (the yellow, forested section of) the natural area goes steeply uphill at the Eastern edge. It would be impossible to make a "small incursion" from the East because of this and the need to contour around any incursion. Left untouched, the steep, forested hills on the East side of the natural area would also significantly reduce noise from the Queen Elizabeth II Highway and the railway on the West side of the QEII Highway.

Don and/or I would be pleased to give you and/or others a tour of the natural area if you wish. Presently, it is particularly pretty with the fresh light green budding aspen leaves in front of the dark green spruce forest (you can see this from Taylor Drive) and crocuses blooming in grassy areas. Due to last week's heavy rain, the creek is high and some sections of trail are presently under water but we can get around these. The "natural storm water retention pond" is also wet.

Please do whatever you reasonably can to ensure this natural treasure is preserved. Don and I would be pleased to assist and/or provide more information wherever we reasonably can.

Thank you.

Brian

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[This message has been scanned for security content threats, including computer viruses.]

To: Craig Curtis  
From: Brian Stackhouse  
343 2731 (home)

17

MAP

A

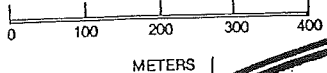
brianstackhouse

Total Area  $\approx$  30.4 square  
= 30.4 ha = 76 acres.  
Each square = 100m x 100m = 1h

# RED DEER COLLEGE BOWER NATURAL AREA

CONTOUR INTERVAL 3m

SCALE 1:10,000



Part of this land is privately owned. Please respect this land for example, do not walk through crops.

existing forest and trail network

Beaver dams are not marked.

$\approx$  8.6 ha = 21.5  
Riparian zone/creek - escarpment  
20m x 650m = 1.3 ha

$\approx$  3.25

## LEGEND

- |  |                   |  |                          |
|--|-------------------|--|--------------------------|
|  | Railway           |  | Contour Line             |
|  | Major Highway     |  | Form Line                |
|  | Paved Road/Area   |  | Steep Bank               |
|  | Dirt Road         |  | Knoll: small, Large      |
|  | Cart Track        |  | Depression: Small, Large |
|  | Large Trail       |  | Pit                      |
|  | Small Trail       |  | Pond                     |
|  | Fence: Crossable  |  | Uncrossable Stream       |
|  | Uncrossable       |  | Crossable Stream         |
|  | Ruined            |  | Ditch                    |
|  | Power Line: Major |  | Narrow Marsh             |
|  | Minor             |  | Indistinct Marsh         |
|  | Wall              |  | Distinct Marsh           |
|  | Building          |  | Uncrossable Marsh        |
|  | Ruin              |  |                          |
|  | Amphitheatre      |  |                          |
|  | Flagpole          |  |                          |
|  | Wreckage          |  |                          |
|  | Goal Post         |  |                          |
|  | Power Box         |  |                          |
|  | Log Pile          |  |                          |



- Out of Bonds
- Sandy Ground
- Open
- Semi-Open
- Rough-Open
- Runnable Forest
- Fight
- Distinct Vegetation
- Very Distinct Vegetation

vertical lines - point to magnetic North ( $23^\circ$  East of true North)

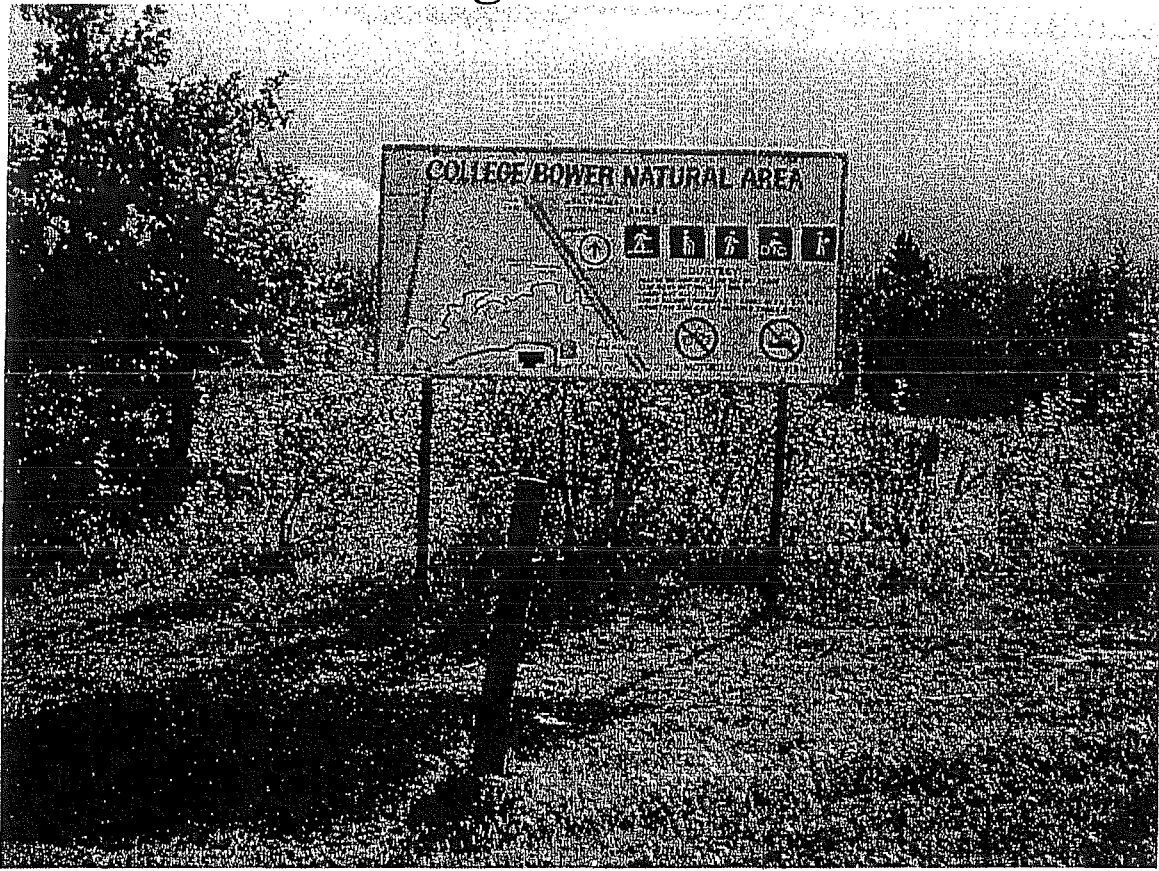
natural storm water retention pond 1.3 ha  $\approx$  3.25 acres

Funding for this map was provided by RED DEER COLLEGE Fieldwork & Cartography was completed by Kitty Jones in June 1984.

## MAP - WOMEN (5.0 km)

(350 m Start plus A loop (0.5 km) plus B loop (3.8 km) plus 350 m Finish)

## Red Deer College/ Bower Natural Area



### Background

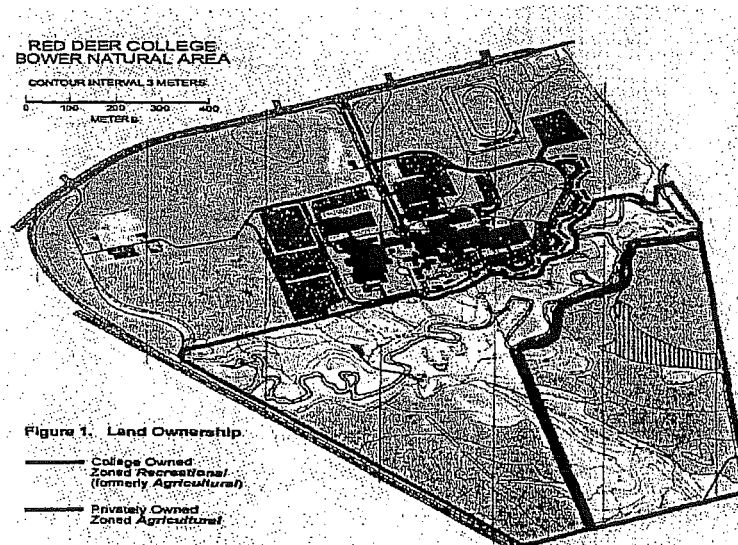
The Red Deer College / Bower Natural area is owned in part by Red Deer College and in part by Art and Jim Bower (see map 3). For over 25 years now Art and Jim Bower have kindly allowed public use of their portion of this area for a variety of appropriate activities. For their part Red Deer College has been a steward of the property by monitoring activity there and removing garbage and remnants of over a dozen bush camps. Faculty and staff from the College and the Parkland Cross Country Ski club have maintained the trails with grass cutting, light pruning, and ski track setting in the winter for the last 25 years. The entire area is 190 acres of which 115 acres are owned by the College. The privately owned area is 75 acres of which 45 acres are currently under cultivation. This area, however, is within the Red Deer City Limits and will soon be subject to the City's zoning regulations. Of particular concern is a 24 acre portion, currently privately owned, that is integral to the viability of this natural area. This is a biologically rich spruce/ aspen forest that contains a portion of a 5 km loop trail that extends through the whole natural area. (Map #5) The College/Bower Natural area is extremely valuable as a "classroom" and is used extensively by biology classes, recreation classes, art classes, and as a training site for college athletic teams. It is also accessed by public school groups for skiing and orienteering and by the general public for skiing, walking, dog walking, nature appreciation, jogging and mountain biking. An orienteering map has been made of the



area and permanent numbered controls placed throughout the area. This map can be viewed through the city web site at [www.city.red-deer.ab.ca](http://www.city.red-deer.ab.ca) clicking on Enjoying Red Deer then Parks and Trails then Walking and Hiking Trails. When there is sufficient snow, ski trails are packed and track set on a 5 to 7 km loop. Strong support for the values of the College Natural area has appeared in several revisions of the **City's Recreation, Parks and Culture Master Plan**. Finally, the heavily wooded natural area forms an attractive backdrop and sound barrier to the Westpark and Bower districts.

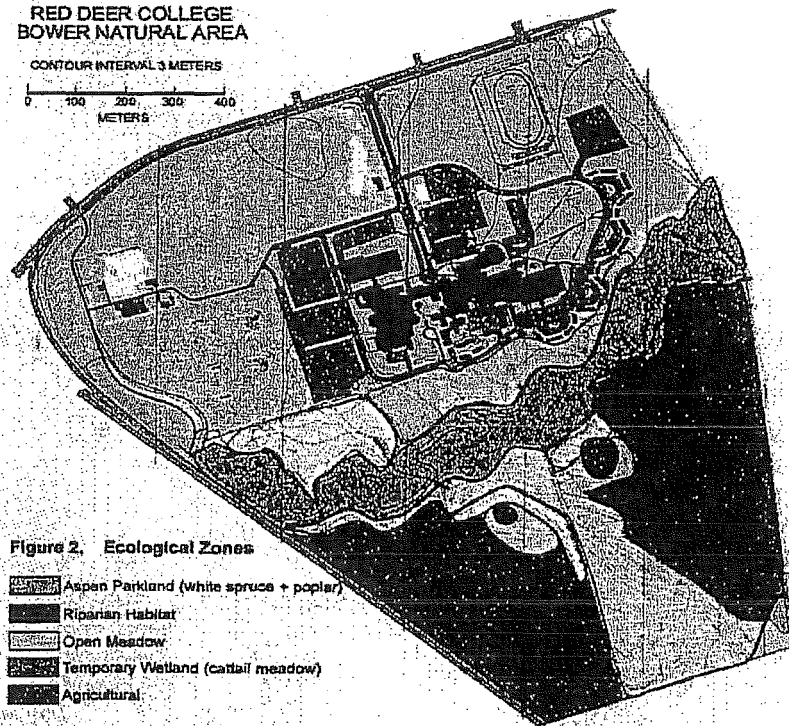
## Ecological Zones

Map #3 shows the habitat types represented by the College/ Bower Natural Area. The Aspen Parkland vegetation found throughout has allowed small herds of whitetail and mule deer as well as moose to forage and over winter for varying periods of up to a year. The meandering portion of Waskasoo /creek that runs through the natural area is rich with waterfowl, muskrat, and beaver and is a watering hole for ungulates and small mammals. Resident coyotes have denned here, two pair of Red Tail hawks nest and hunt there as well as great horned owls. The College/Bower Natural area is part of a wildlife corridor directing ungulates out of the City and over to the Woodland Hills Subdivision. A list of over 70 plant species has been identified by Eileen Ford, Helen Harris, Don Wales and Jim Posey in this area. A list of plant species as well, a partial list of the bird and mammal species that have been identified over the years can be found in a separately attached appendix.



### Map 3 Ownership of the College/ Bower Natural Area

(blue is college owned while purple is owned by the Bowers) Map #6 shows the portion of the privately owned land that needs to be protected.



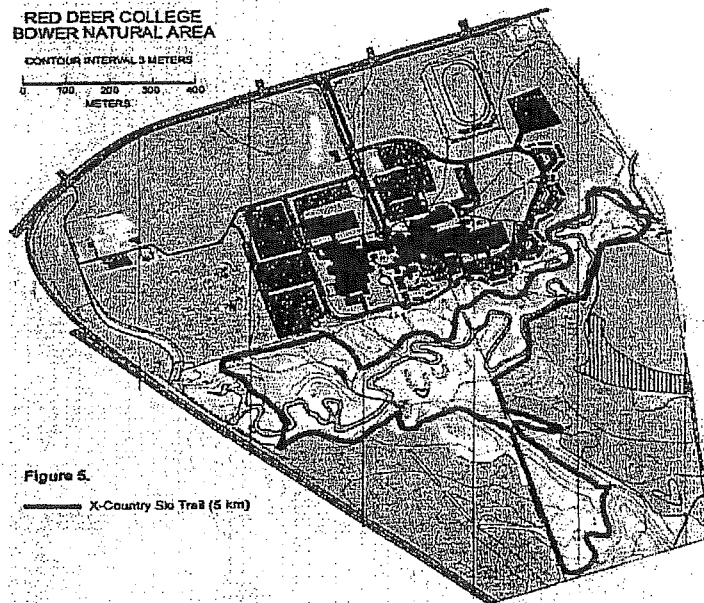
#### Map #4 Red Deer College Ecological Zones

Code: **green**=aspen parkland vegetation, **blue**=riparian habitat, **yellow**= open meadow, **orange**= temporary wetland, and **purple** = agriculture

#### Current Threats

The greatest threat to the area is the removal of forest and underlying sand from the privately owned portion indicated on **Map 3**. Already, the southern third of this natural area has been removed for timber and sand. The City of Red Deer would be involved in negotiations with the owners to preserve this valuable area along with a buffer zone along the entire eastern boundary that would protect the area from proposed residential development in the open field along side Taylor Drive. Unfortunately, this area well exceeds the 10% municipal reserve limit. Fragmenting this area would be unacceptable on several levels. How the preservation of this area is accomplished needs to be left to negotiations between the City and the owners. Regardless, the City is still in the position to permit or reject applications to log and/or sand mine as a discretionary use in this agriculturally zoned land.

The College Bower Natural area is also abused by the entry of ATVs along its western boundary near the #2 highway. Like Heritage ranch, damage by mountain bikes is decreasing, as is bush camp activity. Over a dozen bush camps have been quickly removed over the last 26 years. Several fires have been set by children and by bush party open fires. In addition, a southern access to the campus from Taylor Drive and 28 St has been proposed in the College Campus Master Plan. This, if done poorly, will slice off a portion of the eastern part of the natural area, will shorten the 5 km trail loop, result in some disruption of Waskasoo Creek, and create another barrier to wildlife movements along this wildlife corridor.



Map #5 Red Deer College 5 km Track Set Ski Track (winter) and Walking Loop (summer)

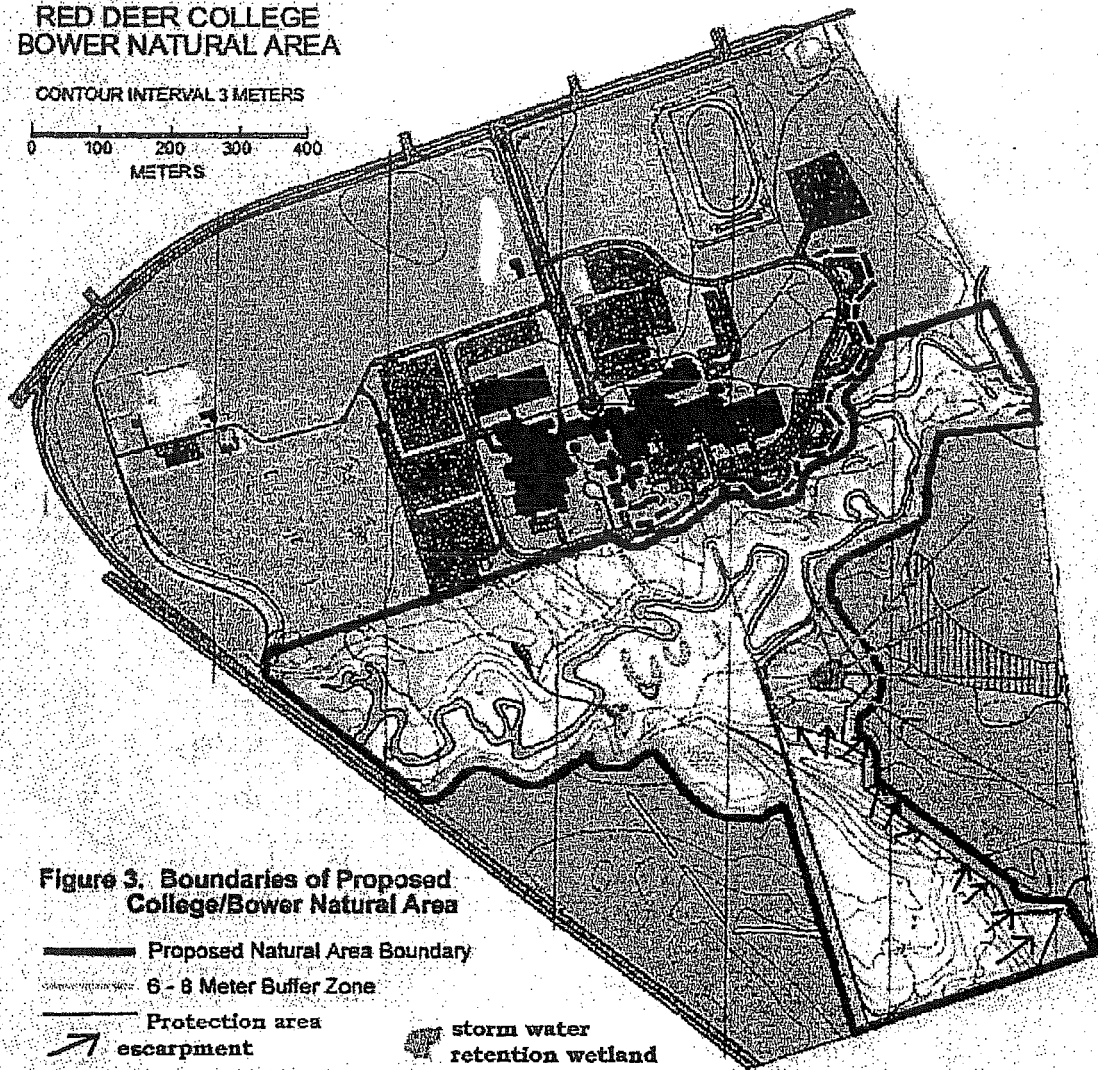


## Critical Area to be protected

### RED DEER COLLEGE BOWER NATURAL AREA

CONTOUR INTERVAL 3 METERS

0 100 200 300 400  
METERS



**Figure 3. Boundaries of Proposed College/Bower Natural Area**

## Map 6 Critical Protection Area

The critical area that requires protection is indicated in the light blue line. Part of this area is steep escarpment indicated by the dark blue arrows. A natural temporary wetland indicated by green is lower than the developmental area and as a storm water retention pond, will provide a natural filter prior to being discharged into Waskasoo Cr. The area in question is approximately 23-24 acres. To retain the natural area's ecological integrity the entire area including the College owned portion needs to be protected (red boundary) This will also protect the 5km walking and skiing trail. (see map 5)

## Value to Red Deer College

Red Deer College is an integral part of Red Deer, both as an employer and an educational opportunity for central Alberta students. The natural area is a unique part of the College in that it is an "outdoor classroom" just minutes away from the main campus. To my knowledge, few, if any Colleges in Canada have this unique resource within such

close proximity. A partial list of courses that use the natural area is attached in a separate appendix along with a plant and animal inventory. By preserving this natural area the City will be contributing to the educational effectiveness of the College. The area is also used recreationally by both students and staff during the day. The trails are used by athletic teams for training and for over 20 years now the trails have been the site of the Red Deer College Open Cross Country Ski race held in the fall. The trails were also the site of the Western Canada Cross Country Championship and for years hosted the Red Deer Loppet and numerous Alberta Cup Ski races although now River Bend performs that function.

### Value to Red Deer

1. With the orienteering map and course, the nature trails, and the groomed ski trails in winter, the College Bower Natural Area is popular with public school classes. The trails are also accessed on a daily basis by walkers, joggers, skiers, snowshoers, dog walkers and mountain bikers from the surrounding neighborhoods and elsewhere. Removal of any part of the natural area will disrupt the continuity of the trails and eliminate several of the permanent orienteering controls thus making the orienteering map obsolete.
2. The southern portion is essentially a series of consolidated sand dunes and is classified as **escarpment** on the City of Red Deer's web map. In the southeastern portion of the critical 24 acres area the escarpment elevation is in excess of 20 meters (60 ft.) tapering to 10 meters (30 ft). It is this ridge and the covering spruce and aspen forest that protects much of the Bower neighborhood from excessive noise from the QE II highway and it will do the same for the proposed South Pointe Crossing neighborhood. As a steep escarpment, it should be protected as an environmental reserve and applying the 10% municipal reserve requirement to the remaining area. **(see the dark blue arrows on map #6)** As indicated in **photo 1** this wooded ridge also provides an attractive backdrop to the Bower and Westpark neighborhoods. Anywhere in the City it is reassuring to see some green instead of an endless sea of urban development and it identifies our City as one that values natural areas and parks. It is also what visitors first see as they approach Red Deer either along Highway #2 or along Gaetz south.



**Photo 1 College Bower Natural Area from road behind Chapters**

### **Value to Wildlife**

As indicated in the appendix, The College Bower Natural area has been a home or resting place for a variety of large mammals. Prior to the removal of over 1/3 of the natural area (south of the power lines for sand mining) the area was large enough to harbor small herds of whitetail and mule deer as well as moose for extended periods of time. Even Francis the Pig hung out there for a few months. Today, with its reduced size, the occurrence of these larger mammals is reduced but not eliminated. Fragmenting the 24 acres in question will eliminate this potential forever. By keeping the area intact the College Bower Natural area will continue to function as cover and a wildlife corridor from the City Center out along Waskasoo Creek or south to the Woodland Hills subdivision. Other wildlife, not as affected by habitat fragmentation, will also benefit when this area remains intact.

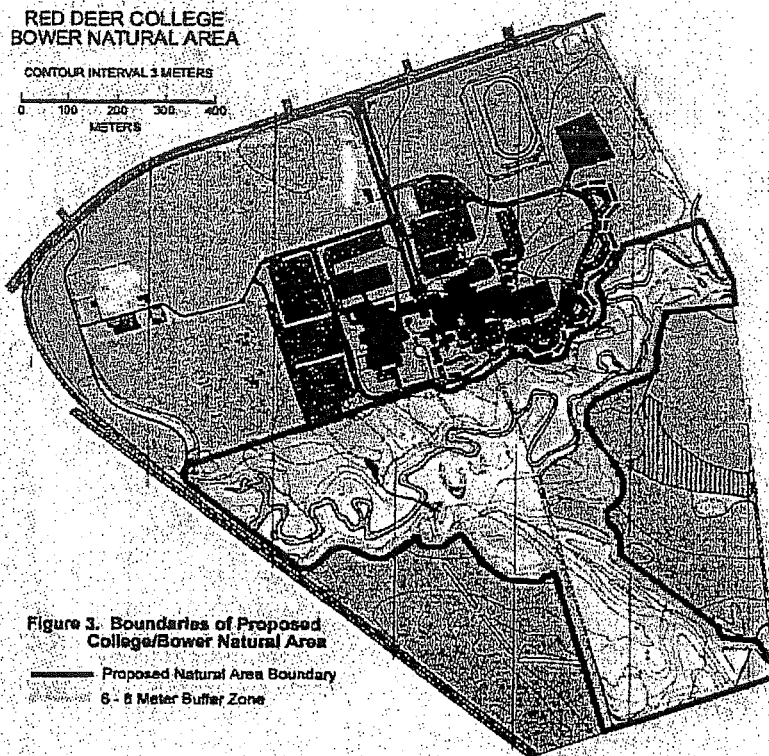
### **Management Strategy**

ATV entry points have been identified and closed as soon as they are discovered. The College has been extremely cooperative in that respect. An environment protection grant is being pursued to allow the college to close off the western boundary to ATV entry. As for the area structure plan for a new residential development along Taylor

Drive, it is hoped that the city takes into account the proximity of the Natural area and provides the necessary buffer protection. (Map #6)

A buffer zone around the eastern boundary of the natural area would protect the proposed residential development from the unlikely event of a fire

During the planning process and the negotiations with the developers some mechanism that could involve land swap, tax concessions, incorporation of municipal reserves and/ or ecological reserves are required to ensure this natural history and educational resource is retained intact.



#### Map 6 Red Deer College Proposed Natural Area Boundary and Buffer Zone.

Developers may be tempted to develop the middle or eastern portion of the area indicated above thus separating the College owned northern portion from the southern most triangle. This would severely impact the integrity of the natural area and eliminate a portion of the 5 km ski trail loop. It would also open up the residential development to the noise of the #2 highway and the railway.

## Wildflower Species

Bower Woods

26

*Achillea millefolium* ssp. *lanulosa*  
Common Yarrow

*Rosa acicularis*  
Prickly rose

*Taraxacum officinale*  
Dandelion

*Amelanchier alnifolia*  
Saskatoon Berry

*Androsace septentionalis*  
Fairy Candelabra

*Anemone canadensis*  
Canada Anemone

*A. multifida*  
Cut-leaved Anemone

*A. patens* var. *wolfgangiana*  
Prairie Crocus

*Arctostaphylos uva-ursi*  
Common Bearberry

*Stellaria* spp.  
Narrow leafed chickweed

*Astragalus agrestis*  
Purple Milk Vetch

*Trifolium repens*  
White Dutch Clover

*Cornus stolonifera*  
Red Osier Dogwood

*Ranunculus rhomboideus*  
Prairie Buttercup

*Campanula rotundifolia*  
Bluebell

*Thlaspi arvense*  
Penny Cress or  
Stinkweed

*Chenopodium capitatum*  
Strawberry blight

*Cerastium arvense*  
Field Chickweed

*Chrysopsis villosa*  
Golden Aster

<i>Clematis verticellaris</i> var. <i>columbiana</i> Purple Clematis	<i>Geum triflorum</i> Three-flowered Avena
<i>Comandra pallida</i> Pale Comandra	<i>Potentilla fruticosa</i> Shrubby Cinquefoil
<i>Cornus canadensis</i> Bunchberry	<i>Asclepias ovalifolia</i> Low Milkweed *
<i>Corydalis aurea</i> Golden Corydalis	<i>Hedysarum mackenzii</i> Mackenzie's Hedysarum
<i>Disporum trachycarpum</i> Fairy Bells	<i>Heraclium lanatum</i> Cow Parsnip
<i>Aralia nudicaulis</i> Sarsaparilla	<i>Lathyrus ochroleucus</i> Yellow Pea Vine
<i>Elaeagnus commutata</i> Wolf Willow	<i>Psoralea esculenta</i> Indian Breadroot *
<i>Cypripedium calceolus</i> Yellow Lady's Slipper	<i>Dodecatheon pauciflorum</i> Shooting Star
<i>Lilium philadelphicum</i> Wood Lily	<i>Lilium philadelphicum</i> var. <i>andinum</i> Western Wood Lily
<i>Epilobium angustifolium</i> Fireweed	<i>Linnaea borealis</i> var. <i>americana</i> Twin-flower
<i>Apocynum androsaemifolium</i> Spreading Dogbane	<i>Linum lewisii</i> Wild Blue Flax
<i>Fragaria virginiana</i> var. <i>glauca</i> Wild Strawberry	<i>Lithospermum ruderales</i> Wooly Gromwell *
<i>Actaea rubra</i> Baneberry	<i>Lonicera dioica</i> var. <i>glaucescens</i> Twining Honeysuckle
<i>Gaillardia aristata</i> Brown-eyed Susan	<i>Maintheum canadense</i> var. <i>interius</i> Wild Lily-of-the-Valley
<i>Galium boreale</i> Northern Bedstraw	<i>Mentha arvensis</i> var. <i>villosa</i> Wild Mint
<i>Gaura coccinea</i> Scarlet Butterfly-weed *	<i>Mertensia paniculata</i> Tall Lungwort
<i>Geranium richardsonii</i> White Geranium	<i>Monarda fistulosa</i> var. <i>menthaefolia</i> Wild Bergamot
<i>G. viscosissimum</i> Sticky Purple Geranium	<i>Oxytropis splendens</i> Showy Locoweed

Primula incana Mealy Primrose *	Senecio canus Silvery Groundsel
Polygala senega Seneca Root	Shepherdia canadensis Canada Buffaloberry
Antennaria pulcherrima Showy Everlasting	Sisyrinchium montanum Blue-eyed Grass
Rosa arkansana Prairie Rose	Sonchus spp. Sow Thistle
Anemone patens Prairie Crocus	Smilacina stellata Star-flowered Solomon's-seal
Populus balsamifera Balsam Poplar	Symphoricarpos occidentalis Western Snowberry
P. tremuloides Aspen	Thalictrum venulosum Veiny Meadow Rue
Silverweed Potentilla anserine	Thermopsis rhombifolia Golden Bean
P. concinna Early Cinquefoil	Cirsium arvense Canada Thistle
Prunus pensylvanica Pin Cherry	Viburnum edule Low-bush Cranberry
P. virginiana var. melanocarpa Choke Cherry	Vicia americana American Vetch
Pyrola asarifolia Common Pink Wintergreen	V. sparsifolia Narrow-leaved Vetch
Ranunculus rhomboideus Prairie Buttercup	Viola adunca Early Blue Violet
Ribes oxycanthoides Wild Gooseberry *	V. nephrophylla Bog Violet
Rubus acaulis Dwarf Raspberry	V. nuttallii Yellow Prairie Violet
R. pubescens Dewberry	V. rugulosa Western Canada Violet
R. strigosus Wild Red Raspberry	Zizyphus aptera Heart-leaved Alexanders
	Capsella bursa-pastoris Shepherd's Purse

*Cirsium drummondii*  
Scotch Thistle or short Stemmed Thistle

*Erigeron philadelphicus*  
Philadelphia Fleabane

*Erigeron canadensis*  
Horseweed Fleabane

*Diplopentesis muralis*  
Sand Rocket

*Potentilla norvegica*  
Rough Cinquefoil

*Ranunculus repens*  
Creeping buttercup

*Crepis tectorum*  
Hawks Beard

*Galeopsis tetrahit*  
Hemp Nettle

*Oxytropis campestris*  
Late Yellow Locoweed  
*Petalostemon purpureum*  
Purple Prairie Clover  
*Aster* spp.  
Aster Species

*Solidago* spp.  
Goldenrod Species

*Lactuca pulchella*  
Blue Lettuce

*Helianthus laetiflorus*  
Rhombic Leaved Sunflower

*Hymenoxys richardsonii*  
Colorado Rubberweed

*Haplopappus spinulosus*  
Spiny Iron Plant

*Habenaria* spp.  
Bog Orchid

*Corylus cornuta*  
Beaked Hazelnut

*Ranunculus gmelinii*  
Yellow Watercrowfoot

*Corallorhiza maculata*  
Spotted Coral Root Orchid

*Chrysopsis villosa*  
Hairy Golden Aster

*Oxytropis splendens*  
Showy Locoweed

*Medicago sativa*  
Alfalfa

*Trifolium hybridum*  
Common Clover or Alsike Clover

*Trifolium pratense*  
Red Clover

*Artemesia absinthium*  
Absinth (Sage)

*Artemesia frigida*  
Pasture Sage

*Cirsium vulgare*  
Bull Thistle  
*Tragapogon dubius*  
Goatsbeard or Salsify

*Typha latifolia*  
Cattail

*Sagittaria cuneata*  
Arrowhead

*Petasites sagittatus*  
Arrow-Leafed Coltsfoot

*Geranium viscosissimum*  
Sticky Geranium

*Erodium cicutarium*  
Stork's-bill

*Physostegia parviflora*  
False Dragon head

*Urtica gracilis*  
Stinging Nettle

*Agastache foeniculum*  
Giant-Hyssop



Lappula echinata	Viburnum edule
Blueabur	Low Bush Cranberry
Sa//x discolor	Sonchus arvensis
Pussy Willow	Perennial Sow Thistle
Rumex occidentalis	Matricaria matricarioides
Western Dock	Pineapple Weed
Chenopodium album	Hordeum jabatum
Pigweed or Lamb's Quarters	Foxtail Barley
Mentha arvensis	Brassica nigra
Wild Mint	Black Mustard
Plantago major	Brassica campestris
Common Plantain	Field Mustard
Viburnum trilobum	Melilotus alba
High Bush Cranberry	White Sweet Clover
Melilotus officinalis	
Yellow Sweet Clover	

- note: These identifications were made by Helen Harris, Eileen Ford, Jim Posey and Don Wales over a 20 year period. The list is in no way complete.

#### Mammals

Moose	Alces alces andersoni
White-tailed deer	Odocoileus virginianus
Mule Deer	Odocoileus hemionus hemionus
Coyote	Canis latrans incolatus
Red Fox	Volpes fulva regalis
Flying Squirrel	Glisfulcomys sabrinus sabrinus
Red Squirrel	Tamiasciurus hudsonicus preblei
Beaver	Castor canadensis canadensis
Pocket gopher	Thomomys talpoides talpoides
Muskrat	Ondatra zibethicus spatulatus
Little Brown Bat	Myotis lucifugus lucifugus
Skunk	Mephitis mephitis hudsonica
Snowshoe Hare	Lepus americanus americanus

#### Birds

Black-capped Chickadee	Parus atricapillus
Ring-necked Pheasant	Phasianus colchicus
Great Blue Heron	Ardea herodias
Mallard	Anas platyrhynchos
Belted Kingfisher	Megaceryle alayon
Blue Jay	Cyanocitta oristata
Black-Billed Magpie	Pica pica

Red Winged Blackbird	Agelaius phoeniceus
White-Throated Sparrow	Zonothchia albicollis
Dark-Eyed Junco	Junco hymemalis
Tree Sparrow	Spizella arborea
Hungarian Partridge	Perdix perdix
Chipping Sparrow	Spizella passerina
Clay-Colored Sparrow	Spizella pallida
Savannah Sparrow	Passerculis sandwichensis
Yellow Warbler	Dendroica petechia
American Goldfinch	Spinus tristis
Cedar Waxwing	Bombycilla credrerum
Red-Eyed Vireo	Vireo olivaceus
Bank Swallow	Riparia riparia
Great Horned Owl	Bubo virginianus
Pileated Woodpecker	Dryocopus pileatus
Western Wood Pewee	Contopus sordidulus
House Wren	Troglodytes aedon

#### Natural Area Utilization

##### Courses:

• Bio-tech Ecology 170	study site for 4 labs
• University Transfer Ecology 315	research project site
• Biotech Invert. Zoology 170	aquatic insect study
• Bio-tech Plant Diversity 120	study site ( 8 labs)
• Biology 75 and Biology 95	field trips

##### Programs

• Education Courses	environmental games,
orienteering	
• Recreation Administration	field trips
• Visual Arts	landscape drawing
• Writing Symposium	
• Cross Country Ski Classes	
• Elder Hostel	
• Day Care activity	
• Continuing Education Courses (Plant and Bird Identification, survival)	
• Early Childhood Development program field site	

##### Activities

- Cross Country Ski Team training
- Cross Country Running Team training
- Sports teams dryland training
- Red Deer College Open Cross Country Run
- Orienteering Competitions
- Piper Creek 24 Hour Relay
- Central Alberta Mt. Bike Competition

*Comments:*

We strongly support the revised plan for the Bower Natural Area which has been negotiated among the landowner, the developer and City administration. The new plan will facilitate the preservation of the majority of the Bower Natural Area and its purchase by The City through the Public Reserve Trust Fund. It clearly follows the intent of the Council resolution.

As with Waskasoo Park, a linear open system will be created accommodating a substantial forest area with existing and future trails systems. Although this plan does not protect the total area, it must be recognized that this land is in private ownership and some form of compromise is required which meets the needs of all parties.

It should be noted that the developer has outlined various "assumptions" under which he is proceeding with the preparation of the Neighbourhood Area Structure Plan (NASP). These are not being considered at this time and will be part of the NASP planning process.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



**Legislative & Administrative Services**

**DATE:** August 7, 2007  
**TO:** City Council  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3357/Q-2007  
HS-Historical Significance District  
HP-Historical Preservation District

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***History***

At the Monday, July 16, 2007 meeting of Council, Land Use Bylaw Amendment 3357/Q-2007 was given first reading.


Land Use Bylaw Amendment 3357/Q-2007 provides for clarification of the process by which development proposals which impact historical resources will be evaluated.

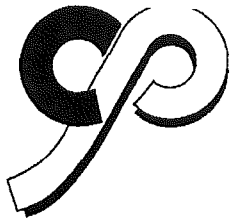
***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 13, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Recommendations***

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

  
Nona Housenga  
Deputy City Clerk



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

**REPORT SUBMITTED TO THE  
JULY 16, 2007 COUNCIL AGENDA**

Phone: (403) 343-3394  
FAX: (403) 346-1570  
E-mail: pcps@pcps.ab.ca

**DATE:** July 6, 2007

**TO:** Kelly Kloss, Legislative & Administrative Services Manager

**FROM:** Tara Lodewyk, Planner

**RE:** Land Use Bylaw Amendment 3357/Q-2007  
HS-Historical Significance District  
HP-Historical Preservation District

On December 8<sup>th</sup>, Council passed the following resolution:

"Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated December 6, 2006, re: City Council's 'Appointee' as per the *Alberta Historical Resources Act* hereby directs the preparation of a Land Use Bylaw amendment to reflect:

1. The appointment of the Development Officer to use discretion in refusing or granting approval under subsection 26 (6) of the *Alberta Historical Resources Act* or to grant approval subject to any conditions deemed appropriate as the appointee.
2. The implementation of the recommendations of the *Heritage Management Plan* that also affect the same sections of the Land Use Bylaw."

Based on Council's direction, Parkland Community Planning Services has prepared a Land Use Bylaw amendment to the HS-Historically Significant and HP-Historical Preservation Overlay Districts.

### **BACKGROUND**

An HS-Historical Significance Overlay District designation is intended to promote community awareness of historical sites or buildings. It provides 45 days protection against demolition and encourages renovations to be sympathetic to the historical value of the building. Currently there are 93 sites designated as HS in the Land Use Bylaw.

An HP-Historical Preservation Overlay District designation is intended to ensure preservation and maintenance of the historical character of the historic site or building. Municipal, registered and provincial designated buildings are listed as HP. Currently there are 15 sites designated as HP in the Land Use Bylaw.

City Council designates a site as a Municipal Historic Resource by resolution. This designation order is registered against the land title. There are currently 12 sites designated as Municipal Historic Resources.

Sites designated as Municipal or Provincial Historic Resources are required to complete a Statement of Significance (SOS) that is a written historical evaluation identifying the character defining elements (CDE) that contribute to the historic value in order to be placed on the

Register of Historic Places in Canada (<http://historicplaces.ca>) and be eligible for government incentives. The CDE are the materials, forms, location, spatial configurations, uses and cultural associations or meaning which must be retained in order to preserve the historic value.

Sites designated as HS and HP are currently flagged on the City's GIS system. When a permit request is made at Inspections and Licensing Department and the address is entered into the computer system an automatic message notifies the department that this site requires special consideration.

The Heritage Preservation Committee is dedicated to the identification, preservation and maintenance of human and natural heritage features in and around Red Deer. It is comprised of volunteers from the community who have a special interest in the heritage of their community. Currently, this committee is responsible for making recommendations to The City of Red Deer and through City Council regarding designation, preservation and interpretation of heritage sites. With the recent reorganization of the Normandeau Cultural and Natural History Society, the committee is presently undergoing a process to review its mandate and structure.

## **PLANNING ANALYSIS**

### **Part One: Appointment of Development Officer**

An amendment to the regulations listed in the HP-Historical Preservation Overlay district of the Land Use Bylaw is required to reflect the appointment of the Development Officer and amalgamation of the Land Use Bylaw and *Alberta Historical Resources Act* approval processes for alterations to municipal, registered and provincial designated buildings. The proposed LUB amendment wording is directly from the section 26(6) *Alberta Historical Resources Act*, which describes which alterations require approval. The relationship between buildings, structures and open space and the provision of landscaping and parking shall continue to be subject to Development Authority approval.

### **Part Two: Implementation of Heritage Management Plan Recommendations**

The *Heritage Management Plan* (HMP), adopted by Council as a planning tool September 11, 2006, contains the following recommendations that affect HP-Historical Preservation and HS-Historically Significant Overlay Districts in the Land Use Bylaw:

a) *"The City adopt the Standards and Guidelines for the Conservation of Historic Places in Canada as the basis for the assessment of all heritage permit applications, incentives, and negotiations. Relevant city staff should receive training in these guidelines."* 6.2.6

b) *"A key person within the planning framework be identified who would be responsible for heritage planning."* 6.2.3

*"A process be developed to ensure that there is a clear and effective review of each development permit application regarding an historic site"* 6.2.5

*"The Heritage Preservation Committee should review its mandate and focus their resources and efforts on education and awareness of heritage in the community."* 6.5.3

**a) Adoption of the *Standards and Guidelines for the Conservation of Historic Places in Canada***

The *Standards and Guidelines* are a result of a major collaborative effort among federal, provincial, and municipal governments, heritage conservation professionals, heritage developers, and many individual Canadians. They are the foundation for conservation practice across Canada by providing sound, practical guidance in achieving good conservation when completing an intervention to a historic resource. These have also been adopted by the Province of Alberta and form the basis for review and assessment of government financial incentives.

It is important that any intervention complies with the *Standards and Guidelines* to preserve the historic value therefore maintaining the designation and not jeopardizing the option for future government financial assistance.

Legal council does not recommend referring to the *Standards and Guidelines* in the bylaw as referencing an outside document may create problems when council policy changes or the name of the document changes. The proposed amendment will require a recommendation of the Heritage Planner or planning department. Heritage planning practices imply that a historical evaluation to be carried out applying the *Standards and Guidelines* as the basis of the recommendation.

**b) Clarification of the Heritage Permit Review Process**

The establishment of heritage planning function within the planning framework is a way of creating an effective review of historic resource development permit applications. This person would be responsible for the technical aspects of heritage planning which has traditionally been a role of the Heritage Preservation Committee. The HPC recognizes they do not have the expertise and the manpower to review historic resource development permit applications as they are a volunteer group and an external committee. It is recommended in the *Heritage Management Plan* that they begin to focus on education and awareness which is the majority of their current activities. The amendment does not mean that they can not be consulted as relevant expertise on a permit application.

The HPC supports the appointment of a Heritage Planner to oversee the technical aspects of heritage permit review. In the interim, until a Heritage Planner is proposed and approved in The City budget, Parkland Community Planning Services, the City's planning department, is fulfilling the technical role of Heritage Planner.

The Heritage Management Plan identified gaps such as how heritage procedures are explained to applicants, the lack of internal expertise, and uncertainty in the outcome of the review process. The current LUB regulations for sites identified as HP-Historical Preservation and HS-Historical Significance are vague. The proposed amendment does not propose to significantly change the process but clarify the process for the public and City Administration which will in turn promotes consistency and efficiency. The proposed amendment also brings the City process in line with the regulations of the *Alberta Historical Resources Act*, which the HP sites are designated under. The proposed permit review process is the same as the unwritten process that has been occurring. The proposed Land Use Bylaw amendment clarifies and solidifies the process.



### **Proposed Permit Review Process**

With the proposed amendment, the permit approval process will be as follows:

- 1) **Inspections and Licensing Department receives a request for a development permit application** for a demolition, disturbance, alteration, restoration, or repair of a site that is designated or abuts a site designated as HS-Historical Significance or HP-Historical Preservation Overlay Districts in the Land Use Bylaw.
  
- 2) **If the site is designated as HP-Historical Preservation**, it is either a municipal, registered or provincial historic resource under the *Alberta Historic Resources Act*. The designation determines the approval process. A permit application would not be considered complete until the recommendation is received from the appropriate authority.
  - a. **Municipal Historic Resource** would require written approval from the Development Officer who would have the Heritage Planner or planning department in consultation with relevant expertise make a recommendation. This is based on the heritage planning practice of completing a technical evaluation of the type of treatment presented in the permit application using the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The technical evaluation ensures that the character defining elements which make up the historic value are not compromised with the intervention proposed.  
  
 Relevant expertise such as a Provincial Preservation Advisor, architect, engineer, etc. may need to be consulted. The application would also be circulated for comment to any relevant community heritage stakeholders. The comments and the technical evaluation would result in a recommendation to the Development Officer, which may include conditions of approval. The Development Officer makes the final decision.
  
  - b. **Provincial Historic Resource** would require written approval from the Minister responsible for the *Alberta Historical Resources Act*.
  
  - c. **Registered Historic Resource** would require notice of the proposed intervention being given to the Minister responsible for the *Alberta Historic Resources Act*. Governmental authorities are given up to 90 days to negotiate with the owner to strengthen the designation to the status of Provincial Historic Resource. Properties designated as Provincial are immediately and indefinitely protected from demolition unless directed by the Minister. It should be noted that the designation as a Registered Historic Resource is currently being phased out by the Province. They are not accepting any new applications for this level of designation and these sites will no longer be eligible for funding after 2009 unless they apply for Municipal or Provincial Historic Resource designation.
  
- 3) **If the site abuts a HP/HS site** it would require the Heritage Planner or planning department to comment on the proposed development application. The purpose of this requirement is to ensure that adjacent development does not cause damage to the existing heritage site. For example, significant vibration or excavation could cause damage to a fragile site. Referring applications for development on sites abutting a HP or HS site was only in the C1 land use district prior to the amendment. This should be a city wide policy as adjacent development may affect sites in other areas as well.

- 4) **If a site is HS-Historical Significance**, it is protected against demolition for 45 days and any renovations are encouraged to be sympathetic to the historical value.
- a. **For a development, not involving demolition**, the permit application would be circulated to the Heritage Planner or planning department for comment. The Heritage Planner or planning department would have an opportunity to encourage the land owner to preserve the historical value. The final decision would be made by the Development Authority.
  - b. **For a development involving demolition**, the owner must give 45 days notice to The City of the proposed demolition. The city will cause a historical evaluation to be carried out by the Heritage Planner or planning department in consultation with relevant expertise. An historic evaluation identifies the character defining elements that make up the historic value of the building or site.
    - i. If the building or site is deemed of significant historic value and a candidate for preservation, the Heritage Planner or planning department will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Planner or planning department will make an appropriate recommendation to the Development Officer. If the owner and the Development Officer are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.
    - ii. If the building or site is not deemed of significant historic value or a suitable candidate for preservation, or in the case of an emergency situation requiring immediate demolition, the Development Officer may waive or reduce the 45 day review period, based upon advice received from the Heritage Planner or planning department.

### **PROPOSED AMENDMENT**

#### **1. Change to Section 2.4 (1) (d)**

This section currently requires the applicant to submit comments of the Heritage Preservation Committee as part of the Development Permit application. The change removes reference to the HPC and substitutes the approval of the Development Officer based on a recommendation from the Heritage Planner, planning department, or the Minister responsible for the *Historical Resources Act*, as the case may be.

#### **2. Change and move Section 5.1(3)(b) to Section 2.4 (1) (d)**

Currently, this section requires the Development Officer to circulate development proposals to heritage properties or properties abutting heritage properties in the C1 district to the HPC. The amendment deletes reference to the HPC and requires the Development Officer to circulate to the Heritage Planner or planning department for comment. '*Heritage properties*' has also been changed to read '*a site in a Historical Preservation or Historical Significance District*' as there is not a definition for heritage property in the Bylaw. This section should apply to all districts as all HP or HS sites which could be affected by adjacent development.

3. Replace Section 7.5 (2)

This section is replaced to ensure compliance with the *Alberta Historic Resources Act* in treatment of disturbances to Municipal, Provincial, and Registered Resources which are all included in the HP-Historical Preservation District of the Land Use Bylaw.

4. Replace Section 7.6 (2) (a) and (b)

This section is replaced in order to substitute the HPC with the Heritage Planner or planning department as who will carry out the historic evaluation. Reference is now made in this section to developments not involving demolition. Currently, this is only identified in the 'general purpose'. The Heritage Planner or planning department will now also work with the land owner to encourage preservation of the character defining elements that contribute to the historic value when a disturbance to a site is proposed.

**CONSULTATION**

Administration as well as the Heritage Preservation Committee, Provincial Registrar of Historic Places, Provincial Preservation Advisor and the Municipal Heritage Partnership Program were circulated for comment. The proposed amendment was supported.

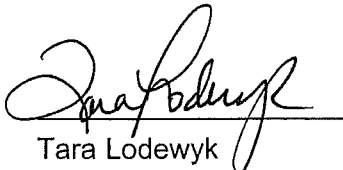
The Land Use Bylaw amendment that was circulated referred to the *Standards and Guidelines for the Conservation of Historic Places in Canada* document. City solicitors had concerns with referring to a specific document within the Bylaw and felt the details of the technical evaluation completed by the Heritage Planner was an internal procedure. As well document titles change and this would require changing the bylaw with each change. Henceforth the reference to the *Standards and Guidelines* has been removed from the Bylaw.

The Heritage Preservation Committee supports the amendment. A letter of support is attached.

**RECOMMENDATION**

That City Council proceed with the first reading of Land Use Bylaw Amendment 3357/Q-2007.

Respectfully Submitted,

  
Tara Lodewyk  
Planner

  
Tony Lindhout  
City Planning Manager

cc. Colleen Jensen

Tara Lodewyk, Planner  
Parkland Community Planning Services

Re: Land Use Bylaw Amendment Proposal  
HS-Historically Significant Overlay District  
HP-Heritage Preservation Overlay District

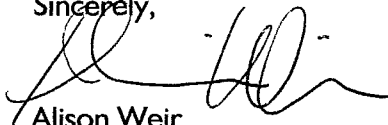
Dear Ms. Lodewyk,

Thank you for your letter of January 23, 2007, asking that the Heritage Preservation Committee comment on the proposed amendment to the Historically Significant and Heritage Preservation portions of the Land Use Bylaw.

The Heritage Preservation Committee is in support of the proposed amendment as outlined. We request that any explanatory memo attached to the proposal emphasize that the Heritage Preservation Committee "concentrate their activities on education and awareness" rather than "begin to focus" (Part 2 (b), page 3) as this aspect is already a dimension of our activities. We look forward to the appointment of a Heritage Planner with training in the technical aspects of heritage conservation to oversee heritage permit review for the City of Red Deer.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alison Weir', with a stylized flourish at the end.

Alison Weir  
Chair, Heritage Preservation Committee



Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007  
**TO:** Tara Lodewyk, Parkland Community Planning Services  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3357/Q-2007  
HS-Historical Significance District  
HP-Historical Preservation District

---

*Reference Report:*

Parkland Community Planning Services, dated July 6, 2007

*Bylaw Readings:*

Land Use Bylaw Amendment 3357/Q-2007 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3357/Q-2007 provides for clarification of the process by which development proposals which impact historical resources will be evaluated. This office will amend the Land Use Bylaw in due course.

  
Nona Housenga  
Deputy City Clerk

/chk  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
LAS Admin. Assistant

## BYLAW NO. 3357/Q -2007

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 Delete Section 2.4 (1) (d) and replace as follows:

2.4 (1) (d) in addition to the foregoing every application for a development permit:

- (i) if the site is in an Historical Preservation or Historical Significance District, shall be accompanied by a recommendation from the Heritage Planner, planning department, or the Minister responsible for the *Historical Resources Act*, as the case may be;
- (ii) if the site abuts a Historical Preservation or Historical Significance District shall be accompanied by a recommendation from the Heritage Planner or planning department.

- 2 Delete Section 5.1(3)(b).

- 3 Delete Section 7.5 (2) and replace as follows:

7.5 (2) (a) In accordance with the *Alberta Historical Resources Act*, no person shall destroy, disturb, alter, restore, or repair a building or structure on a site that has been designated a:

- (i) Municipal Historic Resource without written approval from the Development Officer based on a recommendation of the Heritage Planner or planning department and in consultation with relevant experts;
- (ii) Provincial Historic Resource without written approval from the Minister responsible for the *Alberta Historical Resources Act*;
- (iii) Registered Historic Resource until expiration of 90 days from the date the notice of the proposed intervention is served on the Minister responsible for the *Alberta Historical Resources Act*, unless the Minister sooner consents to the proposed action.

- (b) The relationship between buildings, structures, and open spaces and the provision of landscaping and parking shall be subject to the approval of the Development Authority.

4 Delete section 7.6 (2) (a) and 7.6 (2) (b) and replace as follows:

7.6 (2) (a) All applications for development or demolition of sites listed in section 7.6 (3) (c) shall be forwarded to the Heritage Planner or planning department for comment.

- (i) For developments, not involving demolition, the Heritage Planner or planning department will work with the land owner to encourage preservation of the character defining elements that contribute to the historical value of the site.

- (ii) For developments involving demolition, the owner must give 45 days notice to The City of the proposed demolition. The City will cause an historical evaluation to be carried out by the Heritage Planner or planning department in consultation with relevant expertise. If the building or site is deemed of significant heritage value and a candidate for preservation, the Heritage Planner or planning department will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Planner or planning department will make an appropriate recommendation to the Development Officer. If the owner and the Development Officer are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

- (b) The Development Officer may waive or reduce the 45 day review period, based upon advice received from the Heritage Planner or planning department, in the following circumstances:

- (i) if the building or site is deemed not of significant heritage value or not a suitable candidate for preservation; or

- (ii) in the case of an emergency situation requiring immediate demolition.





READ A FIRST TIME IN OPEN COUNCIL this 16<sup>th</sup> day of July 2007.

READ A SECOND TIME IN OPEN COUNCIL this 13<sup>th</sup> day of August 2007.

READ A THIRD TIME IN OPEN COUNCIL this 13<sup>th</sup> day of August 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 13<sup>th</sup> day of August 2007.

  
MAYOR

  
Deputy CITY CLERK

**DATE:** August 14, 2007

**TO:** Greg Scott, Recreation, Parks & Culture Manager  
Dave Matthews, Parks Planning & Technical Services Supervisor

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** Southpointe Junction Concept Development  
Bower Natural Area Preservation

---

*Reference Report:*

Recreation, Parks & Culture Manager, dated August 7, 2007

*Resolutions:*


*"Resolved* that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated August 7, 2007, re: Southpointe Junction Concept Development, Bower Natural Area Preservation, hereby agrees in principal to the amount of area and location of the open space and natural area design and directs Administration to develop an agreement with the developer and land owner to:

1. Purchase +/- 12.26 acres of treed escarpment,
2. Purchase the additional noted 2.76 acres of open space for \$1.00,
3. Direct the additional 1.95 acres of owned municipal reserve to be applied to the natural treed area and Waskasoo Creek for the purpose of preserving additional amounts of natural environment and current natural trail connections. "

*Report Back to Council: Yes*

***Comments/Further Action:***

That City Administration work with the developer and land owner to enter into the NASP process for development.



Nona Housenga  
Deputy City Clerk

/chk  
attchs.

c      City Manager  
         Director of Community Services  
         Parks Superintendent  
         Parks Planning Coordinator

## Christine Kenzie

---

**From:** on behalf of LASMailbox

**To:** Brian Stackhouse

**Subject:** RE: Clarification of my offer to raise \$30,000 from the running community for the Public Reserve Trust Fund

Thank you for your comments. I will forward this email to members of Council and Senior Management for their information.

*Christine Kenzie*

Legislative & Administrative Services

City of Red Deer

403.342.8201

christine.kenzie@reddeer.ca

---

**From:** Brian Stackhouse [mailto:bstackhouse@rdc.ab.ca]

**Sent:** August 14, 2007 10:13 PM

**To:** LASMailbox

**Subject:** Clarification of my offer to raise \$30,000 from the running community for the Public Reserve Trust Fund

To City Council,

At the public meeting regarding the Bower Natural Area Monday, August 13, 2007, I stated that the running community, including myself, would donate \$30,000 to the Public Reserve Trust Fund. I should have clarified that this donation would be conditional on the full 21 acres of the forested natural area being preserved intact. I believe I have been clear in my previous communications including the email below to Lorraine Poth, August 10. I am still hopeful that after hearing the outpouring of public support Monday, the good will of the Bower family will be extended and that the full 21 acres can be preserved and if that happens, I will happily follow through with this commitment.

Thank you for giving the public the opportunity to provide input and for agonizing over your decision.

Brian

---

**From:** Brian Stackhouse

**Sent:** Friday, August 10, 2007 2:34 PM

**To:** 'Lorraine Poth'

**Subject:** Thank you RE: Does the City have a mechanism for giving income tax receipts for charitable donations?

Thanks for the information Lorraine. If City Council approves the idea of preserving the 21 acre Bower forest intact, I will follow through with a fund raising run as well as my own personal donation.

Brian

2007/08/15

---

**From:** Lorraine Poth [mailto:Lorraine.Poth@reddeer.ca]  
**Sent:** Tuesday, August 07, 2007 11:14 AM  
**To:** Brian Stackhouse  
**Cc:** Kelly Kloss  
**Subject:** RE: Does the City have a mechanism for giving income tax receipts for charitable donations?

Hi, Brian

Thank you for inquiry.

We can issue tax receipts for donations for items such land such as the Bower Natural Area, which has been deemed as ecologically sensitive. One recommendation that I would have would be to encourage participants to make their donation to the Public Reserve Trust Fund, as opposed to specifying that the money be used for the Bower Natural Area. The Public Reserve Trust Fund is utilized for purchasing land for natural areas and public parks. Should you have additional questions, please let me know.

Lorraine

---

Lorraine Poth, CMA  
Financial Services Manager  
The City of Red Deer  
Ph: (403) 342-8208  
Email: [Lorraine.Poth@reddeer.ca](mailto:Lorraine.Poth@reddeer.ca)

---

**From:** Kelly Kloss  
**Sent:** August 01, 2007 4:38 PM  
**To:** Lorraine Poth  
**Subject:** FW: Does the City have a mechanism for giving income tax receipts for charitable donations?

Lorraine,

Could you answer Brian's question?

Thanks

Kelly

---

**From:** Brian Stackhouse [mailto:bstackhouse@rdc.ab.ca]  
**Sent:** August 01, 2007 4:34 PM  
**To:** Kelly Kloss  
**Subject:** Does the City have a mechanism for giving income tax receipts for charitable donations?

Hi Again Kelly,

I talked to Janice Wing, Executive Director of the Red Deer & District Community Foundation, yesterday about the possibility of making income tax receiptable donations for preserving natural areas, such as the Bower Natural Area. She suggested donating directly to the City and that you might be a person to contact. If you are not the appropriate person, please forward this to whomever is appropriate. Thank you.

In my initial email to Craig Curtis, May 8, 2007, requesting that the Bower Natural Area be preserved, I offered to make a donation if this area could be preserved intact. I expect there are others in the

community who would also be willing to donate. Is the City willing to accept donations and to issue tax receipts, and, if yes, what would appropriate timing be? I'm guessing after City Council makes its decision about how much of the Natural Area it wishes to see preserved.

I am considering organizing a fund raising Cross Country Run in the Fall, inviting participants to donate \$50 or \$100 for tax receipts. I would anticipate raising about \$10,000 this way, not much in comparison to the value of the land, but a method for the running community to show its support for preserving the area intact. I'd like to start soliciting "pledges" between now and the August 13 City Council meeting.

Thank you for considering this request.

Brian

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[Please consider the environment before printing this e-mail.]

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[This message has been scanned for security content threats, including computer viruses.]

[Please consider the environment before printing this e-mail.]

## Christine Kenzie

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**From:** on behalf of LASMailbox  
**To:** MayorMailbox; Councillors; Senior Management Team  
**Cc:** Kelly Kloss; Nona Housenga  
**Subject:** FW: Clarification of my offer to raise \$30,000 from the running community for the Public Reserve Trust Fund

For your information -- see email below from Brian Stackhouse.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

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Thank you for giving the public the opportunity to provide input and for agonizing over your decision.

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Should you have additional questions, please let me know.

Lorraine

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Lorraine Poth, CMA  
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I talked to Janice Wing, Executive Director of the Red Deer & District Community Foundation, yesterday about the possibility of making income tax receiptable donations for preserving natural areas, such as the Bower Natural Area. She suggested donating directly to the City and that you might be a person to contact. If you are not the appropriate person, please forward this to whomever is appropriate. Thank you.

In my initial email to Craig Curtis, May 8, 2007, requesting that the Bower Natural Area be preserved, I offered to make a donation if this area could be preserved intact. I expect there are others in the

community who would also be willing to donate. Is the City willing to accept donations and to issue tax receipts, and, if yes, what would appropriate timing be? I'm guessing after City Council makes its decision about how much of the Natural Area it wishes to see preserved.

I am considering organizing a fund raising Cross Country Run in the Fall, inviting participants to donate \$50 or \$100 for tax receipts. I would anticipate raising about \$10,000 this way, not much in comparison to the value of the land, but a method for the running community to show its support for preserving the area intact. I'd like to start soliciting "pledges" between now and the August 13 City Council meeting.

Thank you for considering this request.

Brian

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[The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error, please notify the sender immediately and delete the message. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden.]

[Please consider the environment before printing this e-mail.]

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[This message has been scanned for security content threats, including computer viruses.]

[Please consider the environment before printing this e-mail.]

## Christine Kenzie

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**From:** Kelly Kloss  
**Sent:** August 03, 2007 11:35 AM  
**To:** Christine Kenzie  
**Subject:** FW: Bower Woods Qualico Development

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

To put with the agenda for Tuesday.

Kelly

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**From:** Greg Scott  
**Sent:** August 03, 2007 11:03 AM  
**To:** Tom Warder; Craig Curtis  
**Cc:** Colleen Jensen; Linda Rehn; Paul Goranson; Kelly Kloss; Trevor Poth  
**Subject:** RE: Bower Woods Qualico Development

Hi Craig and Tom,  
Another interesting week of discussions with Qualico.

We have put together a report for Council regarding the Bower Natural Area Tree purchase. Through our discussions with Brent he has found it difficult to just discuss the tree purchase and not other areas that really relate to the the NASP development, including the waving of some of the off-site levy fees. We have attempted to address the off-site levy piece in our report by indicating this discussion needs to be a part of the NASP process..

Brent is modifying his letter of understanding and will be forwarding a copy to me later today or over the weekend. Craig he is wanting you to sign this off.

Tom I understand that Paul is away. It might be beneficial to include you in our meeting to review the Council report and Brent's correspondence. Colleen and I have booked a time with you, Craig, for noon on Tuesday (lunch provided) to review this plus one other item. Tom you may want to place this in your schedule. Trevor you may also want to book this time in.  
A

Craig you may want to meet on Tuesday morning as part of the Council agenda review. For your information I have a Department Management meeting Tuesday morning from 10:00 a.m. to noon.

This has been an interesting process, I think it will be important to have all our "ducks in a row" for the Council meeting on the 13th.  
See you Tuesday.

Greg S.

---

**From:** Paul Goranson  
**Sent:** August 03, 2007 9:05 AM  
**To:** Tom Warder  
**Cc:** Colleen Jensen; Greg Scott; Linda Rehn  
**Subject:** Bower Woods Qualico Development

Tom,

I spoke with Greg Scott yesterday am regarding the Bower Woods negotiations with Qualico.

There are a few items that I am concerned with:

- There apparently has been some discussion regarding waiving of offsite levies. This needs to be done consistent with our policy and historical practice. I would be concerned if there are concessions made to Qualico that are not based on unique circumstances, and would result in us having to modify our policy and practice for other developers. I would expect that the other developers in town, will be unwilling to cover the portion of offsite costs that should rightly be charged to Qualico.
- The woods purchase was intended to be done independent of development negotiations, so it kept the two processes

**LUB 3357/Q-2007**  
**HS-Historical Significance District &**  
**HP-Historical Preservation District**

**DESCRIPTION:** This bylaw clarifies the process by which development proposals which impact historical resources will be evaluated.

**FIRST READING:** July 16, 2007

**FIRST PUBLICATION:** July 27, 2007

**SECOND PUBLICATION:** August 3, 2007

**PUBLIC HEARING & SECOND READING:** August 13, 2007

**THIRD READING:** AUGUST 13, 2007

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

**DEPOSIT:** YES ☐ \$ \_\_\_\_\_ NO ☒

**COST OF ADVERTISING RESPONSIBILITY OF:** City

**ACTUAL COST OF ADVERTISING:**

\$ \_\_\_\_\_ X 2

**TOTAL:** \$ 348.48 + GST

**MAP PREPARATION:**

\$ \_\_\_\_\_

**TOTAL COST:**

\$ \_\_\_\_\_

**LESS DEPOSIT RECEIVED:**

\$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):**

\$ \_\_\_\_\_

**INVOICE NO.:**

**BATCH NO.:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Advertising Revenue to 180.5901)

### Development Officer Approvals

On August 1, 2007, the Development Officer issued approval for the following applications:

#### Clearview

1. Bernoco Land Surveying Ltd. - a 0.62 metre side yard to an existing uncovered deck and a 0.6 metre side yard to an existing step located at 219 Cosgrove Crescent.

#### Johnstone

2. S. Stewart - a 1.35 metre left and 1.32 metre right side yard to a proposed single family dwelling to be located at 90 Jasper Crescent.

#### Kentwood

3. D. Halverson - a 5 metre rear yard to a proposed detached garage to be located at 28 Kirk Close.

#### Oriole Park

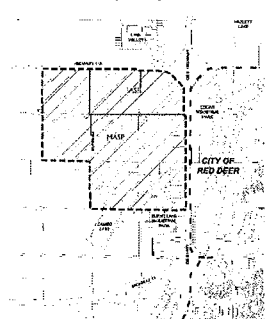
4. Executive Builders Group Inc. - a 1.3 metre side yard and a 4.3 metre rear yard to a detached dwelling with secondary suite to be located at 6079 Orr Drive.

#### Westlake

5. Beta Surveying Ltd. - a 0.23 metre side yard to the existing step located at 19 Willey Crescent.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. August 17, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

### Public Meeting Queens Business Park Major Area Structure Plan (MASP) Industrial Area Structure Plan (IASP)



The City of Red Deer is proposing a new Major Area Structure Plan (MASP) consisting of eight quarter sections of land west of the Queen Elizabeth II Highway presently within Red Deer County and the Queens Business Park Industrial Area Structure Plan (IASP) for two of the eight quarter sections. The annexation application for this area is presently awaiting a decision from the province. The proposed MASP area is presently contained within the Burnt Lake Area Structure Plan and the IASP is contained within the MASP area.

As an interested landowner or area resident, you are invited to attend the public meeting to view the details of the proposed plan and provide comment.

Date: Wednesday, August 8, 2007

Time: 7 p.m. (MASP)  
8 p.m. (IASP)

Location: Holiday Inn  
(David Thompson East Room)  
6500 - 67 Street, Red Deer

If you cannot attend the meeting, but wish to provide comment, or would like to view either plan, please contact:

Parkland Community Planning Services

Email: pcps@pcps.ab.ca  
Phone: 343-3394  
Fax: 346-1570

All comments or questions must be submitted no later than Friday, August 10, 2007.

### Municipal Planning Commission Approvals

On July 30 2007 the Municipal Planning Commission issued approval of the following applications:

#### Discretionary Uses:

##### Northlands Industrial Park

1. Safety Boss Inc. - storage of dangerous goods to be located at 8118 - 49 Avenue Close.

#### Permitted Uses:

##### Waskasoo

2. Len Tempas - a rear attached garage with a second storey workshop to the existing single family dwelling located at 4546 Waskasoo Crescent.

##### Golden West

3. Shunda Consulting & Construction Mgmt. Ltd. - a 342 m<sup>2</sup> addition to the existing industrial building located at 7018 Johnstone Drive.

##### Northlands Industrial Park

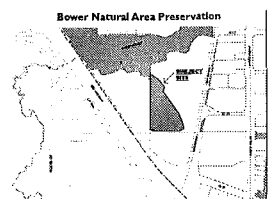
4. Shawn Moore - a detached garage with a 5.33 metre height and a 5.45 metre rear yard to be located at 3342 - 43 Avenue.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, August 20, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

### CITY COUNCIL WANTS YOUR INPUT on BOWER NATURAL AREA PRESERVATION

The City of Red Deer would like input on what sections of the Bower Natural Area should be preserved. This area is not owned by the City but in light of proposals put forward by a developer, it would like your input on preservation options. The area is located north west of the Taylor Drive and 19th Street intersection, and south east of Red Deer College and includes a creek escarpment and natural area known as The Bower Natural Area. Options have been put forward that recommend different levels of preservation of the natural area. You are invited to a Red Deer City Council meeting to provide input. One week prior to the meeting, information will be available on www.reddeer.ca.

Red Deer City Council meeting  
Monday, August 13, 2007 at 6 p.m.  
Council Chambers, 2nd Floor, City Hall  
Council's Procedure Bylaw indicates that any presentation to Council be limited to 10 minutes.



If you are unable to attend the public hearing, you can provide input in the following ways:

#### Send a letter to:

Red Deer City Council  
c/o Manager, Legislative & Administrative Services  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB T4N 3T4

The letter must be received at City Hall by 4:30 p.m. on Tuesday, August 7, 2007.

E-mail: legislativeservices@reddeer.ca

Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

## ELECTION 2007 Your City. Your Choice.

www.reddeer.ca/election

### CITY OFFICES CLOSED HERITAGE DAY HOLIDAY HOURS

All City of Red Deer offices will be closed on  
Monday, August 6, 2007  
In recognition of the Heritage Day Holiday.

#### TRANSIT SERVICE

August 6, 2007 Heritage Day - Holiday Hours:

First bus from City Centre 8:45 am  
Last bus from City Centre 6:45 pm  
Customer Service Centre is closed

#### DAWE CENTRE (Information line 342-8235)

August 6, 2007 Heritage Day - Holiday Hours:

12:00 pm - 1:00 pm - Lane Swim  
1:15 pm - 3:00 pm - Family Swim  
3:15 pm - 5:00 pm - Public Swim  
7:00 pm - 8:30 pm - Public Swim  
9:00 pm - 10:30 pm - Adult Swim

#### COLLICUT CENTRE (Information line 342-7529)

August 6, 2007 Heritage Day will be open from 10:00 am - 8:00 pm

#### RECREATION CENTRE (Information line 309-8488)

August 6, 2007 Heritage Day - Holiday Hours:

Indoor Pools:  
1:30 pm - 4:30 pm - Public swim  
4:30 pm - 6:00 pm - Lane swim  
Outdoor Pools:  
12:00 pm - 1:00 pm - Public swim/Lane swim  
1:00 pm - 8:45 pm - Public swim

#### ROLAND MICHENER RECREATION CENTRE: (Information line 309-8411)

MICHENER CENTRE POOL WILL BE CLOSED -  
August 6, 2007 Heritage Day

### HS-HISTORICAL SIGNIFICANCE DISTRICT AND HP - HISTORICAL PRESERVATION DISTRICT Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/Q-2007, which clarifies the process by which development proposals which impact historical resources will be evaluated. An HS-Historical Significance Overlay District designation is intended to promote community awareness of historical sites or buildings. It provides 45 days protection against demolition and encourages renovations to be sympathetic to the historical value of the building. An HP-Historical Preservation Overlay District designation is intended to ensure preservation and maintenance of the historical character of the historic site or building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 13, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, August 7, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**URGENT! Please call/fax within 1 hour of receiving**

### RED DEER ADVOCATE

Ph. (403) 314-4343 Fax (403) 342-4051

INSERT DATE: Friday, Aug. 3

AD SIZE: 6x240

AD CODE: 30055cityofrdH3

**FINAL PROOF.** Proof read and approve or mark corrections.  
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep  
16

Composed by  
dh

Printed by  
city

OK as is  
OK with corrections

Approved by

## Municipal Planning Commission Approvals

On July 23 2007 the Municipal Planning Commission issued approval of the following applications:

### Discretionary Uses:

#### Riverlands

1. Robert Bliton - merchandise sales to accommodate a contemporary art centre to be located at 48, 5809 - 51 Avenue

### Permitted Uses

#### Pines

2. Artisan Wood Products - a proposed second floor addition above the existing garage and a covered deck to be located at 64 Payne Close

#### Gaetz North

3. Rosebrough Woodwork & Construction - two proposed additions to the existing Kipp Scott Pontiac Buick building with a total area of 2407 m<sup>2</sup> to be located at 6841 - 50 Avenue

#### Northlands Industrial Park

4. Camdon Construction Ltd. - a 534 m<sup>2</sup> addition to an existing building located at 8015 - 49 Avenue

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, August 13, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

## INVITATION TO TENDER

Sealed Tenders clearly marked **Orleto Park West Fencing closing Thursday, August 9, 2007** delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta T4N 3T3

and received before 2:00 p.m. local time on Thursday, August 9, 2007 will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Faxed Tender Documents or Tender Amendments will not be accepted.

The Work is comprised of approximately:

- LIn. M 2,400m Chain Link Fence
- LIn. M 38m Utility Service Poles
- LIn. M 102m Resident Gates

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Monday, July 30, 2007 for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications 2007 Edition may be obtained from the Engineering Services Department for a \$25 non-refundable fee, or may be viewed on The City of Red Deer Website @ www.reddeer.ca.

Subcontractors may view the Tender Documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:

Bill Luka, PEng, The City of Red Deer Engineering Services Department  
4914-48 Avenue  
Red Deer, AB T4N 3T3  
403 - 342 - 8158

Brian Mills, C.E.T., The City of Red Deer Engineering Services Department  
4914-48 Avenue  
Red Deer, AB T4N 3T3  
403 - 342 - 8158

## Development Officer Approvals

On July 25, 2007, the Development Officer issued approval for the following applications:

### Clearview

1. L. Fish - a 0.96 metre side yard to an uncovered deck to be located at 12 Cameron Crescent.

### Deerpark

2. Budal Construction - a 59 m<sup>2</sup> rear addition to an existing house to be located at 43 Dolan Close.

### Inglewood

3. B. Kelly - a 4.93 metre rear yard to a proposed detached garage to be located at 104 Ibbotson Close.

### Normandeau

4. D. Schulz - a 3 metre rear yard to a proposed detached garage to be located at 6 Nouray Street.

### Orleto Park

5. Beta Surveying Ltd. - a 3.71 metre rear yard to the existing uncovered deck to be located at 56 Oakfield Close.

### Pines

6. MP Construction Inc. - a 67 m<sup>2</sup> rear addition to an existing house to be located at 15 Pallo Close.

### West Lake

7. Beta Surveys Ltd. - a 1.32 metre side yard to an existing verandah located at 195 Wilby Crescent.

8. Beta Surveys Ltd. - a 1.14 metre side yard to an existing uncovered deck located at 487 Wishart Street.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. August 10, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

## CITY OF RED DEER COMMUNITY HOUSING ADVISORY BOARD CALL FOR PROPOSALS

The City of Red Deer is requesting proposals for development of housing and supports to reduce homelessness in Red Deer. Funding is provided through the Government of Canada, Homelessness Partnering Strategy and the Government of Alberta, Municipal Sustainability & Capital Enhancement Housing Program.

Please submit application(s) electronically by the deadline:

August 17, 2007  
4:30 PM

For more information on the Community Housing Plan, Proposal Guidelines, and the application process, please visit www.reddeer.ca

For further information contact:  
Pam Ralston (403)309-8592

## HS-HISTORICAL SIGNIFICANCE DISTRICT AND HP - HISTORICAL PRESERVATION DISTRICT Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 33571Q-2007, which clarifies the process by which development proposals which impact historical resources will be evaluated. An HS-Historical Significance Overlay District designation is intended to promote community awareness of historical sites or buildings. It provides 45 days protection against demolition and encourages renovations to be sympathetic to the historical value of the building. An HP-Historical Preservation Overlay District designation is intended to ensure preservation and maintenance of the historical character of the historic site or building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 13, 2007 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, August 7, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

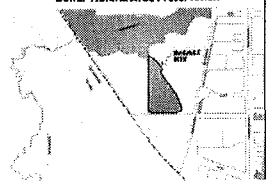
## CITY COUNCIL WANTS YOUR INPUT on BOWER NATURAL AREA PRESERVATION

The City of Red Deer would like input on what sections of the Bower Natural Area should be preserved. This area is not owned by The City but in light of proposals put forward by a developer, it would like your input on preservation options. The area is located north west of the Taylor Drive and 18th Street intersection, and south east of Red Deer College and includes a treed escarpment and natural area known as The Bower Natural Area. Options have been put forward that recommend different levels of preservation of the natural area. You are invited to a Red Deer City Council meeting to provide input. One week prior to the meeting, information will be available on www.reddeer.ca.

Red Deer City Council meeting  
Monday, August 13, 2007 at 6 p.m.  
Council Chambers, 2nd Floor, City Hall

Council's Procedure Bylaw indicates that any presentation to Council be limited to 10 minutes.

### Bower Natural Area Preservation



If you are unable to attend the public hearing, you can provide input in the following ways:

- Send a letter to:  
Red Deer City Council  
c/o Manager, Legislative & Administrative Services  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB T4N 3T4

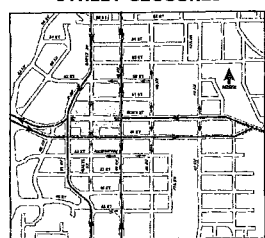
The letter must be received at City Hall by 4:30 p.m. on Tuesday, August 7, 2007.

- E-mail: [legislativeservices@reddeer.ca](mailto:legislativeservices@reddeer.ca)
- Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

## ELECTION 2007 Your City. Your Choice.

www.reddeer.ca/election

## Road Closure Notice CENTREFEST 2007 STREET CLOSURES

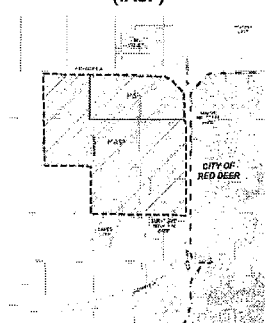


The City of Red Deer  
Centrefest Street Participants Festival  
Total Closures & Impacts

The 5th annual Centrefest street festival will be held in downtown Red Deer July 28th & 29th. To facilitate the festival Ross Street from 49th Avenue to 51st Avenue and Gaetz Avenue from 49th Street to 51st Street will be closed from 7:00pm Friday July 27th until 9:00pm Sunday July 29th. Barricades will be set up as indicated on the map of the downtown core. Please watch for detour signs and use alternate routes as indicated. For further information please contact Public Works at 342-8238.

Your cooperation is appreciated.

## Public Meeting Queens Business Park Major Area Structure Plan (MASP) Industrial Area Structure Plan (IASP)



The City of Red Deer is proposing a new Major Area Structure Plan (MASP) consisting of eight quarter sections of land west of the Queen Elizabeth II Highway presently within Red Deer County, and the Queens Business Park Industrial Area Structure Plan (IASP) for two of the eight quarter sections. The annexation application for this area is presently awaiting a decision from the province. The proposed MASP area is presently contained within the Burr Lake Area Structure Plan and the IASP is contained within the MASP area.

As an interested landowner or area resident, you are invited to attend the public meeting to view the details of the proposed plan and provide comment.

Date: Wednesday, August 8, 2007

Time: 7 p.m. (MASP)  
8 p.m. (IASP)

Location: Holiday Inn  
(David Thompson East Room)  
6500 - 67 Street, Red Deer

If you cannot attend the meeting, but wish to provide comment, or would like to view either plan, please contact:

Parkland Community Planning Services

Email: [pcps@pcps.ab.ca](mailto:pcps@pcps.ab.ca)  
Phone: 343-3394  
Fax: 346-1570

All comments or questions must be submitted no later than Friday, August 10, 2007.

URGENT! Please call/fax within 1 hour of receiving

## RED DEER ADVOCATE

Ph. (403)314-4343 Fax (403) 342-4051

INSERT DATE: Friday, July 27

AD SIZE: 6x283

AD CODE: 32398cityofrdG27

FINAL PROOF. Proof read and approve or mark corrections.

Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep: 16  
Composed by: dh  
p.d.r.ty

OK as is  
OK with corrections

Approved by:

**HS-HISTORICAL SIGNIFICANCE DISTRICT AND  
HP – HISTORICAL PRESERVATION DISTRICT  
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3357/Q-2007**, which clarifies the process by which development proposals which impact historical resources will be evaluated. An HS-Historical Significance Overlay District designation is intended to promote community awareness of historical sites or buildings. It provides 45 days protection against demolition and encourages renovations to be sympathetic to the historical value of the building. An HP-Historical Preservation Overlay District designation is intended to ensure preservation and maintenance of the historical character of the historic site or building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, August 13, 2007** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, August 7, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: July 27, 2007 and August 3, 2007)





AD

Council Decision – July 16, 2007

**Legislative & Administrative Services**

**DATE:** July 17, 2007  
**TO:** Tara Lodewyk, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/Q-2007  
HS-Historical Significance District  
HP-Historical Preservation District

---

***Reference Report:***

Parkland Community Planning Services, dated July 6, 2007

***Bylaw Readings:***

Land Use Bylaw Amendment 3357/Q-2007 was given first reading. A copy of the bylaw is attached.

***Report Back to Council: Yes***

A Public Hearing will be held on Monday, August 13, 2007 at 6:00 P.M. in Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3357/Q-2007 provides for clarification of the process by which development proposals which impact historical resources will be evaluated. 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  
Manager

/chk  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
City Assessor  
Jeff Fuller, Graphics Designer  
LAS Admin. Assistant

## BYLAW NO. 3357/Q -2007

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 Delete Section 2.4 (1) (d) and replace as follows:

2.4 (1) (d) in addition to the foregoing every application for a development permit:

- (i) if the site is in an Historical Preservation or Historical Significance District, shall be accompanied by a recommendation from the Heritage Planner, planning department, or the Minister responsible for the *Historical Resources Act*, as the case may be;
- (ii) if the site abuts a Historical Preservation or Historical Significance District shall be accompanied by a recommendation from the Heritage Planner or planning department.

- 2 Delete Section 5.1(3)(b).

- 3 Delete Section 7.5 (2) and replace as follows:

7.5 (2) (a) In accordance with the *Alberta Historical Resources Act*, no person shall destroy, disturb, alter, restore, or repair a building or structure on a site that has been designated a:

- (i) Municipal Historic Resource without written approval from the Development Officer based on a recommendation of the Heritage Planner or planning department and in consultation with relevant experts;
- (ii) Provincial Historic Resource without written approval from the Minister responsible for the *Alberta Historical Resources Act*;
- (iii) Registered Historic Resource until expiration of 90 days from the date the notice of the proposed intervention is served on the Minister responsible for the *Alberta Historical Resources Act*, unless the Minister sooner consents to the proposed action.

- (b) The relationship between buildings, structures, and open spaces and the provision of landscaping and parking shall be subject to the approval of the Development Authority.

4 Delete section 7.6 (2) (a) and 7.6 (2) (b) and replace as follows:

7.6 (2) (a) All applications for development or demolition of sites listed in section 7.6 (3) (c) shall be forwarded to the Heritage Planner or planning department for comment.

- (i) For developments, not involving demolition, the Heritage Planner or planning department will work with the land owner to encourage preservation of the character defining elements that contribute to the historical value of the site.

- (ii) For developments involving demolition, the owner must give 45 days notice to The City of the proposed demolition. The City will cause an historical evaluation to be carried out by the Heritage Planner or planning department in consultation with relevant expertise. If the building or site is deemed of significant heritage value and a candidate for preservation, the Heritage Planner or planning department will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Planner or planning department will make an appropriate recommendation to the Development Officer. If the owner and the Development Officer are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

- (b) The Development Officer may waive or reduce the 45 day review period, based upon advice received from the Heritage Planner or planning department, in the following circumstances:

- (i) if the building or site is deemed not of significant heritage value or not a suitable candidate for preservation; or

- (ii) in the case of an emergency situation requiring immediate demolition.

READ A FIRST TIME IN OPEN COUNCIL this 16<sup>th</sup> day of July 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

---

MAYOR

---

CITY CLERK

separate and distinct. I expect this was at the recommendation of our solicitors, so Council would not be perceived as unfairly negotiating land purchase with a land use/planning "hammer." The draft MOU that Greg brought, packages a number of development related issues with the woods purchase. The development issues need to be separated and dealt with through the nasp and development agreement process.

- I understand that even if the City purchases the treed area the City would still be required to pay the offsites as per similar approaches with Laebon and Melcor developments, I am not sure if this has been taken into account in our (the City) cost estimate .
- The City storm pond within the Bower Property is property that is owned by the City. I understand that the developer is planning to relocate the storm water management pond to another location. There would have to be appropriate compensation to the City for the existing property.
- The map that Greg has as an attachment with the MOU continues to show the all turns access at the south end of the Bower site. The City position on this has been clear and there should be no agreements that may be portrayed as indicating that we are supporting the all turns.

Most of these items would dealt with during the NASP and/or the development agreement process. I am concerned that we may end up making some decisions and commitments on individual items that are not taken into context of the overall development.

Since I will be gone the next two weeks, and Craig is away this week pls ensure that my concerns get addressed in this process.

thx

### Development Officer Approvals

On August 1, 2007, the Development Officer issued approval for the following applications:

#### Clearview

1. Bonoco Land Surveying Ltd. - a 0.62 metre side yard to an existing uncovered deck and a 0.6 metre side yard to an existing step located at 219 Cosgrove Crescent.

#### Johnstone

2. S. Stewart - a 1.35 metre left and 1.32 metre right side yard to a proposed single family dwelling to be located at 90 Jasper Crescent.

#### Kentwood

3. D. Halverson - a 5 metre rear yard to a proposed detached garage to be located at 28 Kirk Close.

#### Oriole Park

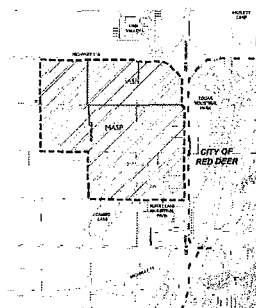
4. Executive Builders Group Inc. - a 1.3 metre side yard and a 4.3 metre rear yard to a detached dwelling with secondary suite to be located at 6079 Orr Drive.

#### Westlake

5. Beta Surveying Ltd. - a 0.23 metre side yard to the existing step located at 19 Wiley Crescent.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m., August 17, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8132.

### Public Meeting Queens Business Park Major Area Structure Plan (MASP) Industrial Area Structure Plan (IASP)



The City of Red Deer is proposing a new Major Area Structure Plan (MASP) consisting of eight quarter sections of land west of the Queen Elizabeth II Highway presently within Red Deer County; and the Queens Business Park Industrial Area Structure Plan (IASP) for two of the eight quarter sections. The annexation application for this area is presently awaiting a decision from the province. The proposed MASP area is presently contained within the Burnt Lake Area Structure Plan and the IASP is contained within the MASP area.

As an Interested landowner or area resident, you are invited to attend the public meeting to view the details of the proposed plan and provide comment.

Date: Wednesday, August 8, 2007

Time: 7 p.m. (MASP)  
8 p.m. (IASP)

Location: Holiday Inn  
(David Thompson East Room)  
6500 - 67 Street, Red Deer

If you cannot attend the meeting, but wish to provide comments, or would like to view either plan, please contact:

Parkland Community Planning Services  
Email: pcps@pcps.ab.ca  
Phone: 343-3394  
Fax: 346-1570

All comments or questions must be submitted no later than Friday, August 10, 2007.

### Municipal Planning Commission Approvals

On July 30 2007 the Municipal Planning Commission issued approval of the following applications:

#### Discretionary Uses:

##### Northlands Industrial Park

1. Safety Boss Inc. - storage of dangerous goods to be located at 8118 - 49 Avenue Close.

#### Permitted Uses:

##### Waskasoo

2. Len Terpas - a rear attached garage with a second storey workshop to the existing single family dwelling located at 4546 Waskasoo Crescent.

##### Golden West

3. Shunda Consulting & Construction Mgmt. Ltd. - a 342 m2 addition to the existing industrial building located at 7018 Johnstone Drive.

##### Northlands Industrial Park

4. Shawn Moore - a detached garage with a 5.33 meter height and a 5.45 meter rear yard to be located at 3342 - 43 Avenue.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m., Monday, August 20, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

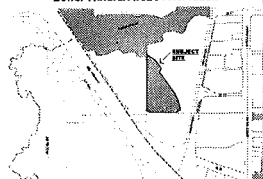
### CITY COUNCIL WANTS YOUR INPUT ON BOWER NATURAL AREA PRESERVATION

The City of Red Deer would like input on what sections of the Bower Natural Area should be preserved. This area is not owned by The City but in light of proposals put forward by a developer, it would like your input on preservation options. The area is located north west of the Taylor Drive and 19th Street intersection, and south east of Red Deer College and includes a treed escarpment and natural area known as The Bower Natural Area. Options have been put forward that recommend different levels of preservation of the natural area. You are invited to a Red Deer City Council meeting to provide input. One week prior to the meeting, information will be available on www.reddeer.ca.

Red Deer City Council meeting  
Monday, August 13, 2007 at 6 p.m.  
Council Chambers, 2nd Floor, City Hall

Council's Procedure Bylaw indicates that any presentation to Council be limited to 10 minutes.

#### Bower Natural Area Preservation



If you are unable to attend the public hearing, you can provide input in the following ways:

- Send a letter to:

Red Deer City Council  
c/o Manager, Legislative & Administrative Services  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB T4N 3T4

The letter must be received at City Hall by 4:30 p.m. on Tuesday, August 7, 2007.

- E-mail: legladviceservices@reddeer.ca

Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

## ELECTION 2007 Your City. Your Choice.

www.reddeer.ca/election

### CITY OFFICES CLOSED

HERITAGE DAY HOLIDAY HOURS  
All City of Red Deer offices will be closed on  
Monday, August 6, 2007  
In recognition of the Heritage Day Holiday.

#### TRANSIT SERVICE

August 6, 2007 Heritage Day - Holiday Hours:  
First bus from City Centre 8:45 am  
Last bus from City Centre 6:45 pm  
Customer Service Centre is closed

DAWE CENTRE: (Information line 342-8235)  
August 6, 2007 Heritage Day - Holiday Hours:  
12:00 pm - 1:00 pm - Lane Swim  
1:15 pm - 3:00 pm - Family Swim  
3:15 pm - 5:00 pm - Public Swim  
7:00 pm - 8:30 pm - Public Swim  
9:00 pm - 10:30 pm - Adult Swim

COLLIS CENTRE: (Information line 342-7529)  
August 6, 2007 Heritage Day will be open from 10:00 am - 8:00 pm

RECREATION CENTRE (Information line 309-8488)  
August 6, 2007 Heritage Day - Holiday Hours:

#### Indoor Pool:

1:30 pm - 4:30 pm - Public swim

4:30 pm - 6:00 pm - Lane swim

#### Outdoor Pool:

12:00 pm - 1:00 pm - Public swim/Lane swim

1:00 pm - 8:45 pm - Public swim

ROLAND MICHENER RECREATION CENTRE:  
(Information line 309-8411)

MICHENER CENTRE POOL WILL BE CLOSED -  
August 6, 2007 Heritage Day

### HS-HISTORICAL SIGNIFICANCE DISTRICT AND HP - HISTORICAL PRESERVATION DISTRICT

#### Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3357/Q-2007, which clarifies the process by which development proposals which impact historical resources will be evaluated. An HS-Historical Significance Overlay District designation is intended to promote community awareness of historical sites or buildings. It provides 45 days protection against demolition and encourages renovations to be sympathetic to the historical value of the building. An HP-Historical Preservation Overlay District designation is intended to ensure preservation and maintenance of the historical character of the historic site or building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 13, 2007 at 6:00 pm. In Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, August 7, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**URGENT! Please call/fax within 1 hour of receiving**

### RED DEER ADVOCATE

Ph. (403)314-4343 Fax (403) 342-4051

INSERT DATE: Friday, Aug. 3

AD SIZE: 6x240

AD CODE: 30055cityofrdH3

**FINAL PROOF.** Proof read and approve or mark corrections.  
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep: 16

OK as is  
OK with corrections

Approved by:

dh

pkf/ry

## Municipal Planning Commission Approvals

On July 23 2007 the Municipal Planning Commission issued approval of the following applications:

### Discretionary Uses:

#### Riverlands

1. Robert Bilson - merchandise sales to accommodate a contemporary art centre to be located at 48, 5809 - 51 Avenue

### Permitted Uses

#### Pines

2. ArizanWood Products - a proposed second floor addition above the existing garage and a covered deck to be located at 64 Payne Close

#### Gaetz North

3. Rostebrough Woodwork & Construction - two proposed additions to the existing Klipp Scott Pontiac Buick building with a total area of 240.7 m<sup>2</sup>, to be located at 6841 - 50 Avenue

#### Northlands Industrial Park

4. Camdon Construction Ltd. - a 534 m<sup>2</sup> addition to an existing building located at 8015 - 49 Avenue

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, August 13, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

## INVITATION TO TENDER

Sealed Tenders clearly marked **Orleole Park West Fencing** closing **Thursday, August 9, 2007** delivered or mailed to the Purchasing Section - Main Floor at:

The City of Red Deer  
4914 - 48 Avenue  
Red Deer, Alberta T4N 3T3

and received before 2:00 p.m. local time on Thursday, August 9, 2007 will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Fixed Tender Documents or Tender Amendments will not be accepted.

The Work is comprised of approximately:

- Lin. M 2,400m Chain Link Fence
- Lin. M 38m Utility Service Panels
- Lin. M 102m Resident Gates

Tender Documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after Monday, July 30, 2007 for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications 2007 Edition may be obtained from the Engineering Services Department for a \$25 non-refundable fee, or may be viewed on The City of Red Deer Website @ www.reddeer.ca.

Subcontractors may view the Tender Documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project may be directed to:

- |                      |                      |
|----------------------|----------------------|
| Bill Luka, P.Eng.    | Brian Mills, C.E.T.  |
| The City of Red Deer | The City of Red Deer |
| Engineering Services | Engineering Services |
| Department           | Department           |
| 4914-48 Avenue       | 4914-48 Avenue       |
| Red Deer, AB T4N 3T3 | Red Deer, AB T4N 3T3 |
| 403 - 342 - 8158     | 403 - 342 - 8158     |

## Development Officer Approvals

On July 25, 2007, the Development Officer issued approval for the following applications:

### Cleaview

1. L. Fish - a 0.96 metre side yard to an uncovered deck to be located at 12 Cameron Crescent

### Deerpark

2. Budal Construction - a 59 m<sup>2</sup> rear addition to an existing house to be located at 43 Dolan Close

### Inglewood

3. B. Kelly - a 4.93 metre rear yard to a proposed detached garage to be located at 104 Ibbotson Close

### Normandeau

4. D. Schulz - a 3 metre rear yard to a proposed detached garage to be located at 6 Norquay Street

### Orleole Park

5. Beta Surveying Ltd. - a 3.71 metre rear yard to the existing uncovered deck to be located at 56 Oakfield Close

### Pines

6. MP Construction Inc. - a 67 m<sup>2</sup> rear addition to an existing house to be located at 15 Pallo Close

### West Lake

7. Beta Surveys Ltd. - a 1.32 metre side yard to an existing verandah located at 195 Wilby Crescent
8. Beta Surveys Ltd. - a 1.14 metre side yard to an existing uncovered deck located at 487 Whitlark Street

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. August 10, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

## CITY OF RED DEER COMMUNITY HOUSING ADVISORY BOARD CALL FOR PROPOSALS

The City of Red Deer is requesting proposals for development of housing and supports to reduce homelessness in Red Deer. Funding is provided through the Government of Canada, Homelessness Partnering Strategy and the Government of Alberta, Municipal Sustainability & Capital Enhancement Housing Program.

Please submit application(s) electronically by the deadline:

August 17, 2007  
4:30 PM

For more information on the Community Housing Plan, Proposal Guidelines, and the application process, please visit [www.reddeer.ca](http://www.reddeer.ca)

For further information contact:  
Pam Ralston (403)309-8592

## HS-HISTORICAL SIGNIFICANCE DISTRICT AND HP - HISTORICAL PRESERVATION DISTRICT

### Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 23571Q-2007, which clarifies the process by which development proposals which impact historical resources will be evaluated. An HS-Historical Significance Overlay District designation is intended to promote community awareness of historical sites or buildings. It provides 45 days protection against demolition and encourages renovations to be sympathetic to the historical value of the building. An HP-Historical Preservation Overlay District designation is intended to ensure preservation and maintenance of the historical character of the historic site or building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 13, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, August 7, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

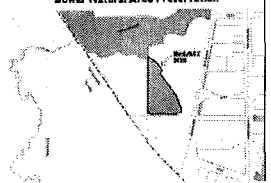
## CITY COUNCIL WANTS YOUR INPUT ON BOWER NATURAL AREA PRESERVATION

The City of Red Deer would like input on what sections of the Bower Natural Area should be preserved. This area is not owned by The City but in light of proposals put forward by a developer, it would like your input on preservation options. The area is located north west of the Taylor Drive and 19th Street intersection, and south east of Red Deer College and includes a treed escarpment and natural area known as The Bower Natural Area. Options have been put forward that recommend different levels of preservation of the natural area. You are invited to a Red Deer City Council meeting to provide input. One week prior to the meeting, information will be available on [www.reddeer.ca](http://www.reddeer.ca).

Red Deer City Council meeting  
Monday, August 13, 2007 at 6 p.m.  
Council Chambers, 2nd Floor, City Hall

Council's Procedure Bylaw indicates that any presentation to Council be limited to 10 minutes.

### Bower Natural Area Preservation



If you are unable to attend the public hearing, you can provide input in the following ways:

- Send a letter to:  
Red Deer City Council  
c/o Manager, Legislative & Administrative Services  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB T4N 3T4

The letter must be received at City Hall by 4:30 p.m. on Tuesday, August 7, 2007.

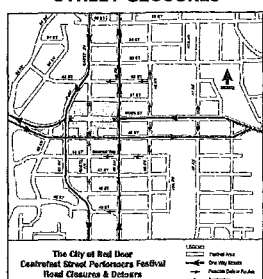
- E-mail: [legislativeservices@reddeer.ca](mailto:legislativeservices@reddeer.ca)

Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

## 2007 Your City. Your Choice.

[www.reddeer.ca/election](http://www.reddeer.ca/election)

## Road Closure Notice CENTREFEST 2007 STREET CLOSURES

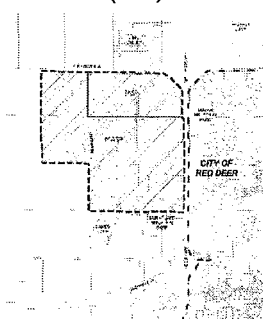


The 5th annual Centrefest street festival will be held in downtown Red Deer July 28th & 29th. To facilitate the festival Ross Street from 49th Avenue to 51st Avenue and Gaetz Avenue from 49th Street to 51st Street will be closed from 7:00pm Friday July 27th until 9:00pm Sunday July 29th.

Barriades will be set up as indicated on the map of the downtown core. Please watch for detour signs and use alternate routes as indicated. For further information please contact Public Works at 342-8238.

Your cooperation is appreciated.

## Public Meeting Queens Business Park Major Area Structure Plan (MASP) Industrial Area Structure Plan (IASP)



The City of Red Deer is proposing a new Major Area Structure Plan (MASP) consisting of eight quarter sections of land west of the Queen Elizabeth II Highway presently within Red Deer County; and the Queens Business Park Industrial Area Structure Plan (IASP) for two of the eight quarter sections. The annexation application for this area is presently awaiting a decision from the province. The proposed MASP area is presently contained within the Burnt Lake Area Structure Plan and the IASP is contained within the MASP area.

As an interested landowner or area resident, you are invited to attend the public meeting to view the details of the proposed plan and provide comment.

Date: Wednesday, August 8, 2007

Time: 7 p.m. (MASP)

8 p.m. (IASP)

Location: Holiday Inn  
(David Thompson East Room)  
6500 - 67 Street, Red Deer

If you cannot attend the meeting, but wish to provide comment, or would like to view either plan, please contact:

Parkland Community Planning Services

Email: [pcps@pcps.ab.ca](mailto:pcps@pcps.ab.ca)

Phone: 343-3394

Fax: 346-1570

All comments or questions must be submitted no later than Friday, August 10, 2007.

**URGENT! Please call/fax within 1 hour of receiving.**

**RED DEER ADVOCATE**  
Ph. (403)314-4343 Fax (403) 342-4051

INSERT DATE: Friday, July 27

AD SIZE: 6x283

AD CODE: 32386cityofrdG27

**FINAL PROOF.** Proof read and approve or mark corrections.  
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep  
16  
Composed by  
dh  
proofing

OK as is  
OK with corrections  
Approved by

**Christine Kenzie**

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

**From:** Kelly Kloss  
**Sent:** August 07, 2007 11:19 AM  
**To:** Senior Management Team  
**Cc:** Greg Scott; Christine Kenzie; Nona Housenga  
**Subject:** Bower Natural Lands tax receipts for charitable donations

Hi All,

We had an inquiry about issuing City tax receipts should people want to donate toward buying the Bower Natural Area. After reviewing this with Revenue Canada, following is the response that Lorraine provided to Brian Stackhouse.

This is for your information.

Kelly

---

**From:** Lorraine Poth  
**Sent:** August 07, 2007 11:14 AM  
**To:** Brian Stackhouse (bstackhouse@rdc.ab.ca)  
**Cc:** Kelly Kloss  
**Subject:** RE: Does the City have a mechanism for giving income tax receipts for charitable donations?

Hi, Brian

Thank you for inquiry.

We can issue tax receipts for donations for items such land such as the Bower Natural Area, which has been deemed as ecologically sensitive. One recommendation that I would have would be to encourage participants to make their donation to the Public Reserve Trust Fund, as opposed to specifying that the money be used for the Bower Natural Area. The Public Reserve Trust Fund is utilized for purchasing land for natural areas and public parks.

Should you have additional questions, please let me know.

Lorraine

---

Lorraine Poth, CMA  
Financial Services Manager  
The City of Red Deer  
Ph: (403) 342-8208  
Email: [Lorraine.Poth@reddeer.ca](mailto:Lorraine.Poth@reddeer.ca)

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**From:** Brian Stackhouse [mailto:bstackhouse@rdc.ab.ca]  
**Sent:** August 01, 2007 4:34 PM  
**To:** Kelly Kloss  
**Subject:** Does the City have a mechanism for giving income tax receipts for charitable donations?

Hi Again Kelly,

I talked to Janice Wing, Executive Director of the Red Deer & District Community Foundation, yesterday about

2007/08/07



the possibility of making income tax receiptable donations for preserving natural areas, such as the Bower Natural Area. She suggested donating directly to the City and that you might be a person to contact. If you are not the appropriate person, please forward this to whomever is appropriate. Thank you.

In my initial email to Craig Curtis, May 8, 2007, requesting that the Bower Natural Area be preserved, I offered to make a donation if this area could be preserved intact. I expect there are others in the community who would also be willing to donate. Is the City willing to accept donations and to issue tax receipts, and, if yes, what would appropriate timing be? I'm guessing after City Council makes its decision about how much of the Natural Area it wishes to see preserved.

I am considering organizing a fund raising Cross Country Run in the Fall, inviting participants to donate \$50 or \$100 for tax receipts. I would anticipate raising about \$10,000 this way, not much in comparison to the value of the land, but a method for the running community to show its support for preserving the area intact. I'd like to start soliciting "pledges" between now and the August 13 City Council meeting.

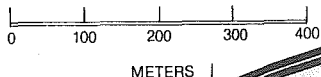
Thank you for considering this request.

Brian

# RED DEER COLLEGE BOWER NATURAL AREA

CONTOUR INTERVAL 3m

SCALE 1:10,000



Part of this land is privately owned. Please respect this land for example, do not walk through crops.

Beaver dams are not marked.

## LEGEND

- Railway
- Major Highway
- Paved Road/Area
- Dirt Road
- Cart Track
- Large Trail
- Small Trail
- Fence: Crossable
- Fence: Uncrossable
- Ruined
- Power Line: Major
- Power Line: Minor

- Wall
- Building
- Ruin
- Amphitheatre
- Flagpole
- Wreckage
- Goal Post
- Power Box
- Log Pile

- Contour Line
- Form Line
- Steep Bank
- Knoll: small, Large
- Depression: Small, Large
- Pit

- Pond
- Uncrossable Stream
- Crossable Stream
- Ditch
- Narrow Marsh
- Indistinct Marsh
- Distinct Marsh
- Uncrossable Marsh

- Out of Bonds
- Sandy Ground
- Open
- Semi-Open
- Rough-Open
- Runnable Forest
- Fight
- Distinct Vegetation Boundary
- Very Distinct Vegetation Boundary

Funding for this map was provided by RED DEER COLLEGE. Fieldwork & Cartography was completed by Kitty Jones in June 1984.



## **Legislative & Administrative Services**

**DATE:** August 7, 2007

**TO:** City Council

**FROM:** Deputy City Clerk

**RE:** *Citizen-at-large Appointments to Community Advisory Board*

The Community Housing Advisory Committee, was a committee made up of volunteer community members who reviewed proposals for funding from the National Homelessness Initiative. The National Homelessness Initiative was completed in March of 2007. A new program, the Homelessness Partnering Strategy (HPS) is set to begin. For the HPS, a decision was made to change the name of the Community Housing Advisory Committee to the Community Advisory Board to be consistent across the country for the name of the recommending board for funding. The Community Advisory Board will recommend allocations of funds to City Council.

The Community Advisory Board, formerly the Community Housing Advisory Committee, will be an Ad Hoc committee appointed by City Council and will consist of 9 representatives, two of which will include representation from the Aboriginal Community. To date, recommendations have not been received from the aboriginal community. The other seven representatives are to be appointed from the community at large.

The Committee will act in an advisory role to City Council and will have the following roles and responsibilities:


- Establish an application process for agencies, organizations, business and individuals in the community who wish to apply for funding as provided by the federal and provincial governments, and other sources, to address homelessness and related support issues in Red Deer.
- Receive and review applications for funding, based on priorities established in the Community Housing Plan. The review may include meeting with the applicants should the committee see this as necessary.

City Council  
August 7, 2007  
Community Advisory Board  
Page 2

The names of those citizens-at-large who have applied for the Community Advisory Board have been submitted in confidence for your review.

*Recommendation*

1. That Council pass a resolution to rename the Community Housing Advisory Committee to the Community Advisory Board.
2. That Council pass a resolution for citizen-at-large appointments to the Community Advisory Board.



Nona Housenga  
Deputy City Clerk

*Comments:*

We concur with the recommendations of Administration with the exception that the name of the committee be changed to the "Community Housing Advisory Board".

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

Item No. 2



**TO:** Kelly Kloss, Legislative Services Manager

**FROM:** Pam Ralston, Social Planning

**SUBJECT:** Community Advisory Board Decision Process

**DATE:** August 7, 2007

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The following overview and recommendation is in anticipation of the appointment of a new slate of members to the Council appointed ad hoc committee, Community Advisory Board (formerly Community Housing Advisory Committee). This committee has traditionally for the past seven (7) years used a consensus decision-making process in their recommendations to Council for use of federal and provincial funding to address homelessness. Social Planning recognizes that the committees' bylaw approves decision-making by voting but in 2000 the Community Housing Advisory Committee requested of administration the approval for making decisions based on the consensus process at the request of Aboriginal members of the Committee. This Committee consists of nine (9) members, with two seats reserved for Aboriginal members. The Committee has recommended more than \$5 million over seven years, using this agreed upon process.

#### **Background Information**

##### **Government of Canada recognizes need for investment in 61 Canadian cities**

Between December 1999 and May 2000, the Government of Canada announced that it would invest in 61 cities over three years in a strategy to help reduce and prevent homelessness across Canada.

Alberta received funds for Red Deer, Grande Prairie, Fort McMurray, Medicine Hat and Lethbridge, in addition to those funds already designated for the 2 largest cities, Calgary and Edmonton. In 2003 the federal government approved Phase II, for 2003-2006, extended to March 31, 2007.

A condition of the fund administration was that a Community Advisory Board be appointed by Council as soon as possible according to criteria developed during the Community Housing Plan development. The resulting committee was the Community Housing Advisory Committee (CHAC).

#### **Consensus Decision-making**

Consensus decision-making is a process that not only seeks the agreement of most participants, but also to resolve or mitigate the objections of the minority to achieve the most agreeable decision. Consensus is usually defined as meaning both general agreement, and the process of getting to such agreement. Consensus decision-making is thus concerned primarily with that process.

Consensus is used by a wide variety of groups. Religious denominations (Quakers), economic policy bodies and entire nations such as the Haudenosaunee (Iroquois Confederacy Grand Council) use consensus decision-making. It aims to be inclusive, participatory, cooperative, egalitarian and solution-oriented. Voting is often regarded as being competitive, disempowering or alienating, subjecting a minority to the rule of a majority position.

### **Process of Consensus Decision-making**

The following model is effective because it puts in place a simple, time-tested structure that moves a group towards consensus. This model gives everyone a chance to speak while limiting potential disruptors (e.g., people who want unlimited airtime, or who have a particular axe to grind).

The following aspects of the model can be effectively applied in any consensus decision-making process:

- Multiple concerns and information are shared until the sense of the group is clear.
- Discussion involves active listening and sharing information.
- Norms limit number of times one asks to speak to ensure that each speaker is fully heard.
- Ideas and solutions belong to the group; no names are recorded.
- Differences are resolved by discussion. The facilitator identifies areas of agreement and names disagreements to push discussion deeper.
- The facilitator articulates the sense of the discussion, asks if there are other concerns, and proposes a “minute” of the decision.
- The group as a whole is responsible for the decision and the decision belongs to the group.
- The facilitator can discern if one who is not uniting with the decision is acting without concern for the group or in selfish interest.
- Dissenters' perspectives are embraced.

Key components include a belief in a common humanity and the ability to decide together. The goal is "unity, not unanimity." Ensuring that group members speak only once until others are heard encourages a diversity of thought. The facilitator is understood as serving the group rather than acting as person-in-charge. By articulating the emerging consensus, members can be clear on the decision, and, as their views have been taken into account, will be likely to support it.

(see “High Conflict Consensus Example” attached)

### **Role of Facilitator in the Process**

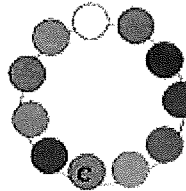
The facilitator is to help make the process of reaching a consensus decision easier. Facilitators accept responsibility for moving through the agenda on time, ensuring the group adheres to the mutually agreed-upon mechanics of the process and, if necessary, suggesting alternate or additional decision or decision-making techniques.

### **Recommendation:**

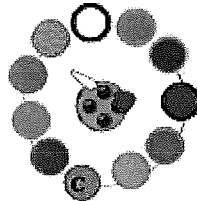
Administration supports the recommendation of the former Community Housing Advisory Committee (CHAC), now the Community Advisory Board (CAB), that a consensus decision-making model as described above be used in its council appointed process.

### HIGH CONFLICT CONSENSUS EXAMPLE

Sometimes there is conflict in reaching consensus. It is important for members to raise their concerns so a real consensus can be reached. Conflict can lead to creative and better solutions.

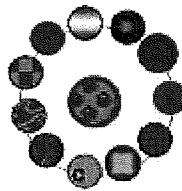


**Stage 1:** Members have different perspectives.

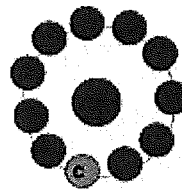


**Stage 2:** Convener summarizes the convergences and differences in the discussion. Active listening and discussion and continue possibly over several meetings. Members do not share a common, strong, coherent solution.

**Stage 3:** A member suggests a purple idea, and its appropriateness is clear to the others.



**Stage 4:** Convener states that the sense of the group is purple. There is no further dissent, and the purple solution is approved.





*Comments:*

We concur with the recommendations of Administration.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007  
**TO:** Pam Ralston, Community Facilitator, Social Planning Department  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Citizen-at-Large Appointments to the Community Advisory Board  
Community Advisory Board Decision Process

---

*Reference Report:*

Deputy City Clerk, dated August 7, 2007 and Social Planning dated August 7, 2007

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board, hereby renames the Community Housing Advisory Committee to the Community Advisory Board (Housing)."

*"Resolved* that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will

*"Resolved* that Council of the City of Red Deer having considered the report from the Social Planning Community Facilitator, dated August 7, 2007, re: Community Advisory Board Decision Process, hereby agrees that a consensus decision making model, as presented to Council on August 13, 2007, be used in its council appointed process."

*Report Back to Council:* No

*Comments/Further Action:*

This office will send letters to those who applied to the Community Advisory Board, both successful and unsuccessful. Please contact the successful applicants to advise them of upcoming meeting dates.



Nona Housenga  
Deputy City Clerk

/chk

c     Director of Community Services  
       Social Planning Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mrs. Adele Poratto Mullen  
74 Martin Close  
Red Deer, AB T4R 1R7

Dear Mr. Will:

***Re: Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***"Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will"

..2/

Mrs. A. Poratto Mullen

August 14, 2007

Page 2

Congratulations on your appointment. The staff liaison for the Community Advisory Board (Housing) will contact you 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,

A handwritten signature in cursive script, appearing to read "N. Houseriga".

Nona Houseriga  
Deputy City Clerk

c Pam Ralston, Community Advisory Board (Housing) Staff Liaison



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Monte Greenshields  
#28, 37535 Range Road 265  
Red Deer County, AB T4E 1A7

Dear Mr. Greenshields:

*Re: Citizen-at-Large Appointments to the Community Advisory Board (Housing)*

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

*"Resolved* that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will"

...2/

Mr. M. Greenshields

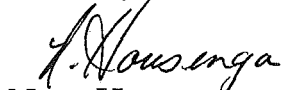
August 14, 2007

Page 2

Congratulations on your appointment. The staff liaison for the Community Advisory Board (Housing) will contact you 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,

A handwritten signature in cursive script, appearing to read "N. Housenga".

Nona Housenga

Deputy City Clerk

c Pam Ralston, Community Advisory Board (Housing) Staff Liaison

## LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

August 14, 2007

Mr. David (Rick) Howard  
4713 – 57 Street  
Red Deer, AB T4N 2K7

Dear Mr. Howard:

**Re:   *Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

*“Resolved* that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will”

...2/




Mr. R. Howard  
August 14, 2007  
Page 2

Congratulations on your appointment. The staff liaison for the Community Advisory Board (Housing) will contact you 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,

  
Nona Housenga  
Deputy City Clerk

c Pam Ralston, Community Advisory Board (Housing) Staff Liaison

**FILE**



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Ross McKay  
5610 – 39 Street  
Red Deer, AB T4N 1A3

Dear Mr. McKay:

**Re: *Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***“Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will”


...2/

Mr. R. McKay  
August 14, 2007  
Page 2

Congratulations on your appointment. The staff liaison for the Community Advisory Board will contact you 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,

  
Nona Housenga  
Deputy City Clerk

c Pam Ralston, Community Advisory Board (Housing) Staff Liaison



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Dustin Quirk  
434 Wishart Street  
Red Deer, AB T4N 7E9

Dear Mr. Quirk:

***Re: Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***"Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will"

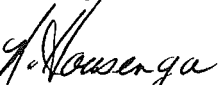
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Mr. D. Quirk  
August 14, 2007  
Page 2

Congratulations on your appointment. The staff liaison for the Community Advisory Board (Housing) will contact you 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,

  
Nona Housenga  
Deputy City Clerk

c Pam Ralston, Community Advisory Board (Housing) Staff Liaison

**FILE**



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Robert Nichols  
#315, 69 Leonard Crescent  
Red Deer, AB T4R 3P8

Dear Mr. Nichols:

**Re: Citizen-at-Large Appointments to the Community Advisory Board (Housing)**

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***“Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will”

...2/

Mr. R. Nichols  
August 14, 2007  
Page 2

Although you were not appointed to sit on this committee, on behalf of Council, thank you for your application. Opportunity to sit on other City Committees occurs annually in the fall.

It is volunteers such as you whose continued endeavours shape and make Red Deer a vibrant community for all to enjoy.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga", written over the printed name.

Nona Housenga  
Deputy City Clerk

**FILE**



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Lyle W. Keewatin Richards  
4417 – 41 Avenue  
Red Deer, AB T4N 2Y3

Dear Mr. Richards:

**Re: *Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***“Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will”

...2/




Mr. L. Keewatin Richards  
August 14, 2007  
Page 2

Congratulations on your re-appointment. The staff liaison for the Community Advisory Board (Housing) will contact you 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,

  
Nona Housenga  
Deputy City Clerk

c Pam Ralston, Community Advisory Board (Housing) Staff Liaison

FILE



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Ms. Jennifer Vanderschaeghe  
Executive Director  
Central Alberta AIDS Network Society  
4611 – 50<sup>th</sup> Avenue  
Red Deer, AB T4N 3Z9

Dear Ms. Vanderschaeghe:

**Re:   *Citizen-at-Large Appointments to the Community Advisory Board***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board. At that meeting, the following resolution was passed:

***“Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will”

...2/

Ms. Jennifer Vanderschaeghe


August 14, 2007

Page 2

Although you were not appointed to sit on this committee, on behalf of Council, thank you for your application. Opportunity to sit on other City Committees occurs annually in the fall.

It is volunteers such as you whose continued endeavours shape and make Red Deer a vibrant community for all to enjoy.

Sincerely,

A handwritten signature in cursive script, appearing to read "N. Housenga".

Nona Housenga  
Deputy City Clerk



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Roger Will  
74 Martin Close  
Red Deer, AB T4R 1R7

Dear Mr. Will:

**Re: *Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***"Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will"

..2/

Mr. R. Will  
August 14, 2007  
Page 2

Congratulations on your appointment. The staff liaison for the Community Advisory Board (Housing) will contact you 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,

A handwritten signature in black ink, appearing to read "N. Housenga", written over the printed name.

Nona Housenga  
Deputy City Clerk

c Pam Ralston, Community Advisory Board (Housing) Staff Liaison



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Sam Denhaan  
3314 – 44 A Avenue  
Red Deer, AB T4N 3J8

Dear Mr. Denhaan:

***Re: Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***"Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

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Rick Howard

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Dustin Quirk

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Roger Will"

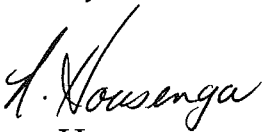
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Mr. S. Denhaan  
August 14, 2007  
Page 2

Although you were not appointed to sit on this committee, on behalf of Council, thank you for your application. Opportunity to sit on other City Committees occurs annually in the fall.

It is volunteers such as you whose continued endeavours shape and make Red Deer a vibrant community for all to enjoy.

Sincerely,

A handwritten signature in cursive script, appearing to read 'N. Housenga', written in dark ink.

Nona Housenga  
Deputy City Clerk



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Ms Karen Waters  
Senior Financial Consultant  
Investors Group  
#200, 4909 – 49 Street  
Red Deer, AB T4N 1V1

Dear Ms. Waters:

***Re: Citizen-at-Large Appointments to the Community Advisory Board (Housing)***

At the Monday, August 13, 2007 Red Deer City Council meeting, consideration was given to membership on the Community Advisory Board (Housing). At that meeting, the following resolution was passed:

***“Resolved*** that Council of the City of Red Deer having considered the report from the Deputy City Clerk, dated August 7, 2007, re: Citizen-at-Large Appointments to the Community Advisory Board (Housing), hereby appoints the following to the Community Advisory Board (Housing) for a term to expire in October, 2009:

Adele Poratto Mullen

Monte Greenshields

Rick Howard

Ross McKay

Dustin Quirk

Lyle Keewatin Richards

Roger Will”

..2/



Ms. Karen Waters

August 14, 2007

Page 2

Although you withdrew your application for this Committee, on behalf of Council, thank you for applying. Opportunity to sit on other City Committees occurs annually in the fall.

It is volunteers such as you whose continued endeavours shape and make Red Deer a vibrant community for all to enjoy.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga", written over the printed name.

Nona Housenga  
Deputy City Clerk



**Date:** August 3, 2007

**To:** Kelly Kloss, Manager  
Legislative and Administrative Services

**From:** Colleen Jensen, Director  
Community Services

**Re:** Office Space Funding

---

### **Background**

During the 2007 budget deliberations, Council approved funding in the amount of \$100,000 for expenses related to the leasing of office space to meet City needs over the next few years. In addition, a further \$100,000 was approved for potential renovation costs.

Subsequent to budget, Community Services came forward with a request for funding in the amount of \$75,000, which would allow the leasing of storage space to accommodate the Archives needs over the next three years. This funding was approved and has been added to the \$15,000 funding that Archives already had available in their base budget, making a total allocation of \$90,000.

Early in the year extensive exploration was undertaken to look at both purchase and lease options in the downtown area. The result was disappointing as there was very little available to meet our needs and what was available was quite costly.

### **Discussion**

Recently a further search was undertaken, in conjunction with our Land and Economic Development staff, to seek a space that might accommodate the needs of Archives, along with office requirements for other departments. The Transit Department, with the move to bringing Special Transportation in house, is one such department that requires space in the immediate future.

A building has been identified that provides significant storage opportunities, office space, and parking. With the anticipated delay of any additions/renovations to City Hall, Administration believes that entering into a lease that will address our needs now and into the future is advisable and is quite pressing. The space that is being considered is approximately 10,000 square feet, plus a further 3,200 square feet of basement. There are also 65 parking stalls, which is very appealing for the Transit Department. to meet the parking of Special Transportation buses and to address some staff parking. Due diligence is being undertaken by staff to ensure that the building structurally meets our needs with regard to code and other issues.

Additional funding, beyond what is currently approved, for leasing and operating is needed in the amount of \$125,000 for 2008, 2009 and 2010. This will cover further rental costs, utilities, janitorial and other operating needs. The current funding will cover 2007 costs.

**Recommendation**

That Council for The City of Red Deer approves \$125,000 in ongoing funding to be added to the 2008 base budget to be used for leasing of City office and storage space.

***Comments:***

We concur with the recommendation of the Director of Community Services.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007  
**TO:** Lorraine Poth, Financial Services Manager  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Council Operating Budget Resolutions

---

*Reference Report:*

Financial Services Manager, dated August 8, 2007

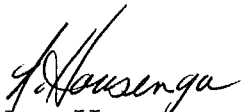
*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Financial Services Manager, dated August 8, 2007, re: Council Operating Budget Resolutions, hereby:

1. Rescinds the 2007 operating budget resolutions for budget items #79, #40, #62, #62.1 and #63.
2. Approves the transfer of \$250,000 from the Capital Project Reserve to the Public Realm Reserve to assist in the implementation of the Public Realm Program.
3. Approves the transfer of \$263,656.50 from the Tax Stabilization Reserve to operations which will fund the 2007 portion of the debt repayment."

*Report Back to Council:* No

*Comments/Further Action:*

  
Nona Housenga  
Deputy City Clerk

/chk

c M. Bovair, Financial Analyst



Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007  
**TO:** Colleen Jensen, Community Services Director  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Office Space Funding

---

*Reference Report:*

Community Services Director dated August 3, 2007

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Director of Community Services, dated August 3, 2007, re: Office Space Funding, hereby approves \$125,000 in ongoing funding to be added to the base budget for 3 years, commencing in 2008, to be used for leasing of City office and storage space."

*Report Back to Council:* No

*Comments/Further Action:*

Nona Housenga  
Deputy City Clerk

/chk

c Community Services Strategic Initiatives Planner  
M. Bovair, Financial Analyst



**DATE:** August 8, 2007

**TO:** Legislative and Administration Service Manager

**FROM:** Financial Services Manager

**SUBJECT:** Council Operating Budget Resolutions

---

### **Background:**

At the January 31, 2007 Operating Budget Debate, the two Council Resolutions identified in Attachment 1 were approved. Information received through the Alberta Government website indicated that the "Education Tax Room" would be available to municipalities to offset the increasing demands in Municipalities. In 2006, City Council approved bringing this "Education Tax Room" into the operating budget, as an allocation to the Capital Projects Reserve. Prior to The City's 2007 Operating Budget Debate, Premier Stelmach commented that there would be an additional \$1.4 billion in annual funding to Alberta Municipalities, phased in over the next three years. In addition, he commented that there would be help to Municipalities to raise revenues and assist them with the challenges of growth. Utilizing this information, Council gave Budget approval in the amount of \$3,935,509 for three initiatives. The approval included \$500,000 for the Red Deer Public Realm Initiative, a \$1,000,000 transfer to the Capital Project Reserve and \$2,435,509 for anticipated debt repayments. When the 2007 Alberta budget was announced, the Alberta Government determined that they would continue to receive the Education Property Tax and provide the Municipalities with sustainability money through the form of a conditional grant, Municipal Sustainability Initiative (MSI), which could not be utilized for operating expenses.

In 2007-08, \$400 million of MSI funding will be distributed to the municipalities under a variety of programs and utilizing criteria set out by the Alberta Government. Of this amount, The City of Red Deer will receive \$8,452,990. The Alberta government has also stated that the MSI funding will be increased to \$1.4 billion by 2010-11 and paid on an annual basis to municipalities. As per a Municipal Affairs Discussion Paper in July, the purpose of this funding is to assist municipalities in responding to the pressures of growth, provide incentives for greater inter-municipal cooperation and coordination, and will have funding conditions attached.

### **Financial Implications:**

Details of the three initiatives identified to be funded from the anticipated Education Property tax funding are identified below.

- |   |             |
|---|-------------|
| 1) Red Deer Public Realm Upgrades Funding Initiative (one time funding) | \$ 500,000  |
| 2) Transfer to the Capital Projects Reserve (CPR)                       | \$1,000,000 |
| 3) Debt repayment requirement   | \$2,435,509 |

The Red Deer Public Realm Upgrades Funding Initiative extends 20 years, with funding of \$500,000 per year. Council chose to fund one year, and intended to review the plan next year. The Service Plan Funding Requirement (SPFR) is outlined in Attachment 2.

The transfer to the CPR was to help finance capital projects. It has subsequently been determined that this transfer to the CPR would no longer be necessary as the MSI funding will directly finance capital projects.

At the time of the 2007 Operating Budget, we anticipated the five-year capital plan would result in debt servicing costs averaging approximately 4% or \$2,435,509 per year. The actual portion of debt repayment that is required to be paid in 2007 is \$263,656.50.

**Recommendation:**

It is the recommendation of Financial Services that:

1. Council rescind the budget resolutions for budget items #79, #40, # 62, #62.1 and #63;
2. Council approve the transfer of \$250,000 from the Capital Project Reserve to the Public Realm Reserve to assist in the implementation of the Public Realm Study. The Director of Community Services has indicated that the remaining \$250,000 initially identified could be delayed and brought forward in the 2008 budget discussions;
3. Council approve the transfer of \$263,656.50 from the Tax Stabilization Reserve to operations which will fund the 2007 portion of the debt repayment.



Lorraine Poth

Attachments





# ATTACHMENT 1:

*"Resolved* that Council of the City of Red Deer, having considered the Red Deer 2007 Service Plan Funding Requirements, hereby approves the following as part of the 2007 Operating Budget:

Item	Department	Requirements	Amount
79	RP&C	Public Realm Study Implementation – as a one time capital item with funding to come from additional 2007 revenue received through the Provincial Education Tax in excess of \$3,435,509	500,000

IN FAVOUR: Councillors Dawson, Hughes, Jefferies, Pimm, Watkinson-Zimmer, Wong and Deputy Mayor Mulder

OPPOSED: Councillor Veer

MOTION CARRIED

Moved by Councillor Dawson, seconded by Councillor Pimm

*"Resolved* that Council of the City of Red Deer, having considered the Red Deer 2007 Service Plan Funding Requirements, hereby approves the following as part of the 2007 Operating Budget:

Item	Department	Requirements	One Time Amount	Ongoing Amount
39	Emrg. Svcs	Fire Training Facility Materials Increase of \$9,000 offset by increased revenue of \$9,000		0
40	Various	Tax Supported Debt Servicing (net of expired debentures)		2,435,509
41	RP&C	Dawe Centre service level changes during renovation	(67,000)	
62	General	Reduction in Education Tax		(1,000,000)
62.1	General	Reduction in Education Tax		(2,435,509)
63	General	Transfer Education Tax to CPR (Capital Projects Reserve)		1,000,000
99.1	General	Transfer from Tax Stabilization Reserve to cover one time items	67,000	

IN FAVOUR: Councillors Dawson, Hughes, Jefferies, Pimm, Veer, Watkinson-Zimmer, Wong and Deputy Mayor Mulder

MOTION CARRIED



## ATTACHMENT 2:

### THE CITY OF RED DEER – 2007, 2008, 2009 BUDGETS

### SERVICE PLAN FUNDING REQUIREMENT – AS PRESENTED JANUARY 31, 2007

**Initiative Title: Red Deer Public Realm Upgrades Funding Initiative**

**Department Name & Reference #: Recreation, Parks and Culture**

#### A. Funds Required:

- i) One time ☐ or, Ongoing ☒ (\$500,000/yr for 24 years)
- ii) 2007 Net Budget Requirement \$ 500,0000
- iii) 2008 Budget (Incremental costs from 2006) \$
- iv) 2009 Budget (Incremental costs from 2007) \$

#### B. SPFR Description:

##### i) SPFR Description:

In 2004, City Council approved the Downtown C1 Design Guidelines, section 5 of this report recommended that a Public Realm Initiatives Program be implemented in the Downtown Core. In response to this recommendation, UMA/AECOM and John Hull under the direction of PCPS completed the City of Red Deer Downtown (C1) Public Realm Initiatives Study in 2006. The public realm was considered to be all sidewalks, curbs, lanes, lighting, public signage, boulevard and other landscaping and all street furniture and equipment within the road right of way. Streets and Roads were not a part of the scope of this report.

This study made nine key recommendations. Of these nine key recommendations, two have been funded within existing projects and budgets and demonstrate early project successes, they include: Hiring a Greater a Downtown Coordinator & updating street furniture and equipment. Future items that will be completed once this reserve funding is in place include: address maintenance issues, update street furniture & equipment, develop capital priorities for street and lane upgrades, develop capital priorities for unique specific opportunities such as Alexander Way, rationalize the C1 Boundary via the land use bylaw, enhance the tree lighting in the downtown core, enhance the public art in the downtown core and develop early successes.

As apposed to submitting these cost as one large sum, the recommendation out of the study was to allocate \$500,000 annually for 24 years to a reserve account that would be used as a project funding source as future projects arise.

##### ii) Costs for this initiative are intended to address :

- a. Increased service: The downtown core represents the “living room” of the community. In order to develop a sustainable and well balanced community the downtown needs to be an attractive, inviting feature of The City. Adding improvements to the downtown will result in increased visitors and in turn significant economic increases as more businesses, offices and people will be drawn to the community.

- b. Legislative & new complexities: Council approved re-zoning of the Downtown Core as C1

**C. Implications:**

- i) Legislative Requirements:

- ii) Financial Risk/Payback: The long term economic benefits of these improvements will be seen through community growth and increased businesses and services through the downtown. The longer these initiatives are delayed the more expensive they will become and the deterioration of the infrastructure will result in greater future costs. A healthy downtown can be an economic engine for the entire community. New private sector investment in the downtown is encouraged by a strong public commitment to the downtown.

- iii) Organizational Risk/Payback:

This report was initiated in response to The City of Red Deer's Greater Downtown Action Plan. As one of the initiators of the process, and being the primary funder, The City of Red Deer is perceived by many as ultimately responsible for ensuring it is carried out. This has resulted in the community looking to The City to initiate this work.

- iv) Community Risk/Payback:

The downtown core represents the "living room" of our community. In order to develop a sustainable and well balanced community, the downtown needs to be an attractive, inviting feature of The City. Both redeveloping and adding improvements to the downtown will result in significant economic increases as more businesses, offices and people will be drawn to the downtown area.

In a healthy downtown crime is reduced and public safety improves and a city's overall image can be defined by a vibrant downtown: improving the downtown improves the image of the overall community.



Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007  
**TO:** Emily Damberger, Parkland Community Planning Services  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3357/R-2007  
C1A Commercial Entertainment Facility

---

*Reference Report:*

Parkland Community Planning Services, dated August 2, 2007

*Bylaw Readings:*


Land Use Bylaw Amendment 3357/R-2007 was given first reading. A copy of the bylaw is attached.

*Report Back to Council: Yes*

A Public Hearing will be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3357/R-2007 provides for the addition of "commercial entertainment facility" as a discretionary use in the C1A Commercial (City Centre West) District. Due to an administrative oversight, "commercial entertainment facility" had been removed from the C1A Commercial (City Centre West) District. This office will now advertise for a Public Hearing. The City will be responsible for the advertising costs in this instance.

  
Nona Housenga  
Deputy City Clerk

/chk

/attach.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
LAS Administrative Assistant

**BYLAW NO. 3357/R-2007**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

- 1 That the following be added to C1A Commercial (City Centre West) District, C1A Discretionary uses, Part 5.2, Section (1)(b):

Commercial entertainment facility

READ A FIRST TIME IN OPEN COUNCIL this 13<sup>th</sup> day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

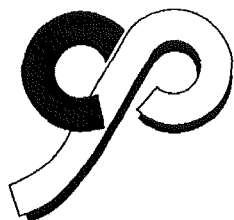
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MAYOR

---

CITY CLERK

Item No. 5



**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, 2007  
**TO:** Legislative & Administrative Services Manager  
**FROM:** Emily Damberger, Planner  
**RE:** Land Use Bylaw Amendment No. 3357/R-2007  
C1A Commercial entertainment facility

**Background**

Administration has discovered an administrative oversight within the C1A Commercial (City Centre West) District discretionary uses. In 2001, commercial entertainment facility was inadvertently removed from the list of discretionary uses within C1A. Land Use Bylaw 3156/96 included commercial entertainment facility as a use prior to 2001, however later versions in 2001 of Land Use Bylaw 3156/96 did not list a commercial entertainment facility as a discretionary use within C1A. There is no evidence of a bylaw amendment to remove commercial entertainment from C1A and therefore it has been determined to be an administrative oversight in which commercial entertainment facility was removed from C1A discretionary uses.

**Application Pending**


An application for a commercial entertainment facility in the C1A District has been received by The City. Administration requests Council approve this bylaw that would add commercial entertainment facility as a discretionary use within C1A. This will correct the administrative oversight that occurred in 2001, as this use was not intended to be removed from the C1A District.

As a discretionary use, the application will go before the Municipal Planning Commission for approval.

**Recommendation**

City of Red Deer Council proceeds with first reading of land use bylaw amendment 3357/R-2007.

  
Emily Damberger, Planner, PCPS

  
Tony Lindhout, Planning Manager, PCPS

cc: Colleen Jensen

***Comments:***

We concur with the recommendations of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



LAND  
**COMMUNITY  
PLANNING  
SERVICES**

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

---

**DATE:** August 3, 2007

**TO:** Kelly Kloss, Legislative and Administrative Services Manager

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3357/S-2007  
Johnstone Park Neighbourhood – Phase 13  
Carolina Homes Ltd.

---

**Proposal**

Carolina Homes Ltd. is proposing to develop the Phase 13 of the Johnstone Park neighbourhood. Rezoning is being sought for approximately 2.64 ha (6.52 ac.) of land from A1 Future Urban Development District District to R1 Low Density Residential District and P1 Parks & Recreation District in order to create 32 detached dwelling residential lots and two public utility lots. The proposed uses conform with the Johnstone Park Neighbourhood Area Structure Plan.

**Staff Recommendation**

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/S-2007.

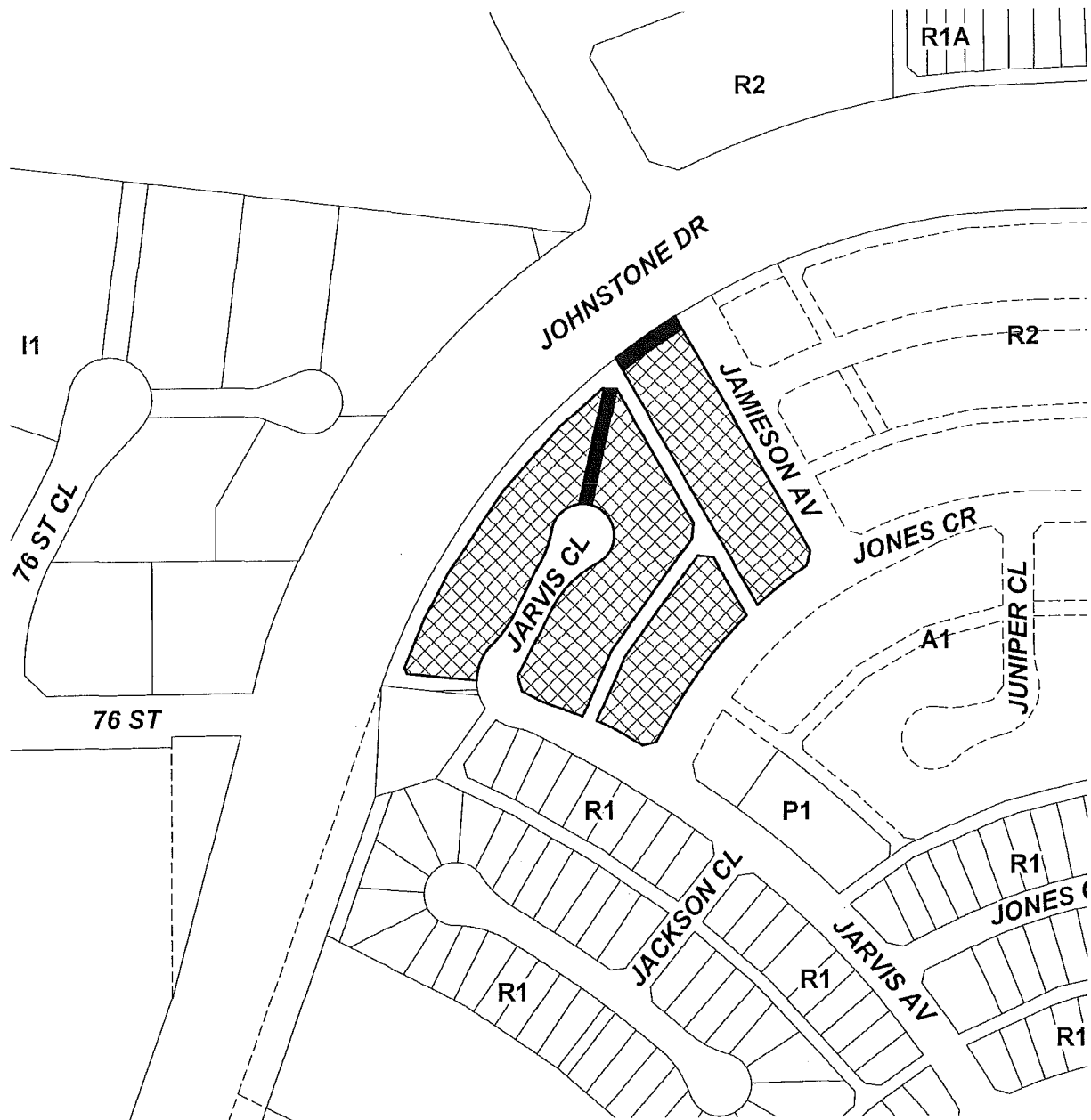
Martin Kvapil  
PLANNING ASSISTANT

Tony Lindhout  
CITY PLANNING MANAGER

Attachments



# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



## Affected Districts:

*A1 - Future Urban Development*

*P1 - Parks and Recreation*

*R1 - Residential (Low Density)*

## Change District from:

 A1 to P1

 A1 to R1

Proposed Amendment

Map: 13/2007

Bylaw: 3357/S-2007

***Comments:***

We concur with the recommendations of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



August 14, 2007

Fax: (403) 256-7991

Carolina Homes Inc.  
#215, 340 Midpark Way SE  
Calgary, AB T2X 1P1

Dear Sirs:

**Re:    *Land Use Bylaw Amendment 3357/S-2007*  
         *Johnstone Park Neighbourhood – Phase 13*  
         *Carolina Homes Ltd.***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/S-2007* at the City of Red Deer's Council Meeting held Monday, August 13, 2007. For your information a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3357/S-2007* provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks & Recreation District. This will create 32 detached dwelling residential lots and two public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Wednesday, August 22, 2007.

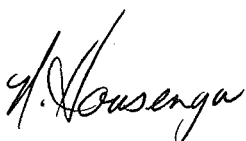
Carolina Homes Ltd.

August 14, 2007

Page 2

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

Sincerely,

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

Nona Housenga  
Deputy City Clerk

/attach.

c      Parkland Community Planning Services  
         LAS Administrative Assistant

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

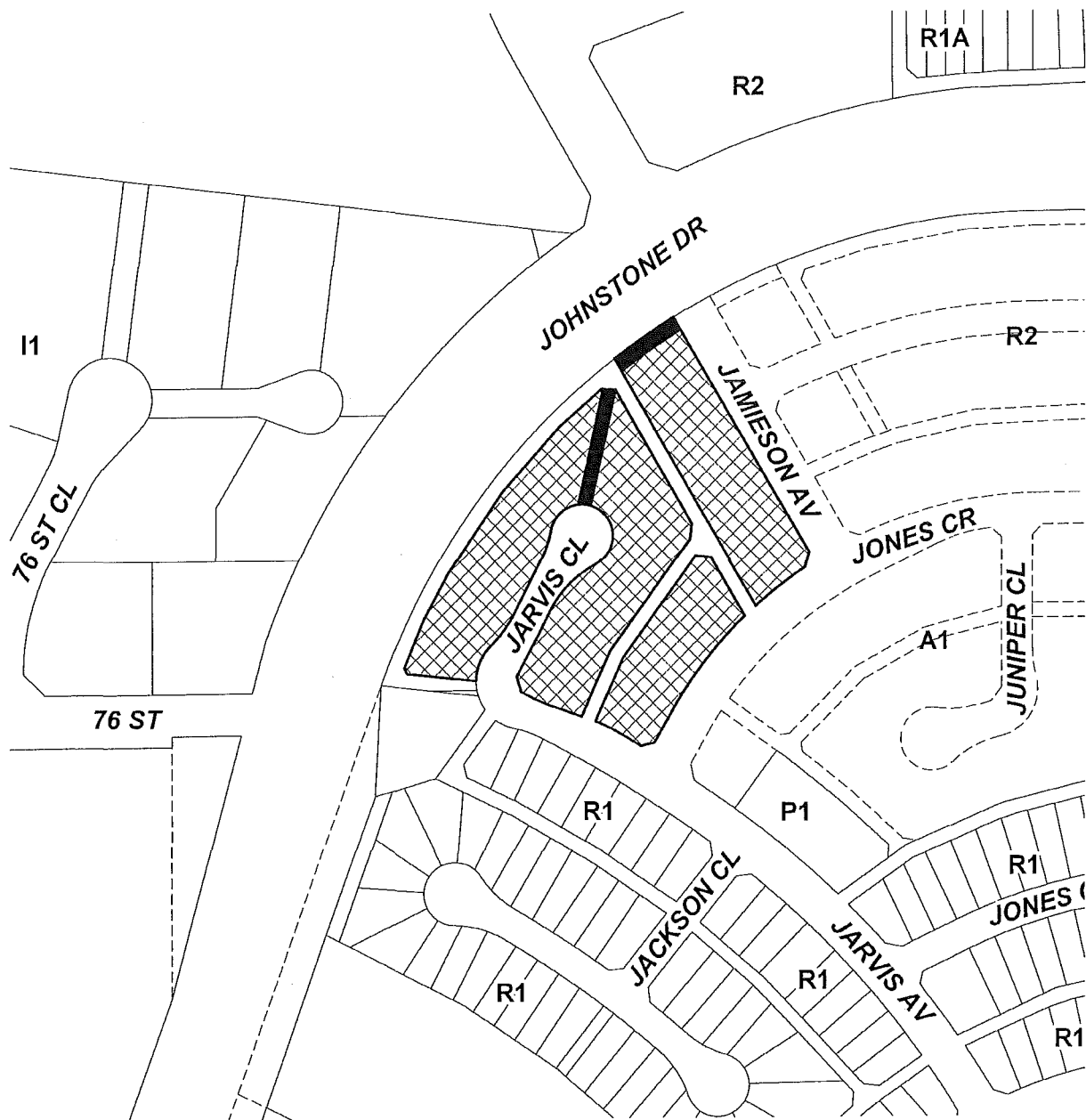
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

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

# Proposed Amendment to Land Use Bylaw 3357/2006





North  
Not to Scale



## Affected Districts:

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

## Change District from:

-  A1 to P1
-  A1 to R1

Proposed Amendment  
Map: 13/2007  
Bylaw: 3357/S-2007

\* \* \* Communication Result Report ( Aug. 14. 2007 2:05PM ) \* \* \*

1) LEGISLATIVE SERVICES  
2)

Date/Time: Aug. 14. 2007 2:03PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
5289 Memory TX	14032567991	P. 4	OK	

## Reason for error

E. 1) Hang up or line fail  
E. 3) No answer  
E. 5) Exceeded max. E-mail size

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



August 14, 2007

Fax: (403) 256-7991

Carolina Homes Inc.  
#215, 340 Midpark Way SE  
Calgary, AB T2X 1P1

Dear Sirs:

Re: *Land Use Bylaw Amendment 3357/S-2007*  
*Johnstone Park Neighbourhood - Phase 13*  
*Carolina Homes Ltd.*

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/S-2007* at the City of Red Deer's Council Meeting held Monday, August 13, 2007. For your information a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3357/S-2007* provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks & Recreation District. This will create 32 detached dwelling residential lots and two public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Wednesday, August 22, 2007.

...2/

**FILE**



Legislative & Administrative Services

**DATE:** July 24, 2007

**TO:** Joanne Parkin, Assessment & Taxation Services Manager

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Request for Comments: By Friday, August 3, 2007  
Forgiveness of Late Penalty Fees on Property Taxes

- 1) Nicholas and Melina Abraham
- 2) Cindy Wood
- 3) Maurice Walsh – Roll No. 3111135

---

Please provide your comments regarding the attached letters submitted to Councillors Larry Pimm and Jeffrey Dawson regarding requests to waive the late penalty fees on property taxes.

Also please provide your comments on the letter directed to Red Deer City Council, from Maurice Walsh, requesting relief from the late payment penalty.

Your comments would be appreciated by Friday August 3, 2007.



Kelly Kloss  
Manager

/attach.





Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3357/S-2007  
Johnstone Park Neighbourhood – Phase 13  
Carolina Homes Ltd.

---

*Reference Report:*

Parkland Community Planning Services, dated August 3, 2007

*Bylaw Readings:*


Land Use Bylaw Amendment 3357/S-2007 was given first reading. A copy of the bylaw is attached.

*Report Back to Council: Yes*

A Public Hearing will be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3357/S-2007 provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks & Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. This office will now advertise for a Public Hearing. Carolina Homes Ltd. will be responsible for the advertising costs in this instance.

  
Nona Housenga  
Deputy City Clerk

/chk

/attach.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
LAS Administrative Assistant

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

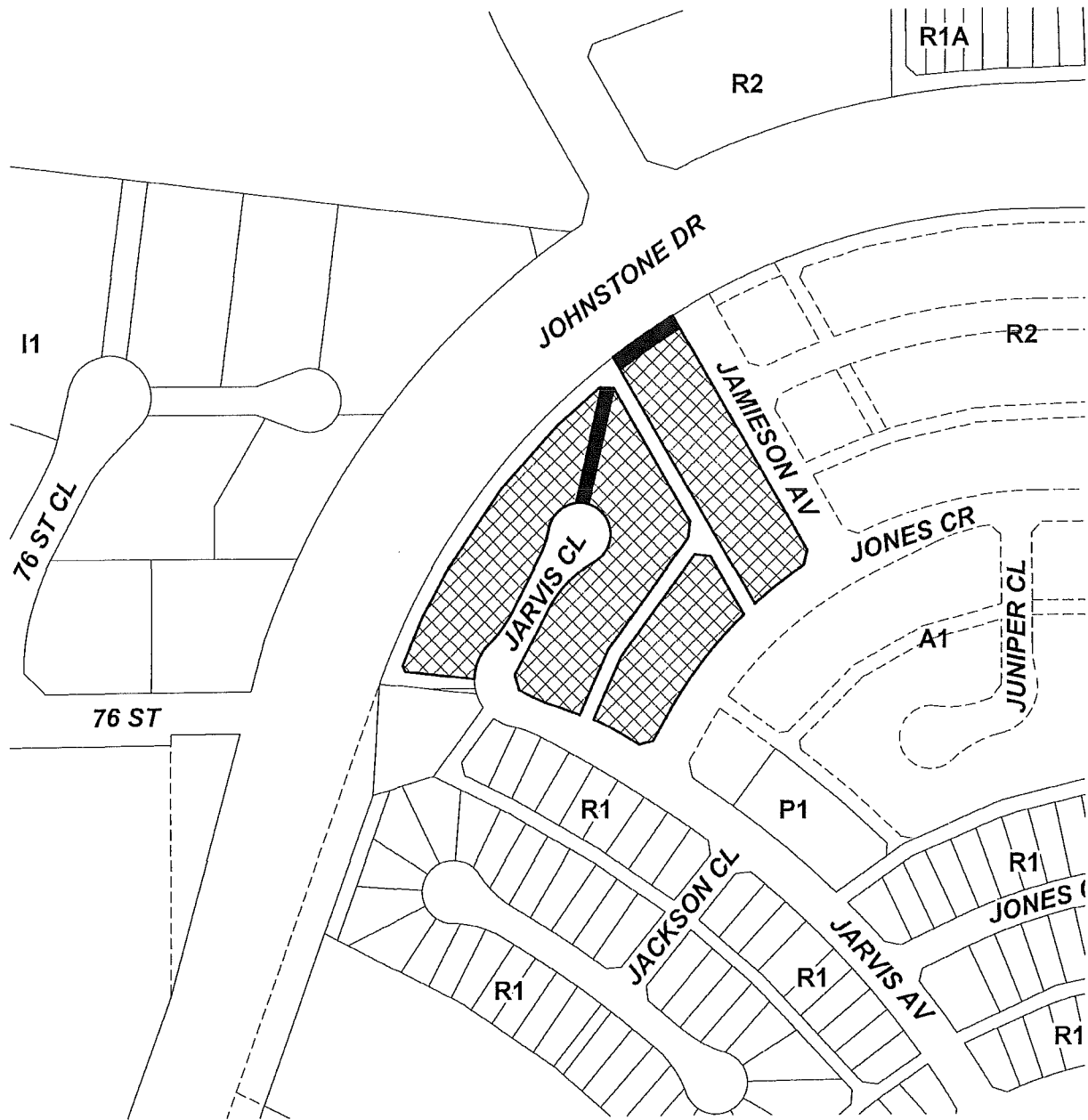
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

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

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



## Affected Districts:

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

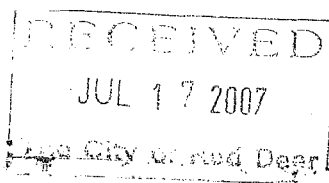
## Change District from:

-  A1 to P1
-  A1 to R1

## Proposed Amendment

Map: 13/2007

Bylaw: 3357/S-2007



July 10, 2007

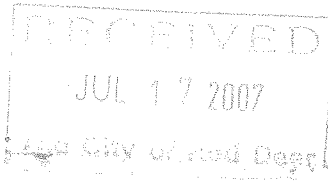
Mr. Jeffrey Dawson,

My name is Cindy Wood. I am writing a letter to you to apologize that my tax's were not paid. I bought a house from Milton & Jerry Thulien. I took possession April 30. Without making this along story it was a very hard move. Twenty years from an acreage to a smaller home. Through the move I paid the tax's on our home in Westridge but had no idea that I was to pay these tax's. My dad just asked me and I phoned today. She is mailing my statement today & I will pay it in full the day I receive it. I at no time received any documentation ~~from~~ the Thulien's. I hope you can understand the misunderstanding and reverse the late

fee. Again I am very sorry  
for the mistake.

Thank you,  
Cindy Wood

Oakwood Ventures Inc.  
391-1733



July 10, 2007

Mr. Jeffrey Dawson,

My name is Cindy Wood. I am writing a letter to you to apologize that my tax's were not paid. I bought a house from Milton & Jerry Thulien. I took possession April 30. Without making this along story it was a very hard move. Twenty years from an acreage to a smaller home. Through the move I paid the tax's on our home in Westridge but had no idea that I was to pay these tax's. My dad just asked me and I phoned today. She is mailing my statement today & I will pay it in full the day I receive it. I at no time received any documentation ~~from~~ the Thulien's. I hope you can understand the misunderstanding and reverse the late

fee. Again I am very sorry  
for the mistake.

Thank you,

Cindy Wood

Oakwood Ventures Inc.

391-1733

**Manager of Assessment & Taxation Services**

**Date:** July 31, 2007  
**To:** Legislative & Administrative Services Manager  
**From:** Joanne Parkin - Assessment & Taxation Services Manager  
**Subject:** Cindy Wood - Property Tax Penalties Roll # 231655

---

In reference to Ms. Wood's letter dated July 10, 2007 requesting reversal of the 2007 property tax penalty applied to her account the late payment, please consider the following:

- The City Assessment & Taxation Department ran an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment including:
  - at least 3 advertisements in the Red Deer Advocate,
  - communication on the utility bills,
  - two news releases,
  - a news story on CHTV and
  - information on our website.

The City specifically advertises that if property tax notices are not received by the 8<sup>th</sup> of June that property owners should contact the Assessment & taxation Services department.

- Typically, the solicitor acting on behalf of the purchaser of property discloses, both in the written Statement of Adjustments as well as verbally, the clients responsibility to pay property taxes. Solicitors are well aware of this and therefore incorporate the property tax adjustment into the legal statements provided to and discussed with their clients.
- With the high volume of real estate transactions there are approximately 500 to 700 property owners in the situation whereby the purchase date falls into the period during which tax notices are generated. Notices may in fact be mailed to the previous property owner due to Assessment & Taxation not receiving title transfer notification prior to the mailing of tax notices which highlights the importance of solicitor's role in providing advice to their clients.
- Section 347(1) of the Municipal Government Act states: "If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without condition:
  - a. cancel or reduce tax arrears;
  - b. cancel or refund all or part of a tax;
  - c. defer the collection of a tax.

A penalty imposed is deemed to be part of the tax in respect of which it is imposed.

Given the solicitors role in informing the property owner, the City's due diligence to communicate this information, fairness and equity to all property owners, and the property



**Manager of Assessment & Taxation Services**

owner's responsibility to ensure that property taxes are paid, please consider the following recommendation.

**RECOMMENDATION:**

It is recommended that the tax penalties applied to this property are not waived and remain payable by the property owner.

Joanne Parkin, CGA  
Assessment & Taxation Services Manager

**August 13, 2007 Council Meeting:**

**Requests for Cancellation of Property Tax Penalties:**

1. Cindy Wood was contacted by phone regarding her request being on the August 13, 2007 Council Agenda at 3:00 pm. She did not indicate that she would be in attendance.
2. Not able to contact Nicolas & Melina Abraham. No answer on cell phone. City Utilities have a mailing address of Bag 9600 in Fort Vermillion. Contacted 411 (Telus Directory Assistance) - no listing for the Abrahams in Fort Vermillion.
3. Contacted Maurice Walsh of MADAS Corp. He is in High River and will not attend the Council Meeting on August 13<sup>th</sup>.

Melina ABRAHAM

→ Cell - 352-0418  
→ NO ANSWER

→ 347-3558  
SHARON BRADY

→ BAG 9600  
Fort Vermillion

TB 11 1100  
→ NO <sup>PHONE</sup> LISTING Nic 411

403-403  
→ 279-0050

(403) 346-9552

Maurice Walsh will not  
attend  
Council  
Meeting  
Box 5190  
HIGH RIVER  
T1X 1M4

## Christine Kenzie

---

**From:** Deb Stott  
**Sent:** August 09, 2007 8:54 AM  
**To:** Christine Kenzie  
**Cc:** Joanne Parkin  
**Subject:** RE: Requests for Cancellation of Tax Penalties

I have a couple of suggestions for phone numbers:

1. Contact the Utility Billing area (Rebecca Wood) to see if they have phone numbers for either the MADAS or Abraham property. They can have more than one phone number so ask for all the contact phone numbers.
2. Try Canada 411 for Mr Walsh in High River, Alberta (MADAS Corp Roll 3111135) and for the Abrahams (Roll 3211420) in northern Alberta (I think their letter gave the location where they were in the north)

Good luck.

*Deb Stott*  
Assessment & Taxation  
City of Red Deer  
phone (403) 342-8123  
deb.stott@reddeer.ca

---

**From:** Christine Kenzie  
**Sent:** August 09, 2007 8:40 AM  
**To:** Deb Stott  
**Subject:** RE: Requests for Cancellation of Tax Penalties

There was no phone number on the letter. I was only able to contact Cindy Wood. She did not indicate that she would be attending the meeting. The other two applicants -- I can't find phone numbers for.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

---

**From:** Deb Stott  
**Sent:** August 09, 2007 8:34 AM  
**To:** Christine Kenzie  
**Cc:** Joanne Parkin  
**Subject:** RE: Requests for Cancellation of Tax Penalties

Christine,  
I will not be attending the August 13 Council meeting. I understand that Joanne Parkin will be in attendance & I will supply background information to her.  
We do not have a contact phone number for MADAS Corp. in the Bellamy tax system. Was there a phone number provided on the letter from the taxpayer?

*Deb Stott*  
Assessment & Taxation

City of Red Deer  
phone (403) 342-8123  
deb.stott@reddeer.ca

---

**From:** Christine Kenzie  
**Sent:** August 07, 2007 11:53 AM  
**To:** Joanne Parkin; Deb Stott  
**Subject:** Requests for Cancellation of Tax Penalties

The City Manager & Mayor reviewed the reports you prepared and have directed that these reports be placed on the August 13, 2007 Council Agenda. They concur with your recommendation that Council not waive the tax penalties. The reports refer to the requestes from Cindy Wood, N & M Abraham, and MADAS Corp. Ltd.

If I were to schedule these items for 3:00 p.m. on August 13th -- would you be able to attend at that time? Let me know.

Also -- do you have contact phone numbers for the MADAS Corp. Ltd. item?

Thanks.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 24, 2007

Cindy Wood  
10 Lord Close  
Red Deer, AB T4R 3K2

Dear Ms Wood:

Your letter, dated July 10, 2007, addressed to Councillor Dawson, requesting relief from the late payment penalty on your property taxes has been referred to this office for review.

I will advise you in the near future as to the next steps.

Sincerely,

Kelly Kloss  
Manager

c      Assessment & Taxation Services Manager

## LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

August 14, 2007

Ms Cindy Wood  
10 Laird Close  
Red Deer, AB T4R 3K2

Dear Ms. Wood:

**Re: Request for Cancellation of Property Tax Penalties  
Roll #231655**

At the Monday, August 13, 2007 Red Deer City Council Meeting, Council considered your request to cancel the tax penalty for late payment of property taxes. At that meeting Council denied your request based on the following:

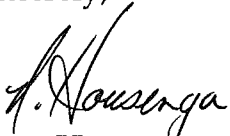
1. The City Assessment and Taxation Department runs an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment. The City specifically advertises that if property tax notices are not received by the 8<sup>th</sup> of June that property owners should contact the Assessment & Taxation Services Department.
2. Typically, the solicitor acting on behalf of the purchaser of property discloses, both in the written statement of adjustments as well as verbally, the clients responsibility to pay property taxes. Solicitors are aware of this and therefore incorporate the property tax adjustment into the legal statements provided to and discussed with their clients.
3. With a high volume of real estate transactions there are approximately 500 to 700 property owners in the situation whereby the purchase date falls into the period during which tax notices are generated. Notices may in fact be mailed to the previous property owner due to Assessment and Taxation not receiving title transfer notification prior to the mailing of tax notices. This highlights the importance of solicitor's roles in providing advice to their clients.

...2/

Ms. Cindy Wood  
August 14, 2007  
Page 2

Given the solicitors role in informing the property owner, the City's due diligence to communicate this information, and the property owner's responsibility to ensure that property taxes are paid Council denied your request and therefore the tax penalties will not be waived.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga", written over the printed name.

Nona Housenga  
Deputy City Clerk

c      Assessment & Taxation Services Manager

15-1-0095

July 9, 2007

Nicholas & Melina Abraham  
#9 Kovac St.  
Red Deer, AB T4P 3M3

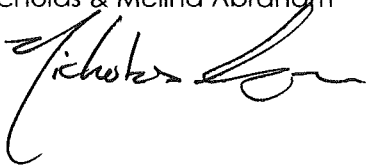
Mr. Larry Pimm  
Box 5008  
Red Deer, AB T4N 3T4

Dear Mr. Pimm,

We are writing to ask if the penalty fee of \$81.51 on our property tax bill can be forgiven. We work in a very remote northern community (Fox Lake, Alberta) where our mail is forwarded and did not receive this bill until the end of June. This would not have been a problem, normally, for we were also under the belief that our mortgage payment included our taxes (as they did last year). Obviously we were mistaken. We are looking into this problem with our lenders as well. However, we still have this penalty and would be very appreciative of your understanding in this problem. We have never been late in paying our taxes before and will be paying this bill immediately upon arriving in Red Deer, July 10. Thank you again.

Sincerely yours,

Nicholas & Melina Abraham



July 10/07

Please note July 1/07 Penalty  
is \$115.49. They paid \$107.89. Larry was #1924.83.  
Extract Tax Dept. 342-8118  
Has setup Tax Installment Plan.  
Copy of Receipt attached.



THE CITY OF RED DEER

Owner Name

Quadra Coppock

Address of Property:

141 Eastman Cr

Paid By (if Different than Owner)

Jan-June /07 - 962.40

Penalty 115.49  
1077.89

Copy-Tax Section Green Copy - Customer

The personal information contained on this form is collected under the authority of The Municipal Government Act, Part 10, and will be used only for the purpose of property tax collection. If you have any questions about this collection, please contact the Tax Collector, The City of Red Deer, P O box 5008, Red Deer AB T4N 3T4 or telephone 403-342-8126. Fax: 403-342-8199.

TAX PAYMENT RECEIPT

Date Received		Roll Number
		15-1-0095
Lot	Block	Plan

Supplementary	Current
	1,077.89

1924.83  
115.49  
2007 Levy  
penalty  
outstanding till Aug 31  
2,040.32  
Amount Received \$1,077.89



LEGISLATIVE & ADMINISTRATIVE SERVICES

**FILE**

July 24, 2007

Nicolas & Melina Abraham  
#9 Kovac Street  
Red Deer, AB T4P 3M3

Dear Nicolas & Melina:

Your letter, dated July 9, 2007, addressed to Councillor Larry Pimm, requesting relief from the late payment penalty on your property taxes has been referred to this office for review.

I will advise you in the near future as to the next steps.

Sincerely,

Kelly Kloss  
Manager

c      Assessment & Taxation Services Manager



**Manager of Assessment & Taxation Services**

**Date:** July 31, 2007

**To:** Legislative & Administrative Services Manager

**From:** Joanne Parkin - Assessment & Taxation Services Manager

**Subject:** N & M Abraham - Property Tax Penalties Roll # 3211420

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In reference to Mr. & Mrs. Abraham's letter dated July 09, 2007 requesting reversal of the 2007 property tax penalty applied to the account for late payment, please consider the following:

- The City Assessment & Taxation Department ran an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment including:
  - at least 3 advertisements in the Red Deer Advocate,
  - communication on the utility bills,
  - two news releases,
  - a news story on CHTV and
  - information on our website.
- There are many property owners in the City of Red Deer who either live and/or work out of town and in remote communities.
- The Assessment & Taxation department mailed out the 2007 Property Tax Notices to all property owners on May 18 this year. Typically, notices are delivered to local addresses within 1 to 3 working days.
- The tax notice for this property was not returned to The City, and Section 337 of the Municipal Government Act states "A tax notice is deemed to have been received 7 days after it is sent."
- According to our records the 2006 property tax payment was in fact made by a financial institution. On March 22, 2007 the financial institution informed the City by fax that they would not be paying the property taxes on this property. Typically, financial institutions would send notice of any such changes to the property owners prior to informing the municipality. It is the responsibility of the taxpayer to manage any arrangements with financial institutions.
- Section 347(1) of the Municipal Government Act states: "If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without condition:
  - a. cancel or reduce tax arrears;
  - b. cancel or refund all or part of a tax;
  - c. defer the collection of a tax.

A penalty imposed is deemed to be part of the tax in respect of which it is imposed.

**Manager of Assessment & Taxation Services**

Given the property owners responsibility for the payment of taxes including any arrangements with their financial institution, the City's timely delivery of the Tax Notice and fairness and equity to all property owners, please consider the following recommendation.

**RECOMMENDATION:**

It is recommended that the tax penalties applied to this property are not waived and remain payable by the property owner.

Joanne Parkin, CGA  
Assessment & Taxation Services Manager



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Nicolas & Melina Abraham  
#9 Kovac Street  
Red Deer, AB T4P 3M3

Dear Mr. & Mrs. Abraham:

**Re: Request for Cancellation of Property Tax Penalties  
Roll #3211420**

At the Monday, August 13, 2007 Red Deer City Council Meeting, Council considered your request to cancel the tax penalty for late payment of property taxes. At that meeting Council denied your request based on the following:

1. The City Assessment and Taxation Department runs an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment. The City specifically advertises that if property tax notices are not received by the 8<sup>th</sup> of June that property owners should contact the Assessment & Taxation Services Department.
2. There are many property owners in the City of Red Deer who either live and/or work out of town and in remote communities.
3. The Assessment & Taxation Department mailed out the 2007 Property Tax Notices to all property owners on May 18<sup>th</sup> of this year. Typically, notices are delivered to local addresses within 1 to 3 working days.
4. The tax notice for this property was not returned to The City, and Section 337 of the Municipal Government Act states "A tax notice is deemed to have been received 7 days after it was sent."

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Nicholas & Melina Abraham

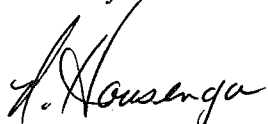
August 14, 2007

Page 2

5. According to The City's records, the 2006 property tax payment was in fact made by a financial institution. On March 22, 2007 the financial institution informed The City by fax that they would not be paying the property taxes on this property. Typically, financial institutions would send notice of any such changes to the property owners prior to informing the municipality. It is the responsibility of the taxpayer to manage any arrangements with financial institutions.

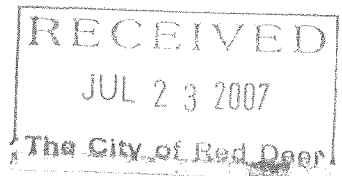
Given the property owners responsibility for the payment of taxes including any arrangements with their financial institution, the City's timely delivery of the Tax Notice, Council denied your request and therefore the tax penalties will not be waived.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga".

Nona Housenga  
Deputy City Clerk

c      Assessment & Taxation Services Manager



July 19,2007

Red Deer City Council  
Box 5008  
Red Deer, Alta  
T4N 3T4

Dear Council Members:

RE: Property Taxes  
Roll Number 3111135

I have just written a check for our taxes and I noticed that the taxes were due on June 30, 2007. Although I have no way of proving it, I know that this tax notice did not arrive here until July. I am an individual who likes to pay all my bills early. I have looked back through my files and the only correspondence that I can find is a Property Assessment Notice dated January 12,2007 and this does not indicate how much the taxes are expected to be. Had I known sometime earlier how much my taxes were going to be and when they were due, this bill would have been paid on time. I personally reside in the Municipal District of Foothills. Here we are given the option of paying the same amount as the previous year and then paying the balance after the mill rate has been established and the tax bill calculated. If we pay the previous years amount early, we get a discount. For this reason, I always pay my personal taxes in early January. If this option were open to me in Red Deer, I would do the same thing. As it stands now, I understand that we are going to be penalized for not paying a bill on time even though we did not get the bill until after the due date. I understand that I can now wait until September 1,2007 to pay this bill without incurring further penalty. However, that is not the way I like to run my business and therefore have mailed a check earlier today.

In consideration of the above, I would like to request relief from the late payment penalty.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Walsh".

Maurice Walsh, Pres  
MADAS Corp.



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 24, 2007

Mr. Maurice Walsh  
MADAS Corp.  
Box 5190  
High River, AB T1V 1M4

Dear Mr. Walsh:

Your letter, dated July 19, 2007, requesting relief from the late payment penalty on your property taxes has been referred to this office for review.

I will advise you in the near future as to the next steps.

Sincerely,

Kelly Kloss  
Manager

c      Assessment & Taxation Services Manager





**Manager of Assessment & Taxation Services**

**Date:** July 31, 2007

**To:** Legislative & Administrative Services Manager

**From:** Joanne Parkin - Assessment & Taxation Services Manager

**Subject:** MADAS Corp. Ltd. - Property Tax Penalties Roll # 3111135

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In reference to Mr. Walsh's letter dated July 19, 2007 requesting reversal of the 2007 property tax penalty applied to the account for late payment, please consider the following:

- The City Assessment & Taxation Department ran an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment including:
  - at least 3 advertisements in the Red Deer Advocate,
  - communication on the utility bills,
  - two news releases,
  - a news story on CHTV and
  - information on our website.

The City specifically advertises that if property tax notices are not received by the 8<sup>th</sup> of June that property owners should contact the Assessment & Taxation Services department.

- There are many property owners in the City of Red Deer who either live and/or work out of town, and it is the responsibility of the property owner to ensure that taxes are paid.
- The address on file for MADAS Corp has not changed since the property was purchased by MADAS from the City in 2005. The High River address corresponds to Mr. Walsh's and is the address to which the Tax Notices were mailed in 2005, 2006 and again in 2007.
- The Assessment & Taxation department mailed out the 2007 Property Tax Notices to all property owners on May 18 this year.
- The tax notice for this property was not returned to The City, and Section 337 of the Municipal Government Act states "A tax notice is deemed to have been received 7 days after it is sent."
- The due date for taxes is June 30 as it has been since 2005 when the property was purchased by MADAS Corp. The taxes were in fact paid on time in prior years indicating that the company was aware of the deadline.
- The City offers a number of payment options, including programs that Mr. Walsh refers to in his letter, and these are:
  - Tax Installment Program (TIPs) whereby automatic withdrawals are made monthly
  - Payment of taxes, not exceeding the amount of the previous year's tax, paid before the 1<sup>st</sup> day of April of the current year shall receive a discount
  - Payment through financial institutions
  - Payment by mail or in person at City Hall

**Manager of Assessment & Taxation Services**

- Payment by cheque post-dated to June 30
- Section 347(1) of the Municipal Government Act states: "If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without condition:
  - a. cancel or reduce tax arrears;
  - b. cancel or refund all or part of a tax;
  - c. defer the collection of a tax.

A penalty imposed is deemed to be part of the tax in respect of which it is imposed.

Given the property owners responsibility for the payment of taxes, the City's timely mailing of the Tax Notice, fairness and equity to all property owners, and the number of payment options offered by the City to make it easy to ensure timely payment of property taxes, please consider the following recommendation.

**RECOMMENDATION:**

It is recommended that the tax penalties applied to this property are not waived and remain payable by the property owner.

Joanne Parkin, CGA  
Assessment & Taxation Services Manager

***Comments:***

We concur with the recommendations of the Assessment & Taxation Services Manager.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

## LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

August 14, 2007

Mr. Maurice Walsh  
MADAS Corp.  
Box 5190  
High River, AB T1V 1M4

Dear Mr. Walsh:

**Re: Request for Cancellation of Property Tax Penalties**  
**Roll # 3111135**

At the Monday, August 13, 2007 Red Deer City Council Meeting, Council considered your request to cancel the tax penalty for late payment of property taxes. At that meeting Council denied your request based on the following:

1. The City Assessment and Taxation Department runs an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment. The City specifically advertises that if property tax notices are not received by the 8<sup>th</sup> of June that property owners should contact the Assessment & Taxation Services Department.
2. There are many property owners in the City of Red Deer who either live and/or work out of town and in remote communities.
3. The address on file for MASAS Corp has not changed since the property was purchased by MADAS from the City in 2005. The High River address corresponds to Mr. Walsh's and is the address to which the Tax Notices were mailed in 2005, 2006 and again in 2007.
4. The Assessment and Taxation department mailed out the 2007 Property Tax Notices to all property owners on May 18<sup>th</sup> of this year.
5. The tax notice for this property was not returned to The City, and Section 337 of the Municipal Government Act states "A tax notice is deemed to have been received 7 days after it is sent."

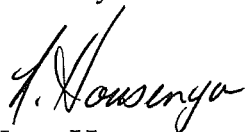
...2/

MADAS Corp.  
August 14, 2007  
Page 2

6. The due date for taxes is June 30<sup>th</sup> as it has been since 2005 when the property was purchased by MADAS Corp. The taxes were in fact paid on time in prior years indicating that the company was aware of the deadline.
7. The City offers a number of payment options, including programs that you refer to in your letter, and these are:
  - Tax Installment Program (TIPS) whereby automatic withdrawals are made monthly
  - Payment of taxes, not exceeding the amount of the previous year's tax, paid before the 1<sup>st</sup> day of April of the current year shall receive a discount
  - Payment through financial institutions
  - Payment by mail or in person at City Hall

Given the property owners responsibility for the payment of taxes, The City's timely mailing of the Tax Notice, fairness and equity to all property owners, and the number of payment options offered by The City to make it easy to ensure timely payment of property taxes, Council denied your request and therefore the tax penalties will not be waived.

Sincerely,



Nona Housenga  
Deputy City Clerk

c      Assessment & Taxation Services Manager

**FILE**



Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007

**TO:** Joanne Parkin, Assessment & Taxation Services Manager

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** Requests for Cancellation of Property Tax Penalties:

- (a) Cindy Wood – Property Tax Penalties – Roll #231655
- (b) N & M Abraham – Property Tax Penalties – Roll #3211420
- (c) MADAS Corp. Ltd. – Property Tax Penalties – Roll #3111135

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***Reference Report:***

Assessment & Taxation Services Manager, dated July 31, 2007

***Resolutions:***

*“Resolved* that Council of the City of Red Deer having considered the correspondence from Cindy Wood, dated July 10, 2007 re: Request for Cancellation of Property Tax Penalties, hereby denies the request to waive the tax penalties.”

*“Resolved* that Council of the City of Red Deer having considered the correspondence from Nicolas and Melina Abraham, dated July 9, 2007 re: Request for Cancellation of Property Tax Penalties, hereby denies the request to waive the tax penalties.”

*“Resolved* that Council of the City of Red Deer having considered the correspondence from Maurice Walsh, MADAS Corp, dated July 19, 2007 re: Request for Cancellation of Property Tax Penalties, hereby denies the request to waive the tax penalties.”

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

Council Decision – August 13, 2007  
Request for Cancellation of Property Tax Penalties  
Page 2

*Comments/Further Action:*

A handwritten signature in cursive script, appearing to read "N. Housenga".

Nona Housenga  
Deputy City Clerk

/chk

c      Director of Corporate Services



## Red Deer Downtown Business Association

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July 13, 2007

His Worship Mayor Morris Flewwelling  
and Members of Council  
The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3T4

The Ghost program was created in 1994 as a public art and downtown revitalization project featuring life-sized bronze sculptures depicting aspects of Red Deer's history. The Downtown Business Association has been steward of the project since its inception.

To facilitate the acquisition of some of the pieces, the DBA has acquired funds from The City of Red Deer. Under the agreement, payments on the loan balance are made annually and are subject to interest at 7.375 percent. Over the years, the DBA has borrowed \$130,000 and accrued nearly \$30,000 in interest.

Today, at the time of transfer of ownership, the outstanding balance is \$16,523.48 payable in two annual installments (2008 and 2009).

Happily, Red Deer's collection of public art is growing and expanding outside the core area. The organization is now transferring ownership of its sculptures along with the downtown murals to The City of Red Deer in exchange for the sum of One Dollar. As such, the Board of Directors of the Downtown Business Association respectfully requests that the balance of the Ghost Loan be forgiven such that no further monies are required to be payable to The City.

Sincerely,

Laura Turner  
Executive Director

cc - Craig Curtis, City Manager  
Colleen Jensen, Community Services Director  
Downtown Business Association Board of Directors

---

### Red Deer Downtown Business Association

5024 Ross Street, 2<sup>nd</sup> Floor Red Deer AB T4N 1Y3  
Phone 403.340.8696 Fax 403.340.8699  
Email [info@downtownreddeer.com](mailto:info@downtownreddeer.com) Web [www.downtownreddeer.com](http://www.downtownreddeer.com)





**Date:** August 3, 2007

**To:** Kelly Kloss, Manager  
Legislative and Administrative Services

**From:** Colleen Jensen, Director  
Community Services

**Re:** Loan Forgiveness Request—Downtown Business Association

---

### **Background**

The Downtown Business Association (previously the Towne Centre Association) initiated the Ghost Collection of bronze sculptures in the downtown in the early 1990's. The first sculpture was of Reverend Gaetz. The City provided a grant in the amount of \$10,000, from the Red Deer Heritage Fund, to assist in getting the program underway. The understanding was that no further funds would be requested from The City for the Ghost Collection. Community sentiment at the time was that City support for such a project was not seen as positive.

In 1996, the Towne Centre Association came forward again with a request for a loan of \$85,000 for the Sound the Alarm Ghost (located by the current children's library). This loan was approved by Council. The original agreement (signed Feb 11, 1998) was for six payments to be completed by Jan. 30, 1999. In researching, records could not be found that showed the change from the original agreement to the current process underway, which has smaller payments (approximately \$8000/year) over a longer period of time, ending in 2009.

Within a short time after the granting of the loan, a further request came to Council for a second grant of \$10,000 from the Red Deer Heritage Fund for the same Ghost. This request was also approved, with agreement that the magnitude of the piece (approximately \$250,000) could justify further support. Again, there was an understanding that no further requests would be brought forward.

In the past two years the DBA has approached The City to see if The City would be willing to take over the Ghost Collection. The rationale was that the insurance costs, along with the small amount of maintenance that was done annually, was becoming difficult for the Association to continue. In 2007 funding was approved by City Council that would address the cost that came with the transfer of ownership. The City undertook a professional evaluation of the status of each of the pieces, which identified a need for over \$25,000 in remedial work for the Collection, as well as several thousand dollars annually for ongoing maintenance and insurance. The cost to The City for taking on the Collection is significant; however, it is felt that it would be a shame to allow deterioration of the Ghosts due to an inability to provide adequate care and maintenance.

**Discussion**

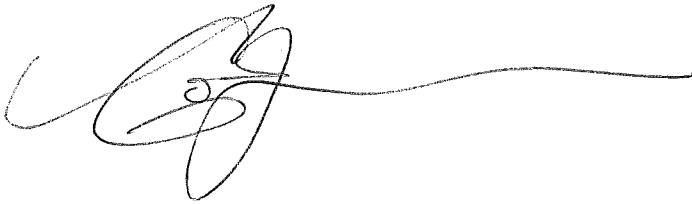
In the attached letter dated July 13, the DBA is requesting that The City forgive the final two payments of the loan for Sound the Alarm, totaling \$16,523.

As noted in the Background above, The City has been very supportive of the DBA's Ghost Collection. Significant funds have been committed as grants and as a loan, with further funding now approved to allow for the transfer of ownership to The City and the proper upkeep of the Collection.

In addition, several items of correspondence on record over the years clearly indicate that The City has not been prepared to consider further requests and it is felt that the DBA understood The City's position. There is some concern that the issue continues to come forward. It is the feeling of Administration that The City has provided sufficient support for the Ghost Collection. While we understand that the financial burden is difficult for the DBA it is still a commitment that they made. The funding for the payment comes from the money raised through the BRZ tax, the same source of funds as The City (a tax). The Ghosts are seen as a tourist attraction that brings visitors to the downtown, therefore it is appropriate that the tax focus be assessed to those that benefit the most.

**Recommendation**

That Council for The City of Red Deer deny the Downtown Business Association's request for forgiveness of the loan for the Sound the Alarm Ghost.

A handwritten signature in black ink, appearing to be 'Laura Turner', with a long horizontal line extending to the right.

cc. Laura Turner, Executive Director, Downtown Business Association

DATE: August 3, 2007

TO: Kelly Kloss, Legislative & Administrative Manager

FROM: Lorraine Poth, Financial Services Manager

SUBJECT: **Loan Forgiveness Request – Downtown Business Association**

---

Financial Services has reviewed the Loan Forgiveness Request from the Downtown Business Association and have the following comments:

**Loan**

The loan to the Downtown Business Association was given through an agreement dated February 11, 1998. The interest rate was 7 & 3/8% with the loan amortized over 10 years and "payments to be recovered through the Business Revitalization Zone Tax".

The current balance of the loan is \$16,523.48 to be paid in two installments in July 2008 and 2009.

**MGA & Corporate Policies**

The MGA (section 264 and 265) states criteria under which a municipality may provide a loan to a non-profit organization, but it does not mention writing-off or forgiving a loan.

The City's Corporate Loans & Guarantees Procedure (5314-CP) gives Financial Services responsibility for monitoring & accounting for the collection of funds and notifying the Department Manager of delinquent accounts. The Department Manager must follow-up delinquent accounts as required. It does not mention writing-off or forgiving a loan.

**Transfer of Ownership Agreement**

An agreement has been made to transfer ownership of the Ghost Statues and Murals from the DBA to The City for one dollar. It is currently with the City Clerk to be signed.

Background section D states "The DBA continues to have financial obligations in the nature of loans taken out to pay for some of the Art". Section E states "The City is willing to assume ownership and some of the obligation with respect to the Art, namely insurance and maintenance, but **is not willing to assume outstanding liabilities** relative to the Art".

Under the Obligations of the DBA on Transfer of Ownership section 5 states "On transfer of ownership, the **DBA continues to be solely responsible for any debts, loans, guarantees or other existing financial obligations** pertaining to the acquisition of the Art by the DBA".

### **Costs to the City**

As part of the agreement to transfer ownership of the Art, the City is obligated to provide maintenance and insurance of the Art. Maintenance is currently required on the Ghost Statues and the Murals.

SPFR item 73 requested in the 2007 budget includes maintenance for the Ghost Statues and Murals of a one time cost of \$21,000 for 2007 and \$9,000 ongoing. The total 2007 budgeted maintenance is \$30,000.

The City paid \$1,461 for six months of the DBA's insurance in September 2006. The insurance cost for a full year on the Art would be \$2,922. The City will pay less because of its preferred rate but the exact amount cannot be determined until the value of the Art has been submitted to The City's insurer.

### **Precedence**

The City is not in the practice of loaning money to organizations and then writing-off the loan. In a search through LAS and Archives only two instances of loan or debt forgiveness were found and they were not similar enough to set precedence:

1. A \$4,000 debt from 1988 with the Red Deer Rustlers hockey team for ice rental was forgiven. The debt was with the old owners and was forgiven for the new owners.
2. An outstanding loan between the Museum Society, Tourism Red Deer Society and The City of \$31,600 loan was written-off in 2003 for the book "Red Deer, An Illustrated History" due to slower than anticipated book sales.

### **Recommendation**

Financial Services would recommend that the City reject the Loan Forgiveness Request from the DBA due to the specific obligations included in the agreement to transfer ownership of the Art from the DBA to The City. This agreement is very recent and specifically makes reference to the DBA's responsibility for any acquisition loans. If the intention was for the City to forgive the loan then it would have been included in the ownership transfer agreement.

*Comments:*

We concur with the recommendations of Administration.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 14, 2007

Ms Laura Turner  
Executive Director  
Red Deer Downtown Business Association  
5024 Ross Street, 2<sup>nd</sup> Floor  
Red Deer, AB T4N 1Y3

Dear Ms. Turner:

*Re: Loan Forgiveness Request - Ghost Loan*

At the Monday, August 13, 2007 Red Deer City Council Meeting, Council reviewed your request to forgive the balance due on the Ghost Loan, in the amount of \$16,523.48, and passed a resolution to deny your request.

The City has been very supportive of the Downtown Business Association's Ghost Collection. Significant funds have been committed as grants and as a loan with further funding now approved to allow for the transfer of ownership to The City and the proper upkeep of the Collection. Your request was denied due to specific obligations included in the agreement to transfer ownership of the Art from the Downtown Business Association to The City. The agreement is very recent and specifically makes reference to the Downtown Business Association's responsibility for any acquisition loans. While The City understands that the financial burden is difficult for the Downtown Business Association, it is a commitment that was made.

Please call if you require any additional information.

Sincerely,

Nona Housenga  
Deputy City Clerk

c Director of Community Services  
Financial Services Manager



Council Decision – August 13, 2007

Legislative & Administrative Services

**DATE:** August 14, 2007

**TO:** Colleen Jensen, Director of Community Services  
Lorraine Poth, Financial Services Manager

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** Loan Forgiveness Request - Downtown Business Association

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*Reference Report:*

Director of Community Services, dated August 3, 2007 and Financial Services Manager, dated August 3, 2007

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the correspondence from the Red Deer Downtown Business Association, dated July 13, 2007, re: Request for Ghost Loan Forgiveness, hereby denies the request for forgiveness of the loan."

*Report Back to Council:* No

*Comments/Further Action:*

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga  
Deputy City Clerk

/chk

**BYLAW NO. 3357/Q -2007**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 Delete Section 2.4 (1) (d) and replace as follows:

2.4 (1) (d) in addition to the foregoing every application for a development permit:

- (i) if the site is in an Historical Preservation or Historical Significance District, shall be accompanied by a recommendation from the Heritage Planner, planning department, or the Minister responsible for the *Historical Resources Act*, as the case may be;
- (ii) if the site abuts a Historical Preservation or Historical Significance District shall be accompanied by a recommendation from the Heritage Planner or planning department.

- 2 Delete Section 5.1(3)(b).

- 3 Delete Section 7.5 (2) and replace as follows:

7.5 (2) (a) In accordance with the *Alberta Historical Resources Act*, no person shall destroy, disturb, alter, restore, or repair a building or structure on a site that has been designated a:

- (i) Municipal Historic Resource without written approval from the Development Officer based on a recommendation of the Heritage Planner or planning department and in consultation with relevant experts;
- (ii) Provincial Historic Resource without written approval from the Minister responsible for the *Alberta Historical Resources Act*;
- (iii) Registered Historic Resource until expiration of 90 days from the date the notice of the proposed intervention is served on the Minister responsible for the *Alberta Historical Resources Act*, unless the Minister sooner consents to the proposed action.



- (b) The relationship between buildings, structures, and open spaces and the provision of landscaping and parking shall be subject to the approval of the Development Authority.

4 Delete section 7.6 (2) (a) and 7.6 (2) (b) and replace as follows:

7.6 (2) (a) All applications for development or demolition of sites listed in section 7.6 (3) (c) shall be forwarded to the Heritage Planner or planning department for comment.

- (i) For developments, not involving demolition, the Heritage Planner or planning department will work with the land owner to encourage preservation of the character defining elements that contribute to the historical value of the site.

- (ii) For developments involving demolition, the owner must give 45 days notice to The City of the proposed demolition. The City will cause an historical evaluation to be carried out by the Heritage Planner or planning department in consultation with relevant expertise. If the building or site is deemed of significant heritage value and a candidate for preservation, the Heritage Planner or planning department will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Planner or planning department will make an appropriate recommendation to the Development Officer. If the owner and the Development Officer are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

- (b) The Development Officer may waive or reduce the 45 day review period, based upon advice received from the Heritage Planner or planning department, in the following circumstances:

- (i) if the building or site is deemed not of significant heritage value or not a suitable candidate for preservation; or

- (ii) in the case of an emergency situation requiring immediate demolition.

READ A FIRST TIME IN OPEN COUNCIL this 16<sup>th</sup> day of July 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

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MAYOR

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CITY CLERK

Item No. 2

**BYLAW NO. 3357/R-2007**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

- 1 That the following be added to C1A Commercial (City Centre West) District, C1A Discretionary uses, Part 5.2, Section (1)(b):

Commercial entertainment facility

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2007.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2007.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2007.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2007.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2007.

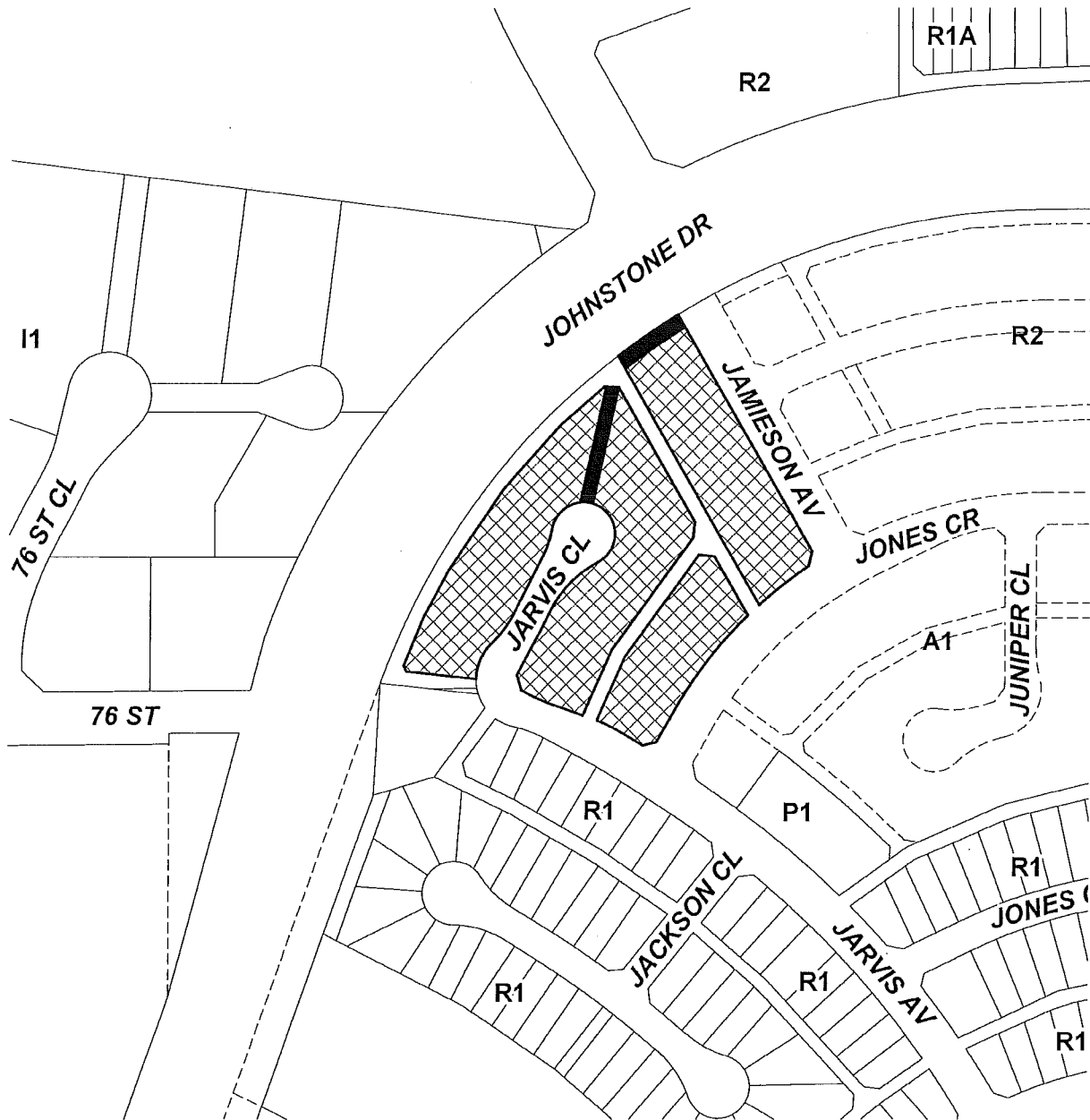
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2007.

\_\_\_\_\_  
MAYOR

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

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale




## Affected Districts:

A1 - Future Urban Development

P1 - Parks and Recreation

R1 - Residential (Low Density)

## Change District from:

 A1 to P1

 A1 to R1

Proposed Amendment

Map: 13/2007

Bylaw: 3357/S-2007