

DATE: March 30, 1999
TO: All Departments
FROM: City Clerks
RE: *PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES*

SUMMARY OF DECISIONS



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

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, MARCH 29, 1999

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



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, March 15, 1999

DECISION - Confirmed as transcribed

PAGE #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. Deputy City Clerk - Re: - Land Use Bylaw Amendment No. 3156/D-99 / Kentwood Northeast - Phases 11 & 12, Laebon Developments Ltd. / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 1
2. Deputy City Clerk - Re: Land Use Bylaw Amendment No. 3156/-F-99 / Hair Replacement Salon at 5401 - 48 Avenue / Bev Anderson (2nd Edition) / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 3

3. Deputy City Clerk - Re: Land Use Bylaw Amendment No. 3156/G-99 / Lancaster South (Lancaster Green) - Phase 1 / Request to Redesignate Part of Lot 2, Block 7, Plan 952-0980 / SW ¼ 11-38-27-4 and Part of the NW ¼ 2-38-27-4 / The City of Red Deer / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 6
4. Deputy City Clerk - Re: Land Use Bylaw Amendment No. 3156/H-99 / Gaetz Avenue Crossing (Gaetz Avenue & 22nd Street) / Request for Rezoning / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 8
5. Deputy City Clerk - Re: Land Use Bylaw Amendment No. 3156/I-99 / Design Standards: C1 and C1A Districts / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 10

(4) **REPORTS**

1. Environmental Advisory Board - Re: Backyard Burning . . 11

DECISION - It was agreed that the Fire Permit Bylaw would be amended to reflect the prohibition of burning of yard waste materials in the spring and fall, commencing in the spring of 1999. It was further agreed that a Yard Waste Coupon Program and a *one week free drop off period* in the spring and fall for yard waste materials would be implemented. It was agreed that the costs to implement the Yard Waste Coupon Program would be recovered through the Solid Waste Utility. The Administration has been directed to submit a report back to Council in one year's time outlining the effectiveness of the program and costs related to same

2. Engineering Services Manager - Re: Request to Repeal Transportation Bylaw No. 3031/91 and Approve New Transportation Bylaw No. 3221/99 - City of Red Deer's Cost Shareable Arterial Transportation System Bylaw / (Consideration of 1st Reading of the Bylaw) . . 25

DECISION - The City of Red Deer's Cost Shareable Arterial Transportation System Bylaw was given 1st Reading

3. Deputy City Clerk - Re: Ambulance Invoice No. 093939	.. 28
DECISION - the applicant's request to forgive the noted Ambulance Invoice was denied	
4. Director of Community Services & Social Planning Manager - Re: AUMA Discussion Paper - "An Agenda To Create Solutions"	.. 29
DECISION - Council agreed that the Mayor would forward a letter to the Alberta Urban Municipalities Association indicating The City's strong support for the principles incorporated in the Discussion Paper and that a note of caution would be raised related to specific items. It was further agreed that The City would participate in the meeting suggested to take place in the Spring of 1999	
5. Engineering Services Manager - Re: Parking on Ogden Avenue	.. 42
DECISION - Council directed the Administration to make the necessary changes in accordance with the City's Traffic Bylaw and normal administrative procedures	
(5) CORRESPONDENCE	
(6) PETITIONS AND DELEGATIONS	
(7) NOTICES OF MOTION	
(8) WRITTEN INQUIRIES	
(9) BYLAWS	
1. 3156/D-99 - Land Use Bylaw Amendment / Kentwood Northeast - Phases 11 & 12, Laebon Developments Ltd. / - 2 nd & 3 rd Readings	.. 47 .. 1
DECISION - Bylaw given 2nd & 3rd Readings	

2. 3156/F-99 Land Use Bylaw Amendment / Hair Replacement Salon at 5401 - 48 Avenue / Bev Anderson (2 nd Edition) / - 2 nd & 3 rd Readings	.. 49
DECISION - Bylaw given 2nd & 3rd Readings	.. 3
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4. 3156/H-99 - Land Use Bylaw Amendment / Gaetz Avenue Crossing (Gaetz Avenue & 22 nd Street) / Request for Rezoning / - 2 nd & 3 rd Readings	.. 54
DECISION - Bylaw given 2nd & 3rd Readings	.. 8
5. 3156/I-99 - Land Use Bylaw Amendment / Design Standards: C1 and C1A Districts / - 2 nd & 3 rd Readings	.. 56
DECISION - Bylaw given 2nd & 3rd Readings	.. 10
6. 3221/99 - Cost Shareable Arterial Transportation System Bylaw / Request to Repeal Transportation Bylaw No. 3031/91 / - 1 st Reading	.. 57
DECISION - Bylaw given 1st Reading	.. 25

A G E N D A

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

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	.. 25

Committee of the Whole:

- (a) Administrative Matter
- (b) Administrative Matter

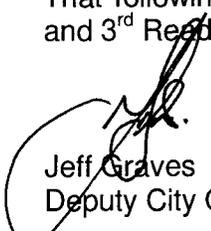
DATE: March 2, 1999
TO: City Council
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/D-99 / Kentwood Northeast - Phases 11 & 12, Laebon Developments Ltd.*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, March 29, 1999 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District and will also allow for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots in Kentwood.

Recommendation

That following the Public Hearing, Land Use Bylaw Amendment 3156/D-99 may be given 2nd and 3rd Readings.

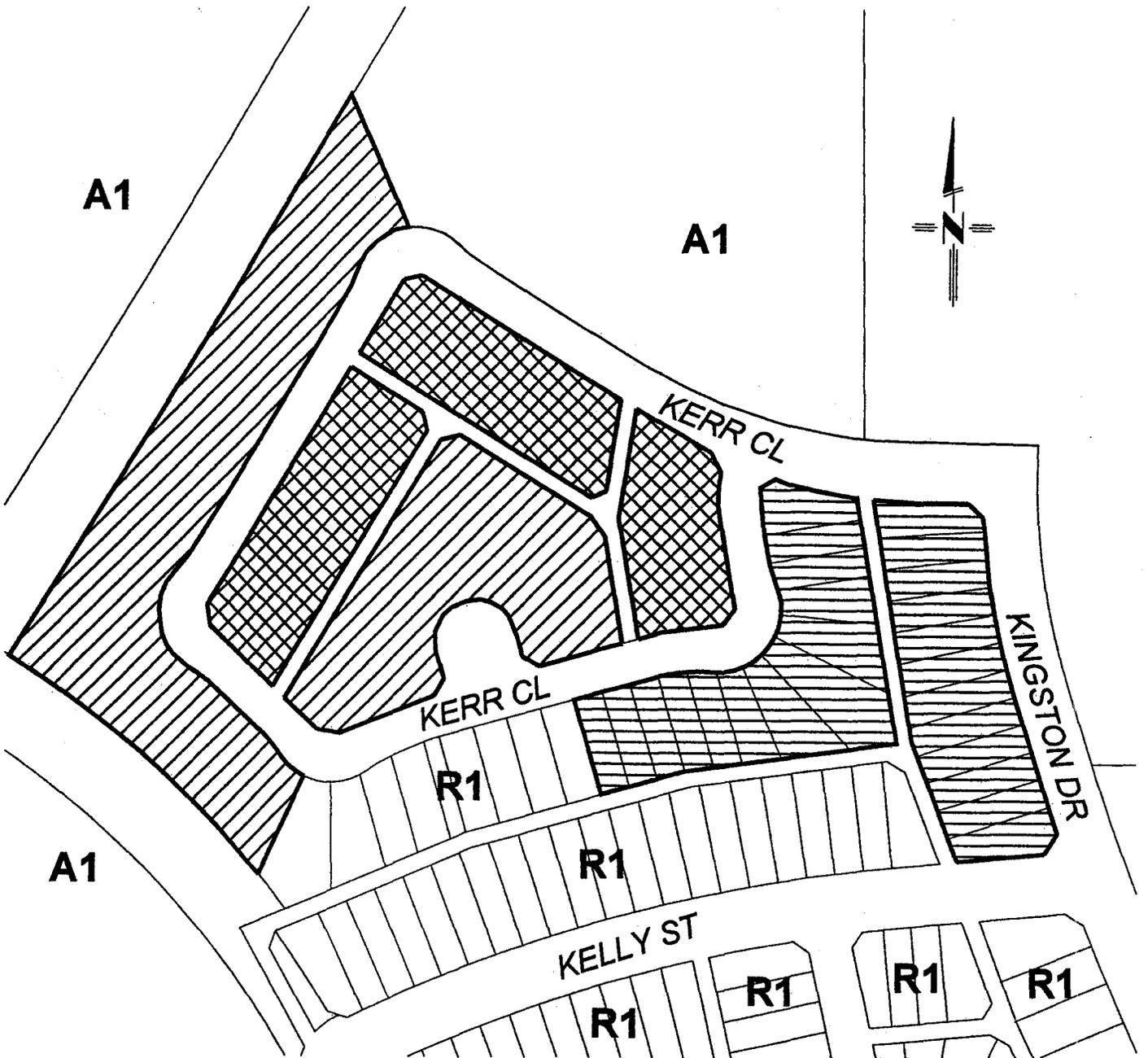


Jeff Graves
Deputy City Clerk

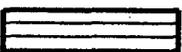
/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

- A1 to R1 
- A1 to R1N 
- R1 to R1N 

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R2N - Residential (Narrow Lot)

MAP No. 2 / 99

BYLAW No. 3156 / D - 99

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/D-99

DESCRIPTION: Kentwood NE - Phases 11+12
Rezoning R1 to R1N
A1 to R1 + R1N

FIRST READING: March 1 / 99

DATE OF FIRST PUBLICATION: March 12

DATE OF SECOND PUBLICATION: March 19

SECOND READING: March 29

THIRD READING: March 29

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT REQUIRED: NO YES AMOUNT \$

ACTUAL COST OF ADVERTISING: \$ 205.80 + 205.80

MAP PREPARATION: \$ 30.20

TOTAL \$ 441.80

REFUND INVOICE \$

COMPLETED



Office of the City Clerk

April 13, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

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

Dear Sirs:

Re: Kentwood Northeast - Phases 11 & 12
Land Use Bylaw Amendment 3156/D-99

I acknowledge receipt of your cheque in the amount of \$500.00 as a deposit toward the actual cost of advertising the above Land Use Bylaw Amendment.

The actual costs of advertising were as follows:

Deposit		\$500.00
Advertisement March 12, 1999	\$205.80	
Advertisement March 19, 1999	205.80	
Map Preparation	30.20	
Total		<u>\$441.80</u>
Cheque enclosed herewith		<u>\$ 58.20</u>

I trust you find the above in order.

Sincerely,

Sandra Ladwig

SANDRA LADWIG
Advertising
City Clerk's Department

The City of Red Deer

**THE CITY OF RED DEER
PAYMENT VOUCHER**

17565

Lachon Developments
VENDOR NAME & DEPARTMENT (if applicable)

_____ AB NUMBER
99/04/13 DATE (YYMMDD)

CONTROL NO. _____

5128-52 Street
MAILING ADDRESS

R.D.
CITY/PROVINCE

T4N 6Y4
POSTAL CODE

GST REGISTRATION NUMBER

DUE DATE (YYMMDD)

DATE	DESCRIPTION	MEALS			TAXABLE (Y/N)
		B	L	D	
	Deposit 500.00				
	Actual Costs of Ad 441.80				
	Returns 58.20				

AMOUNT (Include GST)

ADVANCE AMOUNT

TOTALS

ADDITIONAL DESCRIPTIONS Land Use Bylaw Amendment
3156/D-99 - Kentwood Northeast Phases 11 & 12

Refer to Administration
Manual for Travel Policy 27/94

Tax Expl Code	Tax Rate/Area	Account Number (Cost Centre, Object, Subsidiary)	Subledger	S/L Type	Asset ID No.	AMOUNT (Include GST)
		59.5901				58.20
E	APNS	2.1816				
TOTAL						58.20



Sandra Ludwig
EMPLOYEE SIGNATURE (if applicable)

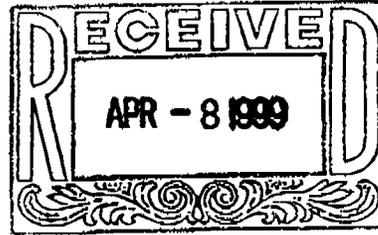
10083
EMPLOYEE #

[Signature]
APPROVED SIGNATURE

17216
EMPLOYEE #

CHECK REMARK

Office of the City Clerk



April 6, 1999

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

TO: SANDRA LADWIG

Dear Sirs:

Re: **Kentwood Northeast - Phases 11 & 12**
Land Use Bylaw Amendment 3156/D-99

The above Land Use Bylaw Amendment redesignated lands in Kentwood Northeast - Phases 11 & 12 from R1 - Residential Low Density District to R1N - Residential Narrow Lot District for narrow lot housing, and rezoning 3.62 ha (8.95 ac) Lot 58 (Phase 12) from A1 - Future Urban Development District to R1 and R1N District.

I note that on March 2, 1999 the Deputy City Clerk requested a deposit of \$500.00 toward the cost of advertising the above Land Use Bylaw Amendment. We do not appear to have received the deposit requested, and therefore enclose herewith our invoice in the amount of \$441.80, and trust you will find same in order.

Yours truly,

Sandra Ladwig

SANDRA LADWIG
Administrative Assistant
City Clerk's Department
Encl.

SANDRA - I CHECKED, AND YOU ARE RIGHT, WE DID NOT SEND YOU THE \$500.00 DEPOSIT. THANKS FOR RUNNING THE ADS ANYWAY. I WILL GET THE INVOICE PAID AS SOON AS POSSIBLE. THANKS AGAIN FOR YOUR HELP. GORD

The City of Red Deer

Box 5008
Deer, Alberta
T4N 3T4



THE CITY OF RED DEER
ACCOUNTS RECEIVABLE DEPARTMENT

P.O. BOX 5008, 4914 - 48 AVENUE
RED DEER, ALBERTA T4N 3T4
PHONE NO. 403-342-8375 / 403-342-8224
G.S.T. REGISTRATION # R110311785

ACCOUNTS
RECEIVABLE
INVOICE

INVOICE NUMBER

151

097066

INVOICE DATE

99/03 31

YEAR MTH DAY

Laetion Developments Ltd.
5128 - 52 Street
Red Deer, AB T4N 6Y4

TERMS: Net 30 Days
1/4% PER MONTH CHARGE
ON ALL OVERDUE ACCOUNTS
ANNUAL INTEREST
UNLESS OTHERWISE ADVISED

REFERENCE	TAX EXEMPT TAXABLE ZERO RATED	E T Z	AMOUNT	G.S.T.	TOTAL
Land Use Bylaw Amendment 3156/D-99 Kentwood Northeast - Phases 11 & 12					
Advertising March 12, 1999			\$205.80		205.80
Advertising March 19, 1999		Z	205.80		205.80
Map Preparation		Z	30.20		30.20
			\$441.80		\$441.80
			SUBTOTAL	SUBTOTAL	
			FINANCE CHARGE		↑ TOTAL INVOICE DUE
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		

ENTERED
MAR 31 1999
TREASURY

Jandra applied this \$50.00 cheq to this inv, so I guess they will need a refund. J. 5402.

G.L. Account Dist. (Cost Centre, Object, Subsidiary)	Subledger	T	Asset ID No.	Amount		
59.5901				\$441.80	\$441.80	

PLEASE RETURN THIS STUB WITH YOUR PAYMENT *adung* PRESENT ENTIRE INVOICE IF RECEIPT REQUIRED

THE CITY OF RED DEER
Accounts Receivable Invoice

INVOICE AMOUNT
\$441.80

ACCOUNT NUMBER
1001603

INVOICE NUMBER
151 097066

AMOUNT PAID



PLEASE QUOTE ACCOUNT NUMBER
WHEN PAYING BY CHEQUE

MAKE CHEQUES PAYABLE TO
"THE CITY OF RED DEER"



THE CITY OF RED DEER
 ACCOUNTS RECEIVABLE DEPARTMENT
 P.O. BOX 5008, 4914 - 48 AVENUE
 RED DEER, ALBERTA T4N 3T4
 PHONE NO. 403-342-8375 / 403-342-8224
 G.S.T. REGISTRATION # R119311785

**ACCOUNTS
 RECEIVABLE
 INVOICE**

INVOICE NUMBER

cc **097066**

INVOICE DATE

99/04/06
 YEAR MTH DAY

Laeon Developments Ltd.
 5128 - 52 Street
 Red Deer, AB T4N 6Y4

TERMS: Net 30 Days
 1½% PER MONTH CHARGED
 ON ALL OVERDUE ACCOUNTS
 ANNUAL INTEREST 18%
 UNLESS OTHERWISE ADVISED.

REFERENCE	TAX EXEMPT TAXABLE ZERO RATED	E T Z	AMOUNT	G.S.T.	TOTAL
Land Use Bylaw Amendment 3156/D-99 Kentwood Northeast - Phases 11 & 12					
Advertising March 12, 1999		Z	\$205.80		
Advertising March 19, 1999		Z	205.80		
Map Preparation		Z	30.20		
G.L. Account Dist. (Cost Centre, Object, Subsidiary)			Amount		
59.5901			\$441.80		\$441.80
			SUBTOTAL	SUBTOTAL	
			FINANCE CHARGE		
			YES _____		
			NO _____		
G.S.T. 2.3210					
					↑ TOTAL INVOICE DUE

PLEASE RETURN THIS STUB WITH YOUR PAYMENT PRESENT ENTIRE INVOICE IF RECEIPT REQUIRED

THE CITY OF RED DEER
 Accounts Receivable Invoice

INVOICE AMOUNT

\$441.80

ACCOUNT NUMBER

59.5901

INVOICE NUMBER

cc **097066**

AMOUNT PAID



PLEASE QUOTE ACCOUNT NUMBER
 WHEN PAYING BY CHEQUE

MAKE CHEQUES PAYABLE TO
 "THE CITY OF RED DEER"



Office of the City Clerk

April 6, 1999

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

Dear Sirs:

Re: Kentwood Northeast - Phases 11 & 12
Land Use Bylaw Amendment 3156/D-99

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I note that on March 2, 1999 the Deputy City Clerk requested a deposit of \$500.00 toward the cost of advertising the above Land Use Bylaw Amendment. We do not appear to have received the deposit requested, and therefore enclose herewith our invoice in the amount of \$441.80, and trust you will find same in order.

Yours truly,

SANDRA LADWIG
Administrative Assistant
City Clerk's Department
Encl.

The City of Red Deer

Office of the City Clerk

March 30, 1999

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

Dear Sir:

**Re: Land Use Bylaw Amendment No. 3156/D-99 / Kentwood Northeast - Phases 11 & 12 / Laebon Developments Ltd. / Red Deer, Alberta
(Lots 24 to 48 and Lot 58, Block 9, Plan 992 / NW ¼ 32-38-27-4)**

At the Council meeting of Monday, March 29th, 1999, a Public Hearing was held with respect to Land Use Bylaw 3156/D-99. Following the Public Hearing, Land Use Bylaw Amendment 3156/D-99 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. Fourteen of the 25 existing lots (identified on the attached plan) do not meet the Bylaw's minimum lot depth of 36.6 m for the R1N District as they have depths ranging from 34.22 m to 36.5 m (a deficiency of 0.27% to 6.5%).

As well, this bylaw allows for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at the same time as Phase 11. The deficiencies ranging from 0.6 m to 0.54 m (1.64% to 1.47%) were relaxed by M.P.C. at their February 16, 1999 meeting.

We received a letter dated March 23, 1999 at the City Clerk's Office via courier on March 29th. As the letter was received late in the day we were unable to include it in the Council agenda itself, however, same was distributed to Council members at the meeting. I have included a copy of that letter for your information and reference. Please contact Mr. Paul Meyette, Principal Planner, with any questions you may have regarding the conditions outlined in the letter from Canadian Pacific Railway.

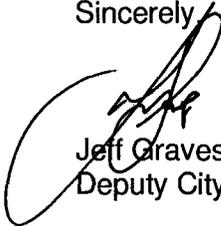
Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Laebon Developments Ltd.
March 30, 1999
Page 2

Please do not hesitate to contact me at 342-8132 or Mr. Paul Meyette, Principal Planner at 343-3394 should you have any questions or require further clarification.

Sincerely,



Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
Inspections & Licensing Manager (Letter Attached)
Administrative Assistant, S. Ladwig

Office of the City Clerk

March 30, 1999

Canadian Pacific Railway
Suite 1100
Gulf Canada Square
401 - 9 Avenue, SW
Calgary, AB T2P 4Z4

Att: Mr. Nestor Lando,
Area Manager, Support
Real Estate, Western Canada

Dear Sir:

**Re: Land Use Bylaw Amendment No. 3156/D-99 / Kentwood Northeast - Phases 11 & 12 / Laebon Developments Ltd. / Red Deer, Alberta
(Lots 24 to 48 and Lot 58, Block 9, Plan 992 / NW ¼ 32-38-27-4)**

We received your letter dated March 23, 1999 at the City Clerk's Office via courier on March 29th. As your letter was received late in the day we were unable to include it in the Council agenda itself, however, same was distributed to Council members at the meeting. A copy has also been provided to the Principal Planner at Parkland Community Planning Services for his reference.

At the Council meeting of March 29th, a Public Hearing was held with respect to Land Use Bylaw 3156/D-99. Following the Public Hearing, Land Use Bylaw Amendment 3156/D-99 was given second and third readings, a copy of which is attached hereto.

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As well, this bylaw allows for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at the same time as Phase 11. The deficiencies ranging from 0.6 m to 0.54 m (1.64% to 1.47%) were relaxed by M.P.C. at their February 16, 1999 meeting.

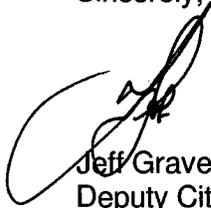
Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Canadian Pacific Railway
March 29, 1999
Page 2

Please do not hesitate to contact Mr. Paul Meyette, Principal Planner, at (403) 343-3394 should you have any questions or require further clarification.

Sincerely,



Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
 Administrative Assistant, S. Ladwig

DATE: MARCH 2, 1999
TO: TONY WOODS, DRAFTING
FROM: SANDRA LADWIG, CITY CLERKS
RE: Land Use Bylaw Amendment 3156/D-99
Lots 24 to 48, Block 9, Plan 992_____ and
Lot 58, Block 9, Plan 992_____
NW ¼ Section 32-38-27-4
Kentwood Northeast - Phases 11 & 12
Laebon Developments Ltd.

MAR - 2 1999

Tony

I enclose herewith the map to accompany the Land Use Bylaw Amendment Ad to appear in the newspaper. Could you please re-do the map so that it is about 3 ¼" wide by 3 ¼ to 3 ½ " long. I will do the explanation of the redesignation in the first paragraph of the ad.

Could I possibly have this by Tuesday, March 9, 1999.

Thanks Tony.


SANDRA LADWIG
City Clerk's Department

COST OF MAP PREPARATION:

\$.....30.20.....

DK
MAR 3/99

D-99.



Box 5008

Red Deer, Alberta

T4N 3T4

The City of Red Deer

Office of the City Clerk

March 8, 1999

**JACKS MENS WEAR RED DEER LTD
4TH FLOOR, 4943 - 50 STREET
RED DEER, AB T4N 1Y1**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/D-99, Laebon Developments Ltd.
Lots 24 to 48, and Lot 58, Block 9, Plan 992_____
NW ¼ Section 32-38-27-4, Kentwood Northeast - Phases 11 & 12

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/D-99 for the purpose of rezoning 25 existing single family lots from R1 - Residential Low Density District to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. The developers also wish to rezone the 3.62 ha (8.95 ac) Lot 58 (Phase 12) from A1 - Future Urban Development District to R1 and R1N Districts. This rezoning will accommodate approximately 27 single family lots and 23 narrow single family lots.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

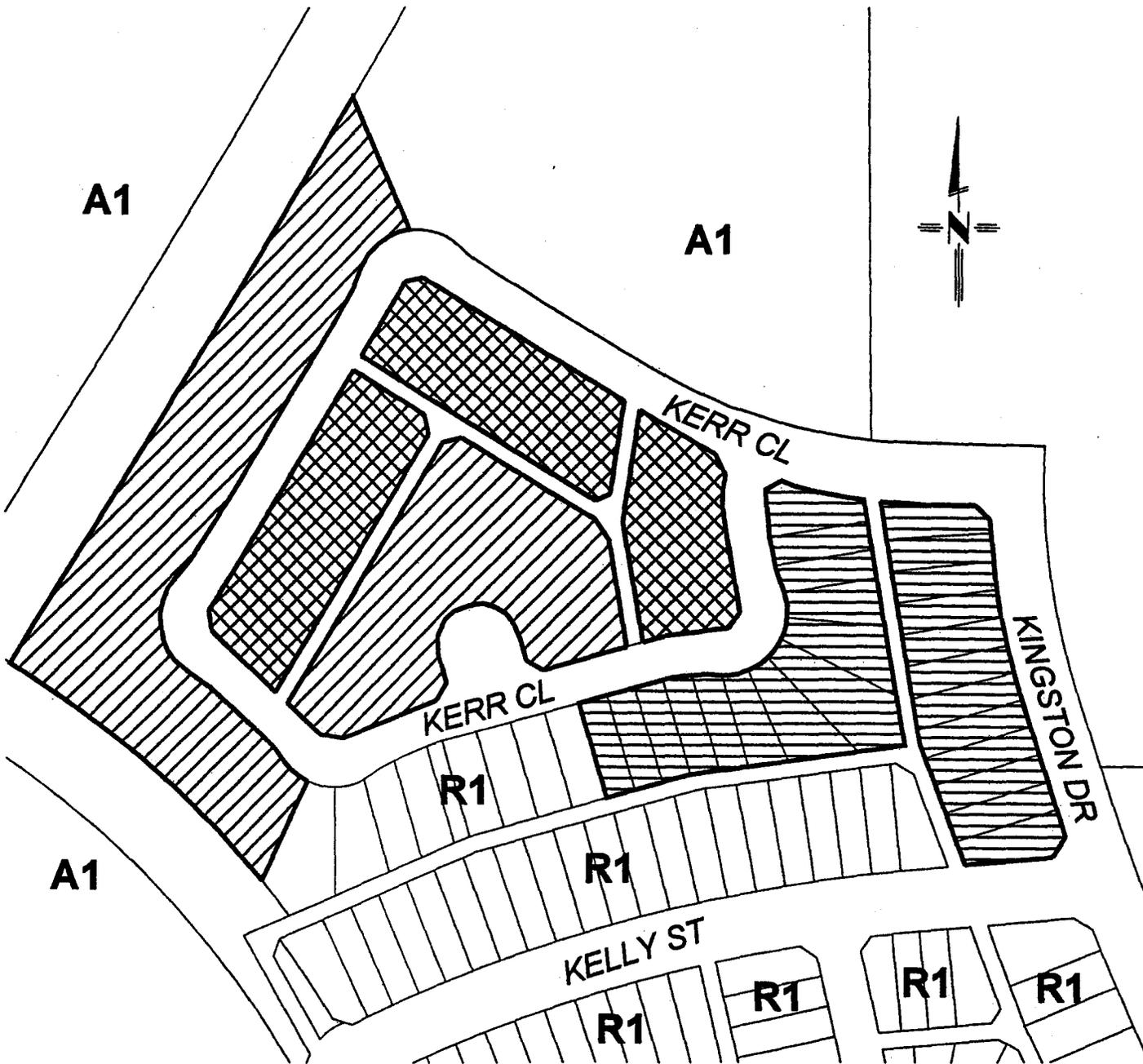
If you have any questions, please contact me at (403) 342-8132.

Yours truly,

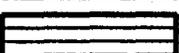
JEFF GRAVES
DEPUTY CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

- A1 to R1 
- A1 to R1N 
- R1 to R1N 

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R2N - Residential (Narrow Lot)

MAP No. 2 / 99

BYLAW No. 3156 / D - 99

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	OwnerAdd4
LAEBON LANDS LTD	1 5128 52 STREET	RED DEER, AB T4N 6Y4		
SHANNON LOUSIE ENGEL	88 KELLY ST	RED DEER, AB T4P 3S9		
CHAD & RITA HOOPER	84 KELLY ST	RED DEER, AB T4P 3S9		
TYLER & JOANNE HANSEN	80 KELLY ST	RED DEER, AB T4P 3S9		
BLAIR & TANNIS & JOHN & KATHY	76 KELLY ST	RED DEER, AB T4P 3S9		
WILLIAM JONATHAN & BETTY ELSIE	72 KELLY ST	RED DEER, AB T4P 3S9		
GEOFFREY ANDREW & AARON LEE	68 KELLY ST	RED DEER, AB T4P 3S9		
STEVEN & SHAWNA SPENST	64 KELLY ST	RED DEER, AB T4N 5G1		
MURRAY & CHARLENE LARSEN	60 KELLY ST	RED DEER, AB T4P 3S9		
SHAWN WOITAS	56 KELLY ST	RED DEER, AB T4P 3S9		
CHAD HARGRAVES	52 KELLY ST	RED DEER, AB T4P 3S7		
ARMAND & AUDREY GODDU	48 KELLY ST	RED DEER, AB T4P 3S9		
EDWARD RONALD & JANET LOUISE	44 KELLY ST	RED DEER, AB T4P 3S9		
DALE BRIAN & CARMAN LYN	40 KELLY ST	RED DEER, AB T4P 3S9		
GABRIEL JOSEPH AUGER & LAUNA	36 KELLY ST	RED DEER, AB T4N 5G1		
LAEBON LANDS LTD	1 5128 52 STREET	RED DEER, AB T4N 6Y4		
DARCY DARNELL & SANDRA	24 KELLY ST	RED DEER, AB T4P 3S9		
SHELDON KULAWAY & SHAUNA	20 KELLY ST	RED DEER, AB T4P 3S9		
GREGORY & REBECCA KELEMEN	13 KELLY STREET	RED DEER, AB T4P 3P6		
MICHAEL GRANT VAN STRYLAND	11 KELLY ST	RED DEER, AB T4P 3P6		
ANNA M MOAR	9 KELLY ST	RED DEER, AB T4P 3P6		
PATRICK & KATHY DICKSON	7 KELLY ST	RED DEER, AB T4P 3P6		
CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4		
SEIBEL CONSTRUCTION LTD	R R 2	RED DEER, AB T4N 5E2		
CALGARY & EDMONTON RAILWAY	2300 125 9 AVE S E	CALGARY, AB T2P 0P8		
JACKS MENS WEAR RED DEER LTD	4TH FLOOR 4943 50 ST	RED DEER, AB T4N 1Y1		
GILTMAR MANAGEMENT LTD. &	J. ALFRED ORDMAN PROF. CORP.	BOX 610		RED DEER, AB T4N 5G6
JOHN N & ANN V SLEMKO & BEVAN	MICHAEL & MARCY BLAINE SLEMKO	& JERROLD JOHN	BOX 906	RED DEER, AB T4N 5H3
CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4		
JACKS MENS WEAR RED DEER LTD	4TH FLOOR 4943 50 ST	RED DEER, AB T4N 1Y1		

(Map)

**LAND USE BYLAW AMENDMENT
KENTWOOD NORTHEAST - PHASES 11 & 12**

1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/D-99 for the purpose of
 - (a) rezoning 25 existing single family lots from R1 - Residential Low Density District to R1N - Residential Narrow Lot District, for narrow lot housing.
 - (b) rezoning the 3.62 ha (8.95 ac) Lot 58 (Phase 12) from A1 - Future Urban Development District to R1 - Residential Lot Density District and R1N - Residential Narrow Lot Districts to accommodate approximately 27 single family lots and 23 narrow single family lots.
2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.
3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, March 29, 1999, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: March 12 and March 19, 1999)



Office of the City Clerk

March 2, 1999

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

Faxed To: 341-4165

Dear Sir:

Re: Land Use Bylaw Amendment 3156/D-99 / Kentwood Northeast - Phases 11 & 12, Laebon Developments Ltd.

At the City of Red Deer's Council Meeting held March 1, 1999, 1st Reading was given to Land Use Bylaw Amendment 3156/D-99, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District and will also allow for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots in Kentwood.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
~~Administrative Assistant, S. Ladwig~~

The City of Red Deer



Council Decision - March 1, 1999 Meeting

DATE: March 2, 1999
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/D-99 / Kentwood Northeast - Phases 11 & 12, Laebon Developments Ltd.*

Reference Report: Principal Planner dated February 19, 1999

Bylaw Readings:

Land Use Bylaw Amendment No. 3156/D-99 was given 1st Reading

Report Back to Council Required:

Yes. A Public Hearing has been scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall

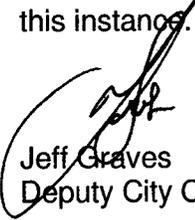
Comments/Further Action:

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. Fourteen of the 25 existing lots (identified on the attached plan) do not meet the Bylaw's minimum lot depth of 36.6 m for the R1N District as they have depths ranging from 34.22 m to 36.5 m (a deficiency of 0.27% to 6.5%). However, Planning staff support the redesignation of these lots. Development approval has already been given by M.P.C.

As well, this Bylaw will allow for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at the same time as Phase 11. The deficiencies ranging from 0.6 m to 0.54 m (1.64% to 1.47%) were relaxed by M.P.C. at their February 16, 1999 meeting.

Principal Planner
March 2, 1999
Page 2

This office will now proceed with the advertising for a Public Hearing. Our office has advised Laebon Developments Ltd., via letter, that they will be responsible for the advertising costs in this instance.



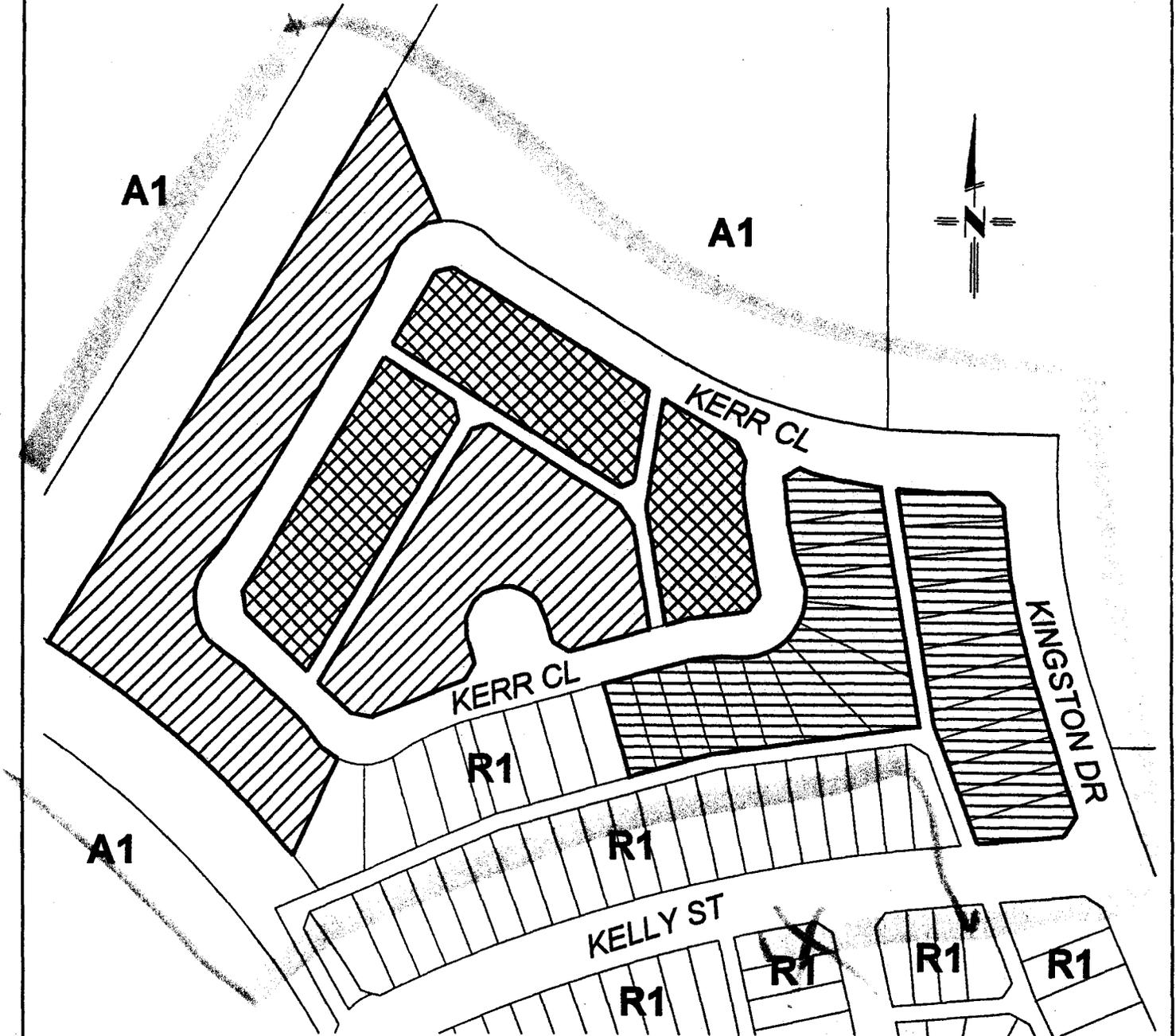
Jeff Graves
Deputy City Clerk

/clr
attchs.

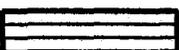
- c Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- ~~Administrative Assistant, S. Ladwig /~~

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

- A1 to R1 
- A1 to R1N 
- R1 to R1N 

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1- Residential (Low Density)
- R2N - Residential (Narrow Lot)

MAP No. 2 / 99

BYLAW No. 3156 / D - 99

BYLAW NO. 3156/D-99

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

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

- 1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

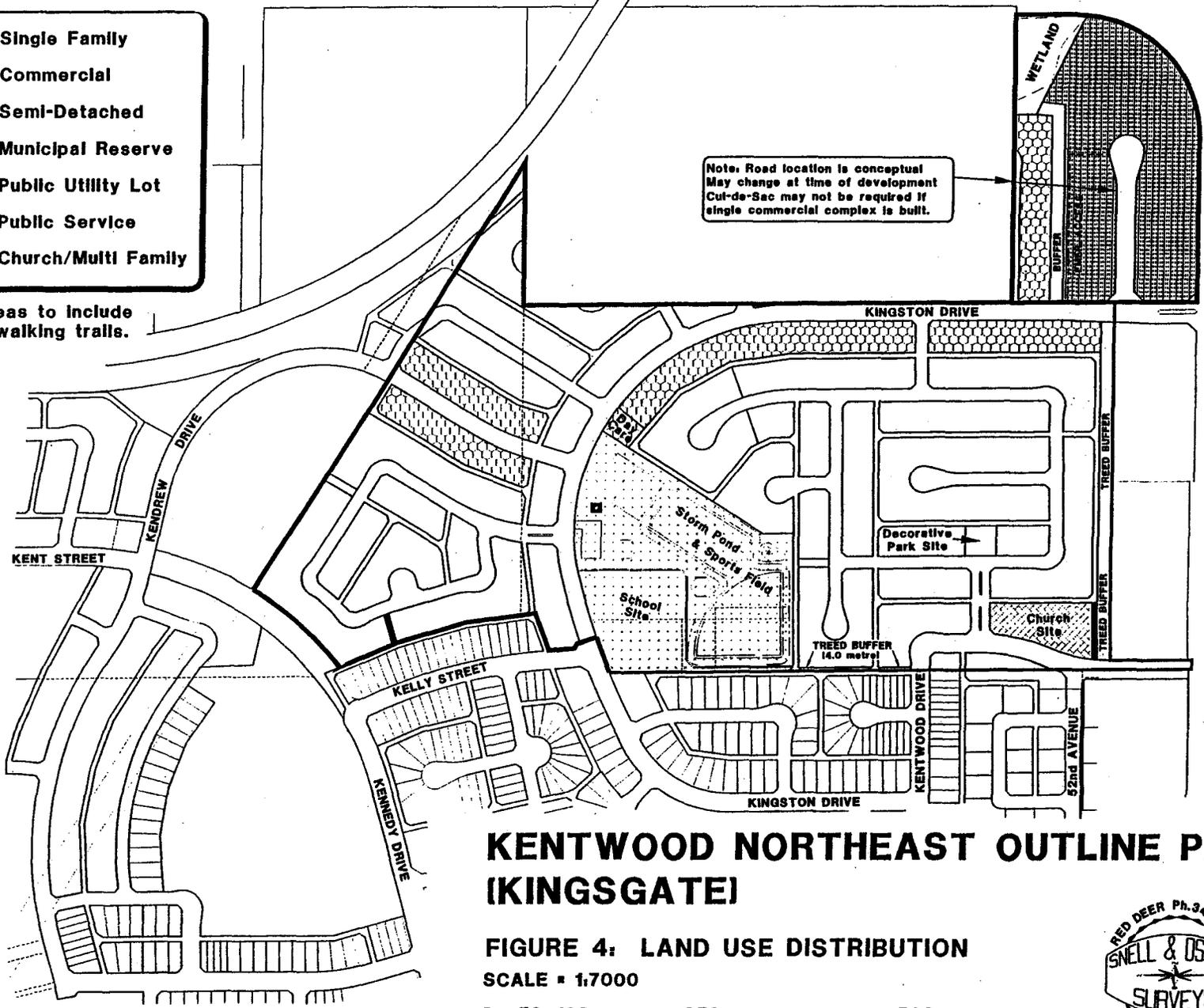
CITY CLERK

HIGHWAY No.11A

	R-1	Single Family
	C-4	Commercial
	R-1A	Semi-Detached
	MR	Municipal Reserve
	PUL	Public Utility Lot
	PS	Public Service
	CH/R2	Church/Multi Family

Note: Road location is conceptual
 May change at time of development
 Cul-de-Sac may not be required if
 single commercial complex is built.

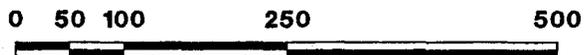
Treed Buffer areas to include
 1.5 metre wide walking trails.



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 4: LAND USE DISTRIBUTION

SCALE = 1:7000

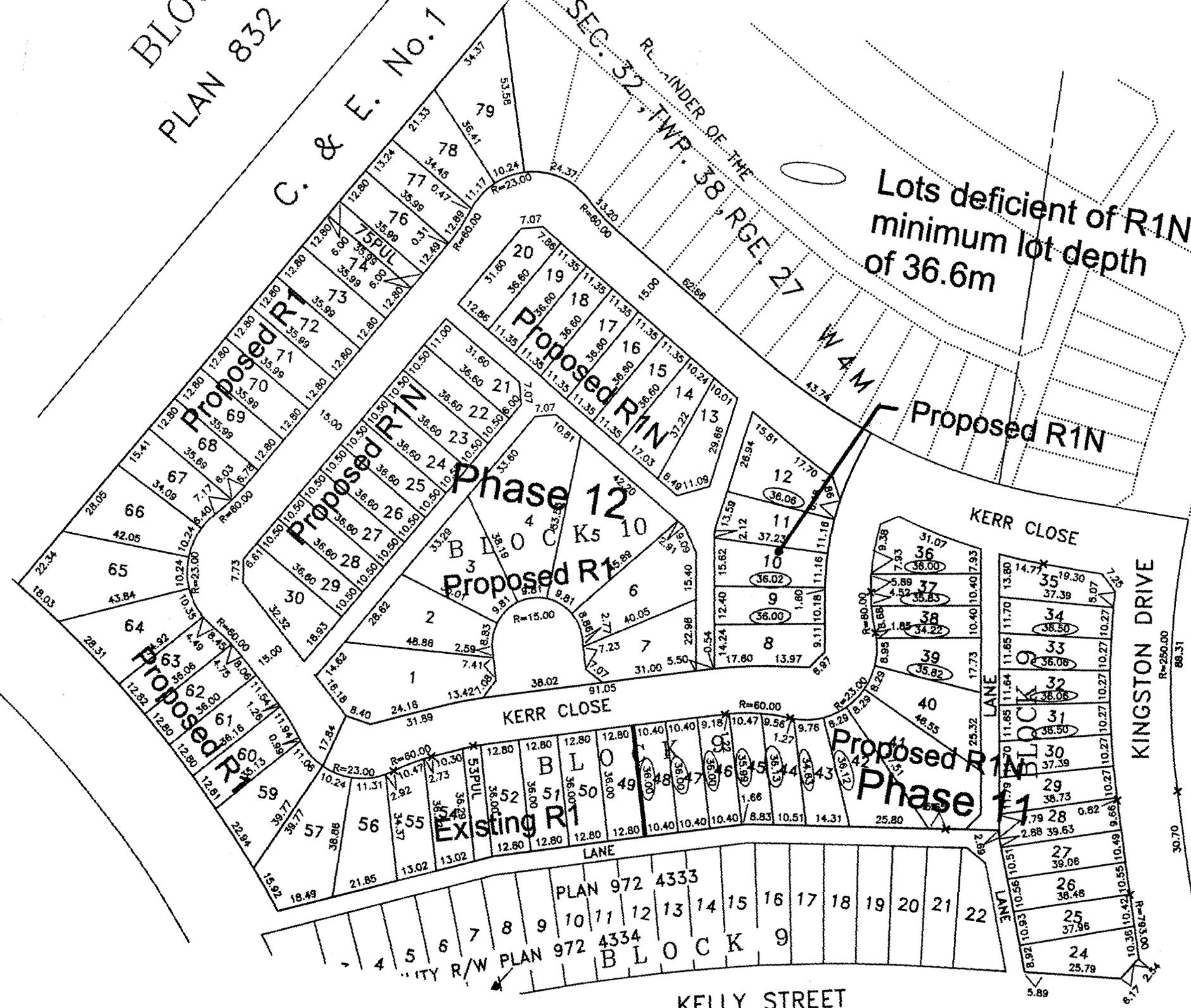


BLOCK
PLAN 832

C. & E. No. 1

REMAINDER OF THE
SEC. 32, TWP. 38, RGE. 27

Lots deficient of R1N's
minimum lot depth
of 36.6m



Phase 12
BLOCK 5 10

Phase 11
BLOCK 11

KERR CLOSE

KERR CLOSE

KINGSTON DRIVE

KELLY STREET

PLAN 972 4333

PLAN 972 4334
BLOCK 9

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment No. 3156/D-99 / Kentwood Northeast - Phases 11 & 12 / Laebon Developments Ltd.*

Reference Report: Deputy City Clerk dated March 2, 1999

Bylaw Readings:

Land Use Bylaw Amendment No. 3156/D-99 was given second and third readings, a copy of which is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. Fourteen of the 25 existing lots (identified on the attached plan) do not meet the Bylaw's minimum lot depth of 36.6 m for the R1N District as they have depths ranging from 34.22 m to 36.5 m (a deficiency of 0.27% to 6.5%).

As well, this bylaw allows for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at the same time as Phase 11. The deficiencies ranging from 0.6 m to 0.54 m (1.64% to 1.47%) were relaxed by M.P.C. at their February 16, 1999 meeting.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/D-99, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.

Principal Planner
March 30, 1999
Page 2

As you are aware, in the late afternoon on March 29th, we received a letter via courier from Canadian Pacific Railway, outlining some conditions of approval that they felt should be considered. Due to the late time that this correspondence was received it did not appear on the agenda, however, was distributed to Council members at the meeting. I have attached a copy of that letter for your reference and forwarded a copy to Laebon as well.



Jeff Graves
Deputy City Clerk

/clr
attchs.

- c Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Doug Kutinsky, Graphics Designer
- Administrative Assistant, S. Ladwig
- C. Rausch, City Clerk's Office



**CANADIAN
PACIFIC
RAILWAY**

Real Estate
Western Canada

Suite 1100
Gulf Canada Square
401 - 9th Avenue SW
Calgary AB
T2P 4Z4

March 23, 1999

Jeff Graves
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta
T4N 3T4

Re: Land use Bylaw Amendment 3156/D-99, Laebon Developments Ltd.
Lots 24 to 48, and Lot 58, Block 9, Plan 992
NW1/4 Section 32-38-27-4, Kentwood Northeast - Phases 11 & 12

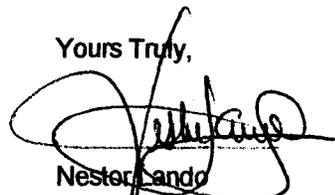
Please refer to your letter dated March 8, 1999. We have reviewed the above proposed application and wish to state our concerns.

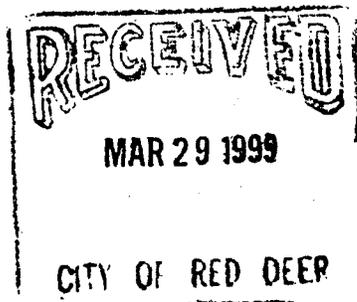
The subject property is adjacent to CP Rail's operating right-of-way. The health, safety, and welfare of adjacent landowners could be adversely affected by Railway activities.

Should the proposal as outlined, receive favorable consideration, it is suggested that the following conditions be incorporated into this approval:

1. Setback of dwellings from the railway right-of-way to be a minimum of 15 metres with consideration to not obstructing railway operating sightlines.
2. Measures should be employed to mitigate noise using appropriate construction methods and intervening structures, such as berms, acoustical fences or buildings. Please also note that vibration may result from both ground-borne vibration and airborne sound waves caused by passing trains.
Acoustical fencing may not be installed immediately adjacent to the railway right-of-way where it will obstruct sightlines, particularly on curves. If this is the case, it is recommended that any high solid fencing be set back from the right of way property line.
3. No drainage should be directed towards the Railway right-of-way or any proposed alterations to the existing drainage system affecting Railway property to receive prior concurrence from the Railway and to be substantiated by a drainage report to the satisfaction of the Railway.
4. Sight lines at the railway crossings should not be obstructed and should be protected according to Transport Canada guidelines.
5. For public safety, fencing should be erected along adjacent properties to discourage trespass across CP's tracks.

Yours Truly,


Nestor Sando
Area Manager, Support
Real Estate, Western Canada



FILE

Office of the City Clerk

March 30, 1999

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

Dear Sir:

**Re: Land Use Bylaw Amendment No. 3156/D-99 / Kentwood Northeast - Phases 11 & 12 / Laebon Developments Ltd. / Red Deer, Alberta
(Lots 24 to 48 and Lot 58, Block 9, Plan 992 / NW ¼ 32-38-27-4)**

At the Council meeting of Monday, March 29th, 1999, a Public Hearing was held with respect to Land Use Bylaw 3156/D-99. Following the Public Hearing, Land Use Bylaw Amendment 3156/D-99 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. Fourteen of the 25 existing lots (identified on the attached plan) do not meet the Bylaw's minimum lot depth of 36.6 m for the R1N District as they have depths ranging from 34.22 m to 36.5 m (a deficiency of 0.27% to 6.5%).

As well, this bylaw allows for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at the same time as Phase 11. The deficiencies ranging from 0.6 m to 0.54 m (1.64% to 1.47%) were relaxed by M.P.C. at their February 16, 1999 meeting.

We received a letter dated March 23, 1999 at the City Clerk's Office via courier on March 29th. As the letter was received late in the day we were unable to include it in the Council agenda itself, however, same was distributed to Council members at the meeting. I have included a copy of that letter for your information and reference. Please contact Mr. Paul Meyette, Principal Planner, with any questions you may have regarding the conditions outlined in the letter from Canadian Pacific Railway.

Box 5008
Red Deer, Alberta
T4N 3T4

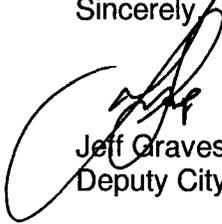
The City of Red Deer



Laebon Developments Ltd.
March 30, 1999
Page 2

Please do not hesitate to contact me at 342-8132 or Mr. Paul Meyette, Principal Planner at 343-3394 should you have any questions or require further clarification.

Sincerely,



Jeff Graves
Deputy City Clerk

/clr
attchs.

- c Principal Planner
Inspections & Licensing Manager (Letter Attached)
Administrative Assistant, S. Ladwig

FILE

Office of the City Clerk

March 30, 1999

Canadian Pacific Railway
Suite 1100
Gulf Canada Square
401 - 9 Avenue, SW
Calgary, AB T2P 4Z4

Att: Mr. Nestor Lando,
Area Manager, Support
Real Estate, Western Canada

Dear Sir:

**Re: Land Use Bylaw Amendment No. 3156/D-99 / Kentwood Northeast - Phases 11 & 12 / Laebon Developments Ltd. / Red Deer, Alberta
(Lots 24 to 48 and Lot 58, Block 9, Plan 992 / NW ¼ 32-38-27-4)**

We received your letter dated March 23, 1999 at the City Clerk's Office via courier on March 29th. As your letter was received late in the day we were unable to include it in the Council agenda itself, however, same was distributed to Council members at the meeting. A copy has also been provided to the Principal Planner at Parkland Community Planning Services for his reference.

At the Council meeting of March 29th, a Public Hearing was held with respect to Land Use Bylaw 3156/D-99. Following the Public Hearing, Land Use Bylaw Amendment 3156/D-99 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/D-99 provides for the redesignation of 25 existing single family lots from R1 Residential Low Density to R1N Residential Narrow Lot District. These 25 lots were created and received approval for narrow lot development prior to the establishment of the R1N District. Fourteen of the 25 existing lots (identified on the attached plan) do not meet the Bylaw's minimum lot depth of 36.6 m for the R1N District as they have depths ranging from 34.22 m to 36.5 m (a deficiency of 0.27% to 6.5%).

As well, this bylaw allows for the redesignation of lands to accommodate approximately 27 single family lots and 23 narrow single family lots. Five of the proposed narrow single family lots are also deficient in lot depth as they were serviced at the same time as Phase 11. The deficiencies ranging from 0.6 m to 0.54 m (1.64% to 1.47%) were relaxed by M.P.C. at their February 16, 1999 meeting.



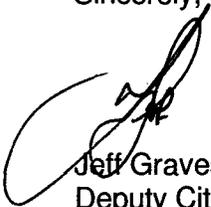
Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Canadian Pacific Railway
March 29, 1999
Page 2

Please do not hesitate to contact Mr. Paul Meyette, Principal Planner, at (403) 343-3394 should you have any questions or require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Graves". The signature is stylized and somewhat cursive, with a large loop on the left side.

Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
 Administrative Assistant, S. Ladwig



**CANADIAN
PACIFIC
RAILWAY**

Real Estate
Western Canada

Suite 1100
Gulf Canada Square
401 - 9th Avenue SW
Calgary AB
T2P 4Z4

March 23, 1999

Jeff Graves
City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta
T4N 3T4

Re: Land use Bylaw Amendment 3156/D-99, Laebon Developments Ltd.
Lots 24 to 48, and Lot 58, Block 9, Plan 992
NW1/4 Section 32-38-27-4, Kentwood Northeast - Phases 11 & 12

Please refer to your letter dated March 8, 1999. We have reviewed the above proposed application and wish to state our concerns.

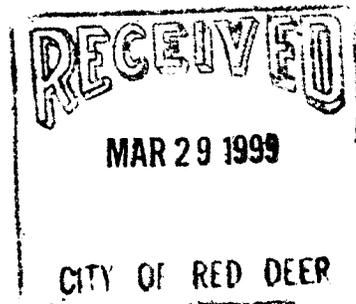
The subject property is adjacent to CP Rail's operating right-of-way. The health, safety, and welfare of adjacent landowners could be adversely affected by Railway activities.

Should the proposal as outlined, receive favorable consideration, it is suggested that the following conditions be incorporated into this approval:

1. Setback of dwellings from the railway right-of-way to be a minimum of 15 metres with consideration to not obstructing railway operating sightlines.
2. Measures should be employed to mitigate noise using appropriate construction methods and intervening structures, such as berms, acoustical fences or buildings. Please also note that vibration may result from both ground-borne vibration and airborne sound waves caused by passing trains.
Acoustical fencing may not be installed immediately adjacent to the railway right-of-way where it will obstruct sightlines, particularly on curves. If this is the case, it is recommended that any high solid fencing be set back from the right of way property line.
3. No drainage should be directed towards the Railway right-of-way or any proposed alterations to the existing drainage system affecting Railway property to receive prior concurrence from the Railway and to be substantiated by a drainage report to the satisfaction of the Railway.
4. Sight lines at the railway crossings should not be obstructed and should be protected according to Transport Canada guidelines.
5. For public safety, fencing should be erected along adjacent properties to discourage trespass across CP's tracks.

Yours Truly,

Nestor Lando
Area Manager, Support
Real Estate, Western Canada



Item No. 2

DATE: March 2, 1999

TO: City Council

FROM: Deputy City Clerk

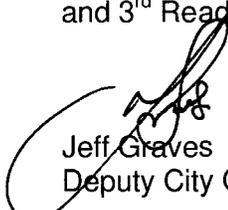
RE: *Land Use Bylaw Amendment 3156/F-99 / Hair Replacement Salon at
5401-48 Avenue / Bev Anderson (2nd Edition)*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, March 29, 1999 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), which will allow a hair replacement salon in the existing building while also allowing for long term multiple family use.

Recommendation

That following the Public Hearing, Land Use Bylaw Amendment 3156/F-99 may be given 2nd and 3rd Readings.


Jeff Graves
Deputy City Clerk

/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

R3 to DC(9) 

AFFECTED DISTRICTS:

R3 - Residential (Multi-family)

DC(9)- Direct Control District No. 9

MAP No. 5 / 99

BYLAW No. 3156 / F - 99

MEMO

DATE: March 23, 1999

TO: KELLY KLOSS
City Clerk

FROM: RYAN STRADER, Manager
Inspections & Licensing Department

RE: REZONING OF 5401 - 48 AVENUE

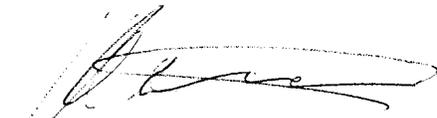
Please place the following item before City Council for their consideration:

During the meeting of the Downtown Planning Committee, the following item was considered:

"That the Downtown Planning Committee recommend to City Council that the request by 2nd Edition to rezone the property at 5401 - 48 Avenue from R3 - Residential to DC(9) be denied on the grounds that:

- a) the proposed use is in conflict with the Downtown Concept Plan,
- b) with existing uses in the immediate area, and
- c) there are ample properties available elsewhere in the downtown appropriate for this use.

The Downtown Planning Committee recommends therefore that Land Use Bylaw Amendment 3156/F-99 not proceed to Second and Third Readings."



RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS/kb

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/ F-99

DESCRIPTION: 2nd Edition Hair Replacement
Salon at 5401-48 ave. - Rezoning
from R3 to DC (9)

FIRST READING: March 1/99

DATE OF FIRST PUBLICATION: March 12

DATE OF SECOND PUBLICATION: March 19

SECOND READING: March 29

THIRD READING: March 29

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT REQUIRED: NO YES AMOUNT \$ 500.00

ACTUAL COST OF ADVERTISING: \$ 205.80 + 205.80

MAP PREPARATION: \$ 15.10

TOTAL \$ 426.70

REFUND INVOICE \$ 73.30

COMPLETED

Office of the City Clerk

April 6, 1999

Ms. Bev Anderson
2nd Edition
Centre 5010 , 43 Street, Main Floor
Red Deer, AB T4N 6H2

Dear Ms. Anderson:

**Re: Hair Replacement Salon at 5401 - 48 Avenue
Land Use Bylaw Amendment 3156/F-99**

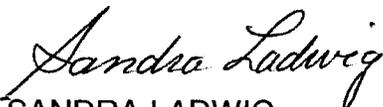
The above Land Use Bylaw Amendment redesignated Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) from R3 - Residential - Multiple Family to DC(9) Direct Control District No. 9 in order to allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.

I acknowledge receipt of your cheque in the amount of \$500.00 toward the actual cost of advertising this Land Use Bylaw Amendment. We have now calculated the actual costs as follows:

Deposit		\$500.00
Advertisement March 12, 1999	\$205.80	
Advertisement March 19, 1999	205.80	
Map Preparation	15.10	
Total		<u>\$426.70</u>
Balance owing to you		<u>\$ 73.30</u>

I enclose herewith our cheque in the amount of \$73.30 and trust you will find this to be in order. We wish you success in this new venture.

Yours truly,



SANDRA LADWIG
Administrative Assistant
City Clerk's Department
Encl.





THE CITY OF RED DEER RECEIPT

RECEIVED FROM 2nd Education \$ 500.00

99 / 01 / 11
YY MM DD

THE SUM OF Five hundred 00 Dollars

DESCRIPTION Bylaw 3156/F-99

G.L. DIST
G.L. DIST
G.L. DIST
G.L. DIST
G.L. DIST
G.L. DIST
G.S.T.

Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5901				500.00
2.3210				

GST Registration #R119311785

Not Valid Unless Machine Printed

**THE CITY OF RED DEER
PAYMENT VOUCHER**

17564

2ND EDITION
VENDOR NAME & DEPARTMENT (if applicable)

AB NUMBER

99/04/06
DATE (YYMMDD)

CONTROL NO. _____

o/o BEV ANDERSON, CENTRE 5010, 43 STREET, MAIN FLOOR, R.D. T4N 6H2
MAILING ADDRESS CITY/PROVINCE POSTAL CODE

GST REGISTRATION NUMBER _____

DUE DATE (YYMMDD) _____

DATE	DESCRIPTION	MEALS			TAXABLE (Y/N)
		B	L	D	
	<i>Advertising:</i>				
	<i>Received</i>				500.00
	<i>Ad cost</i>				<u>426.70</u>
					73.30

TOTALS

AMOUNT (Include GST)	ADVANCE AMOUNT

ADDITIONAL DESCRIPTIONS

LUBA 3156/F-99

Refer to Administration
Manual for Travel Policy 27/94

Tax Expl Code	Tax Rate/Area	Account Number (Cost Centre, Object, Subsidiary)	Subledger	S/L Type	Asset ID No.	AMOUNT (Include GST)
		59.5901				73.30
E	APNS	2.1816				
					TOTAL	73.30



Sandra Ludwig
EMPLOYEE SIGNATURE (if applicable)

10033
EMPLOYEE #

[Signature]
APPROVED SIGNATURE

11726
EMPLOYEE #

CHECK REMARK _____

"Map"

**LAND USE BYLAW AMENDMENT
DIRECT CONTROL DISTRICT AT 5401 - 48 AVENUE**

1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/F-99 for the purpose of rezoning the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) as shown on the above plan, from R3 - Residential - Multiple Family to DC (9) Direct Control District No. 9 in order to allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.
2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.
3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, March 29, 1999, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: March 12 and March 19, 1999)

Office of the City Clerk

March 31, 1999

Ms. Bev Anderson
2nd Edition
Centre 5010, 43 Street, Main Floor
Red Deer, AB T4N 6H2

Dear Ms. Anderson:

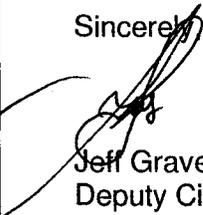
***Re: Land Use Bylaw Amendment No. 3156/F-99 / Hair Replacement Salon at
5401 - 48 Avenue (Lot 1, Block 33, Plan 656 N.Y.)***

At the City of Red Deer's Council Meeting held March 29, 1999, a Public Hearing was held with respect to Land Use Bylaw 3156/F-99. Following the Public Hearing, Land Use Bylaw Amendment 3156/F-99 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), allowing a hair replacement salon in the existing building while also allowing for long term multiple family use.

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

Sincerely,


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



BYLAW NO. 3156/F-99

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

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

- 1 The "Land Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/99 attached hereto and forming part of the bylaw.
- 2 The following DC Direct Control District is added with the following sections:

"DC (9) DIRECT CONTROL DISTRICT NO.9

138.4 Purpose

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 48th Avenue). The long-term use of this site is intended to be multiple family residential.

138.4(1) Site Development

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.

138.4(2) Permitted Uses

(a) Hair Replacement Salon in the Existing Building

(b) Any Permitted Use listed in the R3 Residential (Multiple Family) District

138.4(3) Discretionary Uses

(a) Any Discretionary Use listed in the R3 Residential (Multiple Family) District.”

3 Section 55 Exceptions Respecting Land Use is hereby amended by deleting subsection 55(7)(c) which allows for a commercial school at 5401-48 Avenue.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of March A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this 29 day of March A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this 29 day of March A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this 29 day of March A.D. 1999.


MAYOR


CITY CLERK *Derry*

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

R3 to DC(9) 

AFFECTED DISTRICTS:

R3 - Residential (Multi-family)

DC(9)- Direct Control District No. 9

MAP No. 5 / 99

BYLAW No. 3156 / F - 99

DATE: MARCH 2, 1999

MAR - 2 1999

Tony

TO: TONY WOODS, DRAFTING

FROM: SANDRA LADWIG, CITY CLERKS

RE: LAND USE BYLAW AMENDMENT 3156/F-99
HAIR REPLACEMENT SALON AT 5401 - 48 AVE.
CREATION OF DIRECT CONTROL DISTRICT 9.

I enclose herewith the map to accompany the Land Use Bylaw Amendment Ad to appear in the newspaper. Could you please re-do the map so that it is about 3 ¼" wide by 3 ¼ to 3 ½ " long. I will do the explanation of the redesignation in the first paragraph of the ad.

Could I possibly have this by Tuesday, March 9, 1999.

Thanks Tony.



SANDRA LADWIG
City Clerk's Department

COST OF MAP PREPARATION:

\$.....15.10.....

DK

MAR 3 /99

F-99



Office of the City Clerk

March 8, 1999

**BEVERLY JOAN ANDERSON
26 EASTMAN CR
RED DEER, AB T4R 1Y3**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/F-99
Rezoning of 5401 - 48 Avenue from R3 to DC (9)
Hair Replacement Salon.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

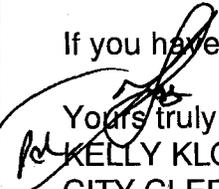
Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of this bylaw is to rezone the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) from R3 - Residential - Multiple Family to DC (9) Direct Control District No. 9. This rezoning will allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

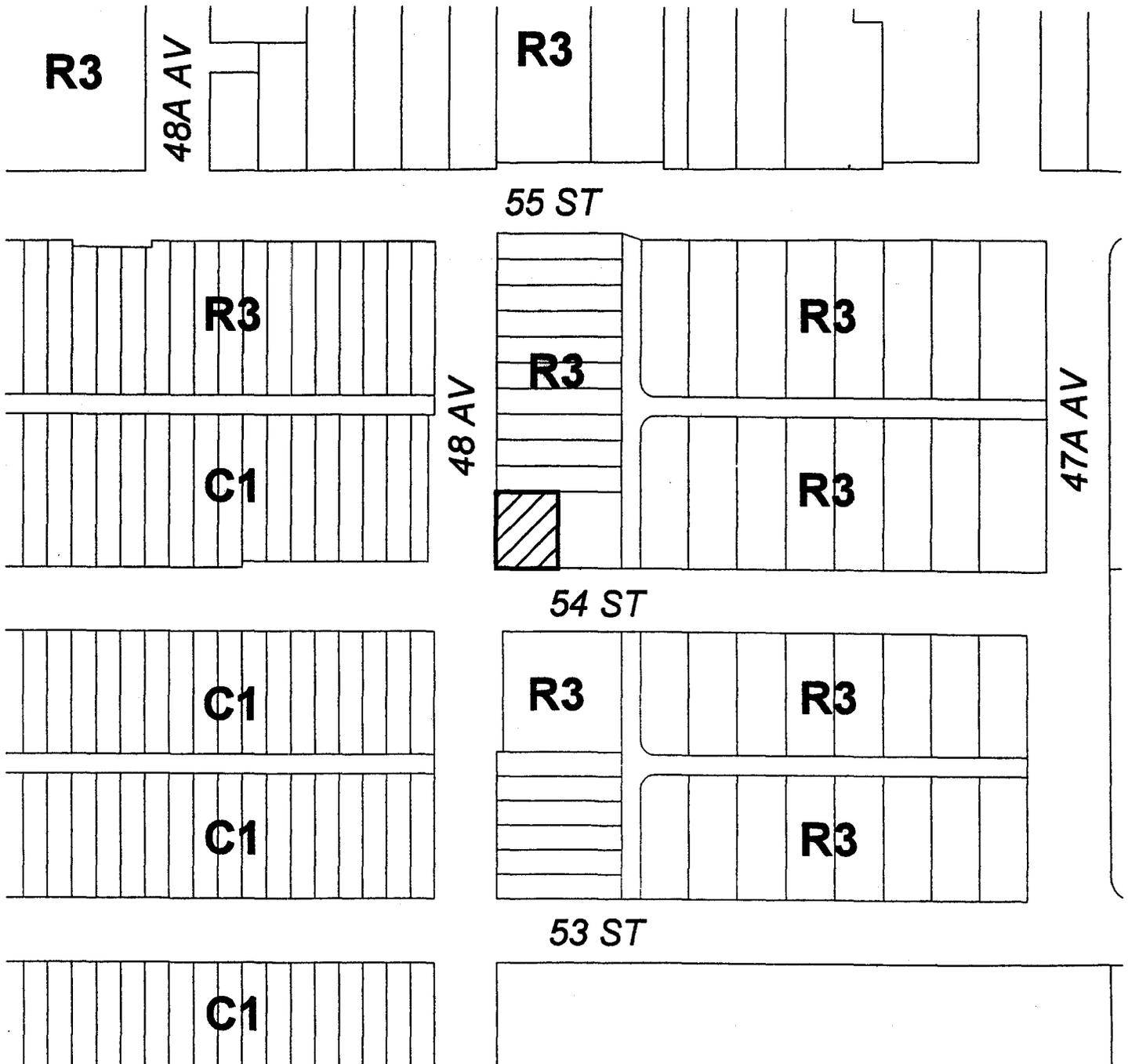
If you have any questions, please contact me at (403) 342-8132.


Yours truly,
KELLY KLOSS
CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

100



Change from:

R3 to DC(9) 

AFFECTED DISTRICTS:

R3 - Residential (Multi-family)

DC(9)- Direct Control District No. 9

MAP No. 5 / 99

BYLAW No. 3156 / F - 99



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 8, 1999

**OLGA BYCKAL & NATALIE MACINTOSH
4756 - 54 STREET
RED DEER, AB T4N 2G3**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/F-99
Rezoning of 5401 - 48 Avenue from R3 to DC (9)
Hair Replacement Salon.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

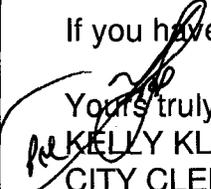
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The purpose of this bylaw is to rezone the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) from R3 - Residential - Multiple Family to DC (9) Direct Control District No. 9. This rezoning will allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

KELLY KLOSS
CITY CLERK



Office of the City Clerk

March 8, 1999

DOUG WASYK
204, 5313 - 48 AVENUE
RED DEER, AB T4N 3V2

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/F-99
Rezoning of 5401 - 48 Avenue from R3 to DC (9)
Hair Replacement Salon.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

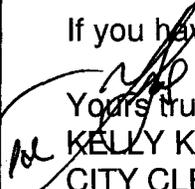
Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of this bylaw is to rezone the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) from R3 - Residential - Multiple Family to DC (9) Direct Control District No. 9. This rezoning will allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.

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1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.


Yours truly,
KELLY KLOSS
CITY CLERK



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 8, 1999

**EDGAR & MARLENE & CONSTANCE DEANNE BAUER
5407 - 48 AVENUE
RED DEER, AB T4N 3V3**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/F-99
Rezoning of 5401 - 48 Avenue from R3 to DC (9)
Hair Replacement Salon.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

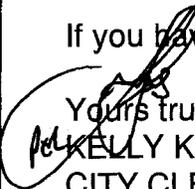
Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of this bylaw is to rezone the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) from R3 - Residential - Multiple Family to DC (9) Direct Control District No. 9. This rezoning will allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

KELLY KLOSS
CITY CLERK



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 8, 1999

**ALBERTA HOUSING CORPORATION
4809 - 34 STREET
RED DEER, AB T4N 0P2**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/F-99
Rezoning of 5401 - 48 Avenue from R3 to DC (9)
Hair Replacement Salon.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

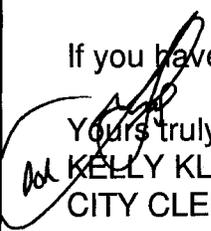
Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of this bylaw is to rezone the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) from R3 - Residential - Multiple Family to DC (9) Direct Control District No. 9. This rezoning will allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.


Yours truly,
KELLY KLOSS
CITY CLERK



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 8, 1999

**GOVIND N BHADRESA PROFESSIONAL CORPORATION
4801 - 54 ST.
RED DEER, AB T4N 2G5**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/F-99
Rezoning of 5401 - 48 Avenue from R3 to DC (9)
Hair Replacement Salon.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

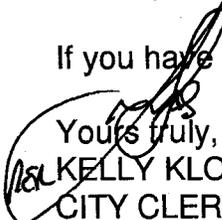
Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of this bylaw is to rezone the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 - 48 Avenue) from R3 - Residential - Multiple Family to DC (9) Direct Control District No. 9. This rezoning will allow the temporary use of a hair replacement salon in the existing building and yet still preserve the option to redevelop the site for multiple family residential use.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
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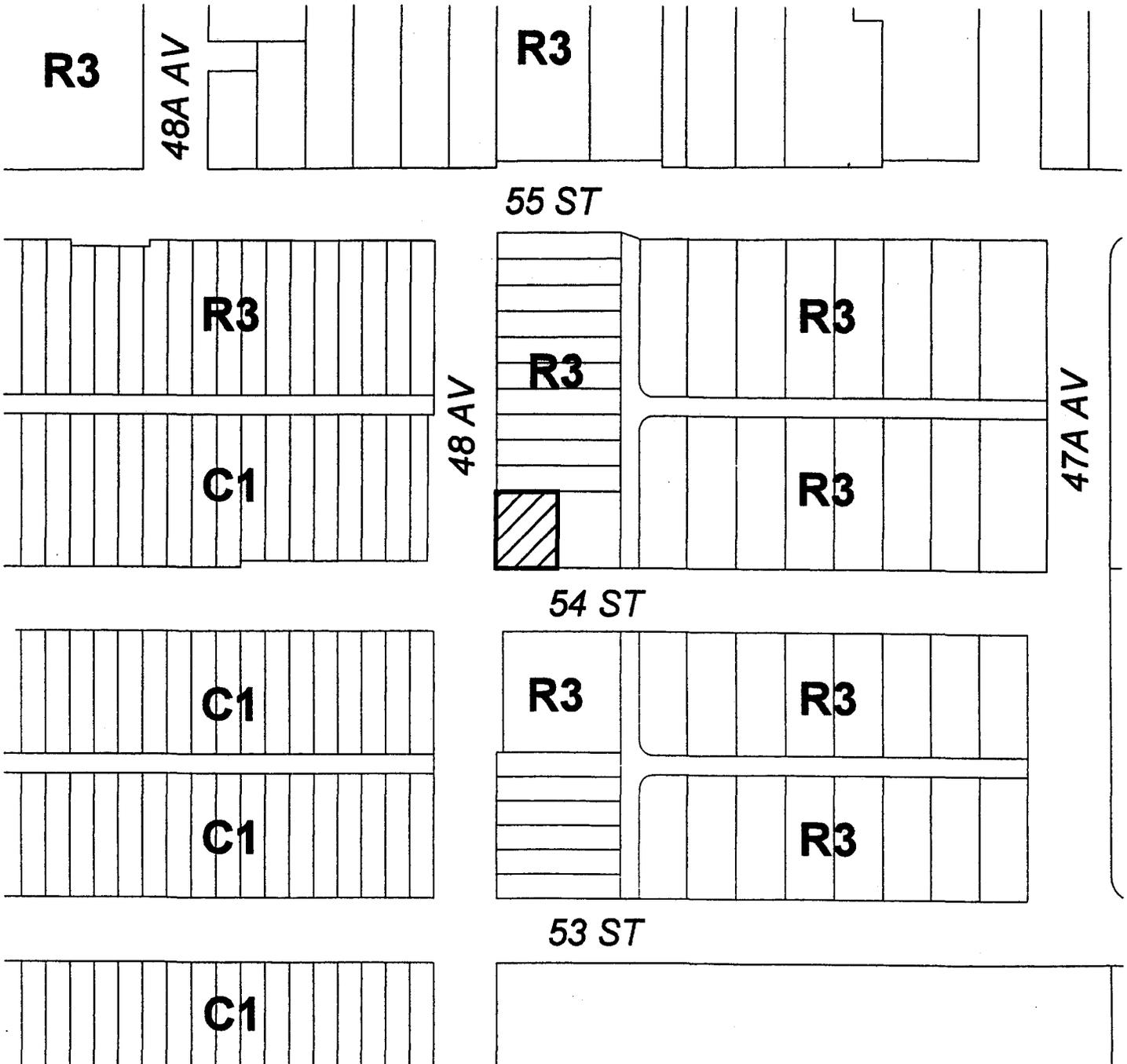
If you have any questions, please contact me at (403) 342-8132.


Yours truly,
KELLY KLOSS
CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

100



Change from:

R3 to DC(9) 

AFFECTED DISTRICTS:

R3 - Residential (Multi-family)

DC(9)- Direct Control District No. 9

MAP No. 5 / 99

BYLAW No. 3156 / F - 99



Office of the City Clerk

March 2, 1999

Ms. Bev Anderson
2nd Edition
Centre 5010, 43 Street, Main Floor
Red Deer, AB T4N 6H2

Dear Ms. Anderson:

Re: Request to Re-Zone 5401 - 48 Avenue (Lot 1, Block 33, Plan 656 N.Y.)

At the City of Red Deer's Council Meeting held March 1, 1999, first reading was given to Land Use Bylaw Amendment 3156/F-99, a copy of which is attached hereto.

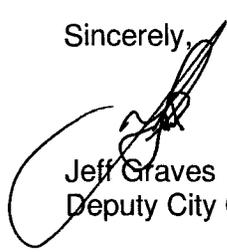
Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), which will allow a hair replacement salon in the existing building while also allowing for long term multiple family use.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

Revision

Council Decision - March 1, 1999 Meeting

DATE: March 5, 1999
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/F-99 / Hair Replacement Salon at 5401-48 Avenue / Bev Anderson (2nd Edition)*

Reference Report: Principal Planner dated February 22, 1999

Resolution:

“RESOLVED that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated February 22, 1999, re: Land Use Bylaw Amendment 3156/F-99 (Hair Replacement Salon at 5401 - 48 Avenue), hereby directs the Municipal Planning Commission to provide a report and recommendations to Council in this regard, for the future consideration of Council.”

MOTION DEFEATED

Bylaw Readings:

Land Use Bylaw Amendment No. 3156/F-99 was given 1st Reading.

Report Back to Council Required:

Yes. A Public Hearing has been scheduled for Monday, March 29, 1999 at 7:00 p.m., Council Chambers, City Hall

Comments/Further Action:

Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), which will allow a hair replacement salon in the existing building while also allowing for long term multiple family use.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Bev Anderson (2nd Edition), via letter, that she will be responsible for the advertising costs in this instance.

Principal Planner
March 5, 1999
Page 2



Jeff Graves
Deputy City Clerk

- c Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Administrative Assistant, S. Ladwig

BYLAW NO. 3156/F-99

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

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

- 1 The "Land Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/99 attached hereto and forming part of the bylaw.
- 2 The following DC Direct Control District is added with the following sections:

"DC (9) DIRECT CONTROL DISTRICT NO.9

138.4 Purpose

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 48th Avenue). The long-term use of this site is intended to be multiple family residential.

138.4(1) Site Development

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.

138.4(2) Permitted Uses

(a) Hair Replacement Salon in the Existing Building

(b) Any Permitted Use listed in the R3 Residential (Multiple Family) District

138.4(3) Discretionary Uses

(a) Any Discretionary Use listed in the R3 Residential (Multiple Family) District.”

- 3 Section 55 Exceptions Respecting Land Use is hereby amended by deleting subsection 55(7)(c) which allows for a commercial school at 5401-48 Avenue.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of March A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

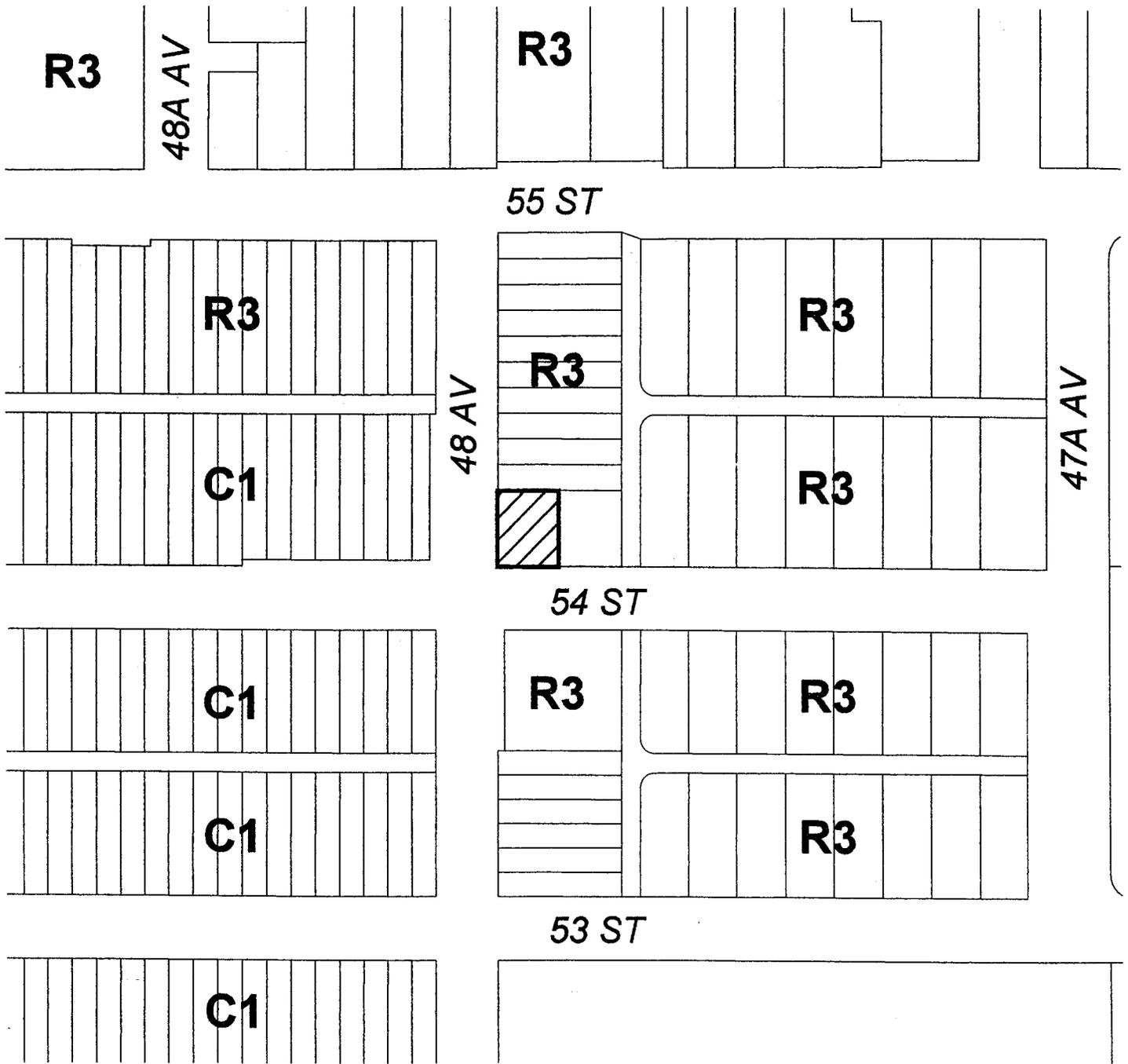
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

R3 to DC(9)

AFFECTED DISTRICTS:

R3 - Residential (Multi-family)

DC(9)- Direct Control District No. 9

MAP No. 5 / 99

BYLAW No. 3156 / F - 99

BYLAW 3156/F-99

HAIR REPLACEMENT SALON

BACKGROUND

The site consists of an older house at 5401 48th Avenue currently zoned R3 – Multiple Family Residential. Council has proposed to allow 2nd Edition Hair Replacement Salon in the existing building.

PURPOSE OF THE BYLAW

The bylaw creates a new direct control district (DC 9), which will allow a hair replacement salon in the existing building while also allowing for long term multiple family use.

BYLAW NO. 3156/F-99

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

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

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138.4(2) Permitted Uses

(a) Hair Replacement Salon in the Existing Building

(b) Any Permitted Use listed in the R3 Residential (Multiple Family) District

138.4(3) Discretionary Uses

- (a) Any Discretionary Use listed in the R3 Residential (Multiple Family) District.”

3 Section 55 Exceptions Respecting Land Use is hereby amended by deleting subsection 55(7)(c) which allows for a commercial school at 5401-48 Avenue.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1999.
 READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.
 READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.
 AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

 MAYOR

 CITY CLERK

DATE: MARCH 2, 1999
TO: NORM FORD, ASSESSMENT & TAX
FROM: SANDRA LADWIG, CITY CLERKS
RE: LAND USE BYLAW AMENDMENT 3156/F-99
HAIR REPLACEMENT SALON AT 5401 - 48 AVE.
CREATION OF DIRECT CONTROL DISTRICT 9.

May I please have a list of the property owners adjacent and contiguous to the above site, as noted on the enclosed plan.

Could I possibly have this by Tuesday, March 9, 1999.

Thank you.

SANDRA LADWIG
City Clerks

DATE: MARCH 2, 1999
TO: TONY WOODS, DRAFTING
FROM: SANDRA LADWIG, CITY CLERKS
RE: LAND USE BYLAW AMENDMENT 3156/F-99
HAIR REPLACEMENT SALON AT 5401 - 48 AVE.
CREATION OF DIRECT CONTROL DISTRICT 9.

I enclose herewith the map to accompany the Land Use Bylaw Amendment Ad to appear in the newspaper. Could you please re-do the map so that it is about 3 1/4" wide by 3 1/4 to 3 1/2 " long. I will do the explanation of the redesignation in the first paragraph of the ad.

Could I possibly have this by Tuesday, March 9, 1999.

Thanks Tony.

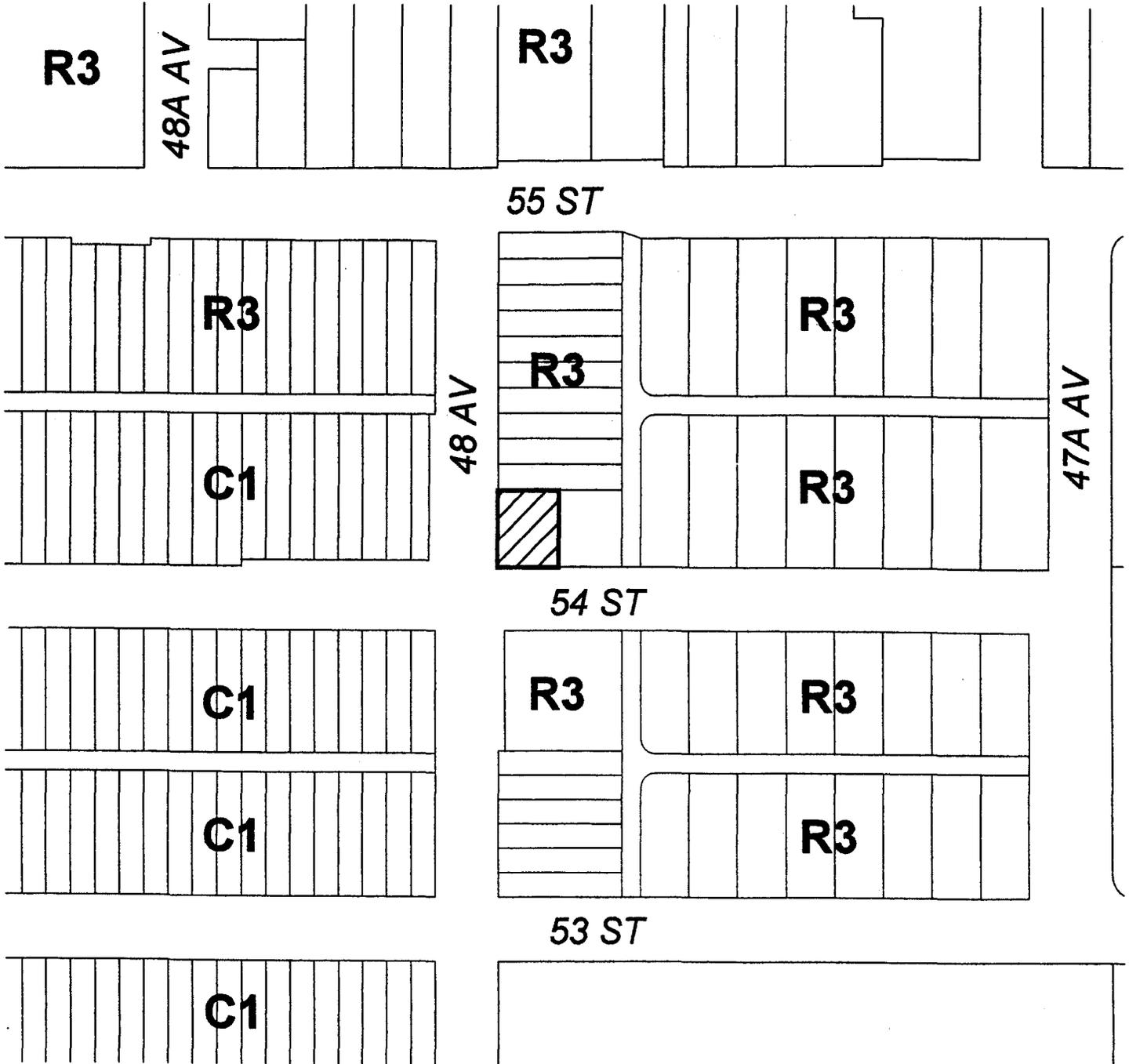
SANDRA LADWIG
City Clerk's Department

COST OF MAP PREPARATION:

\$.....

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

R3 to DC(9) 

AFFECTED DISTRICTS:

R3 - Residential (Multi-family)

DC(9)- Direct Control District No. 9

MAP No. 5 / 99

BYLAW No. 3156 / F - 99



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

To: City Clerk
From: Paul Meyette
Principal Planner
Date: February 22, 1999
Re: Land Use Bylaw Amendment 3156/F-99 and Map No. 5/99 – Hair Replacement
Salon at 5401-48th Avenue

Land Use Bylaw Amendment 3156/F-99 and map No. 5/99 are enclosed at Council's request. It proposes to allow a hair replacement salon at 5401-48th Avenue while at the same time preserving the option to redevelop the site for multiple family residential use. As Council is aware, planning staff does not support this proposed land use amendment.

Planning staff respectfully request policy direction from Council as to whether other R3 properties in the downtown will be afforded similar exceptions. As Council may be aware from the presentation made by the applicant, the older houses zoned for multiple family residential use which surround the Downtown Commercial Districts are often available for purchase at a lower cost than similar commercial properties. If Council is prepared to consider further land use amendments, there may be significant interest in commercialization of the R3 properties and a decline in interest in the redevelopment of existing commercially zoned properties; this would be counterproductive to Council's desire to encourage residential use in the city centre and would result in commercial sprawl.

A clear Council policy regarding commercial use in downtown residential areas will allow city staff answer inquires related to business location.

Paul Meyette ACP MCIP

cc L. Hodgson

Comments:

I concur with the proposed Land Use Bylaw Amendment to create Direct Control District No. 9 to allow the hair replacement salon at the noted address.

With respect to the issues raised by the Principal Planner, I recommend that Council refer the issue to the Municipal Planning Commission to study the matter in greater detail and in due course report back and make recommendations to Council.

**"N. Van Wyk"
City Manager**

FILE

Council Decision - March 1, 1999 Meeting

DATE: March 2, 1999
TO: Municipal Planning Commission
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/F-99 / Hair Replacement Salon at 5401-48 Avenue / Bev Anderson (2nd Edition)*

Reference Report:

At the Council meeting held Monday, March 1, 1999, council gave consideration to the report from the Principal Planner dated February 22, 1999 regarding the above and to Land Use Bylaw Amendment 3156/F-99. I have attached a copy of Bylaw 3156/F-99 and the noted report for your information.

Bylaw Readings:

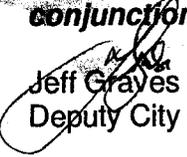
Council gave 1st Reading to Land Use Bylaw Amendment 3156/F-99.

Resolution:

"RESOLVED that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated February 22, 1999, re: Land Use Bylaw Amendment 3156/F-99 (Hair Replacement Salon at 5401 - 48 Avenue), hereby directs the Municipal Planning Commission to provide a report and recommendations to Council in this regard, for the future consideration of Council."

Report Back to Council Required: Yes

As directed above, it is requested that you provide a report and recommendations for Council's consideration. A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment for Monday, March 29, 1999 at 7:00 p.m. in the Council Chambers. **Please submit your report to this office prior to Friday, March 19th so that it can be placed on the agenda for Council's consideration at the Council Meeting of March 29, 1999 in conjunction with the Public Hearing.**


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Inspections & Licensing Manager

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment No. 3156/F-99 / Hair Replacement Salon at 5401 - 48 Avenue / Bev Anderson (2nd Edition)*

Reference Report: Deputy City Clerk dated March 2, 1999

Bylaw Readings:

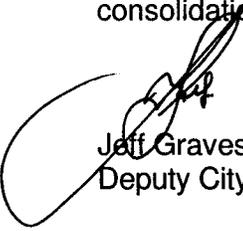
Land Use Bylaw Amendment No. 3156/F-99 was given 2nd and 3rd Readings, a copy of which is attached.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), which will allow a hair replacement salon in the existing building while also allowing for long term multiple family use.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/F-99, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Jeff Graves
Deputy City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
E. L. & P. Manager
Fire Chief/Manager Emergency Services
City Assessor
Land and Economic Development Manager
Doug Kutinsky, Graphics Designer
Administrative Assistant, S. Ladwig
C. Rausch, City Clerk's Office

FILE

Office of the City Clerk

March 31, 1999

Ms. Bev Anderson
2nd Edition
Centre 5010, 43 Street, Main Floor
Red Deer, AB T4N 6H2

Dear Ms. Anderson:

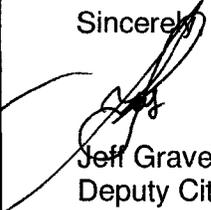
**Re: Land Use Bylaw Amendment No. 3156/F-99 / Hair Replacement Salon at
5401 - 48 Avenue (Lot 1, Block 33, Plan 656 N.Y.)**

At the City of Red Deer's Council Meeting held March 29, 1999, a Public Hearing was held with respect to Land Use Bylaw 3156/F-99. Following the Public Hearing, Land Use Bylaw Amendment 3156/F-99 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/F-99 provides for the creation of a new direct control district (DC 9), allowing a hair replacement salon in the existing building while also allowing for long term multiple family use.

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

Sincerely,


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



Item No. 3

DATE: March 2, 1999

TO: City Council

FROM: Deputy City Clerk

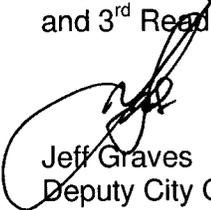
RE: *Land Use Bylaw Amendment 3156/G-99, Lancaster South (Lancaster Green) - Phase 1 / Request to Redesignate Part of Lot 2, Block 7, Plan 952-0980 / SW ¼ 11-38-27-4 and Part of the NW ¼ 2-38-27-4 / The City of Red Deer*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, March 29, 1999 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/G-99 is intended to redesignate the first phase of development to allow for 144 single family lots; ten semi-detached lots; three public utility lots and two municipal reserve lots. This redesignation complies with the Neighbourhood Area Structure Plan.

Recommendation

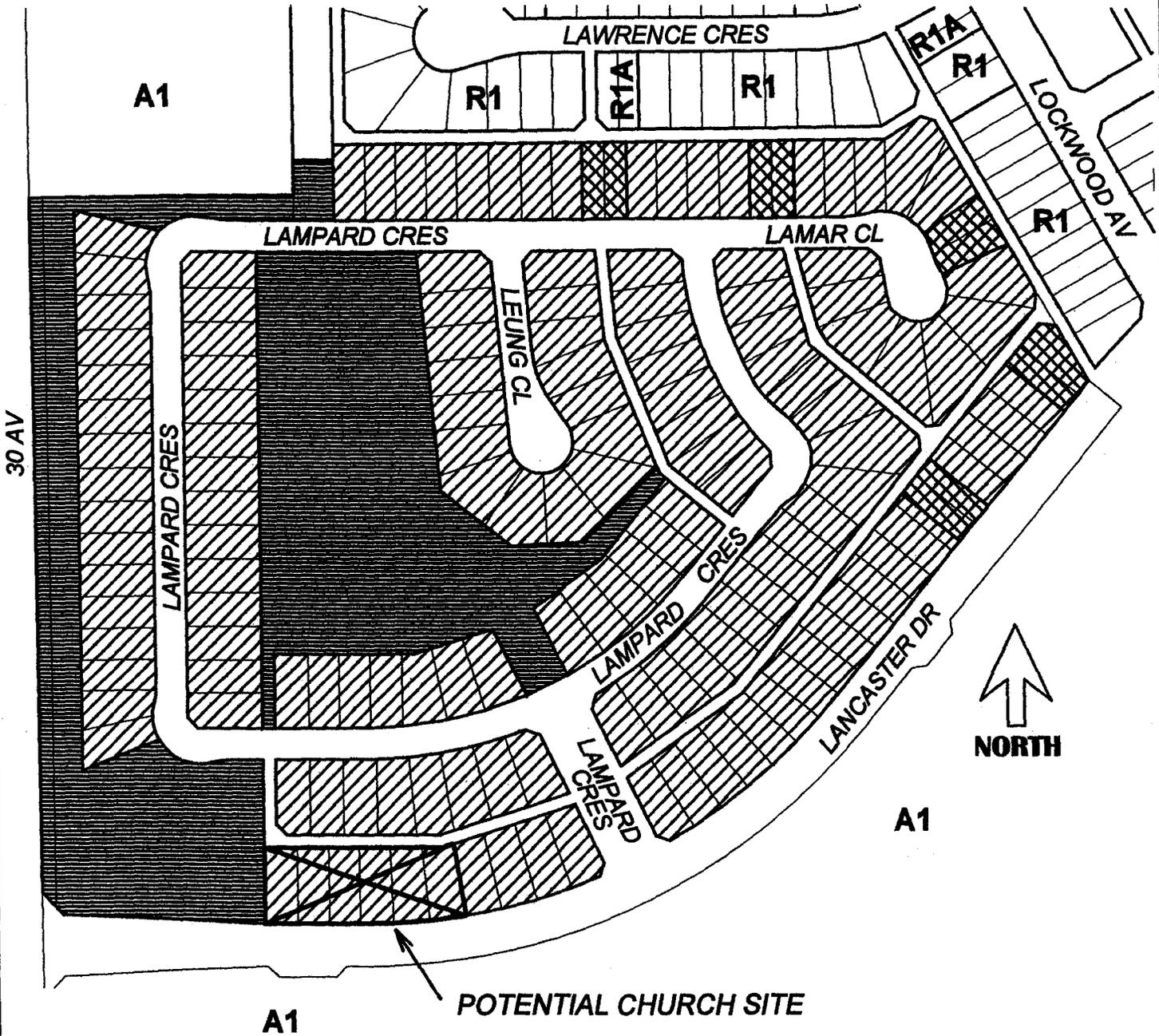
That following the Public Hearing, Land Use Bylaw Amendment 3156/G-99 may be given 2nd and 3rd Readings.


Jeff Graves
Deputy City Clerk

/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1

A1 to R1A

A1 to P1



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A- Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 4 / 99

BYLAW No. 3156 / G - 99

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/G-99

DESCRIPTION: Lancaster South (Lancaster Green)
Phase 1 - rezoning A1 to R1, R1A + P1

FIRST READING: March 1/99

DATE OF FIRST PUBLICATION: March 12

DATE OF SECOND PUBLICATION: March 19

SECOND READING: March 29

THIRD READING: March 29

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT REQUIRED: NO YES AMOUNT \$ _____

ACTUAL COST OF ADVERTISING: \$ _____

MAP PREPARATION: \$ _____

TOTAL \$ /

REFUND _____ INVOICE _____ \$ _____

COMPLETED

(Map)

**LAND USE BYLAW AMENDMENT
LANCASTER SOUTH (LANCASTER GREEN) - PHASE 1**

1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/G-99 for the purpose of rezoning Part of Lot 2, Block 7, Plan 952-0980 (in the SW $\frac{1}{4}$ of Section 11-38-27-4) and part of the NW $\frac{1}{4}$ of Section 2-38-27-4 from A1 - Future Urban Development District to R1 - Residential Lot Density District, R1A - Residential (Semi-detached Dwelling) District and P1 - Parks and Recreation District. Rezoning of the 16.6 ha (41 acres) of land will potentially allow for the development of 144 single family lots, 10 semi-detached lots, 3 public utility lots, and 2 municipal reserve lots. The rezoning complies with the Neighbourhood Area Structure Plan. This site, located south of the high schools, will provide for a full range of housing, as well as a small neighbourhood commercial site.
2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.
3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, March 29, 1999, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: March 12 and March 19, 1999)

BYLAW 3156/G-99

LANCASTER SOUTH

BACKGROUND

In 1998, City Council adopted the Lancaster South Neighbourhood Area Structure Plan. This site located south of the high schools provides a full range of housing, as well as a small neighbourhood commercial site.

PURPOSE OF THE BYLAW

The bylaw is intended to redesignate the first phase of development to allow:

- 144 single family lots
- 10 semi-detached lots
- 3 public utility lots
- 2 municipal reserve lots

This redesignation complies with the Neighbourhood Area Structure Plan.

March 8, 1999

**MYRL & BETTY KAY LOOY
32 LOCKWOOD AV
RED DEER, AB T4R 2P2**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

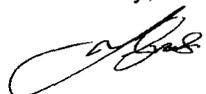
The purpose of this bylaw is to rezone Part of Lot 2, Block 7, Plan 952-0980 (in the SW ¼ of Section 11-38-27-4) and part of the NW ¼ of Section 2-38-27-4 from A1 - Future Urban Development District to R1 - Residential Lot Density District, R1A - Residential (Semi-detached Dwelling) District and P1 - Parks and Recreation District. Rezoning of the 16.6 ha (41 acres) of land will potentially allow for the development of 144 single family lots, 10 semi-detached lots, 3 public utility lots, and 2 municipal reserve lots. The rezoning complies with the Neighbourhood Area Structure Plan. This site, located south of the high schools, will provide for a full range of housing, as well as a small neighbourhood commercial site.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



JEFF GRAVES
DEPUTY CITY CLERK

March 8, 1999

**BRYCE E RICHARDS
30 LOCKWOOD AVENUE
RED DEER, AB T4R 2R3**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

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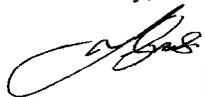
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2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



JEFF GRAVES
DEPUTY CITY CLERK

March 8, 1999

**VINCE CARRITT & BARBARA BRYSH
28 LOCKWOOD AVENUE
RED DEER, AB T4R 2R3**

Dear Property Owner:

Re: Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

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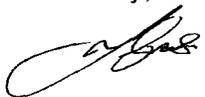
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3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



JEFF GRAVES
DEPUTY CITY CLERK



Office of the City Clerk

March 8, 1999

DA SCOTT & RALPH EADY
100 LOCKWOOD AVENUE
RED DEER, AB T4R 2P2

Dear Property Owner:

Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

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- provide me with a letter outlining your views; or
- provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

F. GRAVES
DEPUTY CITY CLERK

The City of Red Deer



Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

ALVIN WATTENBARGER
100 LOCKWOOD AVENUE
RED DEER, AB T4R 4R4

Property Owner:

Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
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- advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
- provide me with a letter outlining your views; or
- provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

ALVIN WATTENBARGER
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

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

The City of Red Deer



Office of the City Clerk

March 8, 1999

DORGE EDWARD & JANINE MICHELE POTTER
LOCKWOOD AVENUE
RED DEER, AB T4R 2P2

Property Owner:

Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of this bylaw is to rezone Part of Lot 2, Block 7, Plan 952-0980 (in the SW ¼ of Section 11-38-27-4) and part of the NW ¼ of Section 2-38-27-4 from A1 - Future Urban Development District to R1 - Residential Lot Density District, R1A - Residential (Semi-detached Dwelling) District and P1 - Parks and Recreation District. Rezoning of the 16.6 ha (41 acres) and will potentially allow for the development of 144 single family lots, 10 semi-detached lots, 3 public utility lots, and 2 municipal reserve lots. The rezoning complies with the Neighbourhood Area Structure Plan. This site, located south of the high schools, will provide a full range of housing, as well as a small neighbourhood commercial site.

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If you have any questions, please contact me at (403) 342-8132.

Yours truly,

F GRAVES
DEPUTY CITY CLERK

The City of Red Deer



Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

TER & DENISE BEATON
LOCKWOOD AVE
DEER, AB T4R 2P2

Property Owner:

Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

A property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the rezoning of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of this bylaw is to rezone Part of Lot 2, Block 7, Plan 952-0980 (in the SW ¼ of Section 11-38-27-4) and part of the NW ¼ of Section 2-38-27-4 from A1 - Future Urban Development District to R1 - Residential Lot Density District, R1A - Residential (Semi-detached (Detached) District and P1 - Parks and Recreation District. Rezoning of the 16.6 ha (41 acres) site will potentially allow for the development of 144 single family lots, 10 semi-detached lots, 3 public utility lots, and 2 municipal reserve lots. The rezoning complies with the Lancaster South Neighbourhood Area Structure Plan. This site, located south of the high schools, will provide a full range of housing, as well as a small neighbourhood commercial site.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

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If you have any questions, please contact me at (403) 342-8132.

Yours truly,

PETER GRAVES
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

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

The City of Red Deer



Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

MURRAY & JANETTE LEIS
100 LOCKWOOD AVENUE
RED DEER, AB T4R 2P2

Property Owner:

Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

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If you have any questions, please contact me at (403) 342-8132.

Sincerely truly,

F. GRAVES
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

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

The City of Red Deer



Office of the City Clerk

March 8, 1999

Box 5008

Red Deer, Alberta
T4N 3T4

SYMOND & ISABELLE KLEINSASSER
100 LOCKWOOD AVENUE
RED DEER, AB T4R 2P2

Property Owner:

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The City of Red Deer



Office of the City Clerk

March 8, 1999

MARY & WENDY HEISTAD
100 LOCKWOOD AVENUE
RED DEER, AB T4R 2R4

Property Owner:

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Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

C REEVES & BRENDA NEWHOOK
LOCKWOOD AVENUE
RED DEER, AB T4R 2P2

Property Owner:

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The City of Red Deer



Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

WINY FERGUSON
LOCKWOOD AVENUE
RED DEER, AB T4R 2R4

Property Owner:

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Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

MURRAY NOYAK
100 LOCKWOOD AVE
RED DEER, AB T4R 2P2

Property Owner:

Land Use Bylaw Amendment 3156/G-99
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MURRAY NOYAK
DEPUTY CITY CLERK

The City of Red Deer



Office of the City Clerk

March 8, 1999

SCOR MANAGEMENT INC
111, 4747 - 67 STREET
RED DEER, AB T4N 6H3

Property Owner:

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Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

BERNARD & MARIE VERWIMP
LOCKWOOD AVE
RED DEER, AB T4R 2P2

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DUCE WARREN

LAWRENCE CRESC.

RED DEER, AB T4R 2P3

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Office of the City Clerk

March 8, 1999

**LE & MICHELLE DEWIT
LAWRENCE CRESC.
RED DEER, AB T4R 2P3**

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Office of the City Clerk

March 8, 1999

Box 5008

MILLE & RODNEY HOLDEN

LAWRENCE CRESCENT

RED DEER, AB T4R 2P3

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The City of Red Deer

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March 8, 1999

IAN & LINDA FAY CAMPBELL
LAWRENCE CRESC.
RED DEER, AB T4R 2P3

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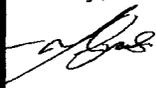
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Office of the City Clerk

March 8, 1999

**KENNETH & PAULINE BROZER
LAWRENCE CRESC.
RED DEER, AB T4R 2P3**

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Red Deer, Alberta
T4N 3T4



Office of the City Clerk

March 8, 1999

Box 5008

Red Deer, Alberta
T4N 3T4

BERT & JODY FLEURY
LAWRENCE CRESC.
RED DEER, AB T4R 2P3

Property Owner:

Land Use Bylaw Amendment 3156/G-99
Rezoning of Lands in Lancaster South (Lancaster Green) Phase 1
Part of Lot 2, Block 7, Plan 952-0980, SW ¼ Section 11-38-27-4 and
Part NW ¼ Section 2-38-27-4

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- provide me with a letter outlining your views; or
- provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

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

The City of Red Deer

Office of the City Clerk

March 8, 1999

AN & DIANE WOMACKS
LAWRENCE CRESC.
RED DEER, AB T4R 2P3

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Sincerely truly,



F GRAVES
DEPUTY CITY CLERK





Office of the City Clerk

March 8, 1999

Box 5008

DAVID FRAY

Red Deer, Alberta

LAWRENCE CRESC.

T4N 3T4

RED DEER, AB T4R 2P3

Property Owner:

Land Use Bylaw Amendment 3156/G-99
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DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

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

The City of Red Deer



Office of the City Clerk

March 8, 1999

**LAN & BEVERLEY WARD
LAWRENCE CRESC.
RED DEER, AB T4R 2P3**

Property Owner:

Land Use Bylaw Amendment 3156/G-99
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JEFF GRAVES
DEPUTY CITY CLERK

The City of Red Deer

Office of the City Clerk

March 8, 1999

**ARL & JAN BOWIE
LAWRENCE CRESC.
RED DEER, AB T4R 2P2**

Property Owner:

Land Use Bylaw Amendment 3156/G-99
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**F. GRAVES
DEPUTY CITY CLERK**





Office of the City Clerk

March 8, 1999

Box 5008

Red Deer, Alberta
T4N 3T4

**MARY & DARLENE GRETER
LAWRENCE CRESC.
RED DEER, AB T4R 2P2**

Property Owner:

Land Use Bylaw Amendment 3156/G-99
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**F. GRAVES
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The City of Red Deer

Office of the City Clerk

March 8, 1999

**RONALD & JUDY MCGOWAN
LAWRENCE CRESCENT
RED DEER, AB T4R 2P2**

Property Owner:

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**F. GRAVES
DEPUTY CITY CLERK**



Office of the City Clerk

March 8, 1999

**E GLOVER
LAWRENCE CRESCENT
RED DEER, AB T4R 2P2**

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DEPUTY CITY CLERK**

The City of Red Deer



Box 5008
Red Deer, Alberta
T4N 3T4



Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

**FREY & TERESA RADICS
LAWRENCE CRESCENT
RED DEER, AB T4R 2P2**

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**CLIFF GRAVES
DEPUTY CITY CLERK**

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The City of Red Deer



Office of the City Clerk

March 8, 1999

Box 5008

Red Deer, Alberta

T4N 3T4

IAN & DONNA SUMMERS

LAWRENCE CRESC.

RED DEER, AB T4P 1W7

Property Owner:

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The City of Red Deer



Office of the City Clerk

March 8, 1999

**RESA & WESLEY UTRI
LAWRENCE CRESCENT
RED DEER, AB T4R 2P2**

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F. GRAVES
DEPUTY CITY CLERK



Office of the City Clerk

March 8, 1999

Box 5008
Red Deer, Alberta
T4N 3T4

WYNNE & Y EILEEN MCKEE
Box 441
Red Deer, AB T4N 5E9

Property Owner:

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Office of the City Clerk

March 8, 1999

Box 5008

Red Deer, Alberta
T4N 3T4

**J. & RITA WELLS & S. DAVIDCHUK
PARSONS & V S SCHAEFER
K 179
CENTER VALLEY, AB TOM 2E0**

Property Owner:

Land Use Bylaw Amendment 3156/G-99
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DEPUTY CITY CLERK**

The City of Red Deer

Office of the City Clerk

March 8, 1999

**ALCOR DEVELOPMENTS LTD.
10310 JASPER AVE
EDMONTON, AB T5J 1Y8**

Property Owner:

Land Use Bylaw Amendment 3156/G-99
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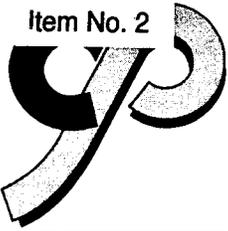
- advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
- provide me with a letter outlining your views; or
- provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



**JEFF GRAVES
DEPUTY CITY CLERK**



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: February 22, 1999
To: Kelly Kloss, City Clerk
From: Frank Wong, Planning Assistant
Re: Land Use Bylaw Amendment 3156/G-99
Part of Lot 2, Block 7, Plan 952 0980
SW ¼ Sec. 11-38-27-4 and
Part of the NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phase 1
The City of Red Deer

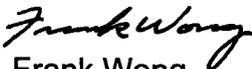
The Land and Economic Development Department is requesting the redesignation of part of Lot 2, Block 7, Plan 952 0980 (in the SW ¼ Sec. 11-38-27-4) and part the NW 1/4 Sec. 2-38-27-4 from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached Dwelling) District and P1 Parks and Recreation District. The redesignation of the 16.6 ha (41 ac) of land will potentially allow the development of 144 single family lots 10 semi-detached lots, 3 public utility lots and 2 municipal reserve lots.

The proposal complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

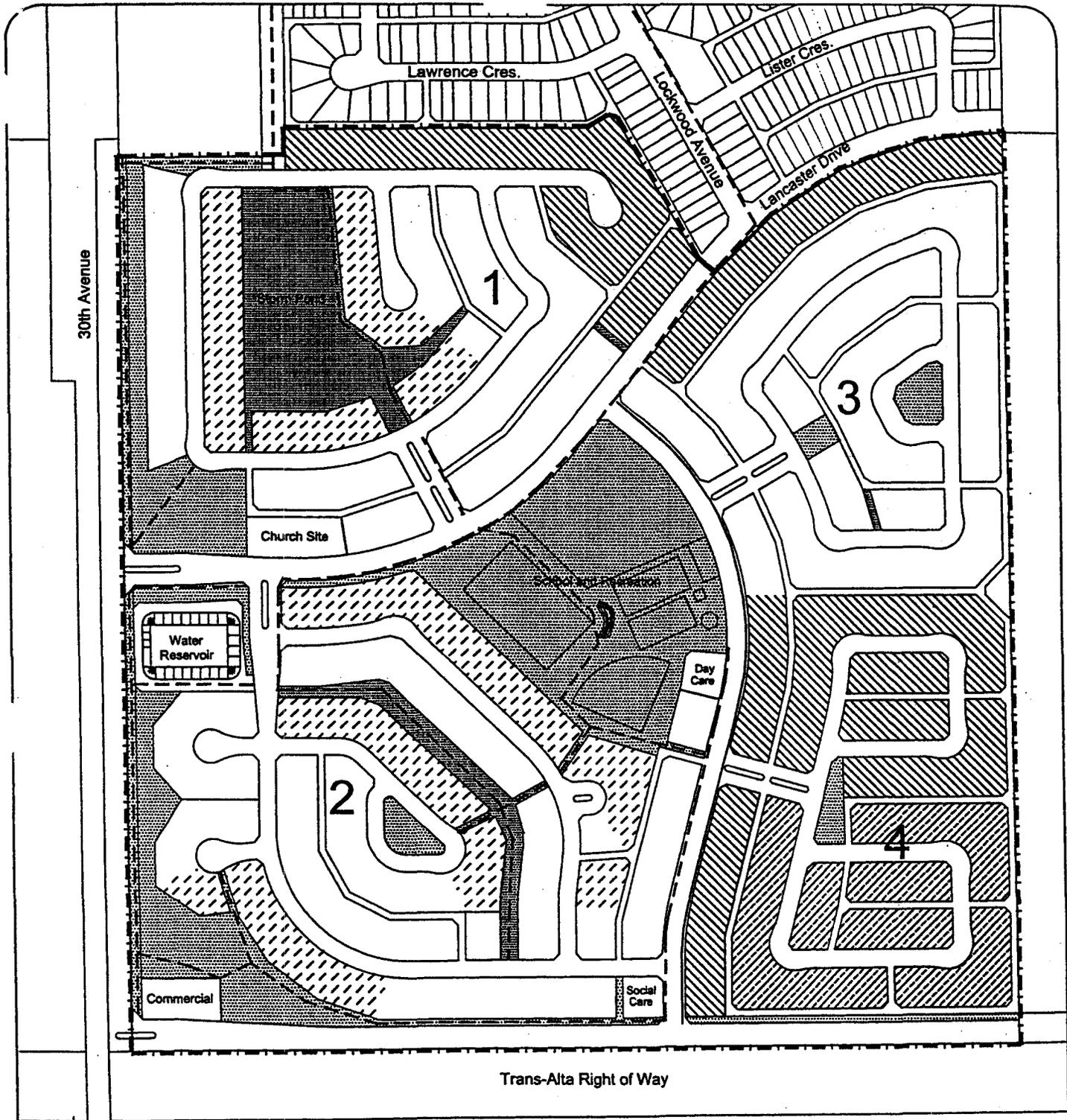
Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/G-99.

Sincerely,


Frank Wong,
Planning Assistant

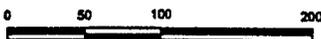
Attachment



LANCASTER SOUTH OUTLINE PLAN Figure 3 - Development Concept & Staging



Scale In Metres



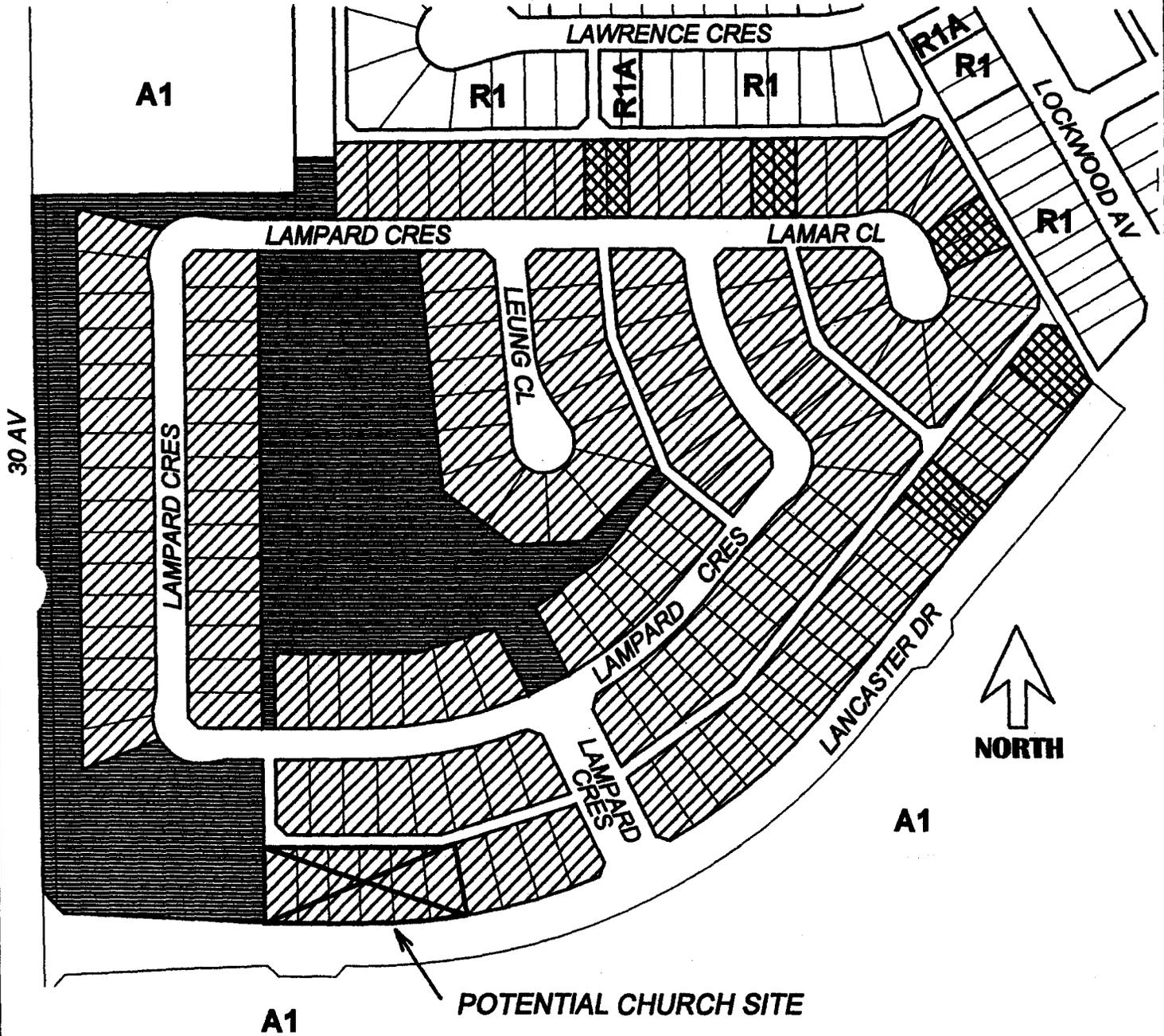
Prepared by: RD Engineering Services
and PCPS

July 15, 1998

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

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1



A1 to R1A



A1 to P1



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A- Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 4 / 99

BYLAW No. 3156 / G - 99

BYLAW NO. 3156/G-99

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

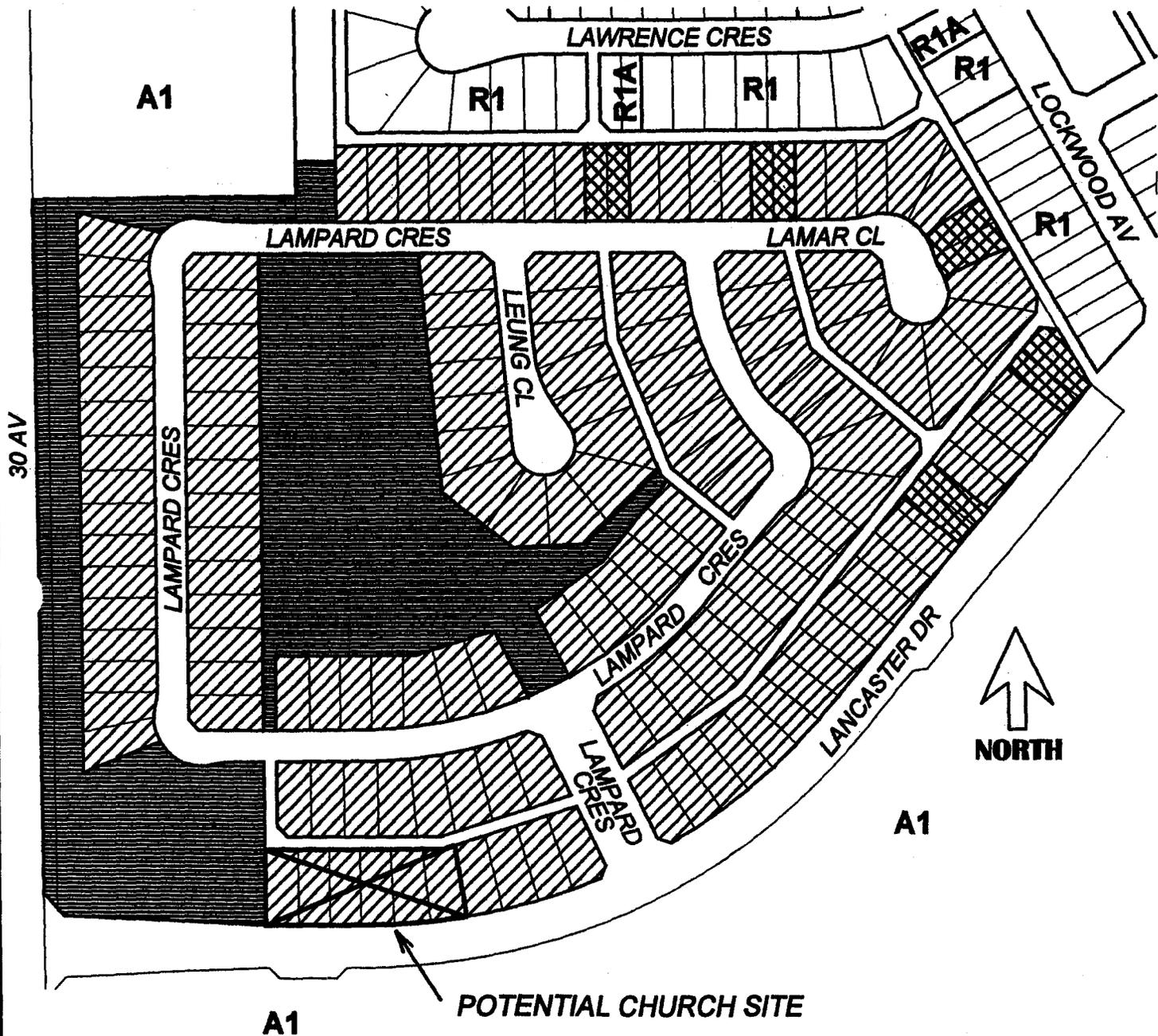
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

- A1 to R1 
- A1 to R1A 
- A1 to P1 

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A- Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

MAP No. 4 / 99
BYLAW No. 3156 / G - 99

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment No. 3156/G-99, Lancaster South (Lancaster Green) - Phase 1 / Request to Redesignate Part of Lot 2, Block 7, Plan 952- 0980 / SW ¼ 11-38-27-4 and Part of the NW ¼ 2-38-27-4 The City of Red Deer*

Reference Report: Deputy City Clerk dated March 2, 1999

Bylaw Readings:

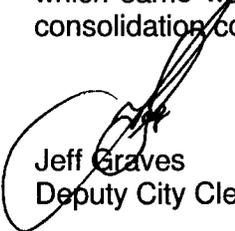
Land Use Bylaw Amendment No. 3156/G-99 was given 2nd and 3rd Readings, a copy of which is attached

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/G-99 provides for the redesignation of the first phase of development to allow for 144 single family lots; ten semi-detached lots; three public utility lots and two municipal reserve lots. This redesignation complies with the Neighbourhood Area Structure Plan.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/G-99, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
E. L. & P. Manager
Fire Chief/Manager Emergency Services
City Assessor
Land and Economic Development Manager
Doug Kutinsky, Graphics Designer

S. Ladwig, Administrative Assistant
C. Rausch, City Clerk's Office

Item No. 4

DATE: March 2, 1999
TO: City Council
FROM: Deputy City Clerk
RE: *Gaetz Avenue Crossing (Gaetz Avenue and 22nd Street) / Request for Rezoning / Land Use Bylaw Amendment 3156/H-99*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, March 29, 1999 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment No. 3156/H-99 provides for the redesignation of the site from C4 zoning, which is the type of zoning used along north and south Gaetz Avenue, to the C2 District - the same zoning that exists at the Parkland Mall, Bower Place Mall and Deer Park Shopping Centre. If this bylaw were to be passed, the new uses that would be added to this site through rezoning would include commercial entertainment facilities on the large site and up to 5% office use on both sites.

Recommendation

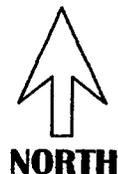
That following the Public Hearing, Land Use Bylaw Amendment 3156/H-99 may be given 2nd and 3rd Readings.

Jeff Graves
Deputy City Clerk

/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

C4 to C2



AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

C2)- Commercial (Regional & District Shopping Centre)

MAP No. 6 / 99

BYLAW No. 3156 / H - 99

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Gaetz Avenue Crossing (Gaetz Avenue and 22nd Street) / Request for Rezoning / Land Use Bylaw Amendment 3156/H-99*

Reference Report: Deputy City Clerk dated March 2, 1999

Bylaw Readings:

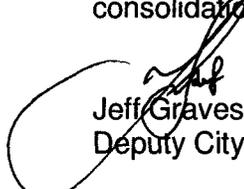
Land Use Bylaw Amendment No. 3156/H-99 was given 2nd & 3rd Readings, a copy of which is attached

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment No. 3156/H-99 provides for the redesignation of the site from C4 zoning, which is the type of zoning used along north and south Gaetz Avenue, to the C2 District - the same zoning that exists at the Parkland Mall, Bower Place Mall and Deer Park Shopping Centre. New uses added to this site through rezoning include commercial entertainment facilities on the large site and up to 5% office use on both sites.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/H-99, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
E. L. & P. Manager
Fire Chief/Manager Emergency Services
City Assessor
Land and Economic Development Manager
Doug Kutinsky, Graphics Designer

S. Ladwig, Administrative Assistant
C. Rausch, City Clerk's Office

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/ H-99

DESCRIPTION: Stutz Avenue Crossing
Re zoning C4 to C2

FIRST READING: March 1/99

DATE OF FIRST PUBLICATION: March 12

DATE OF SECOND PUBLICATION: March 19

SECOND READING: March 29

THIRD READING: March 29

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT REQUIRED: NO YES AMOUNT \$ 500.00

ACTUAL COST OF ADVERTISING: \$ 205.80 + 205.80

MAP PREPARATION: \$ 30.20

TOTAL \$ 441.80

REFUND INVOICE \$ 58.20

COMPLETED



THE CITY OF RED DEER

C. k's Department Payment Receipt

9 03 11
Year Month Day

Name: CEDARIDGE PROPERTIES Reference: LUBA 3156/H-99

NOT VALID ULESS MACHINE PRINTED HERE

03/11/99 9:00AM 002#5882 9

ITEM

Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5901				500.00
54.5722				
54.5901				
TOTAL				500.00

GST. REGISTRATION # R119311785

SUNDRY \$500.00
CHECK \$500.00

THE CITY RED DEER

PAYMENT VOUCHER

CEDARIDGE PROPERTIES

17563

o/o STANTEC CONSULTING LTD.
VENDOR NAME & DEPARTMENT (if applicable)

AB NUMBER

99/04/06
DATE (YYMMDD)

CONTROL NO.

10160-112 STREET.
MAILING ADDRESS

EDMONTON, AB
CITY/PROVINCE

T5K 2L6
POSTAL CODE

GST REGISTRATION NUMBER

DUE DATE (YYMMDD)

DATE	DESCRIPTION	MEALS			TAXABLE (Y/N)
		B	L	D	
	Advertising Received				500.00
	Cost of Ads				441.80
					58.20

TOTALS

AMOUNT (Include GST)	ADVANCE AMOUNT

ADDITIONAL DESCRIPTIONS

LUBA 3156/H-99-

Hartz Ave. Crossing

Refer to Administration Manual for Travel Policy 27/94

Tax Expt Code	Tax Rate/Area	Account Number (Cost Centre, Object, Subsidiary)	Subledger	S/L Type	Asset ID No.	AMOUNT (Include GST)
		59.5901				58.20
E	APNS	2.1816				
TOTAL						58.20



Sandra Ludwig
EMPLOYEE SIGNATURE (if applicable)

0033
EMPLOYEE #

APPROVED SIGNATURE

1726
EMPLOYEE #

CHECK REMARK



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

April 6, 1999

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton, AB T5K 2L6

Attention: Don Larke

Dear Sir:

Re: Land Use Bylaw Amendment 3156/H-99
Gaetz Avenue Crossing (Gaetz Avenue & 22nd Street)

The above Land Use Bylaw Amendment redesignated the site of the Gaetz Avenue Crossing **from** C4 - Commercial - Major Arterial District **to** C2 - Commercial - Shopping Centre District which will allow for commercial entertainment facilities on the large site and up to 5% office use on both sites.

I acknowledge receipt of your cheque in the amount of \$500.00 toward the actual cost of advertising this Land Use Bylaw Amendment. We have now calculated the actual costs as follows:

Deposit		\$500.00
Advertisement March 12, 1999	\$205.80	
Advertisement March 19, 1999	205.80	
Map Preparation	30.20	
Total		<u>\$441.80</u>
Balance owing to you		<u>\$ 58.20</u>

I enclose herewith our cheque in the amount of \$58.20 and trust you will find this to be in order.

Yours truly,

SANDRA LADWIG
Administrative Assistant
City Clerk's Department
Encl.

DATE: MARCH 2, 1999
TO: TONY WOODS, DRAFTING
FROM: SANDRA LADWIG, CITY CLERKS
RE: LAND USE BYLAW AMENDMENT 3156/H-99
REDESIGNATION FROM C4 TO C2
GAETZ AVENUE CROSSING - GAETZ AVE. & 22 ST.

MAR - 2 1999

Tony

I enclose herewith the map to accompany the Land Use Bylaw Amendment Ad to appear in the newspaper. Could you please re-do the map so that it is about 3 ¼" wide by 3 ¼ to 3 ½ " long. I will do the explanation of the redesignation in the first paragraph of the ad.

Could I possibly have this by Tuesday, March 9, 1999.

Thanks Tony.



SANDRA LADWIG
City Clerk's Department

COST OF MAP PREPARATION:

\$.....30.20.....

DK

MAR 3/99

H-99.

March 8, 1999

**CEDARIDGE PROPERTIES (RED DEER) INC
260, 999 - 8 STREET, S.W.
CALGARY, AB T2R 1J5**

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

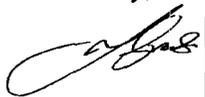
The purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



**JEFF GRAVES
DEPUTY CITY CLERK**

March 8, 1999

**SHAWN HOLDINGS LTD. & NORALI INVESTMENTS LTD.
C/O ISADORE BURSTYN
12 LAURIER PLACE
EDMONTON, AB T5R 5P4**

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

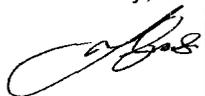
The purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

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2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



JEFF GRAVES
DEPUTY CITY CLERK

March 8, 1999

**TONKO DEVELOPMENT CORP
600, 999 - 8 STREET, S.W.
CALGARY, AB T2R 1J5**

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

The purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



**JEFF GRAVES
DEPUTY CITY CLERK**

March 8, 1999

**JAMES ARTHUR BOWER & CYNTHIA KATHRYN BOWER-PELECH
R. R. 2,
RED DEER, AB T4N 5E2**

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

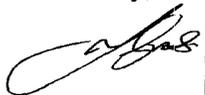
The purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



JEFF GRAVES
DEPUTY CITY CLERK

March 8, 1999

WILLIAM ARTHUR BOWER
R. R. 2,
RED DEER, AB T4N 5E2

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

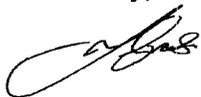
The purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



JEFF GRAVES
DEPUTY CITY CLERK

March 8, 1999

**HAR BOB CENTRAL DEVELOPMENTS LTD.
B, 203, 20641 LOGAN AVE
LANGLEY, BC V3A 7R3**

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

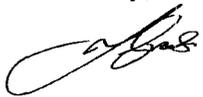
The purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



**JEFF GRAVES
DEPUTY CITY CLERK**

March 8, 1999

**BOWER PLAZA INC.
1, 2851 JOHN STREET
MARKHAM, ON L3R 5R7**

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

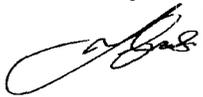
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If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

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3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



**JEFF GRAVES
DEPUTY CITY CLERK**

March 8, 1999

**2792800 CANADA LIMITED
C/O N.W.I. HOLDINGS
P O BOX 808
BELLEVUE, WA USA 98009**

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/H-99
Rezoning of Lands at Gaetz Avenue Crossing from C4 to C2.

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, March 29, 1999, at 7:00 p.m.**

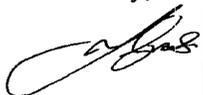
The purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
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3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



JEFF GRAVES
DEPUTY CITY CLERK

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd4
CEDARIDGE PROPERTIES (RED	260 999 8 ST S W	CALGARY, AB T2R 1J5	
SHAWN HOLDINGS LTD. & NORALI	C/O ISADORE BURSTYN	12 LAURIER PLACE	EDMONTON, AB T5R 5P4
TONKO DEVELOPMENT CORP	600 999 8 ST SW	CALGARY, AB T2R 1J5	
JAMES ARTHUR BOWER & CYNTHIA	R R 2	RED DEER, AB T4N 5E2	
WILLIAM ARTHUR BOWER	R R 2	RED DEER, AB T4N 5E2	
HAR BOB CENTRAL DEVELOPMENTS	B 203 20641 LOGAN AVE	LANGLEY, BC V3A 7R3	
BOWER PLAZA INC.	1 2851 JOHN STREET	MARKHAM, ON L3R 5R7	
2792800 CANADA LIMITED	C/O N.W.I. HOLDINGS	P O BOX 808	BELLEVUE, WA USA 98009

(Map)

**LAND USE BYLAW AMENDMENT
GAETZ AVENUE CROSSING**

1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/H-99 for the purpose of rezoning the property known as "Gaetz Avenue Crossing" from C4 - Commercial (Major Arterial District) to C2 - Commercial (Regional Shopping Centre District). This rezoning to C2 will allow for a wider range of uses on the site, including up to 5% office space and commercial entertainment facilities.
2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.
3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, March 29, 1999, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: March 12 and March 19, 1999)

BYLAW 3156/H-99

Gaetz Avenue Crossing

BACKGROUND

The site proposed for rezoning is the former Drummond Brewery site located north of the Chrysler plant. As noted on the site plan, the development is nearly complete. This development is in two parcels – one is 4.7 hectares in size and the other parcel is 1.286 hectares in size.

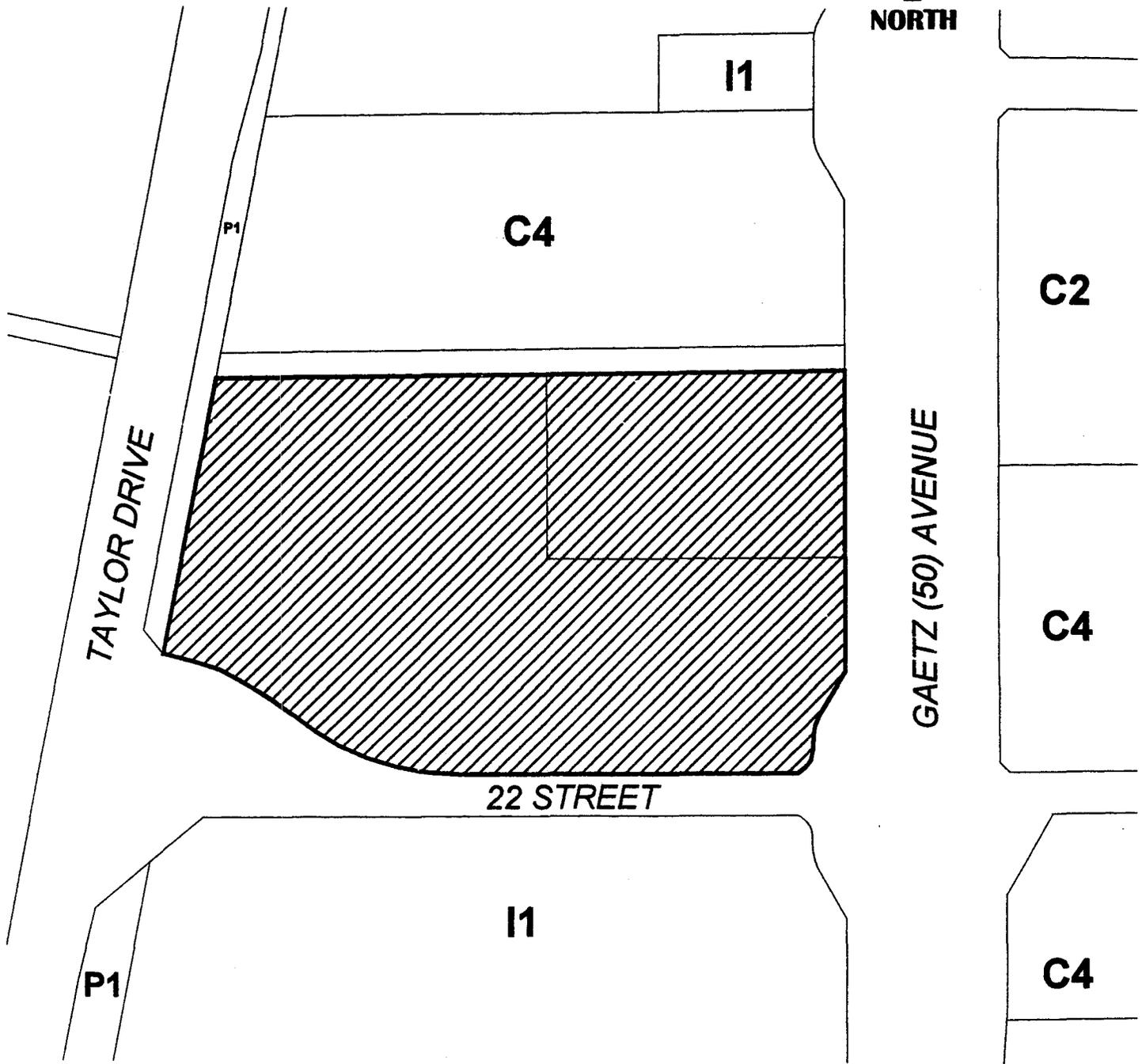
PURPOSE OF THE BYLAW

The purpose of the bylaw is to redesignate the site from C4 zoning which is the type of zoning used along north and south Gaetz Avenue to the C2 District – the same zoning that exists at the Parkland Mall, Bower Place Mall and Deer Park Shopping Centre. The new uses that will be added to this site through rezoning include commercial entertainment facilities on the large site and up to 5% office use on both sites.

The City of Red Deer

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PROPOSED LAND USE BYLAW AMENDMENT



Change from:
C4 to C2



AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

C2)- Commercial (Regional & District Shopping Centre)

MAP No. 6 / 99

BYLAW No. 3156 / H - 99



Date: February 24, 1999

To: City Clerk

From: Paul Meyette, Principal Planner
Ryan Strader, Inspections and Licensing Manager

**RE: STANTEC - REZONING OF GAETZ AVENUE
CROSSING – GAETZ AVENUE AND 22 STREET C4-C2
LAND USE BYLAW 3156/H-99/MAP No. 6/99**

Stantec is requesting that the Gaetz Avenue Crossing be redesignated from C4 (Major Arterial District) to C2 Commercial (Regional Shopping Centre District).

BACKGROUND

The Gaetz Avenue Crossing Development is located on the former Drummond Brewery site. The site was rezoned on May 5, 1997 from Industrial to the C4 District. The site contains two parcels; one is 4.7 hectares (11.6 acres) in size and the second parcel is 1.286 hectares (3.2 acres). The redesignation of the site would allow a wider range of uses including up to 5% office space and commercial entertainment facilities.

STAFF COMMENTS

City Council Policy #3402 (attached) provides Council with a framework for considering C4 to C2 land use amendments. As you will note on the attached letter from Stantec, the Gaetz Avenue Crossing meets all of the requirements for a C2 site. The only concern of staff is that the Gaetz Avenue Crossing site is in two land titles. The northeast site is below the minimum site area required for a C2 Regional Shopping Centre site. In order to address this concern, the developer is proposing to caveat the two sites to prevent the two sites from being sold independently, and therefore function as a single site. This caveat will be applied prior to second and third reading of the bylaw. The City Solicitor will be providing a legal opinion to City Council regarding this proposed caveat.

It is further noted that approval has been given for seven signs on the site while it was designated C4. The Sign Bylaw only allows a maximum of two signs on the site in a C2 District. While no existing signs will be affected by this Bylaw amendment, any future replacement of the sign structures in excess of the Sign Bylaw requirements will be prohibited, unless the Municipal Planning Commission grants a relaxation of the Sign Bylaw.

RECOMMENDATION

Subject to any legal considerations, staff recommend that Council proceed with first reading of Land Use Bylaw Amendment 3156/G-99.



Paul Meyette, ACP, MCIP
Principal Planner



Ryan Strader
Inspections and Licensing Manager

/tb



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

3402

Page 1 of 2

TITLE:

**Commercial Land Use
Districts - Conversion of
C4 to C2**

Date of Approval:

September 9, 1996

SECTION:

**Community Services
(Community and Land Use
Planning)**

Dates of Revision:

POLICY STATEMENT

The purpose of this policy is to provide guiding criteria for redesignation of shopping malls from C4 (Major Arterial) District to C2 (Regional & District Shopping Centre) District.

Any property being considered for redesignation from C4 (Major Arterial) District to C2 (Regional & District Shopping Centre) District must approximate the following minimum standards:

- (a) Minimum Parcel Size: 1.0 ha
- (b) Minimum Floor Area: 3333 m² (35,878 ft.²)
- (c) Maximum Floor Area: one third of the site area
- (d) Landscaping: 15% of site area
- (e) Parking: 5.1 spaces per 93 m²
(gross leasable floor area)
- (f) District Shopping Centres: shall back directly onto a residential area and serve a dual neighbourhood convenience and retail function.



**THE CITY OF RED DEER
COUNCIL POLICY MANUAL**

POLICY NO.

3402

Page 2 of 2

TITLE:

**Commercial Land Use
Districts - Conversion of
C4 to C2**

Date of Approval:

September 9, 1996

SECTION:

**Community Services
(Community and Land Use
Planning)**

Dates of Revision:

(g) Aesthetics:

The development shall be of a high standard in appearance and shall have design features characteristic of a shopping mall development.

(h) Standards:

Other characteristics in the C2 District shall be used as a guide in considering the suitability of the site for a C2 designation.

NOTE:

Any existing bylaw exceptions related to the property will be eliminated when the property is redesignated from C4 to C2.

Stantec Consulting Ltd.
 10160 - 112 Street
 Edmonton AB Canada T5K 2L6
 Tel: (780) 917-7000
 www.stantec.com

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Stantec

19 February 1999
 File: 161 09021

Tel: (780) 917-7018
 Fax: (780) 917-7179
 clarke@stantec.com

Parkland Community Planning Services
 RED DEER AB (346-1570)

Attention: **Mr. Paul Mayette**

Dear Sir:

Reference: **Gaetz Avenue Crossing - Gaetz Avenue & 22nd Street**

Further to your meeting with Mr. Peter Woodfine of Cedaridge Properties Inc., we have revisited the site plan for the above noted project and can report the following changes to conform with Policy 3402:

DEVELOPMENT CRITERIA	POLICY 3402	PROPOSED PLAN
Minimum Parcel Size	1.0 ha	5.7 ha (613,366 sq. ft)
Minimum Floor Area	35,878 sq. ft.	175,874 sq. ft.
Maximum Floor Area	1/3 of site	28.67%
Landscaping	15% of site area	18.22%
Parking	5.1 spaces / 1,000 sq. ft.	5.34 spaces / 1,000 sq. ft.

Buildings

Environment

Industrial

Management Systems

Transportation

Urban Land

Based on the site plan's overall conformance with Policy 3402, we trust City Council will find our C4 to C2 redistricting application to be acceptable. If you have any questions or require any further information, please contact the undersigned at 917-7018. Thank you.

Sincerely,
STANTEC CONSULTING LTD.

D.A. (Don) Larke, M. Pl.
 Associate, Urban Land

Attachment
 c: Curtis Way, Royal Management Services

eight:\a2\red deer\16109021\doc\letter\mayette19feb1999.doc

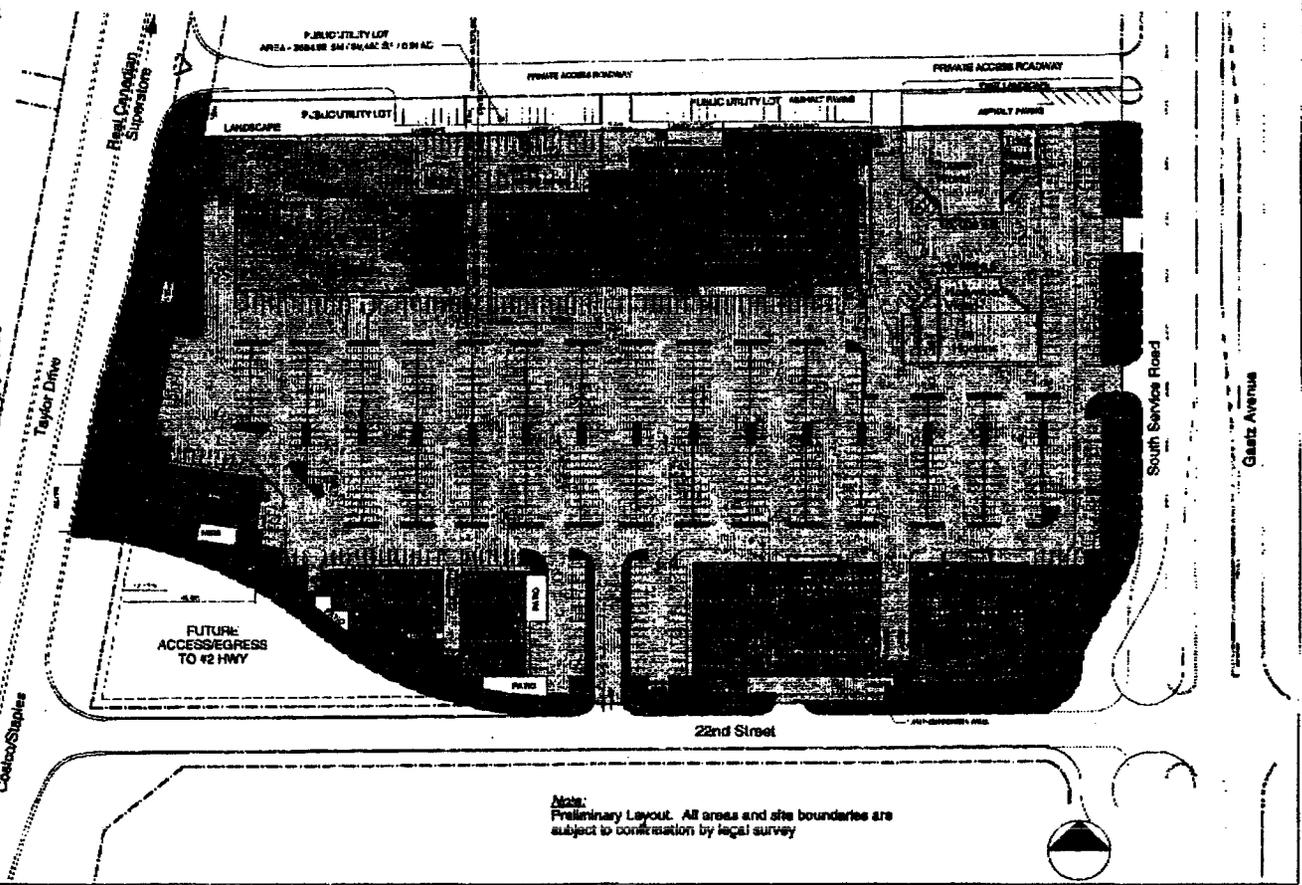
AREA SUMMARY

Site Area 619,366 S.F. (14.08 Acres)

A4	32,000 S.F.
A4a	5,500 S.F.
A3	15,000 S.F.
Pastland	15,040 S.F.
Winters	24,503 S.F.
Existing	10,000 S.F.
Existing	10,000 S.F.
Chapter's	16,500 S.F.
Futureshop	18,000 S.F.
A8 (3 @ 2854 sf)	7,962 S.F.
A2 Gulliver's	5,500 S.F.
A8a Westrock Bakery	2,500 S.F.
A10	7,889 S.F.
A11	5,400 S.F.

TOTAL AREA 175,874 SF

Site Coverage	28.67%
Site Area Including Blvd.	860,000 sf
Landscape Area Incl. Blvd.	120,290 sf
Landscape Coverage	18.22%
Parking	939 stalls
Ratio	6.34/1000 S.F.



Note:
Preliminary Layout. All areas and site boundaries are
subject to confirmation by legal survey

GAETZ AVENUE CROSSING, RED DEER, AB.

CEBRIDGE PROPERTIES INC.

Site Plan
OUR FOLIO 2089

SCALE: 1/4" = 1'-0"
REVISED: 1/10/99

Kees
Kernody
Architecture
Interior Design
and Planning

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:
 C4 to C2



AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

C2)- Commercial (Regional & District Shopping Centre)

MAP No. 6 / 99

BYLAW No. 3156 / H - 99

Comments:

With input from legal counsel, it is recommended that Council pass a resolution to amend Council Policy No. 3402 - Commercial Land Use Districts - Conversion of C4 to C2, to add the following words to clause (f) of that policy:

- “(f) or shall be adjacent to a regional shopping centre site and shall form an integral part of the site plan for the regional shopping centre and functionally shall form part of the regional shopping centre site.”

This would allow a conversion from C4 to C2 (Shopping Centre) District where such parcel backs directly onto and is adjacent to a regional shopping centre. This policy amendment would only apply to lots having a minimum site size of one ha but less than three ha. Following this change I recommend that Council proceed with first reading of Land Use Bylaw Amendment 3156/H-99.

“N. Van Wyk”
City Manager

Office of the City Clerk

March 2, 1999

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton, AB T5K 2L6

Faxed To: (780) 917-7179

Att: Mr. Don Larke, M. Pl.
Associate, Urban Land

Dear Mr. Larke:

**Re: Gaetz Avenue Crossing (Gaetz Avenue and 22nd Street) / Request for Rezoning /
Land Use Bylaw Amendment 3156/H-99**

At the City of Red Deer's Council Meeting held Monday, March 1, 1999, 1st Reading was given to Land Use Bylaw Amendment 3156/H-99, a copy of which is attached hereto.

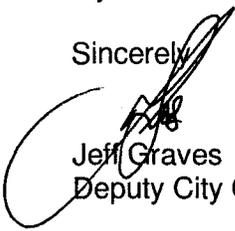
Land Use Bylaw Amendment No. 3156/H-99 provides for the redesignation of the site from C4 zoning, which is the type of zoning used along north and south Gaetz Avenue, to the C3 District - the same zoning that exists at the Parkland Mall, Bower Place Mall and Deer Park Shopping Centre. If this bylaw were to be passed, the new uses that would be added to this site through rezoning would include commercial entertainment facilities on the large site and up to 5% office use on both sites.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 29, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, March 10, 1999, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Jeff Graves
Deputy City Clerk

/clr
attchs.

c Principal Planner
~~Administrative Assistant, S. Ladwig~~



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

BYLAW NO. 3156/H-99

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB Canada T5K 2L6
Tel: (780) 917-7000
www.stantec.com

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Item No. 2

Stantec

02 February 1999
File: 161 89000

Tel: (780) 917-7018
Fax: (780) 917-7179
dlarke@stantec.com

City of Red Deer
3rd Floor, City Hall
4914 - 48 Avenue
RED DEER AB T4N 3T4

Attention: Mr. Ryan Strader

Dear Sir:

Reference: Gaetz Avenue Crossing - Gaetz Avenue & 22nd Street

Stantec Consulting Ltd. has been engaged by Cedaridge Properties (Red Deer) Inc. through Royal Management Services Inc. to assist in the development of the Gaetz Avenue Crossing project. We understand that previous applications to secure General Office Uses under the existing C4 - Commercial (Major Arterial) District have been unsuccessful.

On behalf of Cedaridge Properties Inc., we would like to apply to rezone the subject property to C2 - Commercial (Regional and District Shopping Centre) District in an effort to accommodate the desired General Office Uses. It is our understanding that this letter request can serve as the initial application and that any other necessary documentation may follow. The request presented in the 25 January 1999 letter from Royal Management Services regarding an exemption to the C4 Bylaw to allow General Office Uses should be dropped in favour of this rezoning.

Buildings

We would appreciate any assistance you can provide in processing this rezoning application. We will be in touch shortly to discuss the process. In the meantime, if you have any questions or require any further information, please contact the undersigned at (780) 917-7018. Thank you.

Environment

Industrial

Sincerely,

Management Systems

STANTEC CONSULTING LTD.

Transportation

D.A. (Don) Larke, M. Pl.
Associate, Urban Land

Urban Land

c: Curtis Way, Royal Management Services Inc. (462-0209)

Item No. 5

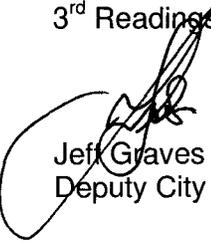
DATE: March 2, 1999
TO: City Council
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/I-99, Design Standards: C1 and C1A Districts*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, March 29, 1999 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/I-99 provides for the prohibition of warehouse style buildings from locating in the City's downtown commercial areas. In accordance with this bylaw, buildings would be required to have street level windows, street oriented signage, complementary architectural materials to the remainder of the downtown and other pedestrian oriented design features. The Municipal Planning Commission has suggested that more detailed architectural guidelines be developed in consultation with business owners. This very general bylaw is intended to be the first step in development detailed architectural guidelines for the downtown.

Recommendation

That following the Public Hearing, Land Use Bylaw Amendment 3156/I-99 may be given 2nd and 3rd Readings.



Jeff Graves
Deputy City Clerk

/clr
attchs.

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/ 1-99

DESCRIPTION: Downtown Design
Standards

FIRST READING: March 1/99

DATE OF FIRST PUBLICATION: March 12

DATE OF SECOND PUBLICATION: March 19

SECOND READING: March 29

THIRD READING: March 29

LETTERS REQUIRED TO PROPERTY OWNERS: YES _____ NO

DEPOSIT REQUIRED: NO YES _____ AMOUNT \$ _____

ACTUAL COST OF ADVERTISING: \$ _____

MAP PREPARATION: \$ _____

TOTAL \$ _____

REFUND _____ INVOICE _____ \$ _____

COMPLETED

**LAND USE BYLAW AMENDMENT
DESIGN STANDARDS - DOWNTOWN RED DEER**

1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/I-99 for the purpose of clarifying expectations regarding building development in downtown Red Deer. These criteria will be added to C1 (Downtown) and C1A (Downtown West) Districts. This bylaw essentially prohibits warehouse-style buildings from locating in the downtown commercial areas.

Buildings shall feature street-oriented design elements for all elevations visible from adjacent public roadways. These design elements shall include street level windows, appropriately designed entrances, street-oriented signage, pedestrian scale design and building materials which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).

2. This very general bylaw is intended to be the first step in developing detailed architectural guidelines for the downtown. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.
3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, March 29, 1999, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: March 12 and March 19, 1999)

BYLAW 3156/I-99

DESIGN STANDARDS

BACKGROUND

In order to clarify Council's expectations regarding building development in the Downtown, a simple set of design criteria has been prepared. These criteria will be added to C1 (Downtown) and C1A (Downtown West) Districts.

PURPOSE OF THE BYLAW

This bylaw essentially prohibits warehouse style buildings from locating in the City's downtown commercial areas. Buildings are required to have street level windows, street oriented signage, complementary architectural materials to the remainder of the downtown and other pedestrian oriented design features.

NEXT STEP

The Municipal Planning Commission has suggested that more detailed architectural guidelines be developed in consultation with business owners. This very general bylaw is intended to be the first step in developing detailed architectural guidelines for the downtown.

BYLAW NO. 3156/I-99

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

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

- 1 The following Subsection 102(4) is hereby added to the C1 Commercial (City Centre) District:

"102(4) All buildings in the C1 District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes)."

- 2 The following Subsection 109(3) is hereby added to the C1A Commercial (City Centre West) District:

"109(3) All buildings in the C1A District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes)."

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

MEMO

DATE: February 11, 1999

TO: KELLY KLOSS
CITY CLERK

FROM: RYAN STRADER, Manager
Inspections & Licensing Department

RE: AMENDMENT TO THE LAND USE BYLAW
DESIGN STANDARDS: C1 - C1A DISTRICTS

Please place the following item before City Council for their consideration:

The Municipal Planning Commission requested the administration prepare an amendment to the Land Use Bylaw that would strengthen the design requirements for buildings in the downtown commercial zones, C1 - C1A.

Various architectural and engineering companies in Red Deer, as well as the Downtown Business Association and the Downtown Planning Committee, were contacted for their comments which have been taken into consideration when preparing this amendment.

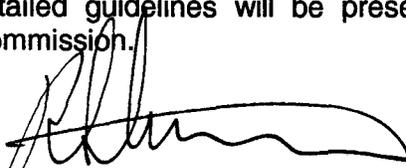
The proposed amendment is as follows:

"All buildings in the C1-C1A District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes)."

The Commission also recommended that the Downtown Planning Committee develop design standards with input from architectural professions and property owners to include more detailed wording and definitions where appropriate.

RECOMMENDATION

There is a need for regulations on esthetics relative to development in the downtown. However making the bylaw more specific on regulations could restrict the ability of the designer to be innovative. We recommend this amendment be incorporated in the Land Use Bylaw. Further detailed guidelines will be presented to Council as suggested by the Municipal Planning Commission.



RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS/kb

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/I-99, Design Standards: C1 and C1A Districts*

Reference Report: Deputy City Clerk dated March 2, 1999

Bylaw Readings:

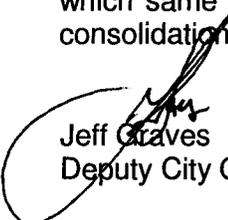
Land Use Bylaw Amendment No. 3156/I-99 was given 2nd & 3rd Readings, a copy of which is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/I-99 provides for the prohibition of warehouse style buildings from locating in the City's downtown commercial areas. In accordance with this bylaw, buildings will be required to have street level windows, street oriented signage, complementary architectural materials to the remainder of the downtown and other pedestrian oriented design features. The Municipal Planning Commission has suggested that more detailed architectural guidelines be developed in consultation with business owners. This very general bylaw is intended to be the first step in development detailed architectural guidelines for the downtown.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/I-99, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
E. L. & P. Manager
Fire Chief/Manager Emergency Services
City Assessor
Land and Economic Development Manager
Doug Kutinsky, Graphics Designer

S. Ladwig, Administrative Assistant
C. Rausch, City Clerk's Office

DATE: March 24, 1999
TO: City Clerk
FROM: GLENN MOORE, Chairperson
Environmental Advisory Board
RE: BACKYARD BURNING

In February, 1998 the Environmental Advisory Board recommended that City Council pass Bylaw 3198 to ban the burning of yard waste material in backyards during the designated three-week period in Spring and Fall. This recommendation retained opportunities for residents to continue to use fire pits and barbecue grills in the backyard at all times. City Council, on March 10, 1998, did not support the recommendation of the Environmental Advisory Board

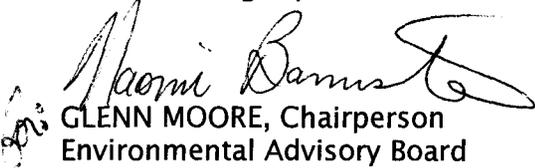
Since that time, the Board has received a number of inquires and requests from the public to reconsider the issue of backyard burning of yard waste materials in Spring and Fall. The Board has considered the following new public inquiries and information (attached):

- a. Letter of March 24, 1999 from Paul Goranson, Public Works Manager
re: Yard Waste Options
- b. 22 written submissions from residents
- c. Comments from a public meeting held March 10, 1999
- d. Alberta Lung Association (Red Deer) - Asthma Survey

In addition, seven Alberta cities were contacted; none allow open burning of yard waste in backyards during Spring and Fall. Based on the above and the high degree of public interest in this issue, the Environmental Advisory Board is requesting that City Council reconsider the banning of Spring/Fall backyard burning of yard waste.

At the Regular Meeting of March 23, 1999, the Environmental Advisory Board passed the following two resolutions:

1. "That the Environmental Advisory Board, having considered comments received from the public in attendance at the March 10, 1999 Public Open House re: Back Yard Burning, and having considered correspondence received regarding this issue, hereby **recommend to Council of The City of Red Deer** that Fire Permit Bylaw 2962/88 be amended by deleting Section 5 regarding the burning of yard waste materials and that the amendment be effective Spring 1999."
2. "That the Environmental Advisory Board, having considered comments received from the public in attendance at the March 10, 1999 Public Open House re: Back Yard Burning, and having considered correspondence received regarding this issue, hereby **recommend to Council of The City of Red Deer** that the city implement a yard waste coupon program and/or a one week drop off period in Spring and Fall for larger yard waste materials."


GLENN MOORE, Chairperson
Environmental Advisory Board
Atts.

c. Lowell Hodgson, Director of Community Services
Bryon Jeffers, Director of Development Services

Paul Goranson, Public Works Manager

DATE: March 24, 1999
TO: City Clerk
FROM: Public Works Manager
RE: **BACKYARD BURNING - YARD WASTE OPTIONS**

Some of the primary concerns expressed during the public consultation process on backyard burning, centered around residents that felt the yard waste program provided by the City did not meet their needs. Two concerns were raised regarding the program; one, that the period of collection was not adequate, and two, that the large branches that were generated from their yards had to be hauled by them to the landfill yard waste drop off and a tipping fee was charged to them.

Yard Waste Collection Period

The City of Red Deer currently provides a weekly door-to-door yard waste collection service. Residents must provide their own containers and mark them with yard waste stickers provided by the City. The program includes grass clippings, plant material and small branches. The program currently is set to operate for 26 weeks of the year. The start has typically been mid April with the conclusion 26 weeks later. The end date selected has been chosen to fall after the Thanksgiving long weekend, which is when a lot of residents do their fall yard cleanup.

To address this concern, the Contractor has been contacted and arrangements have been made to extend the pick up period on an as required basis. This was previously arranged to address concerns related to the implementation of the five unit limit, and will be done this year if required.

Yard Waste Drop Off Depot

The City also operates a drop-off depot at the landfill. This is currently used by commercial landscapers and City residents. The regular tipping fee of \$30/tonne is charged. The depot handles the same material as the door-to-door program, as well as larger branches. The material is transported to the composting pad at the new landfill where it is processed using a tub grinder and composted.

Several city residents with large yards that choose not to burn already handle their yard waste through the existing programs. In many cases these residents have been paying to dispose of the material at the drop-off depot. Currently two \$5.00 coupons are distributed to all residences annually that can be used to offset this cost.

In order to provide additional options for residents with large yards the following criteria has been considered:

- material should generally be composted rather than landfilled

- additional cost to the solid waste utility should be minimized
- the administration associated with the recommended option should be kept to a minimum
- responsibility of the generator of the material

The following table provides a summary of some potential options and comments regarding the considered criteria:

Option	Comments	Estimated Cost
No charge or free disposal at the drop-off depot - all year or for a portion of the year (ie. one week spring and one week in fall)	The volume of material diverted would increase with this option. Free disposal at the depot has been tried in the past. It was found to be very difficult to administer and required a full-time staff member to be present. Traffic volume becomes difficult to manage. Some confusion around the start and end of the periods will result. Commercial businesses and residents from outside the City end up being subsidized by other landfill users.	\$10,000 /yr
Regularly scheduled pick-up of "large branches" (e.g. 2 times per year)	The volume of material diverted would increase with this option. This would be a very expensive option and would require a significant amount of administration. Residents can currently contact private contractors to have large items collected.	\$???
Provide a larger subsidy, \$20.00 yard waste coupon once per year for residential use	The volume of material diverted would increase with this option. Residents with "larger yards" could come to Public Works to register to get a yard waste coupon. There are some administrative concerns regarding coupons, contamination of material, and accounting. No commercial or non- resident subsidization would occur.	\$10,000 /yr
Provide no new services/options	The volume of material may increase due to the banning of backyard burning. Many residents are already dealing with the same problem without any special services/programs.	\$0.0

Discussion

In terms of fairness to others, the Public Works Department would prefer not to provide any special services or options for the residents that would be affected specifically by a ban on backyard burning. There are residents that have large yards, that currently haul to the drop off depot and pay the required tipping fee.

Concerns have been expressed by residents in the past regarding not being able to participate in the yard waste program due to the size of branches or large volume of material that is generated from their yards. In order to assist in meeting this demand, it may be effective in providing an incentive for people to separate their yard waste and deliver it directly to the drop off depot at a subsidized rate.

It is interesting to note that the majority of users of the drop off depot currently do not have loads that exceed the five dollar coupon allowance that is provided.

There are concerns that are difficult to predict regarding any change to the program. The cost estimates are order of magnitude estimates since it is difficult to determine how many residents would participate in any of the options. In order to allow an opportunity to address unforeseen problems, it is suggested that the implemented alternative be monitored for this year. If significant problems arise, then the Public Works Department will report the concerns back to Council.

Based on the current cost estimate of \$10,000, the current rates charged through the utility would cover the costs of implementing this change for 1999.

RECOMMENDATION

The Public Works Department recommends that a subsidy for residents with large yards be implemented. It would be provided by issuing a special coupon for yard waste, in an amount of \$20/yr that could be used during the time that the drop off depot is open. The residents would have to obtain the coupon personally from the Public Works Office.



Paul A. Goranson, P.Eng.
Public Works Manager

cc: Director of Development Services

MKS/PAG/blm

PUBLIC COMMENTS and OPINIONS
Spring/Fall Backyard Burning
Public Meeting March 10, 1999
Snell Auditorium

1. No burning at all for medical reasons.
2. Three week spring and fall burning is a reasonable compromise.
3. No burning - we have smoke free working places and houses, let's have smoke free yards. The yard waste project is very generous. Folks with large yards could compost. Composting works! It's great!
4. We need burning to dispose of large tree limbs with no truck available to haul them to the landfill.
5. No burning for health reasons.
6. The City should pass a bylaw which would ban all backyard burning. Let's get in sink with the rest of the urban municipalities in the province before the end of the 20th century. The yard waste pick-up program should be extended to be in effect from April 1 to October 31 at the least.
7. I am in favor of banning the burning of grass and leaves, etc., but not the wood because the grass and leaves can be used as compost but how are you going to till the green branches or stumps into the ground? I pile up my branches for approximately a year for them to dry, then I burn for about ½ hour.
8. In favor of banning re: asthma and there are better alternatives
9. In favor of banning grass and leaf burning. Suggest all branches, etc. be burned in fire pits as fuel.
10. The use of fire pits should be included in yard burning in general. There are more fire puts than fires burning yard waste.
11. We support a ban on burning backyard waste. We would support, as well, extended periods of yard waste pick-up, especially in the fall. We also support an educational program to encourage and urge people to participate in the pick-up program and to establish backyard composting.
12. I am in against backyard burning, but I do feel that the City could put more effort into promoting the alternatives.
13. A lot of totally extraneous information was presented on asthmatic conditions, fire truck responses and overall air pollution levels in Red Deer. None of these occurrences would be reduced one bit by banning backyard burning. Backyard burning contributes a vanishingly small proportion of the particulate matter in the air at the present time. No data was presented on particulate levels measured before, during, and after the burning period. If a cleaner city was the object of this experience, the City wold ban all use of indoor fireplaces.

This exercise of banning backyard burning is designed only to make it appear that City Council is doing something about cleaning the air whereas, in actuality they are doing nothing at all except restricting citizen's freedoms at every turn.

14. More to worry about than burning biannually!
15. All backyard burning should be eliminated, including fire pits and yard waste burning. Fire pits cause smoke pollution all summer, not just for 6 weeks of the year. It is time the City eliminates burning to clean up the air we breathe. People who burn illegally should pay a fine.
16. It's time Red Deer got in step with the rest of the cities in Alberta and banned yard burning.
17. We are against backyard. For those with large limbs of trees, they should look into the use of a chipper.
18. Yard waste burning is a total waste of time as it can be composted. Large limbs can be cut and dried for fireplaces or hauled away.
19. All burning should be banned to make laws easier and save money.
20. As the mother of a severe asthmatic, I hope alternative methods to yard waste burning will be adopted.
21. I support the banning of backyard burning in spring and fall. Education so far re: composting is good, but obviously needs more ongoing. Offer free drop off of oversize branches.
22. Can landfill accept yard waste at no cost to resident (existing coupons @ \$5.00 are not enough to cover the total tipping fee of \$30.00).
23. Can fines for illegal fires in backyards be used to fund extensions of the yard waste pick-up and drop off at the landfill?
24. Am in favor of backyard burning because large trees and branches are not picked up by the garbage truck/recycling curb side yard waste pick-up program.
25. Suggest mulching and composting in addition to the yard waste pick up.
26. Support burning ban on yard waste in spring and fall like most, or all, other municipalities in Alberta.
27. Am in support of allowing us to continue to burn in spring and fall. I will continue to burn in spring and fall in my pit and in my back yard (composters can be purchased from the Kerry Wood Nature Centre).
28. Let's take this first step toward improving air quality in the city.
29. The City used to allow 365 days-a-year burning; now it is only three weeks in spring and fall. We have already taken a step. I'm not in favour of this ban.
30. Children have a particular problem with breathing disorders in the fall. Let's ban backyard burning for their sakes.

31. We need to do this (ban backyard burning) for the safety and better air quality in the city.
32. Can we not encourage and promote backyard composting more as a viable alternative, in addition to the curb yard-waste pick-up program?
33. Can there be a program that deals with (burn or pick-up) large branches and trees in excess of one inch diameter that are not picked up by the curb pick-up yard-waste program at the landfill? This might be done once in each of spring and fall.
34. Make the ban that you **cannot** burn leaves or grass or items that smolder and smoke at any time, but allow the burning of branches and trees.
35. Straw vote: 7 wish to retain spring/fall backyard burning; 16 wish to ban spring/fall burning.
36. Public complaints on backyard fires were reported on 58 occasions; 28 of these were open fires in backyards outside of fire pits; of these, 18 fires were reported and responded to as house fires.

by fax to: (403) 346-6195

16531-114 Street
Edmonton, Alberta
T5X 3V6
February 9, 1999



attn: Cheryl
Environmental Advisory Board
City of Red Deer
Red Deer, Alberta

Dear Cheryl:

It has been brought to my attention that the City of Red Deer is uncertain about the health hazards of "Backyard Burning of Yard Waste", and has therefore decided that backyard burning may continue.

It is a well-known fact that any type of smoke is a strong irritant to those who have respiratory conditions such as asthma. Asthma is a condition in which there is inflammation (swelling) of the airways which bring air in and out of the lungs. 5 to 10% of Canadians have asthma, and there are an estimated 10 deaths per week in Canada because of asthma. Asthma is the number one cause of school absenteeism, and the third leading cause of work loss.

Avoidance of asthma triggers is the best way to prevent asthma attacks. Triggers are those factors that irritate the airways and include allergens such as dust, pollens, moulds, animals; and irritants such as air pollution, smoke, perfumes, cleaners, etc.

Avoiding environmental smoke is impossible in a city that allows backyard burning. Although it is difficult to measure the health hazards of smoke as it contributes to asthma, it is a well-known fact that smoke makes asthma worse. Breathing air that is polluted with smoke can cause death for an asthma patient.

For further information, you may wish to contact one of the asthma researchers at the Alberta Asthma Center at (780) 492-9564.

Sincerely,

Lilly Byrtus

Lilly Byrtus
Regional Coordinator
Prairie/N.W.T. Region
Allergy Asthma Information Association
Phone & FAX: (780) 456-6651

NATIONAL OFFICE

30 Eglinton Ave., West, Ste. 760
Mississauga, Ont.
L5R 3E7
Tel: (905) 712-AAIA (2242)
Fax: (905) 712-2245

B.C./YUKON
303-1212 West Broadway
Vancouver, B.C.
V6H 3V1
(604) 731-9884

PRAIRIE / N.W.T.
16531-114 Street
Edmonton, Alta.
T6X 3V6
(403) 456-6651

ONTARIO
27 Giseleida Cres.
Scarborough, Ont.
M1G 3P5
(416) 439-8616

QUEBEC
172 Andover Road
Beaconsfield, Que.
H9W 2Z8
(514) 694-0679

ATLANTIC
20 South Road
Doaktown, N.B.
E0C 1G0
(506) 365-4501

February 17, 1999

Environmental Advisory Board
City of Red Deer
Box 5008
RED DEER AB T4N 3T4

RE: ALBERTA LUNG ASSOCIATION - ASTHMA SURVEY

Dear Boardmembers;

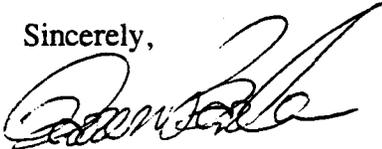
I am forwarding an information package on the Alberta Lung Associations recent study which examined asthma rates in Red Deer schools. I believe the information is relevant to your ongoing discussions regarding back yard burning of yard waste.

The ALA is also initiating a survey of approximately 2000 households in Red Deer to determine asthma incidence and possible contributing factors (triggers). This survey will begin soon and should also provide useful information.

I am also including a summary of respiratory diagnoses in the emergency department of the Red Deer Regional Hospital Centre for the years 1995 to date. I hope to have the opportunity to go through this information with you at the next Board meeting.

I hope this information is useful.

Sincerely,



Darren Barber, B.Sc., CPHI(C)
Public Health Inspector/Executive Officer
Environmental Health Services

Respiratory Diagnoses in the Emergency Department

Subject: ER Respiratory Diagnoses
 Prepared for: Darren Barber, Public Health Inspector
 Prepared by: Jill Harrison, Corporate Data
 Data Source: 1995/96 to 1998/99 YTD via HDMS
 Study Date: February 11, 1999

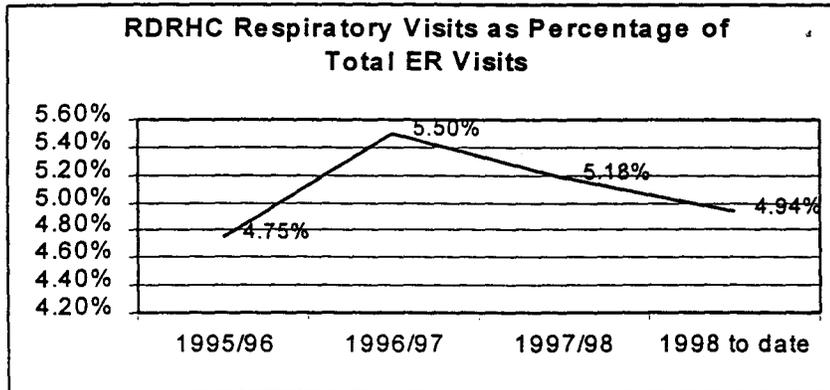
PURPOSE

To identify trends in clients presenting to the RDRHC Emergency Department with respiratory diagnoses for from April 1995 to-date, by month.

SUMMARY

The attached graph shows the volume of respiratory cases in 1998/99 YTD, as well as trend data for fiscal years 1995/96 to 1997/98. The average number of respiratory cases presenting per month has increased each year. There has been a slight decrease in 1998 to-date, however the volume of respiratory cases is higher in the winter months (December to February), so this may change once a complete year's data is available.

The volume of ER visits has increased 17.7% from 1995/96 to 1997/98, while the volume of respiratory visits to the ER has increased 32.5%, during the same time period.



The percentage of cases with a diagnosis of asthma or bronchitis has decreased slightly in 1998 to-date.

RECEIVED
 FEB 12 1999
 EMERGENCY SERVICES
 RED DEER REGIONAL HOSPITAL

REPORTFiscal 1995/96 (Appendix 1)

There were 1,799 visits to Emergency Department for a respiratory problem. This accounts for 4.7% of the total number of Emergency visits. There was an average of 150 respiratory visits to Emergency per month.

Asthma and Bronchitis account for 68% of the respiratory problems treated in Emergency:

Fiscal 1996/97 (Appendix 2)

There were 2,223 visits to Emergency Department for a respiratory problem. This accounts for 5.5% of the total number of Emergency visits. There was an average of 185 respiratory visits to the ER per month.

Asthma and Bronchitis account for 61% of the respiratory problems treated in Emergency. 1996/97 saw an increase in the number of cases of bronchiolitis (from 4.5 to 13.5/mo) and Chronic Airway Obstruction (from 2 to 10.5/mo). The increase was noted in the fall and continued until March 1997.

Fiscal 1997/98 (Appendix 3)

There were 2,384 visits to Emergency Department for a respiratory problem. This accounts for 5.2% of the total number of Emergency visits.

Asthma and Bronchitis account for 63% of the respiratory problems treated in Emergency. Cases of Chronic Airway obstruction remained at an average of 9 per month. There was a decrease in the number of cases of bronchiolitis, although there was an increase in December that lasted until April 1998.

There was an average of 199 respiratory visits per month.

Fiscal 1998/99 year-to-date (Appendix 4)

There were 1,565 visits to Emergency Department for a respiratory problem. This accounts for 4.9% of the total number of Emergency visits to-date.

Asthma and Bronchitis account for 59% of the respiratory problems treated in Emergency.

There was an average of 196 respiratory visits to the ER per month.

STUDY PARAMETERS

Patients presenting to the Emergency Department with a respiratory system diagnosis between April 1, 1995 and November 30, 1998 were included in this study.

Patients with a Most Responsible Diagnosis in one of the following categories were included:

- Bronchitis and Bronchiolitis (466.xx, 490, 491.xx)
- Allergic Rhinitis (477.x)
- Upper Respiratory Tract Hypersensitivity Reaction (478.8)
- Emphysema (492.x)
- Asthma (493.xx)
- Extrinsic Allergic Alveolitis (495)
- Chronic Airway Obstruction (496)
- Symptoms Involving Respiratory System and Chest (786.xx)

ATTACK ON ASTHMA

SUMMARY OF SCHOOL SURVEY RESULTS

Return rate

- In November 1998 a broad based survey was conducted in 16 randomly selected Red Deer schools.
- Over 6300 surveys were distributed.
- Approximately 5300 questionnaires or 84% were returned.
- Over 65% of those students who completed the survey stated that they were willing to be contacted for a more in depth history.

Prevalence of asthma.

- 18.9% of students surveyed had a history of asthma.
- 13.0% of students surveyed currently had asthma.
- More boys reported having a history of asthma (20.6%) or current asthma (13.5%) than girls (17.3% and 12.5% respectively).
- Asthma was reported more often for boys in grades kindergarten through grade eight. This trend reversed in the higher grades; in grade 12 more than twice as many girls reported a history of asthma (28.8%) or current asthma (22.4%) than boys (13.1% and 7.3% respectively).

Severity of asthma.

- Severity of asthma can be rated based whether it interferes infrequently (mild), occasionally (moderate) or seriously (severe) with normal lifestyle.
- 62.2% of students reported mild asthma, 34.4% ranked their asthma as moderate and 3.4% of students reported having severe asthma.

Illness and absenteeism.

- 15.0% of children with asthma reported having more than five colds per year compared with 4.7% of non-asthmatic students.
- A history of pneumonia was more common for asthmatic (25.5%) than non-asthmatic (8.1%) children.
- Twice as many children with asthma (32.5%) missed two or more days of school for health reasons in the last month compared with non-asthmatic children (16.3%).

School rates.

- There was considerable variation in the percent of students with asthma by school.
- The percentage of students with a history of asthma ranged from 12.5 to 25.8% for the schools surveyed.

Study population.

- Parents of students surveyed were well educated, 85% had completed grade 12 or higher.

February 12, 1999

23

To Don Bachelor
City of Red Deer

March 22, 1999

Dear Mr. Bachelor,

On behalf of C.A.G.E. I would like to encourage the City of Red Deer to ban backyard burning of yard waste. We are a part of a growing and progressive community that has seen some innovative waste handling approaches implemented in our city. The yard waste program is a valuable tool that makes the responsible handling of yard waste a possibility for most citizens.

In addition to the unnecessary waste of organic material, the burning of leaves and garden waste generates harmful smoke that is an irritant to citizens and a real danger to those with respiratory ailments. The Red Deer area has a very high incidence of asthma and respiratory illnesses, in fact an asthma study is underway in our community, so there is a significant percentage of people who are affected by this issue.

The City has made a commitment through its Toxic Waste Roundup and tighter restrictions at the landfill to keep toxic material from threatening its citizens. Therefore it seems contradictory that the airborne threat of smoke from a preventable source is not being addressed. We continue to see local businesses move to a smoke free environment in an effort to better serve their customers and deal with the issue of second hand smoke that affects more than the person who is actually choosing to smoke. Intentionally burning yard waste, especially when there are good alternatives available, also infringes on the rights of those who would wish to make more responsible choices yet are affected by their neighbour's actions.

We strongly urge the City to take a strong stand on this issue by banning the burning of yard waste. We would also ask that the City continue to educate the public about backyard composting and leaving clippings on lawns to help citizens deal with their yard waste effectively and responsibly.

Sincerely,



Sheila Free
For C.A.G.E.
(Citizens' Action Group on the Environment)
ph. 342-1722

Comments:

We concur with the recommendations of the Environmental Advisory Board and Public Works Manager. The City has worked hard over the past number of years to provide sound and reasonable alternatives for the recycling of yard waste. The banning of backyard burning of yard waste is an important final component in that process. It serves both waste reduction and clean air objectives within our Environmental Master Plan.

It is important to note that the cost associated with the Coupon Program proposed is not an “out of pocket cost” but rather a forgoing of revenue which has been generated in the past by residents that have had to pay to deliver their large yard waste items to the land fill.

It doesn't seem reasonable to create financial disincentives for the types of behavior we are trying to encourage. The coupon program substantially removes that disincentive. We recommend Council adopt this option.

“G. D. Surkan”
Mayor

“N. Van Wyk”
City Manager

**COUNCIL MEETING OF
MARCH 29, 1999**

**ATTACHMENT TO REPORT
ON
OPEN AGENDA**

Re: Backyard Burning

*Public Meeting of March 10, 1999
“Summary of Comments and Opinions
by Participants”*

and

Written Submissions/Comments

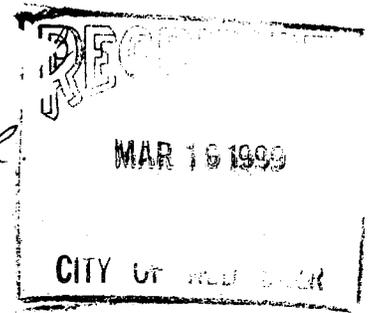
SPRING/FALL BACKYARD BURNING
Public Meeting March 10, 1999
Snell Auditorium
PARTICIPANTS

- | | |
|------------------------|----------------------------|
| 1. Cecilia Srobichicue | 2. Jim Caddy |
| 3. Alice Hogan | 4. Eileen Stuart |
| 5. Lorne Stuart | 6. Alan Smith |
| 7. Ben Rath | 8. Ron Gallant |
| 9. Annette Gallant | 10. Brenda Steier-Sacopaso |
| 11. Morris Flewwelling | 12. Herb James |
| 13. Ray Heard | 14. Bill Heinsen |
| 15. Lesley McKenzie | 16. Wayne Kanfas |
| 17. Tony Strus | 18. Mable Rath |
| 19. John Horne | 20. Lyle Fennell |
| 21. Lorna Fennell | 22. Hank Broomfield |
| 23. David G. Dykes | 24. Donna MacKenzie |
| 25. Sherry Scheunert | |

NOTE: Attached is a summary of the comments and opinions generated by the participants of this public meeting.

cc: Don Batchelor
Environmental Advisory
BOARD

Mar. 13/99.



Dear Mayor + Council

I cannot believe you are once again considering eliminating burning privileges spring + fall for this city. I did not attend the meeting held because my work took me out of town that whole week.

How is burning a few leaves + twigs spring and fall (all natural products) going to affect the environment any more than people burning wood in their fireplaces, or is that the

next freedom to go??

I personally have a huge yard that has evergreens surrounding it.

No leaves there. However my

neighbor has huge poplar trees.
(see the problem)?

We enjoy the privilege of being able to burn all these leaves each

fall or spring. It's just kind of

part of spring clean-up. Let's not

have one more freedom eroded. We

are rapidly becoming a police state.

I really don't want to pay to have my

neighbors leaves hauled away (garbage

quotas). Does this council intend to mediate

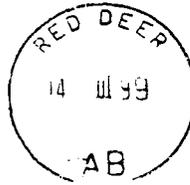
neighborhood scraps??

Annita Dikken

68 Fern Rd

Red Deer T4N4Z4

TOCO TOUCAN, CALGARY ZOO
 Calgary Alberta, Canada
 The brightly coloured Toucan is one of the Calgary Zoo's most striking birds.



This is to show support
 for the ban on burning
 proposed in
 City of Red Deer

Environmental Advisory Board

Box 5008

Red Deer, AB

T4N 3T4

Linda Feddes MAR 15 1999

C.A.G.F.

CITY OF RED DEER

Thanks!

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Canada



47535

Photo: Brian Keating



ENVIRONMENTAL
 ADVISORY BOARD
 CITY OF RED DEER

RED DEER, AB

T4N 3T4

March 17, 1999

Dear Alan

Haida Argillite bowl, ca.1865.
 GLENBOW MUSEUM, CALGARY, ALBERTA.

Please do all you can to ban
 back yard burning. Red Deer is
 an environmentally aware
 city with yard waste disposal,
 blue box etc. Take the next
 step. Save some pollution
 from getting into the air.

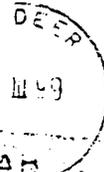
All the best

Alvin Hoyer

GIANT PANDA AND BAMBOO

Calgary Zoo, Botanical Garden and Prehistoric Park
Calgary, Alberta, Canada

Giant Pandas are the world's most popular animals.
They are also one of the rarest. Visit the Giant Pandas,
on loan from the People's Republic of China, at the
Calgary Zoo - February 10 through September 4, 1988.



City of Red Deer,
Attn: Environmental Advisory Board

MAR 15 1989

I strongly support a ban
on seasonal burning of yard
waste. With the pick-up program
that is in place, it is
unnecessary and just adds to
our current air quality problems.

City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4

Sincerely,
Angela Niemi-Ouellet, CHGE member.

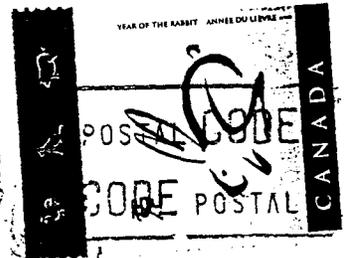
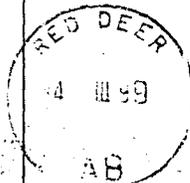
Photography: Robert Sandford

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5281
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Buffalo Stone Effigy.
GLENBOW MUSEUM, CALGARY, ALBERTA.

City of Red Deer,
Att: Env. Adv. Board.



I would like to encourage
the City of Red Deer to
implement a burning ban
on lawn and garden waste.
This material is able to
be handled effectively by
the yardwaste program and
burning it is a waste
of a potentially useful
resource. We are now of
a size as a city where

City of Red Deer
Box 5008
Red Deer AB
T4N 3T4
wearing us a poor
chew for safety and
air quality.
Sincerely Shula Free
36 Morris Ave
Red Deer AB T4N 3T4

To Environmental Advisory Board:

I am not in favour of backyard burning in terms of the spring and fall season or firepits. I find both to be a nuisance.

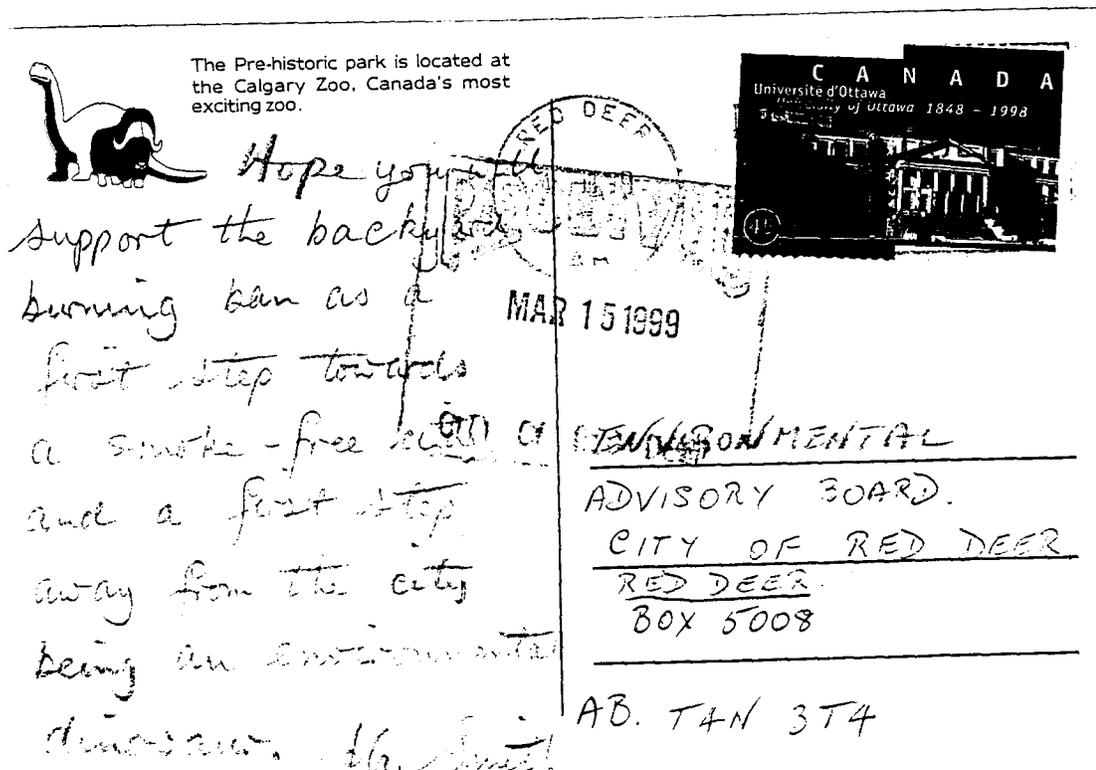
I also have concerns about the environmental impacts. I think it would be much better to have this material composted than to have it go up in smoke - literally. We are all aware of the loss of topsoil and agricultural land and if we can return an organic material back to the land, why not do so? I also have a gut feeling that composting of the material is less harmful in terms of generation of greenhouse gases etc. although I have no figures to back it up.

If firepits are within the scope of the public consultation, I would like to offer the following comments. We recently had a neighbour build a very expensive firepit. The first time they used it the smoke blew directly into our house. I am aware that under the bylaw you can complain to the Fire Department - but this is not a realistic option. Nobody wants to report their neighbours and friends over something like this. We shouldn't be put in that position.

I believe that backyard firepits do not belong in the City. I live in Eastview Estates where the lots are very narrow. At the very least, I think that people with existing firepits should have to register them with the City and there should be a moratorium on any new firepits.

I appreciate the opportunity to provide my input on this very important issue.

M. Stewart



March 5, 1999
John Caddy
6408 61 Ave
Red Deer, AB

Open letter to the committee.

Re: Back Yard Burning

To Whom It May Concern:

I would like to come out in favor of permitting backyard burning to continue.

I have lived in Red Deer for nearly fifty years and have seen many changes. For instance, notably smaller, more manageable, treeless lots. For those of us who live on large treed lots, backyard burning is the only viable solution when trying to care for and maintain our lots. For example, last year's early snow storm left me with more than a cord of fire wood and a huge pile of branches of one to 3 inches in diameter, which would not be picked up by the city. I would have had to make many trips to the dump with considerable out of pocket costs, not to mention time loss. By burning, the branches and leaves were gone in one afternoon with an enjoyable wiener roast for some of our younger friends.

Although the burning season is three weeks twice a year, I don't know of anyone who burns more than one or two days during that period, and most of the fires are clean burning with minimum smoke.

If in fact there are a number of people in Red Deer that are allergic to wood smoke, do you plan to ban all fireplaces, which are used for much more than six weeks per year. They are also often used in the winter when there is little wind to clear the smoke, as is usually the case in the spring and fall burning seasons.

As for the banning of the use of out door fire pits, I would like to emphasize that I have the right to enjoy my property just as much as someone who may have to close a window occasionally. What kind of community are we living in if a few people can dictate to the majority that their right to sit outside on a lovely fall evening, enjoying nature in their own backyard, around a small cracking wood fire, is not acceptable. This may not be the intent of the committee, but I am sure that if backyard burning is banned, it is only a matter of time before fire pits, barbecues, and fire places are banned. I'm sure that we are not a society so concerned about the "rights" of a few, that we will lose perspective of the rights of society as a whole.

In closing, I would like to say that if burning is banned in Red Deer, I just hope that it is extended to tobacco products because I know that they cause a lot more damage than the occasional backyard fire.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Caddy". The signature is written in a cursive style with a long horizontal stroke extending to the right from the bottom of the name.

John Caddy

March 10, 1999

To: The Environmental Advisory Board
C/O Mr. Don Batchelor

From: Laura Murphy
170 Glendale Boulevard
Red Deer, Alberta
Ph: (403) 357-6331

Please accept this letter as acknowledgment that our family is firmly **AGAINST** Burning of Yard Waste in Red Deer and area. I believe that this causes serious health risks, especially for those with respiratory conditions.

To give you an example, last year, during the summer on a very hot evening I had our windows open to provide some relief. We were awakened at 1:00 a.m. by our fire alarm to a house full of smoke. Two doors down the neighbors had burned their leaves and twigs along with regular firewood. With the wind that had picked up during the night, it blew into our home. These same neighbors have burnt milk cartons and refuse.

Consequently, my son, an asthmatic, had a severe asthma attack and we had him in emergency for treatments. I do know that there are a great deal of asthmatics in the Red Deer area and the number is growing. Let us also consider all the people in Red Deer with respiratory problems. Our infamous counselor, Dennis Moffat, stated at one time that he was an asthmatic and the smoke did not hurt him. Well, many people get very ill from this smoke, not to mention the carcinogens that are emitted into the atmosphere. This same neighbor as well as others in my area continue to burn their waste and make more people sick. My son regularly visits emergency and many times is admitted to the hospital during the times people are burning their waste.

If any of you have had an occasion when you were short of breath from running and have had trouble catching your breath, multiply that by 20 and that is what it feels like to have an asthma attack. Should we allow people in our community to deliberately make others sick? I think not!

Do any of you know what it is like to watch a loved one struggle for breath. . .trust me you do not want to know. . .

Please do the right thing and protect our atmosphere, our health and our lives!

Sincerely,

A handwritten signature in cursive script that reads "L. Murphy". The signature is written in black ink and is positioned above the printed name.

Laura Murphy

Brenda S Sacopaso
76 Anquetel St.
Red Deer AB
T4N 2K7

1

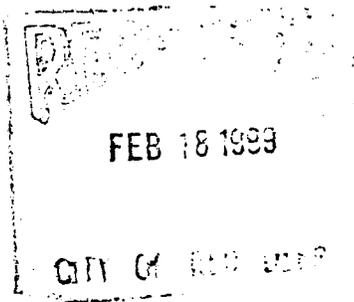
C/O Don Batchelor
Recreation Parks and Culture Dept.
City Environmental Board

I am writing to address the issue of backyard burning. As a mother of two asthmatic children, clean fresh air is also of major concern to me. One of my children does have multiple allergies and the burden of breathing in smoked filled air does more than just add insult to injury. What may just be a minor annoyance to others can quite often cause the immediate blocking off of her airway. Some asthmatics may not even be affected the slightest, but for many others that minor annoyance may later manifest itself during the dead of night.

Many asthmatics may not even relate their symptoms back to the earlier exposure of burning smoke. It is a well known fact that the smoke irritates the airway and may increase the mucous produced in the lungs. This increased mucous production can than lead to pneumonia if it stagnates in the airway, especially if the exposure is repeated by various neighbors burning over a couple of weeks.

Many children and adults have difficulty going outside during our burning season and also when neighbors use their outside fire pits. The smoke also can enter into the house through the furnace intake air system, leaving little refuge for the severely affected. This leads to increased utilization of the already burdened health care system.

In conclusion I feel that a ban that would prohibit all backyard burning would save the tax payers money and would enhance the lives of many people and their families.



*Sincerely,
Brenda S. Sacopaso*

To Red Deer Environmental Advisory Board
 From Alan Smith 4 FEB 99
 Re Eliminating Backyard Burning

2

I wish to support any moves to eliminate backyard burning and enclose information from B.C. that may be useful. I should explain that ten years ago I was invited to submit ideas for improving air quality in B.C. and since then I have been kept informed of progress in this regard. B.C. has a "normal" department of the environment which keeps the public informed on air quality issues and possible solutions allowing for educated decision making.

There is a major problem in allowing backyard burning when the ventilation index is good and this also applies to wood burning in fireplaces being allowed in U.S. cities under these conditions: neighbours are then exposed to unusually high smoke levels.

VENTILATION INDEX GOOD (WINDY)



I also enclose a pamphlet on the effects of woodsmoke on health — again from B.C. as the Alberta Lung Association is not prepared to tell the public there is a problem with woodsmoke. Although I travel a lot and am a long-time member of the world clean air society, Alberta is the only place, I am aware of, that has not discovered that woodsmoke causes the same diseases as cigarette smoke.

With growing rates of asthma and environmental illness many parts of the world are adopting measures to reduce or eliminate exposure to woodsmoke for even a short time. The British were the only ones to analyse backyard-waste smoke and found it to be even more carcinogenic than the emissions from the notorious airtight stoves. In recognition that even limited exposure to woodsmoke has its price the Australians have electric and propane cooking and BBQ facilities in city parks, the British have "smokeless ignition" (no wood or paper) requirements for smokeless fireplace fuels, many U.S. towns banned backyard firepits and the National Parks have smoke-free campgrounds (or areas)

I have never lived in a city that allowed backyard burning so I have no personal experience in this regard. However, I suffer such severe reactions to woodsmoke in general that backyard waste smoke is unlikely to be any different. I live in an apartment to allow plenty of distance from smoke sources. Even so, the whole area has a strong odour of dangerous wood combustion chemicals at times.

There are no painless ways to clean up the air and only an informed population is likely to support such measures. Normally, departments of health & the environment, lung and cancer societies, schools, universities and environmental groups keep the public informed. However, there is nothing "normal" about the situation in Alberta and the city may want to bring in speakers. I would suggest Dr. Vedal (U.B.C) re woodsmoke and Dr Tang Lee (U of Calgary) re indoor air pollution.

RED DEER, ALBERTA, T4R 2L5
February 10, 1999

Environmental Advisory Board,
% Don Butschelor,
City Hall, Red Deer, Alberta

(P/11/11/99 340-340)

3

Re: Ban on Outdoor Burning

With reference to the article in the Red Deer Advocate of Thursday January 28, 1999 - "Input sought from Asthmatics about Burning Yard Waste", I am submitting this letter for consideration at your next Board meeting on February 23, 1999.

I am an elderly asthmatic in my late 70's and have been on full inhaler medication (2 different types) on a daily basis plus occasional courses of prednisone (cortisone) pills if needed for many years now. This will have to continue for the rest of my life.

Burning yard waste is just one more thing that asthmatics shouldn't have to put up with. In fact any kind of smoke is very difficult or nearly impossible for asthmatics to cope with. It means that they have to avoid the smoke by leaving the area or at least staying in their house with all the windows and air vents for the furnace and other gas appliances closed on a temporary basis until the smoke has cleared away.

However, there is another issue here. Why doesn't Red Deer get up to date when it comes to outdoor burning of yard waste? Outdoor burning has been banned in other cities for up to 20 years or more, and I am especially familiar with conditions in Lethbridge as I lived there for 67 years before coming here to Red Deer.

I attended your Board Public meeting in February 1998 at the library, and after hearing the Board's general support of banning outdoor burning and the Fire Department's recommendation that it definitely be banned, I was absolutely

amazed that soon afterward City Council voted to continue to allow outdoor burning of yard waste within the city.

As the campaign literature said in the 1998 Christmas Seal drive for funds - "If you can't breathe, nothing else matters!"

Yours truly,
J.F. Horne
(JOHN F. HORNE)

FAX TRANSMISSION

ELAINE L. CAMPBELL

109 WILSON CRESCENT
RED DEER AB T4N 5V6
RES: 403-346-6379
BUS: 403-309-8107
FAX: 403-340-2514

To: Environmental Advisory Board **Date:** February 2, 1999
City of Red Deer
Red Deer, Alberta

Fax #: 346-6195 **Pages:** 1, including this cover sheet.

Subject: BURNING YARD WASTE - INPUT SOUGHT ON THE IMPACT ON
ASTHMATICS

I am writing in response to the article in the Red Deer Advocate of January 28, 1999 asking for input from asthmatics on the issue of backyard burning. I am not an asthmatic but, like an unexplained high number of Alberta children, my six year old son, Aaron is. We work very hard at keeping his asthma under control by ensuring that he eats properly, sleeps well, gets exercise, and avoids irritants and allergens but we also need to control it by using medication. Some of the medications, especially the oral steroids, have serious long term side effects. We try to avoid using them as much as possible.

The times of the year that are especially difficult for Aaron are the spring and fall. I am not sure exactly what factors contribute to this but likely pollens, moulds, harvest dust, etc. are some of the things that overload his system during these times. At any time of the year, Aaron is bothered by smoke. We have a smoke-free home, we cannot have a wood burning stove or fireplace, we cannot have a campfire while camping, and we are unable to visit many friends' and family members' homes because of the presence of smoke. Some of our neighbours burn yard waste during the spring and fall and my son is forced to remain indoors with the windows and doors closed while this is going on.

Backyard burning in our City is not necessary because we have a yard waste program. It is an easily eliminated irritant and allergen for those in our city who are especially sensitive to it. Backyard burning tends to be much smokier than a wood fire and pollutes our air unnecessarily. Please eliminate backyard burning in the City of Red Deer.

Elaine L. Campbell

407 4522 47A Ave.
Red Deer AB T4N 0G8

Mr. Don Batchelor
Manager, Recreation, Parks and Gardens
City of Red Deer
City Hall, Box 5008
Red Deer

January 26, 1999

Dear Don,

Re: Burning of yard waste and fire pits

As residents of a condo at the above premises, my wife and I experience some discomfort during the summer months as the result of a nearby resident using an outdoor fire pit in his back yard.

Although on most nights he extinguishes the fire at about midnight, he lights it in the early evening when we need to have all the windows and doors open, as our condo is on the west side of the building. The acrid smoke drifts into the condo, which is on the fourth floor, and causes problems for us older residents who have breathing difficulties. There are twelve condos on the west side and we are all affected to some degree by the nuisance.

We would therefore welcome action by City Council to impose some limitations on the use of fire pits and also the burning of waste in backyards.

Yours sincerely,

Raymond P. Heard
Raymond P. Heard

March 7/1999

Ron & Judy MILNE
63 Howarth St
Red Deer, AB
T4N 6J8

Environmental Advisory Board
Attn: Cheryl Adams
Fax: 403-346-6195

Re: Proposed Burning Ban

We have heard of the proposed burning ban and the subsequent meeting to be held on March 10/99.

We are unable to attend the above meeting, but do want our "voices" heard on the matter.

We have lived in the City of Red Deer for over 9 years. With the "Yard Waste" program, we feel that the annual spring and fall burning periods are no longer necessary, but we are very concerned to where this may lead.

If banning fire pits is being considered, we strongly object. If fire pits are banned, what will be next, wood burning stoves, fireplaces and barbeques?

Thank you.



R Milne & J Milne

Phone: 341-5391
Fax: 341-6466
Email: judmilnc@agt.net

David & Bonnie VAUGHAN
92 Halibuton Cres.
Red Deer AB T4N 6K3
347-4923

ATTN: Environmental Advisor Board.
- Backyard burning

We cannot make it to the meeting next week, therefore, we are expressing our opinion in this letter.

We do not necessarily agree with no burning in the Spring & Fall clean ups. But we can except this due to the great yard waste Program! Plus we can understand there must be a large increase at these times, making it hard for some people.

How ever we strongly feel we have every right to maintain our firepit in our backyard! We don't want to ever lose this! We want the freedom to have a weiner roast when we choose! To take this away is totally Against our rights! In Canada we have this freedom! But when ever there is a fire band - we totally respect this and do Not light a fire till the band is lifted.

I'm allergic to smoke and we have children who do have asthma! We still feel everyone has the right to have a firepit and use it when ever they want! We can not take this away from anyone living in this country!

Bonnie Vaughan
David Vaughan

Bert + Marge Proehl
13 Kane Close
Red Deer, AB.

ATTN: Environmental Advisor
Board.
— Backyard burning

We are away on holidays and have asked our daughter to write this letter for us.

We don't want backyard fire pits to ever be banned! We feel everyone has the right to keep and use their fire pits at their homes! This right should not be taken away!

We can support no spring and fall burning only because of the yard waste program. But it must end there! If it can't, then we are against the whole matter!

per/Bert + Marge Proehl

Bonnie Vaughan

March 4/99.

To: Environmental Advisory Board.

Re: Backyard Burning.

I understand that the citizens of Red Deer will have a chance to speak on March 10/99 regarding the subject of backyard burning. As I am unable to attend that meeting, I've written down the opinions of my family on this subject.

We have a firepit in our backyard, as we often enjoy family wiener roasts or neighborhood get togethers. We use this pit responsibly and always have the garden hose close by in case of a live spark popping out of the pit. When fire bans are posted, due to dry weather, we respect these bans. To take away this right would be a real drawback.

Last year, the summer weather was terribly dry, and fire bans were posted. Most everyone respected this. But, as some bad apples will do, we knew of people who tarped their backyard and proceeded to enjoy a backyard fire all weekend. My point with this is, how dangerous was this to do? If you ban backyard firepits, people will be irresponsible and have them anyway. You've only created another bylaw.

I can understand the ban of spring and fall burning, simply because of the heavy smoke and it can be dangerous to people suffering from asthma or other lung-related illnesses. People will be upset though, because now we have a limit to our garbage, and how else can people rid their yards of excess leaves

garden materials, etc.

We pay taxes in the city and in doing
so, should have some of our rights protected, not
taken away.

George + Cora Simpson
96 Haliburton Cres.
Red Deer, Alta.

65 Oberlin Ave
Red Deer AB
T4N 4X1
4 March 98

Members
Environmental Advisory Board
Red Deer

Dear Sir

I am unable to attend the meeting to be held on March the 10th because of a previous commitment on that evening.

I am in favor of burning because of the labour of cutting and bundling all twigs and branches. Grass clippings and leaves could be recycled.

When you burn branches it is usually a very fast burn with not too much smoke.

My vote is to keep the burning of yard waste

Jean Nichol

March 9/99

To: Mayor and Council of The City of Red Deer
Environmental Advisory Board, c/o Don Batchelor

We would be very sorry if The City were to ban backyard burning.

We always make use of this period of time, usually once a year on a Friday night, in the fall. We normally have a lot of yard waste to burn. Possibly the period of time for burning could be reduced to one week instead of two weeks.

We annually utilize the burning period from 4:00 to 8:00 p.m. on a Friday night. We invite our family, including our ten Grandchildren, over for a wiener roast and family gathering in our backyard. We always use extreme caution and ensure our fire is tended to at all times. Please consider our request NOT to ban backyard burning.

We do not take unnecessary advantage of the burning period as we take the opportunity to burn yard waste once a year, on a planned day. Provisions must be made for a long enough period of time to accommodate the weather, in case of rain or snow, etc. I would like to see the burning period take place one week, sometime in the first two weeks of October, once everyone's yard and garden waste has been gathered.

Thank you for your consideration of my concerns.

Dorothy Brouwer
5830-45 Avenue
Red Deer, AB T4N 3M3

Sincerely, Dorothy Brouwer.

(403) 347-1440

March 9/99

To: Mayor and Council of The City of Red Deer
Environmental Advisory Board, c/o Don Batchelor

FILE

We would be very sorry if The City were to ban backyard burning.

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Thank you for your consideration of my concerns.

Dorothy Brouwer
5830-45 Avenue
Red Deer, AB T4N 3M3

Sincerely, Dorothy Brouwer.

(403) 347-1440

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999

TO: Director of Community Services
Recreation, Parks & Culture Manager
Public Works Manager

FROM: Deputy City Clerk

RE: *Backyard Burning*

Reference Report: Environmental Advisory Board dated March 24, 1999

Resolution:

“RESOLVED that Council of The City of Red Deer, having considered report from the Environmental Advisory Board dated March 24, 1999 re: Backyard Burning, hereby:

1. Directs the Administration to prepare an amendment to Fire Permit Bylaw No. 2962/88 to prohibit the burning of yard waste materials in the Spring and Fall, to commence Spring of 1999;
2. Agrees to implement a Yard Waste Coupon Program and a one week free drop off period in Spring and Fall for yard waste materials as set out in the recommendations in the Public Works Manager's report dated March 24, 1999,
3. Agrees that the approximate cost of \$10,000 to implement a Yard Waste Coupon Program be recovered through the Solid Waste Utility;
4. Agrees that the Administration shall submit a report to Council within one year outlining the effectiveness of the program and the costs related to same,

and as presented to Council March 29, 1999.”

Report Back to Council Required: Yes

Comments/Further Action:

As directed above, this office will now ensure a bylaw is in place which provides for the prohibition of the burning of yard waste materials. We will be preparing a new bylaw to repeal current Fire Permit Bylaw No. 2962/88, incorporating the above information. Fire Permit Bylaw No. 2962/88 requires some additional amendments to bring it up to date and in line with current legislation and City information and we will take this opportunity to repeal this bylaw and replace it with a more up to date Fire Permit Bylaw.

Backyard Burning
March 30, 1999
Page 2

Please note that the Environmental Advisory Board, in their report dated March 24, 1999, referred to Bylaw No. 3198/98. Please note that Bylaw No. 3198/98 was presented to Council on **March 9th, 1998** and at that time was defeated. **Bylaw No. 3198/98 was not presented to Council at the March 29, 1999 meeting of Council.**

We anticipate having a new bylaw ready for Council's consideration at the April 12th meeting and at that time it will be presented under a new bylaw number.



Jeff Graves
Deputy City Clerk

/clr

- c Director of Development Services
- Fire Chief/Manager, Emergency Services
- Inspections & Licensing Manager
- City Solicitor

DATE: March 30, 1999
TO: City Solicitor
Fire Chief/Manager
Inspections & Licensing Manager
FROM: City Clerk
RE: *Fire Permit Bylaw No. 3222/99 - Request to Repeal Fire Permit Bylaw No. 2962/88 - Request for Comments*

FILE

At the City of Red Deer's Council meeting held Monday, March 29, 1999, Council passed the following resolution agreeing, amongst other issues, to ban the burning of yard waste materials:

"RESOLVED that Council of The City of Red Deer, having considered report from the Environmental Advisory Board dated March 24, 1999 re: Backyard Burning, hereby:

1. Directs the Administration to prepare an amendment to Fire Permit Bylaw No. 2962/88 to prohibit the burning of yard waste materials in the Spring and Fall, to commence Spring of 1999;
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4. Agrees that the Administration shall submit a report to Council within one year outlining the effectiveness of the program and the costs related to same,

and as presented to Council March 29, 1999."

As well as the deletion of Section 5 from Bylaw No. 2962/88, current Fire Permit Bylaw No. 2962/88 requires some additional amendments to bring it up to date and in line with current legislation and City information.

As you are aware, this is not the first time this issue has been considered by Council. On March 9, 1999 Council was presented with Bylaw No. 3198/98. Bylaw No. 3198/98 had been prepared to repeal Bylaw No. 2962/88 and incorporated not only provisions for banning the burning of yard waste but also many other housekeeping amendments needed to bring Bylaw No. 2962/88 in line with current legislation and City information. However, once defeated due to the yard waste burning issue, none of the other amendments were given consideration, thus leaving us with an outdated bylaw.

City Solicitor "et al"
March 30, 1999
Page 2

For your information and review I have attached a memo from the City Solicitor dated June 3, 1999 wherein he sets out his comments and some concerns regarding the penalties for non compliance. Please review and provide your comments regarding these amounts.

As well, in the Solicitor's report attached, Mr. Chapman indicates that an amendment may need to be made to Section 2(2)(d) of the Nuisance Bylaw, as well. I have attached the appropriate Section of the Nuisance Bylaw for your reference.

In accordance with the above direction of Council, we have once again prepared a new bylaw. Bylaw No. 3222/99 has been prepared to repeal Fire Permit Bylaw No. 2962/88 and to bring the information contained in it up to date.

For your convenience, we have attached a copy of 2962/88 showing the amendments that have been made. Although your office is already aware of some of the changes made in this bylaw, I ask that you please review the Bylaw and Schedule "A".

Please provide your written comments to this office by Thursday, April 15th in order to facilitate agenda preparations with the Mayor and City Manager for the April 26th meeting of Council.



Kelly Kloss
City Clerk

/clr
attchs.

CC: DON Batcher
Environmental Advisory
Board

Copied to

Mayor + Council

4/10/03.16

FILE

Mar. 13/99.

Dear Mayor + Council

I cannot believe you are once again considering eliminating burning privileges spring + fall for this city. I did not attend the meeting held because my work took me out of town that whole week.

How is burning a few leaves + twigs spring and fall (all natural products) going to affect the environment any more than people burning wood in their fireplaces, or is that the

next freedom to go??

I personally have a huge yard that has evergreens surrounding it.

No leaves there. However my

neighbor has huge poplar trees.
(see the problem)?

We enjoy the privilege of being able to burn all these leaves each fall or spring. It's just kind of part of spring clean-up. Let's not

have one more freedom eroded. We

are rapidly becoming a police state.

I really don't want to pay to have my neighbors leaves hauled away (garbage quotas). Does this council intend to mediate neighborhood scraps??

Anita Dibben
68 Fern Rd
Red Deer T4N4Z4

cc: Don Butcher
Environmental Advisory Board

Copied to

Mayor + Council

19.03.16

MAR 16 1999

FILE

March. 13./99.

Dear Mayor + Council Members.

This is a letter to express my objection to the the passing by this council of a garbage "quota". This is ridiculous! There should not be a limit imposed. We already have some of the highest taxes in this province. As a property owner in this city I object loudly. It seems like another money grab to me. What do you do with our tax money now???

You certainly do not see that we have clean passable streets to drive on. The streets in this city were ridiculous all winter. Now we have a garbage quota. We already pay to haul to the dump and you are also considering stopping people from burning a few leaves & twigs spring or fall. Not acceptable. More and more freedoms are being eroded.

How does burning a few leaves pollute the environment any worse than burning wood

in my fine place or will
that privilege go next?

Perhaps your time would be
better spent working with
the environmental people to get
the local gas companies like
Nova etc. to clean up their act,
than spending it imposing garbage
quotas and eliminating spring/fall
burning.

You'd better rethink these
issues, or you're going to see
our beautiful city become a garbage
dump with excess bags of refuse

thrown wherever. People won't pay extra
to have it taken away!

Linette Ruben
68 Fern Rd. Red Deer
T4N4Z4

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Environmental Advisory Board,
Att: Mr. Glenn Moore, Chairperson
FROM: Deputy City Clerk
RE: *Backyard Burning*

Reference Report: Environmental Advisory Board dated March 24, 1999

Resolution:

“RESOLVED that Council of The City of Red Deer, having considered report from the Environmental Advisory Board dated March 24, 1999 re: Backyard Burning, hereby:

1. Directs the Administration to prepare an amendment to Fire Permit Bylaw No. 2962/88 to prohibit the burning of yard waste materials in the Spring and Fall, to commence Spring of 1999;
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4. Agrees that the Administration shall submit a report to Council within one year outlining the effectiveness of the program and the costs related to same,

and as presented to Council March 29, 1999.”

Report Back to Council Required: Yes, as directed above

Environmental Advisory Board
March 30, 1999
Page 2

Comments/Further Action:

Thank you for your report. The City Clerk's Office will now be preparing a bylaw as directed above. We anticipate this bylaw to be ready for Council's consideration at their meeting of April 12th.



Jeff Graves
Deputy City Clerk

/clr

c Director of Community Services
Recreation, Parks & Culture Manager
Public Works Manager

FILE

DATE: March 30, 1999
TO: City Clerk
FROM: Charlaine Rausch
RE: *Fire Permit Bylaw No. 3222/99 - Request to Repeal Fire Permit Bylaw No. 2962/88*

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and as presented to Council March 29, 1999."

As well as the deletion of Section 5 from Bylaw No. 2962/88, current Fire Permit Bylaw No. 2962/88 requires some additional amendments to bring it up to date and in line with current legislation and City information.

Following is a brief history of this bylaw and the issue surrounding backyard burning.

As you are aware, this is not the first time this issue has been considered by Council. On March 9, 1999 Council was presented with Bylaw No. 3198/98. Bylaw No. 3198/98 had been prepared to repeal Bylaw No. 2962/88 and incorporated not only provisions for banning the burning of yard waste but also many other housekeeping amendments needed to bring Bylaw No. 2962/88 in line with current legislation and City information. However, once defeated due to the yard waste burning issue, none of the other amendments were given consideration, thus leaving us with an outdated bylaw.

City Clerk
March 31, 1999
Page 2

Subsequent to the March 9, 1998 Council meeting, this office recommended that a new bylaw amendment be prepared to once again attempt to repeal Bylaw No. 2962/88 and bring it up to date. Upon speaking with the City Manager, it was agreed that prior to drafting an amendment or a new bylaw, that we correspond with Emergency Services to review other areas of the bylaw that seemed outdated, or in question. Attached for your information is a memo, dated March 12, 1998, and forwarded to Ken Webster, Fire Marshal.

On May 21, 1998 Mr. Webster responded to this office by telephone outlining his response to the memo we had sent him. On May 21, 1998 we again requested Mr. Webster to review the memo forwarded to him by this office and provide a written response. We forwarded to Mr. Webster Bylaw No. 3198/98, now bearing Bylaw No. 3212/98. (We needed to give the bylaw a new number due to the fact that 3198/98 had been defeated.) We received no response.

As well, on May 21, 1998 this office forwarded Bylaw No. 3212/98 to the Solicitor's office for their review and comments.

On June 11, 1998 this office forwarded a memo and the comments received from the City Solicitor, along with Bylaw No. 3212/98 to the Inspections and Licensing Manager and Fire Chief requesting that they review same and provide comments and answers to some of the concerns the Solicitor's Office had regarding fine amounts. We received no written reply back from Emergency Services. The Inspections and Licensing Manager's report, dated June 12, 1998, is attached for your information. The report received from Mr. Chapman, dated June 3, 1998, is attached for your reference.

Finally, on December 4, 1998, when we had not received a response from Mr. Webster we again corresponded with him and provided him with a lengthy paper trail regarding the history of this bylaw and the need to have it brought up to date. Mr. Webster telephoned this office on December 4, 1998 and advised that his office would not be submitting it to Council at that time.

It has been a very lengthy process to say the least, to simply have a bylaw brought up to date.

In accordance with the above direction of Council, we have once again prepared a new bylaw. Bylaw No. 3222/99 has been prepared to repeal Fire Permit Bylaw No. 2962/88 and to bring the information contained in it up to date.

For your convenience, I have prepared and attached a copy of Bylaw No. 2962/88 showing the amendments that are being suggested. I have also prepared Bylaw No. 3222/99 for furtherance to the Solicitor and then on to Council for their consideration.



Charlaine Rausch
City Clerk's Office

/clr
attchs.

DATE: March 12, 1999

TO: City Clerk

FROM: Engineering Services Manager

**RE: REPEAL CITY TRANSPORTATION BY-LAW 3031/91
APPROVE NEW CITY TRANSPORTATION BY-LAW 3221/99**

The mission statement of the Alberta Cities Transportation Partnership is to provide financial assistance and system coordination to cities to support their transportation systems consistent with Provincial objectives. This Provincial program is available to all Alberta cities.

In order to participate, each City is required to prepare a Transportation By-law which, in conjunction with a General Transportation Plan and Truck Route By-law (in the case of The City of Red Deer - the Traffic By-law), establishes the basis of the cost sharable roadway network. After the passing of this By-law, The City must submit the By-law to the Minister of Transportation for approval by the Lieutenant Governor in Council. Thereafter, each individual project contemplated by The City must be applied for and be part of this network.

The current By-law was updated in 1991 after the completion of the 1990 Transportation Plan. This plan was reviewed and updated in 1996, which normally would require a corresponding update to the Transportation By-law. The City delayed this update until a number of Area Structure Plans and quarter section Outline Plans were completed in 1998. The Province is now requesting The City to repeal the 1991 Transportation By-law and consider a new Bylaw.

Meetings have occurred between The City and Provincial Administrations to finalize the sharable network that is before Council. Agreement has been reached on all items except for a small section of Riverside Drive, between 77 Street and the future Northland Drive. It is the Provincial position that this section of roadway does not connect to anything and that Northland Drive is too far into the future. The City Administration does not agree with this position, as we obtained Provincial funding assistance on the recent Ross Street and 32 Street eastward extensions that similarly do not connect to 20 Avenue but will do so in the future.

City Clerk
Page 2
March 12, 1999

The City could defer pursuing this matter until we are closer to the construction date for Northland Drive (study indicates that it should be operational by the population level of 85,000). Council should, however, be aware that the 1999 Major Capital Program includes the upgrading of this same section of Riverside Drive to a two lane arterial standard in 1999 (estimated cost \$600,000) based on 75% Provincial funding. In the absence of this funding, 100% of this project will have to be charged to the Major Thoroughfare Off-site Levy. Accordingly, we have left this section in the proposed By-law; however, Council should be aware that the Minister may delete this section from the cost shareable network.

RECOMMENDATION

In order to seek the maximum Provincial grant allocated to The City for 1999, we respectfully recommend that Council consider passing the proposed By-law as submitted. Provincial procedures require The City to consider first reading at the March 29 meeting and follow with an advertising period and public hearing as defined in the Municipal Government Act.



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

KGH/emr
Att.
c. Director of Corporate Services

Comments:

We concur with the recommendations of the Engineering Services Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Transportation Bylaw No. 3031/91 is attached to this agenda for your information

**COUNCIL MEETING OF
MARCH 29, 1999**

**ATTACHMENT TO REPORT
ON
OPEN AGENDA**

***Re: Request to Repeal Transportation Bylaw No.
3031/91***

and

***Approve New Transportation Bylaw No. 3221/99,
City of Red Deer's Cost Shareable Arterial
Transportation System Bylaw***

OFFICE CONSOLIDATION

BYLAW NO. 3031/91

THE CITY OF RED DEER'S TRANSPORTATION SYSTEM

BYLAW NO. 3031/91

Being a Bylaw of The City of Red Deer to establish a Transportation System for The City of Red Deer;

WHEREAS the City Council for The City of Red Deer has caused to be prepared a comprehensive transportation study report in accordance with Section 4 of the City's Transportation Act for the development of an integrated transportation system designed to service the needs of the entire City of Red Deer; the Transportation Study report consisting of the following:

The City of Red Deer General Municipal Plan (Bylaw 2663/80)

The City of Red Deer Transportation Study (L. G. Grimble and Associates, 1977)

The City of Red Deer Transportation Study (Associated Engineering Services Ltd., 1982)

The City of Red Deer Northwest Area Structure Plan (Council Resolution July 10, 1989)

The City of Red Deer East Hill Concept Plan (Council Resolution January 23, 1989)

The City of Red Deer Transportation Study Update (IMC Consulting Group, 1990; Council Resolution May 28, 1990); and

WHEREAS City Council, prior to second reading of this Bylaw, has caused notice of this Bylaw to be published at least once a week for 2 consecutive weeks in 1 or more newspapers having general circulation within the City, the last of such publications being at least 14 days before the date fixed for the second reading of this Bylaw; and

WHEREAS in the consideration of this Bylaw, City Council has duly heard and considered the representations presented either personally or through an agent of all interested parties to this Bylaw; and

WHEREAS City Council deems this Bylaw to be in the public's interest;

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

1 The Bylaw shall be known as "The City of Red Deer's Transportation System Bylaw".

2 In accordance with the transportation study reports hereinbefore described, City Council hereby establishes a transportation system for The City of Red Deer, consisting of the following:

Schedule A - Transportation Network Map

Schedule B - Arterial Road Descriptions

Schedule C - Collector Road Descriptions

subject to the following conditions, namely:

- (1) that the financial resources necessary for the construction of the said transportation system will be available to The City of Red Deer.
- (2) that The City of Red Deer may amend this Bylaw from time to time by the addition or deletion of transportation facilities or in any other manner, subject to the approval of the Lieutenant Governor in Council.

- 3 This Bylaw shall come into force on the date that it is approved by the Lieutenant Governor in Council.
- 4 Bylaw 2814/83 and all amendments thereto are hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 4 day of March, A.D. 1991.

READ A SECOND TIME IN OPEN COUNCIL this 15 day of April, A.D. 1991.

READ A THIRD TIME IN OPEN COUNCIL this 15 day of April, A.D. 1991.

"R.J. MCGHEE"

MAYOR

"C. SEVCIK"

CITY CLERK

SCHEDULE B**I EXISTING ARTERIAL ROAD DESCRIPTIONS****A EAST/WEST ROADWAYS**

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1	20 Street	20 Avenue	54 Avenue
2	22 Street	Gaetz Avenue	180 m West of Gaetz Avenue
3	Molly Banister Drive (28 Street)	Barret Drive	54 Avenue
4	32 Street	Douglas Avenue	Highway 2
5	43 Street	48 Avenue	54 Avenue
6	45 Street	48 Avenue	54 Avenue
7	Ross Street	Davison Drive	51 Avenue
8	55 Street	40 Avenue	Gaetz Avenue
9	60 Street	49 Avenue	Gaetz Avenue
10	67 Street	30 Avenue	Highway 2

SCHEDULE B

	<u>Street Name</u>	<u>From</u>	<u>To</u>
11	77 Street	Riverside Drive	64 Avenue
B	NORTH/SOUTH ROADWAYS		
1	64 Avenue	Edgar Industrial Drive	Highway 11A
2	64 Avenue	Oleander Drive (60 Street)	Grant Street
3	Taylor Drive	54 Avenue	Oleander Drive (60 Street)
4	51 Avenue	45 Street	53 Street
5	Gaetz Avenue	Delburne Road (20 Street)	45 Street
6	Gaetz Avenue	53 Street	Highway 11A
7	49 Avenue	38 Street	63 Street
8	49 Avenue	17 Street	Delburne Road (20 Street)

SCHEDULE B

	<u>Street Name</u>	<u>From</u>	<u>To</u>
9	48 Avenue	43 Street	Ross Street
10	Spruce Drive	32 Street	43 Street
11	Riverside Drive	49 Avenue	77 Street
12	40 Avenue	Selkirk Boulevard	55 Street
13	30 Avenue	32 Street	67 Street

II FUTURE ARTERIAL ROAD DESCRIPTIONS**A EAST/WEST ROADWAYS**

1	Molly Banister Drive	20 Avenue	Barrett Drive
2	22 Street	180 m West of Gaetz Avenue	54 Avenue
3	32 Street	20 Avenue	Douglas Avenue
4	49 Street	45 Avenue	54 Avenue
5	Ross Street	51 Avenue	54 Avenue

SCHEDULE B

	<u>Street Name</u>	<u>From</u>	<u>To</u>
6	Ross Street	20 Avenue	Davison Drive
7	55 Street	Gaetz Avenue	54 Avenue
8	67 Street	20 Avenue	30 Avenue
9	77 Street	20 Avenue	Riverside Drive
10	77 Street	64 Avenue	67 Avenue
11	Northland Drive	77 Street	Gaetz Avenue
B	NORTH/SOUTH ROADWAYS		
1	20 Avenue	Delburne Road (20 Street)	77 Street
2	30 Avenue	Delburne Road (20 Street)	32 Street
3	30 Avenue	67 Street	77 Street
4	40 Avenue	Delburne Road (20 Street)	Selkirk Boulevard

SCHEDULE B

	<u>Street Name</u>	<u>From</u>	<u>To</u>
5	54 Avenue	Delburne Road (20 Street)	55 Street
6	64 Avenue	Grant Street	Edgar Industrial Drive
7	67 Avenue	67 Street	77 Street

SCHEDULE C**I EXISTING COLLECTOR ROAD DESCRIPTIONS****A EAST/WEST ROADWAYS**

	<u>Street Names</u>	<u>From</u>	<u>To</u>
1	Baird Street	Barrett Drive (East Leg)	Barrett Drive (West Leg)
2	Boyce Street	Barrett Drive (East Leg)	Gaetz Avenue
3	Bennett Street	Barrett Drive (East Leg)	Gaetz Avenue
4	Selkirk Boulevard	Springfield Avenue	40 Avenue
5	Allan Street	SE 10-38-27-4	40 Avenue
6	30 Street	47 Avenue	Gaetz Avenue
7	Spencer Street	40 Avenue	Springfield Avenue
8	Anders Street	Ayers Avenue	40 Avenue
9	Anquetel Street	SE 10-38-27-4	Ayers Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
10	34 Street	47 Avenue	Gaetz Avenue
11	36 Street	Gaetz Avenue	51 Avenue
12	36 Street	43 Avenue	Spruce Drive
13	McLean Street	30 Avenue	Metcalf Avenue
14	Dowler Street	Douglas Avenue	City Limit
15	Dunlop Street	Douglas Avenue	30 Avenue
16	37 Street	43 Avenue	Spruce Drive
17	39 Street	Davison Drive	43 Avenue
18	39 Street	51 Avenue	52 Avenue
19	43 Street	47 Avenue	48 Avenue
20	43 Street	57 Avenue	54 Avenue
21	Cronquist Drive	57 Avenue	60 Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
22	Ellenwood Drive	30 Avenue	39 Street
23	Dawson Street	Davison Drive	30 Avenue
24	Excell Street	Ellenwood Drive	35 Avenue
25	45 Street	Future 54 Avenue	55 Avenue
26	45 Street	55 Avenue	47 Street
27	47 Street	48 Avenue	52 Avenue
28	47 Street	54 Avenue	45 Street
29	48 Street	48 Avenue	52 Avenue
30	51 Street	48 Avenue	49 Avenue
31	52 Street	48 Avenue	51 Avenue
32	53 Street	45 Avenue	47 Avenue
33	Kerry Wood Drive	59 Street	65 Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
34	Cornett Drive	30 Avenue	Ross Street
35	Roland Street	Roberts Crescent	Rutherford Drive
36	Rollis Street	Rutherford Drive	30 Avenue
37	Randolph Street	Rutledge Crescent	Ramsey Avenue
38	55 Street	NW 14-38-27-4	30 Avenue
39	Oleander Drive	Taylor Drive	Overdown Drive
40	59 Street	49 Avenue	Riverview Avenue/ Kerry Wood Drive
41	Olsen Street	Oleander Drive	Overdown Drive
42	60 Street	50 Avenue	Taylor Drive
43	Oak Street	64 Avenue	Overdown Drive
44	62 Street	50 Avenue	52 Avenue
45	62 Street	61 Avenue	64 Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
46	62 Street	46 A Avenue	48 Avenue
47	Oliver Street	64 Avenue	Overdown Drive
48	63 Street	Riverview Avenue	64 Avenue
49	Hermary Street	52 Avenue	Riverview Avenue
50	Holmes Street	Hallgren Avenue	52 Avenue
51	Graham Drive	59 Avenue	63 Avenue
52	Edgar Industrial Drive	64 Avenue	Edgar Crescent and North 67 Street to 67 Avenue
53	68 Street	63 Avenue	64 Avenue
54	Nash Street	50 Avenue	59 Avenue
55	Piper Drive	Page Avenue	50 Avenue
56	69 Street Drive	Niven Street	59 Avenue
57	70 Street	59 Avenue	63 Avenue

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
58	Niven Street	50 Avenue	Northey Avenue
59	Phelan Street	Gaetz Avenue	Parke Avenue
60	Grant Street	Northey Avenue	59 Avenue
61	Nolan Street	50 Avenue	Northey Avenue
62	74 Street	Parke Avenue	Gaetz Avenue
63	Gunn Street	Glendale Boulevard	59 Avenue
64	76 Street	49 Avenue	Northey Avenue
65	78 Street	48 Avenue	50 Avenue
66	78 Street Crescent	40 Avenue	Northland Drive
67	80 Street	48 A Avenue	50 Street
B	NORTH/SOUTH ROADWAYS		
1	Ramsey Avenue	Rutherford Drive	Roland Street
2	Davison Drive	Ross Street	Dowler Street

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
3	Rutherford Drive	55 Street	Ross Street
4	Douglas Avenue	39 Street	32 Street
5	Erickson Drive	Ross Street	Ellenwood Drive
6	Cardinal Avenue	55 Street	Cornett Drive
7	Metcalf Avenue	39 Street	32 Street
8	Munro Crescent	Mitchell Avenue	32 Street
9	Ayers Avenue	32 Street	Allan Street
10	Asmundsen Avenue	SW 10-38-27-4	Allan Street
11	Mitchell Avenue	32 Street	39 Street
12	38 Avenue	Ross Street	39 Street
13	Alford Avenue	32 Street	Anders Street
14	Allsop Avenue	Allan Street	South of Alton Street
15	40 Avenue	77 Street	78 Street Crescent

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
16	43 Avenue	Ross Street	32 Street
17	Springfield Avenue	32 Street	Selkirk Boulevard
18	45 Avenue	59 Street	55 Street
19	53 Street Crescent	55 Street	45 Avenue
20	45 Avenue	53 Street Crescent	Ross Street
21	Barrett Drive	28 Street	Boyce Street
22	Barrett Drive	Boyce Street East	Boyce Street West
23	Bremner Avenue	30 Street	28 Street
24	46 A Avenue	62 Street	Riverside Drive
25	47 Avenue	55 Street	43 Street
26	47 Avenue	34 Street	30 Street
27	48 Avenue	79 Street (48 A Avenue)	78 Street
28	48 Avenue	62 Street	Riverside Drive

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
29	48 Avenue	55 Street	Ross Street
30	Pamely Avenue	Page Avenue	67 Street
31	Page Avenue	Piper Drive	Parke Avenue
32	49 Avenue	76 Street	74 Street
33	Parke Avenue	74 Street	71 Street
34	48 A Avenue	79 Street	80 Street
35	Gaetz Avenue	49 Street	Ross Street
36	West Gaetz Avenue Service Road	62 Street	63 Street
37	51 Avenue	50 Avenue	39 Street
38	51 Avenue	39 Street	36 Street
39	52 Avenue	39 Street	49 Street
40	52 Avenue	Hermery Street	62 Street

SCHEDULE C

	<u>Street Names</u>	<u>From</u>	<u>To</u>
41	52 Avenue	Holmes Street	Niven Street
42	Halgren Avenue	Holmes Street	Hermary Street
43	53 Avenue	77 Street	78 Street
44	54 Avenue	43 Street	47 Street
45	55 Avenue	43 Street	32 Street
46	58 Avenue	67 Street	Hermary Street
47	Nagel Avenue	Nash Street	67 Street
48	Northey Avenue	Nash Street	77 Street
49	Kennedy Drive	77 Street	78 Street
50	Riverview Avenue	60 Street	67 Street
51	54 Avenue	59 Street	60 Street
52	57 Avenue	43 Street	32 Street
53	59 Avenue	67 Street	Grant Street

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Engineering Services Manager
FROM: Deputy City Clerk
RE: *City of Red Deer's Cost Shareable Arterial Transportation System Bylaw No. 3221/99 / Request to Repeal Bylaw No. 3031/91*

Reference Report: Engineering Services Manager dated March 12, 1999

Bylaw Readings:

The above bylaw was given 1st Reading

Report Back to Council Required: Yes

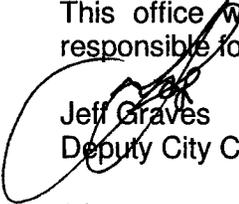
A Public Hearing has been scheduled for Monday, April 26th at 7:00 p.m., in the Council Chambers

Comments/Further Action:

The mission statement of the Alberta Cities Transportation Partnership is to provide financial assistance and system coordination to cities to support their transportation systems consistent with provincial objectives. In order to participate, each city is required to prepare a Transportation Bylaw which, in conjunction with a general transportation plan and truck route bylaw (in our case the Traffic Bylaw), establishes the basis of the cost sharable roadway network. Once such a bylaw is passed it must be submitted to the Minister of Transportation for approval by the Lieutenant Governor in Council. Thereafter, each individual project contemplated by The City must be applied for and be part of this network.

Our current Transportation Bylaw, Bylaw No. 3031/91, was updated in 1991 after the completion of the 1990 Transportation Plan. That Plan was reviewed and updated in 1996, however, the corresponding update to the Bylaw was delayed until a number of Area Structure Plans and quarter section Outline Plans were completed in 1998. The City is now required to repeal Bylaw No. 3031/91 and consider Bylaw No. 3221/99 in order to seek the maximum provincial grant for 1999.

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


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Director of Development Services, Director of Community Services
S. Ladwig, Administrative Assistant

DATE: **March 23, 1999**

TO: **City Council**

FROM: **Deputy City Clerk**

RE: ***Ambulance Invoice No. 093939***

The applicant has requested Council's consideration in cancelling the ambulance invoice noted above.

As in the past, due to the personal nature of this matter, the information has been submitted to Council in confidence.



Jeff Graves
Deputy City Clerk

/clr

DATE: March 19, 1999

TO: JEFF GRAVES,
Deputy City Clerk

FROM: LOWELL HODGSON, DIRECTOR OF COMMUNITY SERVICES
COLLEEN JENSEN, SOCIAL PLANNING MANAGER

RE: AUMA DISCUSSION PAPER ---- "AN AGENDA TO CREATE SOLUTIONS"

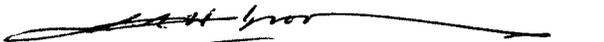
We have reviewed the AUMA Discussion Paper, "An Agenda to Create Solutions" and strongly support the direction that is proposed. Council may be interested in knowing that the Social Planning Department was extensively involved in the development of the paper. We believe the proposed solutions are achievable, if all of the partners work together. It is particularly important that the Province be held accountable for financially supporting housing solutions, and the paper is very clear about this role.

In preparing the paper, a concerted effort was made to ensure that there is no suggestion of municipalities accepting responsibility for the funding of physical housing. The role for municipalities, as suggested, is very reflective of what is happening now. The focus is on identifying needs, coordinating and leveraging solutions, and using tools such as land use bylaws to remove barriers in the development of creative solutions.

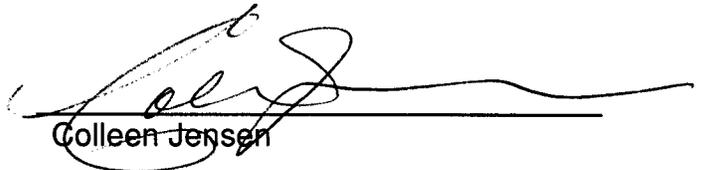
It is important that the Province receive this "Agenda to Create Solutions" as soon as possible, as they have indicated in the Municipal Affairs 1999 Business Plan that they will "review and improve the provincial policy framework for providing housing and support services to needy Albertans". Municipalities need to have strong input and involvement in this provincial process.

RECOMMENDATION:

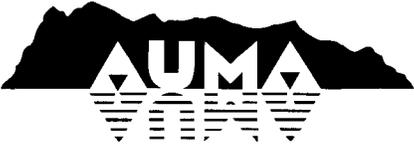
That City Council forward a letter to AUMA indicating strong support for the "Agenda to Create Solutions" related to housing issues in Alberta, and that this letter be sent as soon as possible to facilitate action being taken by AUMA and the Province by April 1, 1999.



Lowell Hodgson



Colleen Jensen



ALBERTA URBAN MUNICIPALITIES ASSOCIATION

8712 - 105 Street, Edmonton, Alberta T6E 5V9
 Tel: (403) 433-4431 • Toll Free: 1-800-661-2862
 Fax: (403) 433-4454 • email to: main@auma.ab.ca
 Homepage: <http://www.munilink.net>

March 15, 1999

Attention: Mayor & Council

RE: AUMA DISCUSSION PAPER "AN AGENDA TO CREATE SOLUTIONS"

At the 1998 Annual Convention, delegates adopted AUMA's Housing Policy. The policy included a recommendation to develop an action plan for the implementation of the policy.

AUMA's Housing Policy Task Force, chaired by Alderman Bob Hawkesworth, held a one-day workshop in January, which provided the basis for this discussion paper and a "call to action" of the provincial government.

The 1999 Alberta Municipal Affairs business plan includes a commitment from Municipal Affairs to meet with other departments to discuss "housing issues", but does not include any new funding for housing initiatives.

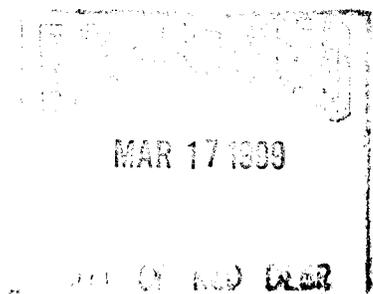
Please review the enclosed "An Agenda to Create Solutions" and provide us with your comments as soon as possible.

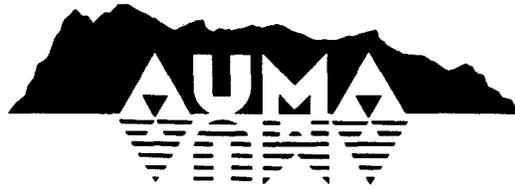
Thank you for your continued support.

Sincerely,

Mayor Gordon Graydon
 President

attachment





ALBERTA URBAN MUNICIPALITIES ASSOCIATION

"An Agenda to Create Solutions"
Discussion Paper

Prepared by the AUMA Housing Policy Task Force

February 1999

Executive Summary

At its 1998 Annual Meeting, the AUMA approved the following key action goals to address the problem of the lack of accessible and affordable rental and special needs housing in the province:

- An increased supply of affordable rental and ownership accommodation especially in high growth communities in Alberta;
- Recognition that the complexity of housing-related issues requires solutions which are flexible enough to meet community needs;
- Acknowledgment that the federal, provincial and municipal governments must work in partnership to address housing issues;
- Awareness that the government partners need to engage the private and non-profit sectors to address the problem.

The Province has the constitutional responsibility for housing. There is a public expectation that The Province will exercise its responsibility and provide policy and funding leadership in housing. Municipalities understand that The Province will configure housing policy and funding to suit its needs; however, municipalities need to know what The Province's intentions and commitments are in terms of specific priorities, policies and funded programs to support affordable rental, social and special needs housing.

Alberta's municipalities are interested in contributing solutions to solving the affordable rental and social housing crisis. These solutions must be intergovernmental. The three orders of government must act as partners to solve this crisis. Roles and responsibilities must be clearly defined and consistent with each order's fiscal resources and capacity. As a first step, we urge The Province to create a joint provincial-municipal Housing Program Advisory Team to address policy, program and funding issues.

This submission, ***An Agenda to Create Solutions***, offers an action plan. These solutions are both preventative and proactive in addressing Alberta's affordable rental housing challenge. Commitment to this agenda will require a high degree of political will. We are convinced it can begin to deliver the desired result of increasing the supply of affordable rental and social housing in the next six months. The AUMA Housing Task Force would be pleased to meet with Alberta Municipal Affairs as well as other stakeholder departments to start this critical work now.

THE BACKGROUND

Alberta's municipalities are facing an immediate crisis in the high demand for both affordable rental and social/special needs housing. **Affordable rental housing** refers to that portion of the overall housing supply that is available for rental or purchase by consumers without those households having to pay more than 30% of their income. **Social housing** (also known as public housing or community housing) is that portion of the affordable rental supply that is owned or managed by agencies which receive direct government subsidies/funding to operate projects and provide rent geared to income support. **Special needs housing** refers to emergency, staged-transitional and permanent accommodation provided to individuals and families who require support services to live independently. These populations could include less independent seniors, mentally ill persons, persons with substance abuse histories, or women (with or without children) leaving abusive relationships.

The following factors are driving the affordable, social and special needs crisis in Alberta:

Demographic changes

- Population growth and net migration to Alberta (primarily in the 18-35 age category) remain high,
- Overall job creation in 1999 will remain significant at 1.9 % growth; growth is primarily in the construction and low paying service sector,
- In 1999, housing starts are predicted to increase by 5.2% to 25,100 units. The Conference Board of Canada has noted that there will be "vibrant demand" for rental units throughout Alberta,
- The structure of employment has changed to short-term, part-time contract work,
- The needs of an aging population require more innovative, community-based housing models,
- Increasing incidence of poverty among aboriginal households, single parent families, the mentally ill, victims of family violence and youth will drive a continuing need for additional permanent social housing and special needs housing;

The economics of the housing market have an impact on the prospects for new affordable rental housing being developed by the private market

- Economic rent levels continue to exceed market rental levels. As a consequence, this upward pressure is manifested in rental market prices which are unaffordable for growing numbers of individuals and families,
- Private sector interest in investing in modest rental housing is limited as return on investment can be more readily achieved through the construction of upper end condominium housing. Private market interest in special needs or deep subsidy housing is highly unlikely. The prospects for public-private partnerships are limited in the face of these economics,
- There is significant potential for public-not-for-profit partnerships particularly as it relates to the provision of support services; however, these partnerships will be dependent on increased public funding of community agencies;

as well as an impact on existing affordable rental stock

- Rental housing supply has declined due to demolitions, conversions, and upgrading of existing rental housing,
- The conversion of rental units to condominiums has led to a decline in the number of lower cost rental units,
- The sale of housing units owned by the Province has moved them out of the public sector into the private sector without the commitment that these units would remain available for low and modest income Albertans;

Public policy factors

- Continued program and spending restraint by the senior levels of government,
- Continued shifting away from traditional institution-based care to community living solutions,

- Downsizing of provincial institutions with no planning for community-based support services,
- The Province's interest in transferring titles for lodges to some management bodies could have negative implications for those bodies if they are expected to assume major liabilities without adequate funding,
- Seniors wish to live independently and require adequately funded support services to do so successfully,
- Potential lost opportunities in acquiring social housing stock in the absence of conclusive federal-provincial arrangements,
- The Province's main housing program is the Provincial Landlord Rental Supplement Program (PLRS). The experience of municipalities is that the program does not effectively track and respond to current market conditions,
- Programs in various provincial departments which could support housing (in particular, special needs housing) are not effectively aligned and coordinated.

THE ISSUES

Social and special needs housing

Until the mid-1990s, social housing was a domain shared by all three orders of government. Each generally played a role unique to its jurisdiction and financial capacity. These roles included:

Federal:

- capital funding for projects,
- Canada Assistance Plan transfers for social supports,
- lead partner in social housing agreements,
- research, information and guidance,
- mortgage insurance,
- national standards.

Provincial:

- targeting need,
- capital and operating funding for projects including stand-alone programs funded by the Province,
- adequate funding for community, social and health supports.

Municipal:

- land use policy and planning,
- infrastructure maintenance and development,
- information and related services,
- community development and advocacy,
- in some jurisdictions, the provision of land as well as a partner in operating and capital funding for community housing,
- to various degrees, the provision of money for support programs,
- support to management bodies.

This alignment has now been radically reconfigured. The federal role in social housing is now focused primarily on funding housing rehabilitation; on-reserve Native housing; and providing expertise and research (but not capital support) to create housing partnerships. These programs do play a role in supporting social and special needs housing.

However, since 1993, no federal or provincial capital funding has been available to support new housing projects. As well, there been no provincial or federal tax incentive programs such as the use of tax credits to stimulate private sector interest in either the affordable or social housing sector.

Affordable rental housing

At the 1997 Alberta Growth Summit, it was stated that housing is part of a community's basic infrastructure. The ability of municipalities to support even traditional infrastructure such as roads and transportation has been reduced and stretched to capacity. Municipalities will continue to leverage their land/building assets and regulatory instruments and requirements (processing, standards, fees) to promote affordable housing solutions such as basement suites, rental suites above commercial

spaces, and the conversion of existing buildings into temporary and long term housing. These instruments are limited in addressing the rental housing crisis.

Municipalities want to contribute to and sustain The Alberta Advantage for **all Albertans** including those who require affordable housing now. Housing is an investment in a community's future and must be seen as a preventative tool which limits homelessness and community crime.

The fundamental fact remains that municipalities have neither the tax or financial capacity to adequately address the problem.

Making public-private partnerships work

At the 1998 Provincial Housing Symposium, Alberta Municipal Affairs (AMA) suggested that public/private/not-for-profit partnerships are the solution for the crisis in social and special needs housing. Our experience to date as municipalities indicates that public-private partnerships are not a likely solution for either social/special needs or affordable rental housing because the economics of the rental housing market in Alberta cannot provide a sufficient return on investment for the private sector.

Successful partnerships are a complex blend of commitments and must be structured to create benefit and advantage for all parties. Increasing the supply of affordable rental, and, in particular, social housing and special needs housing, must be supported by public investment in order to succeed. Specifically, unless there are public sector contributions (which are effectively public subsidies) to the private sector in the form of land, capital grants or the elimination of certain fees, the private sector will not be interested in investing in these types of rental housing.

Public-private partnerships are not an all encompassing solution for affordable rental or social and special need housing. The prospects for public-not-for-profit partnerships may be strong in the area of service delivery arrangements for support services but social agencies require adequate support dollars to make these partnerships work.

The simple reality is that social housing, and special needs housing in particular, need a high level of both capital and ongoing deep subsidy support. This support can only be provided by public authorities.

AN AGENDA TO CREATE SOLUTIONS

Alberta's municipalities are interested in creating solutions now. These solutions must, in the first instance, be intergovernmental and be lead by the Province. We offer the following as solutions which - with a high degree of political will - can be acted on in the **next six months** to begin achieving the desired results.

What The Province needs to do . . .

-
-
- confirm that affordable, social and senior housing is a core business activity of The Province and convey to the Federal Government and Alberta's municipalities that The Province will pursue the funding, policy and intergovernmental leadership role in this domain,
 - fast-track negotiations between the Province and the Federal Government to resolve outstanding issues and reach agreement to ensure that the federal social units are kept in the public sector inventory,
 - commit to work creatively with municipalities to support the re-use of publicly-owned buildings to increase modest housing supply,
 - make the Provincial Landlord Rent Supplement (PLRS) Program more flexible and adaptable to changing market conditions. PLRS allocations should be based on a formula to ensure supply meets the growing demand,
 - continue the Lodge Improvement Program and renovation of seniors' accommodations to upgrade accessibility,
 - introduce capital support programs to build new projects, or renovate existing buildings to provide new housing supply (similar to the Special Needs Housing Program introduced in 1991,
 - lead a joint provincial-municipal Housing Program Advisory Team, similar to the Family and Community Social Services (FCSS) Advisory Team, to address policy, program and funding issues. This team could examine the implications of developing a model for the cost sharing of capital and operating costs including health and support costs,
 - be the leader in better coordination and planning among provincial departments including Health and Social Services and with the community housing and support sector,

- modify the provincial assistance programs that contribute to the housing problem, such as levels of financial support under Supports for Independence (SFI), and criteria such as rent ceilings, damage deposits, fixed address requirements, and amounts for shelter allowance,
- introduce regional rates for the shelter component of the Supports for Independence (SFI) Program. It is well known that current rate levels bear limited relationship to the reality of accommodation costs in many communities,
- assure better coordination between the departments of Social Services, Municipal Affairs and Health to address seniors' health issues,
- support specific programs for seniors' housing, including support for seniors to stay in their own homes,
- support for the continuing consolidation of housing management bodies for social housing and expansion in the scope of housing management bodies to include transitional and shelter housing, and support programs to create efficiencies where appropriate,
- encourage federal and provincial tax incentive programs (including tax credits to generate capital funding) to stimulate private sector interest in affordable housing,
- investigate methods for the non-profit sector to tap into private capital with tax and legislated changes, such as changes to the Bank Act, GST,
- examine how the Municipal Government Act can be used to allow for a wider application of development levies.

What municipalities can do . . .

Municipalities can facilitate some solutions subject to municipal councils identifying housing need as a local priority and making the decision to take action for their communities. The particular mix of solutions pursued by individual municipalities will vary and will be dependent on local conditions. Among the initiatives are the following:

- appoint AUMA members (both political and administrative) to the provincial-municipal Housing Program Advisory Team,

- establish targets for the number and type of affordable housing units needed by each community and outcome measures to track performance to those targets,
- emphasize and support affordable housing initiatives in long-term and strategic municipal planning,
- identify municipal initiatives to encourage appropriate conversion of secondary suites in established areas,
- use Land Use Bylaws to provide incentives for private sector housing development (i.e., bonus system),
- assess how development agreements can promote dedication of land for affordable housing,
- examine how development standards can support the supply of affordable housing,
- act as advocates for the needs of the community.

AN IMMEDIATE REQUEST

Alberta's municipalities need to see concrete action on these issues. As a first step, we would request that Alberta Municipal Affairs, as well as the other key government departments which affect the affordable and social housing equation, meet by April 1, 1999 with the AUMA Housing Task Force to confirm ***An Agenda to Create Solutions***.

Comments:

We agree wholeheartedly with the overall thrust of the AUMA's "Agenda To Create Solutions", particularly the need to more carefully identify housing needs and develop a coordinated approach to the satisfaction of those needs on a province wide basis.

We would like to raise a caution with one or two of the bullets incorporated in the final pages of the paper, particularly in the sections dealing with "What the Province needs to do" and "What municipalities need to do". For example, the last bullet under the provincial section and third last bullet under the municipal section seem to suggest an allocation of costs to either the municipality or land owners. This direction deserves considerably more debate. We believe the principal fiscal responsibility for our housing rests with senior levels of government and would resist the transfer of that responsibility back to the municipal or private property base.

We recommend that Council send a letter to the AUMA indicating The City's strong support for the principles incorporated in the paper, raising a note of caution related to some of the specific items, and agreeing to participate in the meeting suggested to take place early this spring.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Mayor Surkan
FROM: Deputy City Clerk
RE: AUMA Discussion Paper - "An Agenda To Create Solutions"

Reference Report:

Director of Community Services and Social Planning Manager dated March 19, 1999

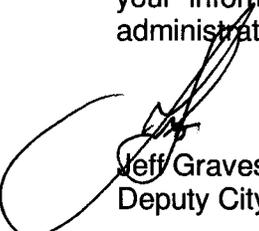
Resolution:

"RESOLVED that Council of The City of Red Deer, having considered the joint report from the Director of Community Services and the Social Planning Manager dated March 19, 1999 re: AUMA Discussion Paper - "An Agenda To Create Solutions", agrees that the Mayor send a letter to AUMA, indicating The City's strong support for the principles incorporated in the Discussion Paper, raising a note of caution related to specific items and agreeing to The City's participation in the meeting suggested to take place in the Spring of 1999."

Report Back to Council Required: No

Comments/Further Action:

Please provide this office with a copy of your correspondence to AUMA for filing purposes. For your information and reference I have attached a copy of the Discussion Paper and the administrative comments.


Jeff Graves
Deputy City Clerk

/clr
attchs.

c Director of Community Services
Social Planning Manager



April 16, 1999

Mayor Gordon Graydon, President
Alberta Urban Municipalities Association
8712-105 Street,
Edmonton, AB T6E 5V9

Dear Mayor Graydon,

At a recent Council meeting for The City of Red Deer, "An Agenda to Create Solutions" related to housing was reviewed. Our Council passed a resolution that strongly supports the principles incorporated in the Discussion Paper.

However, a note of caution was raised about two items in the document. These were the last bullet under the provincial section and the third last bullet under the municipal section. Both of these suggest an allocation of costs to either the municipality or land owners. Our Council feels that this direction deserves considerably more debate. We believe the principal fiscal responsibility for our housing rests with senior levels of government, and would resist the transfer of that responsibility back to the municipal or private property base.

Our Council is also interested in participating in the meeting that is suggested to take place this spring. We applaud the work done by the AUMA Housing Task Force, and encourage AUMA to further aggressively pursue collaboration with and action from the Provincial Government relating to housing solutions.

Sincerely yours,

A handwritten signature in cursive script that reads 'Gail Surkan'.

Gail Surkan
Mayor

c Kelly Kloss, City Clerk
Lowell Hodgson, Community Services Director
Colleen Jensen, Social Planning Manager

THE CITY OF RED DEER

DATE: March 23, 1999
TO: City Clerk
FROM: Engineering Services Manager
RE: NO PARKING SIGNS EAST SIDE OF OGDEN AVENUE

At the Council Meeting of May 20, 1997, the attached resolution was passed in response to a request from Mr. D. G. Hubbard to alter the total parking ban to a peak hour parking ban only. You will note that the resolution established a "No Parking Zone" between the hours of 0800 hrs and 1630 hrs - Monday to Friday. Installation of the zone was subject to the Public School Board erecting a chain link fence adjacent to the existing playground equipment. The intent of the resolution was to provide for residential parking in the off-peak evening and weekend time periods.

The chain link fence was installed as directed. We are now in receipt of two requests (attached), one from the Oriole Park School and the other from the RCMP. Due to the activity at the School involving kindergarten children, the request is to convert the westerly portion of the "No Parking Zone" to a 10 Minute Loading/Unloading Zone between the hours of 0800 and 1630 - Monday to Friday. This would be more consistent with the parking restrictions on the Oldbury Street. The existing and requested parking restrictions are illustrated on the attached diagram.

We have reviewed the request and believe that it is a reasonable request, considering the desire of the parents to drop off and pick up their children and the difficulty in enforcing the current parking restriction. We further believe that the residential component should not be concerned about the change as they will still be able to park on the street in the off-peak hours as before.

RECOMMENDATION

In order to allow the Administration to make the necessary changes, we would respectfully recommend that the existing resolution be rescinded. By doing so, the Administration can implement the change in accordance with the Traffic By-law and normal Manager's Order procedures.


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

KGH/emr
Att.

- c. Principal Maureen Dixon
- c. School Council Chairperson Colleen Smith
- c. RCMP Inspector Gilles Guertin
- c. Director of Community Services
- c. Traffic Engineer

DATE: June 27, 1997 JUL - 2 1997
TO: Engineering Services Manager
FROM: City Clerk
RE: **NO PARKING SIGNS EAST SIDE OF OGDEN AVENUE**

At the Council meeting of May 20, 1997, the following resolution was passed with regard to the above topic:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from D. G. Hubbard dated April 29, 1997, re: Request To Remove Total Parking Ban on the East Side of Ogden Avenue, hereby agrees that said ban on the east side of Ogden Avenue between Olsen Street and Oldbury Street be altered to reflect no parking between the hours of 0800 hrs. and 1630 hrs. Monday to Friday, subject to the erection of a chain link fence, the cost of which is to be in accordance with the agreement between the Red Deer Public School Board and The City."

As outlined in the above resolution, Council has agreed to alter the "No Parking" restriction, subject to the erection of a chain link fence. Attached for your information, is a letter from the Red Deer Public School District, indicating that they will be erecting a five foot chain link fence along east side of Ogden Avenue by the end of July.

I trust that once the fence is installed, you will be making arrangements to change the signage in that vicinity.



Kelly Kloss
City Clerk

KK/jb

c Mayor's Office
Councillors
Director of Development Services
Director of Community Services
Fire Chief/General Manager
Recreation, Parks & Culture Manager
Inspector Sutton

École Oriole Park School

5 Oldbury Street, Red Deer, Alberta T4N 5A8
phone 403-347-3731 fax 403-340-3378

MEMORANDUM

TO: Ken Haslop, Engineering Services Manager
City of Red Deer

FROM: Maureen Dixon, Principal

RE: "No Parking" on Ogden

DATE: March, 17, 1999

A concern has been raised by parents about the "No Parking" zone on Ogden Avenue beside Oriole Park School. Pick up and drop off times are particularly difficult, especially for parents of younger children. These parents prefer to come into the school to pick up their children.

This issue was discussed at our recent School Council meeting and parents put forth the following suggestions to Constable Pat Simper:

- making Oldbury and Ogden a one way street around the school area
- having a 10 minute loading zone instead of a "No Parking" zone from 8:30 am to 3:30 pm Monday to Friday on Ogden Ave.
- creating a drive way indentation for parking

The parents recognize that the street is narrow and that it is a concern.

We would appreciate knowing what the process will be in determining a possible solution to this problem, and a time line.

Thank you for looking into this situation.

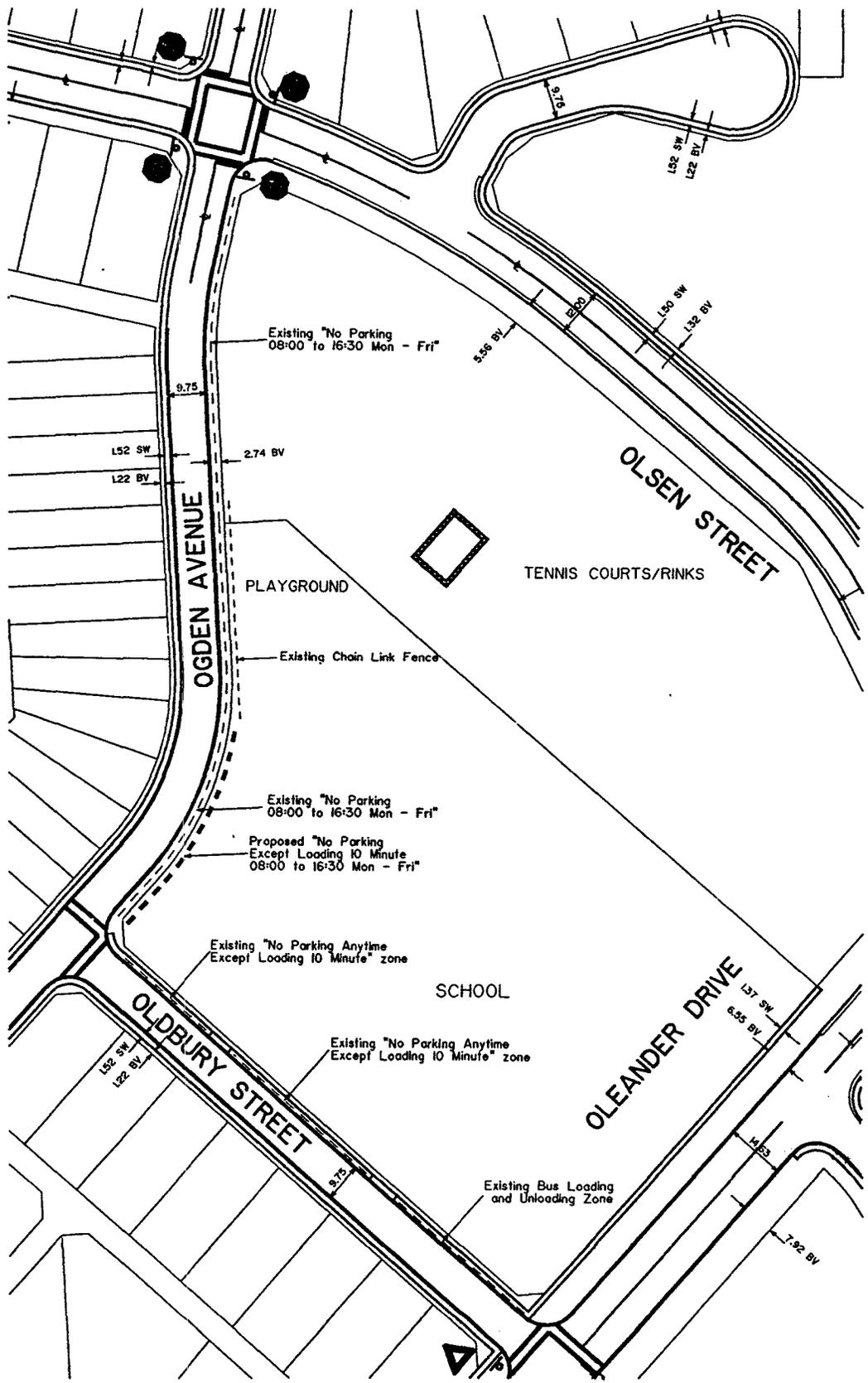
Sincerely

Maureen Dixon

Maureen Dixon
Principal

Colleen Smith

Colleen Smith
School Council Chairperson



				PREPARED BY AMC/RBH	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY
				DATE March/99		ECOLE ORIOLE PARK SCHOOL EXISTING AND PROPOSED PARKING RESTRICTIONS
				SCALE NTS	EXHIBIT NO.	
NO.	DATE	REVISION	APP'D			

Comments:

We concur with the recommendations of the Engineering Services Manager that the requested changes be made. We will not formally rescind our earlier motion as it incorporates other items, however, the motion offered for Council's consideration will give the Administration the authority to proceed by way of Manager's Orders.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Office of the City Clerk

March 31, 1999

Ecole Oriole Park School
5 Oldbury Street
Red Deer, AB T4N 5A8

Att: Maureen Dixon, Principal
Colleen Smith, School Council Chairperson

Dear Madam:

Re: Parking on Ogden Avenue

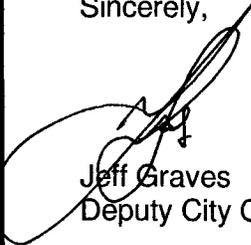
Thank you for your letter of March 17th wherein you expressed concerns that had been raised with respect to parking on Ogden Avenue. As you are aware, consideration was given to your correspondence at the March 29th meeting of Council and at that meeting Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated March 23, 1999 re: No Parking Signs East Side of Ogden Avenue, hereby directs the Administration to make the necessary changes in accordance with the City's Traffic Bylaw and normal Manager's Order procedures, and as presented to Council March 29th, 1999."

Please contact Mr. Ken Haslop, Engineering Services Manager, at 342-8167 regarding the changes to be made to the signage on Ogden Avenue and the process that will be followed.

Should you require any further information or clarification on Council's decision in this regard, please do not hesitate to contact me.

Sincerely,



Jeff Graves
Deputy City Clerk

/clr

c Engineering Services Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Council Decision - March 29, 1999 Meeting

DATE: March 30, 1999
TO: Engineering Services Manager
FROM: Deputy City Clerk
RE: *Parking on Ogden Avenue*

Reference Report: Engineering Services Manager dated March 23, 1999

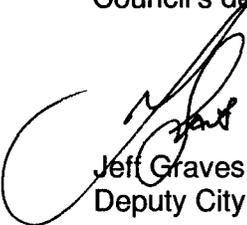
Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Engineering Services Manager dated March 23, 1999 re: No Parking Signs East Side of Ogden Avenue, hereby directs the Administration to make the necessary changes in accordance with the City's Traffic Bylaw and normal Manager's Order procedures, and as presented to Council March 29th, 1999."

Report Back to Council Required: No

Comments/Further Action:

We have responded to Maureen Dixon, Principal, Oriole Park School and advised her of Council's decision in this regard. A copy of that letter is attached for your information.



Jeff Graves
Deputy City Clerk

/clr

c Director of Community Services
Insp. G. Guertin, R.C.M.P.
Traffic Engineer

Item No. 1
Bylaws

BYLAW NO. 3156/D-99

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

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

- 1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of March A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

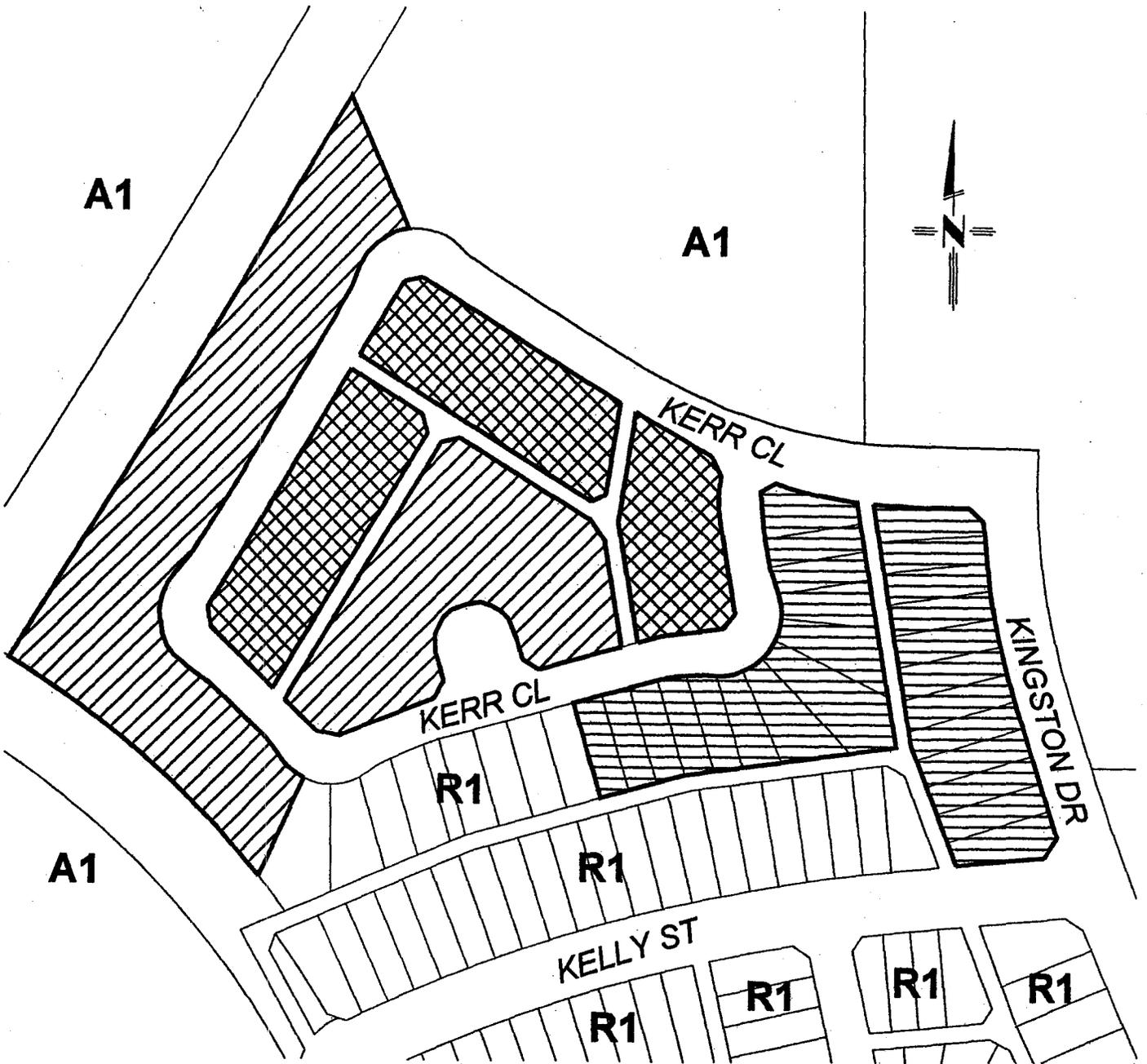
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

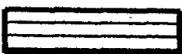
CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

- A1 to R1 
- A1 to R1N 
- R1 to R1N 

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1- Residential (Low Density)
- R2N - Residential (Narrow Lot)

MAP No. 2 / 99

BYLAW No. 3156 / D - 99

BYLAW NO. 3156/F-99

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

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

- 1 The "Land Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/99 attached hereto and forming part of the bylaw.
- 2 The following DC Direct Control District is added with the following sections:

"DC (9) DIRECT CONTROL DISTRICT NO.9**138.4 Purpose**

This District is created to allow the temporary use of a hair replacement salon in the existing building on Lot 1, Block 33, Plan 656 N.Y. (5401 48th Avenue). The long-term use of this site is intended to be multiple family residential.

138.4(1) Site Development

All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.

138.4(2) Permitted Uses

(a) Hair Replacement Salon in the Existing Building

(b) Any Permitted Use listed in the R3 Residential (Multiple Family) District

138.4(3) Discretionary Uses

(a) Any Discretionary Use listed in the R3 Residential (Multiple Family) District.”

3 Section 55 Exceptions Respecting Land Use is hereby amended by deleting subsection 55(7)(c) which allows for a commercial school at 5401-48 Avenue.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of March A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

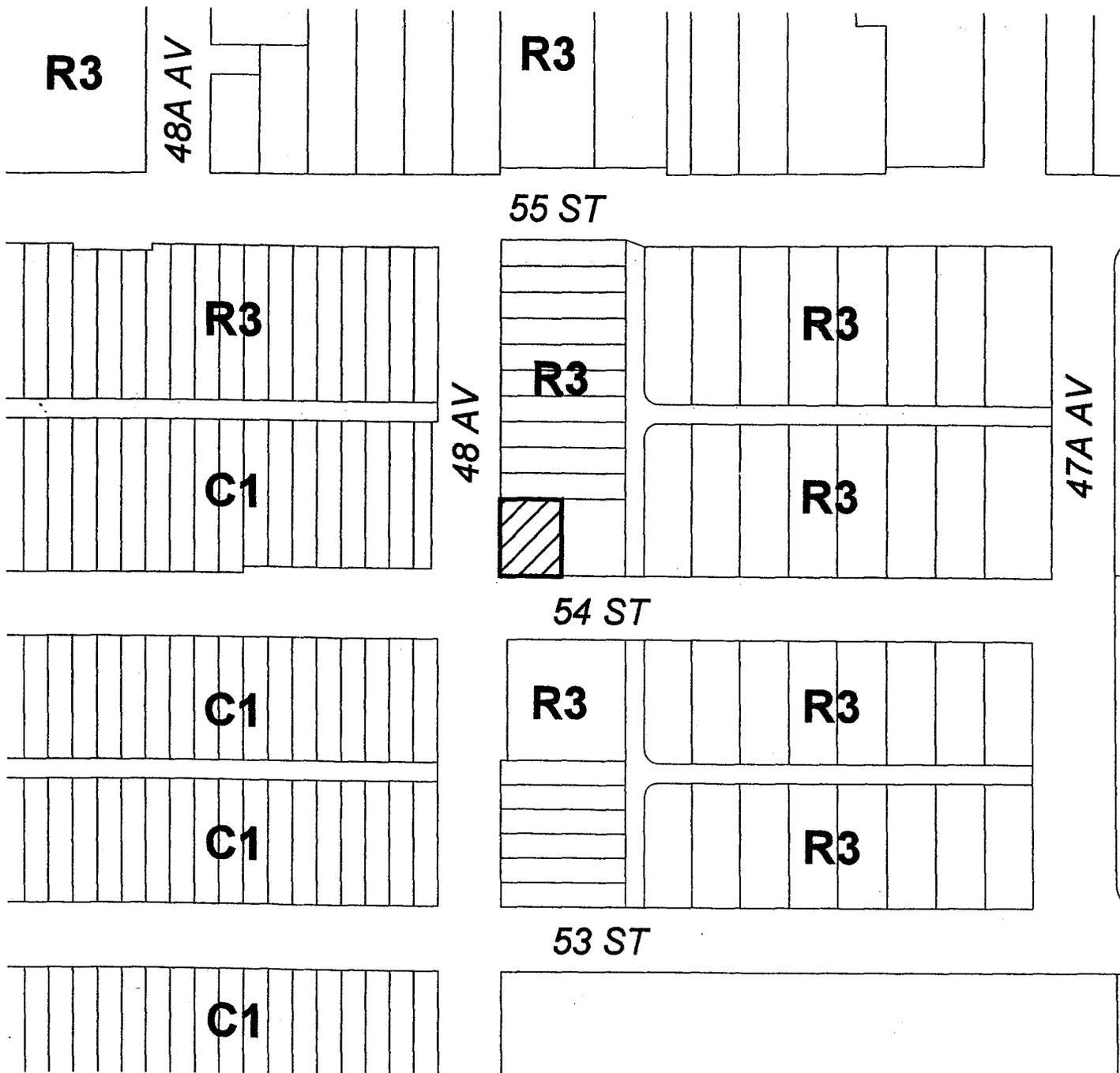
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:
 R3 to DC(9)



AFFECTED DISTRICTS:

R3 - Residential (Multi-family)

DC(9)- Direct Control District No. 9

MAP No. 5 / 99

BYLAW No. 3156 / F - 99

Item No. 3

BYLAW NO. 3156/G-99

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of March A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

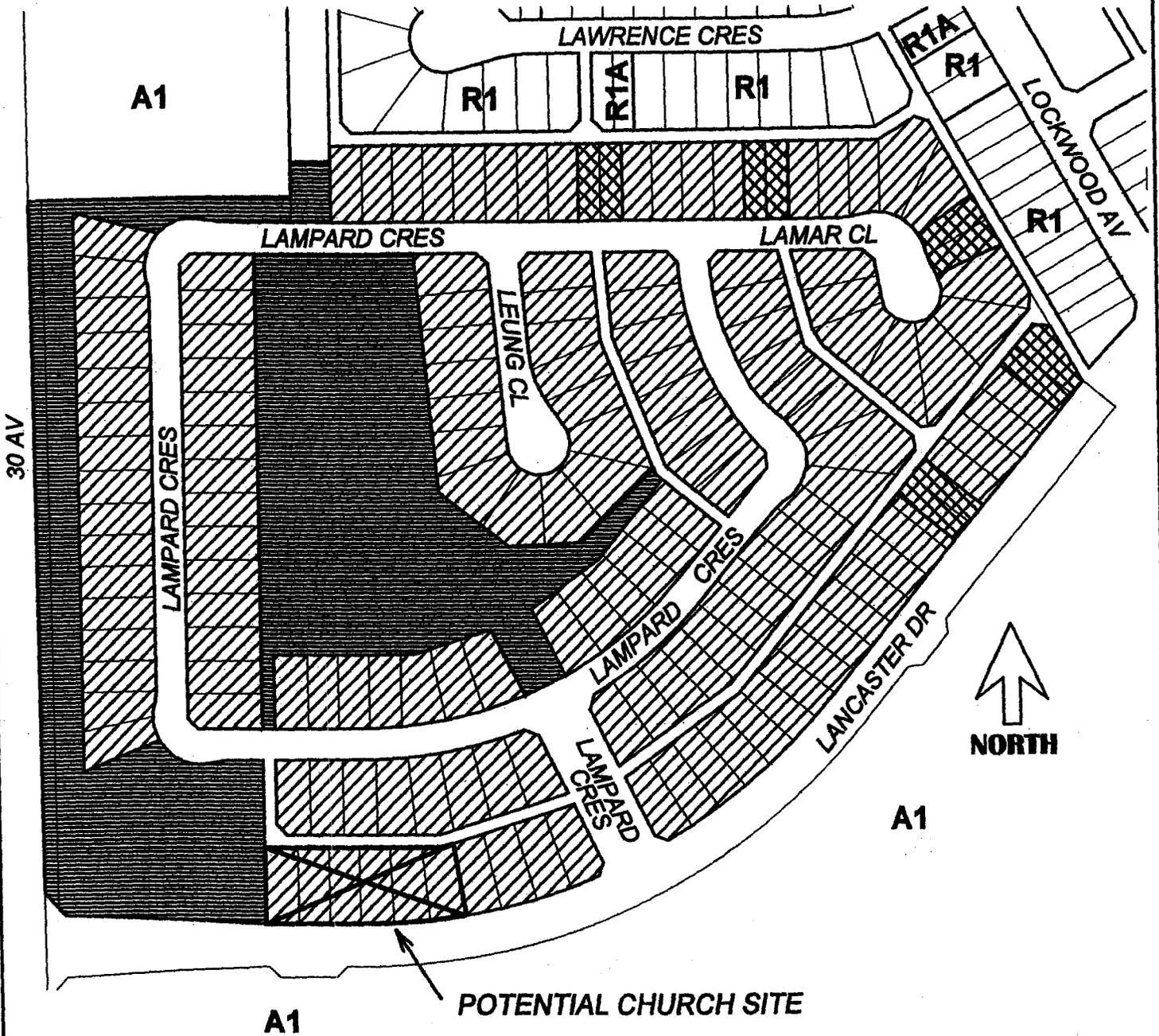
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1



A1 to R1A



A1 to P1



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A- Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 4 / 99

BYLAW No. 3156 / G - 99

BYLAW NO. 3156/H-99

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 1 day of March A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

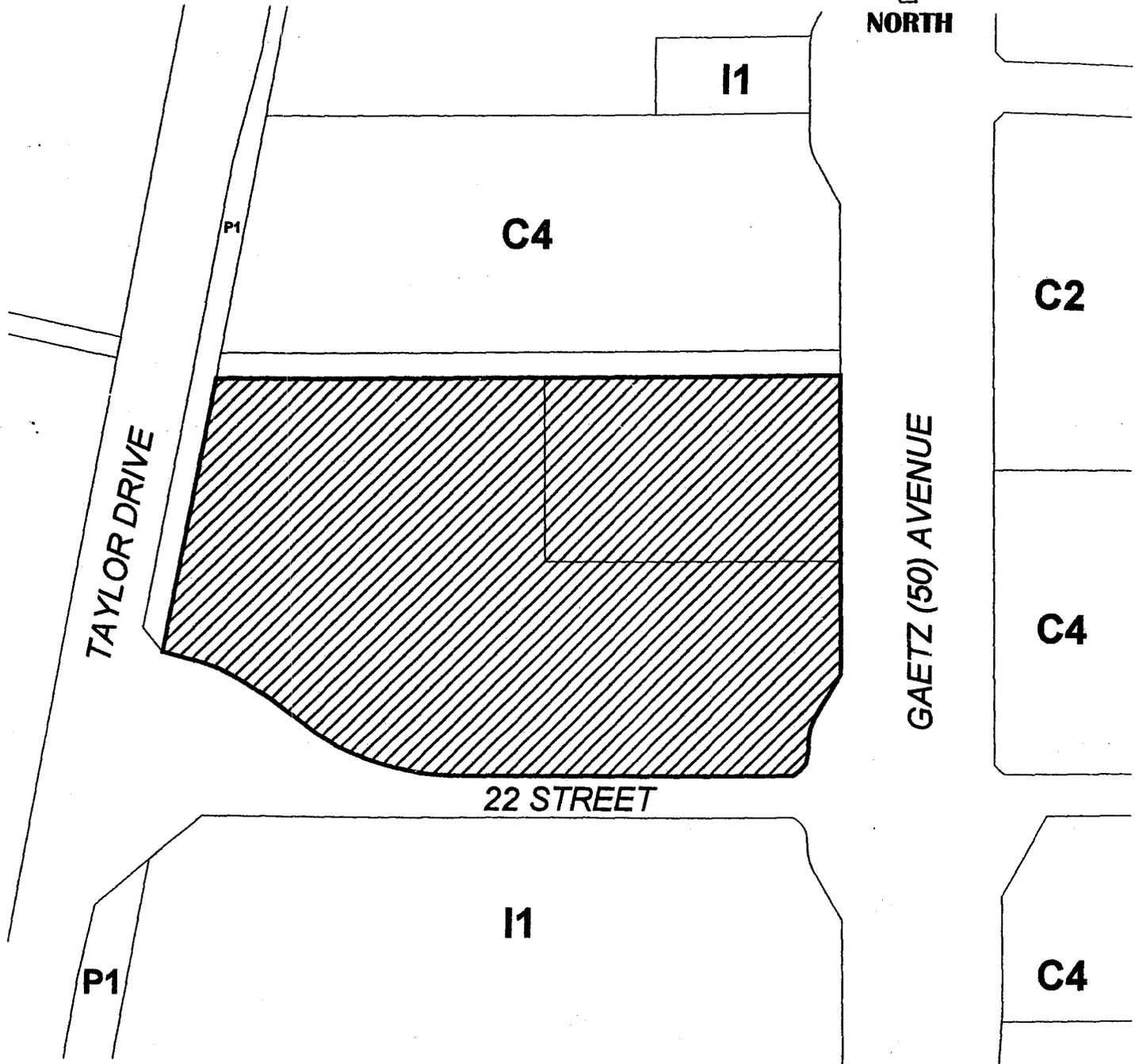
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:
 C4 to C2



AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

C2)- Commercial (Regional & District Shopping Centre)

MAP No. 6 / 99

BYLAW No. 3156 / H - 99

BYLAW NO. 3156/I-99

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

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

- 1 The following Subsection 102(4) is hereby added to the C1 Commercial (City Centre) District:

“102(4) All buildings in the C1 District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).”

- 2 The following Subsection 109(3) is hereby added to the C1A Commercial (City Centre West) District:

“109(3) All buildings in the C1A District shall feature street oriented design elements for all elevations visible from adjacent public roadways (excluding lanes). These design elements shall include street level windows, appropriately designed entrances, street oriented signage, pedestrian scale design and building materials, which complement other buildings in the downtown. Screening shall be used, as necessary, to ensure that any waste receptacles are not visible from the surrounding public roadways (excluding lanes).”

READ A FIRST TIME IN OPEN COUNCIL this 1 day of March A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

Item No. 6

BYLAW NO. 3221/99

Being a bylaw of The City of Red Deer to establish a cost shareable arterial roadway transportation system for The City of Red Deer, in accordance with the Alberta Cities Transportation Partnership Grants Program;

WHEREAS, Council of The City of Red Deer has caused to be prepared a comprehensive Transportation Study Report in accordance with Section 3 Part 1 of the City Transportation Act Chapter C-10, RSA 1980, for the development of an integrated transportation system designed to service the needs of the entire City of Red Deer. The said report is named as:

The City of Red Deer 1996 Transportation Plan Update
(IMC Consulting Group Inc.)

and approved by resolution of City Council dated January 27, 1997;

AND WHEREAS, Council recognizes that each City is responsible for the costs of establishing and maintaining all transportation facilities subject to its direction, control, and management but may qualify for financial assistance by complying with this Act;

AND WHEREAS, Council has established these transportation facilities shown in red under sharable arterials as part of the schedules hereto, as truck routes in The City of Red Deer Traffic Bylaw;

AND WHEREAS, Council, prior to second reading of this bylaw, has caused notice of this bylaw to be published in accordance with the requirements for advertising in the Municipal Government Act;

AND WHEREAS, in consideration of this bylaw, Council has duly heard and considered the representations presented either personally or through an agent of all interested parties to this bylaw;

AND WHEREAS, Council deems this bylaw to be in the public's interest and seeks Provincial Government funding assistance for the maintenance and construction of these transportation facilities;

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

- 1 This bylaw shall be known as "The City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw".
- 2 In accordance with the Transportation Report herein before described, Council hereby establishes an arterial roadway transportation system for The City of Red Deer, consisting of the following:

Schedule "A" - Arterial Transportation Network Map

Schedule "B" - Arterial Road Descriptions

subject to the following conditions, namely:

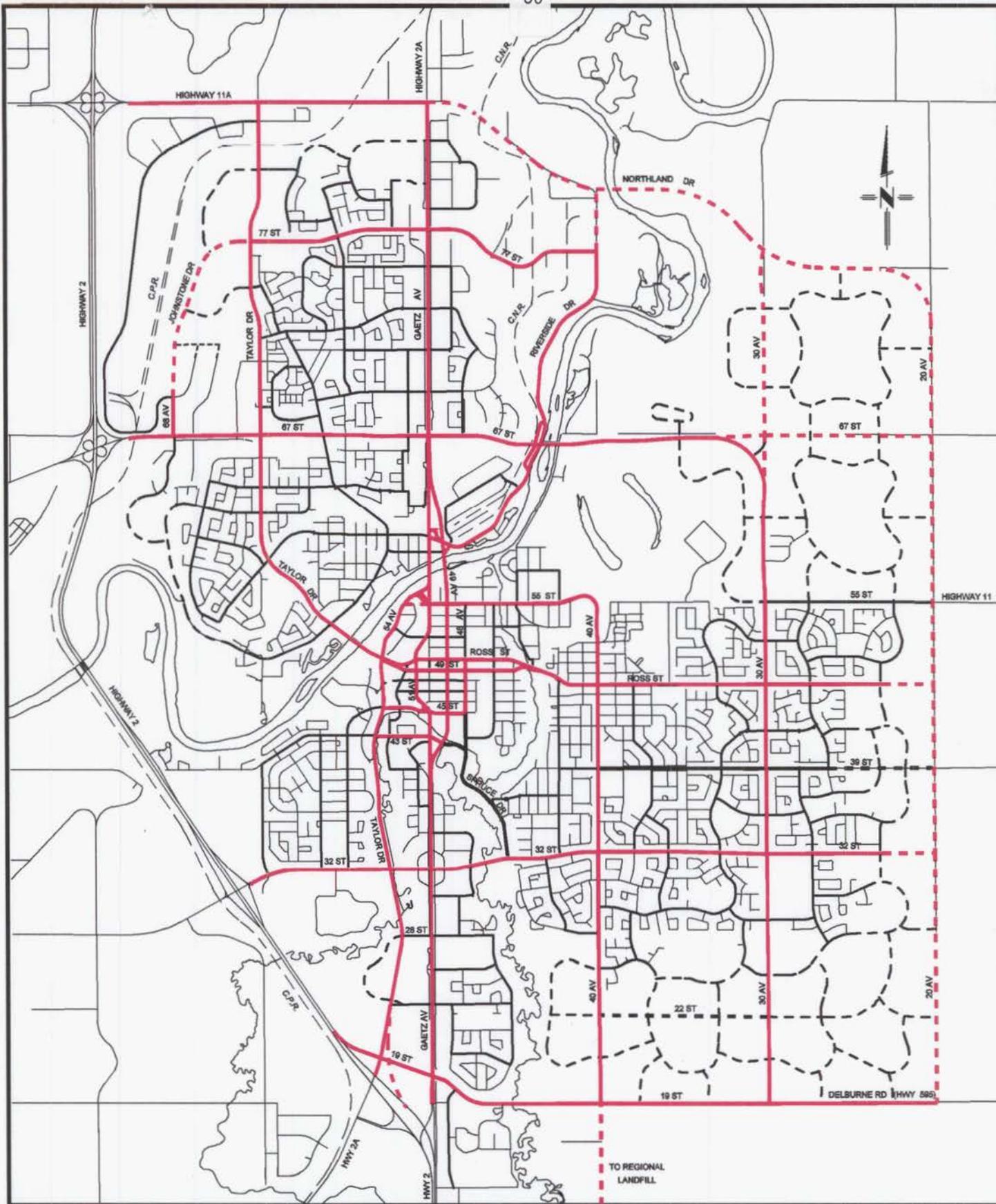
- (a) that the financial resources necessary for the construction of the said transportation system will be available to The City of Red Deer.
 - (b) that Council may amend this bylaw from time to time by the addition or deletion of transportation facilities, or in any other manner.
- 3 This bylaw and any amendments, shall be submitted to the Minister of Transportation and Utilities for approval by the Lieutenant Governor in Council and this bylaw shall be enforced and take effect on the date that it is approved by the Lieutenant Governor in Council.

4 Bylaw 3031/91 and all amendments thereto are hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1999.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 1999.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 1999.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 1999.

MAYOR

CITY CLERK



THE CITY OF RED DEER
TRANSPORTATION NETWORK
ELIGIBLE FOR PROVINCIAL FUNDING - 1999
CITY TRANSPORTATION BYLAW No. 3221/99
SCHEDULE 'A'

COST SHARABLE ARTERIALS

- EXISTING
- - - - - FUTURE

NOTE:

GAETZ AVE. SERVICE ROADS FROM HWY. 11A TO HWY. 2 SOUTH AND 87 ST. SERVICE ROAD FROM 88 AVE. TO TAYLOR DR. ARE CONSIDERED PART OF THE ARTERIAL ROAD NETWORK

55 ST. EAST OF 30 AVE. MAY BE DOWN GRADED TO A COLLECTOR DEPENDING ON THE REALIGNMENT OF HWY. 11 EAST

SCHEDULE "B"**ARTERIAL ROAD DESCRIPTIONS****A. EAST/WEST ROADWAYS**

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1	19 Street (Delburne Road)	20 Avenue	Highway 2
2	32 Street	20 Avenue	Highway 2
3	43 Street	49 Avenue	Taylor Drive
4	45 Street	48 Avenue	Taylor Drive
5	Ross (50) Street	20 Avenue	Taylor Drive
6	55 Street	40 Avenue	54 Avenue
7	60 Street	49 Avenue	Gaetz (50) Avenue
8	67 Street	20 Avenue	Highway 2
9	77 Street	Riverside Drive	Taylor Drive
10	Highway 11A	Highway 2A (Gaetz {50} Avenue)	Highway 2

	<u>Street Name</u>	<u>From</u>	<u>To</u>
11	Northland Drive	Highway 2A (Gaetz {50} Avenue)	20 Avenue
12	49 Street	Ross (50) Street	Taylor Drive
B. NORTH/SOUTH ROADWAYS			
1	Taylor Drive	Highway 11A	Ross (50) Street
2	51 Avenue	53 Street	45 Street
3	Gaetz (50) Avenue	45 Street	South of 19 Street
4	Gaetz (50) Avenue	Highway 11A	53 Street
5	49 Avenue	63 Street	38 Street
6	48 Avenue	Ross (50) Street	45 Street
7	Riverside Drive	Northland Drive	49 Avenue
8	40 Avenue	55 Street	1 mile south of 19 Street (Delburne Road)
9	30 Avenue	Northland Drive	19 Street (Delburne Road)

	<u>Street Name</u>	<u>From</u>	<u>To</u>
10	20 Avenue	Northland Drive	19 Street (Delburne Road)
11	Taylor Drive	Ross (50) Street	Highway 2 South
12	54 Avenue	Gaetz (50) Avenue	Taylor Drive/Ross (50) Street
13	68 Avenue (Johnstone Drive)	67 Street	77 Street