



City Council Meeting Agenda

Monday, April 3, 2023 – Council Chambers, City Hall

Call to Order: 10:30 AM
Recess: 12:30 PM to 1:00 PM

1. Closed Meeting (to last approximately 1 hour)

1.1. Motion to go into Closed Meeting

- 1.1.a. Code of Conduct Matter Update - FOIP Sections 17 Disclosure harmful to personal privacy, 23 Local public body confidences and 24 Advice from Officials**
- 1.1.b. Land Matter - FOIP Sections 23(1)(a) Local public body confidences and 24(1)(a) Advice from officials, 25(1)(c) Disclosure harmful to economic and other interests of a public body and 27(1)(a) Privileged information.**

1.2. Motion to Revert to Open Meeting

2. Points of Interest

3. Consent Agenda

3.1. April 3, 2023 Consent Agenda

(Pages 3 – 4)

3.1.a. Confirmation of the Minutes of the March 20, 2023 Regular Council Meeting

(Pages 5 – 21)

3.1.b. Confirmation of the Minutes of the March 21, 2023 Special Council Meeting

(Pages 22 – 25)

3.1.c. April 20, 2023 Council Meeting - Change in Start Time

- 3.1.d. Land Use Bylaw Amendment 3357/A-2023. To rezone 4240 59 Street from PS to R3 and Bylaw 3567/A-2023 amendment to the Waskasoo Area Redevelopment Plan. (First Reading Only)
(Pages 26 - 373)
- 3.1.e. Land Use Bylaw Amendment 3357/D-2023 Omnibus (First Reading Only)
(Pages 374 – 388)
- 3.1.f. Land Use Bylaw Amendment 3357/G-2023. Allow Motor Vehicle Sales (RV Sales). (First Reading Only)
(Pages 389 – 402)

4. Bylaws

- 4.1. Bylaw 3643/A-2023. Emergency Management Bylaw Amendment.
(Pages 403 – 418)
 - 4.1.a. Consideration of Second Reading of Bylaw 3643/A-2023
 - 4.1.b. Consideration of Third Reading of Bylaw 3643/A-2023

5. Reports

- 5.1. Capstone Bridge Briefing and Project Estimate
(Pages 419 – 424)
 - 5.1.a. Motion to Resume Consideration. Item postponed from the March 20, 2023 Regular Council Meeting
- 5.2. Electric Utility Substation Transformer Replacement Project Budget Request
(Pages 425 – 427)
- 5.3. Annexation Application and Negotiation Report
(Pages 428 – 1145)
- 5.4. River Bend Loan Report
(Pages 1146 – 1159)

6. Adjournment



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April 3, 2023 Consent Agenda

Prepared by: Jennifer Hankey, Corporate Meeting Administrator
Department: Legal and Legislative Services

Proposed Resolutions

Note from Clerk:

The proposed resolution regarding the 'Change in start time' on April 20, 2023 is included in the consent agenda pursuant to section 39(d) of the Procedure Bylaw which allows for reports with recommendations for routine business to be included on the consent agenda. The agencies attending Agency Day have been confirmed, and changing to a later start time will make more efficient use of Council time.

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following:

- Confirmation of the Minutes of the March 20, 2023 Regular Council Meeting
- Confirmation of the Minutes of the March 21, 2023 Special Council Meeting
- Change in start time to Council Meeting on April 20 2023 (Agency Day) to 1:00 p.m.

Proposed Resolutions - Bylaws

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Bylaws:

- Bylaw 3357/A-2023
 - FIRST READING: That Bylaw 3357/A-2023 (an amendment to the Land Use Bylaw to rezone a parcel in Waskasoo from the PS – Public Service District to the R3 – Residential (Multiple Family) District for a multi-family residential development.) be read a first time
- Bylaw 3567/A-2023
 - FIRST READING: That Bylaw 3567/A-2023 (an amendment to the Waskasoo Area Redevelopment Plan (ARP) to accommodate the rezoning and future proposed development) be read a first time
- Resolved that Council of The City of Red Deer having considered the report from Planning & Growth dated April 3, 2023 re: Land Use Bylaw 3357/A-2023, and Waskasoo



Area Redevelopment Plan Bylaw 3567/A-2023 hereby agrees to add a Special Council Meeting on May 3, 2023 at 5:00 p.m. for the purpose of holding a joint Public Hearing for Bylaw 3357A-2023 and 3567/A-2023

- Bylaw 3357/D-2023
 - FIRST READING: That Bylaw 3357/D-2023 (an omnibus amendment to the Land Use Bylaw) be read a first time
- Bylaw 3357/G-2023
 - FIRST READING: That Bylaw 3357/G-2023 (an amendment to the Land Use Bylaw for a Site Exception to allow RV Sales, Service, and Repair at 4 Burnt Basin Street) be read a first time



MINUTES - UNAPPROVED

**of the Red Deer City Council Regular Meeting,
held on, Monday, March 20, 2023
commenced at 10:31 AM**

Present:

Mayor Ken Johnston
Councillor Kraymer Barnstable
Councillor Bruce Buruma
Councillor Michael Dawe
Councillor Victor Doerksen
Councillor Vesna Higham
Councillor Cindy Jefferies
Councillor Lawrence Lee
Councillor Dianne Wyntjes

City Manager, Tara Lodewyk

General Manager Community Services, Sarah Tittlemore
General Manager Corporate & Employee Services, Lisa Perkins
General Manager Development Services, Erin Stuart
Chief of Staff, Sean McIntyre
Chief Financial Officer, Ray MacIntosh
Land & Economic Development Manager, John Sennema
Senior Planner, Orlando Toews
Acting City Clerk, Jackie Kurylo
Corporate Meeting Administrator, Jennifer Hankey
Legislative Assistant, Rebecca Derwanz



I. CLOSED MEETING

I.1. Motion to go into a Closed Meeting

Moved by Councillor Dianne Wyntjes, seconded by Councillor Victor Doerksen

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, March 20, 2023 at 10:31 a.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:

- Westerner Exhibition Association (WEA) Relationship Agreement Update – FOIP Sections 21(1): Disclosure harmful to intergovernmental relations; 24(1)(a): Advice from officials; 25: Disclosure harmful to economic and other interests of a public body
- Land Matter - FOIP Section 24(1)(a) Advice from Officials

IN FAVOUR:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

I.1.a. Westerner Exhibition Association (WEA) Relationship Agreement Update – FOIP Sections 21(1): Disclosure harmful to intergovernmental relations; 24(1)(a): Advice from officials; 25: Disclosure harmful to economic and other interests of a public body

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes



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City Manager Tara Lodewyk, General Manager Community Services Sarah Tittlemore, General Manager Corporate & Employee Services Lisa Perkins, General Manager Development Services Erin Stuart, Chief of Staff Sean McIntyre, Chief Financial Officer Ray MacIntosh, Associate City Solicitor Natasha Wirtanen, City Planning & Growth Manager Emily Damberger, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Rebecca Derwanz

Councillor Bruce Buruma declared a conflicted of interested and recused himself from item 1.1.b. due to personal interest at 11:40 a.m.
Council recessed at 11:40 a.m. and reconvened at 11:46 a.m.

1.1.b. Land Matter - FOIP Section 24(1)(a) Advice from Officials

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittlemore, General Manager Development Services Erin Stuart, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Protective Services Bart Rowland, Chief of Staff Sean McIntyre, Chief Financial Officer Ray MacIntosh, Associate City Solicitor Natasha Wirtanen, Business Excellence Manager Tricia Hercina, Land & Economic Development Manager John Sennema, Revenue & Assessment Manager Joanne Parkin, Innovation & Partner Support Supervisor Jesse Smith, Land Coordinator Wade Martens, City Assessor Maureen Cleary, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Rebecca Derwanz

1.2. Motion to Revert to Open Meeting

Moved by Councillor Cindy Jefferies, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on March 20, 2023 at 12:25 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma



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MOTION CARRIED

Council recessed at 12:25 p.m. and reconvened at 1:00 p.m.
Councillor Bruce Buruma returned to the meeting at 1:00 p.m.

2. **CONSENT AGENDA**

2.1. **March 20, 2023 Consent Agenda**

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following:

- Confirmation of the Minutes of the March 2, 2023 Special Council Meeting
- Confirmation of the Minutes of the March 6, 2023 Regular Council Meeting

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the Consent Agenda from Legal & Legislative Services hereby approves the following Bylaw:

FIRST READING: That Bylaw 3357/F-2023 (an amendment to the Land Use Bylaw to rezone 3718 46 Street from R1A to R2) be read a first time

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

3. **MOTION TO POSTPONE AGENDA ITEM**



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Moved by Councillor Victor Doerksen, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer agrees to postpone the following:

- Capstone Bridge Briefing and Project Estimate: Postponement to April 3, 2023

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

4. REPORTS

4.1. Adoption of Approved 2023 Budget

Moved by Councillor Lawrence Lee, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated March 20, 2023 re: 2023 Adopted Operating Budget, 2024 – 2026 Operating Plan, 2023 - 2024 Capital Budget Adjustment hereby adopts the 2023 Adopted Budget.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated March 20, 2023 re: 2023 Adopted Operating Budget, 2024 – 2026 Operating Plan, 2023 - 2024 Capital Budget Adjustment hereby approves the 2024-2026 Operating Plan.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor



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Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies,
Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Kraymer Barnstable

Resolved that Council of The City of Red Deer having considered the report from Financial Services dated March 20, 2023 re: 2023 Adopted Operating Budget, 2024 – 2026 Operating Plan, 2023 - 2024 Capital Budget Adjustment hereby approves the adjustments to the 2023-2024 Capital Budget

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

4.2. **Westerner Exhibition Association (WEA) Relationship Agreement Update**

Councillor Bruce Buruma left the meeting at 2:20 p.m. and returned at 2:22 p.m.
Councillor Kraymer Barnstable left the meeting at 2:34 p.m. and returned at 2:41 p.m.
Council recessed at 2:42 p.m. and reconvened at 2:51 p.m.

Moved by Councillor Vesna Higham, seconded by Councillor Victor Doerksen

Resolved that Council of The City of Red Deer having considered the report from Corporate & Employee Services and Financial Services dated March 20, 2023 re: Annual Update on Westerner Exposition Association Relationship Framework Agreement hereby directs Administration on the following:

1. Master Plan Development: Approve \$50,000 from the Operating Reserve Tax Supported to support the development of this report.
2. Support Cash Flow Fluctuations and/or Emergency Contingency: Option B: Approve \$1 million contingency in the form of a repayable loan to be accessed only after WEA has exhausted their CIBC Line of Credit.
3. Exhibition Hall Loan: Option D - Amend the loan agreement for 5 years to add a trigger that does not cause WEA to be below a current ratio of 1:1.



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4. Relationship Framework Agreement: Amend Section 12 of the Relationship Framework Agreement to reflect that The City Manager must approve all expenditures from the Major Maintenance Reserve.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Bruce Buruma, seconded by Councillor Kraymer Barnstable

FIRST READING: That Bylaw 3697/2023 (a borrowing bylaw to authorize a loan of up to \$1,000,000 to the Westerner Exhibition Association to be used for Operations) be read a first time.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Bruce Buruma declared a conflict of interest and recused himself at from item 5.1.a. due to personal interest at 3:47 p.m.

5. CLOSED MEETING

5.1. Motion to go into a Closed Meeting

Moved by Councillor Vesna Higham, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, March 20, 2023 at 3:47 p.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:



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- Land Matter - FOIP Section 24(1)(a) Advice from Officials

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Bruce Buruma

MOTION CARRIED

5.1.a. Land Matter - FOIP Section 24(1)(a) Advice from Officials

Councillor Victor Doerksen left the meeting at 4:28 p.m. and returned at 4:30 p.m.

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittermore, General Manager Development Services Erin Stuart, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Protective Services Bart Rowland, Chief of Staff Sean McIntyre, Chief Financial Officer Ray MacIntosh, Associate City Solicitor Natasha Wirtanen, Business Excellence Manager Tricia Hercina, Land & Economic Development Manager John Sennema, Revenue & Assessment Manager Joanne Parkin, Innovation & Partner Support Supervisor Jesse Smith, Land Coordinator Wade Martens, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Rebecca Derwantz

5.2. Motion to Revert to Open Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Victor Doerksen

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on March 20, 2023 at 4:34 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes



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ABSENT: Councillor Bruce Buruma

MOTION CARRIED

Council recessed at 4:35 p.m. and reconvened at 5:01 p.m.
Councillor Bruce Buruma returned to the meeting at 5:01 p.m.

6. PUBLIC HEARING

6.1. Land Use Bylaw Amendment 3357/B-2023 and Road Closure Bylaw 3690/2023

Moved by Councillor Dianne Wyntjes, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby agrees to resume consideration of Land Use Bylaw Amendment 3357/B-2023 and Road Closure Bylaw 3690/2023 that was postponed from the February 21, 2023 Council Meeting

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Mayor Ken Johnston declared open the Joint Public Hearing for Bylaw 3357/B-2023 (an amendment to the Land Use Bylaw to rezone the lane northeast of the intersection of 47 Avenue and 53 Street) and Bylaw 3690/2023 (a Road Closure Bylaw for the lane northeast of the intersection of 47 Avenue and 53 Street) at 5:05 p.m.

Administration gave a presentation.

The following person spoke to this item: Pat Newman

Mayor Ken Johnston declared closed the Joint Public Hearing for Bylaw 3357/B-2023 (an amendment to the Land Use Bylaw to rezone the lane northeast of the intersection of 47 Avenue and 53 Street) and Bylaw 3690/2023 (a Road Closure Bylaw for the lane northeast of the intersection of 47 Avenue and 53 Street) at 5:20 p.m.

6.1.a Consideration of Second Reading of Bylaw 3690/2023

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Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wyntjes

SECOND READING: That Bylaw 3690/2023 (a Road Closure Bylaw for the lane northeast of the intersection of 47 Avenue and 53 Street.) be a read a second time.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

6.1.b. Consideration of Third Reading of Bylaw 3690/2023

Moved by Councillor Kraymer Barnstable, seconded by Councillor Dianne Wyntjes

THIRD READING: That Bylaw 3690/2023 be read a third time.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

6.1.c. Consideration of Second Reading of Bylaw 3357/B-2023

Moved by Councillor Vesna Higham, seconded by Councillor Cindy Jefferies

SECOND READING: That 3357/B-2023 (an amendment to the Land Use Bylaw to rezone the lane northeast of the intersection of 47 Avenue and 53 Street) be read a second time

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes



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MOTION CARRIED

6.1.d. Consideration of Third Reading of Bylaw 3357/B-2023

Moved by Councillor Vesna Higham, seconded by Councillor Cindy Jefferies

THIRD READING: That Bylaw 3357/B-2023 be read a third time.

IN FAVOUR:

Mayor Ken Johnston, Councillor Kraymer Barnstable,
Councillor Bruce Buruma, Councillor Michael Dawe,
Councillor Victor Doerksen, Councillor Vesna Higham,
Councillor Cindy Jefferies, Councillor Lawrence Lee,
Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 5:25 p.m. and reconvened at 5:31 p.m.

7. MOTION TO ADD AGENDA ITEMS

Moved by Councillor Victor Doerksen, seconded by Councillor Vesna Higham

Resolved that Council of The City of Red Deer hereby agrees to add consideration of the following to the closed meeting agenda:

- Overdose Prevention Site/ Safe Consumption Site Update FOIP Sections 21(1) Disclosure harmful to intergovernmental relations; 24(1)(a) Advice from Officials
- Permanent Shelter Verbal Report - FOIP Sections 21(1) Disclosure harmful to intergovernmental relations; 24(1)(a) Advice from Officials

IN FAVOUR:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor
Bruce Buruma, Councillor Michael Dawe, Councillor Victor
Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies,
Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee



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Resolved that Council of the City of Red Deer hereby agrees to add consideration of the following to the closed meeting agenda:• Setting a Special Council Meeting – FOIP sections: 17 Disclosure harmful to personal privacy; 23 Local public body confidences; and 24 Advice from Officials

IN FAVOUR:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

8. CLOSED MEETING

8.1. Motion to go into a Closed Meeting

Moved by Councillor Vesna Higham, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Monday, March 20, 2023 at 5:36 p.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:

- Overdose Prevention Site/ Safe Consumption Site Update FOIP Sections 21(1) Disclosure harmful to intergovernmental relations; 24(1)(a) Advice from Officials
- Permanent Shelter Verbal Report - FOIP Sections 21(1) Disclosure harmful to intergovernmental relations; 24(1)(a) Advice from Officials
- Land Matter - FOIP Section 24(1)(a) Advice from Officials
- Setting a Special Council Meeting – FOIP Sections 17 Disclosure harmful to personal privacy; 23 Local public body confidences; and 24(1)(a) Advice from Officials

IN FAVOUR:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes



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MOTION CARRIED

**8.1.a. Overdose Prevention Site/ Safe Consumption Site Update FOIP
Sections 21(1) Disclosure harmful to intergovernmental relations;
24(1)(a) Advice from Officials**

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittermore, General Manager Corporate & Employee Services Lisa Perkins, General Manager Development Services Erin Stuart, Acting General Manager Protective Services Bart Rowland, Chief of Staff Sean McIntyre, Associate City Solicitor Natasha Wirtanen, Safe & Healthy Communities Manager Kristin Walsh, Corporate Communications Manager Tara Shand, City Planning & Growth Manager Emily Damberger, Safe & Healthy Communities Supervisor Ryan Veldkamp, Land Coordinator Wade Martens, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Rebecca Derwanz

**8.1.b. Permanent Shelter Verbal Report - FOIP Sections 21(1): Disclosure
harmful to intergovernmental relations; 24(1)(a): Advice from officials**

Councillor Victor Doerksen left the Meeting at 6:28 p.m. and returned at 6:32 p.m.

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittermore, General Manager Corporate & Employee Services Lisa Perkins, General Manager Development Services Erin Stuart, Acting General Manager Protective Services Bart Rowland, Chief of Staff Sean McIntyre, Associate City Solicitor Natasha Wirtanen, Safe & Healthy Communities Manager Kristin Walsh, Corporate Communications Manager Tara Shand, City Planning & Growth Manager Emily Damberger, Safe & Healthy Communities Supervisor Ryan Veldkamp, Land Coordinator Wade Martens, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Rebecca Derwanz



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Councillor Bruce Buruma declared a conflict of interest and recused himself from item 8.1.c. due to personal interest and left the meeting at 7:00 p.m.

8.1.c. Land Matter - FOIP Section 24(1)(a) Advice from Officials

The following people were in attendance:

Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Community Services Sarah Tittermore, General Manager Development Services Erin Stuart, General Manager Corporate & Employee Services Lisa Perkins, Acting General Manager Protective Services Bart Rowland, Chief of Staff Sean McIntyre, Associate City Solicitor Natasha Wirtanen, Land Coordinator Wade Martens, Acting City Clerk Jackie Kurylo, Corporate Meeting Administrator Jennifer Hankey, Legislative Assistant Rebecca Derwanz

Councillor Bruce Buruma returned to the meeting at 7:06 p.m.
Council recessed at 7:06 p.m. and reconvened at 7:11 p.m.
Councillor Kraymer Barnstable declared a conflict of interest and recused himself from item 8.1.d. due to personal conflict at 7:06 p.m.

8.1.d. Setting a Special Council Meeting - FOIP sections: 17: Disclosure harmful to personal privacy; 23 Local public body confidences; and 24(1)(a) Advice from Officials

The following people were in attendance:

Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

City Manager Tara Lodewyk, General Manager Corporate & Employee Services Lisa Perkins, Associate City Solicitor Natasha Wirtanen, Acting City Clerk Jackie Kurylo

8.2. Motion to Revert to Open Meeting

Moved by Councillor Cindy Jefferies, seconded by Councillor Bruce Buruma

City Council Regular Meeting Minutes
Monday, March 20, 2023

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, March 20, 2023 at 7:33 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Kraymer Barnstable

MOTION CARRIED

Councillor Kraymer Barnstable returned to the meeting at 7:33p.m.

9. BUSINESS ARISING FROM CLOSED MEETING

Councillor Bruce Buruma declared a conflict of interest and recused himself from this vote due to personal interest:

Moved by Councillor Victor Doerksen, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer having considered the closed report from CSV Business Excellence, in collaboration with Finance, Legal, Land & Economic Development dated March 20, 2023 re: Land Matter pursuant to FOIP Section 24(1)(a) Advice from Officials hereby agrees to Option I and that the closed report remain confidential.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

Absent: Councillor Bruce Buruma

MOTION CARRIED

Councillor Bruce Buruma returned to the meeting at 7:34 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Victor Doerksen



City Council Regular Meeting Minutes
Monday, March 20, 2023

Resolved that Council of The City of Red Deer having considered the closed verbal report from Communications dated March 20, 2023 pursuant to FOIP Sections 21(1) Disclosure harmful to intergovernmental relations; 24(1)(a) Advice from Officials hereby accepts the handout into the Corporate Record and agrees to Option I.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Kraymer Barnstable declared a conflict of interest and recused himself from the following vote due to personal conflict and left the meeting at 7:36 p.m.

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of the City of Red Deer hereby agrees to set a Special Meeting of Council for Tuesday, March 21, 2023 starting at 9:30 a.m. for a closed meeting to discuss a Code of Conduct matter.

IN FAVOUR: Mayor Ken Johnston, Councillor Kraymer Barnstable, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Kraymer Barnstable

MOTION CARRIED

10. ADJOURNMENT

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, March 20, 2023 Regular Council Meeting of Red Deer City Council at 7:40 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Cindy Jefferies, Councillor Lawrence Lee,



City Council Regular Meeting Minutes
Monday, March 20, 2023

Councillor Dianne Wyntjes

ABSENT:

Councillor Kraymer Barnstable

MOTION CARRIED

MAYOR

CITY CLERK



MINUTES - UNAPPROVED

**of the Red Deer City Council Special Meeting,
held on Tuesday, March 21, 2023
commenced at 9:32 AM**

Present:

Mayor Ken Johnston
Councillor Bruce Buruma
Councillor Michael Dawe
Councillor Victor Doerksen
Councillor Vesna Higham
Councillor Lawrence Lee
Councillor Dianne Wyntjes

General Manager Corporate & Employee Services, Lisa Perkins
Associate City Solicitor, Natasha Wirtanen
Acting City Clerk, Jackie Kurylo

Absent:

Councillor Kraymer Barnstable
Councillor Cindy Jefferies



I. CLOSED MEETING

I.1. Motion to go into a Closed Meeting

Moved by Councillor Vesna Higham, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to enter into a Closed Meeting of Council on Tuesday, March 21, 2023 at 9:33 a.m. and hereby agrees to exclude the following:

- All members of the media;
- All members of the public;
- And all non-related staff members

to discuss the following:

- Code of Conduct Matter – FOIP Sections: 17 Disclosure harmful to personal privacy, 23 Local public body confidences, and Advice from Officials

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Kraymer Barnstable, Councillor Cindy Jefferies

MOTION CARRIED

I.1.a. Code of Conduct Matter – FOIP Sections: 17 Disclosure harmful to personal privacy, 23 Local public body confidences, and Advice from Officials

Council recessed at 10:52 a.m. and reconvened at 11:04 a.m.

Council recessed at 11:32 a.m. and reconvened at 11:42 a.m.

The following people were in attendance:

Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

General Manager Corporate & Employee Services Lisa Perkins, Associate City Solicitor Natasha Wirtanen, Acting City Clerk Jackie Kurylo,



City Council Regular Meeting Minutes
Tuesday, March 21, 2023

Michael Solowan, Brownlee LLP

1.2. Motion to Revert to Open Meeting

Moved by Councillor Bruce Buruma, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Tuesday, March 21, 2023 at 12:12 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Kraymer Barnstable, Councillor Cindy Jefferies

MOTION CARRIED

2. BUSINESS ARISING FROM CLOSED MEETING

Moved by Councillor Vesna Higham, seconded by Councillor Bruce Buruma

Resolved that Council of The City of Red Deer having considered the Closed Meeting Report hereby directs Administration to proceed as outlined in the report and accepts the written report, protected under FOIP Sections 17 Disclosure harmful to personal privacy, 23 Local public body confidences and 24 Advice from Officials, into the corporate record.

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Kraymer Barnstable, Councillor Cindy Jefferies

MOTION CARRIED

3. ADJOURNMENT

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes



City Council Regular Meeting Minutes
Tuesday, March 21, 2023

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Tuesday, March 21, 2023 Special Council Meeting of Red Deer City Council at 12:16 p.m.

IN FAVOUR: Mayor Ken Johnston, Councillor Bruce Buruma, Councillor Michael Dawe, Councillor Victor Doerksen, Councillor Vesna Higham, Councillor Lawrence Lee, Councillor Dianne Wyntjes

ABSENT: Councillor Kraymer Barnstable, Councillor Cindy Jefferies

MOTION CARRIED

MAYOR

CITY CLERK



April 3, 2023

Land Use Bylaw 3357/A-2023, and Waskasoo Area Redevelopment Plan Bylaw 3567/A-2023

Prepared by: Orlando Toews, Senior Planner
Department: City Planning & Growth

Report Summary and Recommendations

The landowner of 4240 – 50 Avenue has applied to amend the Land Use Bylaw to rezone a privately owned ± 1.682 hectare (± 4.16 acre) parcel in Waskasoo from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* to pursue multi-family residential development. The landowner has also applied to amend the Waskasoo Area Redevelopment Plan (ARP) to accommodate the rezoning and future proposed development (Appendices A and B).

Administration supports first reading of both bylaw amendments. Further, Administration supports proceeding with second and third reading of the two bylaw amendments following a Public Hearing.

Proposed Resolution

That Bylaw 3357/A-2023 be read a first time.

That Bylaw 3567/A-2023 be read a first time.

If first reading is given these bylaws will be advertised with a Public Hearing to be held at a Special Council Meeting.

Resolved that Council of The City of Red Deer having considered the report from Planning & Growth dated April 3, 2023 re: Land Use Bylaw 3357/A-2023, and Waskasoo Area Redevelopment Plan Bylaw 3567/A-2023 hereby agrees to add a Special Council Meeting on May 3, 2023 at 5:00 p.m. for the purpose of holding a joint Public Hearing for Bylaw 3357A-2023 and 3567/A-2023.

Rationale for Recommendation

- 1. The application complies with Municipal Development Plan policies.** The application is in alignment with policies encouraging a variety of housing choices, and the efficient use of land and existing infrastructure (Appendix C).
- 2. The subject site is not public open/park space; it is privately owned and developable under the current PS zoning.**
Both the existing PS and proposed R3 zoning consider similar uses. Assisted Living Facility and Multi-Family apartment style uses are very similar in scale and use intensity.
- 3. The Area Redevelopment Plan does not preclude development of this site.**
The ARP Character Statements will continue to apply to future development. Development proposals, regardless of the zoning, will still be evaluated using the ARP's character statements and recommended design elements (Appendix C).

Background

As described in the ARP, this area was originally part of Glenmere Farms and then part of the A-20 Army Camp during World War II. Later, it was part of the River Glen School site under the Chinook's Edge School Division. The school land was subdivided in 2015 and sold to Red Deer Public School District, which subsequently sold the subject lot to East Lincoln Properties Corporation in 2020.

The Waskasoo Area Redevelopment Plan was adopted on February 1, 2016, to provide guidance for redevelopment in the neighbourhood.

Strategic Alignment

The proposal is in alignment with the Strategic Plan's focus on being a "Thriving City" with, "a thriving local economy, driven by a healthy business community and vibrant downtown is paramount, while continuing to protect and enhance the environment." Development and redevelopment in older neighbourhoods near the downtown contributes to the vitality of both the neighbourhood and the greater downtown. Redevelopment and utilization of existing infrastructure reduces the pressure for greenfield development.

Municipal Development Plan

The MDP's Land Use Concept appears to show this site as "Open Space – Major" However, section 4.0 states that, "The Generalized Land Use Concept map identifies the long-term land use pattern for the lands within current boundaries of the city of Red Deer. The land uses identified are based on the predominant or main type of land use to be in an area. More specific boundaries and information on the precise land uses is intended to be provided through area structure plans, area redevelopment plans and the Land Use Bylaw."

The MDP contains several policies that support increased density, a variety of housing choices, and efficient use of land and existing infrastructure (Appendix C)

Waskasoo ARP

The ARP identifies this parcel for PS uses and includes it as part of the Environmental Character Area. Section 5.6 Recommended Design Elements lists things to be considered when developing in this area; it does not preclude development (Appendix C).

Stakeholder Consultation

Administration referred the proposed amendments to 162 Waskasoo landowners situated east of Waskasoo Creek and to the Waskasoo Community Association. After considering feedback from the community, the applicant revised their proposed amendments to the Waskasoo ARP and Administration sent a second referral to the community. The two referrals along with the responses received for both referrals are contained in Appendix D.

The following are the three most frequent comment themes expressed by landowners and residents in each of the two referrals. The full table of response themes and frequencies along with the all the submitted comments are in Appendix D.

1st Referral Responses (74 letters)

Frequency of Concern	#	%
Traffic	53	71.6%
Green/Open Space/Enviro	33	44.6%
Character / Compatibility	24	32.4%

2nd Referral Responses (31 letters)

Frequency of Concern	#	%
Goes Against ARP	24	77.4%
Green/Open Space/Enviro	21	67.7%
Traffic	18	58.1%

The Waskasoo Community Association (WCA) and several other community groups' concerns focused on the consistency of the proposal with the Waskasoo ARP, along with the potential impacts on the community, the built environment, and the natural environment.

Regarding traffic concerns Administration notes that traffic congestion in this area is primarily focused around school hours and both PS and R3 land uses appear to generate similar traffic volumes. Regardless of the zoning any development proposals on this site will include the review of traffic impacts. Concerns expressed about potential impacts of development on the environment are understandable and must be addressed at the development stage. However, that does not preclude development as the ARP already identifies this site for PS type development. Although it is currently "undeveloped" this does not mean that the ARP intended it to stay that way. Any future development will be reviewed in light of the ARP's character statements and recommended design elements.

Analysis

Current Zoning

As this was a school property, it has the PS - Public Service (Institutional or Government) District zoning. The PS District allows for a variety of Discretionary Uses including "Assisted Living Facility and Institutional Service Facility.

Municipal Development Plan

The application complies with Municipal Development Plan policies that support increased density, a variety of housing choices, and efficient use of land and existing infrastructure (Appendix C).

Waskasoo Area Redevelopment Plan

The ARP identifies this parcel for PS uses and includes it as part of the Environmental Character Area. Section 5.6 Recommended Design Elements lists things to be considered when developing in this area; it does not preclude development.

Zoning versus Development

This is a privately owned lot and is not public open/park space, so development, including more extensive development, is already possible under the current PS zoning. While developable, its proximity to the river and environmentally sensitive lands creates the need for development to be responsive to those features.

The current issue is to determine if development should occur under the PS district or under the R3 district. The PS district has few development standards; much is left to the discretion of the Development Authority. In contrast, the R3 district has more detailed development standards regarding such things as building height, front, side, and rear yards, and landscaping. Appendix C illustrates the uses and development standards of both the PS and R3 districts relevant to this site.

The current decision is the suitability of this site for R3 type development, not on a specific use or design of a proposed development. That would occur at the Development Permit (DP), if the proposed amendments are adopted. Regardless of the zoning, redevelopment can impact a neighbourhood; it is a matter of managing those impacts. If the proposed rezoning and ARP amendments are approved, Administration believes concerns regarding impacts can be addressed at the DP stage.

Financial

There are no direct financial or budget implications for The City because of the recommendations. If development occurs, either under the current PS zoning or the proposed R3 zoning, the developer bears the costs of developing the site. Off-site Levies are outstanding on this property and the developer may be required to enter into a Development Agreement for payment of Off-site Levies at the Development Permit stage.

Options**Option #1**

Give First Reading to the two bylaws.

Benefits:

- This triggers a Public Hearing wherein all parties may present their comments / concerns directly to Council.

Disadvantages:

- None.

Option #2

Defeat the two bylaws after a Public Hearing.

Benefits:

- The site can still be developed under the existing PS zoning for such uses as Assisted Living Facility or Institutional Service Facility.

Disadvantages:

- Redevelopment of the site may be delayed.

BYLAW NO. 3357 / A – 2023

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

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

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


- 1. The land shown cross-hatched on the map attached as Schedule “A” and forming part of this Bylaw (“Map 1/2023”) is redesignated from PS – Public Service (Institutional or Government) District to R3 – Residential (Multiple Family) District.
- 2. The “Land Use District Map N16” contained in Schedule “A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 1/2023.

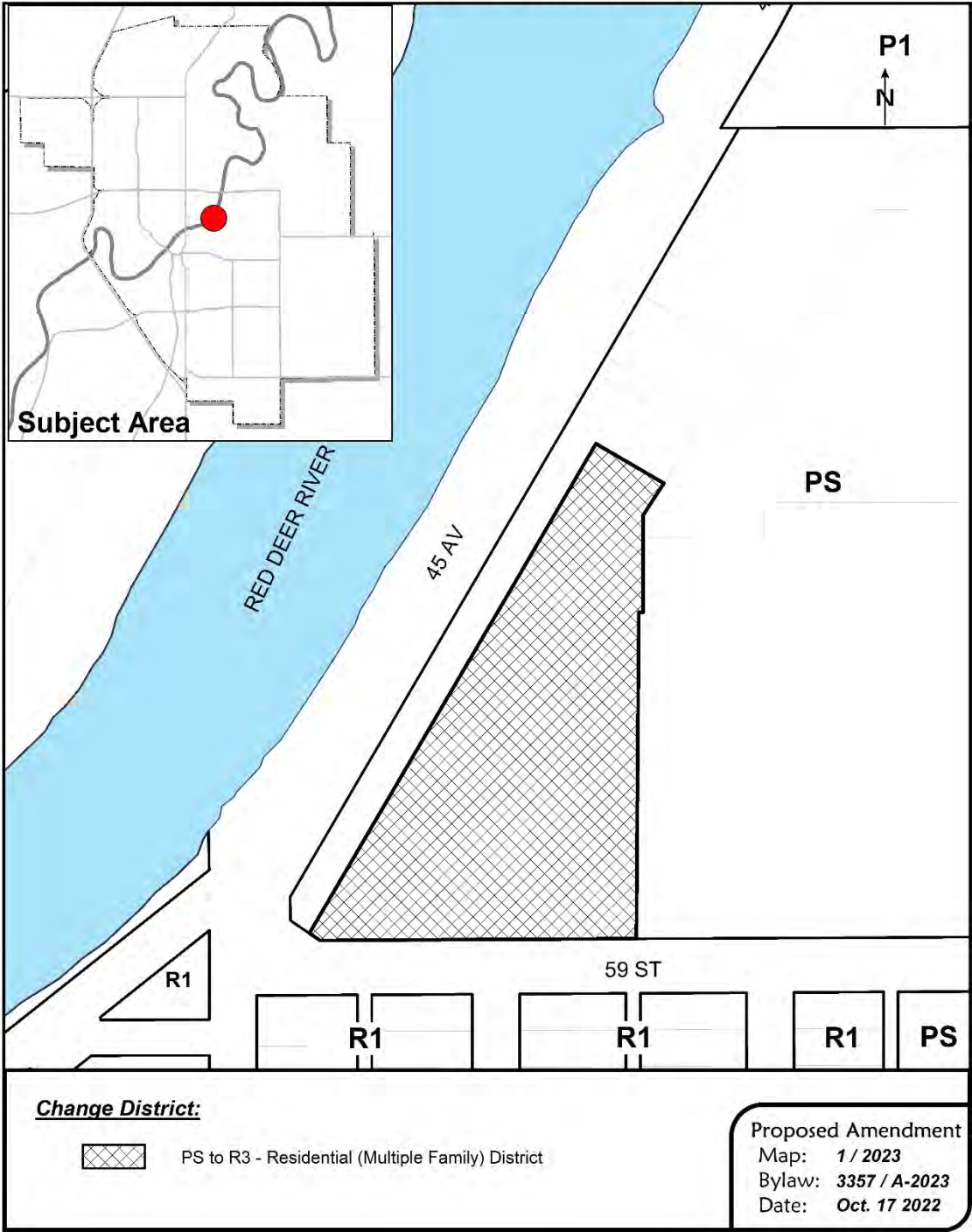
READ A FIRST TIME IN OPEN COUNCIL this	day of	2023.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2023.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2023.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2023.

<hr/> MAYOR	<hr/> CITY CLERK
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Schedule "A"

Schedule "A"

 **Red Deer** *Proposed Amendment to Land Use Bylaw 3357/2006*



BYLAW NO. 3567 / A – 2023

Being a Bylaw to amend Bylaw No. 3567/2016, the bylaw containing The City of Red Deer Waskasoo Area Redevelopment Plan.

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

Bylaw No. 3567/2016 is hereby amended as follows:

1. Plan Recommendations, on page 8, Land Use, point 3 is deleted in its entirety and replaced with:
4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation or be redesignated by Council. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.
2. In Section 5.3 Common Forms and Scale of Buildings, the bullet beginning with, “Buildings are typically 1 storey with flat roof construction.” is deleted in its entirety and replaced with the following:
 - Buildings are typically 1 storey with flat roof construction, however taller structures are permissible subject to the applicable land use districts.
3. In Section 5.6 Recommended Design Elements, subsection 15 is deleted in its entirety and replaced with:

15. Subject to the development standards in the applicable land use district, new development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.

READ A FIRST TIME IN OPEN COUNCIL this

day of

2023.

READ A SECOND TIME IN OPEN COUNCIL this

day of

2023.

READ A THIRD TIME IN OPEN COUNCIL this

day of

2023.

AND SIGNED BY THE MAYOR AND CITY CLERK this

day of

2023.

MAYOR

CITY CLERK

Appendices

Appendix A – Application Submitted by East Lincoln Properties

Appendix B – Location Map

Appendix C – Policies and Bylaws

Appendix D – Community Feedback

APPENDIX A

East Lincoln Application Submission



4, 7935 Edgar Industrial Drive
Red Deer, AB T4P 3R2
www.eastlincolnproperties.com

July 23, 2022

City of Red Deer
Inspections & Licensing
4914 - 48 Avenue
Red Deer, AB
T4N 1K9

Attention: Ms. Debbie Hill, Development Officer

Dear Ms. Hill,

Please find attached a rezoning application for the property at 4240 - 59 Street in the community of Waskasoo. The property is currently zoned as PS, Public Service and the application is requesting permitted use rezoning to R3 Multi-family district. If approved, this development would be an independent seniors living accommodation, affording Waskasoo residents the opportunity to age in place longer within their community.

East Lincoln Properties Corp. has been doing business in Red Deer for over 32 years. We have established a reputation of quality developments and believe in retaining the projects we create, thus creating long term relationships within the communities we serve. Creating these long-term relationships involves acting with integrity and transparency. As such, we have done considerable preliminary community engagement to better understand the neighbourhood and its residents needs and concerns. It is important to our organization that we integrate with the community that encompasses our development, namely that we become part of, and also contribute to, that neighbourhood. We acknowledge that change can be difficult, but our intention is to benefit the community long-term, not just to those that currently reside there, but also to future residents of Waskasoo.

The Community engagement previously mentioned has included community-wide virtual information sessions, one on one resident interviews, meetings with community stakeholders as well as meetings with representatives from the Community Association. We have listened to the community feedback and deeply considered the Waskasoo Area Redevelopment Plan. As such we are evaluating the incorporation of underground parking, wildlife corridors, dark sky lighting, a bioswale, review of necessary fencing, environmentally conscious building materials, student safety, parking limitations, traffic access and retention of mature landscaping. In addition, the feedback from the community engagement has helped guide what amenities the project could offer to the community. These amenities are intended to invite the community into the development so that it serves more than just the seniors that live there.

Thank you for your consideration of our application.

Kind regards,

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

Tanya Kure MBA, PMP
Director of Property Development



EAST LINCOLN
PROPERTIES



REZONING APPLICATION

4240 - 59 Street

TABLE OF CONTENTS

Overview

Application

R3 Zoning

Waskasoo ARP

Waskasoo Residents Interviews

Community Information Sessions

Stakeholder Meetings

Supplemental Information



OVERVIEW



SENIORS INDEPENDENT LIVING ACCOMMODATION

East Lincoln Properties is proposing to build and operate a seniors independent living accommodation at 4240 - 59 Street, in the community of Waskasoo. The legal land description for this property is Plan 1522489, Block 1, Lot 2. This lot is currently zoned as PS or Public Service and will require rezoning to R3, Residential (Multi-Family) District.

When this lot was originally subdivided by Chinook's Edge School Division, it was noted that "the future development of Lot 2 would likely require a change in districting from the current PS designation", and said it was "prepared to evaluate this step at the time of development". The quoted excerpt is taken from document 152158710, which is registered on title. East Lincoln Properties is now at that time of future development. As enclosed in the application documents, East Lincoln has done considerable community and stakeholder engagement in its due diligence towards this project. In addition, East Lincoln has met with various City of Red Deer departments to garner feedback in order to determine the most viable path forward for the development. It should be noted that East Lincoln spoke to both the past and current President of the Waskasoo Community Association about the proposed development. The past President brought this forward at the association AGM and asked for those interested in a 1-1 interview with East Lincoln to put their names forward. This is how East Lincoln came to interview the residents enclosed in this application.

The result of this stakeholder engagement is an intention to build a development that integrates into the neighborhood of Waskasoo. This integration will be achieved by welcoming the community into its greenspaces, by respecting the wildlife and environment that exists there, by making environmentally conscious decisions in building, and by offering amenities that the community can enjoy.



APPLICATION



LAND USE BYLAW AND PLAN AMENDMENT APPLICATION

All of the information requested in the application and attached checklist is necessary to complete a thorough evaluation and timely decision on your application. All material submitted must be clear, legible and precise; staff will only accept complete applications.

Type of amendment(s) requested: (please circle those that apply)

☒ Land Use Bylaw
 ☐ Neighbourhood Area Structure Plan
 ☐ Industrial Area Structure Plan
☐ Major Area Structure Plan
 ☐ Municipal Development Plan
 ☒ Area Redevelopment Plan

Registered Owner of Land that is the Subject of the Proposed Amendment(s):

Name / Company: East Lincoln Properties Corp.
 Contact Person: Tanya Kure
 Street Address: 4, 7935 Edgar Industrial Drive
 Mailing Address: Same
 Province: AB Postal Code: T4P 3R2
 Phone Number: 403 342 8768 Fax Number: _____
 E-Mail Address: t.kure@eastlincolnproperties.com

Applicant (if different from the Registered Owner)

Name / Company: _____
 Contact Person: _____
 Address: _____
 Province: _____ Postal Code: _____
 Phone Number: _____ Fax Number: _____
 E-Mail Address: _____

Landowner Authorization (this section to be completed by Landowner)

I (We), Tanya Kure
 (Print Full Name)

hereby certify that I am (we are) the registered owner(s) of the land that is subject of this application, and that the information given on this form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Amendment Application.

Authorization to Act on Behalf of the Registered Owner: (if applicable)

I (we) hereby authorize _____ to act on my (our) behalf
on matters pertaining to this Amendment Application.

Landowner Signature(s): _____

Date: 2022 July 14 _____

Description of Land Proposed for Amendment:

Lot(s): 2 Block(s): 1 Plan(s): 1522489

Municipal Address(s): 4240 - 59 Street

Land Area: 4.16 acres hectares, m².

Amendment Proposed (Land Use Bylaw Re-designation Amendment only)

Existing Land Use Designation: PS - Public Service

Proposed Land Use Designation: R3 - Residential (Multi Family), Permitted Use

Applicant's Rationale

Please provide your rationale for requesting the proposed amendment. You may use the space below or prepare a separate statement and attach it to this application. This submission will be included in any reports presented to The City of Red Deer Municipal Planning Commission (MPC) and to City Council. (Attach additional pages if necessary).

Please see attached.

The personal information on this form is collected under the authority of section 617 of the *Municipal Government Act* and section 33(c) of the *Freedom of Information and Protection of Privacy Act*. This information will be used to facilitate contact between the parties and to determine the location of the subject property. A summary of the amendment proposal and identity of the subject property's owner may be issued to adjacent land owners. If you have any questions regarding the collection, use or protection of this information, please contact the Director of the Planning Services Division at 403-406-8700. Planning Services is located on the third floor of City Hall, 4914-48 Avenue, Red Deer, Alberta.

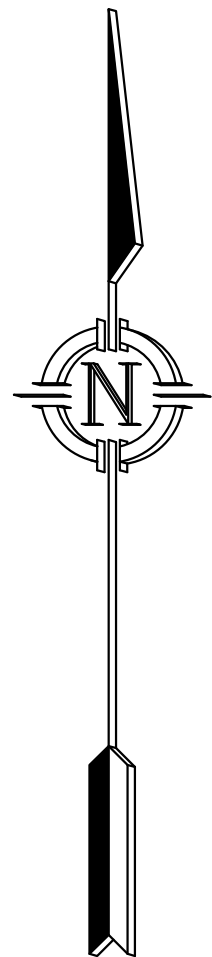
Additional Amendment Application Requirements:

Attach the following information to the application:

1. A copy of the current Certificate of Title(s) for the subject lands, dated no later than 30 days from the date of the application and one copy of each easement document, right-of-way, restrictive covenant or other legal document registered on the property that affects the use of the lands. If either the registered landowner or the applicant is registered as a numbered company, the names of the principles of the numbered company.
2. Drawing or site map showing the lands proposed to be rezoned/amended complete with dimensions and areas of each district.
3. Payment of applicable fees.
 - This includes an advertising fee due upon receipt of an invoice from the City of Red Deer. Please also be advised that if the applicant is required to hold an open house, any and all related costs are the responsibility of the applicant.
4. Additional information may be requested by the Planning Department after application is submitted such as traffic, market, land use or feasibility studies and neighbourhood surveys required by City Administration,

Amending the Land Use Bylaw

Sections 2.19, 2.20, 2.21, and 2.22 of the Land Use Bylaw establish regulations for amending the Land Use Bylaw. Applicants are encouraged to review these sections to familiarize themselves in the process. The City of Red Deer will take in reviewing and deciding upon their application.

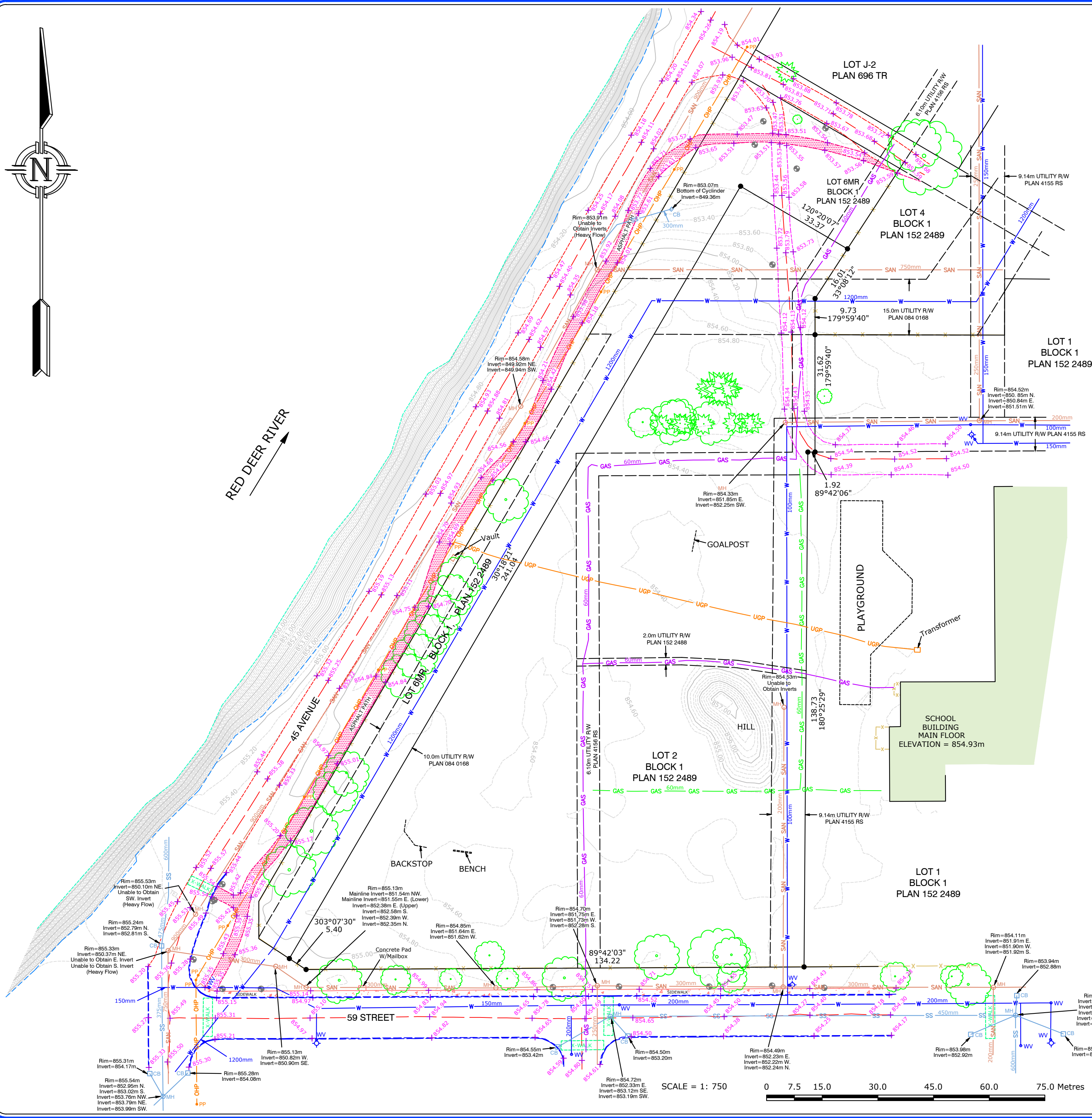


RED DEER RIVER

EAST LINCOLN PROPERTIES

SITE PLAN

LOT 2, BLOCK 1, PLAN 152 2489

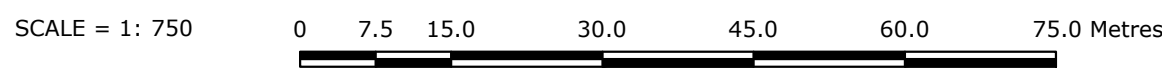


- LEGEND & NOTES**
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- FENCE LINES ARE SHOWN THUS —X—X—X—X—
- PROPERTY LINE SHOWN THUS ————
- R/W BOUNDARIES SHOWN THUS ————
- EDGE OF ASPHALT ROAD SHOWN THUS ————
- EDGE OF GRAVEL ROAD SHOWN THUS ————
- CURBS SHOWN THUS ————
- CENTERLINE OF ROAD SHOWN THUS ————
- TOP OF BANK ————
- BOTTOM OF BANK ————
- POWER POLES ARE SHOWN THUS ● PP
- O/H POWER LINES ARE SHOWN THUS —OHP— OHP
- BURIED POWER LINES ARE SHOWN THUS —UGP— UGP
- BURIED CABLES ARE SHOWN THUS —C— C— C— C—
- TELUS CABLES ARE SHOWN THUS —TEL— TEL
- TV CABLES ARE SHOWN THUS —C— C— C— C—
- FIRE HYDRANTS ARE SHOWN THUS ● WW
- WATER VALVES ARE SHOWN THUS —W— W—
- BURIED WATER LINES ARE SHOWN THUS —W— W—
- CATCH BASINS ARE SHOWN THUS □ CB
- MANHOLES ARE SHOWN THUS ○ MH
- SANITARY SEWER LINES ARE SHOWN THUS —SAN— SAN
- STORM SEWER LINES ARE SHOWN THUS —SS— SS
- BURIED GAS LINES (ACTIVE) ARE SHOWN THUS —GAS— GAS
- BURIED GAS LINES (ABANDONED) ARE SHOWN THUS —GAS— GAS
- SIGNS SHOWN THUS —X— X— X— X—
- CONIFEROUS TREES ARE SHOWN THUS ●
- DECIDUOUS TREES ARE SHOWN THUS ○
- ELEVATIONS ARE SHOWN THUS —ELEV—
- ELEVATIONS ARE IN METRES AND DECIMALS THEREOF.
- ELEVATIONS ARE CALCULATED AND ARE REFERRED TO ASCM 241919 (ELEV=855.341m)
- MAJOR CONTOUR LINES ARE SHOWN THUS ————
- MINOR CONTOUR LINES ARE SHOWN THUS ————
- DISTANCES ARE IN METRES AND DECIMALS THEREOF.

NOTES:

The underground utilities are shown using information supplied by the utility companies and, where possible, by electronic utility locating equipment. Since reception of electronic signals is subject to interference and has limitations it should not be assumed that all buried facilities are shown and facilities which are shown should not be construed as "located" until physically exposed. The actual location must be verified independently by the contractor in the field, prior to any construction.

Service pipe sizes taken from City of Red Deer Records.





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 686 533 1522489;1;2 202 059 930

LEGAL DESCRIPTION
PLAN 1522489
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.682 HECTARES (4.16 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;38;21;SE

MUNICIPALITY: CITY OF RED DEER

REFERENCE NUMBER: 152 158 700 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
202 059 930	16/03/2020	TRANSFER OF LAND	\$800,000	\$800,000

OWNERS

EAST LINCOLN PROPERTIES CORP.
OF 4, 7935 EDGAR INDUSTRIAL DRIVE
RED DEER
ALBERTA T4P 3R2
(DATA UPDATED BY: CHANGE OF NAME 222140902)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
4510NI	26/08/1963	CAVEAT RE : EASEMENT CAVEATOR - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 (DATA UPDATED BY: TRANSFER OF CAVEAT 012027346)

(CONTINUED)

REGISTRATION

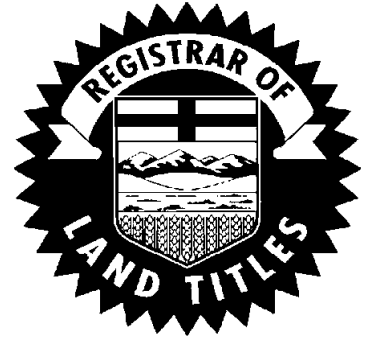
NUMBER	DATE (D/M/Y)	PARTICULARS
1680SE	09/10/1970	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AS TO PORTION OR PLAN:4156RS
7541RW	19/11/1970	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 AS TO PORTION OR PLAN:4156RS (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012026744)
862 238 082	31/10/1986	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - THE CITY OF RED DEER. C/O WILLIAM F. LEES, LAND SUPERVISOR BOX 5008 RED DEER ALBERTA AGENT - WILLIAM F LEES
082 535 321	09/12/2008	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AS TO PORTION OR PLAN:0840168
152 158 662	29/05/2015	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION OR PLAN:1522488
152 158 710	29/05/2015	CAVEAT RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF RED DEER. C/O P.O. BOX 5008, RED DEER ALBERTA T4N3T4 AGENT - NATASHA WIRTANEN

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF JUNE,
2022 AT 02:42 P.M.

ORDER NUMBER: 44789985

CUSTOMER FILE NUMBER: SLM-73216



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



R3 ZONING



R3 ZONING

East Lincoln Properties is proposing to rezone this lot from PS (Public Service) to an R3 (Residential, Multiple Family) district. Creating an R3 district on this lot allows for an efficient use of the land. It introduces a mix of uses within the neighbourhood, allowing for an opportunity of increased density. An increase in density allows for growth within a community on a reduced footprint. Adding R3 zoning to this lot also introduces a greater variety of housing types and price points within the neighbourhood.

The location of the lot for R3 is ideal as it only borders single family homes on the south side, and is somewhat isolated to the neighbourhood as a whole. Therefore, it does not disrupt the pattern of development currently in place. Further, the development has minimal impact on the view from single family homes and there is no shadow casting created by the building.

The efficient use of this land for R3 allows for a promotion of open spaces and park-like areas for enjoyment. Creating a winding sidewalk and trail within the development, along with benches, creates a more walkable space and enhances pedestrian connections. The open spaces will preserve environmental features such as the treescapes, which camouflage and soften higher density buildings within an R3 zoning.

R3 design can incorporate historical and cultural aesthetics to ensure sensitivity to the existing neighbourhood through flat roofs, pronounced balconies and the use of wood and stone. Therefore, an R3 development can integrate into a historical community in a complementary way.

A diversity of people adds richness to a community and an R3 development can add to the intergenerational depth of the neighbourhood. New community members can also contribute to the safe watch of the sidewalks, playgrounds and streets, potentially reducing crime and mischief.



WASKASOO ARP

WASKASOO

AREA REDEVELOPMENT PLAN

WASKASOO AREA REDEVELOPMENT PLAN

Rezoning to R3 will require an amendment to the Waskasoo Area Redevelopment Plan (ARP).

As noted earlier, in May 2015, when this lot was subdivided by Chinook's Edge School Division, it was noted by the Subdivision Authority that "the future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development". The Waskasoo Area Redevelopment Plan was adopted by council in February 2016. Under land use, (item 3, page 8 of the ARP) it was expressly noted that the lot "shall" retain its current designation of PS. An excerpt of the ARP is noted below.

LAND USE

③ 4240 – 59 Street

4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.

East Lincoln Properties proposes the following amendment:

4240 – 59th Street **may** retain its current PS Public Service (Institutional or Governmental) District designation **or be redesignated by the development authority**. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study **may** be required to support an application for development or redevelopment.





WASKASOO RESIDENTS INTERVIEWS



WASKASOO RESIDENT INTERVIEW LIST

DARCY & BRENDA GARRETT

March 29, 2022

LINDA CULLEN-SAIK

April 18, 2022

TIFFANY & BROCK PRIEBE

April 18, 2022

SUSAN JENSEN

April 19, 2022

JOHN BOUW

May 10, 2022

SUSAN SWAINSON

May 12, 2022

DAN STEENBERG

May 12, 2022





WASKASOO RESIDENT INTERVIEWS

CONSOLIDATION OF RESPONSES

How long have you lived in the community?

Interviewed residents lived in the community from 5 to 30 years.

What do you like about the community?

Residents provided similar answers including that Waskasoo is a quiet neighbourhood, a nice place to raise a family, a connected and engaged community as well as having beautiful natural amenities such as the river, trees, pathways, greenspaces, wildlife and the Kerry Wood Nature Centre.

Is the community missing anything?

Two residents noted nothing was missing. The remainder of residents included suggestions of a soccer field, a corner store or small grocer offering a combination of local items as well as standard staples. In addition, suggestions included a place for the Community Association to meet, a hair salon or personal services salon, a daycare and shared access along the school property line for parent pick up and drop offs. Two residents noted that seniors housing is lacking in the area with little options for seniors to stay in the community if they can no longer manage a single family home. It was noted that bringing small scale amenities such as those listed could create a more walkable neighbourhood and potentially alleviate some of the traffic congestion.

For you and your family, do you feel like there are intergenerational gathering spaces or is this lacking?

Two residents noted gathering spaces were not lacking. Other residents suggested an indoor gathering space was lacking.

These notes reflect the interpretation of the interviewer.





WASKASOO RESIDENT INTERVIEWS

CONSOLIDATION OF RESPONSES

Overall thoughts on the preliminary plans shared with you?

Interviewed residents noted concerns in the following areas:

- traffic congestion
 - compounding existing traffic issues
 - fear that emergency response could not access the seniors during peak periods of congestion
 - control on parking and number of resident' vehicles
 - children's safety in walking and biking with increased traffic from the development
- loss of greenspace and views
- preference for a not for profit business development
- the developer would "flip" the project into standard apartments or sell to another developer
- compliance with the Waskasoo Area Redevelopment Plan
- preference for the area to remain R1 only

Interviewed residents noted the following positive aspects of the prospective development:

- added amenities for the community
- new residents to the community and the community association
- provide the opportunity to age in place in the community longer
- potential to make the community more walkable

Residents made the following recommendations:

- the development should be aesthetically pleasing and integrate into the community
- parking should be hidden
- trees and pathways should be retained and/or supplemented
- green building practices are encouraged

These notes reflect the interpretation of the interviewer.





COMMUNITY INFORMATION SESSIONS



EAST LINCOLN
PROPERTIES

RIVERGLEN VILLAGE

Independent Seniors Living Accommodation

MEET YOUR HOSTS

RIVERGLEN VILLAGE PRESENTATION



TANYA KURE
Director of Property Development
East Lincoln Properties Corp.



CORY LENIUK
Architect/Principal
JMAA architecture

ITEMS OF NOTE



CHAT BOX

Questions and comments can be posted in the Chat Box



POLL BOX

Polls will appear in the Poll box (next to the Chat box)



FUTURE COMMUNICATION

Contact information will be provided at the end of the presentation



LAND ACKNOWLEDGEMENT

We acknowledge Treaty Six territory to the North of the Red Deer River, the traditional Métis, Cree and Saulteaux territory. And Treaty Seven territory to the South of the Red Deer River, the territory of the Blackfoot, Tsuu T’ina and Stoney Nakoda peoples. We honour the First Peoples who lived here and called this area Waskasoo Seepee.



PRESENTATION OUTLINE

KEY DISCUSSION POINTS

- About East Lincoln Properties
- Project Location & Background
- Intentions for Development
- Project Layout & Design
- Community Feedback
- Questions
- Contact Us



EAST LINCOLN
PROPERTIES



ABOUT EAST LINCOLN PROPERTIES

REAL ESTATE DEVELOPER AND PROPERTY MANAGER

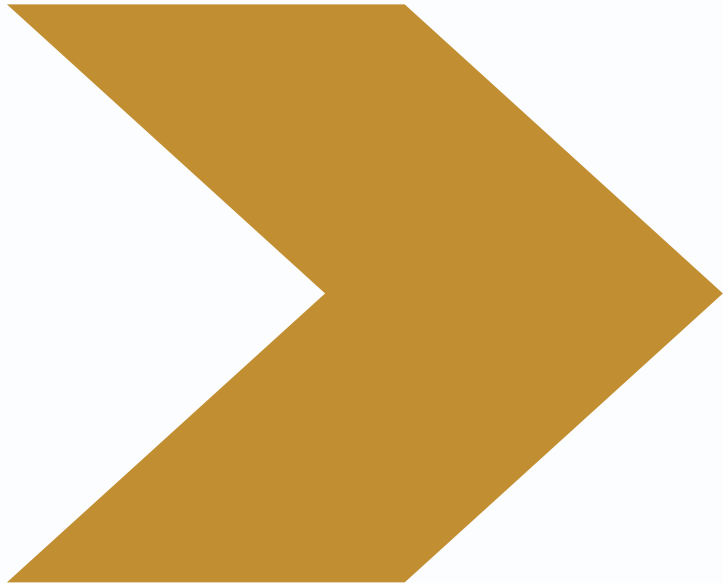
East Lincoln Properties was founded in Red Deer over 35 years ago and is owned by Ben Meyer. Mr. Meyer also owns Shunda Construction, which worked on the Waskasoo Community Gardens project. East Lincoln Properties develops both commercial and residential projects in Central Alberta and believes in retaining the projects that we create.

It is our intent that our projects integrate with the neighbourhoods they are part of, and offer opportunity to the greater community, not just to the tenants and residents it serves.

We believe our projects should create an environment where its residents can thrive and feel connected to the community, its people and natural amenities.

THE LOCATION

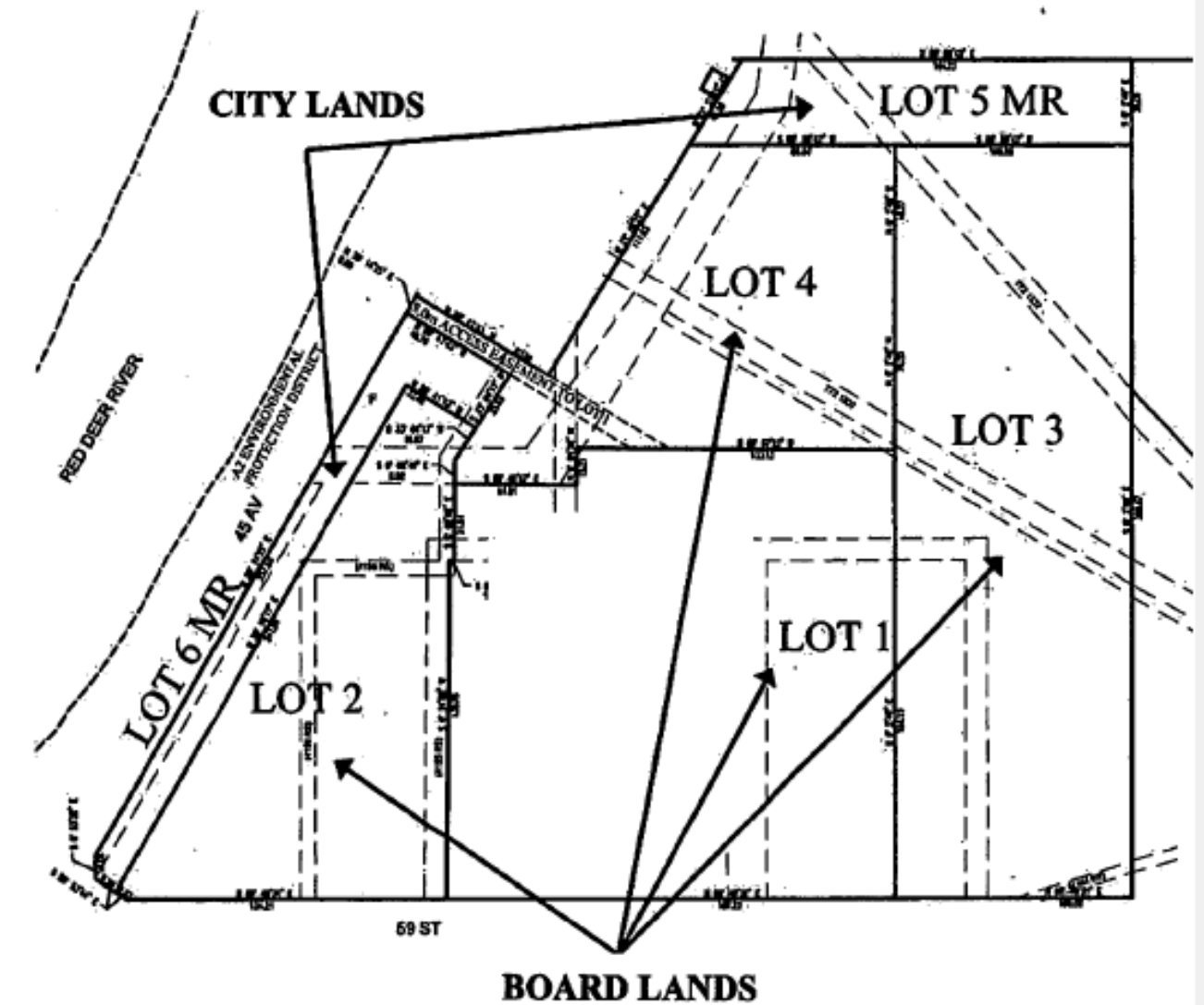
4240 - 59 Street



RECENT HISTORY

CHINOOK'S EDGE SCHOOL DIVISION

This lot was part of a greater parcel of land that was subdivided in 2015 by Chinook's Edge School Division. A total of 6 lots were subdivided from this parcel. Lots 1 and 3 are now owned by the Red Deer Public School board. Lot 2 was noted as being designated for future development and is now owned by East Lincoln Properties. Lot 4 is now owned by Parkland Community Living. Lots 5 and 6 were turned into Municipal Reserve lands.



RECENT HISTORY

LOT 2

It was acknowledged at the time of subdivision, that the future development of Lot 2 would likely require a change in districting from the current Public Service (PS) designation, to be evaluated in the future at the time of development.

THE MUNICIPAL RESERVE LANDS

When the subdivision was brought forward by the School Division, community organizations and landowners brought forward concerns about the preservation of the existing trail system. The City's Park's and Planning departments worked to address these concerns through the development of the Municipal Reserve lands in lots 5 and 6.

THE VISION FOR RIVERGLEN VILLAGE

REZONING TO R3

The current zoning for this parcel is PS or Public Service. Under PS zoning, the closest allowable use to our intentions for operations would be an Assisted Living Accommodation. This is beyond the type of operations we are looking to provide. Rather, East Lincoln Properties is proposing an independent seniors living accommodation. A place where seniors can connect to, and feel part of, the community and it's natural environments for indoor/outdoor living. This vision will require a rezoning to R3 Residential (Multiple Family) District.



R3 ZONING - PROPOSED

USES

Discretionary use allows for a multiple family building more than 35 dwelling units per hectare. (Site is 1.682 hectares or 4.156 acres.)

SITE COVERAGE

Maximum site coverage is 40%, our proposed development is around 23%.

BUILDING HEIGHTS

Maximum allowable height of 4 storeys for multiple family buildings.

PARKING VARIANCE

We would be seeking a one stall per unit ratio which is an approximate 40% parking reduction.



WASKASOO AREA REDEVELOPMENT PLAN

OBJECTIVE

- Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.
- Maintain Waskasoo's extensive parks and open space.
- Preserve and maintain environmental, historical and cultural features.
- Maintain and enhance trail and pedestrian connections.
- Encourage the enhancement and maintenance of all properties.



WASKASOO AREA REDEVELOPMENT PLAN

CHARACTER STATEMENTS

- Ensure natural features including native vegetation, mature trees, and minimal building coverage will be maintained (23% building coverage).
- Natural landscaping with storm water management strategies (pond and bioswale).
- Utilization of common building materials (wood and stone).
- A wide open sense of space that is not common in other areas of the City (77% open space).
- Maintaining existing vegetation onsite, with enhanced consideration to the critical area adjacent to the Red Deer River, which will be maintained as a wildlife corridor.
- Shared site access with Red Deer Public School Division.
- Building will be approximately 100 feet away from 45th Avenue and 45 feet away from 59th Street.
- Currently, the site is completely fenced. We are proposing removal of existing fences on all sides but will work with Gateway Christian School to place fencing as required for the purposes of student safety.
- Dark sky lighting will be used.

THE PLANS FOR THE RIVERGLEN VILLAGE

UNIQUE FEATURES



Hub for Community

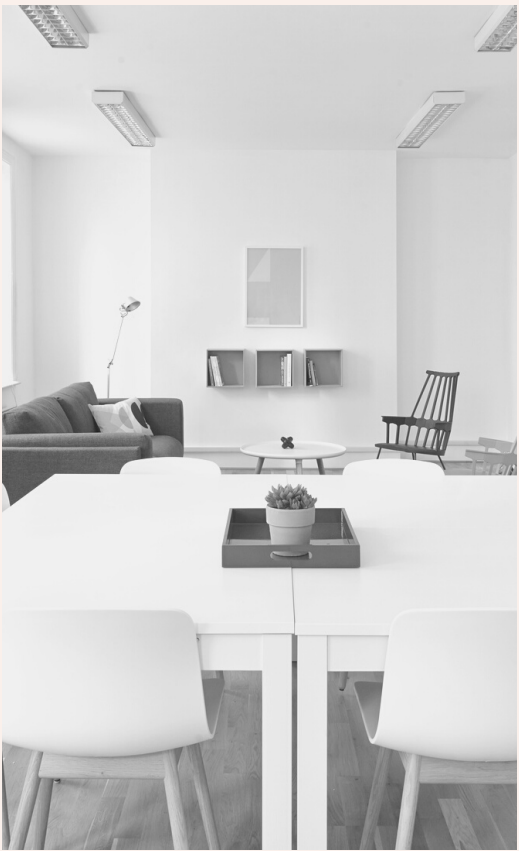
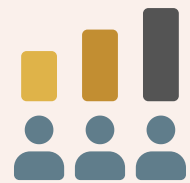


Sustainable Building
Practices



Enhanced Wildlife Human
Interaction

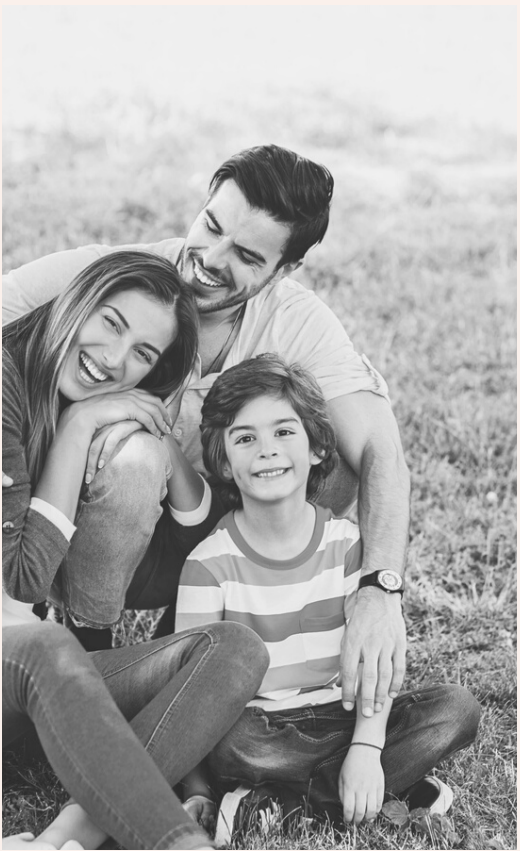
POTENTIAL COMMUNITY HUB AMENITIES



Indoor Multi Use
Room for Meetings
or Events



Small Retail Space



Outdoor Natural
Amphitheatre



Outdoor Covered
Picnic Shelter



Outdoor Benches

PROPOSED FACILITY INFORMATION



Suites will be for
Rent



Approximately
50 - 60 Suites
per Building



Mix of One and
Two Bedroom
Suites



Underground and
Surface Parking



One 3 Storey Building
One 4 Storey Building

Development Stages of Riverglen Village



PREDESIGN

Rezoning
and Permits



PHASE 1

Construction of
First Building



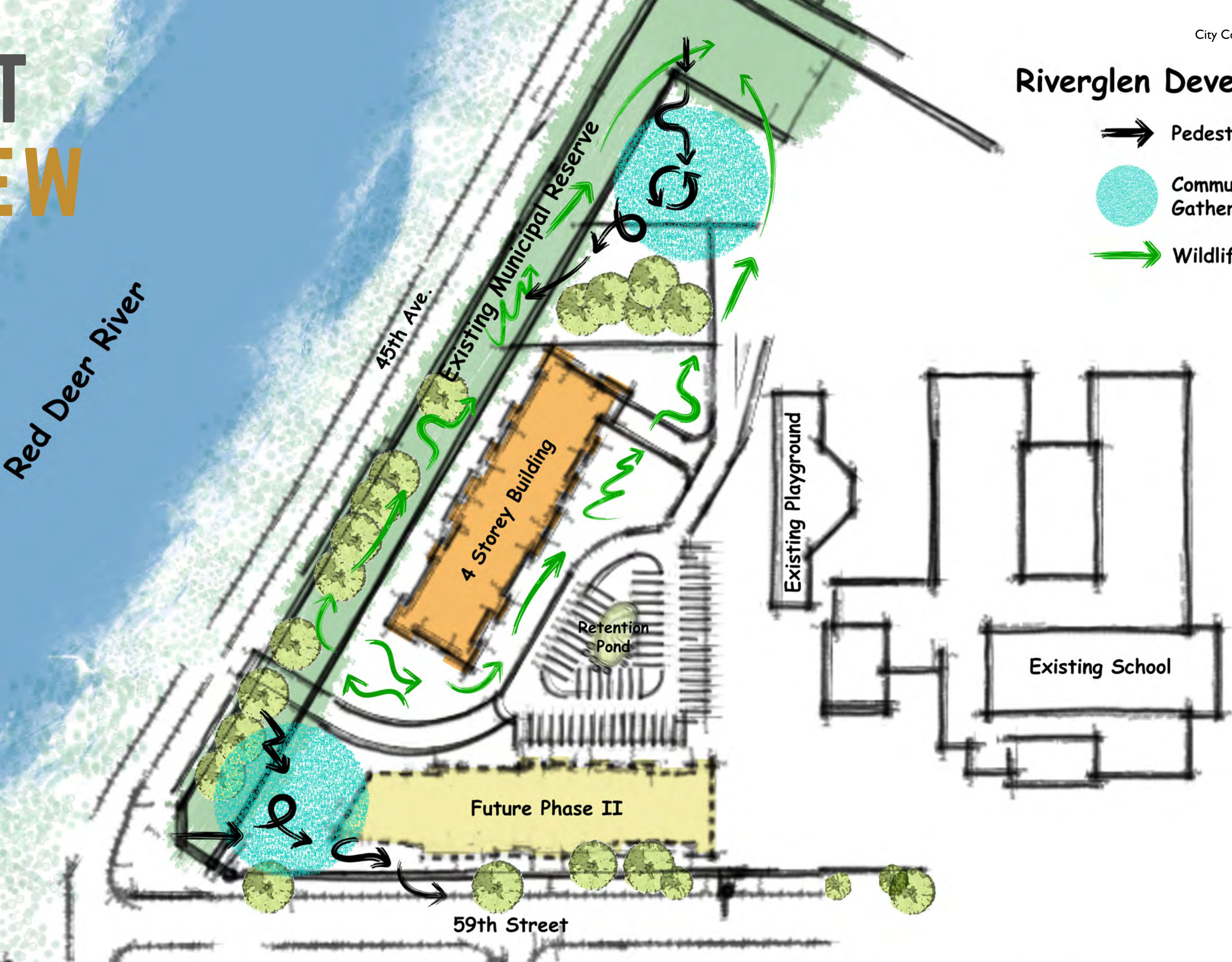
PHASE 2

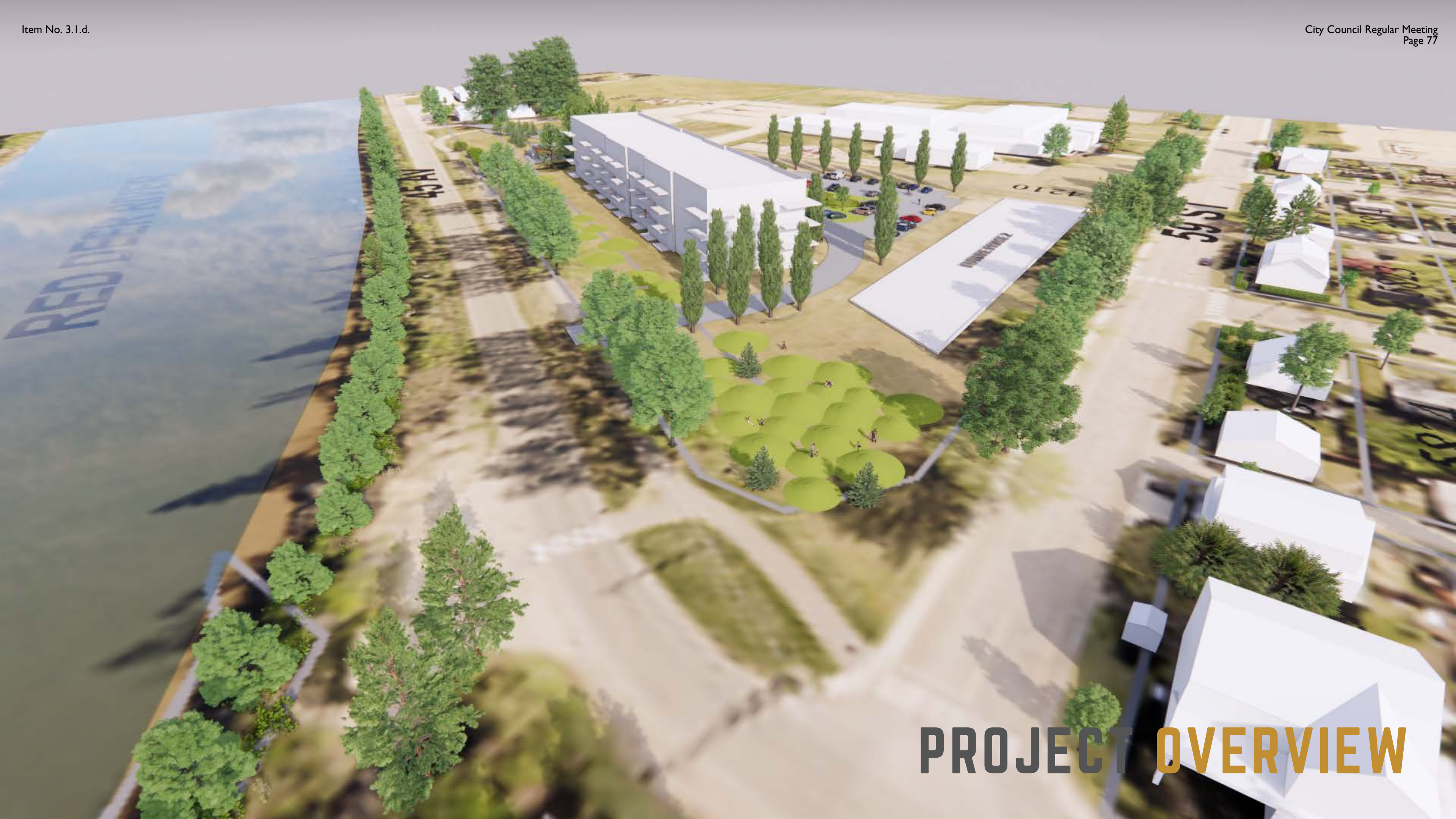
Construction of
Second Building

PROJECT OVERVIEW

Riverglen Development

-  Pedestrian Travel
-  Community Gathering Node
-  Wildlife Corridor





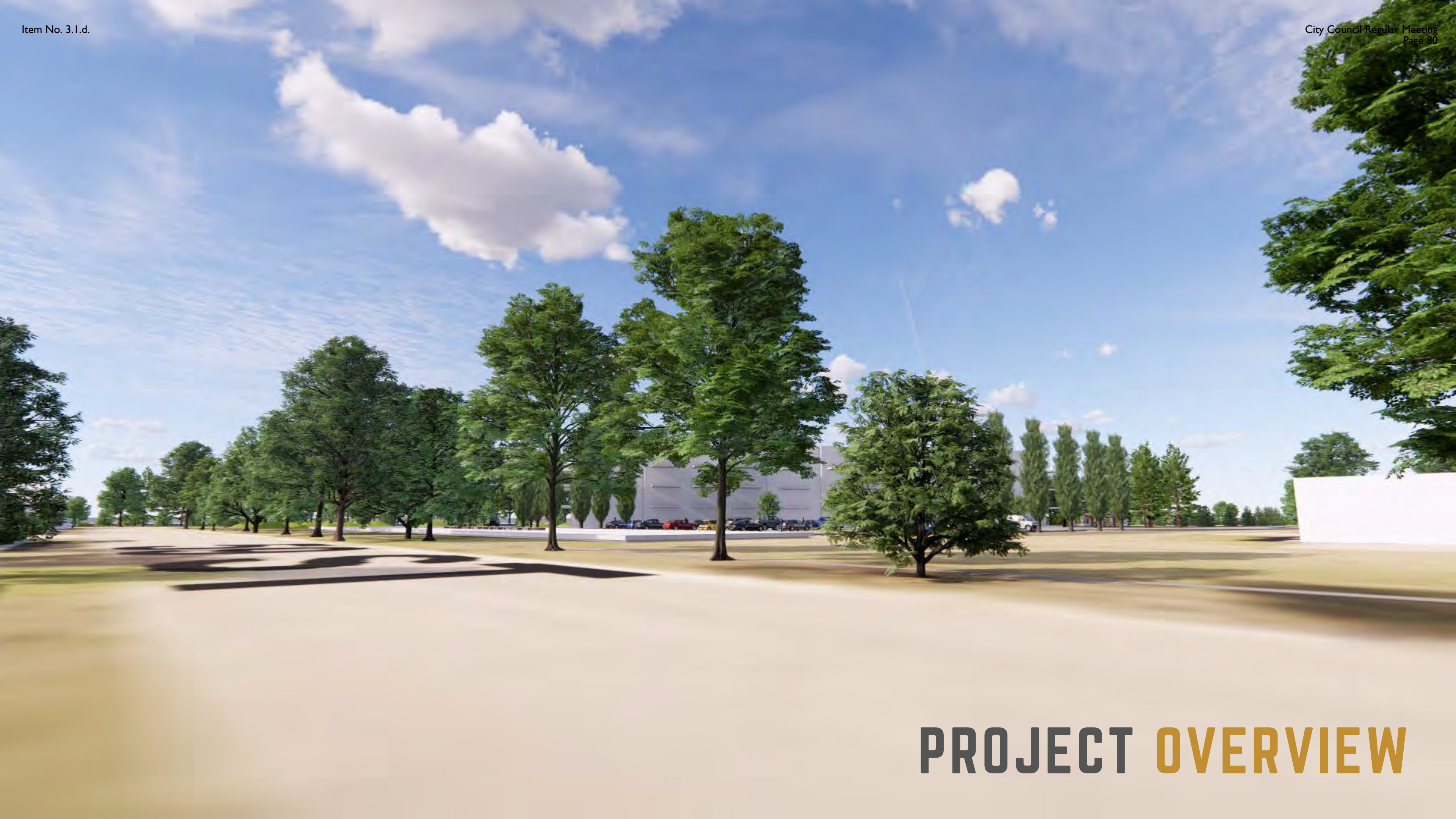
PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



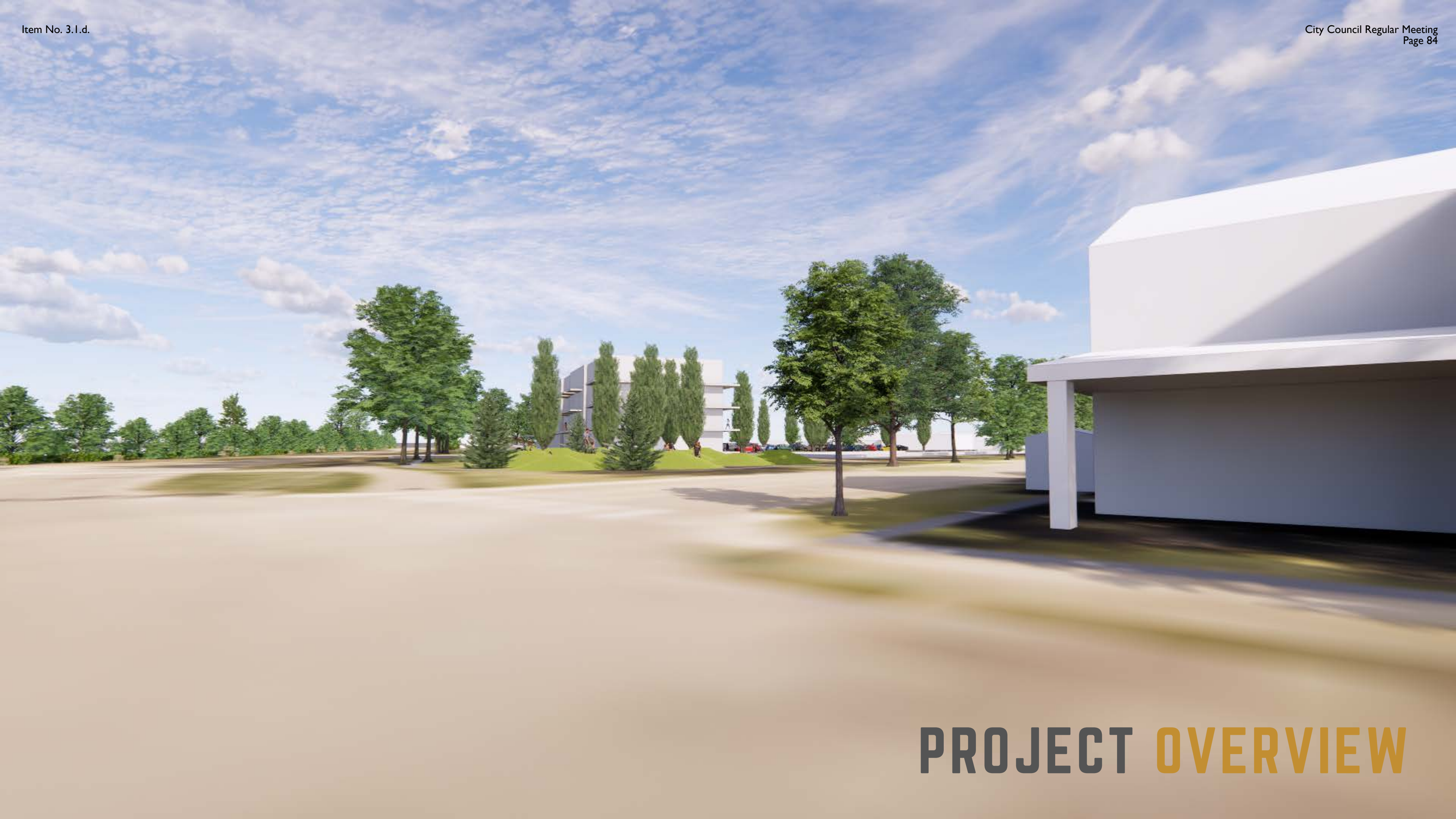
PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW



PROJECT OVERVIEW

What Residents Are Concerned About



TRAFFIC
Increased Congestion

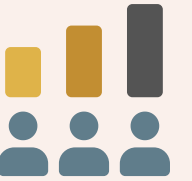


ENVIRONMENT
Loss of Natural Amenities



FUTURE CHANGE
Changing from Seniors Living to Standard Apartment

What Residents Are Positive About



OPPORTUNITY TO AGE IN THE SAME COMMUNITY

Existing homeowners would have a place to transfer to within their own community until a higher level of care is needed.



OPPORTUNITY TO EXPAND COMMUNITY ASSOCIATION

New residents could increase support and participation in the association.



OPPORTUNITY FOR A MORE WALKABLE COMMUNITY

Adding an amenity such as a coffee shop, small store, pharmacy, hair dresser, or daycare would reduce the need to drive out of the community.

QUESTIONS?

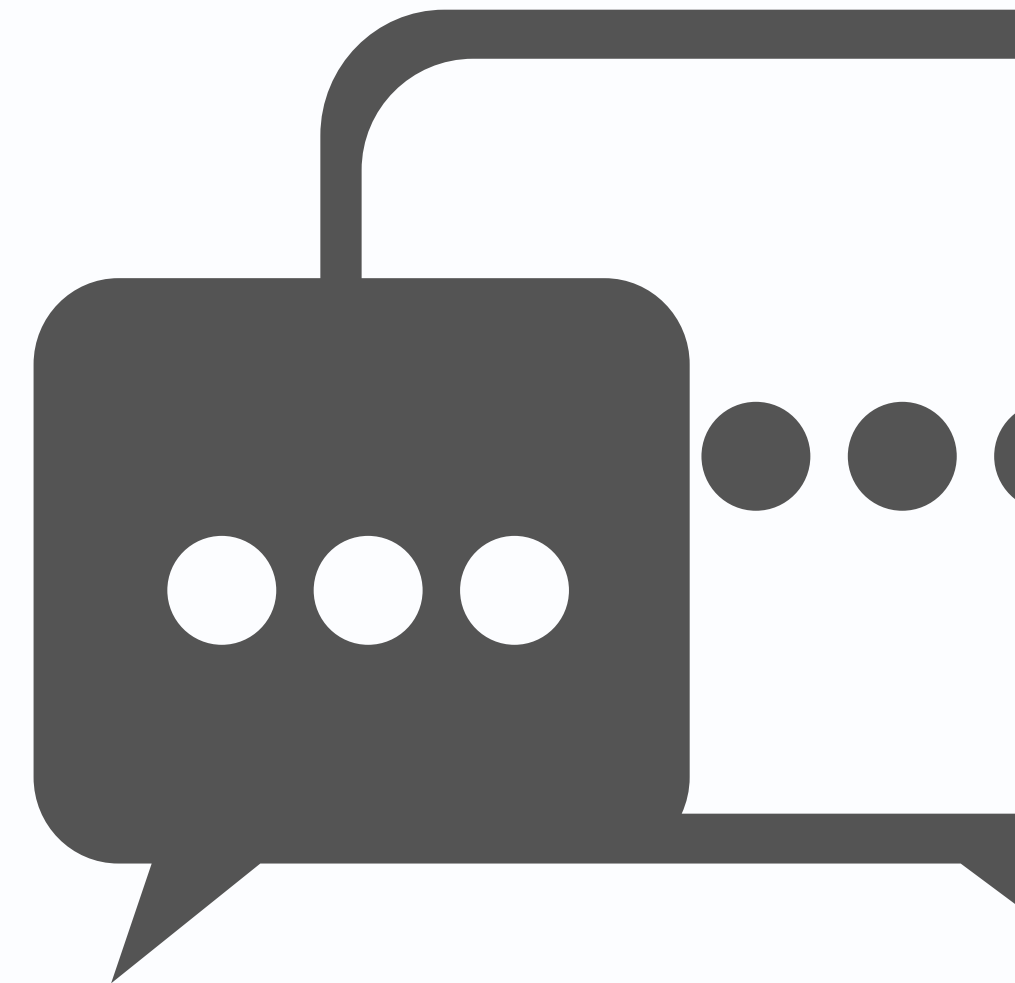
Please type your questions in the chat box. You will receive a follow up email with all questions and answers from the presentation.



FOR FOLLOW UP QUESTIONS OR TO SCHEDULE A PERSONAL CONVERSATION

EMAIL ADDRESS

info@eastlincolnproperties.com





EAST LINCOLN
PROPERTIES

THANK YOU

**FOR JOINING OUR
PRESENTATION TODAY**

Q&A

RIVERGLEN VILLAGE INFORMATION SESSIONS



EAST LINCOLN
PROPERTIES

A NOTE TO THE READER



Hello,

**THANK YOU FOR ATTENDING THE RIVERLEN VILLAGE
INFORMATION SESSION.**

This information package contains all of the questions and comments shared during both webinars on May 24 & 25, 2022. Answers to these questions have been summarized and consolidated for clarity.

In addition, the statistics on attendance as well as the results of the polls have been provided.

Thank you!

EAST LINCOLN PROPERTIES CORP.

QUESTIONS & COMMENTS

ATTENDEE A

Why is there not a public chat, no interactive discussion, no open forum being permitted instead of this limited ability to communicate? Will you also share number of participants vs number of poll responses? No development, nothing built, too much to capture in your limited poll, detrimental - not beneficial. Will a scale drawing be provided with your questions/answers being sent out that sets out actual measurements? Will you hold a real open forum before applying for rezoning? How do you plan to address the parking problems this will create?

ATTENDEE B

Without sharing names of the poll answers; would you please share the results/percentages from the polls in this session? Can you share how many participants are in this? May I suggest at the other session for the chat to be open dialogue and not private to have the opportunity to share and discuss as a community?

ATTENDEE C

Is there a reason we don't have public comments? Will there be a public in person open house/forum? Will you publishing how many online attendees? Thank You.

ATTENDEE D

If there is limited parking for the units will this not cause an issue with people parking on the streets? I'm also concerned about an emergency occurring during the school peak hours and emergency services being unable to access. How much of the parking will be underground?

QUESTIONS & COMMENTS

ATTENDEE E

I'm looking to see who the other attendees are but not seeing this. I would like to know if there is a transcript of the meeting? Is there a summary of who the stakeholders were you previously spoke or engaged with? I am certain the neighbourhood is not fully onboard with this development and will be standing their ground.

ATTENDEE F

Does the 23% space include both buildings and the parking lot? Despite all the sustainability practices; can you describe how the wildlife movement would be enhanced with further development? Can you explain the necessity to request rezoning for the land, rather than operate within its current constraints? Some feedback: Perhaps it would be more effective to use a platform with more open dialog or include options in your polls to allow additional discussion on items not included in your presentation.

ATTENDEE G

Does the 23% coverage include the parking lot? With regard to the rezoning, could you please clarify or inform us about the area that would be rezoned? For example; would it be rezoned all the way east to the 67th street bridge to allow more residential along 45th? Or just the area around Gateway? What is the timeline for rezoning? Fall 2022? Sooner? Are there opportunities to provide feedback about this to the City of Red Deer?

ATTENDEE H

How much did you pay for the property and how much do you expect to make? I mean, what is the fair market value?

QUESTIONS & COMMENTS

ATTENDEE I

Does Senior mean 55+? 65+? If underground parking is provided could this reduce surface parking seen in the plans?

ATTENDEE J

Are there opportunities for firms to also get involved in the design stages?

ATTENDEE K

Does the 23% coverage include the parking or is that in addition to the 23%? It would be a detraction to the current community. What about security of the pond for the Gateway students? Traffic flow should not be from the south for the building, but from the north to segregate the senior house from the community. Why do we need to build another senior complex? Already numerous in the city with large number of vacancies. What are the proposed engineered expectations for road variance on 45 in the residential area. Are they looking to widen the road? What about tree replacement if they do?

ATTENDEE L

None of those amenities would benefit Waskasoo because all assume creation of a project whose overall effect on the neighborhood would be disruptive. Given the very close proximity of buildings and people to the supposed wildlife corridors it seems extremely unrealistic to imagine that wildlife would in fact feel safe to enter those areas. All of the effects concern and trouble me. Asking us to rank a list of several objectionable effects is less than honest. The overall effect of the proposed development would be negative. Why are the comments and concerns of the others in attendance not shared with us? This is not an open house it is a closed house in which there is no two-way communication and no communication between those in attendance. It is not intended to improve communication but rather only to serve as a one-way channel to evade the real issues.

QUESTIONS & COMMENTS

ATTENDEE M

A cafe would be lovely!

ATTENDEE N

What do you foresee as the lifespan for these buildings? I am in my early 30s. Would I be able to live in this building in 40 or 50 years? The house that I own here in Waskasoo was built in 1947 and I value buildings that are built to last.

ATTENDEE O

You mention 77% open space. What percentage of that is placed? How much is actually usable for wildlife?

ATTENDEE P

I am concerned about the boundary between the school and development. Is a fence planned especially since you will have a pond?

ATTENDEE Q

I think 45 feet is very close to the sidewalk for such a large building on the south side.

ATTENDEE R

When the city tried bike trails it pushed the road accessibility to the breaking point. During busy times it was impossible for emergency vehicles to make it in or out of the neighbourhood. Now that it is back to normal 55th St can technically sustain access to Waskasoo. If a few dozen more suites were added what would be done to increase road accessibility to ensure it was adequate in times of emergency? Thank you for the info and engagement.

QUESTIONS & COMMENTS

ATTENDEE S

That cannot be a serious proposal, has anyone from your office been in Waskasoo? A 4-story and 3 story atrocity taking away from one of Red Deer's beautiful green space! Please rethink destroying one of Red Deer's beautiful areas so you can make a quick dollar on a low quality senior complex that you will flip into a condo as soon as there's any trouble.

ATTENDEE T

Thanks for the opportunity to be a part of the information session this evening. A neighbour told me beforehand that he was both mad and disappointed with the session and I must say that I agree totally! It was never mentioned as to what age of senior you are targeting. There is a huge difference between a 50 - 65 year old and a 80 plus senior. The younger seniors are very active which means a definite increase in traffic! The nearest bus stop is located way out on 55 street! I can't imagine a number of seniors carrying their groceries home from 55th street. More taxis and handi busses! The traffic congestion is very real and dangerous! This sensitive topic was glossed over. It's quite obvious that none of you have to navigate this traffic as 45 Avenue was never meant to handle this volume of traffic. The amenities that were proposed sound wonderful. Maybe East Lincoln personnel need to walk around our fine neighborhood and see that we already have everything you are proposing! Not too many neighborhoods could boast this! It's definitely not a "selling" feature for us in Waskasoo. Architecturally, the proposed development is like two big boxes! Truly, there is nothing appealing about this structure. I would think that you would know that Waskasoo is a historic neighborhood. If you are trying to enhance our neighborhood, build something architecturally appealing that fits into our historic neighborhood. In short, it's ugly but the landscaping has some appeal. I truly feel that we are being "railroaded" into this development. Hopefully the powers that be will acknowledge all of the hard work that we did in developing the Waskasoo Area Redevelopment Plan.

QUESTIONS & COMMENTS



ATTENDEE U

I would prefer not to have a building.



ATTENDEE V

Has the city given basic approval to the development? Or must the area be rezoned first?

CONSOLIDATION OF ANSWERS

01 **THE FORUM**

These webinars were information sessions to provide the Community preliminary information about East Lincoln's intentions regarding its land. Members of the public will have an opportunity to voice their opinions to the City of Red Deer during the public review portion of the rezoning process. There is a wide spectrum of perspectives regarding the development, therefore we kept the chat private to allow for anonymous questions and comments to be submitted. It can be distracting to have an open chat during the webinar and can slow progress of the presentation. This format afforded attendees the opportunity to ask questions and provide feedback. In addition, the opportunity for private consultation was offered. A transcript of the webinar is not available.

02 **POLL RESULTS**

Poll results are provided within this document. Options for the polls were generated from the feedback received during preliminary community engagement. Attendees that did not resonate with any of the poll options were encouraged to leave alternate suggestions in the chat box. No alternate suggestions were provided.

03 **ATTENDEE STATISTICS**

Attendee statistics are provided within this document. Names of attendees are not provided for privacy purposes.

04 **PRELIMINARY STAKEHOLDER ENGAGEMENT**

Stakeholder engagement included the Kerry Wood Nature Center, Parkland Community Living, Red Deer Public Schoolboard and the Gateway Christian School. Engagement also included the City of Red Deer departments of Emergency Services, Engineering Services, Parks and Open Spaces, Inspections and Licensing, City Growth and Planning as well as Electric, Light and Power. Additionally, nine individual meetings with community members were held. The names of these individuals will not be shared for privacy purposes.

CONSOLIDATION OF ANSWERS

- 05 DEVELOPMENT COVERAGE**
- The 23% coverage is as per the calculations required for standard bylaw considerations. The 23% refers to the buildings only, the parking lot is considered part of the open space.
- 06 WILDLIFE**
- There is an existing wildlife corridor along 45th Avenue (that is a Municipal Reserve and not part of this property). The presentation illustrated that the proposed development could be further setback to, in essence, extend the width of the wildlife corridor. It was discussed that the north part of the site is where naturalization could be particularly highlighted. These are just some of the areas where wildlife could better integrate within the site. The presentation also contemplated paths through the development with enhanced naturalized areas as well as a preference to remove all fencing - except where required for safety reasons at the behest of the school, such as on the south and the east to west border.
- 07 DESIGN**
- As noted in the presentation, the building images provided were massing models only. These visuals were provided to assist in seeing the potential of a development under R3 zoning. They did not show any building materials or envelope articulation at this preliminary stage. These images should not be confused with final or concept drawings. The landscaping was also shown in a similar state, and will be enhanced beyond what was shown. Scaled drawings will not be provided.
- 08 LAYOUT**
- The building proposed on the south side of the property is setback more than the bylaw requires. It has been held back so as not interfere with the drip edge of the existing mature trees along 59th Street. Upon further design input, East Lincoln is willing to contemplate moving this building further north and making adjustments for an increased setback from 59th Street.

CONSOLIDATION OF ANSWERS

- 09 REZONING**
The current zoning under "PS" with respect to senior housing, would only allow for an "assisted living facility". Rezoning is being sought after as East Lincoln Properties does not intend to operate that type of facility. Rezoning will only apply to Lot 2, Block 1, Plan: 152 2489; rezoning would not apply north to 67th. We anticipate applying for rezoning within Summer 2022. No formal application has been made at this time.
- 10 ACCESS**
Points of access to the development are under review. Red Deer Emergency Services recognizes the benefits of a dual access layout, however, further consultation and evaluation with the City is required.
- 11 BUILDING LIFESPAN**
A typical lifespan for this type of facility is a range of 60 - 80 years.
- 12 STUDENT SAFETY**
The pond is meant to be primarily a dry pond and used for water retention during heavy rain fall. However, student safety is paramount and all precautions must be taken; feedback from the School regarding the pond and fencing will weigh significantly in its consideration.
- 13 TARGET DEMOGRAPHIC**
The development is intended for the 55+ demographic. Seniors housing is one of the highest demand housing types in the country, including Alberta, with minimal vacancies. This demographic generally does not require as much parking, has a more spread out traffic pattern and is usually not involved in school drop off or pick up.

CONSOLIDATION OF ANSWERS

- 14 **PARKING**
The phase one building is under consideration to include underground parking (approximately 50 stalls) which would require minimal surface parking. The surface parking shown in the presentation represents parking for both phases.
- 15 **FINANCIAL INFORMATION & PROFESSIONAL SERVICES**
East Lincoln Properties is a private company and financial information will not be shared. Professional services will be contracted by East Lincoln Properties; any businesses interested in providing services related to the project can contact info@eastlincolnproperties.com.
- 16 **EMERGENCY SERVICES**
East Lincoln Properties consulted with Emergency Services regarding emergency response during peak traffic hours, specifically in this area. It was noted to us that there are many areas of congestion in the City. Congestion in these areas can slow down response but once lights and sirens are running, vehicles quickly clear the way. There are currently no requirements in the building codes that put additional stipulations for emergency access when building near a school zone. Emergency Services noted that would come from recommendations from engineering during the development permit process and may involve a traffic study. No concerns were expressed regarding the ability to safely respond.
- 17 **TRAFFIC**
The City will evaluate the development, its traffic impact and subsequently, what measurements may be reasonably necessary. It is recognized that this is a key, pre-existing issue within the neighborhood and acknowledge the congestion that occurs during peak school times. East Lincoln Properties and its engineering consultants will engage and cooperate with the City in its investigations and outcomes for practical solutions. Please also refer to the section on "Target Demographic".

ATTENDEE STATISTICS

REGISTRANTS AND ATTENDEES

Post card invitations were mailed to 256 residences, which included all residences within the Waskasoo community as well as those in the surrounding postal code.



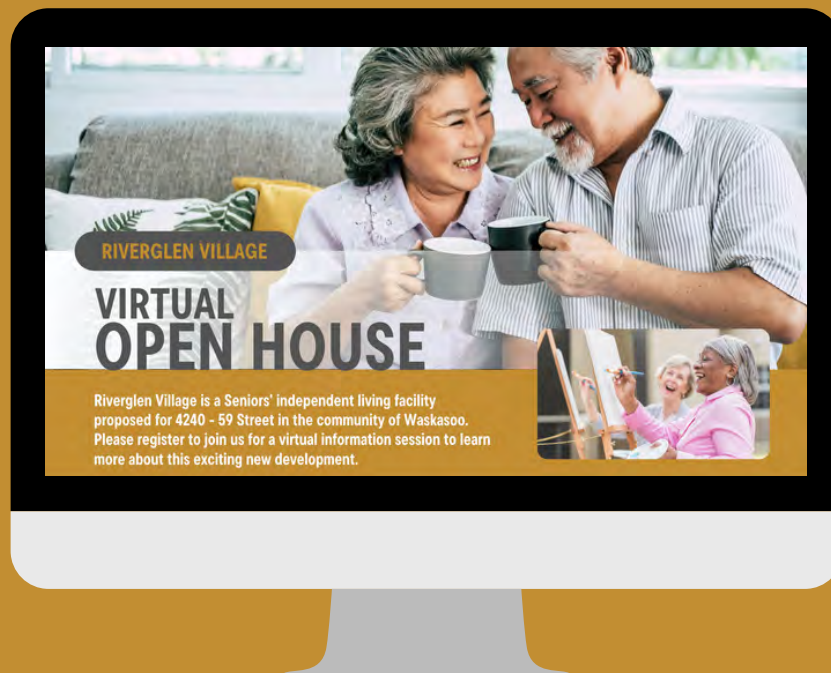
MAY 24, 2022 WEBINAR

There were 19 registrants and 19 attendees.



MAY 25, 2022 WEBINAR

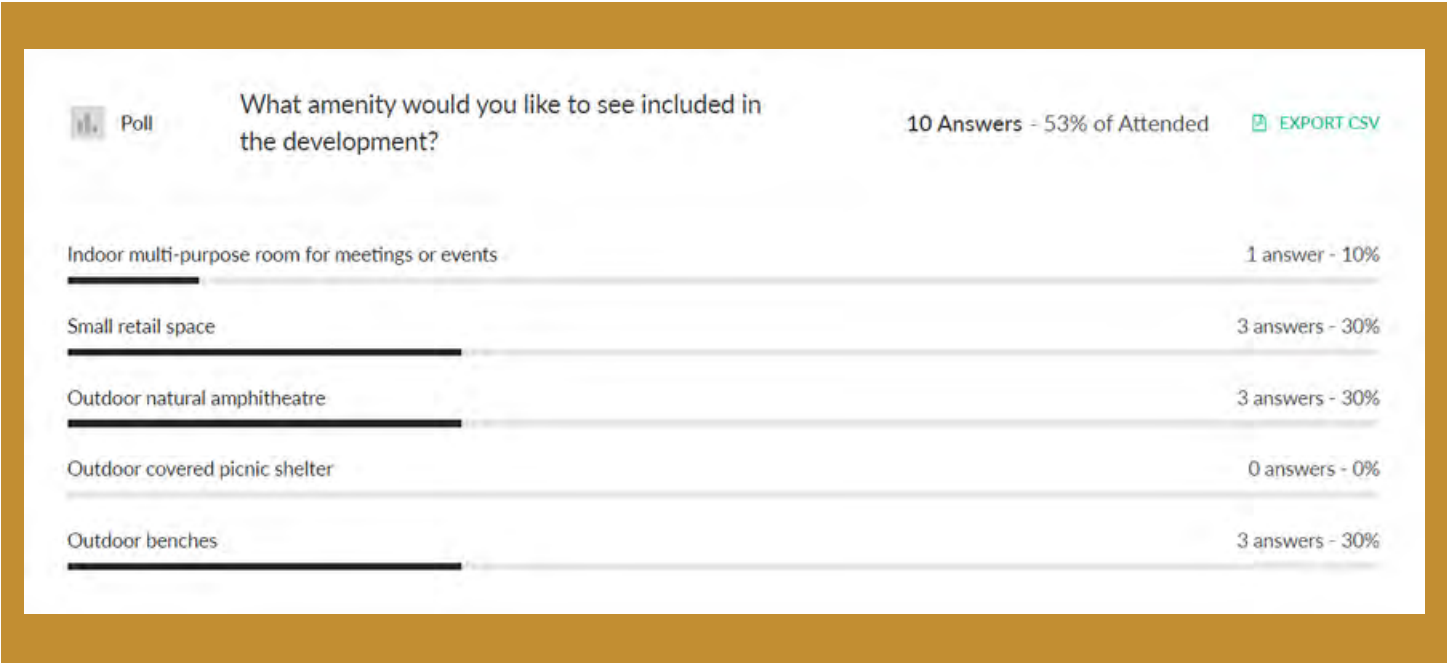
There were 24 registrants and 17 attendees.



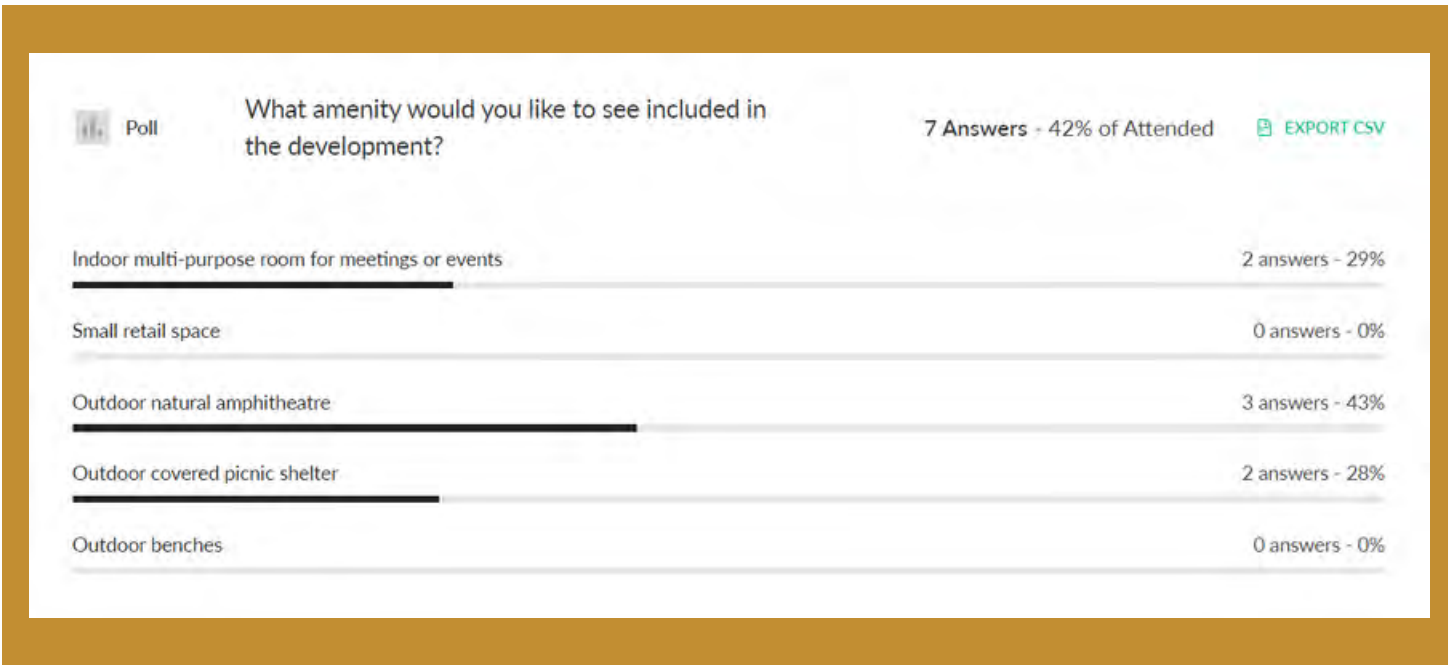
POLL RESULTS



MAY 24 WEBINAR



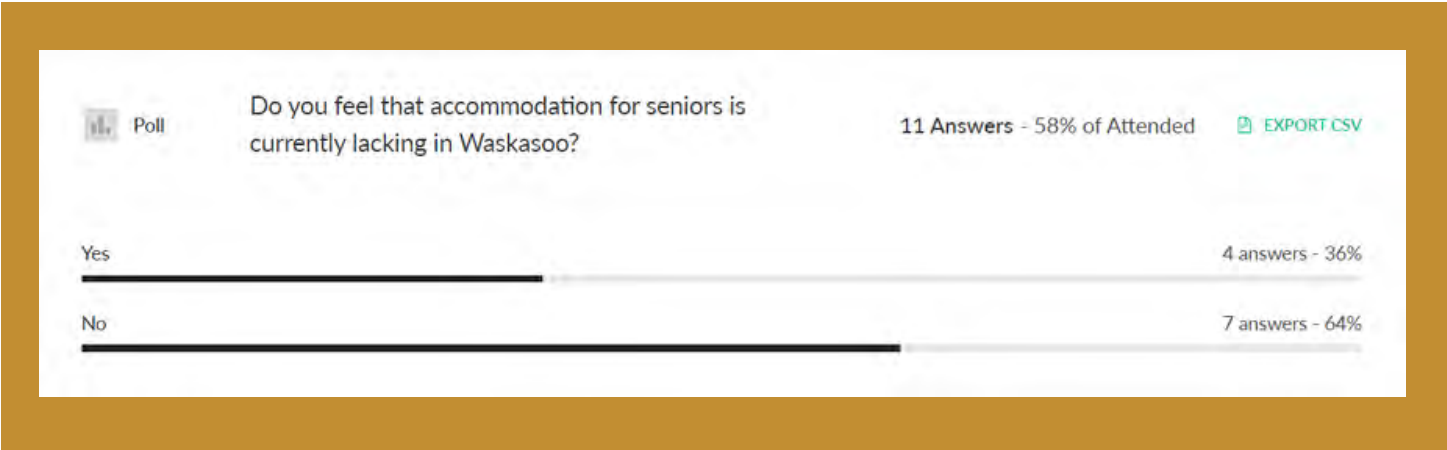
MAY 25 WEBINAR



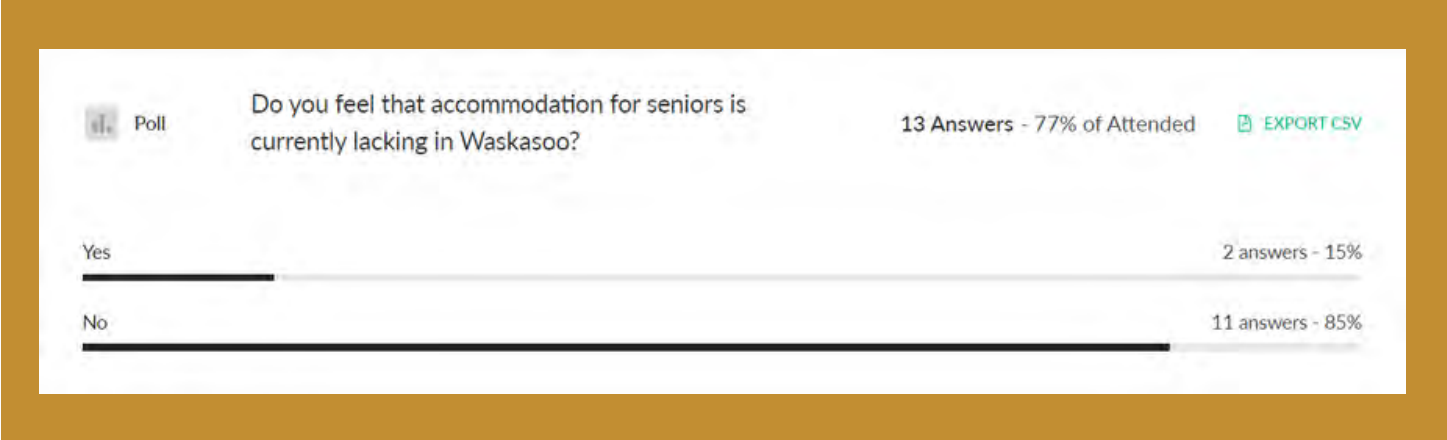
POLL RESULTS



MAY 24 WEBINAR



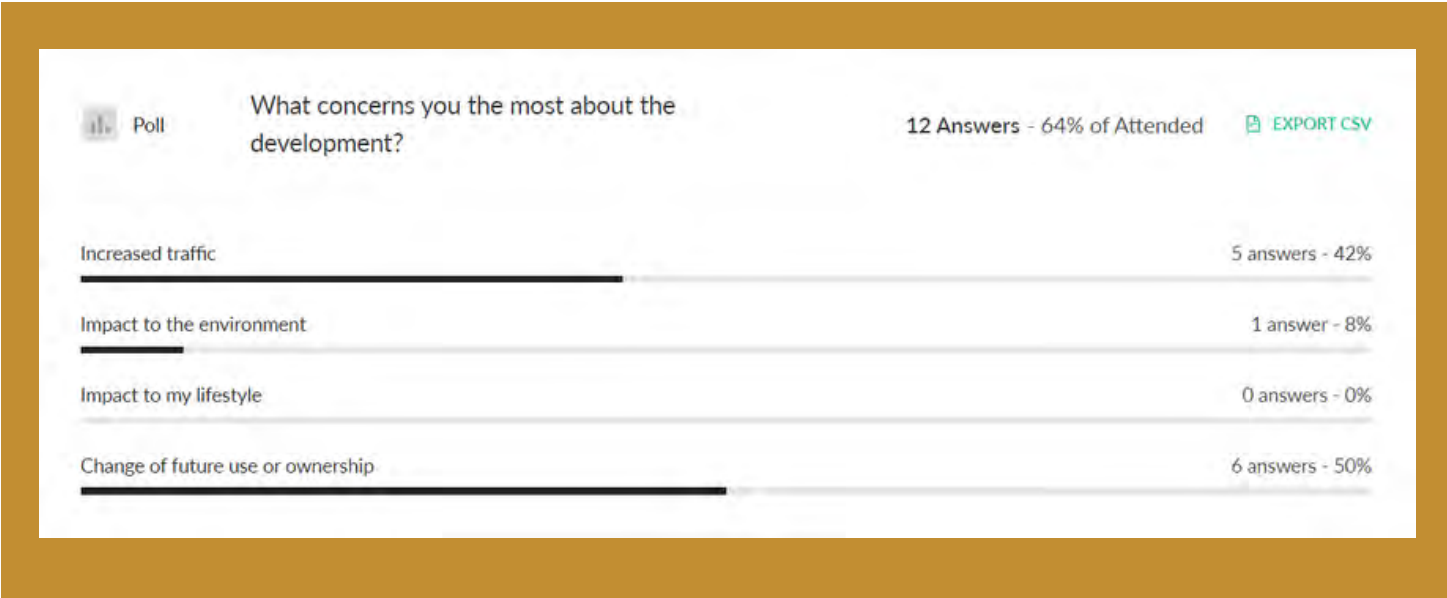
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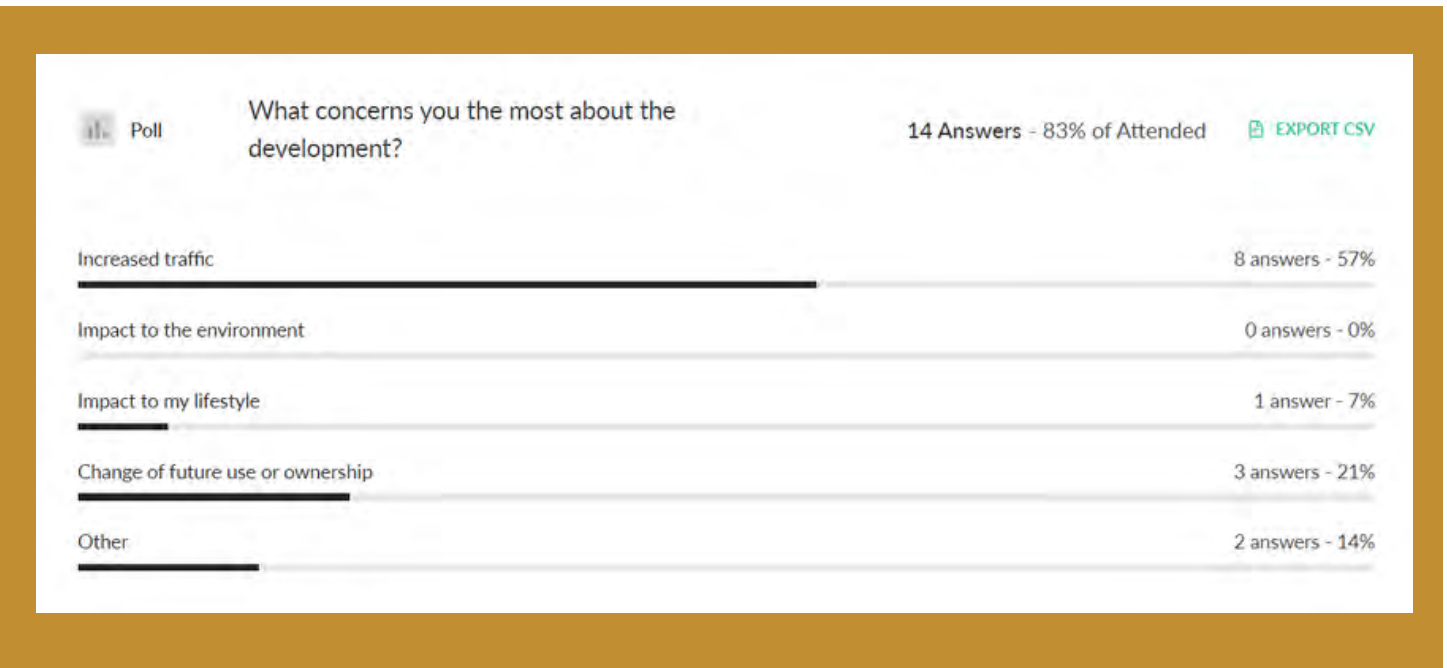
POLL RESULTS



MAY 24 WEBINAR



MAY 25 WEBINAR



POLL RESULTS



MAY 24 WEBINAR



What benefit do you think the development could bring to the Community?

7 Answers - 37% of Attended [EXPORT CSV](#)

Opportunity to age in place in the neighbourhood	1 answer - 14%
Opportunity to add intergenerational diversity	2 answers - 29%
Opportunity to add amenities to the neighbourhood	2 answers - 29%
Opportunity to increase the association membership	0 answers - 0%
Opportunity for a more walkable neighbourhood	2 answers - 28%

MAY 25 WEBINAR



What benefit do you think the development could bring to the Community?

6 Answers - 36% of Attended [EXPORT CSV](#)

Opportunity to age in place in the neighbourhood	0 answers - 0%
Opportunity to add intergenerational diversity	0 answers - 0%
Opportunity to add amenities to the neighbourhood	4 answers - 67%
Opportunity to increase the association membership	0 answers - 0%
Opportunity for a more walkable neighbourhood	2 answers - 33%



THANK YOU!

Thank you for participating in the Riverglen Village Information Sessions. If you would like to share any further feedback, please contact our team at the email listed below.

INFO@EASTLINCOLNPROPERTIES.COM





STAKEHOLDER MEETINGS



STAKEHOLDER MEETINGS

Kerry Wood Nature Centre, Waskasoo Environmental Education Society & Historic Fort Normandeau

May 3, 2022

Attendee from Stakeholder: **Todd Nivens**

Development Impact to Wildlife & Environment

Feedback Received:

Any development should mitigate impact on the sanctuary, river valley and riverbank, and the wild lands to the north. The river bank and the tree lines have one of the only chipmunks species in Central Alberta so tree retention for chipmunk habitat needs to be maintained. The school field as a permeable surface, so it is trapping pollutants. When that area is developed, it will convert to a non-permeable surface so put consideration toward how to mitigate that - and underground parking and a bioswale is a good option. The existing tree line is providing a safe line of path for song birds from preying osprey and falcons. The songbirds move from tree to tree instead of through open path to avoid being prey to predatory birds. The building should be setback far enough to ensure there are no additional stressors on the riverbank and erosion points. Some of the high speed river areas are having to be armoured, which is good for erosion but bad for some wildlife like moose and deer. It takes away from vegetation growing on it but also makes it harder for the ungulates to walk on it. Try to find a balance between needing to secure the property and not funneling wildlife into specific paths so there are higher interactions between ungulates and traffic in the road. Fencing can especially be a problem and prefer it be left open for wildlife to wander. Consider how to help wildlife meld with the development, such as dark sky lighting. You can light the facility without unnecessary lighting spillover. Light can create a barrier to a nocturnal animal just like fencing can create a barrier to an ungulate. The other issue is invasive species, the big culprit is thistle and a few others. If you are doing communal plantings, communal or individual tenant gardens, we can help and educate on what plants are native to the area and what plants to stay away from, how to create low watering plantings. A well developed seniors home is better than a row of single family houses as that would be a bigger impact to the environment. I would not want to see parking or parking lots facing 45 Avenue, hidden is better.



STAKEHOLDER MEETINGS

Red Deer Emergency Services

May 10, 2022

Attendee from Stakeholder (Fire Response): **Barry Wulff**

Emergency Response during Traffic Congestion in Waskasoo

Question posed:

East Lincoln has been having some public engagement sessions with community members in the Waskasoo area. A concern was brought forward that it would be irresponsible to build a seniors facility next to Gateway Christian School, because during high traffic congestion at peak school periods an ambulance could not get through. Could you share your perspective on that concern?

Response:

There are areas of congestions, similar to what we see at other schools and churches.

Congestion in these areas can slow down response but once lights and sirens are running, vehicles clear the way pretty quickly. We have relocated a hall close to that area. There is nothing in the building codes that would put additional restrictions for emergency access for developers building near a school zone. That would come from recommendations from engineering during the development permit process and they may ask you for a traffic study.

They will be looking at the minimum standards for roads. But from a fire response, we will get through once the sirens are running, so no real concerns from that perspective.

These notes reflect the interpretation of the interviewer.





STAKEHOLDER MEETINGS

Parkland Community Living

July 18, 2022

Attendee from Stakeholder: **Dan Verstraete**

Discussion Points:

Development Concerns

- no immediate concerns
- noted Community will likely be in opposition as Parkland experienced in their own application for expansion

Other

- some people use the Parkland greenspace for parking
 - not adverse to public using the Parkland space as long as it does not impede staff parking

These notes reflect the interpretation of the interviewer.





STAKEHOLDER MEETINGS

Red Deer Public School District & Gateway Christian School

July 31, 2022

Attendees from Stakeholder:

- Colin Cairney
- Chad Erickson
- Geanette Lehman
- Peter Farmakis
- Chad Erickson

Discussion Points:

Student Safety

- prefer fencing around the site and physical barrier between properties
- potential bio swale/storm pond needs further review

Other

- concerned residents or visitors may park in Gateway School parking lot
- toboggan hill will be levelled
- concerned residents may complain about playground noise

Utility Services

- gas line that services school is already in planning stage to be realigned
- Supernet that services school will also need to be realigned

These notes reflect the interpretation of the interviewer.





SUPPLEMENTAL INFORMATION



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

Attendees

City of Red Deer Beth McLachlan Carly Cowles Debbie Hill Erin Stuart Gail Wiens Orlando Toews Paul Holmes Tristian Johnson Ward Yurystowski Shane Dussault	Inspections & Licensing, Senior Development Officer Engineering, Development Coordinator Inspections & Licensing, Development Officer Inspections & Licensing, Manager Parks, Parks & Open Space Designer City Growth and Planning, Senior Planner Inspections & Licensing, Safety Codes Officer Electric, Light & Power, Designer Engineering, Environment & Utilities Engineer Emergency Services, Assistant Fire Marshall
Developer/Applicant Tanya Kure Ben Meyer Cory Leniuk	East Lincoln Properties, Director of Property Developments East Lincoln Properties JMAA, Lead Architect

Introductions**Riverglen Village Project**

- The proposed development is for a three-story hybrid assisted living facility on the south side of property with a four-story building on the west (river) side, consisting of 122 units and a daycare space.
- Currently there is a shared access to the site with the school on the north side;



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

this will have to be addressed moving forward.

- Surface parking is proposed underground and behind the 4-story building which would provide a visual buffer for other residential properties.
- Plans are to retain as much of the current vegetation on the site as possible.
- Including uses for the community along the trail side, be it seating, planters or similar.
- Hybrid assisted living facility similar to how the Three Robins facility operates. Mainly independent living with the opportunity for additional services.

City Department Comments

Inspections & Licensing

- Previous other developments to the north have had discussions about fencing. There has been concerns brought forward regarding the movement of wildlife through the area. Keep this in mind when considering fencing on the site.
- In relation to the assisted living component and current definition under the City's land use bylaw is, in part, people who are dealing with chronic or declining conditions.
- The proposal does not sound like it would fit under the assisted living category. The letter of intent will have to outline exactly what services will be provided and what the model looks like.
- **ACTION ITEM re: Provide clarification on expectations for an assisted living facility.**
- PS Zoning– setbacks and maximum height are not defined under the land use



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

bylaw. The main concern will be compatibility in the neighbourhood.

- Waskasoo ARP – Section 5.6 contains recommended design elements:
 - A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife.
 - The siting of the building along 45 Avenue and 59 Street removes the contributing factor to the adjacent open space to the west. The site is closed off by having the building sited on the corner. It is the Development Officer's opinion this recommendation is not met.
- Waskasoo ARP Section 15 – New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.
 - It is the Development Officer's opinion that this is not met.
 - Inappropriate massing and height – 3 storey should be maximum
 - There are a minimal number of 2 storey existing developments in the area, new development within 1-2 storeys of existing development would be 3.
 - Inappropriate form – there are no other large scale buildings in the neighbourhood.
 - Loss of landscaping features and closing the site to the west trail and river.
- Suggest that the developer meet with Community Association early in the project so they have the opportunity to review and provide feedback. Even if a final plan



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

is not in place, this meeting should take place early to build repour with the Community Association.

Planning

- Waskasoo ARP will be a guiding document for the development.
- Waskasoo redevelopment plan proposes this area as PS.
- MR parcel is located on the west side – a crossing agreement would be required.

Engineering

- Either proposed access would be acceptable, however, joint access with the north is preferable.
- Parking as provided at 1 to 1 ratio is acceptable.
- A TIA may be required depending on what the intended use will be, residential apartment or assisted living facility.
- More information on what they have in mind for the two CRU's. Assisted Living facilities generate very low traffic volumes as do the daycares. I see the CRU's as being mainly utilized by residents and with no drive through should generate minimal traffic. The trip generation for a coffee shop of this size is pretty high, 235 vehicles in the peak hour. This will be limited here due to parking constraints and no direct access and lack of surface parking in the rear. If a CRU can be demonstrated to be focused on the neighbourhood and the residents of the new facility then I think it could be demonstrated that the normal traffic generation would not apply.
- Shallow utilities – suggest the developer get in contact with providers early in the process; upgrades to provide level of service may be required for the new build
- There are outstanding off-site levies on the property. **ACTION ITEM RE:**



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

Engineering to provide off-site levy amount.

- There is an MR space that is overlapped by the ROW. A significant waterline runs in that area so any landscaping will need to be addressed to not adversely affect this line.
- Water and sewer would be off the south side of the property.
- Small water line runs on the east side of the south building.
- ROW also on the east side; no building encroachments would be approved in that area.
- Sidewalk connectivity to adjacent pathway off 45th.

Parks

- Design guidelines and contract specifications – pay careful attention to these documents going forward.
- Tree protection to the drip line is required at a minimum.
- The drip line also applies to all excavation on the site.
- If trees need to be removed, Parks must be consulted, and a replacement evaluation will need to be done.
- Has there been a discussion with the school regarding the need for a fence along the east side?
- Connectivity to the pathway is appreciated.

Public Works

- Try to minimize any impact on the roadways and keep excavation all in one area if



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

possible.

Safety Codes

- No concerns with the proposal
- Placement of fire hydrants and principal entry to be addressed.

Emergency Services

- Fire department access coming into internal parking area would be preferred.
- Placement of a hydrant in this location would be beneficial.

Electric, Light and Power

- The existing feed to the school goes under the western building. The feed will need to be reconfigured/relocated through the site.
- The rerouting will need to be determined prior to any excavation takes place.
- Utility right-of-way easements will be required.
- Contact Bell as the Supernet connection to the school goes through this alignment as well.
- South access road appears to be the best location for relocation and new power service on the site.
- Each building will require a separate transformer.
- Shaw, Telus and Bell will all need to be consulted regarding requirements.
- Ensure no conflicts with the overhead power lines.



Pre-Development Meeting RE: Riverglen Village

Meeting Summary

Pre-Development Meeting

2:30 -pm – 3:54 pm

Date

January 7, 2022

Final Comments

- Going forward INL will be the one point of contact and will coordinate questions/queries with other departments regarding the development permit process.

ACTION ITEMS

- **ACTION – provide clarity to the definition of assisted living (INL)**

See additional attached pages

- **ACTION – off site levy cost (Engineering)**

Calculated Area - 16824.7m² (1.68ha)

Water - \$1215.00/ha = \$2,041.20

Sanitary - \$4255.00/ha = \$7,148.40

Storm - \$3118.00/ha = \$5,238.24

Total =14,427.84

The Development Agreement Manual outlines the Obligations of the Developer relating to off-sites.

<https://www.reddeer.ca/media/reddeerca/city-services/engineering/publications/Development-Agreement.pdf>

Notwithstanding Clause 3.4.1, the Developer may defer part of the Off-site Levy payment as follows:

1. The Developer may elect to pay 25% of the Off-site Levy on execution of this Agreement, and the remaining 75% before the expiry of one year from the date of this Agreement. Where the deferred payment option is chosen, the Developer agrees to pay interest on the outstanding balance at the current Alberta Capital Finance Authority (ACFA) 3 year rate plus 0.50%.

Proposal from Developer

Hybrid assisted living facility, similar to how the Three Robins facility operates. Mainly independent living with the opportunity for hiring of additional services. 1:1 ratio of parking.

City Comments

Definition under the Land Use Bylaw:

Assisted Living Facility means a building, or a portion of a building operated for the purpose of providing live in accommodation for six or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but may include a Secured Facility as an accessory component of an Assisted Living Facility. An assisted Living Facility does not include a Temporary Care Facility.

As proposed, the project as described by JMAA and East Lincoln Properties, does not comply with the definition or intent of an Assisted Living Facility.

Three Robins was approved as a hybrid model because the zoning of the property is R3 – high density residential, which not only allows an assisted living facility but also a multiple family building. The zoning allows discretion on a hybrid building.

The proposed site is zoned PS, where only an assisted living facility is an allowable use. There is less discretion on a hybrid model. The development must comply with the definition and intent. There could be a variety of suites from independent living to assisted living, short term care and respite care. The majority of suites in each building (51%) must be assisted living suites (requiring 24 hour services and care).

The facility would provide, including but not limited to:

- Regular and onsite services to the residents, such as meals, housekeeping, medical assistance.
- Onsite health services.
- Communal kitchen and dining room(s).
- 24 hour staffing.
- Onsite amenities for communal social and recreation activities, multi-purpose rooms, exercise rooms, hair salon, etc.
- Shuttle services.
- Administrative offices for the operation of the facility.

Examples of Assisted Living Facilities

- Bridges Community Living – Lodge Housing
- Point West Living
- Revera Aspen Ridge & Inglewood



EAST LINCOLN
PROPERTIES

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www.eastlincolnproperties.com
403 342 8768

APPENDIX B

Location Map

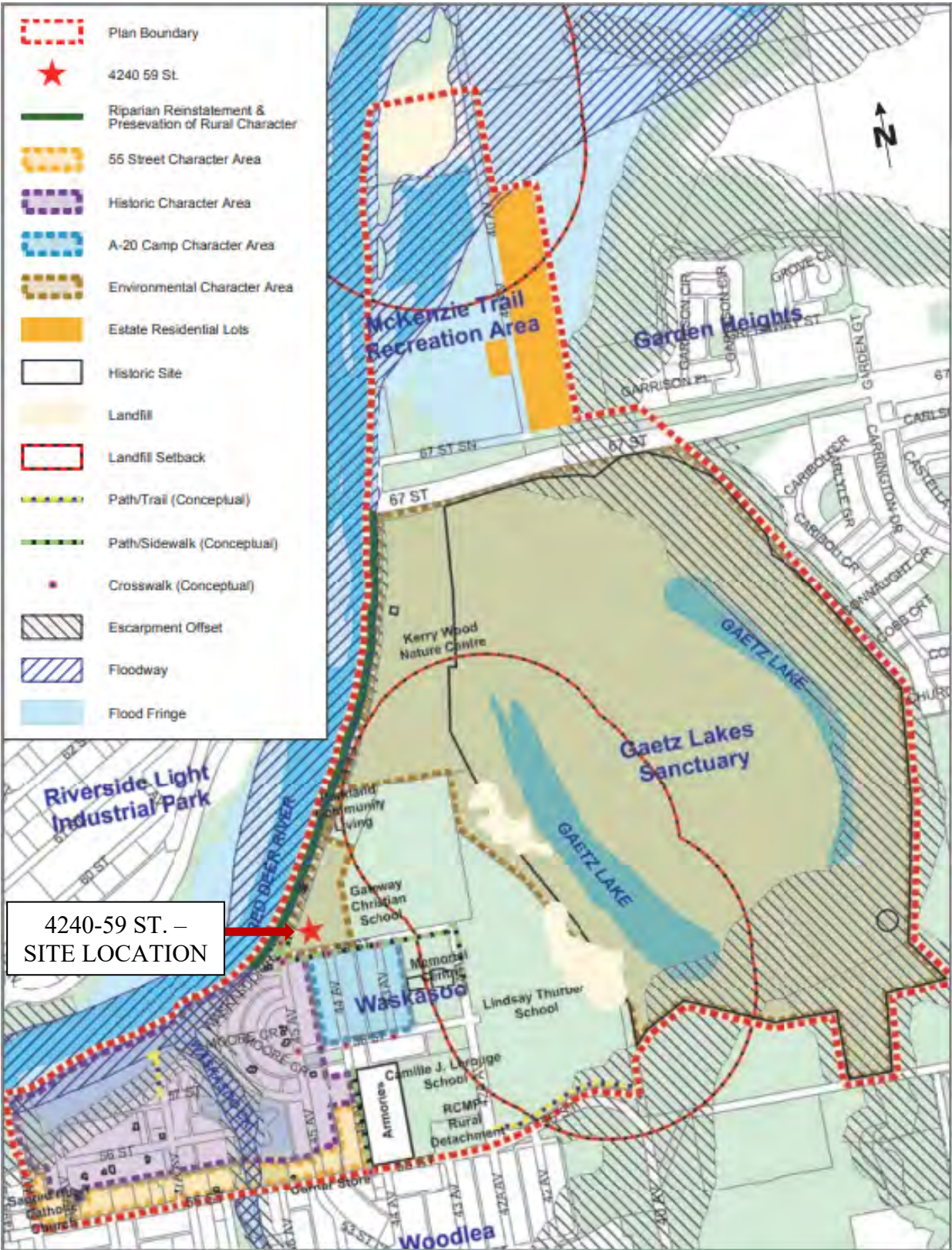
Location: 4240 – 59 Street



Current Zoning



Waskasoo Area Redevelopment Plan



APPENDIX C

Policies and Bylaws

MDP references relevant to Waskasoo PS to R3 rezoning proposal

The **Generalized Land Use Concept** map identifies the long term land use pattern for the lands within current boundaries of the city of Red Deer. The land uses identified are based on the predominant or main type of land use to be located in an area. More specific boundaries and information on the precise land uses is intended to be provided through area structure plans, area redevelopment plans and the Land Use Bylaw (page 13).

5.6 Efficient Utilization of Infrastructure

The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions.

5.10 Redevelopment and Intensification

The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including but not limited to:

- Greater Downtown
- Gaetz Avenue Corridor
- Michener Centre lands
- Red Deer College area
- Vacant and under-utilized sites in communities

5.17 Efficiency of Land Use

The City should promote intensification of the urban areas by ensuring its design guidelines and specifications encourage the efficient use of land.

5.18 Infill Development

The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

7.2 Promoting Downtown as a Central Focal Point

The City shall support the ongoing redevelopment and revitalization of the Greater Downtown and encourage high quality urban design that emphasizes and reinforces the importance of the downtown to the overall urban fabric of Red Deer.

10.9 Infill and Intensification in Established Neighbourhoods

Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

10.10 Infill Planning Guidelines and Standards


The City shall prepare and maintain planning guidelines and standards for infill development with the intent of ensuring that infill development and intensification of established areas occurs in an appropriate manner.

Excerpts from the PS and R3 Districts: Relevant Uses and Regulations

PS – Public Service (Institutional or Government) District	R3 Multi Residential District
Permitted Uses: <ul style="list-style-type: none"> • Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large 	Permitted Uses: <ul style="list-style-type: none"> • Multi-attached building up to 35 units/ha • Multiple family building up to 35 units/ha
Discretionary Uses: <ul style="list-style-type: none"> • Assisted living facility • Campground • Day care facilities • Institutional service facility • Offices for community oriented groups which have recreation as part of their programs • Private clubs or organizations • Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table. • Temporary care facility. 	Discretionary Uses: <ul style="list-style-type: none"> • Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly • Multi-attached building over 35 units/ha • Multiple family building over 35 units/ha
Regulations: Floor Area Minimum Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ² Front Yard Minimum Subject to Development Authority approval Side Yard Minimum Subject to Development Authority approval Rear Yard Minimum Subject to Development Authority approval Landscaped Area Subject to Development Authority approval Parking Spaces Subject to sections 3.1 & 3.2	Regulations (Multi-attached & Multiple family): Floor Area Minimum Multi-attached: 60.0 m ² per unit Multiple family building: 37.0 m ² per unit Assisted living facility: 23.0 m ² per unit Front Yard Minimum Multiple family: 7.5 m subj to sec 5.7(2) and 3.19 Side Yard Minimum Multi-attached: 1.8 m to 2.4 m Multiple family, Assisted Liv: 3 & 4 storey: 4.5 m Rear Yard Minimum 7.5 m Landscaped Area Minimum 35% Parking Spaces Subject to sections 3.1 & 3.2 Maximum Building Height Multiple family and Assisted living: 4 storeys Site Coverage Maximum: 60%

Current and Proposed Wording for the Waskasoo Area Redevelopment Plan**Current ARP – October 2022 - February 2023 wording.**

Proposed deletions are shown in ~~strikeout~~ and proposed additions are shown in ***bold italic***.

CURRENT	PROPOSED <i>OCTOBER 2022</i>	PROPOSED <i>FEBRUARY 2023</i>
<p>Plan Recommendations (page 8)</p>  <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation <i>or be redesignated by Council.</i> Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall <i>may</i> be required to support an application for development or redevelopment.</p>	<p>Note: proposal is to revert back to the “shall” wording and keep the proposed new additional wording: “<i>or be redesignated by Council.</i>”</p> <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation <i>or be redesignated by Council.</i> Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>
<p>CURRENT</p> <p>In Section 5.2 Context and History</p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, <i>and</i> Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <p><i>Reverts back to the CURRENT ARP wording, so no amendment to Section 5.2 of the ARP.</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>

Continues on next page

<p>CURRENT</p> <p>In Section 5.3 Common Forms and Scale of Buildings</p> <ul style="list-style-type: none"> • Buildings are typically 1 storey with flat roof construction. 	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>No Amendment Proposed</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <ul style="list-style-type: none"> • Buildings are typically 1 storey with flat roof construction, however taller structures are permissible subject to the applicable land use districts.
<p>CURRENT</p> <p>In Section 5.6 Recommended Design Elements</p> <p>15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.</p>	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>No Amendment Proposed</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <p>15. Subject to the development standards in the applicable land use district, new New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.</p>

APPENDIX D

Community Feedback

Landowner / Resident Responses to Referrals by Theme and Frequency**1st Referral Responses (74 letters)**

Frequency of Concern	#	%
Traffic	53	71.6%
Green/Open Space/Enviro	33	44.6%
Character / Compatibility	24	32.4%
Roads/Access/Parking/Safety	23	31.1%
Goes Against ARP	19	25.7%
Wildlife	21	28.4%
River	19	25.7%
Other	15	20.3%
Density	12	16.2%
R3 Housing types Multi Family	11	14.9%
Quality of Life Impinged	4	5.4%
Location in Neighbourhood	3	4.1%
Privacy	3	4.1%
People Zoning/Seniors	3	4.1%
Crime/Safety	2	2.7%
Property Values	2	2.7%
School	2	2.7%

2nd Referral Responses (31 letters)

Frequency of Concern	#	%
Goes Against ARP	24	77.4%
Green/Open Space/Enviro	21	67.7%
Traffic	18	58.1%
River	14	45.2%
Wildlife	11	35.5%
Density	10	32.3%
Character / Compatibility	9	29.0%
Roads/Access/Parking/Safety	9	29.0%
Quality of Life Impinged	6	19.4%
School	6	19.4%
Location in Neighbourhood	5	16.1%
Crime/Safety	4	12.9%
Property Values	4	12.9%
R3 Housing types Multi Family	4	12.9%
Privacy	0	0.0%
People Zoning/Seniors	1	3.2%
Other	0	0.0%

Subject: FW: [External] 4240-59 ST

From: matt anderson <direwolf527@hotmail.com>

Sent: November 10, 2022 10:27 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] 4240-59 ST

Re: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 - 59 St.

Attn: Orlando Toews,

I am opposed to changing the zoning at this location from PS to R3. During discussions at Waskasoo Community Association meetings response from members, residents and stakeholders was overwhelmingly against amending these bylaws and allowing the developer to fast track their plans without meeting the obligations clearly laid out in the Waskasoo ARP.

This location is not suitable for R3 zoning because

- is it at the back of a residential neighborhood that has access from only one direction
- it is not near suitable roadways, commercial services or transit
- it is not consistent or compatible with the surrounding area
- it will compete with development in Capstone and the Downtown revitalization plan
- Impinges on the privacy and amenities of nearby existing homes
- will greatly exacerbate existing traffic and pedestrian safety issues where access road infrastructure is already 250 - 300% overcapacity.

The current PS zoning for this location fits the immediate surroundings of the lot and the vision City plans set out for this area which is part of the City's Major Open Space system that protects the environment, builds healthy communities, and draws tourism and investment into the City.

All together, the application to change zoning, remove the lot from the Environmental Character Area, and reduce or remove the requirement for additional studies will lead to the systematic removal of protections for an area that is vital to the environment and the community - and opens the property to a development that disregards the needs of both.

It is my hope that these considerations are taken into account before allowing the developer to make these drastic changes to our neighborhood.

Thank you.

From: Matt Anderson
5809 - 44 Ave
Red Deer AB
T4N 3J4
403-348-7326
direwolf527@hotmail.com

From: Ron Baugh <treehggr@gmail.com>
Sent: October 25, 2022 2:24 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) ATTN: Orlando Toews

Dear Sir:

I wish to voice my most vehement opposition to any and all proposed changes to Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) .

The requested changes are diametrically opposed to the Waskasoo ARP and therefor should not even be considered. Furthermore I must ask the Mayor and members of Council why we even bothered crafting an ARP that was "supposed" to guide development in our neighbourhood for 10 to 25 years when every couple of years we are bombarded with change requests? This is no less than legal harassment of the area residents by developers driven by profit motives and should not be permitted by the City's processes. Can we not lock down change requests for at least 10 years between requests?

RSVP,

Ron Baugh

5824 44 Avenue

Red Deer, Alberta

Subject: FW: [External] Re: 4240-59 Street Proposed Amendments & Waskasoo Area Redevelopment

From: Carley Binder <binderc@live.com>

Sent: November 07, 2022 11:56 AM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Re: 4240-59 Street Proposed Amendments & Waskasoo Area Redevelopment

Attention: Orlando Toews, City Planning & Growth,

I Oppose the changes to the Zoning & Area Redevelopment Plan

The proposed changes to the Land Use Bylaw (3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023) will negatively impact our already existing Traffic Congestion in Waskasoo. With 3 schools in the neighbourhood and access to 2 recreational facilities & the memorial Centre (Kerry Wood Nature Area, Gaetz Lake Sanctuary & Mackenzie Trails). If there are additional housing/apartments/living/land developments it will add further traffic congestion to this area, which is unsustainable. There are only several access points into the area with no options for adding any more.

I live on 45th Avenue and already see a significant addition to traffic when the County school changed to Gateway Christian; Students were once bussed in, now the additional traffic from parents/caregivers driving their kids to school has significantly added more traffic, already.

If the City of Red Deer changes the zoning and Redevelopment Plan in Waskasoo, it will significantly impact the neighbourhood. This type of development will only create further congestion issues and have a direct negative impact on the existing properties in the neighbourhood.

Carley Binder
5524 45 Avenue
Red Deer

Subject: FW: [External] 4240 Steeet Proposed Amendments to Land Use Bylaw and Waskasoo
Redevelopment Plan

From: John Bouw <johnbouw61@gmail.com>

Sent: October 27, 2022 10:18 AM

To: Planning Services <Planning@reddeer.ca>; secretary@waskasoo.info

Subject: [External] 4240 Steeet Proposed Amendments to Land Use Bylaw and Waskasoo Redevelopment Plan

Att: Orlando Toews

I AM OPPOSED TO THE CHANGES IN THE ZONING AND THE WASKASOO AREA REDEVELOPMENT PLAN

Thank you for the opportunity to respond to this development.

I have previously sent an email stating all my personal reasons for opposing these changes so I will not repeat them but as a landlord in Waskasoo I will add a few more.

I am NOT anti development. But taking out park space and green areas in sensitive areas is wrong and unconscionable!

I live in Waskasoo and my business owns and operates homes with rental units close to the area in question. I have invested time and money into purchasing and repairing my properties in alignment with the Waskasoo ARP so that they complement and benefit the neighbourhood. I take great pride in my properties.

R3 Zoning and the removal of the overriding character statement at this location will allow development that:

1. Unfairly ignores the areas character
2. Reduces livability and rentability of suites but magnifying traffic issues and lowering the walkability of the neighbourhood
3. Competes with investments I and other landlords have made under the assumption that the adjacent land was zoned PS and would not be developed with large multi attached buildings.
4. R3 development belongs in Capstone and newer areas of Red Deer where proper planning and space is available.

I chose Waskasoo to live and invest in because I believe this is the premier neighbourhood of Red Deer. Where else in Red Deer can you live that has this many mature trees, is adjacent to the Red Deer River and its trail system, have nature all around us, and is within walking distance of the downtown.

There is potential for Waskasoo being redeveloped over time as older homes fall into disrepair and are replaced with new homes. Infill homes, secondary suites, and garage suites being built on existing lots over time that enhance and ensure the character of the neighbourhood. 56 Street in Waskasoo West and the scattering of new homes in Waskasoo East are a prime example. This type of urban redevelopment is what the city of Red Deer needs.

Respectfully

1575433 Alberta Ltd
John W. Bouw
4592 Waskasoo Crescent
Red Deer, Alberta
T4N2M2

Subject: FW: [External] change of zoning from PS to R3 for 4240 59th ST

From: sylvia brown <kmbrown200@gmail.com>

Sent: November 01, 2022 11:06 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] change of zoning from PS to R3 for 4240 59th ST

I oppose such a change. Traffic is already over capacity and proposal is not consistent with the area.

Sylvia Brown

Subject: FW: [External] Waskasoo Development Plan

From: Jill Bryar <jillflaws@hotmail.com>
Sent: November 03, 2022 11:54 AM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Development Plan

I am sending this email to OPPOSE the changes to the zoning and area redevelopment plan in our Waskasoo neighbourhood. Our area does not have suitable roadways, commercial services or transit to accommodate a plan like this. We are already at 250%-350% overcapacity on our road ways in the area and an addition like this would cause congestion issue not to mention a major safety issue for residence and pedestrian safety.

Jill Bryar
5816 44 ave
Red Deer Ab
T4N3J5
jillflaws@hotmail.com
403 352 1360

Subject: FW: [External] Waskasoo Redevelopment Plan

From: Jill and Kevin B <bryartimes2@hotmail.com>
Sent: November 03, 2022 11:43 AM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Redevelopment Plan

Kevin Bryar
5816 44 ave Red Deer Alberta
T4N3J5
403 391 9239
bryartimes2@hotmail.com

I oppose the changes to the zoning and area redevelopment plan in our Waskasoo neighbourhood. I feel the plan is not consistent or compatible with the surrounding area. I also feel like the street/roads in our area is already at max capacity especially during certain times of the day. The addition of this type of structure would ultimately become a safety issue for local residence and children attending school in the neighbourhood.

Kevin Bryar

Subject: FW: [External] re: 4240-59Street

From: Harold Connell <haconnel@telus.net>
Sent: October 28, 2022 12:43 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] re: 4240-59Street

Attn: Orlando
Toews

We do not think that the land use bylaw or the Waskasoo ARP should be amended in any way. The residents in Waskasoo and the City Planning Dept. spent countless hours and considerable money over the last number of years to set the Waskasoo ARP in place to prevent developers and others from exploiting properties that would not fall in line with what the area residents want. We understand that they wish to make the most money they can on their investment but they were aware of the Bylaws when they bought the property. We are hopeful that city planners and council will see fit to side with the community and what they want for their area.

Harold Connell & Barbara Connell
5812 43 Avenue
T4N 3E6
PH: 403-340-2620
email haconnel@telus.net

Subject: FW: [External] Waskasoo developement. Atten Orlando Toews

From: Brenda Cooper <auntieb17@gmail.com>

Sent: November 08, 2022 11:40 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Waskasoo developement. Atten Orlando Toews

I OPPOSE REZONING! I could not get out of my back alley the other day. TOO MUCH TRAFFIC!! I chose to back up down the alley, park at garage and go sit in the house till traffic cleared. There is only one direction getting in or out of this area. It can be a nightmare. There is obvious traffic issues, rezoning would only add to the existing problems. Getting any emergency vehicles in and out, MUST be considered as well. This does not align with the character of the area. Wildlife will be affected. Trails and sanctuary will be affected. The river will be affected. There is minimal building height as it exists now, in line with the area's character. I have lived in the area for over 30 years and am both shocked and saddened, that the city of Reddeer is even considering this. Take pride in these areas. Future generations deserve to enjoy this area, just as I have, for so many years. Do not sell out for the all mighty \$\$\$\$\$\$. This decision could ruin our beautiful Waskasoo neighborhood. Thankyou for your time.

Sincerely
Brenda Cooper
5814 43 Ave.



Page 1 of 1

Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022.

I have been a resident of Waskasoo for over 20 years and it has been distressing to see the character being destroyed by the proposed developments that don't meet the ARP plan that took several years to do and meet the needs of the existing residents for proposed developments. 22 years ago when I moved to Waskasoo I was shocked to see the volume of traffic using 45th Avenue. The road is designed and built for 300 vehicles a day whereas the traffic count then was over 1000 cars a day and has risen now to many, many times that currently.

Originally 22 years ago we had significant numbers of wildlife but with the developments that have occurred with new fencing has significantly reduced wildlife corridors.

The character of the neighbourhood has also been altered and if this project is approved we might as well disregard ARP because it took several years to gather the expectations of the residents as to what we wanted the future to look like. Over and over we have expressed concerns about traffic volumes, speed, parking and the safety of students and others. Gateway School is adding portables which will further exaggerate our problems.

ARP was created for a reason. I do not want this amendment being approved.

R. Dean Cowan

10-5715 41 Street Crescent

Red Deer, Ab, T4N 1B3

A handwritten signature in black ink that reads 'R. Dean Cowan'.

Cell 403-302-3935

rdeancowan@aol.com

Subject: FW: [External] Rezoning 4240 59st from P5 to R3

From: Kevin Curran <kcurran123@hotmail.com>
Sent: October 31, 2022 2:21 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Rezoning 4240 59st from P5 to R3

Kevin and Angela Curran
4337-58st
Red Deer, Alberta
T4N-2L7

C/O Orlando Toews Senior Planner

Dear Mr. Toews,

I writing today with extreme prejudice to the pending re-zoning of the Waskasoo area.

Waskasoo does not need more apartments, 64% of the dwellings in Waskasoo are already multifamily, compared to a city average of 21% and areas like the southeast with 10%.

The location is not suitable to R3 because it will increase existing traffic and pedestrian safety issues where access roads are already 250-350% overcapacity.

A previous application to develop this property with single family homes in 2012 was refused by the City, including City Council, because there was no ARP in place to guide development. Now that there is an ARP, it should not be ignored.

My wife and I have lived in this area for over 12 years.

The area is thriving with beautiful trees, and a mature eco system filled with a multitude of wildlife. With the impending change, this will change the dynamics and create more transient behavior in our community.

My wife and I strongly disapprove of any multifamily development in Waskasoo.

Kevin Curran

Get [Outlook for Android](#)

Subject: FW: [External] proposed Waskasoo neighbourhood changes

From: ZABET@SHAW.CA <ZABET@SHAW.CA>
Sent: November 09, 2022 5:11 PM
To: Planning Services <Planning@reddeer.ca>
Cc: Jim <jim23blues@gmail.com>; secretary@waskasoo.info
Subject: [External] proposed Waskasoo neighbourhood changes

Hello Orlando Toews, Senior Planner, City of Red Deer:

My name is Beth Currie (zabet@shaw.ca), I'm sending this on behalf of my father, Jim Currie of 5806 – 43 avenue Red Deer T4N3E6

contact email: Jim23Blues@Gmail.com
telephone: 403-588-2451

This is his statement:

I own & live on property in the Waskasoo neighbourhood & I oppose the changes proposed in both the bylaw & ARP amendment in documents 3357/A-2023 & 3567/A-2023.

Traffic use and road (re)development would be a mess & a great cost to taxpayers. There is already enough traffic & with the three schools in the area.

Any construction & redevelopment would disrupt the nature areas & wildlife that are already threatened with human encroachment.

This area should remain as a part of the mature neighbourhood as it is; no further development needs to be considered.

Please do not allow these proposed changes to happen.

Thank-you,
Jim Currie



Comment Sheet

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: SHARON And Stephen Duplessis
 Mailing Address: 4309 58 Street Postal Code: T4N 2L7
 Phone #: 403-340-1644 E-mail Address: plumhc@telusplanet.net

Do you have comments on the proposed amendments that you would like Council to consider?

High density residential would create more
traffic that is not welcome in the Waskasoo
community.

There are no high rise apartments in this area
and they would not blend in.

The proposed area is like an extension of the
KerryWood reserve. We like the animals.



Comment Sheet

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Stephen Duplessis & Sharon Duplessis

Mailing Address: 4309 58 St. Postal Code: T4N2L7

Phone #: 403-340-1644 E-mail Address: plumhc@telusplanet.net

Do you have comments on the proposed amendments that you would like Council to consider?

I oppose changes to Zoning and
the ARP.

There is already too much traffic.
It should remain PS. It could be a
soccer field, for example. It would be nice
to have a community building for gatherings.

Stephen Duplessis



Comment Sheet

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Steve & Julia Durbak

Mailing Address: 5818-44 AVENUE Postal Code: T4N 3J5

Phone #: 403 346-3556 E-mail Address: _____

Do you have comments on the proposed amendments that you would like Council to consider?

WE DON'T WANT THE GREEN AREA TO BE GONE
WE DON'T AGREE WITH THE HIGH DENSITY.
THERE'S ENOUGH TRAFFIC FROM THE
SCHOOLS. WAAA

November 4, 2022

From: Robert and Darlene Gardiner
5830 45 Avenue,
Red Deer, AB
T4N 3M3

Ph: 403-341-9746 / 403-678-8483
Email: rdgardiner@shaw.ca

RE: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

1. We are opposed to the proposed Land Use Bylaw amendment at 4240 59 Street. There is not adequate access/egress for a high density property along this roadway. There is only one road in/out and it is already a VERY busy road. Existing traffic, bicycle and pedestrian activity is well over capacity between city trucks, traffic to Mackenzie Trails and Kerry Wood Nature centre, baseball diamonds, playschool, regular school and simple recreational activity, oh yes and don't forget scooters now too - this roadway is over capacity by estimates of 300% and this is at all times of the day. There's no transit, and quite frankly there cannot be, with the sheer volume of traffic coming and going. A high density multi-unit residential property simply is not compatible for the area. We walk this street with our dog multiple times per day and this absolutely does not fit, nor would this roadway be conducive to such thing. We need LESS ACTIVITY on that roadway, not more.
2. We are opposed to an amendment of the Waskasoo ARP. The Waskasoo neighbourhood is an important component to the trail system, wildlife corridors and Gaetz Lake Sanctuary and must be protected from any further development, and/or impingement on our waterways, the river and it's environment. Our neighbours and our community are the stewards of this important and fragile area and we do not believe this proposed amendment is in the best interest of it. Not open for discussion, in our opinion.

Thank you for listening and your careful consideration.

Robert and Darlene Gardiner

Subject: FW: [External] 4240 59 St rezoning application

From: garrettb@telus.net <garrettb@telus.net>
Sent: November 09, 2022 1:17 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 59 St rezoning application

Attention Orlando Toews

I am writing regarding the application from East Lincoln Properties to rezone 4240 59th St, amend the Waskasoo Area Redevelopment Plan, and remove the lot from the Environmental Character Area.

I am opposed to all parts of the application. I have lived in Waskasoo since 1999 and have been involved with the Community Association as either a volunteer or Board member since its inception. I have also been heavily involved in the WCA's reply to this application and can say without doubt that I agree with everything the association has written. This lot is not appropriate for R3 multi-family infill.

I would, however, also like to say that I am in a unique position having been involved with the association and the many, many attempts that have been made to develop this lot inappropriately: Chinook's Edge's multiple proposals for this property beginning with over 100 R1 lots in 2008 and ending with their 2012 NASP, meetings with a developer who ended up not purchasing the property, and now the application from East Lincoln Properties. I was involved with the WCAs responses to all of these as well as the negotiations over this land during the ARP process. I have read most of the letters submitted by community members for this and the previous applications and have talked to many neighbours about this property over the years. Trust me when I say that each of these proposals causes intense anxiety, confusion, and, yes, anger for Waskasoo residents.

The Waskasoo ARP was supposed to establish the character and appropriate development of the area so that the City and the community did not have to go through establishing them every few years when someone new decides to try to develop this key property – key as in high investment potential but also key as in its role in the community, the city and the environment. For this application alone, we have held meetings, numerous board and community members have spent weekends and evenings going door to door to make sure everyone in Waskasoo has the opportunity to speak up, and the written response from the WCA that attempts to encapsulate everything we've heard has taken, as you can imagine, many, many hours to compose, in a very short amount of time. The effort made by the entire community to protect this property has been herculean.

For us, this is not a simple "try" or "a whim" to see what will happen. Every time, it is an emotional and stressful fight to protect what makes Waskasoo special and why we live here. For the City, it adds layers of red tape and time that holds up other developments as, once again, you are forced to determine what should or should not "be" in this important open space.

I understand that the applicant owns the property and that the City can not refuse anyone from applying for amendments or developments, but I wanted to underscore what these applications cost in terms of time, money, quality of life, and even health. If the City, yet again, decides that this kind of over intensification is not what should be on this property, and I sincerely hope it does, then this land needs to be further protected in some fashion, from the City purchasing the property, to a land swap for a lot in Capstone where this kind of development would be appropriate, or some kind of direct control district with strict and obvious limits on what can even be considered to be developed here. It is obvious that the MDP, bylaws, ARP and character statement are not enough to stop developers from trying and taxing the community and the system over and over again.

Brenda Garrett

Attention Orlando Toews

Re: East Lincoln Properties application to rezone 4240 59th St

As a landowner in Waskasoo, Past President and current board member of the Waskasoo Community Association and a former member of the Municipal Planning Commission, it is my opinion that approving the application to rezone 4240 59th street from PS to R3 and to remove the property from the Environmental Character Statement would irreparably damage the very fabric of the Waskasoo community. I could list all the reasons for this opinion, but the response from the Waskasoo Community Association covers the details very well, and I agree completely with the board's response.

While I was President of the WCA, The City of Red Deer and Waskasoo Community put a great amount of time and effort into the Waskasoo Area Redevelopment Plan, Community Plan and Character statements all of which were crafted with a long-term view of the needs of the city, the community and the environment. A change in zoning of this magnitude, allowing for large apartment complexes to be built in a very poorly accessible and environmentally sensitive area of the community, counters all of the effort that was put into the plans.

I do hope that you take the time to carefully read the community letters and WCA response. I am sure that you will see the overwhelmingly negative impact that the proposed development that this zoning change will allow to occur would have on our community and its residents.

Please reject this proposal in its entirety.

Respectfully,

A handwritten signature in black ink, appearing to read 'Darcy Garrett', with a long horizontal stroke extending to the right.

Darcy Garrett
5826-45 Ave
Red Deer



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Corinne & Stanley Gutka
Mailing Address: 5533 - 45 Ave Postal Code: T4N 3L7
Phone #: 250-898-9949 E-mail Address: jc.gutka@telus.net

Do you have comments on the proposed amendments that you would like Council to consider?

We have just moved here from Campbell River BC. in April & love Waskasoo & our new home. We especially enjoy being near our grandchildren who attend the Christian school & love the walking trails & being close to Kerry Park & Pickering Park. We are saddened & concerned about this new proposal. There is already so much traffic already with the schools & parks in the area we are concerned about this as well as the loss of open spaces for kids & concern of this type of building close to the schools & the

increase of possible vandalism etc. in area.
We are already close to downing
some homeless situations. We
feel this would be a detriment to our
beautiful area.

Thank you for giving us the opportunity
to respond to this situation, please.

Sincerely

Council Member
L. L. L.

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB



Comment Sheet

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Name: Bruce Hemmingsen

Mailing Address: 5813 43 AVE Postal Code: T4N 3E5

Phone #: (403) 896-3314 E-mail Address: hemmingsenbruce@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

I don't think this land should
change from PS to R3. There is
already a disproportionate amount
of higher density as compared to
the average in Red Deer. Having all
of the schools and as well as
the other large event centers in this
area already makes for a very
congested area and ^{BA} ~~would~~ this

proposal would only make matters worse. My opinion is that any development should really be scrutinized when it is adjacent to a waterway, especially streams and rivers. They should have a long setback for any future building

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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Sandy Isbister
Mailing Address: 5817-45 Ave Postal Code: T4N 3M1
Phone #: 403-350-6612 E-mail Address: pipecr1069@outlook.com

Do you have comments on the proposed amendments that you would like Council to consider?

Without a doubt, I ~~OPPOSE~~

I do not want "any developments" that do not
require studies on traffic, services and geology.
There is only 2 ways to access Waskasoo and
as a long time resident, adding more of
structures, people and vehicles to this area
is overwhelmingly opposed.

I also strongly agree with WCA's
reasons why this location is not
suitable to R3.

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To: City of Red Deer, City Planning & Growth Department
Attn: Orlando Toews, Senior Planner
planning@reddeer.ca

**Re: Proposed Amendments to the Land Use Bylaw and
the Waskasoo Area Redevelopment Plan
to allow higher density residential uses at 4240 – 59th Street**

My contact information:

Susan Jensen
5829 – 45 Avenue, T4N 3M1
Phone: 587-877-3855. Email: susanj9@telus.net

Do you have any comments on the proposed amendments that you would like Council to consider?

I **strongly oppose** the application by the owner of 4240-59th Street to:

- (a) rezone this parcel to an R3 Residential (Multiple Family) district;
- (b) amend the Waskasoo Area Restructure Plan:
 - (i) to remove this parcel from the Environmental Character Area; and
 - (ii) change current required pre-development studies (e.g., traffic study, geotechnical, servicing which the ARP says “shall” be required) to make them optional

I am a homeowner who has lived in Waskasoo for 14 years.

It is difficult to capture in a simple paragraph, the special and irreplaceable nature of the area where the parcel in issue is situated:

- This parcel is designated as *open space - major* by the *City of Red Deer Municipal Development Plan*.
- It is next to the Red Deer River, separated from it only by 45th Avenue and narrow municipal reserve which also houses the paved multi-use path of the Waskasoo Trail system. 45th Avenue from 59th Street northward has carefully and deliberately been maintained as a roadway the ARP describes as “rural quality”. This road serves as a gateway and sole access to the Kerry Wood Nature Centre / Gaetz Lake Sanctuary and the McKenzie Trails for both vehicles and pedestrians. The riparian strip along the river at this spot is very narrow – already too narrow a corridor for protection of the river, the riverbank, wildlife corridors, wildlife habitat and the requisite ecosystems. The increased traffic, and off-site parking if R3 development were allowed on the parcel in issue would destroy its integrity and character.

- This open space affords trail users and the vehicles travelling to the Kerry Wood Nature Center/ Gaetz Lake Sanctuary, an exceptional view of both the Red Deer River and the natural forested area on the hills east of Gateway school and then in the Gaetz Lake Sanctuary. These views would be obscured by apartment buildings on this parcel.
- Public Workshops held during the ARP process were well attended by Waskasoo residents and stakeholders. The major concern that was repeatedly identified was the potential for unsuitable development of the parcel in issue in this application. What was clearly enunciated, over and over, was the pride, quality of life and sense of place that Waskasoo residents derive from being part of the incredible Waskasoo Trail system, the immediate proximity to Red Deer River and the unspoiled natural environment that makes this area an incredible oasis in the heart of the city. An important part of this is also the array of birds and wildlife that are commonly seen here, and that this environment sustains. This is the heart of our community.
- The large number of walkers, cyclists, runners, and 'scooters' that one sees on a regular basis also attest to the importance of protecting this view and experience not only for Waskasoo residents but for the entire city.

Traffic in Waskasoo has been a long-standing problem. Rezoning this lot to R3 would only exacerbate this:

- 55th Steet provides the only access to Waskasoo. There is no access to the north – only from the south. The parcel the applicant seeks to develop is at the back end of neighbourhood.
- There are three schools in this neighbourhood - a high school (Lindsay Thurber) which some students drive their own vehicles to; and two other "destination school" which because of their special programs draw children from across the city. Gateway Christian School is adjacent to (east of) the parcel the applicant seeks to rezone. Many children are driven to this school in private vehicles.
- The result is not only high traffic volume throughout the neighbourhood, but congestion with cars lining the streets as parents wait to pick up children. Notably, Gateway recently received approval to add mobile classrooms to meet growth and their application suggests planning for additional mobile classrooms in future, should they be needed.
- 45th Avenue is a narrow road. Although labeled a collector road because that is how it operates, it most closely fits the standard of a "Residential Local Roadway". Applying that standard to traffic counts done in 2016 and 2021, this road is already operating at 250 - 350 percent overcapacity.

- In addition to the above-mentioned school traffic, 45th Avenue north of 59th Street provides the only access to the Parkland Class school, the staff parking lot for Gateway School, McKenzie Estates, City vehicles going to the yards in the McKenzie Trail area, as well as being used by visitors to the Kerry Wood / Gaetz Lake Sanctuary, the boat launch and trails in McKenzie Park. It also must be crossed by park trail users coming from the west and south to continue northbound to the Kerry Wood, Gaetz Lake Trails and McKenzie Trails.
- Adding hundreds of additional vehicles by changing the applicant lands to R3 Zoning will only compound and create new traffic and parking issues. The applicant states that it intends to market its proposed apartments to “independent seniors”. One can assume therefore the same traffic and parking needs and uses as any other high density apartment dwelling.
- Off-site parking on 45th Avenue next to this parcel is not feasible, and 59th Street beside (on the South end) of this parcel is used by Gateway school busses as their pick up / drop off area.

Re the application:

- It describes the apartments the developer wants to build as ones that will be marketed to “independent seniors”. A proposed marketing strategy is not the same as something that could be enforced. R3 zoning does not regulate who the landlord may ultimately choose to market its property to. Nor should this be conflated with PS use. Catchwords like “aging in place” do not make it such.
- Changing the zoning to R3 and exempting the parcel from the ARP’s environmental character statement invites developments of size, height, and capacity completely inappropriate for this area.
- To suggest a sidewalk and trail constructed through private high-density apartments will somehow “promote open spaces ... and create a more walkable space and trail connections” and that trees will “camouflage and soften” R3-size apartments is bewildering when one thinks of will be lost if this application were to be granted. And to suggest this parcel is “somewhat isolated to the neighbourhood” and “only borders single family homes on the south side” and therefore that the proposed application “does not disrupt the pattern of development in place” and would have “minimal impact” on neighbouring homes shows either a complete misunderstanding or disregard for the character of this neighbourhood.
- This application seeks to circumvent the fundamental question of whether the rezoning and exemptions it seeks for this important riverside parcel “fit” with this being *open space major* land. It fails to justify why Council should disregard the ARP that was passed less than 6 years ago and provides a careful integrated plan both for redevelopment and protection of Waskasoo’s exceptional natural areas.

- Waskasoo does not need apartments: 64% of dwellings in Waskasoo are already multifamily, compared to a City average of 21%.
- One can only speculate why the applicant seeks to have what are now required pre-development studies (e.g., traffic and geotechnical studies), changed to potentially avoidable requirements.

This is not an inexperienced developer. This land was purchased at a price that reflected that this land is zoned PS and that it was subject to the Waskasoo ARP that was passed in 2016.

This development that the applicant seeks is NOT appropriate where the applicant seeks to build it.

If this application is granted, it will be too late to undo the damage – we will never be able to replace or recover the exceptional natural green open oasis that will be lost, nor preserve and protect the riparian corridor. Beyond all this, council will be setting a dangerous precedent for future development.

Subject: FW: [External] 4240 59st Red Deer - Attention Orlando Toews

From: Ryan Langlois <ryandlanglois@gmail.com>
Sent: November 09, 2022 8:24 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 59st Red Deer - Attention Orlando Toews

Orlando,

We wanted to write about our opposition to the redevelopment of the above property between Gateway school and the Red Deer River.

We have lived in Waskasoo for just under 9 years. It is a beautiful neighborhood. Lots of life happens in Waskadoo. A lot of people in Red Deer enjoy our beautiful neighborhood year-round.

Our opposition to the zoning change starts with the proposed changes to the ARP (Area Redevelopment Plan). This should be a big red flag to the council as our precious waterways and infrastructure that moves people through them, need to be the first consideration for any development in Red Deer. Waskasoo is one of the oldest neighborhoods in Red Deer. And with it, so is its infrastructure. How we make development changes, and how it affects our environment, especially where the road narrows along this parcel of land should be studied and thoroughly considered. Removing the requirement for additional studies puts our infrastructure and environment in jeopardy.

Secondly, we would like to address the obvious. The change to an R3 From what was proposed PS is irresponsible. We already lack infrastructure and services. Our roadways are so dense with traffic with three schools and a community center and an art center within blocks, that leaving the neighborhood at certain times of the day is a struggle. Pedestrians and traffic alike experience safety issues daily.

Our community already has 64% of its dwellings being multifamily. The City's average is 21%. Our neighborhood does not need more dwellings, but more public space for families and visitors alike can enjoy the mature trees and parks. PS fits the surroundings of the neighborhood and it makes our community balance with such high-density public buildings within a stone's throw in its scope.

Lastly, we want to conclude that we would like you to come to enjoy our neighborhood. Come here on a Thursday at 8:15 or 3:00 to see the overwhelming amount of traffic we experience. But also come and see how beautiful the river is and how beautiful the 100-year-old trees that sit on this land are. Come see how any development in this plot of land is harmful to the beauty we feel when Red Deerians alike enjoy the trails and our wildlife. We cannot change what is already here, but we can make sure we preserve what we have and we continue to do so for generations to come.

Thanks for your time and diligent consideration.

Melissa and Ryan Langlois
ryandlanglois@gmail.com



Comment Sheet

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Alain "Alan" LeCompte
Mailing Address: 5823 43 Ave Red Deer Postal Code: T4N 3E5
Phone #: 403-307-8443 E-mail Address: alecompte094@64mil.com

Do you have comments on the proposed amendments that you would like Council to consider?

_____ I am against this project since the dimensions and vocations

_____ will change the landscape. It's TOO massive and above all,

_____ not necessary given the real estate offer.

_____ ON THE CONSIDERATION: It is true that this section

_____ offers great possibilities.

_____ Why not make a replica of Capstone, a beautiful public

_____ place? It would only be necessary to improve the view of the

_____ water's edge, by cutting various shrubs and adding a nice

_____ fence, and finally finishing the stairs towards the river to give

_____ this unique place for events.

Subject: FW: [External] zoning changes at 4240 59 Street

From: Julie Lind <lind.matriarch@gmail.com>

Sent: November 08, 2022 5:25 PM

To: Susan Swainson <susanswainson@hotmail.com>; Planning Services <Planning@reddeer.ca>;
secretary@waskasoo.info

Subject: [External] zoning changes at 4240 59 Street

Mike and Julie Lind
5834 45 ave
Red Deer, AB
T4N 3M3

Orlando Toews
Senior Planner
City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4

Re: Proposed Changes to Zoning at 4240 59 Street from PS to R3

As long time residents of the Waskasoo area we would like to state that we are very much **OPPOSED** to the changing of this zoning to allow for the development of the above mentioned property.

Over the past few years we have watched the traffic steadily grow on 45 ave, especially with the add on of the Gateway Christian School. As I am sure you are aware there are three schools in this area (Gateway Christian School, Lindsay Thurber High School, Camille French Immersion School). These schools alone create a tremendous amount of traffic. 45th Ave also feeds Parkland School up the road, Kerrywood Nature Centre and McKenzie Trails at the far end as well as the large privately owned lots bordering McKenzie Trails. All of this has already turned our quiet little street into a major thoroughfare. There are times when the traffic is backed up from 55th street past the corner of 59th. If you live on the west side of 45 avenue as we do this kind of traffic makes it all but impossible sometimes just to get home. You actually have to strategically plan. We have also been given to understand that Gateway Christian School has been approved for modular units. So that will increase traffic yet again.

School traffic is only a portion of the issue. There are also the City trucks accessing their storage yards at McKenzie Trails, Preschool programs at Kerrywood Nature centre, public users of the nature centres. Where once upon a time we could leave our front door open and listen to nature it is now just a steady drone of traffic. In short, 45 Avenue was never designed for the amount of traffic that is on it now. The site of the proposed changes is very much on a one way in and out access that feeds many, it makes no sense to put a multi family dwelling there.

Although Waskasoo is an older neighbourhood we continue to draw young families to the area which adds to the regeneration of the neighbourhood. These families are moving here because of the character of the neighbourhood. The type of dwelling being proposed does not fit in with that character. Waskasoo as a neighbourhood already has a number of apartment buildings, in fact 64% of dwellings in Waskasoo are already multifamily compared to the city average of 24%. What we do lack is public areas for gathering and interacting, filling this space with yet another development will take away one of the few open spaces in the area.

From a nature perspective we feel that this would be a true misuse of land. The road, trees and fields along this stretch contribute to an area that is really unmatched in Red Deer. The sense of space and ruralness in the middle of the City should be celebrated and protected, not tore up and removed. The area along the river is a major wildlife corridor as was shown in the Waskasoo Community Association Area Redevelopment plan and needs to be treated as such.

Finally as taxpayers in the Waskasoo area for 28 years we feel we should have a say as to how we are affected by development. The developers of these dwellings will move in, create an unsightly building that detracts from the natural aesthetic of our neighbourhood, and move on. They will not have to live with the fall out all. They will not miss the wildlife in the corridor, they will not have to put up with the traffic, they will not miss the lack of open space, they only want their money.

In closing I just want to know why the City has an unending need to use up all the natural and green spaces. We are a city celebrated for its trails and yet here is a beautiful trail area that could be taken away. Is there any reason that this space cannot be used as a soccer pitch, picnic area; something that actually adds to the sense of nature, not just another building.

We are asking that you deny the proposed zoning changes and once again look at the Waskasoo Area Redevelopment Plan. A previous application to develop this property with single family homes in 2012 was refused by The City, including City Council, because there was no ARP in place to guide development. Now that there is, it should not be ignored.

Sincerely

Mike and Julie Lind

Subject: FW: [External] Rezone Proposal at 4240 59 Street

From: Garfield Lee <garfield.ross.lee@gmail.com>
Sent: October 31, 2022 8:43 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Rezone Proposal at 4240 59 Street

Orlando Toews
Senior Planner
The City of Red Deer

I am very much opposed to the proposed plan to rezone 4240 59 street from PS to R3.

The Gaetz WildLife Sanctuary, Kerry Wood Nature Center, and McKenzie Ponds are a key feature of the Red Deer trail system. The adjoining lands in the have been designated as Public Service land, and various schools from Gateway Christian, to Lindsay Thurber, and the various facilities north along 59 Street (Parkland School and Parkland Community Support Services) have filled this role, while being low impact developments adjacent to the Red Deer River.

A large multi-story development would significantly impact the nature of the area. It also seems like it would be a first step to major developments on the Public Usage Lands north along 59 street.

The only benefit I see to this development is the money that would be made by the owners of the land. As this land was originally turned over to the School Division that sold the land for Public Service, it seems to be a violation of trust.

--
Garfield Lee
4325 - 58 Street
Red Deer
Mobile - 407-307-5710

Subject: FW: [External] Attention Orlando Toews, Senior Planner, City of Red Deer

From: Vicki Marr <royalclassic97@gmail.com>
Sent: November 07, 2022 7:36 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Attention Orlando Toews, Senior Planner, City of Red Deer

Re: Proposed Land Use Bylaw Amendment (Bylaw 3357/A-2023
Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023

I live in Waskasoo and have owned my own home since 1983 - almost 40 years. Waskasoo is a very unique community within the City of Red Deer.

I received information from the City of Red Deer that a developer has applied to change the zoning of 4240 59 St from PS to R3. The developer is also applying to amend the Waskasoo Area Development Plan (ARP) to allow the zoning change, and to remove requirements for additional pre-development studies.

The land has been zoned PS since at least 1980, and fits the immediate surroundings of the area to remain open space and used for recreational sport.

I OPPOSE the changes to the zoning and the Area Development Plan.

Some Reasons:

- Developer's intention will NOT enhance our neighborhood:
Waskasoo does not need apartments - 64% of dwellings are already multifamily.-
- Developer's intention sounds financially motivated -
- Traffic congestion and safety is already a major concern, with a playground along 45 Ave. R3 zoning will add to the traffic congestion and safety.
- The proposed area is at the back of our residential neighborhood the has access from one direction only.
- The proposed area is not near suitable roadways, commercial services, or transit.
- The proposed area is not consistent or compatible with the surrounding area.

In summary, it is evident that the proposal does not fit our Waskasoo ARP.

Respectfully Submitted,

Ruth Marr
Home Owner in the Waskasoo Community

Subject: FW: [External] Waskasoo Development of multi family complexes

From: Darl DeLeeuw <darldoll@hotmail.com>

Sent: November 02, 2022 7:38 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Waskasoo Development of multi family complexes

To whom it may concern, Hello My name is Darlene McIntosh. I am and resident of the Waskasoo area and part owner of the home I reside in, as well am a member of this community. I have major concerns with the said development of family complexes wanting to be done in this area. I most assuredly vote NO!!!! We have 3 schools already one being a Christian school that they come from all over. We have as well already 64 ! per cent apartment complexes. We here not only love our green spaces ,but so do others that walk great distance just to be here. Our traffic is already enough on my Street of 45 Ave!!! We do not want our homes to be (devalued) as I believe it would be with more complexes. So NO! Please donot!! Thank you kindly Darlene McIntosh

Subject: FW: [External]

From: Margaret Oatway <moatway@telus.net>

Sent: November 01, 2022 11:20 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External]

Proposed Amendments to the Land Use Bylaw 3357/A-2023 I strongly oppose the changes to the zoning and the Waskasoo ARP. My reasons that I oppose are traffic increase and safety along 45 Avenue numerous city trucks going down to McKenzie Trail, the bike trail which is used by many people to cycle down to McKenzie. I have lived in this area for all of my life and find it to be very quite and peaceful. There are numerous wildlife coming up from the river and walking around the area. Thank you.



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Derek & Alexis Olinek

Mailing Address: 5801 44 Ave. Postal Code: T4N 3J4

Phone #: 403-392-7617 E-mail Address: dwoleick@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

We very much oppose amending the current land use
bylaw to allow higher density residential uses at
4240-59 Street. Our neighborhood already has a large
number of multi-family dwellings. We have high traffic
periods due to the number of schools and adding higher
density buildings will only increase the problem. What we
do need are more green space - maintaining & protecting
the spaces we do have and building within the current land
use bylaw. We participated in the Area Redevelopment Plan

and have been very happy to see the implementation of land maintaining of the unique character of Waskusoo. The land which is wanting to be developed fits into the character of ^{our} neighborhood as long as it remains zoned as is.

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

To: Planning@reddeer.ca

Att: Orlando Toews, Senior Planner

Cc: Secretary@waskasoo.info

From: Chris Olsen, 5829-45 Avenue, Red Deer. 780-581-4430 olsencdel@gmail.com

Subject: 4240-59 Street, proposed amendments to the Land Use bylaw and Waskasoo Area Redevelopment Plan (ARP)

Sir:

As a property owner and concerned resident of Waskasoo, I wish to go on record as adamantly opposed to the proposed rezoning and modification of the ARP. It is wrong that School Boards are allowed to dispose of lands that the public has set aside for educational purposes. It is doubly wrong that an experienced developer can subsequently acquire Public Service (PS) lands and expect to change the zoning and the ARP to profit by development that will fundamentally change the area at the expense of the community. The residents of Waskasoo will all experience reduced property values, a degraded community, and a compromised park system if this ill-advised proposal is allowed. The reasons to oppose this development are many; following are some of what I perceive to be key issues.

1. Ethical Development:

We, like many Waskasoo residents, came to this community for quality of life. Waskasoo is a mature community with unparalleled access to the river valley parks and trail system. The existing zoning, proximity to schools and relation to historic brownlands, wildlife reserves and parks was our assurance that while infill and re-development might occur within, we would not be subjected to ill-considered and opportunistic development on the river northward. To residents, the ARP and related zoning is much more than a set of rules governing orderly change, it is a covenant that homeowners can rely on to protect their life investment.

2. Vulnerability and Change:

During the development of the ARP, we were pleased to participate in the process. A portion of my submission addressed the location of the river landing and stairs at near the SW corner of this parcel. The river bends sharply here and the current drives against the bank. Despite mitigation attempts, the stairs and landing were repeatedly damaged by high water events. Rivers will go where natural process and the limits of terrain take them (as evidenced by the Gaetz oxbow lakes). As climate warming continues, changes to the jet stream will result in more atmospheric rivers and profound flood events. What we saw in Canmore, in Calgary, and more recently along the Coquihalla are certainly the new norm. There will be flood events on the Red Deer River. The already narrow strip of land between 45th Avenue and the river is extremely vulnerable, as is the roadway itself, and even the existing greenspace now proposed for ill-advised development. As the river moves, this parcel can

buffer and preserve the Park trail, roadway, and most importantly the riparian habitat. If we steward this land, we can remediate and relocate the road and trail as required. We absolutely should not contemplate converting this precious river course buffer to R-3 residential buildings.

3. Contaminants

Portions of the land north and east of both Gateway School and Parkland Community Living are brownfields. How leachates from the old landfills are interacting with groundwater flow between there and the river is not known, but certainly the precautionary principle suggests we do not disturb the intervening lands by excavating, setting pilings, or otherwise altering drainage. The lesson from the Bow River in Calgary is to let sleeping plumes lie. Thousands of Red Deer's children raft, swim, paddle and play in the Red Deer River every summer. We have a duty not to alter groundwater flow, thereby possibly permitting contaminant flow into the river and downstream environments.

4. Connectivity and Biodiversity

Biologists have long known that islands of habitat are only fractionally as effective at protecting biodiversity as **linked, continuous** corridors of equivalent area. By virtue of careful stewardship, Red Deer has nearly a continuous riparian habitat corridor along the Red Deer River. Rightfully, we can describe ourselves as a "city within a park". Entire guilds of microorganisms, fungi, plants, invertebrates, herptiles, mammals and birds persist, and even thrive along these linkages. Although a history of gravel quarrying has damaged much, the river parks are a remarkable urban legacy. Biodiversity can flow east and north along the left bank from Fort Normandeau, to Maskepetoon, to Bower Ponds, and tenuously through the Lion's Campground and then northward below the Pines. However, the crown jewels of the Red Deer parks system are along the right bank. Piper Creek and Waskasoo Creek combine to bring broad, forested riparian corridors from SE and SW, and these join the Red Deer River at Gaetz Park. This amazing corridor is pinched to its narrowest extreme along 45th Avenue, west of Gateway School – the very site of this disputed development proposal! Thereafter, the Gaetz Lakes Sanctuary, McKenzie Trails Park and Riverbend provide secure linkages to the rural hinterland north and east. Why would we contemplate placing 3-4 storey apartment complexes on the river at this pinch point? Microorganisms, terrestrial invertebrates, and most herptiles and small mammals cannot cross the river and would be doomed to follow the roadway. Even songbirds will only venture an exposed river crossing at night. While our large mammals may still move through the night, we must remember that while most visible, they contribute least to biomass, the trophic pyramid, and ultimately to biodiversity. Since the Red Deer River is a physical and functional barrier to many, many species we should be making every effort to protect and widen the linkage west of Gateway School. It is pure fantasy to imagine that squiggly blue lines between a multi-storey apartment complex and its parking lot can ever be 'wildlife corridors' (see the graphic under point 7). For herptiles and small mammals they are paths of utter desperation, and in the case of the heavily trafficked 45th Avenue, literally a road (kill) to annihilation. To summarize, no one would suggest removing the roadway and beloved paths that give all Red Deer residents access to the Kerry Wood, Gaetz Lakes Sanctuary, and McKenzie Trails

Park. However, we can protect this PS greenspace, widen and diversify the plantings on the east, move the existing fence line, and integrate culvert-style micro-crossings within the roadbed. At all costs, we must understand that R-3 development along or adjacent to this slim corridor of connection profoundly threatens the integrity of our larger parks system. It can and must remain a continuously linked corridor.

5. The Human Connection:

Residents from across the city use the park trail system from Gaetz Park to the west, and from along Waskasoo and Piper Creeks to the south. This linked system connects them northward to the Kerry Wood, to the Gaetz Lakes Sanctuary, and to McKenzie Trails and Riverbend parks. The experience of these trails is what distinguishes Red Deer as a “city within a park”. Our green spaces and riparian corridors have not been carefully preserved and stewarded to be destroyed by inappropriate development. This thin corridor is a fundamental human and biodiversity connection that belongs to future generations, and absolutely not to a select few apartment dwellers.

6. The Area Redevelopment Plan (ARP):

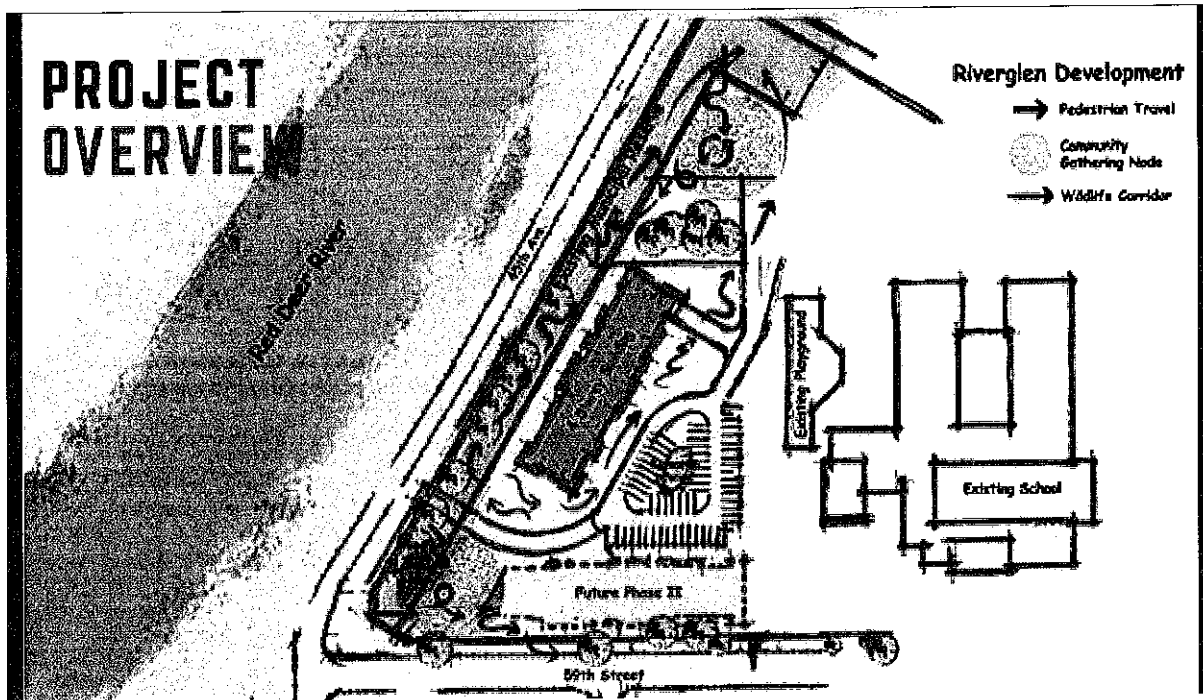
We were pleased to participate in the ARP planning process (2013-16). Over the intervening 6 years, the ARP has served the Waskasoo Community and Developers well. Infill development and appropriate densification occurs (e.g. secondary suites and carriage houses), and through an excellent consultative process, design and development have complemented, not contradicted, our most important planning document. It is unacceptable to have this proponent, or any developer proposing to override this document, and thereby altering the character of the community for their profit.

7. Traffic:

As residents on 45th avenue, very near the north of the community, we are acutely aware that this single narrow access is over capacity. Heavy city vehicles and equipment access the work compounds in McKenzie. Staff and support workers for Gateway School and Parkland Community Living use 45th avenue, and of course all vehicle access to the Kerry Wood, Gaetz Lakes, McKenzie Trails and the boat launch is via this roadway. Since Gateway became a ‘destination’ school, we also experience a twice-daily rush of parents jockeying for position to drop off/pick up their children. Parking and congestion near intersections blocks sightlines and endangers pedestrians. The road bend at the park trail crossing attracts pick-ups and this is particularly dangerous. Students and other drivers from the nearby High School compound these problems by short-cutting through laneways and area streets. Gateway School is currently adding portable classrooms, and this growth will exacerbate the 45th avenue congestion. We live with this reality daily and do not wish to contemplate additional pollution, noise, over-flow parking and traffic congestion from 50-150* or more apartment dwellers.

* in fact if R-3 zoning is approved there is no assurance the developer will limit the size or number of units to that number. Their original proposal included a 3-storey building on 59 Street and a 4-storey building on 45 Avenue, each with 50-60 units (see the clip

from their presentation below). R-3 developers often seek and are granted discretionary approval to expand permitted use well beyond 35 dwelling units per hectare.



8. The Buzzwords:

In a time where urban sprawl, housing costs and climate change are key foci for urban planning, Waskasoo is being unfairly asked to support additional '**densification**'. Waskasoo supports 64% multi-family housing, triple the city-wide average of 21%. We already provide a range of low-cost and alternative housing options, and as noted are saturated with multi-family accommodation. The developer is also fond of terms like '**aging in place**' and '**supportive living**', knowing full well R-3 zoning is no guarantee of the age of renters or purchasers. Similarly, they have no intention of providing anything but third party, fee-for-service options to supportive living. As many in the community have noted, '**community gathering nodes**' arbitrarily dropped in residual triangles of the formerly expansive greenspace are meaningless. Why would anyone contemplate 'gathering' the shadows of 3 or 4-storey apartment complexes?

At every turn, this proposed rezoning and amending of the ARP make no sense to Waskasoo residents, and only insults our determination to build a better community that respects the best values of the built and natural environment. It is my sincere hope that Council is persuaded by these arguments and the collective community response. Show us that community counts and reject this proposal at first reading.

Regards,

Chris Olsen, P. Biol



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: MIINA PIIR

Mailing Address: 24 HEDGECROFT CRES, WINNIPEG MB Postal Code: R2N 3X1

Phone #: 204-253-6980 E-mail Address: empire@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

I purchased and lived in the home I own in Waskasoo.
My concern is the loss of green space around the river
valley. My comments are as follows:

1. Does the city have a long-term plan for protecting
the river valley and protecting the area as green space
for future generations

2. Has the city considered river flooding and the impact of higher density development being permitted close to the river?

3. With climate change and development impacting the environment would it not be more prudent to preserve more green space around the river valley?

4. Has the city considered how preserving green space along the river can act as a flood mitigation measure?

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: CLARK PINKUS / KATHERINE PINKUS
Mailing Address: 4301 58TH STREET Postal Code: T4N 2L7
Phone #: 403 820-5551 E-mail Address: suknip68@hotmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

WE EACH ARE AGAINST THE PROPOSED LAND USE BYLAW AMENDMENT
AND AGAINST THE WASKASOO ARP AMENDMENT FOR THE
HIGH DENSITY RESIDENTIAL USE AT 4240 - 59 STREET.

THERE IS A MYRIAD OF REASONS WHY, FOREMOST THE
OBVIOUS DISREGARD FOR THE WASKASOO ARP, CLEARLY
ATTEMPTING TO HAVE NO REGARD FOR ITS PURPOSE AND VOICE IT HAS
FOR THIS (OUR) COMMUNITY. THIS IS OUR OPINION FOR US INDIVIDUALLY.

CLARK PINKUS KATHERINE PINKUS
[Signature] K. Pinkus



Comment Sheet

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Garry Poffenroth.

Mailing Address: 5813-44 AVE Postal Code: T4N-3J4

Phone #: _____ E-mail Address: gapof1956@hotmail.com.

Do you have comments on the proposed amendments that you would like Council to consider?

This green space is used by kids, wildlife
and to take this away is unacceptable.
It would add pressure to this neighbourhood
and change this area forever. b

Subject: FW: [External] Comments - Proposed Amendments for 4240 59 St

From: Brock and Tiffany Priebe <brockandtiffany@gmail.com>
Sent: November 04, 2022 3:07 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Comments - Proposed Amendments for 4240 59 St

Please accept this email as our comments relating to the Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240-59 Street.

We oppose the application to the aforementioned changes to the bylaw. The requested changes are a major and irreversible shift that is not consistent with the established area redevelopment plan. We support the numerous concerns raised by our neighbours and the Waskasoo Community Association (based on many previous consultations and studies) for this rezoning application and subsequent future development, including:

- Traffic Impact and Fire & Safety Services Access
- Environmental and Geological Impact
- Non-compliance with Land Use Bylaw, ARP, and historical development reviews
- Loss of Neighbourhood Flex Green Space and Potential Future PS permitted development

The request to exempt this lot from the Waskasoo Area Redevelopment Plan's Environmental Character Area should not be approved. The request tries to imply that because the Gateway Christian School, Lindsay Thurber School, and Parkland Class building are exempt, this lot due to its proximity should be exempt as well. Of course, existing schools and social services being grandfathered into the ARP (which is fine) is much different than a prospective private apartment development.

The developer should be encouraged to explore opportunities for residential development in locations which they are intended, including the highly anticipated Capstone area. This is entirely reasonable. Furthermore, the idea of improving the Waskasoo community with a new apartment building (that may provide seniors a place to downsize and stay within their community later in life) should not be a justification for rezoning a public service district. While the option to "age within the community" is a concept that most "Red-Deerians" would agree with, there are better ways to provide this development both within Waskasoo and throughout Red Deer.

We look forward to Red Deer promoting the development of walkable communities and mixed uses and densities, which may require some creativity at times. We noted that East Lincoln Properties would explore these aspects in their development as we did participate in initial community consultation with them. Our discussions included what community-friendly development would look like. However, we believe there are plenty of other opportunities for this that do not require the rezoning of this irreplaceable PS lot, and moreover do not support their subsequent development concept.

The current PS zoning for 4240 59 Street, established and upheld through many extensive, rigorous, and comprehensive reviews (including the Waskasoo ARP) should be retained unequivocally, otherwise to be lost forever.

Sincerely,

Brock Priebe

5818 43 Ave
Red Deer AB

Subject: FW: [External]

From: Irv Sandulak <isand2@telus.net>
Sent: October 30, 2022 1:14 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External]

Orlando Toews October 30, 2022
Senior Planner
City of Red Deer

Irv and Kathy Sandulak
5822 - 43 Ave.
Red Deer, AB.
T4N 3E6

Dear Mr. Toews

I am writing to express that I am totally **against the proposal for any zoning change or planned use at 4240 - 59 Street**. This is the triangular piece of property located directly west of Gateway Christian School.

I have several concerns in regard to this proposal:

- increased traffic
- ecological and environmental impact
- geological impact
- emergency service response times
- compatibility with the neighborhood
- setting precedent for development in other city neighborhoods

Increased Traffic

The Waskasoo neighborhood has had a traffic study done by the City of Red Deer. This study found that our streets are at 300% over capacity during the beginning and end of day from school traffic. Adding a potential development that would bring in excess of 100 cars to our neighborhood is not warranted nor justified. Increased traffic results in increased air and noise pollution. The main road that would service this apartment complex has been determined to be a collector road, even though it is one meter too narrow to meet the City of Red Deer requirements. Improvements to infrastructure of this road would cost the City of Red Deer a great deal of money, not to mention removing every tree of this tree lined street.

Ecological and Environmental Impact

The environmental character area buffers and protects the area waterways, river and the trail system. Major construction would detrimentally affect the sensitive natural area along the river. This type of construction would affect migratory routes for various waterfowl (Canada geese, snow geese, ducks, swans, pelicans, etc) and animals (deer, moose, cougars, bobcats, fox, coyotes, porcupines, etc) that use this corridor to travel the river valley. Natural vegetation and trees would also be threatened by such a development.

Geological Impact

The developer must be responsible for a geological impact study. Our neighborhood has no idea as to how this development will affect the water table or underground water movement. There is also the possibility of finding underground toxic waste as a result of this area once being a dumping ground. There is a distinct possibility of river bank erosion with change of water routes and massive excavation into the depths of this sensitive landscape. How will this be addressed by provincial environmental policy?

Emergency Services and Response

The City of Red Deer has never addressed our neighborhood's concern in regard to Emergency Services. During the peak hours of traffic (before and after school) it can take 15 minutes to travel 2 blocks in Waskasoo. The City Emergency Response team needs to explore this situation and how to alleviate this problem. There is no possibility of an emergency vehicle reaching a home in Waskasoo, in a timely manner, during peak traffic times. The City of Red Deer is acting in a legally negligent manner by not providing adequate access to emergency services. The addition of a major development to our neighborhood will only exacerbate the problem.

Compatibility with Waskasoo Neighborhood

Currently 64% of dwellings in Waskasoo are multifamily, whereas the city average is 21% and in the southeast quadrant of the city that number changes to 10%. There is no need for a further increase in population density in our neighbourhood. A development of this scale will impinge on the privacy and aesthetics of our community. This development does not lend itself to building a healthy community. We are a family oriented neighborhood; an apartment complex will bring in a demographic that is disconnected and transient. This complex will also take away a large open space in the midst of our community. These types of spaces need to be conserved and protected, not developed.

Setting precedent for other city neighborhoods

If this type of action is allowed to proceed, it will set a precedent for other developers to avoid or dismiss any need for impact studies regarding traffic, environmental, geology, neighborhood demographics, or city transportation. In 2012 The City refused an application to build single family housing in this area when there was no ARP. How can The City ignore our community ARP and try to appease this developer?

S. Irvin Sandulak

Resident of Waskasoo

Subject: FW: [External] Waskasoo Re Zoning

From: Irv Sandulak <isand2@telus.net>
Sent: October 30, 2022 1:17 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Re Zoning

Orlando Toews October 30, 2022
 Senior Planner
 City of Red Deer

Kathy Sandulak
 5822 - 43 Ave.
 Red Deer, AB.
 T4N 3E6

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- setting precedent for development in other city neighborhoods

Increased Traffic

The Waskasoo neighborhood has had a traffic study done by the City of Red Deer. This study found that our streets are at 300% over capacity during the beginning and end of day from school traffic. Adding a potential development that would bring in excess of 100 cars to our neighborhood is not warranted nor justified. Increased traffic results in increased air and noise pollution. The main road that would service this apartment complex has been determined to be a collector road, even though it is one meter too narrow to meet the City of Red Deer requirements. Improvements to infrastructure of this road would cost the City of Red Deer a great deal of money, not to mention removing every tree of this tree lined street.

Ecological and Environmental Impact

The environmental character area buffers and protects the area waterways, river and the trail system. Major construction would detrimentally affect the sensitive natural area along the river. This type of construction would affect migratory routes for various waterfowl (Canada geese, snow geese, ducks, swans, pelicans, etc) and animals (deer, moose, cougars, bobcats, fox, coyotes, porcupines, etc) that use this corridor to travel the river valley. Natural vegetation and trees would also be threatened by such a development.

Geological Impact

The developer must be responsible for a geological impact study. Our neighborhood has no idea as to how this development will affect the water table or underground water movement. There is also the possibility of finding underground toxic waste as a result of this area once being a dumping ground. There is a distinct possibility of river bank erosion with change of water routes and massive excavation into the depths of this sensitive landscape. How will this be addressed by provincial environmental policy?

Emergency Services and Response

The City of Red Deer has never addressed our neighborhood's concern in regard to Emergency Services. During the peak hours of traffic (before and after school) it can take 15 minutes to travel 2 blocks in Waskasoo. The City Emergency Response team needs to explore this situation and how to alleviate this problem. There is no possibility of an emergency vehicle reaching a home in Waskasoo, in a timely manner, during peak traffic times. The City of Red Deer is acting in a legally negligent manner by not providing adequate access to emergency services. The addition of a major development to our neighborhood will only exacerbate the problem.

Compatibility with Waskasoo Neighborhood

Currently 64% of dwellings in Waskasoo are multifamily, whereas the city average is 21% and in the southeast quadrant of the city that number changes to 10%. There is no need for a further increase in population density in our neighbourhood. A development of this scale will impinge on the privacy and aesthetics of our community. This development does not lend itself to building a healthy community. We are a family oriented neighborhood; an apartment complex will bring in a demographic that is disconnected and transient. This complex will also take away a large open space in the midst of our community. These types of spaces need to be conserved and protected, not developed.

Setting precedent for other city neighborhoods

If this type of action is allowed to proceed, it will set a precedent for other developers to avoid or dismiss any need for impact studies regarding traffic, environmental, geology, neighborhood demographics, or city transportation. In 2012 The City refused an application to build single family housing in this area when there was no ARP. How can The City ignore our community ARP and try to appease this developer?

Kathy D. Sandulak

Resident of Waskasoo

Subject: FW: [External] Re: Proposed rezoning to R3 in Waskasoo 4240 59 St

From: Jackie Scott <jackie111055@gmail.com>

Sent: October 27, 2022 9:29 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Re: Proposed rezoning to R3 in Waskasoo 4240 59 St

On Thu, Oct 27, 2022 at 5:23 PM Jackie Scott <jackie111055@gmail.com> wrote:

We completely oppose the rezoning of this land to R3. As taxpayers we expect our opinion to be given consideration. Excess traffic, noise, garbage not to mention interference to our amazing wild life all make it detrimental to our beautiful area.

Sincerely

Jackie and Chris Scott
5825 43 Ave.
Red Deer

--

Jackie S.

Name: Glynis SeifriedMailing Address: 5836 45 Ave, Red DeerPostal Code: T4N 3M3Phone #: 403-555-4011E-mail Address: gseifried@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

I do NOT support this proposalThe traffic down here from 8-9 a.m. & 3-4 p.m. is already horrendous. The school has single car transport for kids, Traffic for a Destination school is dangerous.We will lose our green space that Red Deer is known for. The wildlife corridor is beautiful walking paths.The quiet neighborhood will be gone. It is impossible to cross 45 Ave in peak times now get alone on a week. We also need a crossing light on the north end.To change the zoning will be bad as the houses that don't have a back alley to put out garbage, blue boxes & green boxes must put them on the road every Wednesday. The City-trucks have a hard enough time down here due to school traffic.The road on west side of the area is not able to support any more traffic. The main waterline going north to Blackfoot to Wetaskwin is located next to this road as well as a walking trail.DO NOT SUPPORT ANY CHANGESGlynis Seifried

Please Note:

Subject: FW: [External] Waskasoo Area Redevelopment Plan

From: T S <tpshaw@gmail.com>
Sent: November 07, 2022 6:22 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Waskasoo Area Redevelopment Plan

Attn: Orlando Toews

Dear Sir,

We are writing to express our opposition and concerns to the proposed changes to the Waskasoo Area Redevelopment Plan. The plan states: *"The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary and an undeveloped lot located at 4240 - 59th Street"*. The proposed changes to this text opens the possibility of future development at 4240 - 59th Street. We feel that any development in this green space will have a detrimental effect on the natural habitat and the community as a whole.

This section of land is an important wildlife corridor. On many occasions we have observed moose and deer using this section of land to travel along the Red Deer river towards the Gaetz Lakes Sanctuary and McKenzie Trails. The trees that would need to be removed are home to many species of birds, including Pileated Woodpeckers, Flickers, Bald Eagles and flocks of Cedar Waxwings numbering in the thousands. At the very least a thorough environmental impact assessment will need to be completed before any development goes ahead.

Development here would greatly increase traffic in the neighbourhood. As it stands, all roads into this area are narrow and are speed restricted to 30 km/h. With both Lindsay Thurber High School and Gateway Christian school being located in this neighbourhood, the amount of traffic during the school year increases dramatically with school buses and parents dropping off and picking up kids. A large development in this area would only compound the traffic issues.

The Waskasoo Community takes great pride in the natural beauty of the neighbourhood. We ask that the City Council reject these proposed changes to ensure the community maintains this natural beauty.

Thank you for taking our concerns into consideration.

Trevor and Catherine Shaw

5824 43 Ave

Red Deer, AB T4N 3E6

403 596 6646



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name:

RONALD & SHELLEY SMITH

Mailing Address:

5801-43 ave.

Postal Code:

T4N-3E5

Phone #:

403 318 1049

E-mail Address:

yellowbluevase55@hotmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

We oppose any proposal to change/amend the current P.S. designation of 4240-59st. for the following reasons:

- East Waskasoo residents already must endure the twice-daily school traffic glut which turns our residential streets into parking/dropoff/pickup areas and our alleys into streets. It would be IRRESPONSIBLE to support ANY further traffic-adding developments to the current scenario.

- changes made to facilitate re-zoning; precedents set for possible future re-zoning proposals in residential Waskasoo

OVER 7

ignores and insults the current ARP agreement.
the current 45th riverside corridor is the only access to
and connected within the existing Environmental Character
Area, much loved and used by many citizens.

Also, the current owners of 4240 - 59th were certainly
aware of the existing zoning and ARP agreement at time
of purchase.

Ron Smith
A. Smith

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

From: shelby smith <shelbysmith22@hotmail.com>

Sent: November 02, 2022 9:48 PM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>; secretary@waskasoo.info

Subject: [External] Re: Waskasoo

Waskasoo 4240-59 Street Proposed Amendments to the land use bylaw (bylaw 3357/A-2023) and the waskasoo area redevelopment plan.

I am a homeowner at 5825 44th ave for the past 15 years, and I could not be more against a project! Our neighborhood is renowned for our developed trees, wildlife and open green spaces.

The proposed 4 story monstrosity would go against everything our community stands for!

The enviromental impact will affect our river system for generations to come, adding over a 160 units with the potential of having 2-4 people per unit potential adding 300 vehicles to our neighborhood with zero amendanties within walking distance, almost doubling traffic in our neighborhood just after Gateway united add modular units increasing its school size putting enough strain on community. During the East Lincoln presentation they mention the city engineer's stated our increased traffic wouldn't be a problem but let's remember when the city engineers said the something about creating bike lanes on 55th leading to children being over 1-1/2 hrs late to school during peak hours. Do not underestimate peak hour traffic again!!! Also we have to consider 45ths ave proximity to the river and the damage it will cause to our river system by modifying it to accommodate the added traffic not just now but over the next 25 years. Not to mention the added noise pollution from the commercial furnaces and air condition units. As well as the light pollution that would shine directly into my home but could also have devastating impacts on the migration of endanger species of birds living at Kerry wood nature centre.

It's will also put my kids lives at risk with the increase of traffic.

I would also like to know if the city is willing to reimburse me and my family if rezoning is allowed as this will easily decrease the value of my property by 20-30 % if not more.

Also I would like to mention the city has invested very little into our neighborhood since living here. And destroying the essence of our community with a poor quality high residential tower would be a slap in the face to every tax payer in our community. Now adding a project that adds to the path system or natural areas of Kerrywood would be a great idea.

Also I would like to note how biased and untrustworthy the East Lincoln proposal was, taking advantage of covid and not having a public forum only to have the appearance that they tried to have a discussion with our community in appearance only. They also made it a difficult online presentation taking advantage of our older community with questions where you could only give awnswers that they preselected not allowing any real opinions. Also they showed pictures of there giant buiding and showed angles beside trees and from 2" off the ground behind some grass to try to hind how big of an eye sore this is going to be. And at the very beginning they had a slide honouring the Métis, Cree, Blackfoot, Tsuu T'ina and Saulteaux people who called this place at a home, which as a Métis person there plan will destroy the environment, decimate the value of my home and decrease the value of my life and my family is a slap to the face and boarder line racist.

Regards,
Shelby

Subject: FW: [External] 4240-59 St Waskasoo Development

From: Marilyn Smith <mari96@shaw.ca>

Sent: November 07, 2022 11:08 AM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>; secretary@waskasoo.info; shelby smith <shelbysmith22@hotmail.com>

Subject: [External] 4240-59 St Waskasoo Development

Attention Orlando Toews, City Planning

This is in regards to the Project proposed change of zoning at 4240-59 St Red Deer.

I am a resident of Waskasoo, and have owned our own home 5825 44 ave since 2004 which is right across from this proposed building/Zoning change. Like majority of residents in our neighbourhood I am 100 percent against this change for many reasons. Of course we love the green space, our family uses the space often, the small dirt hill has been staple of sledding with small children, walking through the grass and star gazing at night. The view of the northern lights from our front porch over the green space is second to none within our city.

Here is my list of other concerns with this proposal.

1. Safety of the school kids. There is a huge amount of traffic and congestion within our community during school hours, and school activities. We have 3 big schools within a couple blocks, making it struggle to drive through, and walk kids to and from school with keeping a very close eye on the traffic. Adding a huge apartment building and a parking lot right in the mix of where families park and walk their children adds a huge layer of safety concern.
2. Taking away another space for kids to play and exercise. With the last couple years of covid, the school has optimized the use of this green space, often having classes outdoors, weather permitting, we see them out reading to their kids, scavenger hunts, gym classes etc. The city needs to take over this space as there is already a soccer goal posts that are never used outside the school hours, and also a dug out for kick ball or baseball that could be more utilized. The small dirt hill is used all year by the school and community kids, especially in the winter, as the kids use it to sled, would be a huge loss to this community as well as the school children.
3. Interruption to the trail system that runs right beside the proposed building. The city has built this beautiful trail system that runs by the river and into Kerry wood. Right in the middle will be a huge building blocking the beautiful view.
4. There is little to no amenities in this area of town. We have the small corner store, otherwise there is nothing within walking distance of the building. Either the bussing system will then also have to add to the struggle of traffic here, or all the people that live in this building will need to be able to drive, which doesn't fit the description of "rehab" they are looking for. Thus also adding to the traffic congestion and safety concerns.
5. Environmental impacts. The amount of construction, people, and extra cars/trucks will have a profound impact on the environmental community here. We have a huge amount of wildlife that wander this area, deer, fox, hares, snakes, coyotes, and the close proximity to the Bird Sanctuary all need to be considered. The noise, and light pollution alone will be detrimental. The removal of the trees for the project can disturb the river front that has already been eroding towards the road. At the beginning of the "East Lincoln Proposal" online presentation they had a slide to honour the Indigenous/Metis people of the area, and we know that leaving the space as is would honour them.
6. We redeveloped our home in 2010, and all these things had to be considered in our application to the city. We had to go back and add "peaks" to our existing roof line in order to fit with the rest of the community. So to approve this building, which the whole premise does not fit would absolutely go against the cities own rules.

In conclusion, leave this zoning as Public service! This space is enjoyed by all who come here. Let's utilize the green spaces we have! Let the wildlife roam! Let's keep our kids as safe as possible! The city needs to annex this space and use it to its green potential.

Thank you for listening

Regards

Marilyn Smith

Mari96@shaw.ca

Sent from Mail for Windows



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Name: Kevin Sproule
Mailing Address: 4532 Waskasoo Crescent Postal Code: T4N 2M2
Phone #: 403-391-2457 E-mail Address: Kevin@smcrimlaw.ca

Do you have comments on the proposed amendments that you would like Council to consider?

I oppose the application to amend the ARP. The proposed amendment would permit the development of a project which would not blend with the neighborhood ambience, is too close to the river, and which would negatively impact wildlife.

traffic in the area. A lot of effort and input went into the ARP, and as such it ought not to be amended if the result will be a development which was not contemplated by the ARP

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Subject: FW: [External] 4240-59street Waskasoo
Attachments: DOC110722.pdf

From: Heather Steele <heather.steele@rdpsd.ab.ca>
Sent: November 07, 2022 3:37 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] 4240-59street Waskasoo

Why are we being asked to change a rule without knowing why the rule is being broken? I understand what R3 development is, please explain why it is being built at that location. How is increasing the density of the neighborhood going to positively impact the community and wild life that live in the area?

What protections are going to be put in place for migration birds and domestic animals that have a sanctuary here?



We support this motion with controls put in place moving forward to preserve the neighborhood.

Heather Steele

5540 45th ave-home owner.

Proposed Text Changes in the Waskasoo Area Redevelopment Plan

Proposed deleted text shown in ~~strikeout~~ and proposed added text shown in **bold**

<p>Plan Recommendations (page 8)</p> <p>CURRENT</p> <p> LAND USE</p> <hr/> <p> 4240 – 59 Street</p> <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p>PROPOSED</p> <p>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation or be redesignated by Council. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall may be required to support an application for development or redevelopment.</p>
<p>In Section 5.2 Context and History</p> <p>CURRENT</p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p>PROPOSED</p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, and Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>

NO WAY- word
shall
stays

Note: the Waskasoo ARP maps in Plan Recommendations (page 8), section 1.1 Intent of Character Statements (page 11), and section 5.1 Character Statement Area (page 26) will also be amended to reflect the above text.

The Waskasoo ARP can be viewed online at:

<https://www.reddeer.ca/business/planning/area-redevelopment-plans/waskasoo-neighbourhood-plan/>

or

go to reddeer.ca and search "Waskasoo ARP"



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Heather Steele
Mailing Address: 5540 45th ave Postal Code: T4N 3L8
Phone #: 403-506-6134 E-mail Address: heather.steele@RDFSD.AB.CA

Do you have comments on the proposed amendments that you would like Council to consider?

Why are we being asked to change
a rule without knowing why the
rule is being broken? I understand
what RB development is, but please
explain why it is being built there?

How is increasing the density of the
neighbourhood going to positively
impact the community and wild
life??

Subject: FW: [External] Attn: Orlando Toews, 4240 59 St Rezoning

From: Dan Steenbergen <dansteenbergen@gmail.com>
Sent: November 02, 2022 12:44 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Attn: Orlando Toews, 4240 59 St Rezoning

Attn: Orlando Toews,
Senior Planner,
City of Red Deer

I would like to register my opposition to the proposed change in Zoning from Public Service to R3 at the 4240 59 St property. The developer knowingly bought this property designated with PS zoning before applying for this change in zoning and I believe the request to change how this property will be developed will negatively affect the Waskasoo neighborhood in numerous ways.

The 45 Ave and 59th St that this property faces is already above its designed limits for traffic, especially with the congestion of school drop off and pick up times for Gateway school and other established community events such as the Woody's Triathlon utilizing this corridor. Adding additional intersections or more than a dozen individual house driveways to this already congested roadway will cause unsafe conditions, especially for Gateway's 700 plus school children navigating the sidewalks.

The recently implemented Waskasoo Area Redevelopment Plan (ARP) that was created with consultation with the stakeholders in the neighborhood (including my personal answer to the city of Red Deer survey at this time) lays out a clear and agreed upon future vision for this Waskasoo area. I am wondering why this extensively studied, and presumably expensive to develop, document is being cast aside for the amendments this rezoning change would make. The precedence laid out in this current ARP and in previous ARPs have been consistent on what the acceptable purpose for development specifically for this property is allowed. Turning this property into a high density residential development is not and consistently has not been one of the allowable options. I can understand the strategy for a developer to purchase this low valued parcel zoned as PS, and with the proposed change to R3, immediately recoup all costs (plus ~10x initial valuation cost) into this hedged bet with the significantly higher valued R3 zoned land. This is not what is in the best interest for the neighbors actually living within Waskasoo neighborhood. The City has been heavily focusing their marketing dollars on the downtown Capstone development. This location, already zoned and promoted for this higher density purpose, would be a much better suited land parcel to develop!

As my kids attend Gateway school, this parcel of land is currently utilized daily for children's play at each recess and before and after school. The very popular hill featured within this 4240 property boundary (as the lack of grass on the exposed dirt peak demonstrates!) is one of the favorites for my kids to play on for all four seasons of the year. Fencing off this large parcel will remove the only soccer goal posts on this school property for a school of 700+ kids. Imagine a school of any size that does not actually have a functioning soccer field! Losing any more use of this already limited "school use property" would be a disservice to the kids attending this school and their physical wellbeing. At this point, one cannot change the original decision by the Chinook's Edge School Division to subdivide the school property in the sale to RDPSPD but the City of Red Deer/RDPSPD can ensure the equity of all school properties is reasonably maintained by keeping this parcel zoned as a PS.

The property is part of the natural corridor for wildlife to transverse the river valley. I can personally attest from my observations that additional development (even going above and beyond current R3 bylaw area use restrictions) will negatively affect wildlife movement. I have lived in the neighborhood for 10 years and witnessed the significant reduction of wildlife when the school property installed extensive exterior lighting 8 years ago for security purposes. Navigating my way through a handful of deer each evening on the way back from late hockey games around midnight on 59th St bordering the school grounds has now been reduced to the occasional sighting of a deer on the school property over the duration of the entire winter season. I can only imagine how much more this high density development with significantly more lighting, activity, noise, and fencing will negatively affect the wildlife. The heavily used biking path that was recently redeveloped along the 45 Ave river front would also be negatively affected as it would have to be reworked for the R3 development street frontage.

Discussing this rezoning proposal with my neighbors, there are many more reasons not listed here for why this 4240 59St property should remain zoned as a PS. I write to ask that the voices of the Waskasoo neighborhood, who would be directly affected by this change in direction, be heard and listened to. Canvassing the length of my street (43 Ave), I did not hear from a single person in favor of this proposed development but did hear from over a dozen residents expressing significant concerns on the negative impact this would have on the Waskasoo neighborhood.

With Regards,
Dan Steenbergen

To City of Red Deer,

Attn: Orlando Toews

I could not be more opposed to East Lincoln's proposed amendments to the Land Use Bylaw, and the Waskasoo Area Redevelopment Plan (ARP).

The applicant purchased a small parcel of PS land for a fraction of what it would be worth, had it been zoned R3, and stands to make a large profit. This would come at a great cost to the quality of life and desires of the neighbourhood. The applicant knew what they were purchasing at the time. If they do not intend to develop the land in a manner that is consistent with the PS zoning restrictions, they should sell the property and continue to develop other areas of the city. This property is heavily used and enjoyed – even outside of school hours. It provides my family (and our neighbourhood) a place to recreate, gather, and enjoy the outdoors – all suitable activities under the PS land use.

The environment surrounding where I work, play and live is very important to me. The ARP was designed to protect our neighbourhood and the surrounding natural spaces to maintain consistency of the neighbourhood. The open spaces, older character homes, and mature trees is why I decided to purchase a home here. Any proposal that would request a change in the ARP is completely disrespecting the time, energy, resources, and collaboration that went into developing these plans. The ARP is important to our neighbourhood because it represents our voice as a neighbourhood and what Waskasoo wants to see in any future developments. I believe that the ARP protects the features of Waskasoo that are most important to me.

The traffic issue in and of itself should make this zoning change application a non-starter. If any reviewers of this application would like to get an idea of what traffic is like, you need only to experience it – you are invited to please come and visit the site at school drop-off and pick-up times. There are 3 schools (which are continuously growing in size) within Waskasoo. When Gateway Christian School (GCS) took over the space initially inhabited by Chinooks Edge, there was an incredible increase to the traffic in the area. GCS does not have the same bussing capacity/system as Chinook's Edge and the primary means of transportation for the vast majority of students is by car. This situation is not the same as many other schools within Red Deer that experience increases in traffic for short periods of the day. To say our neighbourhood is at capacity is a gross understatement. Friends of mine that are fellow Gateway parents have told me about experiences of consistently being stuck in lineups backing up Michener Hill in the morning or having to negotiate an alternate start time with employers because the traffic has made it difficult for them to get to work on time. My kids walk to school and, despite their capability to cross a road, I encourage them only to cross the street when the crossing guard is on duty because of the intense amounts of congestion. The traffic here is a serious accident waiting to happen and this is very concerning to me.

Furthermore, according to the notice I received as a landowner in Waskasoo, *"A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site."* However, the applicant's intentions have been made clear with their blatant marketing and "virtual open house", and since it is not secret what their building intentions are, I believe it is fair to comment on this as well.

I attended the East Lincoln online presentation and was shocked at how tone-deaf the plans, presentation, and now egregious rezoning application is for this land. If the virtual event was East Lincoln's attempt to engage the community, it was an artful deception at best. The webinar did not allow for dialogue or conversation, it was a one-way conversation that kept the attendants on mute. East Lincoln did, however, allow questions only at the end, but these were addressed afterward in a follow-up document, disallowing any follow-up questions or direct engagement. I would encourage the reviewers of this application to request the Q&A document from the virtual open house sessions so you can see first-hand how the comments and questions that were shared to attendants appeared to be incredibly opposed to the development.

The fact that it is being sold as "Seniors Living" is simply a marketing ploy – since it will not be an assisted living facility or retirement home, there is no way to maintain that seniors reside in the apartments. Regardless, who lives in the apartments is irrelevant because the traffic will still be an issue, the added infrastructure inhibiting the wildlife corridor, and the complete disregard of the applicant as to the neighbourhood's feelings are reason enough to reject this proposal.

In short, If the applicant wanted to have R3-zoned land to build apartments, they shouldn't have bought PS land. They purchased this land at a fraction of what it would have been worth if it was R3 in an attempt to make an immense profit selling riverfront apartments. What the applicant is proposing is an inappropriate infill that does not in any way fit with what the PS zoning dictates, or with what the neighbourhood, nor I, wants.

In your decision, please consider additional voices of the neighbourhood that is being represented by our community association's letter, and above all, the collective neighbourhood voice explicitly described in the ARP.

Sincerely,



Kristen Steenbergen



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Sandra Surbey & Douglas Urness
Mailing Address: 6765-40 Ave Postal Code: T4N 3M4
Phone #: 403-352-9898 E-mail Address: sisurbey@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

We, owners for over 20 years are writing to voice
opposition to the proposed Land Use Bylaw and
Waskasoo ARP amendment.

Thoughtful planning led to the existing Bylaws and
Waskasoo ARP.

Respect for the existing neighborhood character,
traffic capacity limitations, and especially environmental
sensitivity were foundational to previous planning.
All of these considerations are greatly if not completely

diminished by the proposed amendments.

Our very active and progressive community is alarmed by the proposed amendments. The 4 nearby schools and the associated traffic will likely be further congested to an unacceptable degree.

The river valley and associated ~~and associated~~ lands are already under environmental threat and impact and stand to further deteriorate with the proposed changes.

Please do not approve the proposed amendments.

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

October 31, 2022

To: Orlando Toews Senior Planner
City of Red Deer

RE: Proposed Land Use Bylaw Amendment (Bylaw 3357/A - 2023) and
Waskasoo Area Redevelopment Plan (Bylaw 3567/A - 2023)

The Waskasoo neighborhood is a jewel in the heart of Red Deer. I have thoroughly enjoyed being a resident and homeowner in Waskasoo for 38 years. In this time, I have witnessed the neighborhood slowly revitalize while continuing to maintain its integrity. This is so very, very important as we are a very unique community within Red Deer.

Upon receiving the correspondence from The City Of Red Deer regarding the proposed amendments to the Land Use Bylaw (Bylaw 3357/A - 2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A - 2023), I can honestly say I felt nauseous. I **strongly oppose** the changes to the zoning and the Area Redevelopment Plan.

The Waskasoo Area Redevelopment (ARP) was developed to determine a vision for our neighborhood and ensure that development and redevelopment of properties falls within the set parameters. Like many other residents, I was an integral part of the Waskasoo ARP. Truly, there was a great deal of thought, time, consideration, consultation, compassion and money that went into developing the Waskasoo ARP. This piece of land in question was overwhelmingly designated to remain as PS. It is very disheartening to hear that the very experienced developer purchased the land fully aware of the present zoning and restrictions. To hear that the developer is also looking to remove this piece of land from its character area and to reduce or remove requirements for additional pre-development studies is truly unsettling. This is a blatant disregard for our community and tells me that his intention is not to enhance our neighborhood but to gain financially instead!

Traffic safety and congestion continues to be a major concern within the Waskasoo neighborhood. With three large schools (and at least one is

continuing to increase in population), Parkland Class, Kerry Wood Nature Centre, McKenzie Park and The City of Red Deer Parks and Recreation (numerous trucks and tractors daily to and from the storage area at McKenzie Ponds) all using 45th Avenue, it is very evident that 45th Avenue is **way over capacity and potentially dangerous**. R3 zoning of this land will further exacerbate this problem. Waskasoo does not need any more multifamily dwellings – 64% of dwellings in Waskasoo are already multifamily compared to a City average of 21%.

It seems ludicrous to rezone this land when there is ample land already zoned R3 in the new Capstone area. The City of Red Deer is hungry for development at Capstone. Ironically, this same developer was recently granted a “site exception” to build a strip mall at Capstone that did not fulfill the City’s high-density vision. This developer should be building there as what he is proposing is already zoned for such development. Or, why doesn’t The City of Red Deer swap the land (leave it as it is or a soccer pitch?) with this developer? Otherwise, this development will be in direct competition with future Capstone developments and in direct conflict with the Waskasoo vision.

Finally, a key component of the ARP is the Environmental Character Area. The land in question is vital as it is located along the Waskasoo Park’s trail system and the Red Deer River. It is one of the few natural/undeveloped areas left within the city river valley to be enjoyed by all of the citizens of Red Deer. Once it is gone, it’s gone forever!

Once again, I strongly oppose the proposed changes to the zoning and the Waskasoo ARP. It is very evident that this proposal definitely does not fit with our Waskasoo ARP.

Sincerely,

Susan Swainson



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: CATHERINE & ERIC TOUCHE

Mailing Address: 5817- 43 AVENUE Postal Code: T4N-3E5

Phone #: _____ E-mail Address: tanka.2@shaw.ca

Do you have comments on the proposed amendments that you would like Council to consider?

1) BOTH CATHERINE AND ERIC TOUCHE SAY NO!!!
TO THE PROPOSED BYLAW AMENDMENT (3357/A-2023)
AND BYLAW (3567/A-2023).

2) WE WOULD SUPPORT THE DEVELOPMENT OF A
SOCCER FIELD, TO BE SHARED BY THE LOCAL
SCHOOLS OR NEIGHBORHOOD RESIDENTS.

Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and

Waskasoo ARP amendment (Bylaw 3567/A-2023)

To allow higher density residential uses at 4240 – 59 Street

In regards to the proposed amendments, I am opposed. I would like to state that I support higher density housing and infilling. However, I have concerns about any zoning amendments that encourage high density or other new developments within a riparian zone.

It is clear from maps that the proposed rezoning and likely development is slated for an area that has almost no shoreline between the road and river. Development is already impacting this riparian zone and travel corridor. To support protection of our waterways and enhance the narrowed travel corridor, I would expect this area be put back to a more natural state rather than proposed higher density development. I have personal experience of the impacts on wildlife as I am a very early morning dog walker. Just the other week during the first snowfalls of 2022, I startled three deer. One ran off slipping on the road; the other two ran off in a different direction. I heard the rattling of a chain link fence and turned to see one deer lying by the fence, unmoving. I let it be and on my return walk the deer was gone; stunned but presumably not injured. Relaying this story is to underscore that we cannot underestimate the impact of even one person on our urban wildlife and the importance of maintaining relatively safe travel corridors through large cities such as Red Deer. High density housing in this area will exacerbate that impact.

I understand that part of the application includes removal of the requirement for pre-development studies. It is common knowledge that vegetated riparian zones are vital to the health of aquatic environments. I am further opposed to the proposal that no pre-development studies would be required.

The City of Red Deer has clearly done an excellent job of maintaining trails and natural spaces, and I hope to see this continue. It creates a desirable place to live in general, but more importantly, it draws people out of their houses and into the neighbourhood. The value of this is immeasurable.

Thank you for your consideration.

Lisa Verbisky

4537 Moore Crescent

Subject: FW: [External] Application to re-zone 4240 59 St and amend the Waskasoo ARP

From: William Weiswasser <mediate1@telus.net>

Sent: November 10, 2022 5:44 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Application to re-zone 4240 59 St and amend the Waskasoo ARP

Attention: Orlando Toews

I write as a concerned longtime resident homeowner in Red Deer's Waskasoo neighborhood to strongly oppose the above referenced application.

Waskasoo is not merely unique in Red Deer. Given its location and the surrounding area it is tantamount to a cul-de-sac in neighborhood size with extremely limited ingress and egress, virtually all of which travels on and congests 45 Avenue.

From my conversations with neighbors, I am unaware of even one person who supports the application. You will, of course, have received multiple communications expressing multiple reasons to reject the application, so I need not repeat the obvious.

I do wish to emphasize, however, a few factors that support rejecting the application. First, the proposed rezoning, intended to permit a multi-family apartment building which could at some point transform from a seniors' residence to a conventional commercial apartment, is within what could be called a commercial desert. All normal consumer products must come from outside Waskasoo. That alone would exacerbate the predictable increase in traffic on 45 Avenue which is already well over its design limits. Any and all trips from or deliveries to the subject property for purchases would make an already bad situation even worse.

Additionally, Waskasoo is a gateway to several important attractions such as the Kerry Wood Nature Center and Gaetz Lakes which draw considerable traffic from all of Red Deer and beyond. All such traffic enters and exits via 45 Avenue, contributing to the overload which already exists.

There are many additional reasons to reject the subject application and I am confident that they will have been addressed to you by others who know, value and want to protect Waskasoo from the predictable harms that rezoning would inevitably cause.

For the above reasons, and many more, I strongly urge that the subject application be rejected.

respectfully,

William Weiswasser
Waskasoo

Subject: FW: [External] Comments in regards to the Propose Land Use Bylaw amendment at 4240-59 Street

From: paul White <paulanthony2018@outlook.com>

Sent: October 29, 2022 2:55 PM

To: Planning Services <Planning@reddeer.ca>

Cc: brenda.garrett@telus.net

Subject: [External] Comments in regards to the Propose Land Use Bylaw amendment at 4240-59 Street

Our names are Joanne and Paul White. We reside at 5826 43 Ave and we have been a part of the Waskasoo neighborhood for close to thirty years. Within those thirty years we have seen many changes to the area. Some good like new families or couples just starting out moving into the area and like us fell in love with the proximity of the river, access to the trails, Kerry Wood Nature centre, McKenzie Trails, the Gaetz Lake Sanctuary and the wildlife that periodically visit our homes which brings a feeling of country living into our city/neighborhood. The best part is seeing our Canadian Goose getting ready to fly south in the fall as they float down the river in their battalion formation and when they reach a certain part of the river (around 45 Ave/ 59 Street) they rise up from the river and form the famous V and head towards their destination south. What a beautiful sight. One other sight that my wife and I enjoy is when we sit on our deck or look out our front window we currently enjoy the visual of the sunset. Those are the reasons we do not want change in the geography of this neighborhood. Building high rise apartments, single family homes brings more traffic both pedestrian and automobile, noise pollution, school expansion, more crime, more homeless leads my wife and I to say no to the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023 and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023).

Yours Truly
Paul & Joanne White

5826 43 Ave
Red Deer Alberta
T4N 3E6

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Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Mike Wiseman

Mailing Address: 4333 58 St Postal Code: _____

Phone #: 403-896-8383 E-mail Address: mikejwise@yahoo.com

Do you have comments on the proposed amendments that you would like Council to consider?

This neighborhood already has a traffic congestion problem,
with 3 schools in the neighborhood, and access to
two recreational facilities (Kerry Wood / Gaetz Lake Sanctuary
and Mackenzie Ponds). Further traffic congestion to this
area is unsustainable, there are only 3 access points to
the neighborhood without the possibility to add more access.
This type of development will only create further congestion
issues and have a direct Negative impact on the
existing properties in the neighborhood. →

A lower impact development, such as R1W-style narrow lot detached homes would make far more sense. Add to this the fact that historically R3 multi-family properties are not a desirable type of home, and would not suit the character or historic feel to the area.

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- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Subject: FW: [External] Re: Proposed Land Use Bylaw Amendment (Bylaw3357/A-2023) and Waskasoo Area Development Plan (Bylaw 3567/A-2023)

From: Clarence and Betsy Woltjer <woltjer@telus.net>

Sent: November 08, 2022 10:28 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Re: Proposed Land Use Bylaw Amendment (Bylaw3357/A-2023) and Waskasoo Area Development Plan (Bylaw 3567/A-2023)

Upon receiving the correspondence from The City of Red Deer regarding the proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan, we -Clarence and Betsy Woltjer **are strongly opposed** to the changes to the zoning and the Area Redevelopment Plan.

1. The land has been zoned PS since at least 1980.

The developer who purchased the land was fully aware of the zoning and restrictions

2. Residents of the Waskasoo area voted overwhelmingly in favour to have this land remain PS.

Specifically they wanted it to remain open space and used for recreation and sport.

3. Waskasoo does not need apartments. 64% of dwellings in Waskasoo are already multifamily, compared to a City average of 21% and areas at the southeast of Red Deer with 10%

4. PS zoning fits the immediate surroundings of the lot and the vision City plans set out for this area which is part of the City's Major Open Space system that protects the environment, builds healthy communities and draws tourism and investments to the City.

5. The location is not suited for R3 because it

- * Is at the back of a residential neighbourhood that has access from only one direction.
 - * Is not near suitable roadways, commercial services or transit.
 - * is not consistent or compatible with the surrounding area
 - * Will compete with development in Capstone and with Downtown revitalization plans
 - * Impinges on privacy and amenities of nearby homes.
 - * Traffic safety and congestion is a major concern within the Waskasoo neighbourhood
- The access roads are already 250-350% overcapacity

Re: Proposed Changes to the Area Redevelopment Plan (ARP)

We strongly oppose the proposed changes in this area.

a. The land in question is vital as it is located along the Waskasoo Parks trail system, Gaetz Lake Sanctuary and wildlife corridors.

b. It is one of the few natural/undeveloped areas left in the city

c. Before there was an ARP an application to develop this property with single family homes in 2012 was refused by The City and City Counsel

Now that there is an ARP, it should not be ignored.

Once again, we strongly oppose the proposed changes to the zoning and the Waskasoo ARP because it does not fit with our Waskasoo ARP

Sincerely,

Clarence and Betsy Woltjer
4519 Moore Crescent,
Red Deer AB
T4N 2M1

Subject: FW: [External] 4240 59 St, changes to zoning and the ARP

From: Kerry Zacharias <kerryzacharias@gmail.com>

Sent: November 08, 2022 5:45 AM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>

Cc: secretary@waskasoo.info; Emily Zacharias <emilyraezacharias@gmail.com>

Subject: [External] 4240 59 St, changes to zoning and the ARP

Good morning Orlando Toews,

We oppose the application to change the zoning of 4240 59 St from PS to R3, and oppose the changes to the Waskasoo Area Redevelopment Plan.

4240 59 St is not suitable to R3 because it

- Is at the back of a residential neighbourhood that has access from one direction only,
- Is not near suitable roadways, commercial services, or transit,
- Is not consistent or compatible with the surrounding area
- Impinges on privacy and amenities of nearby homes
- Will exacerbate existing traffic and pedestrian safety issues where access roads are already 250-350% overcapacity
- Will compete with development in Capstone and with Downtown revitalization plans

The Environmental Character Area buffers and protects the area waterways and environment, the Red Deer trail system, Gaetz Lake Sanctuary, and wildlife corridors and is PARTICULARLY important at this location where the park system narrows along the river.

The Environmental Character Area also protects Waskasoo's (and arguably the entire city's) sense of place, views and vistas, and character which here is rural, open, and natural with minimal building height and coverage.

Removing the requirement for additional studies puts Waskasoo's and the City's transportation, services, and environment at risk.

A previous application to develop this property with single family homes in 2012 was refused by The City, including City Council, because there was no ARP in place to guide development. Now that there is an ARP, it should not be ignored.

All together, the application to change zoning, remove the lot from the Environmental Character Area, and reduce or remove the requirement for additional studies will lead to the systematic removal of protections for an area that is vital to the environment and the community -- and opens the property to a development that disregards the needs of both.

Thank you,

Emily & Kerry Zacharias
5808, 43ave
Red Deer, AB T4N 3E6

Subject: FW: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

From: Monica Bast <m.b.56@hotmail.com>

Sent: November 10, 2022 12:41 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Dear Mr. Toews:

- I am not in favour of the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)
- This area is already extremely congested with heavy traffic multiple times per day for at least 10 months of the year.
- This area is frequented by many forms of wildlife and in essence is a wildlife corridor and these proposals will impact the movement of wildlife thru this area.
- The traffic congestion will negatively impact Kerry Wood Nature Centre & the City's many users of that facility & its access to the oxbow sanctuary & MacKenzie Lakes Recreation Site
- I also have concerns with the stability of the Red Deer river bank with this

Monica Bast
4743 56 Street
Red Deer, AB
m.b.56@hotmail.com

Sent from my iPhone

Subject: FW: [External] Land amendment at 4240-59 st

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

From: Karen Czuy <karenczu@telusplanet.net>

Sent: November 05, 2022 8:21 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Land amendment at 4240-59 st

Hello Mr Toews,

I am a long time resident of Waskasoo and I am strongly opposed to the changes to the zoning and area redevelopment for 4240-59 st. The irreversible redevelopment would be a huge detriment to the riverbank environment as a wildlife corridor which is already narrow and limited by extensive chain link fencing. It would absolutely not fit into the nature-based recreation character that brings many people to this community to enjoy the outdoors. Also the traffic constraints are already an ongoing issue in addition to being the only connection to the Kerrywood nature centre. This is absolutely the worst possible use of that piece of land that would devastate a natural area, deprive an area of beautiful recreational space and scenery to uplift the whole community and add additional traffic and housing density problems to already existing issues. Thank you for your time and please call me if you have any questions.

Most sincerely,

Karen Czuy

403-872-2953

Sent from my iPad



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: FELIX DZIUBA

Mailing Address: 5603-47a AVE Postal Code: T4N 3S1

Phone #: 403-343-2788 E-mail Address: bf-dziuba@shaw.ca

Do you have comments on the proposed amendments that you would like Council to consider?

- 1) Opposed to applicants request to change zoning.
- A) Traffic increase & congestion concerns
- B) School zones - traffic increase
- access to proposed site has limited routes to 55th Street. (again increased traffic volume).

Note - Many other sites in Red Deer that could manage high density housing.

[Signature]
Nov 7/22



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Cathy Herbert
Mailing Address: 4726 56 St. Red Deer Postal Code: T4N 2K1
Phone #: (403) 342-7908 E-mail Address: cherbert@telus.net

Do you have comments on the proposed amendments that you would like Council to consider?

I ^{strongly} ~~oppose~~ the zoning (or planned use) change of
4240 59 St. from PS to R3.

I am in complete agreement with all of the
reasons for rejecting the application to change the
zoning as put forward by the Waskasoo Community
association.

Cathy Herbert

Subject: FW: [External] 4240 – 59 St Proposed Amendments

From: Danica Hoffart <danicahoffart@shaw.ca>
Sent: November 08, 2022 10:50 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 – 59 St Proposed Amendments

Dear Orlando,

I am writing to you regarding the 4240 – 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023).

I have four children and throughout the summer, we are daily users of the bike path near the river. The green space in Waskasoo near Gateway Christian School is one of the few remaining green spaces available for public use near the river. With so little undeveloped land near the heart of the city, this site is an important public asset that should be preserved for future generations.

The crosswalk at 45 St. at the southwest corner of the proposed development is currently the only segment of the bike route where I need to worry about my kids and traffic. With the proposed amendment, I am concerned about safety for cyclists and other bikepath users, and the increased chance of a collision that this development brings.

I am also concerned about an increase in overall traffic to this already-congested area. With three schools in close proximity, Waskasoo already experiences high traffic volumes, especially before and after school. This development will further add to the vehicular congestion in this neighbourhood. As all four of my kids walk to and from school, any increase in vehicular traffic is a safety concern.

While I understand the desire to limit urban sprawl, Waskasoo and downtown are already densely-populated neighbourhoods. This development is not worth the loss of publicly accessible land for recreational use, the increased traffic and pollution to the neighbourhood, and the increased safety concerns that accompany this project. Selling off this precious undeveloped land to the highest bidder is not responsible stewardship of this piece of Treaty Seven territory.

Sincerely,
Danica Hoffarty, PhD

Subject: FW: [External] Re: 4240 - 59 Street - Proposed amendments to the land use

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

From: Joseph Hopfner <jfhopfner@icloud.com>

Sent: November 01, 2022 9:37 AM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Re: 4240 - 59 Street - Proposed amendments to the land use

I oppose the changes to the zoning and the ARP of this lot from PS to R3.

I live on the west side of Waskasoo Creek but frequently walk on the trails in the area proposed

I strongly feel it is not suitable for multi-attached or apartment development.

The narrow access road is already busy with Parkland school + Kerrywood Nature Centre and MacKenzie park & trails

Sincerely,

Joseph Hopfner
jfhopfner@icloud.com
4732-57 St.
Red Deer, AB
T4N 6M3

Subject: FW: [External] 4240 – 59 Street – Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

From: Michael Knopp <knopps@bigpond.com>

Sent: November 10, 2022 1:22 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info; Jean Roberts Knopp <j.knopp@telus.net>; Susan Knopp <susan.knopp2@shaw.ca>; Heather Knopp <knopps@bigpond.com>

Subject: [External] 4240 – 59 Street – Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Dear Orlando Toews,

RE: 4240 – 59 Street – Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

I am writing to express my opposition to the above proposed amendments for the following reasons:

- 1) The current Public Service (PS) zoning has been in place for several decades and is in accordance with the current Waskasoo Area Redevelopment Plan (ARP) and its Environmental Character Area (ECA) that includes the undeveloped lot at 4290 – 59 Street. A multi-residential development on this lot would seriously compromise the integrity of the ARP and ECA in this unique part of the City of Red Deer.
- 2) A multi-residential development on this lot would have serious implications for the environment, environmental aesthetics, local traffic patterns, and other concerns. Any development under the current PS designation requires a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study. However, under the above proposal, this requirement will be changed from “shall” to “may”. That change is simply unacceptable for any multi-residential development located adjacent to the Red Deer River and nearby parklands

A change in zoning from PS to R3 ignores the area’s unique character that is intended to be protected under the Waskasoo ARP. Enabling a developer to potentially develop the site without undertaking the aforementioned assessments is inappropriate in most, if not all, property development proposals. It is especially inappropriate in this case.

Kind regards,

Mike

Mike and Heather Knopp
4746 – 56 Street
Red Deer, Alberta T4N 2K3
CANADA

Mobile (Mike): +1 (825) 706-2213 (Canadian number)
Mobile (Heather): +1 (825) 706-1654 (Canadian number)
Mobile (Mike): +61 (0) 410 569 410 (Australian number)
Email: knopps@bigpond.com

Subject: FW: [External] Proposed Amendments to Land use in Waskasoo

From: S McCarthy <stanmc113@gmail.com>

Sent: November 02, 2022 2:02 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Proposed Amendments to Land use in Waskasoo

Attention: Orlando Toews

RE: 4240 - 59 Street

Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

I am strongly opposed to above proposed amendments.

I do not want the area under discussion to be rezoned from PS - Public Service District to the R3 - Residential (Multiple Family)

Sincerely,

Stan McCarthy

5514-48A Ave.

Subject: FW: [External] bylaw 3357/A2023

From: Lisa Tough <lisatough@gmail.com>

Sent: November 10, 2022 8:56 AM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] bylaw 3357/A2023

Good morning

It has come to my attention that there is a proposed land use bylaw amendment to allow / explore higher density residential uses to 4420 59 street

The location of this parcel of land is uniquely positioned in the proximity of 4 schools - 3 of which have maximum student capacity.

The traffic and impact on the area is elevated throughout the school year.

The waskasoo community located within this area is already under daily stress from the increase of traffic, noise, pollution, foot traffic, etc.

I also have concern for the river and ecosystems ,which include a migratory bird sanctuary located very close by.

I hope the city will consider the ever shrinking habitats for the plants and wildlife within our city while looking at this request.

Thank you for taking the time to read this,
Lisa

Subject: FW: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

From: Super Dave <dtjr59@hotmail.com>

Sent: November 10, 2022 8:52 AM

To: Planning Services <Planning@reddeer.ca>; Super Dave <dtjr59@hotmail.com>

Subject: [External] Attn: Orlando Toews - Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Attn: Orlando Toews

Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and
Waskasoo ARP amendment (Bylaw 3567/A-2023)
to allow higher density residential uses at 4240 – 59 Street

Name: Dave Travers

Mailing Address: 4743 56th St

Postal Code: T4N 2K2

Phone #: 403-318-1638

E-mail Address: dtjr59@hotmail.com

Do you have comments on the proposed amendments that you would like Council to consider? Yes

- I am not in favour of the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)
- This area is already extremely congested with heavy traffic multiple times per day for at least 10 months of the year.
- This area is frequented by many forms of wildlife and in essence is a wildlife corridor and these proposals will impact the movement of wildlife thru this area.
- I also have concerns with the stability of the Red Deer river bank with this

Subject: FW: [External] Attn: Orlando Toews re: possible rezoning of 4240 59 Street from PS to R3

From: Sandra Warren <crwarren@telus.net>

Sent: November 10, 2022 9:19 AM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Attn: Orlando Toews re: possible rezoning of 4240 59 Street from PS to R3

Hello,

As a resident of Waskasoo, I am **strongly opposed** to the City of Red Deer changing the current zoning from PS to R3 at 4240 59 Street. Also, I am **strongly opposed** to the ARP for that area being amended to remove the lot from its character area and to reduce or remove the requirement for additional pre-development studies such as a traffic assessment or geotechnical analysis.

Any possible future development needs to respect the area's character and follow the development standards set out to compliment and maintain that character. Additionally, **any** future development must be required to complete traffic assessment and geotechnical analyses.

Regards,
Sandra Warren
403-318-2625

Subject: FW: [External] Development request (relaxation) for 4240-59 street

From: david weizenbach <weizenbachdavid@gmail.com>

Sent: November 02, 2022 8:20 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Development request (relaxation) for 4240-59 street

Good day,

I believe the city is considering the Relaxation if not complete change to the zoning rules for 4240-59 street to accommodate specific development plans - specifically to create a multi-family building (apartment/condominium)

I live in Waskasoo and find the idea to change the building guidelines to keep the 'look' of the community and am completely against any change to the zoning requirements or land use. For multiple reasons:

- The proposal to change the 'will do' to 'may do' is the equivalent of saying you don't need to do any of the work (traffic study, environmental study). No business is going to complete a 'may' element. The proposal is ludicrous.
- Relaxation has occurred already in the area. True - and in all those cases I believe they were mistakes. The impact on the community and the adjacent properties were not positive and in one particular case - leaves an existing property in the shade 365 days per year. The relaxations are an experience of why you shouldn't do it.
- Traffic. 45 Ave already has more traffic than any modern design would accept. Putting a multi-family building in the proposed location would create substantially MORE (neither less nor the same) issues than already exist.

I am more than happy to come to either council or taskforce review sessions to field questions on my perspectives here.

Best regards,

David Weizenbach
4759-56 street
403 392 2972

--
David K Weizenbach



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: KEVIN URNESS + LISA BATCHELOR
Mailing Address: 5615 47A Ave Postal Code: T4N 3S1
Phone #: 403 583 1100 E-mail Address: Kevin.urness@gmail.com

Do you have comments on the proposed amendments that you would like Council to consider?

~~We do not~~ We oppose the changes to the Area Redevelopment plan at 4240 59 St.

I strongly believe it should remain "PS" zoning given the neighborhood, the infrastructure that is already overwhelmed with schools in the area. Roads are already 250-350% over capacity there.

Capstone is already struggling to get off the ground and now you want a capacity area? Tell the developer to build in Capstone.

I truly don't see how it's feasible given strained infrastructure, overwhelming neighborhood opposition and a viable alternative in Capstone.

Thanks,

KEVIN URNESS

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not "confidential".
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- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB



Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

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Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Ross Johnson
Mailing Address: 5814 43 AVE Postal Code: T4N 3E6
Phone #: 403 3426581 E-mail Address: _____

Do you have comments on the proposed amendments that you would like Council to consider?

As a resident of Waskasoo, I strongly oppose the rezoning proposal. There is a sense of community and neighborhood pride, in spite of the existing traffic issues. There is only access to the area from one direction, which at times creates backlog for many blocks. Adding high density residential development to this site, will only add to the existing problems. It is not suitable on this site and for that reason should not be rezoned. The river, the wildlife, over →

the trail system, and skyline need to be ~~protected~~ protected and appreciated. Once they are gone, it will just be another area in Red Deer that ~~will be~~ was taken away by progression. There are far too many areas that have already met the same fate. Lets not make the same mistake with this area. The owner of this property knew what it was zoned for when ~~they~~ purchased.

Roo Johnson

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- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Subject: FW: [External] Waskasoo re zoning

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

From: Hanna D Keating <hannakeating@icloud.com>
Sent: October 31, 2022 4:36 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Waskasoo re zoning

Attention: Orlando Toews

My husband and I are totally against And oppose the proposed changes to the zoning and Area are Development Plan!
1. Will exacerbate car traffic and pedestrian traffic in an already overcapacity area 2. Located at the back of a residential area with limited access 3.Waskasoo does not need more multi family housing 4. Will destroy the aesthetically pleasing views of river and forest

Sent from my iPhone

Subject: FW: [External] Comment Sheet: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

From: Tony Kulpa <tony.kulpa@gmail.com>

Sent: November 10, 2022 3:30 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Comment Sheet: Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

Name: Tony Kulpa

Mailing Address: 4341 – 58 Street

Postal Code: T4N 2L7

Phone #: 226-219-5111

E-mail address: tony.kulpa@gmail.com

Comments:

First of all, many thanks to the City of Red Deer City Planning & Growth Department, and to the Waskasoo Community Association for making the information available to the community. We appreciate the opportunity to weigh in on this issue.

Anyone who has visited the Waskasoo neighbourhood knows how important the Environmental Character Area is, not just to the immediate community but also to those within walking distance to the south and west. What may not be fully appreciated is how the varied and connected spaces provide areas for different sets of activities. The lot at 4240 – 59 Street is not merely a redundancy, but is an appropriate location for activities that could potentially cause harm to the Kerry Wood or Gaetz Sanctuary. Developing that lot would inevitably shift that activity eastward. We would also see more foot traffic and litter closer to (and inside) the nature preserve.

It should also be pointed out that the greenspaces are one of the biggest draws to the Waskasoo neighbourhood, and anything that diminishes them will (at minimum) frustrate the current members of the community, and could reduce property values.

However, the biggest concern I have with the proposal is how it reduces the burden on any potential developer to prove that their development would not be harmful to the community. The language that changes “[a]dditional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study” from “shall” be required to “may” be required is alarming, especially as combined with the difference in the R3 uses tables. At a minimum, even if the other wording in the proposed amendment is changed, this change should be removed.

Developing the lot in question would carry a substantial list of potential risks. It is right next to the school. It is right next to a wooded path along the river and a somewhat secluded boardwalk/overlook. It is close to the Kerry Wood Centre and the Sanctuary. The community members have a right to be involved in any significant development choices, and the proposed changes would make it easier for less work to be done to ensure that the community isn't being adversely affected.

In conclusion, while I think continued residential development can be important, and it is always important to be wary of NIMBY-ism, I do not feel that I can support the proposed amendment(s). Multi-family development does not seem like the right choice for any possible development of the lot in question, and the proposed amendment removes too many of the protections concerning how (and whether) the land would be developed. At minimum, the wording easing the requirement for additional studies would have to be removed. Even better, an actual proposed development would have to be communicated to the community before a decision is made to change the zoning.

Thank you,

Tony Kulpa

Subject: FW: [External] Proposed 'zoning for planned use change' in Waskasoo / Attn: Orlando Toews

From: CA Plante <angeleinon@gmail.com>

Sent: October 29, 2022 4:21 PM

To: Planning Services <Planning@reddeer.ca>

Cc: secretary@waskasoo.info

Subject: [External] Proposed 'zoning for planned use change' in Waskasoo / Attn: Orlando Toews

I am writing in response to the information presented by the City of Red Deer to homeowners in the Waskasoo neighbourhood concerning proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan (ARP) in reference to the property at 4240 - 59 St, Red Deer.

While not a homeowner, I am a long-term home renter in the neighbourhood and ***I do not support the proposed zoning amendments***. The Waskasoo ARP was created to guide development decisions and proposals for this area; this is the very purpose it was designed for, not to be amended because it does not provide the developer with the permission they were looking for. This property, 4240 - 59 St., is a part of this community and its character; I pass by it at least once a week as I take my walk or visit the Kerry Wood Nature Centre. I am very concerned that the amendment proposed for the ARP would not require Geotechnical, Traffic Impact, or Servicing Assessments for development on this property. I live on 44th Ave. and every weekday from September to June I experience a parade of vehicles in the morning and the afternoon as parents ferry their children to and from one of the three schools in this neighbourhood. I am also quite familiar with the traffic volume that occurs on 55th St and on 45th Ave. (the only vehicle access to the Kerry Wood and Mackenzie Trails) also in the morning and late afternoon. A traffic assessment for any type of development at the back of the Waskasoo community should be mandatory, not optional. It is also necessary that Geotechnical assessments be conducted to ensure the stability of the river bank and the land. I also support environmental assessments for any type of development in this area. As someone becoming more familiar with the impact of climate change I have a growing concern about flooding as a result of increasing rainfall. The area being proposed for rezoning and development is located very close to the river and may be impacted in this way in future. (I am very aware there are already single family homes along the river). One of the best character elements of this community is the natural flora and fauna that are found here: ensuring their continued existence is important to me as a resident. The natural corridor along the river between the dwellings of the community and the Kerry Wood Nature Centre is a character element that provides a transition between the two and should remain identified as an element of the Environmental Character Area in the ARP.

The rezoning of the proposed property from PS to R3 is not appropriate for that parcel of land. High density development in that area would not fit within or reflect the character of the community. In addition, as mentioned earlier, the land parcel sits at the back of the community and there is limited access in and out of it; particularly complicated by traffic to the schools and the parks and natural areas beyond. There are no services or public transportation nearby which means that residents would more likely need to have their own vehicles thereby dramatically increasing the traffic flow in and out of an already often congested area.

Zoning of 4240 - 59 St. should remain as PS and there should be no changes made to the Waskasoo Area Development Plan. Any development undertaken at that location should be guided by these two pieces of policy.

Sincerely,
Carmen Plante
5556 44th Ave.
Red Deer, AB, T4N 3J3

Subject: FW: [External] Plan for 4240 59 st.

From: Kandis Thongsin <kandisthongsin@gmail.com>
Sent: November 09, 2022 9:49 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Plan for 4240 59 st.

To Orlando Toews, Senior Planner,

My name is Kandis and my husband and I have resided in the Waskasoo area for 6 years. I'm very concerned about the possibility of a change of zoning and development for 4240 59 St. A multi-family, multi level complex would make traffic worse than it already is in this neighborhood that already gets jammed up during school hours. Also it would take away from the family and natural neighborhood. I hope you will keep the zoning as it is and only allow the land to be developed within those guidelines. I oppose the proposal of the changes.

Sincerely ,
Kandis Thongsin
Resident of Waskasoo

Sent from my iPhone

Orlando Toews
City Planning and Growth Department
City of Red Deer

December 9, 2022

**Re: 4240 – 59 Street
Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the
Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)**

Dear Mr. Toews,

It has recently come to the attention of the Red Deer River Watershed Alliance (RDRWA) that the City of Red Deer City Planning & Growth Department has received an application from the owners of 4240-59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel of land for higher density residential uses (i.e. R3) and rezone from its current designation of Public Service Lands (PS) (City of Red Deer, 2022). It is our understanding that as part of the City of Red Deer's application review process, all landowners in the Waskasoo neighbourhood are to be provided with an opportunity to review and comment on the proposed amendments. Although the RDRWA is not considered a direct resident of the Waskasoo neighbourhood, we are the designated provincial Watershed Planning and Advisory Council for the Red Deer River watershed. The RDRWA is writing to express concerns around these proposed amendments to the Waskasoo Area Redevelopment Plan. This development has the potential to negatively influence water quality, hydrology and habitat in the lower Waskasoo subwatershed and proximal downstream reach of the Red Deer River.

As a key partner in watershed management, the RDRWA values the longstanding and collaborative nature of our relationship with the City of Red Deer. The City of Red Deer and the RDRWA have worked together on several important initiatives since 2005, including the RDRWA's State of Watershed Report (2009a), and *Blueprint: An Integrated Watershed Management Plan (IWMP) for the Red Deer River Watershed* (2016). The RDRWA has also provided input and helped to set targets for the City of Red Deer's Water Conservation, Efficiency and Productivity Plan (2016), and the City of Red Deer's Environmental Master Plan (2019). We commend the City of Red Deer for its leadership and its inclusion of Watershed Protection as a key policy in the City of Red Deer's Municipal Development Plan (2013). Section 18.2 states that "The City shall participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed." Additionally, a key goal of the IWMP is to maintain or improve the water quality in the Red Deer River by evaluating conditions relative to the site-specific water quality objectives (RDRWA 2016). To continue to meet IWMP water quality objectives in the mainstem, point and non-point source loadings (wastewater and stormwater runoff inputs) need to be cumulatively managed in this reach of the Red Deer river. The RDRWA have a vested interest in all developments in

close proximity to the river and its tributaries to ensure potential impacts are properly evaluated and mitigated. News regarding this development was not brought to our attention until recently, so we appreciate you considering our input after your original deadline.

The RDRWA has reviewed letters of concern submitted to the City of Red Deer from the Red Deer River Naturalists (RDRN) and the Waskasoo Community Association (WCA) related to this proposed land use change. In our opinion, the Waskasoo Community Association has provided a thoughtful and well-documented response to the proposed amendments and rezoning, and we support their comments as outlined in Section 4 - Environmental Concerns. Waskasoo Creek is the smallest sub-watershed in the Red Deer River basin, and it is an important tributary running through the City of Red Deer (RDRWA 2009).

The parcel of land proposed for rezoning is located in the downstream end of the Waskasoo Creek sub-watershed, in close proximity to the Gaetz Lakes Migratory Bird Sanctuary and the Kerry Wood Nature Centre. The area is prioritized as a hydrologically significant area (NCC & RDRWA 2021), being located relatively close (~30 meter) to the Red Deer River and having a narrow riparian zone. The RDRWA believes that any development in this location has the potential to negatively impact the environment. This would be contrary to the intent of both the City of Red Deer's Municipal Development Plan and City of Red Deer Environmental Master Plan (2019; Focus Area 1.2.2.1). Which has as part of its central goal which includes "*Sustaining our water resources includes understanding and effectively managing issues such as water conservation, water quality protection, watershed well-being, and storm and surface water management*". Land use changes and the subsequent changes in management practices have the potential to impact both water quantity and quality within Waskasoo Creek and the downstream Red Deer River reach. The RDRWA has concerns with wetland and riparian loss as it creates terrestrial and aquatic habitat fragmentation with negative consequences to wildlife, fish and other organisms in adjacent and receiving downstream aquatic environments. Given the close proximity of the proposed development to the Red Deer River, we were also surprised a storm and surface water management plan was not included with the information to stakeholders.

The RDRWA works to promote watershed health and particularly to maintain or restore riparian areas. Riparian lands have substantial ecological, economic, and social value, and as such, the effective management of these habitats is a critical component to the maintenance of watershed health. From 2020-2022, the RDRWA conducted a comprehensive riparian habitat assessment of the Medicine-Blindman Rivers sub-watersheds, which includes Waskasoo Creek (Fiera 2022). These areas have been identified by the RDRWA as an important source water protection zone for the City of Red Deer and downstream municipalities and are considered a high priority for flood and drought mitigation. Riparian areas play a vital role in the interception of sediments and nutrients that runoff from adjacent upland areas. Riparian vegetation also provides shade and regulates water temperature, ensuring suitable habitat for a range of aquatic species. Furthermore, riparian habitats stabilize the banks of waterbodies and help modulate water velocities and high-water events, thereby improving water quality and protecting surrounding lands from flooding. Given the significant role that an intact riparian zone has on providing ecosystem services and supporting healthy and functional aquatic ecosystems, there is a need for effective management and conservation of riparian areas.

Of the 24 named waterbodies assessed by the RDRWA in the State of the Watershed report (2009b), Waskasoo Creek was one of six creeks that had more than 50% of their shorelines classified as either High or Moderate Restoration Priority. The RDRWA encourages the City of Red Deer to continue to focus on minimizing impacts and cumulative land use change and maintain no net increase in local catchment pressure and protect and restore riparian areas. The Waskasoo Creek sub-watershed was also identified as an important groundwater recharge area within the Red Deer River watershed (4.7.4.5 RDRWA 2009a). The RDRWA SOW (2009b) also identified substantial data gaps for the Waskasoo Creek sub-watershed. Knowing where groundwater recharges and discharge areas occur help to identify areas requiring special protection and limitations, particularly to below grade land use development.

It is our recommendation that the City of Red Deer continue to carefully consider the potential implications of any proposed land use changes within the Waskasoo Creek sub-watershed, and evaluate and present land use planning decisions with supporting information on: baseline water quality conditions, hydrology and hydraulic modelling and assessments (e.g. GOA 2022; Red Deer River Hazard Study), channel stability assessments, storm water management, and surface and groundwater interaction assessments under flood prediction modelling for below grade developments.

The RDRWA is committed to continue working with the City of Red Deer to advance shared watershed management planning around water quality, riparian areas and wetlands, and land use. Based on existing information, the RDRWA has concerns with the information provided on the land use change and proposed development. We hope that the City of Red Deer will take our comments into consideration and keep us informed of further details of this potential development. We would be willing to complete a more thorough review if adequate time and additional relevant studies were made available. We would also appreciate being apprised of other prospective developments within the Red Deer River corridor into the future.

As a longstanding and valued partner of the RDRWA, we look forward to continuing to work with the City of Red Deer on environmental and planning-related activities. We are committed to working collaboratively with the City to advance watershed management objectives and strengthen our shared understanding of hydrological and ecological processes that support our collective vision of maintaining a lasting legacy of watershed integrity and ecological health for the citizens of Red Deer and the broader watershed.

Sincerely,

A handwritten signature in black ink that reads "Famine Forest".

Executive Director

On behalf of The Red Deer River Watershed Alliance

List of References

City of Red Deer. (2022). Letter to residents” Landowners within Waskasoo neighbourhood, east of Waskasoo Creek”. City Planning & Growth Department Oct. 19, 2022. planning@reddeer.ca

City of Red Deer (2021). Municipal Development Plan
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<https://www.reddeer.ca/media/reddeerca/city-services/environment-and-conservation/our-corporate-initiatives/2019-Environmental-Master-Plan.pdf>

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Fiera Biological Consulting Ltd. (Fiera). (2020). Medicine-Blindman Rivers Watershed Riparian Area Assessment. Fiera Biological Consulting Report #2011. Prepared for the Red Deer River Watershed Alliance, Red Deer, Alberta. Pp. 104.

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Comment Sheet

Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and Waskasoo ARP amendment (Bylaw 3567/A-2023) to allow higher density residential uses at 4240 – 59 Street

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914 - 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: Parkland Community Living and Supports Society (Parkland CLASS)

Mailing Address: 6010 - 45 Avenue, Red Deer Postal Code: T4N 3M4

Phone #: 403-347-3333 E mail Address: dan.verstraete@pclass.org

Do you have comments on the proposed amendments that you would like Council to consider?

We currently receive significant traffic from the Gateway Christian School and year
round users of the green space, playground and ball diamonds. We are happy to
share our space with the community. However, if there is a high density development,
we are concerned that we will become the overflow parking lot by default due to
proximity, which would be less than ideal.

If the development were to happen, there would need to be assurances that
appropriate posting regarding parking and support for enforcement would occur.

We have had calls from Bylaw with concerns about the volume of traffic at peak
times with the school and complaints from the Waskasoo Association, indicating

that traffic currently is a challenge.

It is worth noting that at some point, we may choose to re-institute our past plans for a new office building on our exiting property.

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Red Deer River Naturalists
Box 785
Red Deer, AB
T4N 5H2
www.rdrn.ca



November 10, 2022

To: planning@reddeer.ca
Att: Orlando Toews, Senior Planner
Cc: Secretary@waskasoo.info

RE: Waskasoo Area Redevelopment Plan

To Whom It May Concern:

Please be advised that the Red Deer River Naturalists (RDRN) strongly objects to the Proposed Amendments to the Land Use Bylaw and Waskasoo Area Redevelopment Plan Re: 4240-59 St.

Not only would rezoning this property and amending the Area Redevelopment Plan contravene the statutory document passed by City Council in 2016 to specifically protect this area, but it also sets a dangerous precedent for future development in the city.

RDRN believes this proposal would threaten the hydrological and environmental integrity of the Red Deer River, the adjacent riparian corridor, as well as the Gaetz Lakes Sanctuary and the larger parks system.

RDRN has long championed for the protection of this and other protected spaces within the City of Red Deer and some of our members live in the Waskasoo community. We also have our office at Kerry Wood Nature Centre.

We urge council to reject this proposal at First Reading.

Yours truly,

Rick Tallas

President



WASKASOO COMMUNITY ASSOCIATION SUMMARY OF CONCERNS

Re: 4240 59 St

Proposed Amendments to the Land Use Bylaw and
the Waskasoo Area Redevelopment Plan

Thank you for inviting comments on the application to rezone 4240 59 St from PS to R3 and to amend the *Waskasoo Area Redevelopment Plan* (ARP) to allow for the rezoning, to make optional what are now requisite pre-development studies (geotechnical, bank stability, traffic, etc.), as well as to remove the property from its relevant character area. **After careful consideration of relevant documents, community input, and an online presentation from the applicant, the Waskasoo Community Association has decided that we cannot support this application.**

Below, please find an outline of some of the ways these proposed amendments will not only negatively impact Waskasoo but also go against numerous City plans and policies. The discussion is divided into the following topics:

1. Precedent
2. Legal Land Use
3. Transportation
4. Environment
5. Quality of Life
6. Economy and Tourism
7. Planning Best Practices

We apologize for the length and complexity of this document; however, we feel that this application strikes at the heart of our community's values and character and can cause irreparable damage to some of the City's most prized amenities.

1. Precedent

Rezoning this property and amending the *Area Redevelopment Plan* both counters historical precedent and sets a dangerous precedent for future development in the city. The *Waskasoo ARP* (and even the Waskasoo Community Association itself) was created in response to increasing development pressure on Waskasoo's surrounding open space, and in particular, pressure to develop this lot. In 2012, Chinooks Edge School Division, the lot's previous owner, decided to move their school to Penhold and divest themselves of the property. They submitted a Neighbourhood Area Structure Plan (NASP) to City Council that proposed rezoning the lot from PS to R1 and dividing it into 19 lots for single family homes.

The Municipal Planning Commission, City Manager and City Administration all advised Council to deny the NASP for many reasons. MPC noted that an R1 development would put pressure on area streets and that 45th Avenue

“has been retained as a low key road accessing the park facilities and amenities” (*Council Agenda*). Additionally, the report from Administration to City Council stated that PS zoning allows for schools, daycares, recreation and sport, churches and other institutional facilities and that “the location of this site along the river, adjacent to parks, and close to the downtown is a logical setting for these types of uses,” which would provide “appropriate infill development” (*Council Agenda*). Finally, and perhaps most importantly, it was emphasized that there was no Area Redevelopment Plan at the time to guide development. Council defeated the *NASP* at first reading.

Shortly after, work began on the *ARP*, the statutory document was passed by City Council in 2016. As we are sure you are aware, it specifically states that 4240 59 St shall remain PS. That document took years to create and cost tens of thousands of dollars. As mandated by policy 19.8 of the *Municipal Development Plan*, it:

- i. reflects what Waskasoo residents and other stakeholders want for their neighbourhood now and into the future,
- ii. recognizes the role the area plays in the greater community,
- iii. encompasses the input from key personnel and a myriad of professionals,
- iv. was carefully crafted to align with dozens of other statutory, planning, and City documents, and
- v. provided sufficient time and information to allow a full understanding of the implications of the proposed plan

The document is only six years old, and as you can see from the letters regarding this application submitted by Waskasoo community members, it still resonates with our vision for our neighbourhood. The *Area Redevelopment Plan* must not be amended lightly.

Amending the *ARP* and rezoning the property will also set a dangerous precedent for the use and effectiveness of character statements in Red Deer. The City has recently shifted to using character statements to control and ensure appropriate development and redevelopment in established neighbourhoods. Removing this lot from its character statement at the request of a developer a mere six years after the statement was created will negatively impact the perceived and real ability of other Character Statements to function. It will also impact the perceived integrity of the City when it enters into these agreements with other neighbourhoods in the future. Waskasoo took the *ARP* process very seriously and has held up to our end of the agreement. The City should as well.

Rezoning this land from PS to R3 also creates a dangerous precedent for Red Deer’s other PS lands and Open Spaces. Through its permitted and discretionary uses (such as sports, recreation, culture and community services), PS land can contribute to the City’s open space system, to the high quality of life of Red Deerians, to maintaining the environment, and in many cases, supports organizations that are not profit centred. Because of its restrictive uses, its value is considerably lower than property in other zoning districts. For example, according to the City’s *Interactive Web Map*, the lot in question is assessed by the City at \$170,000 per acre. A similar sized multifamily lot at 2660 22 St is assessed at \$665,000 per acre or almost 400% more. The assessed values of these two comparably sized R3 lots suggests (without considering the exceptional location of this parcel) that rezoning this lot will probably more than quadruple its value for the applicant. It also removes it, both figuratively and financially from the reach of many social, community and recreational organizations. Even if this applicant retains the property and earns their profits from rental income and the increasing value of an asset, rezoning the land will send a message to other developers that Red Deer’s PS lands and open spaces are ripe for development.

Finally, 4240 59th St was purchased by the applicant in 2020 and already had a long history of restrictions that negate high density residential development. It was zoned PS in the earliest versions of the City's bylaws (pre-1980). Even before then, it was used for PS purposes since the early 1940s when it was developed from a marshy pasture on Glenmere Farm to a portion of the A-20 Army Camp. After the war, it was included in the yards for various Red Deer Public and Red Deer County schools. Then when development loomed, it was maintained as PS land in the *Waskasoo ARP* and further protected by the Environmental Character Area designation. Over the last century, people have built, purchased, redeveloped, and invested in homes and businesses in this area in large part because of this incredible community amenity.

The applicant was obviously aware of the accompanying restrictions when they purchased the lot. They state twice in their rezoning application that the Subdivision Authority (The City of Red Deer) involved in the 2014 subdivision of the Chinooks Edge school yard into Municipal Reserve and a number of PS lots, acknowledged that "the future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development." The applicant then goes on to state that "East Lincoln Properties is now at that time of future development," as though the statement is tacit approval of a future rezoning. However, what has been left out is that the Subdivision Authority immediately followed the statement by adding that "it would be working towards a development plan for the area which it believed would address and guide the future of this site" (See excerpt below.) That development plan was the *Waskasoo ARP* which clearly lays out future plans for this site as PS and as an Environmental Character Area. Questions regarding the zoning of this land were fully addressed through the ARP process. The time to address zoning on this site has, in fact, passed.

[18] In response to a question from the MGB, the SA acknowledged that it did not know whether the Appellant paid taxes on the subject land and thus would be agreeable to amending Condition 2 to reflect that taxes may not be owed. Also in response to a question from the MGB, the SA acknowledged that future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development. It noted that it would be working towards a development plan for the area which it believed would address and guide the future of the site.

Figure 1: Municipal Government Board Order MGB 029/14 File S14/REDD/C-017

2. Legal Land Use

The Waskasoo Community Association also has concerns about the legality of amending the *ARP* to allow for the rezoning of this property from Public Service. This is not simply an application to rezone land from one district's subcategory to another, for example low density residential R1 to high density multi attached R3. This application proposes to alter fundamentally the underlying land use as outlined in *Municipal Development Plan's* Generalized Land Use Concept Map. The Land Use Concept Map visually depicts "the general intent and direction for future and long-term land use patterns and ways to accommodate and manage urban growth" (*MDP* 4.0). Thus, Policy 4.1 of the *MDP* states: "The City shall direct future residential, commercial, and industrial land uses and

developments to the areas conceptually shown for each of these major land uses on the Generalized Land Use Map.”

As shown in the portion of the map included below, the long-term land use for 4240 59 St is Open Space – Major. Open Space – Major is land carefully set aside to improve the quality of life of Red Deerians, draw tourism and economic investment, and maintain and support the health of the watershed, regional environment, and wildlife. Unlike brownfields or greyfields – or even greenfields – it is not vacant or underutilized land ripe for infill. While PS zoning can be compatible with the underlying land use, other general uses such as commercial, industrial, or residential are not. Thus, they are directed elsewhere on the map.

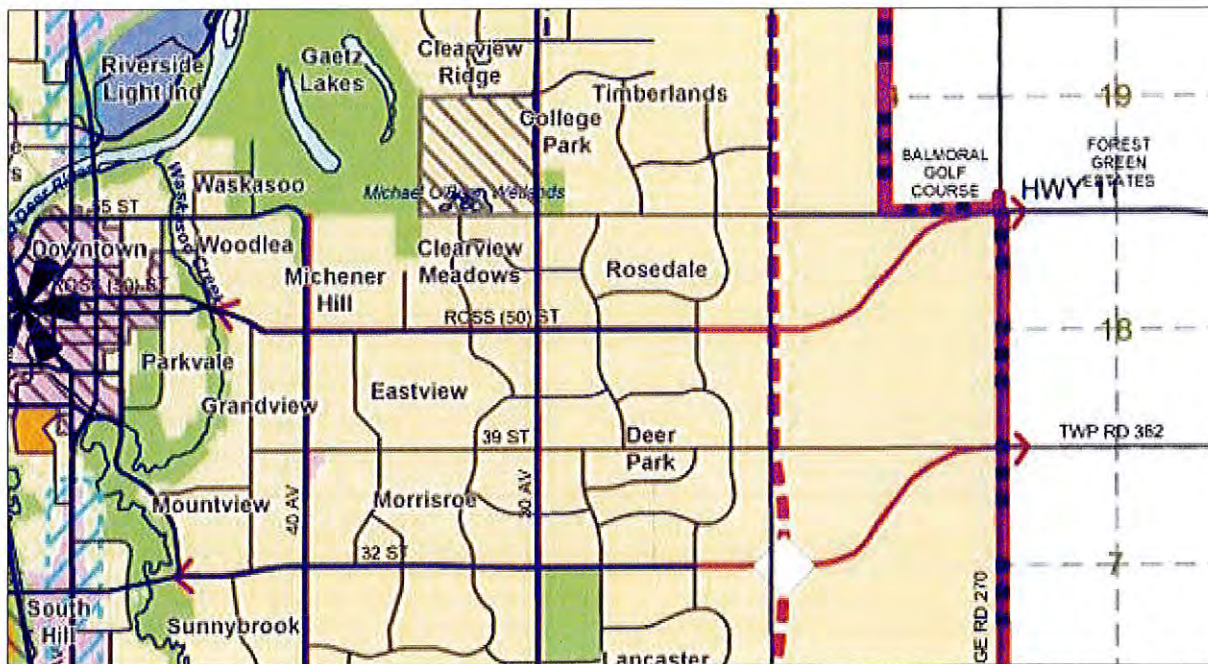
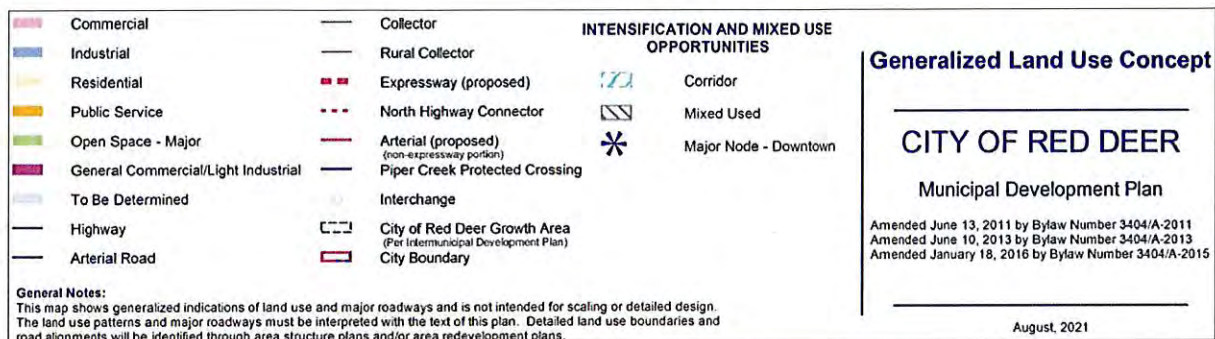


Figure 2: Portion of City of Red Deer Generalized Land Use Map

Section 638 (2) of Alberta’s *Municipal Government Act* states that an area redevelopment plan must be consistent with the municipal development plan. Amending the ARP from stating that 4240 59 St “shall retain” to “may retain” its current PS zoning opens the lot to uses other than PS, including R3, which would contradict the MDPs underlying land use pattern. In other words, it makes the ARP incompatible with the MDP which is counter to the statutes of the *Municipal Government Act*.

Rezoning this land to R3 also contradicts the spirit of the *Intermunicipal Development Plan* which states that in “planning and developing open space systems both municipalities **shall** Establish a continuous linear park system connecting a series of larger open space units” (3.2.(3)b). Policy 18.5 of the *MDP* then states: “The City **shall** work with Red Deer County, Lacombe County, other municipalities and stakeholders to plan for and establish a regional park system, focused on the floodways and flood fringes and natural areas along watercourses, including creating a continuous linear park system connecting a series of larger open space areas.” The parcel in question is a part of the City’s main open space area along the Red Deer River and is directly adjacent to Red Deer’s linear park system. Removing the area from the underlying Open Space - Major land use pattern runs counter to agreements the City has made to enhance and enlarge the linear park and Open Space along the Red Deer River and to protect the watershed.

3. Transportation

During the research for the *ARP*, traffic was the second main concern of residents. (The first was over-intensive development on this lot.) Traffic issues in Waskasoo have been acknowledged by City Engineering, area school boards, and past City Managers and City Councils.

One of the *MDPs* guiding principles is to “effectively manage, in a sustainable manner, issues associated with growth, such as ... intensification/infill and increased traffic through sound planning practices and consultation with citizens” (3.2.2). The Plan includes a section on transportation with the following goals: safe and efficient movement of people, encourage the use of alternative means of transportation, and coordinate the planning of land use and transportation (16.0). Therefore, Policy 16.6 states, “The City **shall** endeavour to mitigate negative social and environmental impacts in the planning, construction, and operation of transportation facilities.” Any further development or redevelopment in Waskasoo needs to mitigate the traffic issues. Opening this lot, which is at the very back of our neighbourhood, to R3 development, not to mention reducing the requirement for impact studies, will lead to development that will exacerbate issues around traffic and decrease both pedestrian safety and the use of alternative modes of transportation.

Designed circa 1905, the area’s streets were built up well before any engineering standards and neighbourhood planning documents and much of its transportation infrastructure goes against today’s best practices. For example, there are limited access points and all are from only one direction (55th St), many of the uses that draw the most traffic are located at the back of the neighbourhood (e.g. LTCHS parking, Gateway School, Parkland Community Living, Kerry Wood Nature Centre, Gaetz Lakes and McKenzie Trails recreation areas, as well as the City Nursery), and our streets are narrow.

Even as early as 1967, the City Manager recognized the potential for traffic issues on this portion of 45th Avenue. In his report on whether or not City Commissioners should approve an application to rezone the land directly north of Parkland Community Living for multifamily apartments, he wrote: “An examination of this general area related to the Future Residential Land Use pattern proposed for the next 20 years or for a population of 50,000 for the City of Red Deer” revealed that “45th Avenue was not designated or constructed as a major road. Therefore any major residential expansion on the Glenmere Farms holdings could well cause traffic problems along 45th

Avenue” and that “the possibility of developing convenient and direct alternative major roads to disperse the traffic, does not exist in this area because of the present land use and land ownership patterns” (Red Deer Regional Planning Commission).

Now Red Deer has a population of 100,000 and traffic has indeed become an issue. Since the transfer of the Chinook's Edge school building to Gateway Christian School, traffic in Waskasoo has increased exponentially. A county school with 188 students arriving mostly by bus is now a destination Red Deer Public School with over 800 students arriving primarily in hundreds of family cars. Today, Waskasoo has three destination schools (the Christian school, a high school, and a Catholic school) which alone draw over 3500 students and staff through our streets daily, the vast majority of which drive or are driven. Altogether, this means that a 2021 traffic count found there are 2627 vehicle trips on 45th Avenue daily (See Figure 4: 2022 Traffic Count). This count was performed during the pandemic when there was less traffic. A pre-covid count done in June of 2016 indicated 3600 daily trips. On top of this, Gateway School plans to add mobiles to increase capacity, Parkland Community Living on the lot directly north of the applicant's recently applied for a permit for a 24,000 square foot office building with over 70 rooms and 95 parking stalls (which they have withdrawn for now), and the Red Deer Public School District is planning a major expansion to their maintenance offices directly south and east.

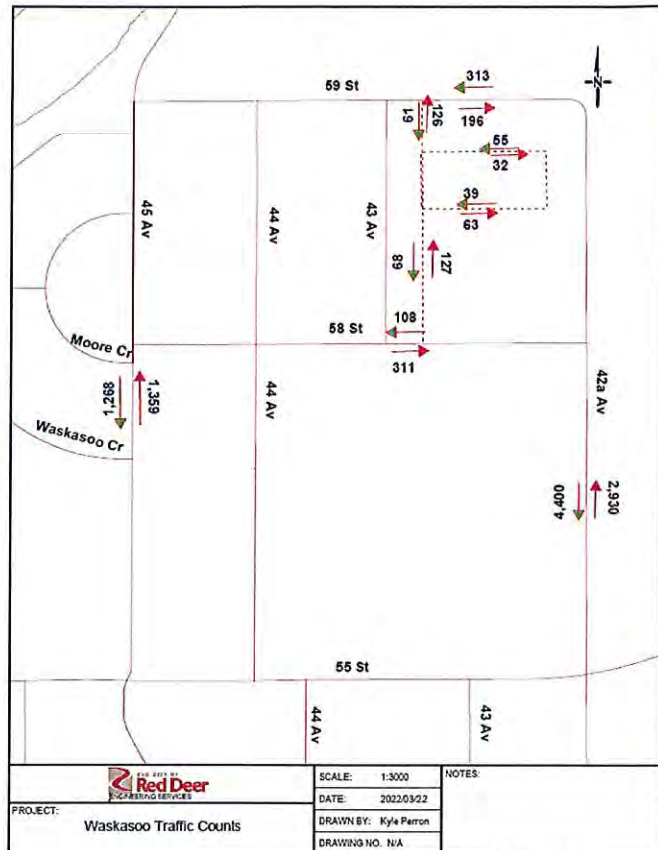


Figure 4: 2022 Traffic Counts

As was recognized in 1967, 45th Avenue was not designed for this number of vehicles. Labelled a “Collector Road” by city administration because that is how it functions, in reality, it most closely fits the engineering standard of a “Residential Local Roadway” which, according to the City's own *Engineering Services Design Guidelines*, should handle only up to 1000 daily trips (Section 13, Appendix A). This means that according to its built characteristics, 45th Avenue is already 250-350% overcapacity. Much of this traffic is “burst traffic,” meaning it happens over short periods. At these times, it can take up to 20 minutes to drive two blocks, frustrating drivers and making them more likely to take risks such as running lights and stop signs, speeding down alleys, passing unsafely, blocking roads and driveways, and pulling out in traffic. Any more traffic directed onto 45th Avenue goes against sound planning practices.

Finally, as you can imagine, all this traffic leads to parking issues, particularly in the area surrounding 4240 59 St. The lot has no offsite parking along 45th Ave because the road here is exceptionally narrow and without curbs and will have only limited offsite parking along 59th St because that is the drop and go area for Gateway School. A fifty-

year-old county school, Gateway was never designed to handle so many vehicles efficiently, so the school's traffic and parking also regularly back up onto 45th, 44th and 43rd Avenues as well as Waskasoo and Moore Crescents, and frustrated drivers inevitably park in front of crosswalks, alleyways, driveways, hydrants, and even along the river escarpment. This illegal parking damages the environment, hinders local traffic movements, and, most importantly, creates safety hazards, particularly making it difficult to see pedestrians, most of whom are young children, during the period when crosswalks are also the busiest.

Burst traffic and parking congestion also means that emergency response vehicles will be challenged during peak times. While it is an emergency service's responsibility to arrive at a scene as fast as possible – even, if necessary, pushing vehicles out of the way or driving through yards and fences to get there – it is also a planning responsibility to reduce the likelihood that these sorts of actions need to be taken. And again, these peak times are when an emergency is statistically the most likely to occur.

The *Neighbourhood Planning and Design Standards* state that traffic and parking should be reduced in and not dominate neighbourhoods (3.0) and that there should be safe and direct pedestrian, cyclist, transit and vehicular access to school sites (3.22). Traffic and parking already dominate Waskasoo, making our streets crowded and unsafe for those using them – including students. While some increased traffic can stimulate the use of alternate means of transportation, once it becomes dangerous it reduces the likelihood of users choosing to walk or bike. Roads at 250% – 350% over-capacity also reduce the quality of life for those living along them. Any rezoning, amending the *ARP*, or future development must live up to the standards and policies of the City's plans and mitigate these transportation issues.

4. Environment

Because of the lot's location in Red Deer's Open Space – Major system, proximity to the Gaetz Lakes, and mere 30m separation from the Red Deer River and the riparian zone, any development here will negatively impact the environment. The question is how much damage is acceptable.

As indicated by the potential conflict that rezoning this property to R3 has with the spirit of the *Intermunicipal Development Plan*, because of the lot's proximity to the riparian zone in the Red Deer River watershed, development here will have environmental implications for the entire Central Alberta region. *Vision 2020s* planning principles include "preserv[ing] and enhance[ing] escarpments and natural areas" and one of the *MDPs* Guiding Principles is to "sustain the natural environment and protect natural systems by paying attention to site resources (hydrology, terrain, geology, biodiversity of vegetation and wildlife)" (3.2.4). As recent research indicates, at this location, hydrology is arguably one of the most important of those resources.

Building off of a report entitled *Prioritizing Hydrologically Significant Natural Assets*, the Red Deer River Watershed Alliance (RDRWA) and the Nature Conservancy of Canada published a map in 2019 of what they call Hydrologically Sensitive Areas (HSAs) in the Red Deer River watershed. HSAs have "natural assets that, if preserved in a natural state, provides beneficially hydrologic services such as water provision, flow regulation, and water purification" (RDRWA "New"). They support "water quality, flood mitigation and drought resiliency" (RDRWA "New").

The RDRWA explains that “understanding and protecting HSAs is a key strategy for ensuring ... safe, secure water supplies and healthy, resilient ecosystems,” and the map, they explain, is to be used for “supporting municipal and provincial land use planning” (RDRWA “New”). It is particularly important since Section 18.2 of the *MDP* states:

The City **shall** participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed. A key objective in watershed management will be to maintain the water quality in the Red Deer River at or above provincial standards.

The relevant portion of the map is reproduced below. Access the full online map [here](#).

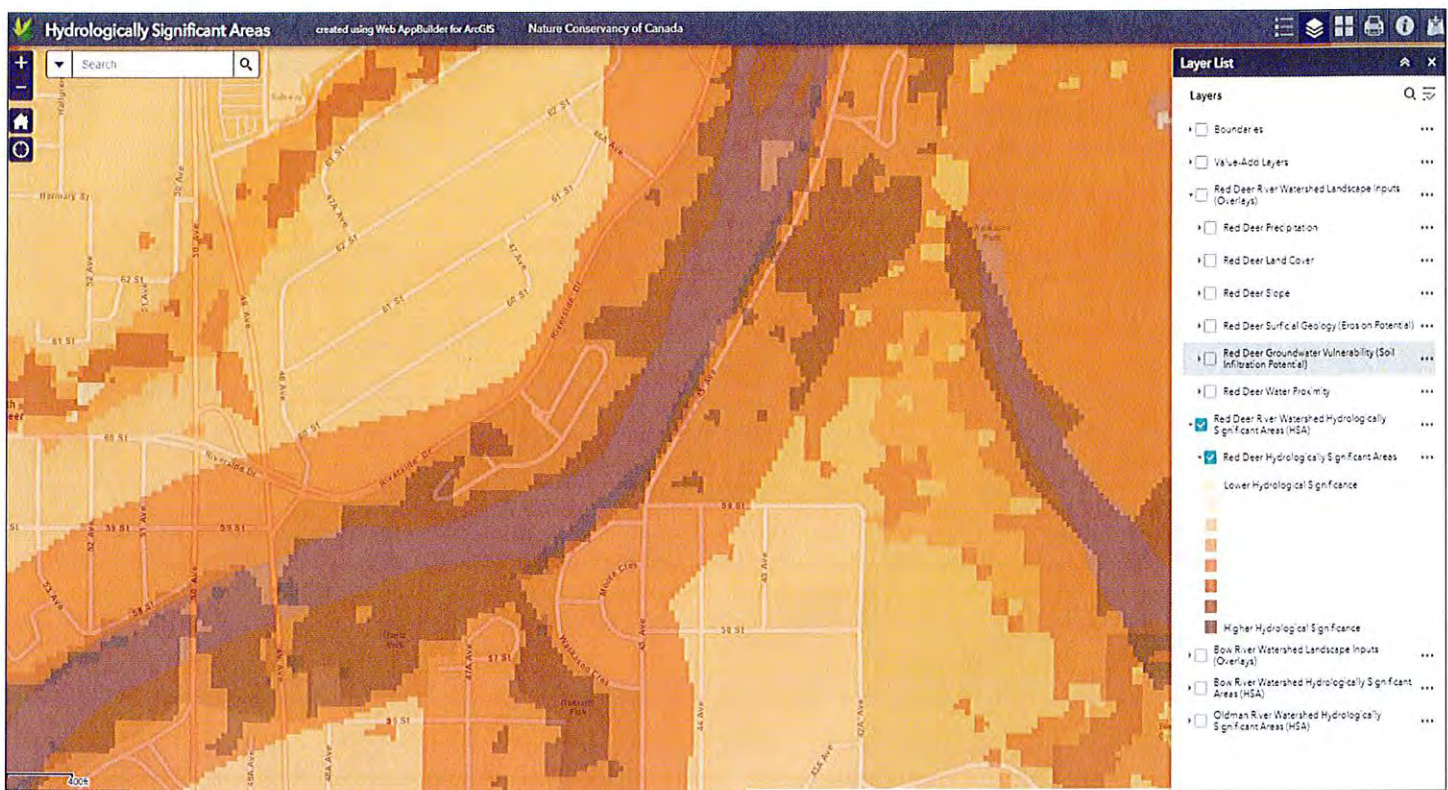


Figure 5: Red Deer River Watershed Hydrologically Significant Areas

The darker the area on the map, the higher its hydrological significance. The key to the right of the map indicates that two areas on this lot are in the highest rating, meaning they are “punching above their weight” (RDRWA “New”) as far as working to protect water quality in the Red Deer River watershed. More than surrounding areas, they contribute to a resilient landscape that naturally distributes rainwater protecting the area from both drought and flood. As climate change occurs and rain events become both heavier and further apart, areas such as these within the city will only become more vital.

Policy 9.7 of the *MDP* states: “The City should incorporate significant natural features as part of the overall infrastructure systems.” *These are them*. PS zoning with an open space land use pattern can accommodate and protect these significant areas and include them in the storm water management system, while high density

residential with its construction, land coverage, associated parking and vehicle traffic, and even landscaping will not – especially if it is allowed to occur outside the studies and recommendations required by the ARP and Environmental Character Area.

In addition to the potential damage to HSAs, the property is on the outside bend of the river and that bend is an active erosion zone. The stairs that were installed to access the water have had to be repaired and replaced numerous times over less than a decade. Subsequently, the bottom flight and river access landing were removed. Healthy rivers move across their landscapes (as indicated by Gaetz Lakes) and this movement will force 45th Avenue to the east into the municipal reserve, shrinking the already narrow setbacks. Any further reinforcement of the escarpment to stop erosion and protect private property constructed on the site will remove the native vegetation along the riverbank, destroying the riparian zone that keeps the river and surrounding natural area alive and healthy. In their *Watershed Management Proposal*, the Red Deer River Naturalists state that “erosion of riverbanks due to the removal of protective riparian vegetation and failure to provide sufficient developmental, residential ... setback from the top of the river valley escarpment” threatens water quality (4) and the long-term stability of the escarpment (7). This land needs to remain primarily open space to allow the river to move and keep the riparian zone healthy.

And more than just the watershed will be impacted. Overdevelopment and inappropriate intensification will also damage the area's ecology. R3 zoning and any future high density residential at this location will impact and fragment wildlife habitats in the entire Red Deer River Valley. Small mammals, songbirds, herptiles, invertebrates, and ungulates rely on the continuity of the riparian vegetation strip to functionally link the larger systems of Waskasoo and Piper Creeks, and Fort Normandeau to the south and west, with the Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area to the north and east. Linked corridors provide a conduit for gene flow southwest to northeast across Red Deer for a diverse range of flora and fauna and are essential to an ecologically functional park system (See Figure 6). The riparian strip along 45th Avenue is already dangerously narrow in terms of habitat values and bank stability (Fig. 7) and the riparian corridor adjacent to this lot is at best a tenuous link. There are already significant incursions such as at the stair access (Fig. 8).



Figure 6: Overview of Red Deer's watershed system

An apartment complex with its associated paved parking, increased human activity, outdoor lights, noise pollution, and potential pesticide use will threaten the environment and interrupt the wildlife corridor and force wildlife onto the road becoming a danger to themselves and to traffic.

Finally, we are very concerned that the proposed amendment to the ARP includes removing the property from the Environmental Character Area. As mentioned, development on this lot was what spurred the development of an ARP in the first place and was the number one concern raised by residents during the ARP process. The character area here is, therefore, very important to Waskasoo. While the other character areas focus on maintaining the “character” of the streetscape and built surroundings, this particular one also focuses on maintaining the health of the environment by incorporating a number of design standards such as

environmentally sustainable and ecological design measures, incorporating green technologies, xeriscaping and naturscaping, managing ground water recharge and reducing storm water runoff, maintaining native vegetation and rural roadways to provide wildlife corridors, grouping any buildings together with other buildings already present, preserving stands of mature trees, and reducing the amount of fencing and light pollution.

The application states that the developer asks that the “lot be removed from inclusion within this Character Statement, similar to how Gateway Christian School, Lindsay Thurber School and Parkland Community Living were excluded.” However, they do not give any reasoning to support this monumental request. During the development of the ARP, both the school boards and Parkland Community Living’s properties were removed from the Environmental Character Area, in part, because it was felt that some of the recommended design elements could be onerous on these publicly funded and/or non-profit agencies (*Council Video*). As with zoning, questions regarding the application of the character area were fully addressed through the ARP process. 4240 59 St was included in the Environmental Character Area primarily because of its key location along the river and trail system, but also because it is not yet built up and is in the city’s Open Space – Major system. Development here must be done extremely carefully.



Figure 7: 45 Ave between the river and subject property. Note narrow width of riparian strip, lack of shoulders, lighting, and curbs. (Google Maps accessed 2022 22)



Figure 8: Pull off at stairs at 45 Ave and 59 St

The City also has other plans and policies for these kinds of environmentally friendly design standards beyond the Waskasoo Environmental Character Area. Policy 9.12 of the *MDP* posits that “the City should investigate and incorporate environmental sustainability initiatives and trends ... to help ensure long-term land use and sustainable development in Red Deer.” As well, Section 7 of the *Neighbourhood Planning and Design Standards* encourages many of the same standards as the Waskasoo Character Area including incorporating green technologies and materials (7.7), naturescaping to maintain biodiversity and increase resiliency (7.9), adding solar infrastructure (7.10), building low impact development including green roofs, rain gardens, permeable surfaces etc (7.11), co-locating complimentary uses with adjacent buildings (7.16), and maximizing retention and filtration of on-site stormwater with minimal negative impact on natural wetlands, waterbodies, groundwater, and natural hydrological systems (7.21). It would seem that instead of removing property from the Environmental Character Area, the Character Area should be expanded across the City.

The *MDPs* Vision describes Red Deer as a “community with a unique natural environment preserved and enhanced by careful community planning” (3.0) and states that “Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community *is a priority*” (emphasis added, 9.0). There is, therefore, a section on managing the environment and ecology, the goals of which are:

- 🌳 To preserve and integrate significant natural areas into the open space system,
- 🌳 To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments, and
- 🌳 To recognize and promote environmental sustainability initiatives and trends in land development (9.0)

This vision, priority, and these goals are supported by the current zoning, land use, and character statement for this lot.

In the cover letter for the application, the developer states that they have “deeply considered the Waskasoo Area Redevelopment Plan” and are “evaluating the incorporation of underground parking, wildlife corridors, dark sky lighting, a bioswale, review of necessary fencing, environmentally conscious building materials ... and retention of mature landscaping.” We ask: why then are they requesting to be removed from the Character Area which would ensure they do these things? Actions speak louder than words. This application to rezone 4240 59 St from PS to R3 combined with the proposed amendments to the Area Redevelopment Plan to reduce the need for important pre-development studies as well as to remove the lot from the Environmental Character Area systematically removes any protections – including existing basic bylaw and land use protections – and opens the property to development that ignores its environmental significance.

5. Quality of Life

A high quality of life is a key ingredient for a robust and resilient city. It contributes to the health and wellbeing of citizens, to community development and pride, and to continued enhancement and growth. Thus, the *MDP* promotes “a vision focused on the quality of life for residents and the sustainability of Red Deer through the use of land use policies, development guidelines and procedures” and aims to “ensure a balanced, diverse and acceptable range of social, education, health, recreation and cultural opportunities” (3.2). Policy 15.9 states: “The City **shall** recognize that development and land use may impact the health and social wellbeing of a community.”

By promoting sports, recreation, social, educational, religious, cultural, and heritage uses, the PS Land district serves this vital function.

Retaining 4240 59 St as PS and Open Space – Major will help create and maintain a high quality of life for Waskasoo and the entire city. During the research for the *Waskasoo Community Plan*, extensive needs assessments found that Waskasoo lacks “bumping places:” public areas that contribute to sense of place and stimulate the informal interactions that build a sense of community. This is exactly what Open Space can provide. Therefore, Policy 14.8 of the *MDP* states that “open space **shall** be designed to ... create opportunities for area residents to gather and interact whenever possible.” Further, Policy 15.6 states: “The City **shall** promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes establishing formal and informal gathering spaces...”

The applicant therefore states that they intend to “invite the community into the development” by adding “a winding sidewalk and trail within the development, along with benches.” This sidewalk “allows,” they say, “for a promotion of open spaces and park-like areas of enjoyment.” However, there is already a section of the Southbank Trail with benches only a few meters away that functions in the same way and is supported by the actual open space and park-like area that an R3 development will destroy. (See discussion below.) Finally, what happens when building residents complain about pedestrian traffic moving through the complex, area students congregating on benches, the inevitable litter and graffiti that occur in public spaces? Any public access can easily be closed off by a management company without the knowledge of the City or consent of the community. In the long term, this area should remain open space PS so it can add to the quality of life of Waskasoo residents. In the short term, we respectfully request that the fence on the west side of the property be moved back from the trail to the actual property line so that at least a portion of this area can more easily serve this vital function.

For the same reasons, retaining this lot as PS is important to the quality of life for all Red Deerians. However, its importance to the entire city is magnified by its location next to the Red Deer River, Waskasoo Park, and the South Bank Trail. Red Deer’s connected park system, comprised of park land set aside along the city’s waterways which is further connected to outlying parks and trails, is unique and has been shown repeatedly to be a source of pride and sense of place for Red Deer’s citizens. According to the *Red Deer Trails Masterplan*, the riverbank trails “are the backbone of the entire Red Deer trail network” (pg. 6), and the South Bank Trail connects the downtown as well as Barrett Park, Coronation Park, and Galbraith Park to the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area. As the city densifies its core and develops its north-east boundary, this trail and open spaces will become even more critical. Furthermore, it is a part of the link between the two main hubs of the Waskasoo Park system, Fort Normandeau in the west and the Kerry Wood Nature Centre in the east. Understandably then, through its policies and guidelines, the City is working hard to maintain and enhance this park and trail system.

Rezoning this lot along the river trail system will negatively impact a significant section of Red Deer’s connected park system by turning a portion of the South Bank Trail into a sidewalk running between a high density multi-attached apartment complex and a busy paved access road. The healthy functioning of the trail and park system is already threatened at this location because of the excessive narrowing of the surrounding linear park and the

location of 45th Avenue so close to the river. What has kept the entire network functioning here is the open grassy area of the adjacent former school yard, now 4240 59 St. (See Figure 9)

The loss of open space surrounding this significant portion of the trail system will detract from one of the main reasons for visiting the trail system as “trail users indicated that being in nature (i.e. experiencing a variety of plants, wildlife, the river, scenery and terrain) was what they enjoyed best about using the trails” (*Red Deer Trails Master Plan* pg. 44).

Further, because the land is located on an outside curve of the Red Deer River, the escarpment will inevitably need to be reinforced to protect any large privately owned apartment complexes, likely with non-native rip rap, further destroying the park’s biodiversity and natural beauty.

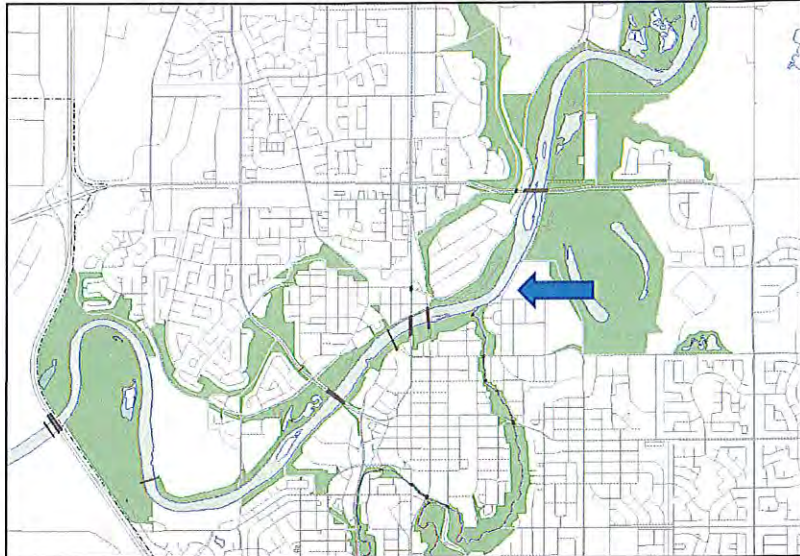


Figure 9: Site within the Connected Park and Trail System
(From City of Red Deer Webmap. Green areas indicate park area.)



Fig. 10: River Reinforcement at Oriole Park

Past land use and planning decisions that impact the trail system were made with the understanding that this lot would remain open space into the future. 45th Avenue was recently repaved in the same location and retained as a rural access road to the park system. It was not upgraded to withstand the additional traffic and off-site parking an apartment complex will bring, and, in fact, care was taken to revegetate the riverbank to stop an increasing amount of parking along the west side of the road next to the river – parking that has since begun increasing again as Gateway School grows. As well, during the subdivision hearings in 2014, the Community Association requested a 100m environmental or municipal reserve setback from the river to protect the trail, wildlife corridors, and environment. A much smaller municipal reserve setback was agreed upon mainly because the area was PS and part of the Open Space system – land designations that had been reinforced by the rejection of the previous *NASP* in 2012.

Parks, trails, and open spaces also contribute to the entire city’s views and vistas which are also key to sense of place and quality of life. The *NPDS* define views and vistas as “a unique distant view, viewscape or view corridor along a road, through an opening, or along an escarpment or high point” (14). The standards note that designing neighbourhoods to preserve existing views and vistas lends character and a distinct identity to communities (9.2) The vistas across this lot towards the river to the west and the Gaetz Lakes and hills to the east are important to Waskasoo residents who relate to them daily. The view is especially important to those who live on the south side

of 59th St. The applicant writes that “the development has minimal impact on the view from single family homes;” however, a four-storey apartment building abutting the north side of 59th will completely obscure any views from those homes. In fact, as 59th street has been redeveloped, many homeowners have made considerable investments to enhance their access to those views including installing larger windows, building elaborate decks, and even turning their homes so they face the greenspace. An apartment complex here will not only destroy those views, but any suites that overlook 59th St will impinge on homeowners’ privacy and negatively impact their property values. The *River Trails Master Plan* notes that “studies in a wide range of urban areas have documented increases in real estate values for residences near parks and trails” and, one would assume, and greenspace next to those parks and trails (50). This is not a case of buyer beware – these homes have had those views protected by Open Space PS land uses for eighty years.

The views here, however, are important to all Red Deerians and visitors to the city. One of the reasons the 2012 *NASP* was not supported by MPC was that “the experience of driving along 45th Avenue to the Waskasoo Park facilities would be detrimentally impacted by development directly adjacent to 45th Avenue” (*Council Agenda*). It must also be noted that, due to sightlines from both the 49th Avenue and 67th St traffic bridges and the Lion’s Campground, this curve in the river is highly visible across the city. Development here will impact the view of more than those who live in Waskasoo, drive our streets, and/or use the Waskasoo trails.

The goal of Section 14 of the *MDP* is “to create an integrated, accessible and well-planned system of open space, recreational and cultural facilities and parks that supports a broad range of recreation and cultural opportunities catering to diverse age groups, income levels and skill levels” (14.0). This is the role of PS land. It is a relatively rare commodity, and PS land available for purchase by appropriate organizations is extremely rare. The application before you is not only about whether or not this lot should be zoned high density multi-family. It is also about what will be lost with the removal of the lot from the PS district and major open space system. Is it truly in the best interest of the city and the community to lose four acres of such high functioning, rare land to an apartment complex?

6. Economy and Tourism

Community and recreation opportunities, views and vistas, as well as functioning, healthy parks, trails, and open spaces are not only important to quality of life but are also vital to Red Deer’s economy. The City’s *Economic Development Strategy* explains that economic development is much broader than simply increasing GDP (7). It “involves enhancing ... quality of life and socio-economic condition” as these are what draw and retain business and labour. The main goal, then, of the *Economic Development Strategy* is to create “a Red Deer that is: a sustainable, safe and thriving community where residents enjoy a high quality of life; a city where residents have a sense of civic pride and community ownership; a city that meets its community planning and development needs without compromising the future” (8). PS zoning contributes to achieving these goals both indirectly through increasing quality of life and directly through economic diversification.

Quality of life was discussed in detail above, so we will keep the discussion here brief and note that Section 6 of the *MDP* has the objective to “promote Red Deer’s high quality of life to increase the attractiveness of Red Deer

as ... a place to live and work" (6.0), and Policy 6.4 states: "The City should support attracting a local skilled labour force to meet the expanding needs of industry and commerce by maintaining a good quality of life with such things as parks and open spaces; recreation, and cultural opportunities, affordable housing and other community amenities."

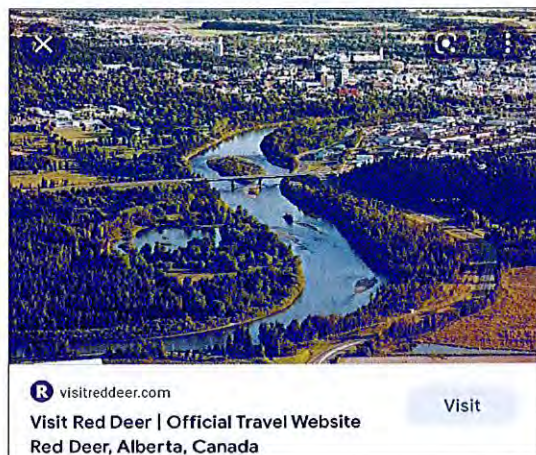


Figure 11: Tourism Photos

PS zoning and Open Space, however, also add directly to the local economy through diversification including but not limited to tourism. Economic diversification shields the city from the booms and busts of a narrow industry base such as resource extraction or construction. Accordingly, the *Strategic Plan* envisions Red Deer as an economic leader with a dynamic and diverse local economy and as "a chosen destination" for tourism investment stimulated by our "city in a park." Further, Policy 6.7 of the *MDP* states: "The City should aim to increase tourism visitation through ... development and enhancement of local tourism products (e.g. local history and culture), services and infrastructure." The amenities around 4240 59 St all contribute to drawing tourists to the city and bringing them back again and again. 45th Avenue and the South Bank Trail are what tourists drive, ride, bike, scoot, or walk to take in the Nature Centre and Gaetz Lakes Sanctuary, McKenzie Trails and the boat launch, and even the Riverbend area. It is also no coincidence that aerial shots of this river bend and the Waskasoo neighbourhood are often featured in ads and promotions for tourism and economic development. A Google search easily materialized the images in Figure 11.

Policy 6.3 of the *MDP* states that "The City should pursue opportunities to diversify the local and economic base..." and various land use zones are one way to ensure diversification. Neither PS zoning nor Open Space Land Use exclude a property from directly contributing to the economy. In fact, PS zoning fosters diverse economic opportunities in areas such as sports,

recreation, childcare, entertainment, assisted living, education, religion, health care, heritage, culture, and, of course, tourism. It must also be pointed out that areas labelled Open Space – Major on the Generalized Land Use map include compatible private and public PS uses such as sport, recreation, and culture facilities, parks, and schools (*MDP* 4.0). The facilities and businesses on PS land throughout the city employ hundreds of people and contribute to a diverse and resilient economy. As City Administration's Report to Council advising against the proposed 2012 *Waskasoo NASP* states: "Planning Administration supports this area remaining as an institutional precinct. This allows for appropriate infill development" (*Council Agenda*).

7. Planning Best Practices

The *Neighbourhood Planning and Design Standards* begins by saying:

Great neighbourhoods don't just happen by accident. They are the result of careful planning and thoughtful design that creates places that are sustainable, walkable, vibrant, social, and livable which increase the quality of life for residents of all ages and incomes. Great neighbourhoods contribute to the prosperity of our city, attracting new people, new business and creating vitality while allowing the city to respond to change over time. Great neighbourhoods are the foundation of a great city. (5)

We fully agree and have already discussed many of the ways that this statement applies to Waskasoo and the application before you. In this final section, we would like to address some of the more specific planning best practices that this application is counter to including providing a mix of uses, creating appropriate intensification and infill, and establishing and maintaining character.

Great neighbourhoods are diverse and one way to add to diversity is to promote a housing mix. Policy 10.3 of the *MDP* states: "The City shall continue to require a mix of housing types and forms in all residential neighbourhoods" and "shall provide direction on the mix of housing ... and ways to avoid excessive concentration of any single type of housing." Therefore, the applicant argues that rezoning 4240 59 St to R3 multi attached "introduces a mix of uses within the neighbourhood" and will "introduce a greater variety of housing types and price points."

However, having been built up over a century, Waskasoo already has a variety of housing types (including single family, secondary suites, boarding houses, multiplexes, condominiums, and apartments) and price points (dwellings here can be purchased for anything from under \$100,000 to over a \$1,000,000). Further, the extensive research for the *Waskasoo Community Plan* revealed that the neighbourhood also already has an abundance of rental opportunities. The plan's Land Use Table shows that apartment buildings take up 62.75% of the net developable area and comprise 319 or 58% of the 552 total dwelling units (16). Compare that to 21% of total dwellings across the city and 10% in areas like the South East (*Economic Development Strategy Update*). Once dwellings with secondary suites and semi-detached units are added, over 64% of the net developable area and 62.5% of the dwellings in Waskasoo are multifamily. Rezoning this lot to multi-attached R3 will in reality *add* to the disproportionate amount of multifamily housing in the neighbourhood. Waskasoo does not need more high density multifamily and multi-attached zoning. As discussed above, what we do need in terms of land use is exactly what the lot in question can provide as Public Service.

The applicant also states that "R3 development can add to the intergenerational depth of the neighbourhood" because what they envision for 4240 59 St is "an independent seniors living accommodation" that will give Waskasoo residents "the opportunity to age in place longer." What the applicant envisions, as we understand it, is two multi-storey apartment buildings that will be marketed to people over a certain age. It absolutely must be emphasized that this is not assisted living – a use that would be supported by PS zoning and if designed carefully could work within the underlying Open Space land use. Waskasoo does not have assisted living where residents could truly age in place. We do, however, have a plethora of rental units at a variety of price points where anyone, including independent seniors, can and do live.

It must also be made clear that this is not condominiums but rental apartments. There will be no condo board or condo rules and no legal way for the City, the Community, or even East Lincoln Properties to ensure that the suites are rented to seniors. Our understanding is that, if the property management company is challenged, the units must be rented to tenants of any age. We also wonder what will happen if units go unrented. The building may be in a beautiful location along the river, but it is over the minimum recommended distance to transit and the nearest grocery store is a 30-minute walk (one way) across Downtown. Any R3 development here will be autocentric and will compete with other senior- focused apartments closer to vital amenities. If units go unrented, the management company can change who it rents to at any time “under the radar” of the community or the City.

Also, it is naive to think that this property will be owned by the same private corporation forever. Waskasoo has learned by experience that even what seemed to be permanent fixtures in the community are bought and sold. A few years ago, no one expected that a local school would be subdivided, repurposed, and divested, but here we are. Properties change hands every day, and zoning stays with the lot, not the developer or the development. Rezoning and especially removing the lot from its character area mean permitted uses and regulations change drastically and a myriad of inappropriate developments can go ahead without complete oversight. For example, drafts for the new City bylaws are considering increasing permitted multi-attached building heights from four to six storeys. Rezoned to R3, there is nothing stopping a developer in the very near future from intensifying the lot even further because that will be a permitted use. Further, current bylaws have a permitted density for R3 of 35 units per hectare, which equates to 56 units on this property. However, that density can be multiplied many times over through a discretionary use. Larger buildings equate to larger profits. Thus, very few new apartment builds (if any) have kept to the permitted density of 35 units / hectare. In the last few years, there have been at least six multiple family buildings that received approval for densities ranging from 83 units/hectare up to 117 units/hectare. This would equate to over 185 units on this property in the City's Open Space – Major. Additionally, if this applicant is willing to apply to rezone, amend an ARP, and remove their property from its character statement, even they are almost certainly open to applying for the much simpler approval for a discretionary use for a higher density if they succeed.

This brings us to the next best planning practice that this application forgoes: appropriate infill and intensification. It may seem that rezoning this lot to R3 is supported by City documents that promote infill and intensification such as Policy 5.17 of the MDP that states: “The city should promote intensification of urban areas by ensuring its design guidelines and specifications encourage the efficient use of land.” Therefore, the applicant argues that rezoning 4240 59th St to R3 “allows for an efficient use of land.”

However, Policy 10.10 emphasizes that “infill development and intensification of *established neighbourhoods*” should occur “*in an appropriate manner*,” and we would add especially when that intensification is with high density residential. A look at the *NPDS* indicates why the application before you is for infill that is inappropriate. The great neighbourhoods envisioned in the standards are centred around neighbourhood nodes, defined as “a mix of uses (medium to high density residential, mixed use, commercial, green space, community or recreational facilities) co-located together in one area ... that serves the neighbourhood and potentially surrounding areas” and are “easily accessed by foot, bicycle, car, or bus” (pg 13). Further, nodes should be co-located with those of

adjacent neighbourhoods to create a larger centre of activity. As shown in figure 12, neighbourhood densities should be designed so that higher density development is located near the services and infrastructure of the node and slowly transition to lower densities as you move away from the node. 55th Street with its commercial sites, churches, community services, mix of residential density, Galbraith and Stephanson Parks, the Bob Johnston Trail, and the green spaces around Waskasoo Creek is obviously Waskasoo's and Woodlea's neighbourhood node. This is where most of our high density already exists because it is where it's appropriate.

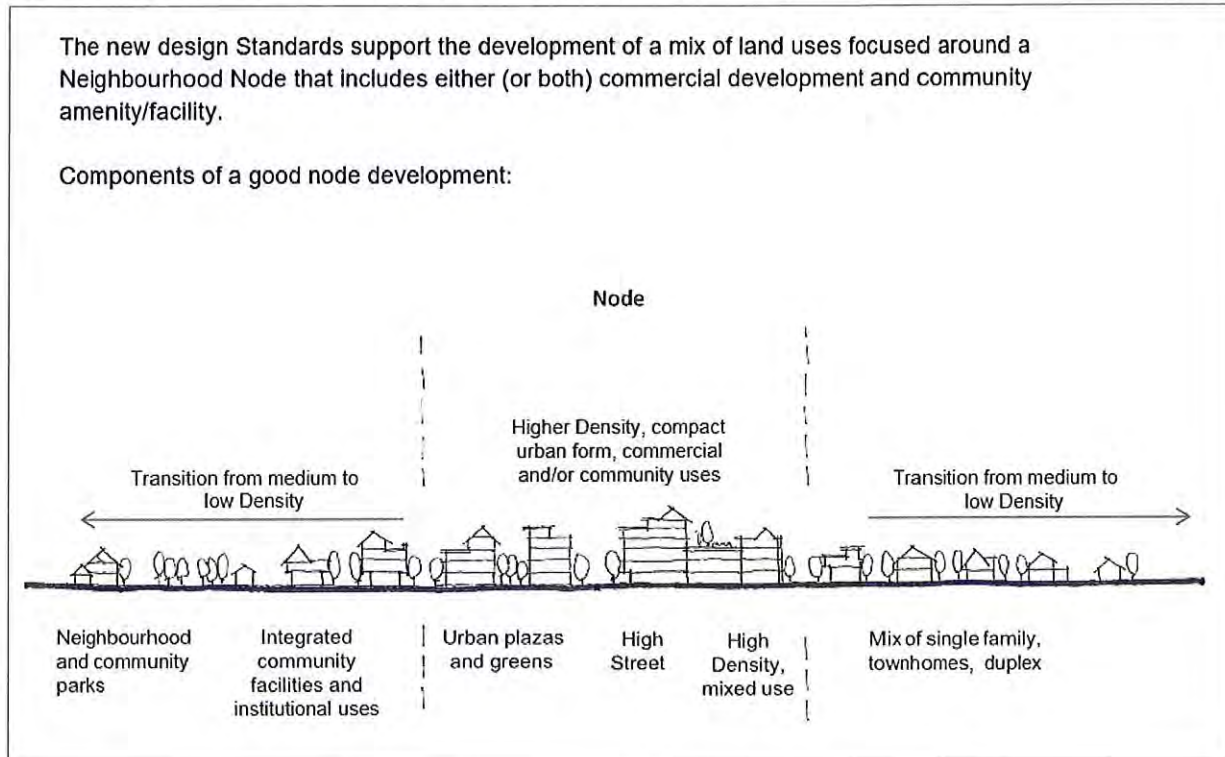


Figure 12: Neighbourhood Node Illustration from NPDS

While the NPDS also say that higher density can be appropriate next to parks and open space (Standard 6.3 and 6.4), locating R3 at 4240 59 St would seem counter productive. High density should be *next* to parks and open space, not *in* those parks and green spaces. Placing R3 here would also disrupt the careful transition of densities and locate high density further than the suggested maximum distance from the area's transit stops along 55th Street. The importance of co-locating infills and high density with adequate transit is reinforced by MDP Policies 5.18 and 7.6. The NPDS state that density should be focused "within nodes and along planned transit routes that support frequent transit service during peak times" (4.2). As long as the traffic issues remain in Waskasoo, it would be exceedingly difficult to bring transit through Waskasoo frequently at peak times.

Finally, appropriate infill of this magnitude must also be guided by an Area Redevelopment Plan not removed from such. Policy 10.9 of the MDP states "Intensification shall be encouraged in established neighbourhoods through residential and mixed-use infill projects where there is adequate capacity in major municipal infrastructure ... unless otherwise determined through an approved ... area redevelopment plan." Additionally, the Generalized Land Use Concept Map outlines the predominant or main type of land use to be located in broad areas. As the MDP states, "More specific boundaries and information on precise land uses is intended to

be provided through ... area redevelopment plans” (4.0). In this case, both the Map and the ARP agree that this land must remain within the Open Space Major system.

Waskasoo is not against increasing density when it is done appropriately and in ways that do not negatively impact the character, amenities, and healthy function of the neighbourhood. So far, this has included increasing our R1 density with boarding houses and secondary suites, and in the future, garage and garden suites will possibly be thrown into the mix along with additional multi-family units added through redevelopment in and next to the neighbourhood node.

This brings us to the final way that this application forgoes best planning practices: by applying to remove 4240 59 St from its character statement. Character is what attracts and connects residents to a neighbourhood and to each other. It builds a shared sense of place and of history and promotes citizen responsibility and engagement. It is a subtle but key ingredient in any Great Neighbourhood. Thus, the city has invested time and money in developing things like Character Statements, Area Redevelopment and Structure Plans, Community Plans, the Mature Neighbourhood Overlay, and the *Neighbourhood Design Planning Standards* to create and maintain character.

The NPDS note that for infills in established neighbourhoods, its standards “primarily address smaller redevelopment projects” (pg 9) and that “redevelopment of larger areas may be guided by the Neighbourhood Planning Principles but also require a more comprehensive Area Redevelopment Plan or Character Statements” (pg 9). According to the Mature Neighbourhood Overlay, this parcel is a large-scale redevelopment (LUB 7.14.2). Therefore, development here requires not only the guidance of the Waskasoo Area Redevelopment Plan but also the relevant Environmental Character Area.

The Waskasoo ARP states that “what establishes the character of a neighbourhood is the relationship and design of ... basic elements” such as “individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities” (1.0). It then goes on to outline the character or relationships between such things in four distinct character statements that each “define the character of a specific geographic area by capturing the design elements that make one geographic area different from another” (1.0). Further, the ARP notes that character statements are not made for every area of the city but are developed for “geographic areas” that “contain a combination of elements that together make an area unique or special” (1.0). This lot is a key portion of such an area. As its character statement describes, it has a unique “rural character with native, naturalized landscapes,” “rural road cross sections,” “minimal building coverage” with “few, smaller structures and park furnishings” and “a wide-open sense of space that is not common in other areas of the city” (5.3 – 5.5).

As discussed above, the argument to remove 4240 59 St from its character area seems to hinge on proximity to the other built-up properties surrounding it. However, those properties are all still PS zoned within the Open-Space – Major which guarantees a certain amount of care and oversight in any future development. Even the applicant seems to recognize the lot and surrounding area’s difference when they write that the lot “is somewhat isolated to the neighbourhood as a whole.” It is in large part because it is removed and quintessentially different from the residential A-20 Army Camp and Heritage Character Areas across 59th St that it has been included in a different Character Area – as well as land use pattern and district.

It is clear that as a property developer the applicant does not, perhaps can not, appreciate the open space area's unique qualities. They write that "The location of the lot for R3 is ideal as it only borders single family homes on the south" and "does not disrupt the pattern of development currently in place." We argue instead that high-density multi-storey R3 would completely disrupt and be incompatible with the "developments" surrounding it – both the environmental character area within which it nestles and in relation to those small, single storey A-20 camp homes across the street.

Ironically, in an application to remove themselves from the applicable character area, the applicant states: "It is important to our organization that we integrate with the community that encompasses our development, namely that we become part of, and also contribute to, that neighbourhood," and that one of their intentions "is to build a development that integrates into the neighbourhood." Another of their intentions is to "benefit the community long-term, not just those that currently reside there, but also future residents of Waskasoo." As we did earlier in the discussion concerning the environmental repercussions of overdeveloping this parcel, we ask: why then apply to be removed from the surrounding Environmental Character Area which has already done most of the work of determining how best to do so? During the process of creating character areas, the long-term benefits and the future residents of Waskasoo, not to mention Red Deer, were thoroughly and objectively considered by discipline experts, just as they were during the creation of the MDP, the NPDS, and the ARP. Although the developers say they are "evaluating" incorporating many of the design elements and recommendations of the Character Area, nowhere have they stated exactly what elements and recommendations they plan to skirt nor have they given a solid justification to do so.

The applicant also posits that their application responds to their stakeholder engagement; however, we believe the vast majority of any stakeholder engagement has clearly stated that the lot should remain in the Character Area and zoned PS. After the developer's online presentation, they invited listeners to submit comments and questions and later sent attendees a summary that included the questions and comments the developer received as well as the applicant's answers, attendee statistics, and poll participation and responses. Unfortunately, we are not able to refer to this information here because it was "provided in courtesy with all rights reserved." To fully understand the positions of stakeholders, we encourage you to request a copy. We also encourage you to look at pages 18 - 34 of the Waskasoo Community Plan which transcribes the comments received from stakeholder at the various City workshops and open houses held as part of the ARP research. And of course, we encourage you to read the letters you have received from stakeholders regarding this application.

East Lincoln Properties is a quality builder with a good reputation. As they say, "R3 design can incorporate historical and cultural aesthetics to ensure sensitivity to the existing neighbourhood ... [and] can integrate into a historical community in a complimentary way." As a developer who recognizes the importance of these things, they would very likely be welcomed by Waskasoo to redevelop appropriate areas with R3 multi-attached structures such as along 55th St. Unfortunately, despite the PS Zoning, Open Space Major land use, Land Use Bylaws, Waskasoo ARP and Character Area, they purchased this land, and R3 is just not appropriate here. If approved, this application will open this green space to imposing R3 buildings in an area that is primarily reserve-, park-, and open space, and on a streetscape of primarily small, single storey unobtrusive structures.

Conclusion

In conclusion, we believe the application from East Lincoln Properties should be denied because not doing so will:

1. Counter past precedents and set dangerous future precedents for PS land and Open Space in the city
2. Counter the *Municipal Government Act* and the spirit of the *Intermunicipal Development Plan*
3. Exacerbate proven dangerous traffic and parking issues in Waskasoo
4. Destroy HSAs and wildlife corridors and damage the riparian strip and area ecology
5. Negatively impact the quality of life for all Red Deerians
6. Go against economic development strategies and reduce the potential for economic diversity
7. Counter best planning practices by negatively impacting housing mix, supporting inappropriate infill and intensification in established areas, and allowing development that does not fit the character of its surroundings

The application also counters many of the City's policies, plans, and strategies, primarily the *Municipal Development Plan* which is intended to guide planning decisions until at least 2033 and to a city population of 185,000. The MDP states its purpose is to guide growth "ensuring orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community" (1.1). Based on research and community input, it "reflects the kind of community residents wish to see in the future and identifies ways to achieve this future" (1.1). It is a "guide within which both public and *private sector decision making and investment can occur*" and a statutory document that development and subdivision authorities must regard when deciding on applications (1.1). Yet, its policies are not necessarily ironclad. It is to some degree a fluid document that can bend with "discretion" and "judgement" and with an eye to the whole vision set out within it (1.4).

The developer's application counters the *MDP* in multiple ways from land use in section 4 to Implementation in Section 19. Of 15 policy sections, there are only three it does not contradict – Section 12 Commercial Development, Section 13 Industrial Development, and 17 Utilities. Even policies surrounding intensification and infill do not support this application. It goes without saying that the application also conflicts with the Waskasoo Area Redevelopment Plan that it is trying to amend.

Further, as was stated by the former City Manager at first reading of the 2012 NASP, development here will compete with plans for intensification and live work development in Capstone (*Council Video*). It will also remove an important area of open space next to the downtown core where over 80% of dwellings are already high-density multi-family, a percentage that will be magnified as Capstone becomes a reality, putting even more pressure on the park, trail, and open space system. Does the City want to see 4240 59 st developed with high density apartments that will compete with Capstone or with Open Space and potential PS uses that will support the Downtown's and Capstone's development and long-term health?

Finally, there is not a strong enough need to replace PS Open Space with R3 zoning anywhere in the City. Red Deer's population is currently at 100,800 and has only increased by less than 500 people, or 0.4%, between 2016 and 2021 (City Census, Statistics and Demographics). Red Deer also still has some of the most affordable rents in

Alberta, possibly Canada (*Red Deer News Now*), and vacancy rates have fluctuated between 6% and 10% over the last five years (Alberta “Red”). Demand is not outstripping supply. Even if the population increased dramatically, through the MDP and the Generalized Land Use Map, it has been agreed that there are other areas better suited to residential intensification. In the case of this application, “discretion” and “judgement” would seem to support denying this application.

Respectfully Submitted by:

The Waskasoo Community Association Board

John Bough, President
Joanne White, Vice President
Linda Cullen-Saik, Secretary
Susan Jensen, Treasurer
Darcy Garrett
Kristen Steenbergen
William Weiswasser
Brenda Garrett
Marianne Lee
Ron Smith
Tiffany Priebe
Phil Smith
Renea Sinclair
Alandra Aucoin

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Group Consultation Context Form (Optional)

The questions in this form are optional and serve to provide context to the feedback you are providing on behalf of a group. There are no right or wrong answers to the questions. This form is included in the information provided to City Council or the Development Authority for their consideration. This form helps readers understand who the comment is coming from when a group or collective responds.

For your information, The City also conducts a separate consultation process as per the process outlined in policies and bylaws. This will also be provided to Council or the Development Authority for their consideration.

Proposed Waskasoo ARP (Bylaw 3567/A-2023) and Land Use Bylaw (Bylaw 3357/A-2023) amendments re 4240 – 59 Street

Name of Group: **Waskasoo Community Association (WCA)**

Membership Size of Group: Apprx. 75 paid household memberships but we represent and include all community members regardless of membership.

Questions:

Did the WCA do consultation prior to submitting comments?

☒ Yes

☐ No

If yes, who was consulted? How many? (i.e.: members only, residents on the same block or street, the entire neighbourhood, etc.)

The Board met twice to discuss opinions and strategy. It was decided to coordinate a letter writing campaign so all residents in Waskasoo could take part. We also decided to circulate the City mailout in Waskasoo West since they are part of the association and were part of the creation of the ARP. The Association's response encapsulates the Board's and community's concerns and was circulated to the Board multiple times for comments before being submitted.

If yes, what method of consultation was used? (i.e.: meeting, fliers in mailboxes, knocking door-to-door, etc.) If applicable, please attach copies of information provided.

At least 5 volunteers went door-to-door in Waskasoo east and west and discussed the applications with residents if anyone was home. We printed 150 copies of the City mailout and distributed 70 copies to homes in Waskasoo West and the rest to people renting homes in Waskasoo East who did not receive copies. (As far as I know, no apartments were able to be accessed.) We also circulated an information sheet that invited people write letters and listed the Board's concerns. See attached. The information was also circulated on our email list, which is likely where those who do not live in the neighbourhood heard about the application as many past residents choose to stay connected. Information was also circulated on the Waskasoo West Whats App group. We requested to be cc'd by community members when they submitted letters so that we could confirm that we were speaking for the community. We received 53 letters.



Contact Information (Your contact information allows City staff to respond as needed)

Name: Waskasoo Community Association

Mailing Address: 5549 45 Ave. Red Deer, AB

Postal Code: T4N 3L7

Phone #: 403 318 7651 John Bouw, President / 403 358 2646 Brenda Garrett, Director - Communications

E-mail Address: secretary@waskasoo.info

Your comments may be written on the enclosed Comment Sheet or attached as a separate letter.

Comments may be submitted using the following options:

- Mail to: Attn Orlando Toews, City Planning & Growth Department, Box 5008, Red Deer, Alberta, T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB,
- or
- Email to planning@reddeer.ca

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-304-8383.



What do YOU want to see HERE?

(4240 59 St, between Gateway School and the Red Deer River)

- ★ A developer has applied to change the zoning (or planned use) of 4240 59 St from PS to R3.

PS: or Public Service promotes uses like sports and recreation and will possibly allow uses like daycares, adult daycare, museums, sports offices and facilities, campgrounds, and long-term care.

R3: or multi-attached promotes high density apartments up to four storeys and 35 units/hectare and will possibly allow higher buildings and densities.

Which would you like to see on this property?



- ★ The developer is also applying to amend the Waskasoo Area Redevelopment Plan (or ARP) to allow the zoning change as well as to remove the lot from its character area and to reduce or remove the requirement for additional pre-development studies such as a traffic assessment or geotechnical analysis.

The Waskasoo ARP was created because of these types of development pressures. It cost tens of thousands of dollars and took years to complete. It presents and protects the vision that residents and other interested parties have for Waskasoo as well as ensures that development fits within the regulations of numerous other City plans. To do this, it divides Waskasoo into four distinct Character Areas and lays out what makes each area unique as well as lists development standards to maintain or compliment that uniqueness. **See the ARP at www.reddeer.ca/waskasoo**

The ARP states that this lot shall (or must) remain zoned PS and that potential developers must (a.) build in a way that fits the environmental character area and (b.). submit additional studies on impacts to traffic, services, bank stability etc. The environmental character area states that developments should leave plenty of open space, maintain views from the roads, suit the character surrounding it (rural, natural, structures that are flat roofed, low, and smaller) and incorporate a series of building strategies that protect the river, wildlife, and environment such as ecological design, green buildings, natural landscaping, careful management of lighting, storm water runoff, hard surfacing, and fencing.

Do you want to allow development here without requiring studies on traffic, services, and geology?

Do you want something built that ignores the area's character and does not follow the development standards set out to compliment and maintain that character?

- ★ **The MOST EFFECTIVE way to ensure your voice is heard is to send an email or letter to**
 Orlando Toews, Senior Planner
 City of Red Deer, Box 5008 Red Deer, AB T4N 3T4
planning@reddeer.ca (Please cc us at secretary@waskasoo.info)

Your response can be as simple as: "I oppose / I support the changes to the zoning and the Area Redevelopment Plan." However, listing a few reasons will be even more effective.

SEE REVERSE FOR THE BOARD'S PRELIMINARY CONCERNS



Page 2

Some preliminary concerns of the Community Association Board:



Re: Proposed Change to R3 Zoning

The land has been zoned PS since at least 1980. This is a very experienced developer who purchased the land fully aware of the zoning and restrictions.

During the consultations for the Waskasoo ARP, residents and stakeholders overwhelmingly wanted this land to remain PS. Specifically they wanted it to remain open space and used for recreation and sport.

PS zoning can supply what the City's extensive needs assessments have determined our neighbourhood lacks: public areas for gathering and interacting, development that builds and supports a sense of community and neighbourhood pride, and community services.

Waskasoo does not need apartments. 64% of dwellings in Waskasoo are already multifamily, compared to a City average of 21% and areas like the southeast with 10%.

PS zoning fits the immediate surroundings of the lot and the vision City plans set out for this area which is part of the City's Major Open Space system that protects the environment, builds healthy communities, and draws tourism and investments to the City.

The location is not suitable to R3 because it

- Is at the back of a residential neighbourhood that has access from one direction only,
- Is not near suitable roadways, commercial services, or transit,
- Is not consistent or compatible with the surrounding area
- Will compete with development in Capstone and with Downtown revitalization plans
- Impinges on privacy and amenities of nearby homes
- Will exacerbate existing traffic and pedestrian safety issues where access roads are already 250-350% overcapacity



Re: Proposed Changes to the Area Redevelopment Plan (ARP)

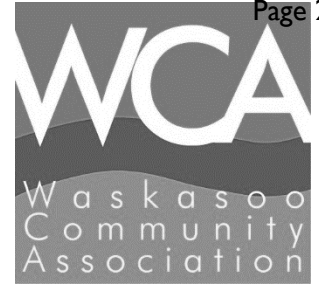
The Environmental Character Area buffers and protects the area waterways and environment, the Red Deer trail system, Gaetz Lake Sanctuary, and wildlife corridors and is PARTICULARLY important at this location where the park system narrows along the river.

The Environmental Character Area also protects Waskasoo's (and arguably the entire city's) sense of place, views and vistas, and character which here is rural, open, and natural with minimal building height and coverage.

Removing the requirement for additional studies puts Waskasoo's and the City's transportation, services, and environment at risk.

A previous application to develop this property with single family homes in 2012 was refused by The City, including City Council, because there was no ARP in place to guide development. Now that there is an ARP, it should not be ignored.

All together, the application to change zoning, remove the lot from the Environmental Character Area, and reduce or remove the requirement for additional studies will lead to the systematic removal of protections for an area that is vital to the environment and the community -- and opens the property to a development that disregards the needs of both.





**Forwarded to you by the
Waskasoo Community Association.**
Your association wants to ensure that everyone
in Waskasoo is made aware of this important
application to change the character and density
of our neighbourhood.

October 19, 2022

Waskasoo Community Association
c/o secretary@waskasoo.info

To: Landowners within Waskasoo neighbourhood, east of Waskasoo Creek

Re: 4240 – 59 Street
Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the
Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Why have I received this letter?

City administration has received an application from the owners of 4240 - 59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel for higher density residential uses, specifically the *R3 – Residential (Multiple Family) Residential District*.

As part of the application review process all landowners in the Waskasoo neighbourhood east of Waskasoo Creek are provided this opportunity to review and comment on the proposed amendments.

What is being proposed?

The applicant wishes to rezone the parcel at 4240 – 59 Street from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* so that they can pursue higher density residential development.

A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site. If these proposed amendments to the LUB and Waskasoo ARP are successful, the applicant would then have to apply for a Development Permit (DP) for the specific development. The DP would address such matters as building height, setbacks, landscaping, on-site parking, traffic, etc.

Enclosed are several documents that provide background and detail on the proposed amendments:

- Location Map
- Current and Proposed Wording for the Waskasoo Area Redevelopment Plan
- The Land Use Bylaw's *PS – Public Service District* and *R3 – Residential (Multiple Family) District*

How can I provide feedback?

Please review the attached information and then fill out and submit the enclosed comment sheet.

Comment sheets can be submitted by:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Please submit comment sheets by 4:30 pm on Thursday, November 10, 2022. All comments provided will form part of the public record and will appear on a Council Agenda in the same format they are received. In accordance with The City's Procedure Bylaw, anonymous comments will not be forwarded to Council and personal information will not be redacted.

What are the next steps for this proposal?

After the referral period ends on November 10th, administration will prepare a report that will be presented to Council for consideration of First Reading of the amending bylaws. No date has been set for this, but it is anticipated that this will occur in January 2023. If Council gives First Reading to the amending bylaws Council must hold a Public Hearing, typically four weeks after First Reading, before it can consider Second and Third Readings (adoption) of the bylaws. A Public Hearing is an opportunity for anyone to speak directly to Council concerning the proposed bylaws. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within the consultation area will receive written notification of the Public Hearing. Once the Public Hearing is concluded Council considers Second and Third Reading (adoption) of the proposed bylaws.

Questions?

Questions regarding the application can be forwarded to Orlando Toews, Senior Planner at: orlando.toews@reddeer.ca or 403-406-8704.




Location Map for 4240 59 St



Current Zoning

Proposed Text Changes in the Waskasoo Area Redevelopment Plan

Proposed deleted text shown in ~~strikeout~~ and proposed added text shown in **bold**

<p>Plan Recommendations (page 8)</p> <p><i>CURRENT</i></p>  <p>3 4240 – 59 Street</p> <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p><i>PROPOSED</i></p> <p>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation or be redesignated by Council. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall may be required to support an application for development or redevelopment.</p>
<p>In Section 5.2 Context and History</p> <p><i>CURRENT</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p><i>PROPOSED</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, and Gaetz Lakes Sanctuary., and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>

Note: the Waskasoo ARP maps in Plan Recommendations (page 8), section 1.1 Intent of Character Statements (page 11), and section 5.1 Character Statement Area (page 26) will also be amended to reflect the above text.

The Waskasoo ARP can be viewed online at:

*<https://www.reddeer.ca/business/planning/area-redevelopment-plans/waskasoo-neighbourhood-plan/>
or
go to reddeer.ca and search “Waskasoo ARP”*

Land Use Bylaw PS and R3 Districts

7.4 PS Public Service (Institutional or Government) District**PS****¹General Purpose**

The general purpose of this District is to provide land for those uses that are Public and Quasi-Public in nature.

² DELETED

1. PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands, namely Lot 5, Block 1, Plan 882 2274, and Plan 615 LZ, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	³ Building Sign
(iv)	⁴ Freestanding Sign
(v)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(vi)	⁵ DELETED
(b) Discretionary Uses	
(i)	⁶ Assisted living facility.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 LZ: <ol style="list-style-type: none"> (1) any use similar to the uses permitted at the Westerner site, (2) any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use. (3) Gaming establishment.

¹ 3357/S-2018

² 3357/I-2021

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/A-2017, 3357/B-2018

⁶ 3357/C-2007

(iii)	⁷ DELETED
(iv)	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.
(v)	Campground.
(vi)	Day care facilities.
(vii)	⁸ Dynamic Fascia Sign on Sites over 13.1 hectares in size.
(viii)	⁹ Dynamic Freestanding Sign on Sites over 13.1 hectares in size.
(ix)	¹⁰ Electronic Message Fascia Sign; and
(x)	¹¹ Electronic Message Freestanding Sign.
(xi)	¹² DELETED
(xii)	¹³ DELETED
(xiii)	¹⁴ Institutional service facility
(xiv)	Offices for community oriented groups which have recreation as part of their programs.
(xv)	Parking ancillary to any permitted or discretionary use.
(xvi)	Private clubs or organizations.
(xvii)	¹⁵ Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
(xviii)	¹⁶ Temporary care facility.
(xix)	Utilities.
(xx)	¹⁷ Deleted.
(xxi)	¹⁸ Accessory Building, subject to Section 3.5 Accessory Building Regulations.

2. PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to ¹⁹ Development Authority approval
Side Yard Minimum	Subject to ²⁰ Development Authority approval

⁷ 3357/S-2018

⁸ 3357/B-2018

⁹ 3357/B-2018, 3357/S-2022

¹⁰ 3357/B-2018, 3357/S-2022

¹¹ 3357/B-2018

¹² 3357/G-2016, 3357/B-2018

¹³ 3357/B-2018

¹⁴ 3357/C-2007

¹⁵ 3357/L-2018

¹⁶ 3357/C-2007

¹⁷ 3357/I-2009 and 3357/F-2011

¹⁸ 3357/A-2017

¹⁹ 3357/C-2022

²⁰ 3357/C-2022

Regulations	Requirements
Rear Yard Minimum	Subject to ²¹ Development Authority approval
Landscaped Area	Subject to ²² Development Authority approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to ²³ Development Authority approval

3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

²¹ 3357/C-2022

²² 3357/C-2022

²³ 3357/C-2022

4.5 R3 Residential (Multiple Family) District**R3****General Purpose**

The general purpose of this District is to accommodate and control medium and high density residential development.

(1) R3 Permitted and Discretionary Uses Table²⁴**(a) Permitted Uses**

- (i) ²⁵Building Sign, for uses described in Section 11.10(1).
- (ii) ²⁶Deleted
- (iii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (iv) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
- (v) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
- (vi) ²⁷Deleted

(b) Discretionary Uses

- (i) Accessory residential structure subject to section 4.7(3).
- (ii) ²⁸Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.
- (iii) ²⁹DELETED
- (iv) Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
- (v) Detached or semi-detached dwelling unit in existence before January 12, 2004.
- (vi) ³⁰Existing Special Residential: place of worship, kindergarten, school, and Day Care Facility. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall also be deemed to be a Discretionary Use for that site
- (vii) ³¹Freestanding Sign, for uses described in Section 11.13(1).
- (viii) ³²Deleted
- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).

²⁴ 3357/C-2007²⁵ 3357/B-2018²⁶ 3357/S-2019²⁷ 3357/B-2018²⁸ 3357/X-2014, 3357/L-2020²⁹ 3357/X-2014, 3357/L-2020³⁰ 3357/A-2012³¹ 3357/B-2018³² 3357/S-2019

- (x) Multi-attached building more than 35 dwelling units per hectare.
- (xi) Multiple family building more than 35 dwelling units per hectare.
- (xii) ³³Municipal Services limited to Police, Emergency Services and/or Utilities
- (xiii) Secondary suite legally in existence before April 5, 2004.
- (xiv) ³⁴Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xv) ³⁵Show Home or Raffle Home.
- (xvi) ³⁶DELETED

(2) R3 Residential (Multiple Family) Regulations

(a) Table 4.5 R3 Regulations³⁷

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit Dwelling unit in a multiple family building: 37.0 m ² Unit in assisted living facility: 23.0 m ²
Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
³⁸ Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ 4 storeys for Assisted Living Facility, Temporary Care Facility or Multiple family building unless site is located within the downtown commercial core area in which case there is no specific maximum.
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m

³³ 3357/I-2013

³⁴ 3357/Z-2009

³⁵ 3357/T-2015

³⁶ 3357/L-2020

³⁷ 3357/C-2007

³⁸ 3357/I-2013

Regulations	Requirements
Side Yard Minimum <i>continued</i>	<p>Multi-attached (without side entry): 1.8 m</p> <p>Multi-attached (with side entry): 2.4 m</p> <p>Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the ³⁹Development Authority, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the ¹Development Authority, but not less than 7.5m <p>In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
Parking Spaces	Subject to sections 3.1 & 3.2
⁴⁰ Lot Area Minimum	<p>Detached dwelling 360.0 m²</p> <p>Semi-detached: 232.0 m² per dwelling unit</p> <p>Multi-attached :185.0 m² per dwelling unit</p> <p>⁴¹- deleted</p> <p>For multi-family, Assisted living facility or Temporary care facility:</p> <ul style="list-style-type: none"> ▪ in all cases subject to section 4.5(3) (a). ▪ no separate bedroom: 55 m² per dwelling unit ▪ one bedroom: 82.0 m² per unit ▪ more than one bedroom: 102.0 m² per dwelling unit

³⁹ 3357/C-2022⁴⁰ 3357/I-2013⁴¹ 3357/A-2012

Regulations	Requirements
⁴² Frontage Minimum	<p>Detached dwelling: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per each dwelling unit</p> <p>Multiple family building: 19.5 m</p>

- (b) R3 District is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

- (a) ⁴³Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(1), the minimum site area is subject to approval of the ⁴⁴Development Authority.
- (b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.
- (c) ⁴⁵Notwithstanding anything in this Bylaw, on bare land condominium R3 parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

⁴² 3357/I-2013

⁴³ 3357/I-2013

⁴⁴ 3357/C-2022

⁴⁵ 3357/L-2020



Comment Sheet

**Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and
Waskasoo ARP amendment (Bylaw 3567/A-2023)
to allow higher density residential uses at 4240 – 59 Street**

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Do you have comments on the proposed amendments that you would like Council to consider?

[illegible]

[illegible]

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked “in confidence” or “confidential” will be contacted by Administration who will explain that materials cannot be submitted “in confidence” or “confidentially” as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not “confidential”.
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB



CITY PLANNING & GROWTH DEPARTMENT

October 19, 2022**«Owner_Name»****«Owner_Address1»****«Owner_Address2»****To: Landowners within Waskasoo neighbourhood, east of Waskasoo Creek****Re: 4240 – 59 Street****Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)**

Why have I received this letter?

City administration has received an application from the owners of 4240 - 59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel for higher density residential uses, specifically the *R3 – Residential (Multiple Family) Residential District*.

As part of the application review process all landowners in the Waskasoo neighbourhood east of Waskasoo Creek are provided this opportunity to review and comment on the proposed amendments.

What is being proposed?

The applicant wishes to rezone the parcel at 4240 – 59 Street from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* so that they can pursue higher density residential development.

A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site. If these proposed amendments to the LUB and Waskasoo ARP are successful, the applicant would then have to apply for a Development Permit (DP) for the specific development. The DP would address such matters as building height, setbacks, landscaping, on-site parking, traffic, etc.

Enclosed are several documents that provide background and detail on the proposed amendments:

- Location Map
- Current and Proposed Wording for the Waskasoo Area Redevelopment Plan
- The Land Use Bylaw's *PS – Public Service District* and *R3 – Residential (Multiple Family) District*

How can I provide feedback?

Please review the attached information and then fill out and submit the enclosed comment sheet.

Comment sheets can be submitted by:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Please submit comment sheets by 4:30 pm on Thursday, November 10, 2022. All comments provided will form part of the public record and will appear on a Council Agenda in the same format they are received. In accordance with The City's Procedure Bylaw, anonymous comments will not be forwarded to Council and personal information will not be redacted.

What are the next steps for this proposal?

After the referral period ends on November 10th, administration will prepare a report that will be presented to Council for consideration of First Reading of the amending bylaws. No date has been set for this, but it is anticipated that this will occur in January 2023. If Council gives First Reading to the amending bylaws Council must hold a Public Hearing, typically four weeks after First Reading, before it can consider Second and Third Readings (adoption) of the bylaws. A Public Hearing is an opportunity for anyone to speak directly to Council concerning the proposed bylaws. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within the consultation area will receive written notification of the Public Hearing. Once the Public Hearing is concluded Council considers Second and Third Reading (adoption) of the proposed bylaws.

Questions?

Questions regarding the application can be forwarded to Orlando Toews, Senior Planner at: orlando.toews@reddeer.ca or 403-406-8704.

Location Map for 4240 – 59 Street




Current Zoning



Proposed Text Changes in the Waskasoo Area Redevelopment Plan

Proposed deleted text shown in ~~strikeout~~ and proposed added text shown in **bold**

<p>Plan Recommendations (page 8)</p> <p><i>CURRENT</i></p>  <p>3 4240 – 59 Street</p> <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p><i>PROPOSED</i></p> <p>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation or be redesignated by Council. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall may be required to support an application for development or redevelopment.</p>
<p>In Section 5.2 Context and History</p> <p><i>CURRENT</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p><i>PROPOSED</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, and Gaetz Lakes Sanctuary., and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>

Note: the Waskasoo ARP maps in Plan Recommendations (page 8), section 1.1 Intent of Character Statements (page 11), and section 5.1 Character Statement Area (page 26) will also be amended to reflect the above text.

The Waskasoo ARP can be viewed online at:

*<https://www.reddeer.ca/business/planning/area-redevelopment-plans/waskasoo-neighbourhood-plan/>
or
go to reddeer.ca and search “Waskasoo ARP”*

Land Use Bylaw PS and R3 Districts

7.4 PS Public Service (Institutional or Government) District**PS****¹General Purpose**

The general purpose of this District is to provide land for those uses that are Public and Quasi-Public in nature.

² DELETED

1. PS Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
(ii)	At the Westerner Exposition Site situate upon the following lands, namely Lot 5, Block 1, Plan 882 2274, and Plan 615 LZ, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
(iii)	³ Building Sign
(iv)	⁴ Freestanding Sign
(v)	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
(vi)	⁵ DELETED
(b) Discretionary Uses	
(i)	⁶ Assisted living facility.
(ii)	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 LZ:
(1)	any use similar to the uses permitted at the Westerner site,
(2)	any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use.
(3)	Gaming establishment.

¹ 3357/S-2018

² 3357/I-2021

³ 3357/B-2018

⁴ 3357/B-2018

⁵ 3357/A-2017, 3357/B-2018

⁶ 3357/C-2007

(iii)	⁷ DELETED
(iv)	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.
(v)	Campground.
(vi)	Day care facilities.
(vii)	⁸ Dynamic Fascia Sign on Sites over 13.1 hectares in size.
(viii)	⁹ Dynamic Freestanding Sign on Sites over 13.1 hectares in size.
(ix)	¹⁰ Electronic Message Fascia Sign; and
(x)	¹¹ Electronic Message Freestanding Sign.
(xi)	¹² DELETED
(xii)	¹³ DELETED
(xiii)	¹⁴ Institutional service facility
(xiv)	Offices for community oriented groups which have recreation as part of their programs.
(xv)	Parking ancillary to any permitted or discretionary use.
(xvi)	Private clubs or organizations.
(xvii)	¹⁵ Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
(xviii)	¹⁶ Temporary care facility.
(xix)	Utilities.
(xx)	¹⁷ Deleted.
(xxi)	¹⁸ Accessory Building, subject to Section 3.5 Accessory Building Regulations.

2. PS Public Service (Institutional or Government) District Regulations

(a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m ²
Front Yard Minimum	Subject to ¹⁹ Development Authority approval
Side Yard Minimum	Subject to ²⁰ Development Authority approval

⁷ 3357/S-2018

⁸ 3357/B-2018

⁹ 3357/B-2018, 3357/S-2022

¹⁰ 3357/B-2018, 3357/S-2022

¹¹ 3357/B-2018

¹² 3357/G-2016, 3357/B-2018

¹³ 3357/B-2018

¹⁴ 3357/C-2007

¹⁵ 3357/L-2018

¹⁶ 3357/C-2007

¹⁷ 3357/I-2009 and 3357/F-2011

¹⁸ 3357/A-2017

¹⁹ 3357/C-2022

²⁰ 3357/C-2022

Regulations	Requirements
Rear Yard Minimum	Subject to ²¹ Development Authority approval
Landscaped Area	Subject to ²² Development Authority approval
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to ²³ Development Authority approval

3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

²¹ 3357/C-2022

²² 3357/C-2022

²³ 3357/C-2022

4.5 R3 Residential (Multiple Family) District**R3****General Purpose**

The general purpose of this District is to accommodate and control medium and high density residential development.

(1) R3 Permitted and Discretionary Uses Table²⁴**(a) Permitted Uses**

- (i) ²⁵Building Sign, for uses described in Section 11.10(1).
- (ii) ²⁶Deleted
- (iii) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (iv) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).
- (v) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35).
- (vi) ²⁷Deleted

(b) Discretionary Uses

- (i) Accessory residential structure subject to section 4.7(3).
- (ii) ²⁸Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility or place of worship or assembly.
- (iii) ²⁹DELETED
- (iv) Bed & Breakfast in a detached or semi-detached dwelling, subject to section 4.7(11).
- (v) Detached or semi-detached dwelling unit in existence before January 12, 2004.
- (vi) ³⁰Existing Special Residential: place of worship, kindergarten, school, and Day Care Facility. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall also be deemed to be a Discretionary Use for that site
- (vii) ³¹Freestanding Sign, for uses described in Section 11.13(1).
- (viii) ³²Deleted
- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).

²⁴ 3357/C-2007

²⁵ 3357/B-2018

²⁶ 3357/S-2019

²⁷ 3357/B-2018

²⁸ 3357/X-2014, 3357/L-2020

²⁹ 3357/X-2014, 3357/L-2020

³⁰ 3357/A-2012

³¹ 3357/B-2018

³² 3357/S-2019

- (x) Multi-attached building more than 35 dwelling units per hectare.
- (xi) Multiple family building more than 35 dwelling units per hectare.
- (xii) ³³Municipal Services limited to Police, Emergency Services and/or Utilities
- (xiii) Secondary suite legally in existence before April 5, 2004.
- (xiv) ³⁴Secondary Suite in a detached Dwelling Unit, subject to section 4.7(9).
- (xv) ³⁵Show Home or Raffle Home.
- (xvi) ³⁶DELETED

(2) R3 Residential (Multiple Family) Regulations

(a) Table 4.5 R3 Regulations³⁷

Regulations	Requirements
Floor Area Minimum	Detached dwelling: Frontage in m x 6.0 m Semi-detached dwelling: 65.0 m ² for each unit Multi-attached: 60.0 m ² for each unit Dwelling unit in a multiple family building: 37.0 m ² Unit in assisted living facility: 23.0 m ²
Site Coverage Maximum	40% (includes garage and accessory buildings) except within multi-family, assisted living facility or temporary care facility on sites located within the boundaries of the Greater Downtown Action Plan, where it is 60% (including accessory buildings)
³⁸ Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade except: <ul style="list-style-type: none"> ▪ 4 storeys for Assisted Living Facility, Temporary Care Facility or Multiple family building unless site is located within the downtown commercial core area in which case there is no specific maximum.
Front Yard Minimum	6.0 m except multi-family which shall have a 7.5 m minimum subject to sections 5.7(2) and 3.19.
Side Yard Minimum	Detached dwelling: 1.5 m Semi-detached dwelling unit (without side entry): 1.5 m Semi-detached dwelling unit (with side entry): 2.4 m Special residential: 3.0 m

³³ 3357/I-2013

³⁴ 3357/Z-2009

³⁵ 3357/T-2015

³⁶ 3357/L-2020

³⁷ 3357/C-2007

³⁸ 3357/I-2013

Regulations	Requirements
Side Yard Minimum <i>continued</i>	<p>Multi-attached (without side entry): 1.8 m</p> <p>Multi-attached (with side entry): 2.4 m</p> <p>Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.</p> <p>For multi-family, assisted living facility or temporary care facility:</p> <ul style="list-style-type: none"> ▪ Buildings up to 2 storeys: 3.0 m ▪ Buildings of 3 and 4 storeys: 4.5 m ▪ Buildings of 5 and 6 storeys: subject to the approval of the ³⁹Development Authority, but not less than 6.0 m ▪ Buildings more than 6 storeys: subject to the approval of the ¹Development Authority, but not less than 7.5m <p>In all cases the minimum side yard requirement is subject to sections 5.7(2) and 3.19.</p>
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area Minimum	35% of site area except for multi-family, assisted living facility or temporary care facilities on sites located within the boundaries of the Greater Downtown Action Plan, where 30% landscaping of the site is required.
Parking Spaces	Subject to sections 3.1 & 3.2
⁴⁰ Lot Area Minimum	<p>Detached dwelling 360.0 m²</p> <p>Semi-detached: 232.0 m² per dwelling unit</p> <p>Multi-attached : 185.0 m² per dwelling unit</p> <p>⁴¹- deleted</p> <p>For multi-family, Assisted living facility or Temporary care facility:</p> <ul style="list-style-type: none"> ▪ in all cases subject to section 4.5(3) (a). ▪ no separate bedroom: 55 m² per dwelling unit ▪ one bedroom: 82.0 m² per unit ▪ more than one bedroom: 102.0 m² per dwelling unit

³⁹ 3357/C-2022⁴⁰ 3357/I-2013⁴¹ 3357/A-2012

Regulations	Requirements
⁴² Frontage Minimum	<p>Detached dwelling: 12.0 m</p> <p>Semi-detached: 7.6 m per dwelling unit</p> <p>Multi-attached building: 15.0 m except, if all units are side by side town or row housing units: 6.1 m per each dwelling unit</p> <p>Multiple family building: 19.5 m</p>

- (b) R3 District is subject to any applicable residential regulations listed within section 4.7.

(3) R3 Residential (Multiple Family) Site Development

- (a) ⁴³Notwithstanding the minimum site area requirements of Table 4.5, when an area has a density designation in accordance with section 7.10(1), the minimum site area is subject to approval of the ⁴⁴Development Authority.
- (b) Notwithstanding the building height maximum, any existing building located outside of the boundaries of the Greater Downtown Action Plan which is greater than four storeys may be structurally altered or replaced by another building provided the number of storeys does not increase.
- (c) ⁴⁵Notwithstanding anything in this Bylaw, on bare land condominium R3 parcels, the development of more than one Dwelling Unit shall be subject to the Development Authority approving the site plan.

⁴² 3357/I-2013

⁴³ 3357/I-2013

⁴⁴ 3357/C-2022

⁴⁵ 3357/L-2020



Comment Sheet

**Proposed Land Use Bylaw amendment (Bylaw 3357/A-2023) and
Waskasoo ARP amendment (Bylaw 3567/A-2023)
to allow higher density residential uses at 4240 – 59 Street**

You are invited to provide comments regarding the proposed Land Use Bylaw and Waskasoo Area Redevelopment Plan amendments. Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Thursday, November 10, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted as there is no way for Council to properly weigh the contents.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Do you have comments on the proposed amendments that you would like Council to consider?

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked “in confidence” or “confidential” will be contacted by Administration who will explain that materials cannot be submitted “in confidence” or “confidentially” as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not “confidential”.
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Subject: FW: [External] Attn Orlando Toews: Response to proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan

From: Kristine Abramoff <kristine.abramoff@gmail.com>

Sent: March 01, 2023 4:02 PM **To:** Planning Services <Planning@reddeer.ca>

Subject: [External] Attn Orlando Toews: Response to proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan

Orlando Toews,
Please see below my response to the proposed amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan.

Kristine Abramoff
4341 58 St.
Red Deer

I would like to share my feedback about the changes made to the proposal to revise the Waskasoo Area redevelopment Plan (ARP).

The proposed changes do not address the fact that if made, a development on an environmentally significant area would go forward. The new wording would allow the streetscape and character of the area to be ignored. This is not acceptable, and it would set a precedent for the rezoning and development of green spaces and environmentally significant areas in the city.

The streetscape and character of the neighborhood must be retained. This neighborhood is already established, with some of the oldest homes in Red Deer and traffic infrastructure that was designed over a century ago. Similarly, this land's PS zoning was established years ago. Changing this now would deprive our community of a vital green space while increasing traffic and congestion in the neighbourhood. Additionally, it would be remiss to not consider the impact that a rental apartment complex and the increase in population density may have on the area. These issues include trash; graffiti; biohazards; noise, smoke, and light pollution; exacerbation to erosion on the riverbank across from the property; and a sharp increase in traffic and parking issues. I am concerned about the changes that a large development like the one proposed would bring to this area.

All other issues set aside, this location is simply not an appropriate place for large apartment buildings or a housing development at all. It does not have the infrastructure needed, as the road leading to this area is narrow and is already far above capacity at peak times. This location is far enough from all amenities that it would need to be car-centric, which would add to current traffic issues. Potential occupants would face significant downsides of living farther from the centre, which may make it harder to find tenants for the units and make the units less desirable, especially considering how difficult it would be to leave the area by car during peak traffic times.

Red Deer's PS zones and open spaces are not development opportunities. This proposal must be rejected to maintain a precedent that was set long ago and has continued with the rejection of previous land development proposals.

Thank you,

Kristine Abramoff
4341 58 St.
Red Deer

Subject: FW: [External] PROPOSAL FOR R3 HIGH DENSITY

From: Monica Bast <m.b.56@hotmail.com>
Sent: March 01, 2023 3:40 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] PROPOSAL FOR R3 HIGH DENSITY

PROPOSAL FOR R3 HIGH DENSITY -East Lincoln Properties proposed apartment complex at 4240 59 St between Gateway School and the Red Deer River

Orlando Toews:

I fully agree with WCAs opinion, that the changes make little difference to the application that will go to council, other than ELP is now offering to leave the property in the Environmental Character Area with the caveat that the underlying zoning and bylaws connected to the property would take precedence over the character statements when it comes to height, size, massing, location, and negative impacts on the streetscape. That means that if their proposal to change the zoning to high density multi-family and to revise the ARP is passed, four-storey apartment buildings, parking lots, etc could be built in ways that ignore the area's character and streetscape and all the other issues I identified in the previous letter I sent to you in opposition to the development proposal.

I am completely opposed to all the different forms the development proposal currently put forward.

Monica Bast
4743 56 Street
Red Deer
T4N 2K2

Subject: FW: [External] Letter of February 14, 2023 regarding Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) ATTN: Orlando Toews

From: Ron Baugh <treehggr@gmail.com>

Sent: February 17, 2023 6:35 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Letter of February 14, 2023 regarding Proposed Land Use Bylaw amendment (Bylaw 3357-A-2023) and Waskasoo ARP Amendment (Bylaw 3367-A-2023) ATTN: Orlando Toews

Dear Sir:

Once more I wish to voice my vehement objection to any changes to the above mentioned Bylaw and the Waskasoo ARP. In my view it is just another attempt by the developer to put rhetorical lipstick on their plan and again in my view is just more legal harassment.

Regards,

Ron Baugh

5824 44 Avenue

Red Deer, Alberta

T4N 3J5

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"The person who does not read good books is no better off than those who cannot read."

Subject: FW: [External] 4240 59 Street Waskasoo

From: John Bouw <johnbouw61@gmail.com>
Sent: February 20, 2023 1:23 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] 4240 59 Street Waskasoo

Attention: Orlando Toews

Re: Email Feb 14, 2023

I do not support or approve of any changes to the Land Use Bylaw (Bylaw 3357/A-2023) or to the Waskasoo Redevelopment Plan (Bylaw 3567/A-2023).

The Waskasoo Redevelopment Plan must be adhered to in its entirety!

This lot should remain PS Green Space and not be approved for a change to R3 development!

My email dated Oct 26, 2022 explains all my reasons why it should not be changed to R3 from PS.

The email sent by the Waskasoo Association dated Nov 10, 2022 describes in great detail why this land should not be changed to R3.

The City of Red Deer must respect the opinions of the majority of Waskasoo Residents.

Sincerely

John W. Bouw

Subject: FW: [External] Re 4240-59 Street

From: Harold Connell <haconnel@telus.net>
Sent: February 22, 2023 2:46 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Re 4240-59 Street

As we stated in our previous response on this proposal, we do not believe any of the wording in the ARP should be changed. It was put in that way to prevent developers from doing what East Lincoln is attempting to do. We do not in our opinion think that the developer in any way has the interests of the city or the Waskasoo area in mind with this endeavour. It appears to us to be more about a substantial return on their investment with the least output from them.

Harold & Barbara Connell
5812-43 Ave.
Red Deer, AB.
Ph. 403-340-2620

Linda M. Cullen-Saik

5549 45 Ave.

Red Deer, AB

T4N 3L7

February 22, 2023

Mr. Toews

I am writing in response to your February 14, 2023 letter to landowners within Waskasoo neighborhood, east of Waskasoo Creek regarding the Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023). I live on 45th Ave and own my home.

I am unequivocally opposed to any amendments to either bylaw; and I am equally opposed to any development on this site whatsoever. Higher density residential development is not suitable on this site for all the reasons you have already been made aware of by local area residents.

I maintain the parcel at 4240 – 59 Street should not be rezoned from the PS – Public Service District to the R3 – Residential (Multiple Family) District to accommodate the applicant so they can pursue higher density residential development on this site. The applicant was aware of the PS zoning when they purchased the land and this is purely a profit driven quest to locate a high density development in an undoubtedly desirable, yet environmentally sensitive area of Red Deer without regard to the sentiments of the area residents and the legitimacy of the said development.

I believe many of the Waskasoo residents/landowners have already responded in large numbers to the initial October 2022 letter and offered many solid reasons why this application for rezoning and development should be denied. I don't believe re-wording the bylaws or the Waskasoo area redevelopment plan will in any way sway the opposition to this or any future development project on this site. It is simply not good planning.

In my History, Theory & Ethics of Planning course we were made aware that today's cities require complex plans balancing all the different elements that contribute to our quality of life and the sustainability of our environment. Let's ask ourselves, honestly and ethically, in this situation in particular, would re-zoning this lot to accommodate a higher density residential development add to, or detract from, the quality of life of the residents of Waskasoo and equally important, would it enhance or diminish from this historically significant character neighborhood and the environmentally sensitive area that it is adjacent to?

Regards,

Linda Cullen-Saik

Subject: FW: [External] Waskasoo Area Redevelopment Plan - regarding proposed changes

From: zabet@shaw.ca <zabet@shaw.ca>

Sent: March 01, 2023 8:37 AM

To: Planning Services <Planning@reddeer.ca>

Cc: Jim <jim23blues@gmail.com>; 'secretary@waskasoo.info'

Subject: [External] Waskasoo Area Redevelopment Plan - regarding proposed changes

Hello Orlando Toews, Senior Planner, City of Red Deer:

We are opposed to the proposed change of the PS designation on the 4240 – 59 street land parcel to R3 as proposed by ELP.

In reading through the ARP for our Waskasoo neighbourhood, the number one plan objective is to ensure that any development & redevelopment is “sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.”

The proposal for any zone changes to the 4940 – 59 street location from it's current standing, other than changing to a R1, is not keeping with the neighbourhood character statement of the area; anything other than the R1 type of land use in the area will absolutely not fit in to the Waskasoo ARP plan.

If the land parcel is to ever change to a R3 designation how will the architecture or neighbourhood character statement ever be kept?

Anything over one and a half storeys tall in that area will not fit in.

Furthermore, the concept of 'Preservation of Rural Character' is not being considered regarding this rezoning request - any sort of development to the proposed area must be limited.

Also to note that in the Waskasoo ARP section 5.6 for recommendation on design; the part about all roads north of 59 street within the character area should consider 'pocket neighbourhoods' for residential concepts like assisted living, nothing about a R3 designation will reflect a 'pocket neighbourhood' concept.

Keeping the state of the environmental character area of the land location is necessary.

The current use of the area as an open sports field is awesome and the huge trees in the area need to be kept.

There are also these other concerns about the development of that area – the additional taxes for the road infrastructure that any change to the area will cause.

How will a construction project of any size leave the existing road infrastructure in place?

The area already is staunch with traffic during school time, weekends & holidays.

The main entrance road to the location (really, the only entrance road) - 45 Avenue - into the area is always busy.

It is a single lane road with a playground zone. Residents along that road have parking, it is already very limited.

The site lines on the 45 avenue and 55 street are restricted by the Corner Store – increasing traffic there will cause additional accidents.

How would 42A Avenue ever be able to host any increased traffic with the school zoning and the way that area is setup now?

The other entrance road option is 44 Avenue. It also goes through a playground zone & the current state of that road would not respond well to any increase in traffic.

That whole road infrastructure will have to be rebuilt.

Sidewalks, fencing and river bank structures will be needed along that stretch of 45 avenue.

Having any type of home built in that land location will encroach the nature areas & the already disturbed riverbank.

Also, consider the bylaws regarding anything that will increase vehicle traffic for home businesses, they are restricted. If any "assisted living" residence is setup in this location, how are they any different from a home business causing increasing traffic? After all, isn't an "assisted-living home" really a business venture?

If this land parcel 4240 – 59 street has to be zoned out of its PS designation then it should only be allowed to stay as the rest of the neighbourhood, R1 or R2 maximum.

It is impolite for East Lincoln Properties to propose such a large, uncharacteristic change to our neighbourhood and area.

Thank-you for asking for our opinions, thoughts and ideas.

Yours truly:

Jim Currie

Beth Currie

contact email: Jim23Blues@Gmail.com

5806 – 43 avenue Red Deer T4N3E6

telephone: 403-588-2451

February 23, 2023

To Orland Toews

Subject: Proposed rezoning and Development of 4240 59st, Red Deer, AB.

I am the current owner of 4512 Waskasoo crescent and have recently been approved to build a new home at that address. I purchased the property in spring of 2022 for this purpose. I have lived in central Alberta for 28 years and have utilized the park system in Red Deer with my family and friends for the entire time. The reason I chose to move to the Waskasoo area was for several reasons. First was the character and charm of an older developed residential community. Secondly was the access to the park system, paths and nature itself. Third and really one of the more important reasons was that the area is not as high of traffic as many locations in Red Deer because of the lack of density.

I stand against proposals that would diminish this areas appeal to future home buyers and would increase traffic on roads that are not designed for what appears to be ever growing traffic. Also reducing the green spaces within our City goes strongly against any type of ecological preservation. If the city is looking at more housing there are many apartment buildings in higher density areas that are beyond their useful life span that should be looked at for redevelopment, as well as older homes that have lived past their functional lives and major throughfares, that should be considered for redevelopment and expansion. Damaging one of the most pristine areas of our city does not make sense given the volume of its citizens use the Waskasoo corridor to access Mackenzie trails.

Based on the City bylaws it appears that councils historically saw fit to protect this area as well and going against its own precedent. Times may have changed, but our protection of our Environment have become even more important.

Sincerely Michael Gait

A handwritten signature in black ink, appearing to be 'Michael Gait', with a stylized, sweeping flourish extending from the end of the name.

Subject: FW: [External] 4240 - 59 St. proposal

From: Danica Hoffart <danicahoffart@shaw.ca>
Sent: February 22, 2023 10:05 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary <secretary@waskasoo.info>
Subject: [External] 4240 - 59 St. proposal

Dear Mr. Toews and the rest of the Planning Department,

I am writing to express my concern regarding the East Lincoln Properties proposed apartment building at 4240 – 59 St. The revised proposal does not resolve the issues that I raised in my previous letter of Nov. 8, 2022. Changing the zoning to allow high-density multi-family units, four-storey apartment buildings, and parking lots, not only changes the character of the neighbourhood, but poses safety risks for families who live nearby and who use the path.

As I detailed in my previous letter, this proposed development:

- Reduces the safety of cyclists and pedestrians on the well-used river path,
- Increases the risk of vehicular collisions in an already-congested neighbourhood,
- Sacrifices one of the city's few publicly-accessible green spaces near the river for future generations.

Once again, I urge you to reject this amended proposal. To sell off this precious undeveloped land to the highest bidder is not responsible stewardship of this piece of Treaty Seven territory.

Sincerely,
Danica Hoffart, PhD

To: City of Red Deer, City Planning and Growth Department
Attn: Orlando Toews, Senior Planner
planning@reddeer.ca

**Re: Proposed Amendments to the Land Use Bylaw and
The Waskasoo Area Redevelopment Plan
to allow higher density residential uses at 4240-59th Street**

My contact information:

Susan Jensen
5829-45 Avenue, Red Deer. T4N 3M1
Phone: 587-877-3855. Email: susani9@telus.net

Do you have any comments on the proposed amendments you would like Council to consider?

I **strongly oppose** the application described in the City of Red Deer letter dated Feb 14, 2023:

1. The letter from the City states that the applicant still wishes to rezone the parcel at 4240 – 59th Street from the PS – Public Service District to the R3 – Residential (Multiple Family) district so that they can pursue higher density residential development.

The intent of the February 2023 amendment stating “that 4240-59th Street shall retain its current PS Public Service (Institutional or Governmental District designation **or be redesignated by Council**” muddies this application, leaving impacted residents and stakeholders to guess what East Lincoln seeks by this imprecise, obtuse notice.

This is an application to permit high-density development at a completely unsuitable location.

Residents and stakeholders have been advised that the applicant is seeking rezoning of this parcel to R3. No process (or decision) should be permitted that fails to provide full and reasonable prior notice to residents and stakeholders of the nature of the application, and all relevant information (eg. study results), as well as a reasonable time and opportunity to respond. At the same time, the applicant should not be permitted to abuse the process by multiple amendments or “clarifications” to its application that necessitate repeated revisions to address it.

2. Secondly, although the application purports to keep the subject parcel within the scope of the Environmental Character Area, this is then rendered ineffective due to the amendments the applicant seeks in terms of how the Environmental Character area is defined: namely the “subject to...” clauses it adds would exempt the applicant’s parcel from being assessed looking at key character-defining attributes of the Environmental Character Area and instead replace this with whether it complies with R3 zoning criteria.

The *Municipal Government Act* says an ARP must address the ARP's objectives and how they are proposed to be achieved. (MGA s.635). The Waskasoo ARP explains, (at pg 6) "These objectives are established to achieve the community vision by forming the basis for the policies contained within. As Waskasoo redevelops and evolves throughout time, the ARP is set out to accomplish the following objectives:

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character, and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development;
2. Maintain Waskasoo's extensive parks and open spaces.
3. Preserve and maintain environmental features.
4. Maintain and enhance trail and pedestrian connections."

Character statements are defined in the Waskasoo Area Restructure Plan ("ARP") as:

- "introduced to capture the character-defining attributes of a specific geographical area and determine the compatibility of a development proposal" (ARP at 1.0, para 2)
- "... a planning tool that will be applied in conjunction with the generally applicable *Redevelopment Design Guidelines* and the City of Red Deer's *Land Use Bylaw* to evaluate if an application maintains the character of the area. Where the regulations in the Land Use Bylaw or the Redevelopment Design Guidelines conflict with the Character Statements, the Character Statements shall prevail" (ARP at Appendix 1 Waskasoo Character Statements para 1.2)

The ARP also says:

- "The ... Common Forms and Scale of Buildings ... and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the neighbourhood". (APR Appendix 1 Waskasoo Character Statements at page 4)

The Waskasoo ARP "Environmental Character Area" lists:

- as Common Forms and Scale of Buildings (part 5.3)
 - Natural features including native vegetation, mature trees and a minimal Building coverage.
 - Buildings are typically 1 storey with flat roof construction
- as Other Common Elements (part 5.5)
 - A wide open sense of space that is not common in other areas of the City
- under Recommended Design elements includes
 - (at #1) A conservation development pattern which clusters a development's built form together into a portion of the overall area, allowing the open space of the development to contribute to the existing open space and be an amenity to the site users including wildlife...

- (at #15) New development should not adversely affect the character of the streetscape as a result of.....inappropriate or excessive Massing, form or height... causing the loss of... other factors which may have a negative effect on the streetscape.

The amendments to the ARP proposed by the Applicant:

1. Do **not** complement or maintain the distinct character of the Environmental Character Area. The unique, special and irreplaceable nature of the area where the parcel in issue is situated, cannot be overstated.
 - This parcel is next to the Red Deer River, separated from it only by 45th Avenue and a narrow municipal reserve which also houses the paved multi-use path of the Waskasoo Trail system. Forty-fifth Avenue from 59th street northward has been deliberately and carefully maintained as a “rural character” road. This road serves as a gateway and sole access to the Kerry Wood Nature Centre, Gaetz Lake Sanctuary and the McKenzie Trails Park for both vehicles and pedestrians. The riparian strip along the river at this spot is very narrow – already too narrow a corridor for protection of the river, the riverbank, wildlife corridors, and wildlife habitat.
2. Are contrary to the pattern of development in the Waskasoo neighbourhood (See the Character Areas in the ARP) which situates high density development near service and logical transportation nodes (55th Street) and gradually tapers density as you approach the Environmental Character Areas.
 - Traffic and parking is complicated by the narrowness of 45th Avenue, limited access roads to this parcel and properties north of it, and already existing traffic and parking issues because there are three destination schools in Waskasoo, one of which is adjacent to this parcel. Exacerbation of existing traffic issues and offsite parking spillover would be created for neighbours and for 45th Avenue, were this area rezoned R3 permitting high density apartments at this location.
3. R3 residential (multifamily zoning) – or anything that would permit the height, size, density and setbacks R3 zoning does - would come at the expense of current Waskasoo residents whose property values and quality of life would be negatively impacted by the traffic, parking, loss of privacy, view and the loss of the unique natural area open environment that is the heart of this neighbourhood.
4. The proposed amendments to the ARP are incongruent with the fundamental character of the Environmental Character Area. This is a natural oasis in the heart of Red Deer. The *Municipal Government Plan's* Generalized Land Use Concept map designates this parcel as *PS open-space major*, and the ARP Environmental Character Area refers to “open space, minimal building coverage, low height, a wide-open sense of space not common to other area in the City... providing an amenity to wildlife”. In contrast:
 - while R3 zoning sets a maximum of 40 percent site coverage, parking lots are not considered in that calculation.
 - Although R3 zoning includes landscaping minimums (35% of site) that need not mean natural, open space or beautiful scenic vistas for public trail users. For example, landscaping around large parking lots, or a path between large apartments on private land is fundamentally different.

- R3 sideyard, front yard and rear yard minimum setbacks (potentially built to the maximum setbacks permitted) should not suffice irrespective of whether the proposed development fits with character of the area or is detrimental to neighbouring properties.
 - R3 Regulations stipulate 35 dwellings per hectare as a permitted use, but they also include a discretionary authority to approve greater density (with no specified maximum).
5. Set a dangerous precedent for development of Environmental Character areas and Waskasoo generally.

The fundamental issue remains that apartments and R3 zoning is NOT appropriate at this location.

This application should be rejected. I strongly urge council to do so at first reading. To grant it would come at the expense of the larger community, would undermine the ARP process, and would set a dangerous development precedent.

February 27, 2022

To Whom It May Concern:

RE: Proposed Land Use Bylaw Amendment (Bylaw 3357/A – 2023) and Waskasoo Area Redevelopment Plan (Bylaw 3567/A – 2023)

The Waskasoo neighborhood is a well known and desired area in Red Deer. I have thoroughly enjoyed being a resident and homeowner in Waskasoo for 15 years and, during this time, I have seen the neighborhood revitalize while maintaining its historic integrity. This is extremely important as we are a truly unique and treasured community within the city.

Upon receiving the correspondence from The City Of Red Deer regarding the proposed amendments to the Land Use Bylaws, I reacted vehemently in opposition to these proposed changes to the zoning and the Area Redevelopment Plan. The Waskasoo Area Redevelopment (ARP) was developed to determine a vision for our neighborhood and ensure that development and redevelopment of properties falls within the set parameters. This piece of land in question was overwhelmingly voted to remain as PS.

It is very disheartening to hear that the developer purchased the land fully aware of the present zoning and restrictions. To hear that the developer is looking to exact change on this piece of land from its character and to reduce or remove requirements for additional pre-development studies is unsettling. This is a blatant disregard for our community and tells me that his intention is not to enhance our neighborhood but gain financially instead. And with several schools nearby no less!

Traffic safety and congestion continues to be a major concern within the Waskasoo neighborhood. It is often grid-locked and has increased to the point where 45th Avenue is way over capacity and potentially dangerous. R3 zoning of this land will further exacerbate this problem! Waskasoo does not need any more multifamily dwellings – 64% of dwellings in Waskasoo are already multifamily compared to a City average of 21%.

It seems ludicrous to rezone this land when there is ample land already zoned R3 in the new Capstone area. The City of Red Deer is calling for development at Capstone so why doesn't The City of Red Deer suggest the land to this developer? Otherwise, this development will be in direct competition with future Capstone developments.

Finally, a key component of the ARP is the Environmental Character Area. The land in question is vital as it is located along the Waskasoo Park's trail system, the Red Deer River, and gateway to the Kerrywood Nature Centre, Mackenzie trails and bird sanctuaries. It is one of the few natural areas left within the city to be enjoyed by all of the citizens of Red Deer. Once it is gone, it's gone for good! It also potentially sets a precedence for further impingement.

Sincerely,
Glen M. Kelly, teacher and permanent resident.

Subject:

FW: [External] Re: 4240 - 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

From: Tony Kulpa <tony.kulpa@gmail.com>

Sent: March 01, 2023 3:59 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] Re: 4240 - 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

To the City Planning & Growth Department,

Re: 4240 - 59 Street Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Thank you for soliciting feedback on the proposed amendments and notifying us of the changes in the applicant's request. Unfortunately, the revised proposal (February 2023) is not acceptable and is more far-reaching in its potential negative impact. The changes to Sections 5.3 and 5.6 deliberately weaken the ARP, and making the change there rather than modifying Section 5.2 makes these proposed changes seem more like an attempt to undermine the entire ARP. The statement "New development should not adversely affect the character of the streetscape" should be left without excessive, open-ended qualifiers. This alone would be strong reason to deny this proposal.

It also bears repeating that the area around Gateway Christian School would be adversely affected by a medium or high density residential development. The reasons for this are numerous, ranging from harming an Environmental Character Area to the fact that the roads in the area are just not suited for increased traffic. The Waskasoo ARP exists exactly to prevent this sort of development, and I for one believe that a tremendous weight of evidence would need to be presented for such a sweeping amendment. To my knowledge, no evidence whatsoever has been presented that residential development of 4240 - 59 Street would benefit the neighborhood or Red Deer in general. In fact, I believe that it is self-evident that the ARP represents the residents of Waskasoo's opinions and desires for the community, as well as the best interests of the City of Red Deer.

I strongly urge the City Council to reject this proposal. If in fact any such development is to be done in this area, substantial evidence needs to be presented to community members for why any specific development would be beneficial to the area and to Red Deer as a whole.

Thank you,
Tony Kulpa
4341 58 St

Subject: FW: [External] 4240 - 59 street

From: Alain Lecompte <a.lecompte094@gmail.com>

Sent: February 20, 2023 3:16 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] 4240 - 59 street

Hi,

Please note that after reading the new proposals for 4240 - 59 street, as far as I am concerned, the proposals are still inadequate for this location.

The only development option for this location is a super slide. Not only would it serve the school, but the whole community.

Thank you for considering all opinions on this matter,

Regards,

--

Alain Lecompte

5823 43 ave

Red Deer Ab T4N 3E5

403-307-8443

Subject: FW: [External] 4240 - 59 Street - Proposal for R3 High-Density - OPPOSED

From: Marianne Lee <marianne57lee@gmail.com>
Sent: February 27, 2023 12:37 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] 4240 - 59 Street - Proposal for R3 High-Density - OPPOSED

Orlando Toews, thank you for the opportunity to comment on the proposal to revise the Waskasoo Area Redevelopment Plan to pave the way for construction of an apartment complex.

I am very much OPPOSED to this proposal to amend zoning to R3 to allow an apartment complex. Do not start down the path of allowing developers to amend zoning when the end result is that Red Deerians and Waskasoo residents lose a beautiful open space forever. Do not start a precedent that other developers can copy. This PS land in Red Deer should not be rezoned, but retained as PS for its natural open space.

The Waskasoo Area Development Plan was thoroughly worked on, just a few years back, by City Planning staff, residents, and all stakeholders. To entertain amendments to existing zoning is against what I thought was a thorough and due process at that time.

Also, the location of this PS land right next to the Red Deer River is a riparian strip and a significant wildlife corridor. Ecological damage is a concern. I speak for the future generations of Red Deer.

I and the community feel R3 multi-family is not appropriate for this site, and I am VERY OPPOSED.

Marianne Lee
403-307-5874
4325 - 58 Street
Red Deer, Alberta
T4N 2L7
marianne57lee@gmail.com

February 24, 2023

Mike and Julie Lind

5834 -45 Ave Red Deer

403-318-2393

To: Orlando Toews Senior Planner

City of Red Deer

Re: 4240 - 59 Street

Proposed Land Use Bylaw Amendment (Bylaw 3357A - 2023) and

Waskasoo Area Development Plan (Bylaw 3567/A-2023)

As long-time residents of the Waskasoo area we were disheartened when on February 17 we received yet another letter from the City of Red Deer in regards to the proposed development of lot 4240 - 59 street and amendments to the bylaw and the Waskasoo Area Development Plan to allow this.

It was because of these kinds of developments the Waskasoo Community Association developed and filed the Area Redevelopment Plan. A plan that the City of Red Deer assisted in creating and wants to redesign to suit their needs.

The developer bought this parcel of land knowing full well the restrictions in place and the concerns of the local residents.

As we stated in our previous letter this kind of development will dramatically change the look, feel and dynamics of our unique, established little neighbourhood. For us it means instead of looking out our living room window and seeing wildlife (ground and air), children play, trails in use or people playing with pets we will be looking into someone else's window or driveway. Not why we purchased land here ourselves. Nice payback for 28 years of taxes in the area.

There are so many reasons why this sort of development should not be allowed or bylaws changed: natural corridor for wildlife, traffic congestion, noise and loss of green space (which the City likes to claim it is known for). All of this was stated in our letter last fall.

It feels to us that the City of Red Deer is only concerned with getting this development going and not in the best interest of the residents (long time and new) or the area.

We cannot state strongly enough how vehemently opposed we are to this development and changes of bylaw and the Waskasoo Area Redevelopment Plan. No one making this decision will have to live with the results but the residents of Waskasoo. We are asking the City of Red Deer to implement the Waskasoo ARP in the manner which it was designed.

Sincerely,

Mike and Julie Lind

Subject: FW: [External] Waskasoo Area Redevelopment Plan - Attn Orlando Toews

From: wanda lindberg <wmlindberg@hotmail.com>
Sent: March 01, 2023 3:15 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Waskasoo Area Redevelopment Plan - Attn Orlando Toews

Attention Orlando Toews;

As a property owner in Waskasoo, I am opposed to the proposal to rezone 4240 59 St from PS to R3. I am opposed to the proposed amendment to the Waskasoo Area Redevelopment Plan (ARP).

The development of a large 4 story property would impact the neighbourhood and the environment near the river and the Gaetz Lakes.

A rental apartment complex would increase traffic and parking issues. 45th Avenue was not designated or constructed as a major road. There is already too much traffic before and after school. Any more traffic directed onto 45th Ave would be against sound planning practices. Safety is a concern. One example is that emergency vehicles would be challenged during peak times.

Overdevelopment and inappropriate intensification would also damage the area's ecology. This area is a very special environment that should be protected. The proposed development is too close to the river. It is too close to the Gaetz Lake sanctuary.

If the zone requirements were changed to allow such a large complex, this would also change the Waskasoo community.

I have read and agree with the Waskasoo Community Association's Summary of Concerns of Proposed Amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan.

This is a unique neighbourhood beside a unique environmental area that should not be unnecessarily overdeveloped.

Thank you ,
Wanda Lindberg
5546 44 Ave
Red Deer
T4N 3J3

403 347 2192

February 25, 2023

To: planning@Reddeer.ca

Att: Orlando Toews, Senior Planner

Cc: secretary@Waskasoo.info

Re: 4240 – 59 Street, Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)

Dear Sir:

I have reviewed the amendments to the rezoning proposal for the above-captioned property. The proponent now offers to leave the property in the Environmental Character Area, allows that the property shall retain its Public Service designation, and development will again be subject to geotechnical, traffic and servicing studies... .


However, the amended proposal lacks sincerity since it also specifies that the zoning 'may be redesignated by council'. Thereafter, R-3 designation assures that the land is no longer Public Service, and not subject to the development constraints that apply to the adjacent community (building height, massing, density). The proposed changes serve no purpose beyond exempting this property from the Character Area standards set out in the ARP.

The fundamental objections to this proposal remain unchanged. Changes to the ARP for the convenience of a developer are simply wrong. R-3 development at this location threatens the integrity of the entire Waskasoo Park system by compromising the narrow riparian corridor linking the Waskasoo and Piper creek corridors to the Gaetz Lake Sanctuary, McKenzie Park and Riverbend Park. People move to Red Deer to live in a 'city within a park'. Waskasoo Park is the crown jewel of our parks system and the connectivity and biodiversity inherent must be protected at every chance, not sacrificed to ill-considered development. Further, no consideration is given to the certainty of an evolving river-course and responsibility for buffering the riparian zone. If allowed, this development will mean local residents and all Red Deerians will lose access to a critical open space. Property owners in North Waskasoo and park trail users will see their viewshed change from riparian corridor and old growth forest to the

looming sidewalls of multi-storey apartment complexes. Value will be gutted from adjacent residential properties and added to unaffordable rents.

Once again, I urge Council to respect our community values and the existing planning process described in the ARP. Reject this proposal in its entirety, and make it clear to the proponent that our natural heritage will not be compromised.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Chris Olsen', with a long horizontal flourish extending to the right.

Chris Olsen, P. Biol

Chris Olsen
5829-45 Avenue, Red Deer
olsencdel@gmail.com
780-581-4430

Subject: FW: [External] 4240 59 St - Proposed Amdendments - Attn Orlando Toews

From: Brock and Tiffany Priebe <brockandtiffany@gmail.com>
Sent: February 28, 2023 8:37 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] 4240 59 St - Proposed Amdendments - Attn Orlando Toews

Hello,

We provided opposition comments in the fall of 2022 for the rezoning of 4240 59 Street from PS to R3, and we stand by those comments and how they might apply for the more recent ARP amendment proposals. We also agree with the statements made by the Waskasoo Community Association. The proposed amendments are unnecessary, and do not improve the ARP's collaboration with the LUB, but would rather diminish the role of the ARP, especially for this sensitive site.

Thank you,

Brock and Tiffany Priebe

Subject: FW: [External] 4240 - 59 Street - Proposed amendment to land use Bylaw

From: Irv Sandulak <isand2@telus.net>

Sent: February 20, 2023 3:30 PM **To:** Planning Services <Planning@reddeer.ca>

Cc: Brenda Garrett <garrettb@telus.net>; secretary@waskasoo.info

Subject: [External] 4240 - 59 Street - Proposed amendment to land use Bylaw

Dear Sirs

I am writing on behalf of myself (S. Irvin Sandulak and Kathy D. Sandulak). We are residents at 5822 - 43 Ave Red Deer, Waskasoo.

We are adamantly opposed to the Proposed amendment to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023). This proposal does not address neighborhood concerns in regard to population density, structural form and scale nor neighborhood character. The proposed changes have drastically negative impact on our current neighborhood plan, specifically section 5.3 and 5.6.

With the introduction of "taller structures" the proposal does not address our neighborhoods' concern in regard to population density nor the environmental effects a development could have on the area that the developer is trying to build on. In regard to environmental implications, the river valley is a flight path for migratory birds to the Gaetz Lake Sanctuary and Kerrywood Nature Centre. A taller building will impede this flight path. This proposed building will also affect the routes of large and small animals alike, which use the river valley as their main thoroughfare to access different grounds. Taller structures require deeper foundations and if there is underground parking, this will definitely affect underground water flow into the Red Deer River. Has there been an environmental impact study implemented?

We are opposed to a taller structure that would allow the developer to build multiple living units that will dramatically increase the population density of Waskasoo. Our neighborhood is already one the highest densely populated neighborhoods in Red Deer. There is NO need to increase the population in Waskasoo. The neighborhood is already grid-locked with traffic from the 3 schools in the area, How does the city planner or the developer plan to alleviate this huge problem? They are doing nothing at the current time.

A multistory structure does not fit into the common form and scale of buildings currently in Waskasoo. Presently there are two structures taller than two stories, east of the Waskasoo Creek. The vast majority of 2 story structures in Waskasoo are residential family homes. A multi story apartment building does nothing to add to the character and streetscape of our neighborhood. It would be an eyesore.

Why did the developer buy this land, knowing full well that there was already a firmly established Land Use Bylaw and the Waskasoo Area Redevelopment Plan in place? Now our neighborhood has someone who is not even a resident of our area, trying to change the land use agreement as well as the character and atmosphere of this unique neighborhood. If the developer cannot meet the current standard, then this company should move on.

We are dismayed that none of the concerns in our prior letters were addressed. The city and the developer have not addressed any of our concerns or questions that have arisen as a result of this request to rezone the parcel of land at 4240 -59 Street. Why does the city planner continue to ignore our questions and concerns? Will there be a public hearing for members of our neighborhood to address these concerns?

Sincerely,

Kathy D. Sandulak and S. Irvin Sandulak

Subject: FW: [External] FW: 4240-59 St Waskasoo Development

From: Marilyn Smith <mari96@shaw.ca>

Sent: February 28, 2023 7:33 PM

To: Planning Services <Planning@reddeer.ca>; Orlando Toews <Orlando.Toews@reddeer.ca>; secretary@waskasoo.info; shelby smith <shelbysmith22@hotmail.com>

Subject: [External] FW: 4240-59 St Waskasoo Development

Hello, Since this redevelopment had some amendments I am resubmitting my letter of concerns for this project and my strong disagreement with developing this piece of land.

Thanks

Marilyn Smith

Mari96@shaw.ca

Sent from [Mail](#) for Windows

From: Marilyn Smith

Sent: November 7, 2022 11:07 AM

To: [Planning Services](#); orlando.toews@reddeer.ca; secretary@waskasoo.info; [shelby smith](#)

Subject: 4240-59 St Waskasoo Development

Attention Orlando Toews, City Planning

This is in regards to the Project proposed change of zoning at 4240-59 St Red Deer.

I am a resident of Waskasoo, and have owned our own home 5825 44 ave since 2004 which is right across from this proposed building/Zoning change. Like majority of residents in our neighbourhood I am 100 percent against this change for many reasons. Of course we love the green space, our family uses the space often, the small dirt hill has been staple of sledding with small children, walking through the grass and star gazing at night. The view of the northern lights from our front porch over the green space is second to none within our city.

Here is my list of other concerns with this proposal.

1. Safety of the school kids. There is a huge amount of traffic and congestion within our community during school hours, and school activities. We have 3 big schools within a couple blocks, making it struggle to drive through, and walk kids to and from school with keeping a very close eye on the traffic. Adding a huge apartment building and a parking lot right in the mix of where families park and walk their children adds a huge layer of safety concern.
2. Taking away another space for kids to play and exercise. With the last couple years of covid, the school has optimized the use of this green space, often having classes outdoors, weather permitting, we see them out reading to their kids, scavenger hunts, gym classes etc. The city needs to take over this space as there is already a soccer goal posts that are never used outside the school hours, and also a dug out for kick ball or baseball that could be more utilized. The small dirt hill is used all year by the school and community kids, especially in the winter, as the kids use it to sled, would be a huge loss to this community as well as the school children.
3. Interruption to the trail system that runs right beside the proposed building. The city has built this beautiful trail system that runs by the river and into Kerry wood. Right in the middle will be a huge building blocking the beautiful view.
4. There is little to no amenities in this area of town. We have the small corner store, otherwise there is nothing within walking distance of the building. Either the bussing system will then also have to add to the struggle of

traffic here, or all the people that live in this building will need to be able to drive, which doesn't fit the description of "rehab" they are looking for. Thus also adding to the traffic congestion and safety concerns.

5. Environmental impacts. The amount of construction, people, and extra cars/trucks will have a profound impact on the environmental community here. We have a huge amount of wildlife that wander this area, deer, fox, hares, snakes, coyotes, and the close proximity to the Bird Sanctuary all need to be considered. The noise, and light pollution alone will be detrimental. The removal of the trees for the project can disturb the river front that has already been eroding towards the road. At the beginning of the "East Lincoln Proposal" online presentation they had a slide to honour the Indigenous/Metis people of the area, and we know that leaving the space as is would honour them.
6. We redeveloped our home in 2010, and all these things had to be considered in our application to the city. We had to go back and add "peaks" to our existing roof line in order to fit with the rest of the community. So to approve this building, which the whole premise does not fit and would absolutely go against the cities own rules.

In conclusion, leave this zoning as Public service! This space is enjoyed by all who come here. Lets utilize the green spaces we have! Let the wildlife roam! Lets keep our kids as safe as possible! The city needs to annex this space and use it to its green potential.

Thank you for listening

Regards

Marilyn Smith

Mari96@shaw.ca

Subject: FW: [External] The destruction of Waskasoo

From: shelby smith <shelbysmith22@hotmail.com>

Sent: February 27, 2023 9:37 PM

To: Orlando Toews <Orlando.Toews@reddeer.ca>; Planning Services <Planning@reddeer.ca>

Subject: [External] The destruction of Waskasoo

Absolutely zero follow up from Orlando Toews shows how he and the Red Deer planing committee could care less about destroying Waskasoo. It appears you have no concern about our environment, children's safety, and the financial impact that creating multiple high rises in a beautiful green space will have on our community. It would be nice to create a long term plan for our area to connect and grow our beautiful river system to bower ponds, heritage ranch, river bend.

We already have Capstone that's designed for these type of dense residential structures, and that has gone very well why would we do the same thing here.

4240-59 Street

Proposed Amendments to the land use bylaw (bylaw 3357/A-2023) and the waskasoo area redevelopment plan.

I am a homeowner at 5825 44th ave for the past 15 years, and I could not be more against a project! Our neighborhood is renowned for our developed trees, wildlife and open green spaces.

The proposed 4 story monstrosity would go against everything our community stands for!

The enviromental impact will affect our river system for generations to come, adding over a 160 units with the potential of having 2-4 people per unit potential adding 300 vehicles to our neighborhood with zero amendaties within walking distance, almost doubling traffic in our neighborhood just after Gateway united add modular units increasing its school size putting enough strain on community. During the East Lincoln presentation they mention the city engineer's stated our increased traffic wouldn't be a problem but let's remember when the city engineers said the samething about creating bike lanes on 55th leading to children being over 1-1/2 hrs late to school during peak hours. Do not underestimate peak hour traffic again!!! Also we have to consider 45ths ave proximity to the river and the damage it will cause to our river system by modifying it to accommodate the added traffic not just now but over the next 25 years. Not to mention the added noise pollution from the commercial furnaces and air condition units. As well as the light pollution that would shine directly into my home but could also have devastating impacts on the migration of endanger species of birds living at Kerry wood nature centre.

It's will also put my kids lives at risk with the increase of traffic.

I would also like to know if the city is willing to reimburse me and my family if rezoning is allowed as this will easily decrease the value of my property by 20-30 % if not more.

Also I would like to mention the city has invested very little into our neighborhood since living here. And destroying the essence of our community with a poor quality high residential tower would be a slap in the face to every tax payer in our community. Now adding a project that adds to the path system or natural areas of Kerrywood would be a great idea.

Also I would like to note how biased and untrustworthy the East Lincoln proposal was, taking advantage of covid and not having a public forum only to have the appearance that they tried to have a discussion with our community in appearance only. They also made it a difficult online presentation taking advantage of our older community with questions where you could only give answers that they preselected not allowing any real opinions. Also they showed pictures of there giant buiding and showed angles beside trees and from 2" off the ground behind some grass to try to hind how big of an eye sore this is going to be. And at the very beginning they had a slide honouring the Métis, Cree, Blackfoot, Tsuu T'ina and Saulteaux people who called this place at a home, which as a Métis person there plan will destroy the environment, decimate the value of my home and decrease the value of my life and my family is a slap to the face and boarder line racist.

Regards,
Shelby

Subject: FW: [External] Letter of Opposition to East Lincoln's proposal

From: Dan Steenbergen <dansteenbergen@gmail.com>
Sent: February 27, 2023 9:34 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] Letter of Opposition to East Lincoln's proposal

Attn: Orlando Toews, Senior Planner

I write this email with a bit of surprise and disappointment in the manner in which the City of Red Deer Planning Department has framed in the last paragraph of the letter addressed to the residents of Waskasoo neighborhood. The statement in the last paragraph "A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site." is entirely the opposite of what the rest of the letter detailing the application to change the area development plan discusses. As can be clearly seen, the significant amount of letters and feedback that the city has received from the neighborhood community and surrounding area of Waskasoo has been disregarded for a now even more aggressive attempt at manipulating the development requirements in favor of the East Lincoln Properties (ELP). Removing all developed and defined development restrictions and replacing them with a discretionary "or be designated by Council" opens the door to further development throughout the city by means of for-profit developers continued lobbying and development negotiations that the general public is not privileged too nor on equal footing for representation as individual citizens. I do not believe it is in the citizens of Red Deer's best interest to have this land developed as previously proposed or inferred by the proposed changes to the ARP. The personal interests of ELP and their lobbying efforts at the city administration appear to be the only ones to gain significant benefit from what is being proposed, all at the detriment of the living experiences of those who currently reside within and utilize the neighborhood. I also forecast if this development proceeds, the residential property values of all within the Waskasoo neighborhood will be negatively affected due to the downgrade in the desirability of the neighborhood. The well known overcapacity of traffic in the Waskasoo neighborhood, specifically in near proximity to this property under review, will be further congested past the limits defined in the ARP.

In closing, I would like to state that I am strongly against the proposed changes to the ARP and am strongly requesting that the ARP remains in its current form as it was intended.

Regards,
Dan Steenbergen
5820 43 Ave (4 houses away from where this proposed development would be)

Subject: FW: [External] 4240 – 59 Street Proposed Amendments Attn Orlando Toews

From: Kristen Steenbergen <kristen.steenbergen@gmail.com>

Sent: February 27, 2023 9:31 PM

To: Planning Services <Planning@reddeer.ca>

Subject: [External] 4240 – 59 Street Proposed Amendments Attn Orlando Toews

City of Red Deer

Attn Orlando Toews

I am a landowner in Waskasoo and was surprised to see East Lincoln's proposed amendment. According to the City's notice, "A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site." If the discussion is truly based on whether the higher-density development is suitable, then why does the proposal include amendments to the ARP? East Lincoln is pushing the discussion beyond this scope of the discussion. I am guessing there is a growing stack of negative feedback to this proposal and many reasons have already been outlined as to why the ARP needs to remain intact and unchanged. I have already voiced my opinion previously about how the scope of this development is an incredibly inappropriate use of this piece of land. Proposing different amendments to the ARP is tone-deaf to how neighbours like me participated in the input of the ARP and this development's detriment to the neighbourhood is the precise reason that it was developed. My feelings regarding amending the ARP remain unchanged, and here are a few specifics regarding the added proposed amendments:

- Section 5.3: Taller buildings do not need to be given a carte blanche when building in the neighbourhood. A building of this size would have a massive impact on the neighbourhood, and for that reason, it especially should conform to every letter of the ARP. Conforming to the ARP should not be voided based on building height.
- Section 5.6: The ARP includes specific design elements and streetscape design constraints that maintain the character of the neighbourhood. Due to the time, money, energy, and input that went into developing the redevelopment plan, it should supersede any additional "development standards." Since the development cannot conform to the ARP, it should be refused.

East Lincoln is a well-established development company with deep enough pockets to purchase appropriate land. If the applicant wants to develop this project— they can go ahead and purchase *any* other land that is actually *zoned* for this kind of development instead of scooping up PS land for a steep discount and trying to change the rules around the LUB and ARP so they can heavily profit from river-front apartments while completely disregarding the impact this would have on the neighbourhood. The level of brazen entitlement on the part of East Lincoln is infuriating, I truly hope the City sees through this and remembers what is truly valued by those that live in and enjoy this beautiful city.

Kristen Steenbergen
5820 43 Ave
403-877-8486

Subject: FW: [External] 4240-59 St Development
Attachments: img003.pdf

From: Dan&Kristen Steenbergen <dksteenbergen@gmail.com>
Sent: March 01, 2023 4:12 PM
To: Planning Services <Planning@reddeer.ca>
Subject: [External] 4240-59 St Development

Here is a letter about the building on the land by Gateway School
From: Sydney and Beckett Steenbergen
5820 43 Ave.

To City of Red Deer

If they build a tall building it won't match the neighbourhood. Plus, the bell rings for school early in the mornings and people who would live there wouldn't want the bell ringing. Finally, it takes up my school's yard play space.

From,

Beckett & Sydney

from Iniskasoo and go
to Gateway school

58820

43 ave

February 20, 2023

To: Orlando Toews Senior Planner
City of Red Deer

RE: 4240 – 59 Street
Proposed Land Use Bylaw Amendment (Bylaw 3357/A – 2023) and
Waskasoo Area Redevelopment Plan (Bylaw 3567/A – 2023)

On Friday, February 17, 2023, much to my dismay, I received more correspondence from The City of Red Deer, City Planning and Growth Development regarding 4240 – 59 Street. It is disheartening that the prospective developer's application regarding zoning changes and proposed changes to the Waskasoo Area Redevelopment Plan (ARP) is still being considered. Again, this is a classic example of why the Waskasoo ARP was developed. The Waskasoo landowners have spoken with an overwhelming "No" response regarding these proposed changes.

The prospective developer bought this piece of land with his eyes wide open. The Waskasoo ARP was already in place and now this developer wants to change the rules halfway through the game!

Changing the zoning from PS – Public Service to R3 – Multiple Family will dramatically impact our neighborhood negatively as previously stated in my October 31, 2022 letter. Another very concerning proposed change is the wording of the land use with the addition of "or be designated by Council." The Waskasoo ARP was **developed and approved** following intensive thought, time, consideration, consultation, and passion between Waskasoo landowners and knowledgeable consultants from The City of Red Deer. As one of my neighbors stated, **"Who is paying who here?"** A little disconcerting!

I strongly oppose the proposed changes to the wording and zoning of the Waskasoo ARP. Please listen to our valid concerns and implement the Waskasoo ARP in the manner in which it was intended.

Sincerely,

Susan Swainson

Subject: FW: [External] PROPOSAL FOR R3 HIGH DENSITY -East Lincoln Properties proposed apartment complex at 4240 59 St between Gateway School and the Red Deer River

From: Super Dave <dtjr59@hotmail.com>

Sent: March 01, 2023 3:32 PM

To: Planning Services <Planning@reddeer.ca>

Cc: Monica Bast <m.b.56@hotmail.com>; secretary@waskasoo.info; Super Dave <dtjr59@hotmail.com>

Subject: [External] PROPOSAL FOR R3 HIGH DENSITY -East Lincoln Properties proposed apartment complex at 4240 59 St between Gateway School and the Red Deer River

Orlando Toews:

I fully agree with WCAs opinion, that the changes make little difference to the application that will go to council, other than ELP is now offering to leave the property in the Environmental Character Area with the caveat that the underlying zoning and bylaws connected to the property would take precedence over the character statements when it comes to height, size, massing, location, and negative impacts on the streetscape. As we understand it, it means that if their proposal to change the zoning to high density multi-family and to revise the ARP is passed, four-storey apartment buildings, parking lots, etc could be built in ways that ignore the area's character and streetscape.

Please note that I had previously sent a letter to you last calendar year stating my concerns and opposition to this complete proposal.

Dave Travers

4743 - 56 St

Red Deer AB

T4N 2K2

403-318-1638

Brian & Kathy Tuck
5623 47a Ave
Red Deer, AB T4N3S1

February 28, 2023

Red Deer City Planning and Growth Development
Attention: Orland Toews

Dear Mr. Toews:

My wife and I would like to let you know that we both strongly object to the proposed amendments to the Waskasoo Area Redevelopment Plan and the City of Red Deer Zoning/land use bylaws on many grounds.

We have lived in the area for over 25 years and truly enjoy the special character of the whole Waskasoo area and its open space. That would all change with the approval of a high density apartment structure in an environmentally sensitive and beautiful area. You have to ask yourself how much damage to the environment is ok. We think any damage is not ok. With increased human activity, noise pollution, pesticide use for landscaping control will certainly disrupt the wildlife corridor and maybe force wildlife onto the road with the risks to themselves and the traffic.

It has been zoned Public Service for a very long time and for good reasons. Rezoning it sets a dangerous precedent that could be brought into effect in other areas of the city. Not only would it put a lot of pressure on the area streets and make access to the area parks and facilities more crowded with vehicle traffic. Traffic is already an issue with the number of schools in the area and is quite congested at certain times of the day. With a large, high density apartment complex traffic, parking, garbage pickup, etc will only increase dramatically.

The developers who bought the land knew what the restrictions were for that area but disregarded them thinking only of making a big profit and going around the land use designation and to be excluded from the Environmental Character statement. They knew what they were buying as we're sure they did they due diligence. They only saw a chance to make a big profit and not what effect that would have on the area and its inhabitants.

We Red Deerians take great pride in our park systems, walking trails, open spaces and facilities. It would be a step backward to allow these amendments to happen and that is why we object in the strongest terms available to these proposals which we think are illogical, shortsighted, and self-serving.

Sincerely,

Brian and Kathy Tuck

Subject: FW: [External] Redevelopment

From: Douglas Urness <urnessda@gmail.com>
Sent: February 22, 2023 3:02 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] Redevelopment

Hello

As a resident of the Waskasoo area I am writing this letter to oppose the rezoning/redevelopment proposal. There are three main reasons :

- 1) traffic will be a big problem. There is already significant congestion which will become much much worse with this redevelopment
- 2)the environment will suffer. This is a sensitive area along the river valley. Wildlife will be further stressed and displaced
- 3)the character of the community will be drastically changed in a way that current regulations intend to prevent. Residents enjoy the current character and the spirit of the community will suffer with the proposed changes
- 4)the infrastructure of the community is not designed to accommodate the type of development that thus proposal.

Thank you for considering this letter and the objections of the waskasoo community association which provide considerable more detail.

Doug Urness and Sandy Surbey

Sent from my iPad

Subject: FW: [External] High density development

From: Kevin U <kevinurness@gmail.com>
Sent: February 27, 2023 1:57 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] High density development

Hi there,

I have previously written my opposition to these changes in Waskasoo.

I'm deeply concerned with the East Lincoln Properties proposed change to leaving the property in the Environmental Character Area with the caveat that the underlying zoning and bylaws connected to the property would take precedence over the character statements when it comes to height, size, massing, location, and negative impacts on the streetscape.

That seems laughable as they have an immediate out as soon as they violate the ECA.

Regardless, I'm opposed in the context of insufficient infrastructure already in this area, that it is not aligned with the current character of the neighborhood, and the already strained roadways with nearby schools would be further stressed.

I see an absolute plethora of other undeveloped sites in Red Deer begging for this time of project, like capstone, and do not see the sense in trying to smash this through.

I would like to know if my, and others, letters are not sufficient to have the city deny this project, then what would be the threshold for that? Is there a percentage of involvement needed? Or is the public consultation process simply lip services with a preset decision already made?

Thank you for your time.

Regards,

Dr. Kevin Urness

Subject: FW: [External] East Lincoln Properties application re 4240 59 Street

From: William Weiswasser <mediate1@telus.net>
Sent: March 01, 2023 3:20 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] East Lincoln Properties application re 4240 59 Street

Attn.: Orlando Toews, Senior Planner, City Planning & Growth

Dear Sir,

Re: Second Version of Proposed Amendments to the Land Use Bylaw and the Waskasoo Area Redevelopment Plan for 4240 59 Street

I appreciate the opportunity to address the above proposed amendments. In doing so I reiterate my earlier comments of October, 2022.

As stated in the Department's notice of Feb. 14, 2023, the only question currently presented is *"whether higher density residential development is suitable"* at 4240 59 Street.

For all the reasons previously expressed, and also for the reasons and analysis presented by the WCA/Waskasoo Community Association's current submission, the answer is clearly *--and emphatically--* NO.

In a number of ways, Waskasoo is a unique community in Red Deer. Not only does it include the Kerry Wood Nature Centre and various other facilities that draw people and traffic from throughout the city but, given its configuration, local traffic patterns are notably troublesome. Bounded on the north, the only entrance to and egress from Waskasoo is at the south. The principal route is via 45 Avenue which, according to past City traffic studies, already significantly exceeds its design capacity. Adding higher density residential development, as proposed, would unquestionably make a bad situation even worse. That would be the case regardless of the design and residency characteristics of any higher density development. With three schools in Waskasoo, mainly fed by private car traffic, repeatedly during the day the volume is so heavy that traffic is nearly immobilized. Among other reasons why high density development is inappropriate at the subject site, it is likely only a question of time before emergency service vehicles will be impeded in responding to urgent needs.

As you are aware, the Waskasoo ARP is the product of detailed, serious study and consideration by the City, with very considerable consultation with, and input from the community itself. As an ARP, it is intended to be a foundational guide to future development, not to be disregarded or altered for reasons both extrinsic and contrary to its declared principles. For those reasons, as well as the multitude of others which have been addressed, the proposed amendments should be rejected out of hand.

Respectfully,

William Weiswasser
Waskasoo homeowner

Subject: FW: [External] ELP request to redevelop 4240 - 59 street

From: david weizenbach <weizenbachdavid@gmail.com>
Sent: February 27, 2023 10:06 PM
To: Planning Services <Planning@reddeer.ca>
Cc: secretary@waskasoo.info
Subject: [External] ELP request to redevelop 4240 - 59 street

Good day Orlando,

I have reviewed the request by ELP to construct an apartment building at this location by asking for a full relaxation of the development guidelines and/or area building guides.

A few key things. Just as with their first request - any/all 'optional' or 'preferred' words in their proposal are meaningless. I see it clearly as an effort to avoid any/all restrictions in the construction of a multi family building.

Yes - Council has allowed relaxation before and the results have been horrendous and shows as an outrageous eyesore in East Waskasoo. I believe the developer would like that to be the precedent - but I would offer that is the clear and obvious example of a very very bad decision by council at the time.

Earlier offerings suggested 'a retirement' home. Again. The zoning laws do not restrict nor limit what the multi-family construction becomes. They can change their mind with impunity.

Traffic - at no time has traffic down that street been addressed. Current planning KNOWS there is too much traffic for that street and the construction of an apartment building will make it much much worse.

Finally - I need and expect Council to have backbone to stick with past commitments rather than being bullied to relaxing plans. Just as with the old city yards - you have the chance to make Red Deer unique, beautiful and different.

Best regards,

david weizenbach
4759-56 street

- A Red Deer resident and opponent to this project.

Orlando Toews at planning@reddeer.ca.

--

David K Weizenbach



February 27, 2023

To: planning@Reddeer.ca

Attn: Orlando Toews, Senior Planner

Cc: secretary@Waskasoo.info

**Re: 4240 – 59 Street
Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo
Area Redevelopment Plan (Bylaw 3567/A-2023)**

Dear Sir:

The Red Deer River Naturalists (RDRN) have examined the amended rezoning proposal for the 4240- 59 Street property.

The proposed amendments to the Waskasoo Area Redevelopment Plan (ARP) and the Environmental Character Area violate the spirit and the intent of the original document. The proposed new wording that the 4240-59 Street property shall retain its current Public Service designation **or be redesignated by Council** is disingenuous and sets a dangerous precedent for development in Red Deer.

RDRN believes this proposal threatens a key biodiversity linkage along this narrow riparian corridor and will lead to a serious degradation of the overall parks system. Local residents and park users city-wide will be denied an important open space, and the overall environmental character of the adjacent lands, the Kerry Wood Nature Centre and the Gaetz Lakes Sanctuary will be diminished.

We find this rezoning proposal wholly inappropriate for this area and strongly urge Council to reject it in its entirety.

Yours truly,

Rick Tallas
President

February 27, 2023

To: Orlando Toews, Senior Planner

From: Ken Lehman, Chair, Gaetz Lakes Sanctuary Committee

Re: Gaetz Lakes Sanctuary Committee response to the developer's request for feedback for the application to rezone 4240 59 Street from PS to R3, and to amend the *Waskasoo Area Redevelopment Plan (ARP)* to allow for the rezoning, to make optional the now required pre-development studies (geotechnical, bank stability, traffic, etc.) as well as to remove the property from its relevant character area.

The Gaetz Lakes Sanctuary Committee (GLSC or The Committee) has received the update letter from The City of Red Deer, regarding the proposed development at 4240 59 Street, Red Deer.

The Committee is reaffirming its opposition to the proposed development. The developer's revisions do nothing to address the environmental concerns brought forth by The Committee. Rather, the revisions serve to understate the potential damage this project will create, while using deceptive language in an attempt to shape the discussion in its favour.

Specifically the Committee takes issue with the developer's definition of the "Environmental Character Area." The developer has included "the Kerry Wood Nature Centre, the Gaetz Lakes Sanctuary, and undeveloped lot located at 4240-59 Street directly east of the Gateway Christian School". This description excludes the Red Deer River, riverbank and critical riparian ecosystem, and the escarpment; all of which should be considered components of the Environmental Character Area. By excluding the river, riverbank, and escarpment the developer is ignoring the far-reaching negative effects their building(s) will create. The river, riverbank, and escarpment are critical habitats for fur-bearers, ungulates, birds, and reptiles; all of which depend on corridors *including the riverbank and escarpment* as well as the schoolyard and Sanctuary to move between the river and the east hill.

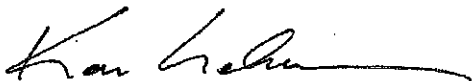
Further, the description of the schoolyard as an "undeveloped lot" is erroneous. The lot described by the developer *was developed as a schoolyard* under the existing PS zoning. To describe it as undeveloped is a misleading statement by the developer. "Undeveloped" suggests raw virgin land that has never seen human-directed action. Clearly, if the lot were undeveloped we would see a thriving forest of deciduous and coniferous trees, shrubs, forbs, grasses and the myriad of animals those habitats support.

However, the most problematic aspect of the revision is the sense that the developer is attempting to fit the original development into a new box; specifically they are attempting to build their original R3-designated building under the existing PS designation. This would allow them to forgo the rezoning process.

In the letter sent to residents and stakeholders on February 15, 2023 the developer did not address any concerns brought forward by the GLSC, the RDRN, nor any of the other critics of this development. Rather they have played with some language in the attempt to move the project ahead under the existing zoning.

The Gaetz Lakes Sanctuary Committee remains opposed to this development both on the merits of our original submission and on those outlined in this letter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Lehman", with a long horizontal flourish extending to the right.

Ken Lehman
Chair, Gaetz Lakes Sanctuary Committee

February 28, 2023

Orlando Toews, Senior Planner
City Planning and Growth
Box 5008
Red Deer, AB T4N 3T4



Re: Second Version of Proposed Amendments to the Land Use Bylaw and
the Waskasoo Area Redevelopment Plan (ARP) for 4240 59 Street

Dear Mr. Toews,

Thank you once again for inviting the Waskasoo Community Association to comment on the second version of East Lincoln Properties proposed amendments to the Waskasoo ARP and the LUB. We are pleased to see that the Developer is no longer asking to completely remove 4240 59 St from its Environmental Character Area or to make optional important predevelopment assessments and studies. However, R3 zoning is still not appropriate at this location, and we still oppose the proposed amendments for all the reasons set out in our November 2022 Summary of Concerns which included:

1. The proposal counters past precedents and sets dangerous future precedents for PS land and Open Space in the city
2. It counters the *Municipal Government Act* and spirit of the *Intermunicipal Development Plan*
3. It exacerbates proven dangerous traffic and parking issues in Waskasoo
4. It destroys Hydrologically Significant Areas and wildlife corridors, and damages the riparian strip and area ecology
5. It negatively impacts the quality of life for all Red Deerians
6. It goes against economic development strategies and reduces the potential for economic diversity
7. It counters best planning practices by negatively impacting housing mix, supporting inappropriate infill and intensification in established areas, and allowing development that does not fit the character of its surroundings.

However, the revisions currently proposed to change specific portions of the ARP do alter our response somewhat. To be as clear and transparent as possible, we have resubmitted our original response with areas that no longer apply struck out (like this) and areas that are newly added written in a different font (like this). You will find the response stays essentially the same but with the addition of the new proposed amendments creating significant inconsistencies and conflicts within the ARP, with the developer's own statement of intent or rationale, and with other Provincial and Municipal documents.

Sincerely,

The Waskasoo Community Association Board



WASKASOO COMMUNITY ASSOCIATION SUMMARY OF CONCERNS

Re: 4240 59 St

Second Version of Proposed Amendments to the Land Use Bylaw
and the Waskasoo Area Redevelopment Plan
March 2023

Thank you for inviting comments on the second version of the application to rezone 4240 59 St from PS to R3 and to amend the *Waskasoo Area Redevelopment Plan* (ARP) to allow for the rezoning *by making the LUB's R3 districting supersede key portions of the applicable Character Statement. to make optional what are now requisite pre-development studies (geotechnical, bank stability, traffic, etc.), as well as to remove the property from its relevant character area* **After careful consideration of relevant documents, community input, and an online presentation from the applicant, the Waskasoo Community Association has decided that we cannot support this application.**

Below, please find an outline of some of the ways these proposed amendments will not only negatively impact Waskasoo but also go against numerous City plans and policies. The discussion is divided into the following topics:

1. Precedent
2. Legal Land Use
3. Inconsistencies and Red Tape
4. Transportation
5. Environment
6. Quality of Life
7. Economy and Tourism
8. Planning Best Practices

We apologize for the length and complexity of this document; however, we feel that this application strikes at the heart of our community's values and character and can cause irreparable damage to some of the City's most prized amenities.

1. Precedent

Rezoning this property and amending the *Area Redevelopment Plan* both counters historical precedent and sets a dangerous precedent for future development in the city. The *Waskasoo ARP* (and even the Waskasoo Community Association itself) was created in response to increasing development pressure on Waskasoo's surrounding open space, and in particular, pressure to develop this lot. In 2012, Chinooks Edge School Division, the lot's previous owner, decided to move their school to Penhold and divest themselves of the property. They submitted a Neighbourhood Area Structure Plan (NASP) to City Council that proposed rezoning the lot from PS to R1 and dividing it into 19 lots for single family homes.

The Municipal Planning Commission, City Manager and City Administration all advised Council to deny the NASP

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for many reasons. MPC noted that an R1 development would put pressure on area streets and that 45th Avenue “has been retained as a low key road accessing the park facilities and amenities” (*Council Agenda*). Additionally, the report from Administration to City Council stated that PS zoning allows for schools, daycares, recreation and sport, churches and other institutional facilities and that “the location of this site along the river, adjacent to parks, and close to the downtown is a logical setting for these types of uses,” which would provide “appropriate infill development” (*Council Agenda*). Finally, and perhaps most importantly, it was emphasized that there was no Area Redevelopment Plan at the time to guide development. Council defeated the *NASP* at first reading.

Shortly after, work began on the *ARP*, and the statutory document was passed by City Council in 2016. As we are sure you are aware, it specifically states that 4240 59 St shall remain PS. That document took years to create and cost tens of thousands of dollars. As mandated by policy 19.8 of the *Municipal Development Plan*, it:

- i. reflects what Waskasoo residents and other stakeholders want for their neighbourhood now and into the future,
- ii. recognizes the role the area plays in the greater community,
- iii. encompasses the input from key personnel and a myriad of professionals,
- iv. was carefully crafted to align with dozens of other statutory, planning, and City documents, and
- v. provided sufficient time and information to allow a full understanding of the implications of the proposed plan

The document is only six years old, and as you can see from the letters regarding this application submitted by Waskasoo community members, it still resonates with our vision for our neighbourhood. The *Area Redevelopment Plan* must not be amended lightly.

Amending the *ARP* and rezoning the property will also set a dangerous precedent for the use and effectiveness of character statements in Red Deer. The City has recently shifted to using character statements to control and ensure appropriate development and redevelopment in established neighbourhoods. ~~Removing this lot from its character statement~~ Amending the character statement to allow for such a drastic change in use at the request of a developer a mere six years after the statement was created will negatively impact the perceived and real ability of other Character Statements to function. It will also impact the perceived integrity of the City when it enters into these agreements with other neighbourhoods in the future. Waskasoo took the *ARP* process very seriously and has held up to our end of the agreement. The City should as well.

Rezoning this land from PS to R3 also creates a dangerous precedent for Red Deer’s other PS lands and Open Spaces. Through its permitted and discretionary uses (such as sports, recreation, culture and community services), PS land can contribute to the City’s open space system, to the high quality of life of Red Deerians, to maintaining the environment, and in many cases, supports organizations that are not profit centred. Because of its restrictive uses, its value is considerably lower than property in other zoning districts. For example, according to the City’s *Interactive Web Map*, the lot in question is assessed by the City at \$170,000 per acre. A similar sized multifamily lot at 2660 22 St is assessed at \$665,000 per acre or almost 400% more. The assessed values of these two comparably sized R3 lots suggests (without considering the exceptional location of this parcel) that rezoning this lot will probably more than quadruple its value for the applicant. It also removes it, both figuratively and financially from the reach of many social, community and recreational organizations. Even if this applicant retains the property and earns their profits from rental income and the increasing value of an asset, rezoning the land will

send a message to other developers that Red Deer's PS lands and open spaces are ripe for development.

Finally, 4240 59th St was purchased by the applicant in 2020 and already had a long history of restrictions that negate high density residential development. It was zoned PS in the earliest versions of the City's bylaws (pre-1980). Even before then, it was used for PS purposes since the early 1940s when it was developed from a marshy pasture on Glenmere Farm to a portion of the A-20 Army Camp. After the war, it was included in the yards for various Red Deer Public and Red Deer County schools. Then when development loomed, it was maintained as PS land in the *Waskasoo ARP* and further protected by the Environmental Character Area designation. Over the last century, people have built, purchased, redeveloped, and invested in homes and businesses in this area in large part because of this incredible community amenity.

The applicant was obviously aware of the accompanying restrictions when they purchased the lot. They state twice in their rezoning application that the Subdivision Authority (The City of Red Deer) involved in the 2014 subdivision of the Chinooks Edge school yard into Municipal Reserve and a number of PS lots, acknowledged that "the future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development." The applicant then goes on to state that "East Lincoln Properties is now at that time of future development," as though the statement is tacit approval of a future rezoning. However, what has been left out is that the Subdivision Authority immediately followed the statement by adding that "it would be working towards a development plan for the area which it believed would address and guide the future of this site" (See excerpt below.) That development plan was the *Waskasoo ARP* which clearly lays out future plans for this site as PS and as an Environmental Character Area with all of the qualities that make it unique in the City and the recommendations that help maintain its distinctiveness. Questions regarding the zoning of this land were fully addressed through the ARP process. The time to address zoning on this site has, in fact, passed.

[18] In response to a question from the MGB, the SA acknowledged that it did not know whether the Appellant paid taxes on the subject land and thus would be agreeable to amending Condition 2 to reflect that taxes may not be owed. Also in response to a question from the MGB, the SA acknowledged that future development of Lot 2 would likely require a change in districting from the current PS designation, and said it was prepared to evaluate this step at the time of development. It noted that it would be working towards a development plan for the area which it believed would address and guide the future of the site.

Figure 1 Municipal Government Board Order MGB 029/14 File S14/REDD/C-017

2. Legal Land Use

The Waskasoo Community Association also has concerns about the legality of amending the *ARP* to allow for the rezoning of this property from Public Service. This is not simply an application to rezone land from one district's subcategory to another, for example low density residential R1 to high density multi attached R3. This application proposes to alter fundamentally the underlying land use as outlined in *Municipal Development Plan's* Generalized Land Use Concept Map. The Land Use Concept Map visually depicts "the general intent and direction for future and long-term land use patterns and ways to accommodate and manage urban growth" (MDP 4.0). Thus, Policy

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4.1 of the *MDP* states: “The City shall direct future residential, commercial, and industrial land uses and developments to the areas conceptually shown for each of these major land uses on the Generalized Land Use Map.”

As shown in the portion of the map included below, the long-term land use for 4240 59 St is Open Space – Major. Open Space – Major is land carefully set aside to improve the quality of life of Red Deerians, draw tourism and economic investment, and maintain and support the health of the watershed, regional environment, and wildlife. Unlike brownfields or greyfields – or even greenfields – it is not vacant or underutilized land ripe for infill. While PS zoning can be compatible with the underlying land use, other general uses such as commercial, industrial, or residential are not. Thus, they are directed elsewhere on the map.

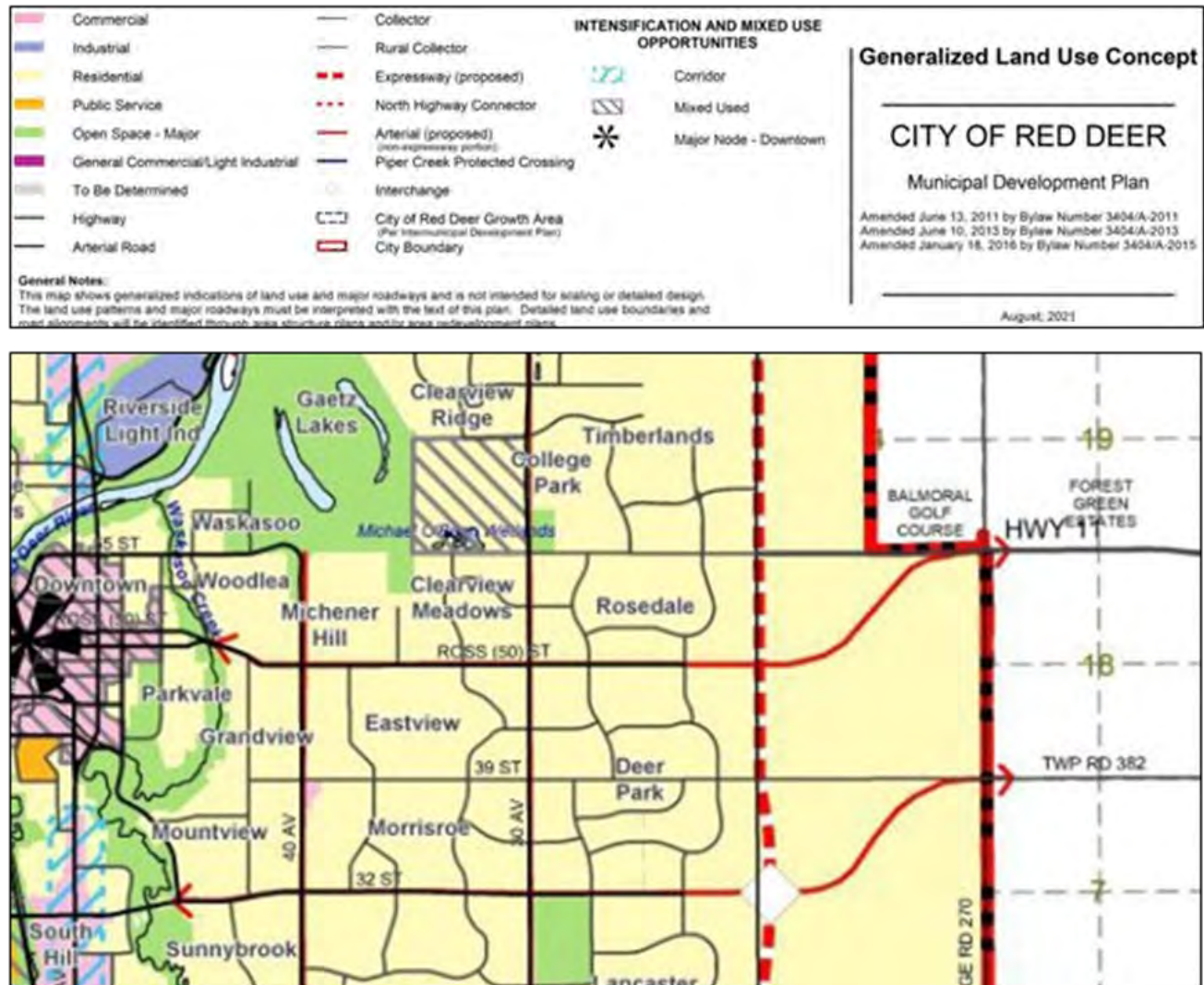


Figure 2 Portion of the City of Red Deer Generalized Land Use Map

Section 638 (2) of Alberta’s *Municipal Government Act* states that an area redevelopment plan must be consistent with the municipal development plan. Amending the ARP’s Plan Recommendations to say that this lot shall remain PS “or be redesignated by council,” creates several issues. ~~from stating that 4240 59 St “shall retain” to “may retain” its current PS zoning opens the lot to uses other than PS, including R3, which would contradict the MDP’s underlying land use pattern. In other words, it makes the ARP~~

~~incompatible with the MDP which is counter to the statutes of the Municipal Government Act.~~ First, there are few districts that are compatible with the Municipal Development Plan, for example Environmental Reserve, Parks, and PS – if developed carefully within a size and footprint appropriate to the Environmental Character Area. Combined with the application to rezone the property to R3, the developer's proposal is really asking Council to make the ARP and the lot inconsistent with the Land Use Concept Map and the MDP. Second, the additional wording is contradictory, or at the very least redundant, since the ARP already states that "the character statements may only be amended in accordance with the procedures set out in the Municipal Government Act for amendments to a Land Use Bylaw" (Appendix 1.2). Hence the reason this application is before Council today.

Rezoning this land to R3 also contradicts the spirit of the *Intermunicipal Development Plan* which states that in "planning and developing open space systems both municipalities shall Establish a continuous linear park system connecting a series of larger open space units" (3.2.(3)b). Policy 18.5 of the *MDP* then states: "The City shall work with Red Deer County, Lacombe County, other municipalities and stakeholders to plan for and establish a regional park system, focused on the floodways and flood fringes and natural areas along watercourses, including creating a continuous linear park system connecting a series of larger open space areas." The parcel in question is a part of the City's main open space area along the Red Deer River and is directly adjacent to Red Deer's linear park system. Removing the area from the underlying Open Space - Major land use pattern runs counter to agreements the City has made to enhance and enlarge the linear park and Open Space along the Red Deer River and to protect the watershed.

3. Inconsistencies and Red Tape

The changes the Developer has put forward in their second submission create a myriad of inconsistencies within the ARP and the LUB. If passed, these inconsistencies will increase red tape as well as costs in time and budgets. First, they apply to change section 5.3 to state, "Buildings are typically 1 storey with flat roof construction, **however taller structures are permissible subject to the applicable land use districts**" (Change indicated in bold text). However, section 5.3, entitled "Common Forms and Scale of Buildings," is, as stated in the ARP, included to "identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development compliments or maintains the character of the area" (Appendix 1.2). In other words, the section outlines what already exists in the area as a means to evaluate development proposals. Adding that "taller structures are permissible..." adds an incompatible policy statement in a section of the document that is not meant for such. As well, combined with the application to make R3 multifamily the applicable land use district, the proposed changes are highly inconsistent with, if not the exact opposite of, the existing form and scale described throughout section 5.3 and also 5.5 "Other Common Elements" which notes the rural character of the area and the wide open sense of space.

Inconsistencies are also created with the proposed changes to Section 5.6. The Developer proposes to change Recommended Design Element #15 as follows:

Subject to the development standards in the applicable land use district, new development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties (change indicated in **bold** text).

The amendment is asking to make a key portion of the Character Statement subservient to the Land Use Bylaw, a condition that creates a ripple of inconsistencies across numerous City planning documents. First, the ARP itself states "Where the regulations in the Land Use Bylaw ... conflict with the Character Statements, the Character Statements shall prevail" (Appendix 1.2). As well, the Mature Neighbourhood Overlay in the Land Use Bylaws expressly states that "Character Statements are incorporated into and form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District. Where the regulation in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement shall prevail" (LUB 7.14 3b-c).

Further, these amendments not only create inconsistencies, but combined with an application to rezone the property to R3 multifamily, they also create direct conflict with other character elements and recommendations within the ARP. For example, the Character Statement's Recommended Design Element #1 promotes "A conservative development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space..." and #2 states "Mature street character, scenic Vistas viewable from the road, and existing natural features of the area **shall** be maintained." These design elements emphasize minimal site coverage, compatible street character, maximizing open space, and preserving views and vistas. None of this is compatible with R3 development and cannot be accomplished within the regulations associated with the R3 District.

The revision in this instance also conflicts with four of the five main objectives of the ARP. These are:

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density development.
2. Maintain Waskasoo's extensive parks and open space.
3. Preserve and maintain environmental, historical, and cultural features.
4. Maintain and enhance trail and pedestrian connections.

The Waskasoo ARP was very carefully crafted by subject experts to cut down on red tape and City staff workload by establishing the area's character and community vision and using these to deal efficiently with rezoning, subdivision, and development proposals. Cherry-picking small sections of the ARP to revise to meet development objectives that are incompatible with the ARP's overall objectives

creates conflicts within and across provincial and municipal documents, the mediation of which will once again create red tape and costly expenses in time and budgets. To repeat: Hence we are here today.

4. Transportation

During the research for the *ARP*, traffic was the second main concern of residents. (The first was over-intensive development on this lot.) Traffic issues in Waskasoo have been acknowledged by City Engineering, area school boards, and past City Managers and City Councils.

One of the *MDPs* guiding principles is to “effectively manage, in a sustainable manner, issues associated with growth, such as ... intensification/infill and increased traffic through sound planning practices and consultation with citizens” (3.2.2). The Plan includes a section on transportation with the following goals: safe and efficient movement of people, encourage the use of alternative means of transportation, and coordinate the planning of land use and transportation (16.0). Therefore, Policy 16.6 states, “The City shall endeavour to mitigate negative social and environmental impacts in the planning, construction, and operation of transportation facilities.” Any further development or redevelopment in Waskasoo needs to mitigate the traffic issues. Opening this lot, which is at the very back of our neighbourhood, to R3 development, ~~not to mention reducing the requirement for impact studies,~~ will lead to development that will exacerbate issues around traffic and decrease both pedestrian safety and the use of alternative modes of transportation.

Designed circa 1905, the area’s streets were built up well before any engineering standards and neighbourhood planning documents and much of its transportation infrastructure goes against today’s best practices. For example, there are limited access points and all are from only one direction (55th St), many of the uses that draw the most traffic are located at the back of the neighbourhood (e.g. LTCHS parking, Gateway School, Parkland Community Living, Kerry Wood Nature Centre, Gaetz Lakes and McKenzie Trails recreation areas, as well as the City Nursery), and our streets are narrow.

Even as early as 1967, the City Manager recognized the potential for traffic issues on this portion of 45th Avenue. In his report on whether or not City Commissioners should approve an application to rezone the land directly north of Parkland Community Living for multifamily apartments, he wrote: “An examination of this general area related to the Future Residential Land Use pattern proposed for the next 20 years or for a population of 50,000 for the City of Red Deer” revealed that “45th Avenue was not designated or constructed as a major road. Therefore any major residential expansion on the Glenmere Farms holdings could well cause traffic problems along 45th Avenue” and that “the possibility of developing convenient and direct alternative major roads to disperse the traffic, does not exist in this area because of the present land use and land ownership patterns” (Red Deer Regional Planning Commission).

Now Red Deer has a population of 100,000 and traffic has indeed become an issue. Since the transfer of the Chinook’s Edge school building to Gateway Christian School, traffic in Waskasoo has increased exponentially. A county school with 188 students arriving mostly by bus is now a destination Red Deer Public School with over 800 students arriving primarily in hundreds of family cars. Today, Waskasoo has three destination schools (the Christian school, a high school, and a Catholic school) which alone draw over 3500 students and staff through our

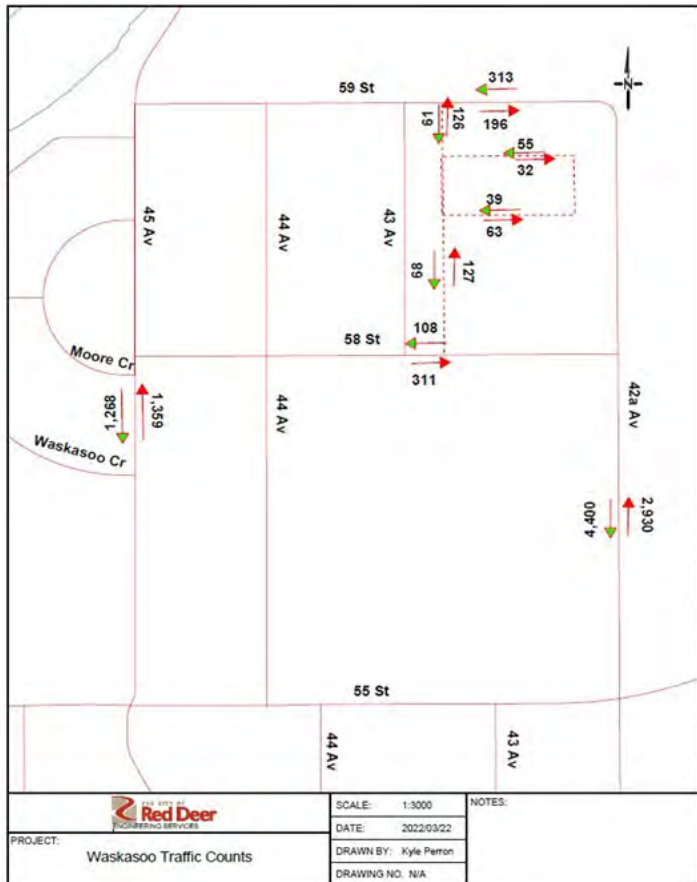


Figure 3 2022 Traffic Counts

streets daily, the vast majority of which drive or are driven. Altogether, this means that a 2021 traffic count found there are 2627 vehicle trips on 45th Avenue daily (See Figure 3). This count was performed during the pandemic when there was less traffic. A pre-covid count done in June of 2016 indicated 3600 daily trips. On top of this, Gateway School plans to add mobiles to increase capacity, Parkland Community Living on the lot directly north of the applicant's recently applied for a permit for a 24,000 square foot office building with over 70 rooms and 95 parking stalls (which they have withdrawn for now), and the Red Deer Public School District is planning a major expansion to their maintenance offices directly south and east.

As was recognized in 1967, 45th Avenue was not designed for this number of vehicles. Labelled a "Collector Road" by city administration because that is how it functions, in reality, it most closely fits the engineering standard of a "Residential Local Roadway" which, according to the City's own *Engineering Services Design Guidelines*, should

handle only up to 1000 daily trips (Section 13, Appendix A). This means that according to its built characteristics, 45th Avenue is already 250-350% overcapacity. Much of this traffic is "burst traffic," meaning it happens over short periods. At these times, it can take up to 20 minutes to drive two blocks, frustrating drivers and making them more likely to take risks such as running lights and stop signs, speeding down alleys, passing unsafely, blocking roads and driveways, and pulling out in traffic. Any more traffic directed onto 45th Avenue goes against sound planning practices.

Since we composed our first response to this application, The City repainted the lines at the 45th Avenue and 55th Street intersection to add a right-hand turning lane off 45th Avenue. The modification has helped clear traffic during peak times, and we sincerely thank engineering and public works for their efforts. However, the changes are a temporary alleviation until budgets allow for more solid traffic mediation measures. The new lane has not eliminated traffic tie ups - particularly for the six months of the year when road lines are covered with snow. It has also not solved the root of the problem which is roads that are exponentially overcapacity.

Finally, as you can imagine, all this traffic leads to parking issues, particularly in the area surrounding 4240 59 St. The lot has no offsite parking along 45th Ave because the road here is exceptionally narrow and without curbs, and it will have only limited offsite parking along 59th St because that is the drop and go area for Gateway School. A fifty-year-old county school, Gateway was never designed to handle so many vehicles efficiently, so the school's traffic and parking also regularly back up onto 45th, 44th and 43rd Avenues as well as Waskasoo and Moore

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Crescents, and frustrated drivers inevitably park in front of crosswalks, alleyways, driveways, hydrants, and even along the river escarpment. This illegal parking damages the environment, hinders local traffic movements, and, most importantly, creates safety hazards, particularly making it difficult to see pedestrians, most of whom are young children, during the period when crosswalks are also the busiest.

Burst traffic and parking congestion also means that emergency response vehicles will be challenged during peak times. While it is an emergency service's responsibility to arrive at a scene as fast as possible – even, if necessary, pushing vehicles out of the way or driving through yards and fences to get there – it is also a planning responsibility to reduce the likelihood that these sorts of actions need to be taken. And again, these peak times are when an emergency is statistically the most likely to occur.

The *Neighbourhood Planning and Design Standards* state that traffic and parking should be reduced in and not dominate neighbourhoods (3.0) and that there should be safe and direct pedestrian, cyclist, transit and vehicular access to school sites (3.22). Traffic and parking already dominate Waskasoo, making our streets crowded and unsafe for those using them – including students. While some increased traffic can stimulate the use of alternate means of transportation, once it becomes dangerous it reduces the likelihood of users choosing to walk or bike. Roads at 250% – 350% over-capacity also reduce the quality of life for those living along them. Any rezoning, amending the *ARP*, or future development must live up to the standards and policies of the City's plans and mitigate these transportation issues.

5. Environment

Because of the lot's location in Red Deer's Open Space – Major system, proximity to the Gaetz Lakes, and mere 30m separation from the Red Deer River and the riparian zone, any development here will negatively impact the environment. The question is how much damage is acceptable.

As indicated by the potential conflict that rezoning this property to R3 has with the spirit of the *Intermunicipal Development Plan*, because of the lot's proximity to the riparian zone in the Red Deer River watershed, development here will have environmental implications for the entire Central Alberta region. *Vision 2020s* planning principles include "preserv[ing] and enhance[ing] escarpments and natural areas" and one of the *MDPs* Guiding Principles is to "sustain the natural environment and protect natural systems by paying attention to site resources (hydrology, terrain, geology, biodiversity of vegetation and wildlife)" (3.2.4). As recent research indicates, at this location, hydrology is arguably one of the most important of those resources.

Building off of a report entitled *Prioritizing Hydrologically Significant Natural Assets*, the Red Deer River Watershed Alliance (RDRWA) and the Nature Conservancy of Canada published a map in 2019 of what they call Hydrologically Sensitive Areas (HSAs) in the Red Deer River watershed. HSAs have "natural assets that, if preserved in a natural state, provides beneficially hydrologic services such as water provision, flow regulation, and water purification" (RDRWA "New"). They support "water quality, flood mitigation and drought resiliency" (RDRWA "New"). The RDRWA explains that "understanding and protecting HSAs is a key strategy for ensuring ... safe, secure water supplies and healthy, resilient ecosystems," and the map, they explain, is to be used for "supporting municipal and provincial land use planning" (RDRWA "New"). It is particularly important since Section 18.2 of the *MDP* states:

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The City shall participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed. A key objective in watershed management will be to maintain the water quality in the Red Deer River at or above provincial standards.

The relevant portion of the map is reproduced below. Access the full online map [here](#).

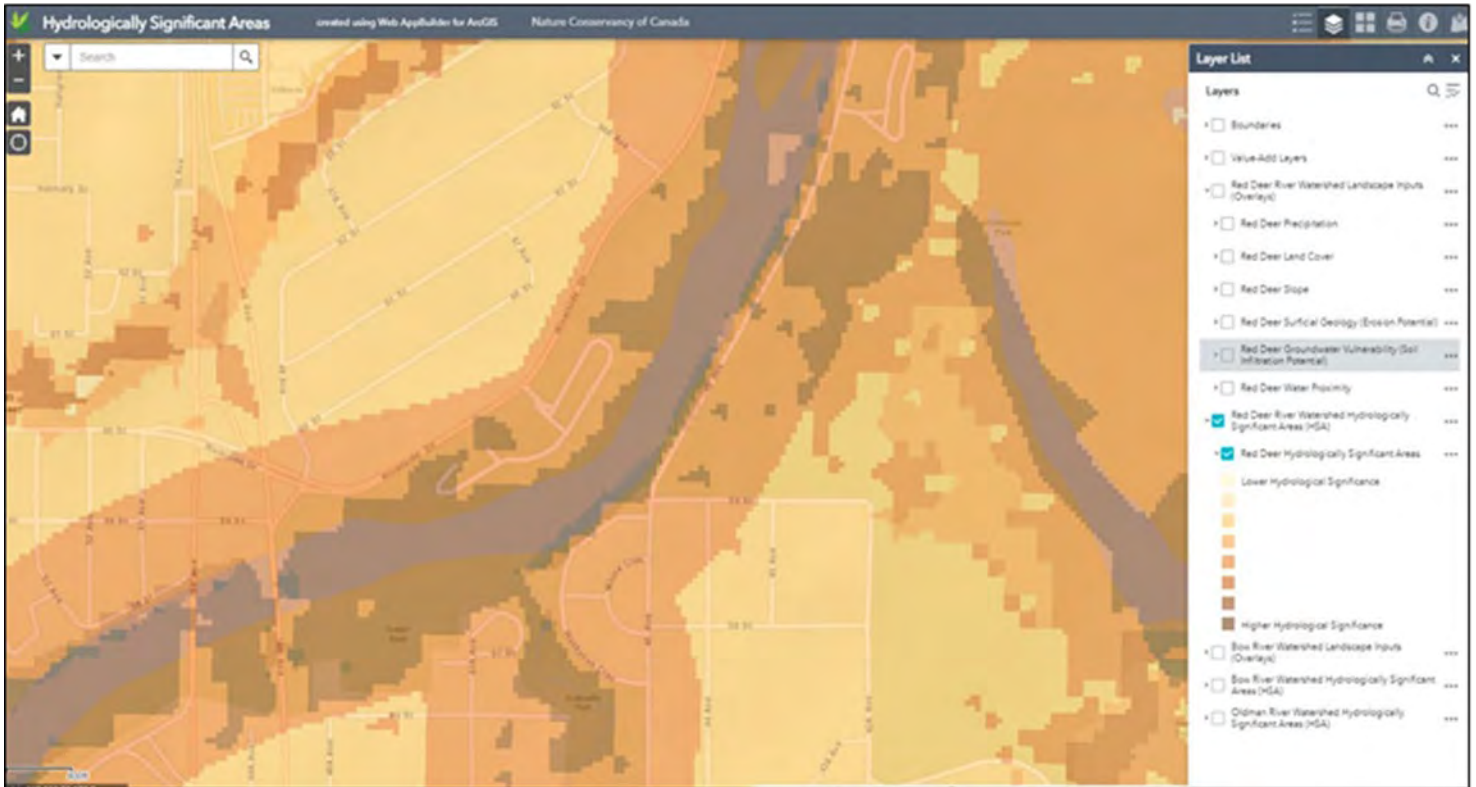


Figure 4 Red Deer River Watershed Hydrologically Significant Areas

The darker the area on the map, the higher its hydrological significance. The key to the right of the map indicates that two areas on this lot are in the highest rating, meaning they are “punching above their weight” (RDRWA “New”) as far as working to protect water quality in the Red Deer River watershed. More than surrounding areas, they contribute to a resilient landscape that naturally distributes rainwater protecting the area from both drought and flood. As climate change occurs and rain events become both heavier and further apart, areas such as these within the city will only become more vital.

Policy 9.7 of the *MDP* states: “The City should incorporate significant natural features as part of the overall infrastructure systems.” These are them. PS zoning with an open space land use pattern can accommodate and protect these significant areas and include them in the storm water management system, while high density residential with its construction, land coverage, associated parking and vehicle traffic, and even landscaping will not – especially if it is allowed to occur outside the studies and recommendations required by the *ARP* and Environmental Character Area.

In addition to the potential damage to HSAs, the property is on the outside bend of the river and that bend is an active erosion zone. (See Figure 5.) The stairs that were installed to access the water have had to be repaired

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and replaced numerous times over less than a decade. Subsequently, the bottom flight and river access landing were removed. Healthy rivers move across their landscapes (as indicated by Gaetz Lakes) and this movement will force 45th Avenue to the east into the municipal reserve, shrinking the already narrow setbacks. Any further reinforcement of the escarpment to stop erosion and protect private property constructed on the site will remove the native vegetation along the riverbank, destroying the riparian zone that keeps the river and surrounding natural area alive and healthy. In their *Watershed Management Proposal*, the Red Deer River Naturalists state that “erosion of riverbanks due to the removal of protective riparian vegetation and failure to provide sufficient developmental, residential ... setback from the top of the river valley escarpment” threatens water quality (4) and the long-term stability of the escarpment (7). This land needs to remain primarily open space to allow the river to move and keep the riparian zone healthy.

And more than just the watershed will be impacted. Overdevelopment and inappropriate intensification will also damage the area’s ecology. R3 zoning and any future high density residential at this location will impact and fragment wildlife habitats in the entire Red Deer River Valley. Small mammals, songbirds, herptiles, invertebrates, and ungulates rely on the continuity of the riparian vegetation strip to functionally link the larger systems of Waskasoo and Piper Creeks, and Fort Normandeau to the south and west, with the Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area to the north and east. Linked corridors provide a conduit for gene flow southwest to northeast across Red Deer for a diverse range of flora and fauna and are essential to an ecologically functional park system (See Figure 5). The riparian strip along 45th Avenue is already dangerously narrow in terms of habitat values and bank stability (Fig. 6), and the riparian corridor adjacent to this lot is at best

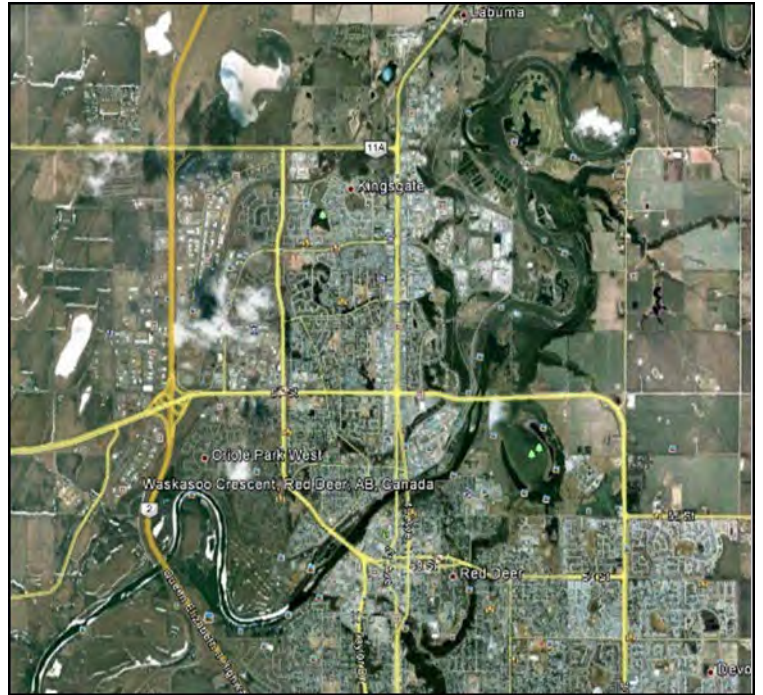


Figure 5 Overview of Red Deer's Watershed System (Google Maps 2017)



Figure 6 45 Avenue between the river and subject property. Note narrow width of riparian strip, lack of shoulders, lighting, and curbs. (Google Maps 2022)



Figure 7 Pull off at stairs at 45 Ave and 59 St (Google Maps accessed 2017)

a tenuous link. There are already significant incursions such as at the stair access (Fig. 7). An apartment complex with its associated paved parking, increased human activity, outdoor lights, noise pollution, and potential pesticide use will threaten the environment and interrupt the wildlife corridor and force wildlife onto the road becoming a danger to themselves and to traffic.

Finally, we are very concerned that the proposed amendments to the ARP include ~~removing the property from the Environmental Character Area~~. subordinating sections 5.3 and 5.6.15 of the ARP Environmental Character Area to the Land Use Bylaws. As mentioned, potential development on this lot was what spurred the development of an ARP in the first place and was the number one concern raised by residents during the ARP process. The character area here is, therefore, very important to Waskasoo. While the other character areas focus on maintaining the “character” of the streetscape and built surroundings, this particular one also focuses on maintaining the health of the environment by incorporating a number of design standards such as employing Ecological Design, incorporating green-technologies, xeriscaping and naturscaping, managing ground water recharge and reducing storm water runoff, maintaining existing natural features, native vegetation and rural roadways to provide wildlife corridors, grouping any buildings together with other buildings already present, preserving stands of mature trees, and reducing the amount of fencing and light pollution. We assume that by revising their proposal to now keep the lot in the Environmental Character Area, the developer now intends to follow the guidelines and recommendations in the remainder of the character area apart from 5.3 and 5.6.15. However, rezoning the lot to R3 and subordinating key Character Area recommendations in terms of form and massing to the R3 district bylaws in many cases conflicts with the character area guidelines and recommendations (see section 3 above). The proposed revisions here are also incompatible with the intent of the environmental character area to maintain natural open space to protect the river and the environment.

~~The application~~ The proposal is now also inconsistent with the accompanying letter of intent or rationale from the Developer which states that the developer asks that the “lot be removed from inclusion within this Character Statement, similar to how Gateway Christian School, Lindsay Thurber School and Parkland Community Living were excluded.” However, they do not give any reasoning to support this monumental request. During the development of the ARP, both the school boards and Parkland Community Living’s properties were removed from the Environmental Character Area, in part, because it was felt that some of the recommended design elements could be onerous on these publicly funded and/or non-profit agencies (*Council Video*). As with zoning, questions regarding the application of the character area were fully addressed through the ARP process. 4240 59 St was included in the Environmental Character Area primarily because of its key location along the river and trail system, but also because it is not yet built up and is in the city’s Open Space – Major system. Development here must be done extremely carefully.

~~The City also has other plans and policies for these kinds of environmentally friendly design standards beyond the Waskasoo Environmental Character Area. Policy 9.12 of the MDP posits that “the City should investigate and incorporate environmental sustainability initiatives and trends ... to help ensure long-term land use and sustainable development in Red Deer.” As well, Section 7 of the Neighbourhood Planning and Design Standards encourages many of the same standards as the Waskasoo Character Area including incorporating green technologies and materials (7.7), naturscaping to maintain biodiversity and increase resiliency (7.9), adding solar~~

~~infrastructure (7.10), building low impact development including green roofs, rain gardens, permeable surfaces etc (7.11), co-locating complimentary uses with adjacent buildings (7.16), and maximizing retention and filtration of on-site stormwater with minimal negative impact on natural wetlands, waterbodies, groundwater, and natural hydrological systems (7.21). It would seem that instead of removing property from either the Environmental Character Area of its recommendations, the Character Area should be expanded across the City.~~

The *MDPs* Vision describes Red Deer as a “community with a unique natural environment preserved and enhanced by careful community planning” (3.0) and states that “Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community *is a priority*” (emphasis added, 9.0). There is, therefore, a section on managing the environment and ecology, the goals of which are:

- 🌳 To preserve and integrate significant natural areas into the open space system,
- 🌳 To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments, and
- 🌳 To recognize and promote environmental sustainability initiatives and trends in land development (9.0)

This vision, priority, and these goals are supported by the current zoning, land use, and character statement for this lot.

~~In the cover letter for the application, the developer states that they have “deeply considered the Waskasoo Area Redevelopment Plan” and are “evaluating the incorporation of underground parking, wildlife corridors, dark sky lighting, a bioswale, review of necessary fencing, environmentally conscious building materials ... and retention of mature landscaping.” We ask: why then are they requesting to be removed from the Character Area which would ensure they do these things? Actions speak louder than words. This application to rezone 4240 59 St from PS to R3 combined with the proposed amendments to the Area Redevelopment Plan to reduce the need for important pre-development studies as well as to remove the lot from the Environmental Character Area systematically removes any key protections – including existing basic bylaw and land use protections – and opens the property to development that ignores its environmental significance. It should also be noted that any changes to the Recommended Design Elements, Common Features, and Common Elements of the Environmental Character Area will apply not only to the lot in question but also to the entire Character Area which includes an undeveloped area north of Parkland School as well as the Kerry Wood Nature Centre and Gaetz Lakes Sanctuary.~~

6. Quality of Life

A high quality of life is a key ingredient for a robust and resilient city. It contributes to the health and wellbeing of citizens, to community development and pride, and to continued enhancement and growth. Thus, the *MDP* promotes “a vision focused on the quality of life for residents and the sustainability of Red Deer through the use of land use policies, development guidelines and procedures” and aims to “ensure a balanced, diverse and acceptable range of social, education, health, recreation and cultural opportunities” (3.2). Policy 15.9 states: “The City shall recognize that development and land use may impact the health and social wellbeing of a community.” By promoting sports, recreation, social, educational, religious, cultural, and heritage uses, the PS Land district serves this vital function.

Retaining 4240 59 St as PS and Open Space – Major will help create and maintain a high quality of life for

Waskasoo and the entire city. During the research for the *Waskasoo Community Plan*, extensive needs assessments found that Waskasoo lacks “bumping places:” public areas that contribute to sense of place and stimulate the informal interactions that build a sense of community. This is exactly what Open Space can provide. Therefore, Policy 14.8 of the *MDP* states that “open space shall be designed to ... create opportunities for area residents to gather and interact whenever possible.” Further, Policy 15.6 states: “The City shall promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes establishing formal and informal gathering spaces...”

The applicant therefore states that they intend to “invite the community into the development” by adding “a winding sidewalk and trail within the development, along with benches.” This sidewalk “allows,” they say, “for a promotion of open spaces and park-like areas of enjoyment.” However, there is already a section of the Southbank Trail with benches only a few meters away that functions in the same way and is supported by the actual open space and park-like area that an R3 development will destroy. Finally, what happens when building residents complain about pedestrian traffic moving through the complex, area students congregating on benches, the inevitable litter and graffiti that occur in public spaces? Any public access can easily be closed off by a management company without the knowledge of the City or consent of the community. In the long term, this area should remain open space PS so it can add to the quality of life of Waskasoo residents. In the short term, we respectfully request that the fence on the west side of the property be moved back from the trail to the actual property line so that at least a portion of this area can more easily serve this vital function.

For the same reasons, retaining this lot as PS is important to the quality of life for all Red Deerians. However, its importance to the entire city is magnified by its location next to the Red Deer River, Waskasoo Park, and the South Bank Trail. Red Deer’s connected park system, comprised of park land set aside along the city’s waterways which is further connected to outlying parks and trails, is unique and has been shown repeatedly to be a source of pride and sense of place for Red Deer’s citizens. According to the *Red Deer Trails Masterplan*, the riverbank trails “are the backbone of the entire Red Deer trail network” (pg. 6), and the South Bank Trail connects the downtown as well as Barrett Park, Coronation Park, and Galbraith Park to the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, Mackenzie Lakes, Three Mile Bend, and the Riverbend Golf and Ski Area. As the city densifies its core and develops its north-east boundary, this trail and open spaces will become even more critical. Furthermore, it is a part of the link between the two main hubs of the Waskasoo Park system, Fort Normandeau in the west and the Kerry Wood Nature Centre in the east. Understandably then, through its policies and guidelines, the City is working hard to maintain and enhance this park and trail system.

Rezoning this lot along the river trail system will negatively impact a significant section of Red Deer’s connected park system by turning a portion of the South Bank Trail into a sidewalk running between a high density multi-attached apartment complex and a busy paved access road. The healthy functioning of the trail and park system is already threatened at this location because of the excessive narrowing of the surrounding linear park and the location of 45th Avenue so close to the river. What has kept the entire network functioning here is the open grassy area of the adjacent former school yard, now 4240 59 St. (See Figure 8 below.)

The loss of open space surrounding this significant portion of the trail system will detract from one of the main reasons for visiting the trail system as “trail users indicated that being in nature (i.e. experiencing a variety of plants, wildlife, the river, scenery and terrain) was what they enjoyed best about using the trails” (*Red Deer Trails Master Plan* pg. 44). further, because the land is located on an outside curve of the Red Deer River, the

escarpment will inevitably need to be reinforced to protect any large privately owned apartment complexes, likely with non-native rip rap, further destroying the park's biodiversity and natural beauty (See figure 9).

Past land use and planning decisions that impact the trail system were made with the understanding that this lot would remain open space into the future. 45th Avenue was recently repaved in the same location and retained as a rural access road to the park system. It was not upgraded to withstand the additional traffic and

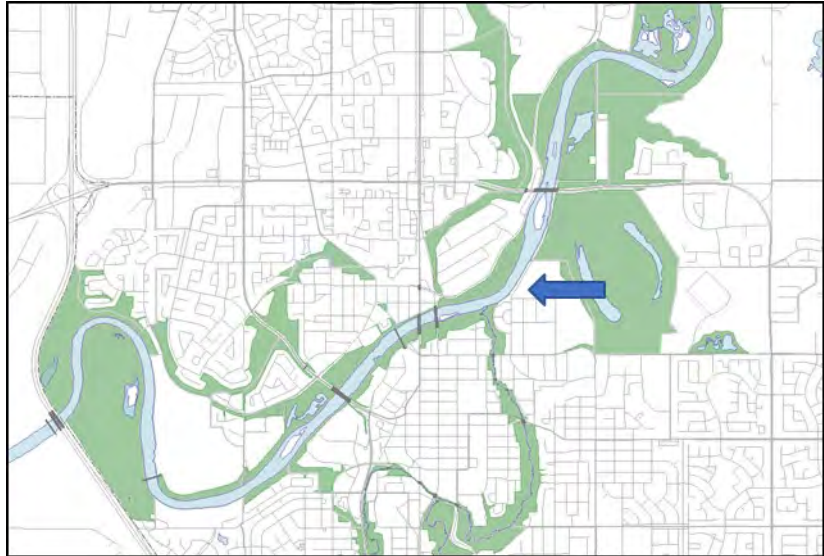


Figure 8 Site within the connected park and trail system (From City of Red Deer Webmap. Green areas indicate park areas)



Figure 9 River reinforcement at Oriole Park

off-site parking an apartment complex will bring, and, in fact, care was taken to revegetate the riverbank to stop an increasing amount of parking along the west side of the road next to the river – parking that has since begun increasing again as Gateway School grows. As well, during the subdivision hearings in 2014, the Community Association requested a 100m environmental or municipal reserve setback from the river to protect the trail, wildlife corridors, and environment. A much smaller municipal reserve setback was agreed upon mainly because the area was PS and part of the Open Space system – land designations that had been reinforced by the rejection of the previous NASP in 2012.

Parks, trails, and open spaces also contribute to the entire city's views and vistas which are also key to sense of place and quality of life. The *NPDS* define views and vistas as "a unique distant view, viewscape or view corridor along a road, through an opening, or along an escarpment or high point" (14). The standards note that designing neighbourhoods to preserve existing views and vistas lends character and a distinct identity to communities (9.2) The vistas across this lot towards the river to the west and the Gaetz Lakes and hills to the east are important to Waskasoo residents who relate to them daily. The view is especially important to those who live on the south side of 59th St. The applicant writes that "the development has minimal impact on the view from single family homes;" however, a four-storey apartment building abutting the north side of 59th will completely obscure any views from those homes. In fact, as 59th street has been redeveloped, many homeowners have made considerable investments to enhance their access to those views including installing larger windows, building elaborate decks, and even turning their homes so they face the greenspace. An apartment complex here will not only destroy those views, but any suites that overlook 59th St will impinge on homeowners' privacy and negatively impact their property values. The *River Trails Master Plan* notes that "studies in a wide range of urban areas have documented

increases in real estate values for residences near parks and trails” and, one would assume, and greenspace next to those parks and trails (50). This is not a case of buyer beware – these homes have had those views protected by Open Space PS land uses for eighty years.

The views here, however, are important to all Red Deerians and visitors to the city. One of the reasons the 2012 *NASP* was not supported by MPC was that “the experience of driving along 45th Avenue to the Waskasoo Park facilities would be detrimentally impacted by development directly adjacent to 45th Avenue” (*Council Agenda*). It must also be noted that, due to sightlines from both the 49th Avenue and 67th St traffic bridges and the Lion’s Campground, this curve in the river is highly visible across the city. Development here will impact the view of more than those who live in Waskasoo, drive our streets, and/or use the Waskasoo trails.

The goal of Section 14 of the *MDP* is “to create an integrated, accessible and well-planned system of open space, recreational and cultural facilities and parks that supports a broad range of recreation and cultural opportunities catering to diverse age groups, income levels and skill levels” (14.0). This is the role of PS land. It is a relatively rare commodity, and PS land available for purchase by appropriate organizations is extremely rare. The application before you is not only about whether or not this lot should be zoned high density multi-family. It is also about what will be lost with the removal of the lot from the PS district and major open space system. Is it truly in the best interest of the city and the community to lose four acres of such high functioning, rare land to an apartment complex?

7. Economy and Tourism

Community and recreation opportunities, views and vistas, as well as functioning, healthy parks, trails, and open spaces are not only important to quality of life but are also vital to Red Deer’s economy. The City’s *Economic Development Strategy* explains that economic development is much broader than simply increasing GDP (7). It “involves enhancing ... quality of life and socio-economic condition” as these are what draw and retain business and labour. The main goal, then, of the *Economic Development Strategy* is to create “a Red Deer that is: a sustainable, safe and thriving community where residents enjoy a high quality of life; a city where residents have a sense of civic pride and community ownership; a city that meets its community planning and development needs without compromising the future” (8). PS zoning contributes to achieving these goals both indirectly through increasing quality of life and directly through economic diversification.

Quality of life was discussed in detail above, so we will keep the discussion here brief and note that Section 6 of the *MDP* has the objective to “promote Red Deer’s high quality of life to increase the attractiveness of Red Deer as ... a place to live and work” (6.0), and Policy 6.4 states: “The City should support attracting a local skilled labour force to meet the expanding needs of industry and commerce by maintaining a good quality of life with such things as parks and open spaces; recreation, and cultural opportunities, affordable housing and other community amenities.”

PS zoning and Open Space, however, also add directly to the local economy through diversification including but not limited to tourism. Economic diversification shields the city from the booms and busts of a narrow

industry base such as resource extraction or construction. Accordingly, the *Strategic Plan* envisions Red Deer as an economic leader with a dynamic and diverse local economy and as “a chosen destination” for tourism investment stimulated by our “city in a park.” Further, Policy 6.7 of the *MDP* states: “The City should aim to increase tourism visitation through ... development and enhancement of local tourism products (e.g. local history and culture), services and infrastructure.” The amenities around 4240 59 St all contribute to drawing tourists to the city and bringing them back again and again. 45th Avenue and the South Bank Trail are what tourists drive, ride, bike, scooter, or walk to take in the Nature Centre and Gaetz Lakes Sanctuary, McKenzie Trails and the boat launch, and even the Riverbend area. It is also no coincidence that aerial shots of this river bend and the Waskasoo neighbourhood are often featured in ads and promotions for tourism and economic development. A Google search easily materialized the images in Figure 10.

Policy 6.3 of the *MDP* states that “The City should pursue opportunities to diversify the local and economic base...” and various land use zones are one way to ensure diversification. Neither PS zoning nor Open Space Land Use exclude a property from directly contributing to the economy. In fact, PS zoning fosters diverse economic opportunities in areas such as sports, recreation, childcare, entertainment, assisted living, education, religion, health care, heritage, culture, and, of course, tourism. It must also be pointed out that areas labelled Open Space – Major on the Generalized Land Use map include compatible private and public PS uses such as sport, recreation, and culture facilities, parks, and schools (*MDP* 4.0). The facilities and businesses on PS land throughout the city employ hundreds of people and contribute to a diverse and resilient economy. As City Administration’s Report to Council advising against the proposed 2012 *Waskasoo NASP* states: “Planning Administration supports this area remaining as an institutional precinct. This allows for appropriate infill development” (*Council Agenda*).

8. Planning Best Practices

The *Neighbourhood Planning and Design Standards* begins by saying:

Great neighbourhoods don’t just happen by accident. They are the result of careful planning and thoughtful design that creates places that are sustainable, walkable, vibrant, social, and livable which increase the quality of life for residents of all ages and incomes. Great neighbourhoods contribute to the prosperity of our city, attracting new people, new business and creating vitality while allowing the city to respond to change over time. Great neighbourhoods are the foundation of a great city. (5)

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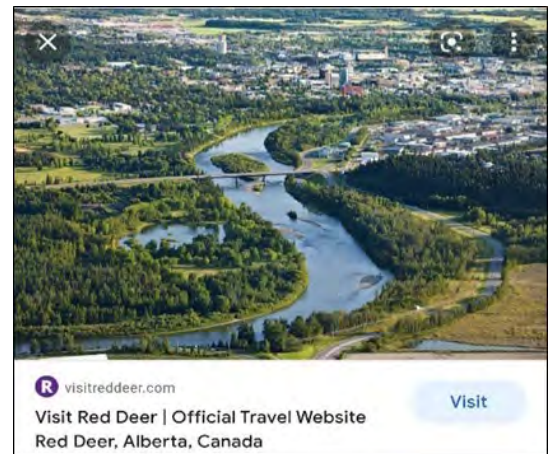


Figure 10 Tourism social media images

We fully agree and have already discussed many of the ways that this statement applies to Waskasoo and the application before you. In this final section, we would like to address some of the more specific planning best practices that this application is counter to including providing a mix of uses, creating appropriate intensification and infill, and establishing and maintaining character.

A. Mixed Uses

Great neighbourhoods are diverse and one way to add to diversity is to promote a housing mix. Policy 10.3 of the *MDP* states: “The City **shall** continue to require a mix of housing types and forms in all residential neighbourhoods” and “**shall** provide direction on the mix of housing ... and ways to avoid excessive concentration of any single type of housing.” Therefore, the applicant argues that rezoning 4240 59 St to R3 multi attached “introduces a mix of uses within the neighbourhood” and will “introduce a greater variety of housing types and price points.”

However, having been built up over a century, Waskasoo already has a variety of housing types (including single family, secondary suites, boarding houses, multiplexes, condominiums, and apartments) and price points (dwellings here can be purchased for anything from under \$100,000 to over a \$1,000,000). Further, the extensive research for the *Waskasoo Community Plan* revealed that the neighbourhood also already has an abundance of rental opportunities. The plan’s Land Use Table shows that apartment buildings take up 62.75% of the net developable area and comprise 319 or 58% of the 552 total dwelling units (16). Compare that to 21% of total dwellings across the city and 10% in areas like the South East (*Economic Development Strategy Update*). Once dwellings with secondary suites and semi-detached units are added, over 64% of the net developable area and 62.5% of the dwellings in Waskasoo are multifamily. Rezoning this lot to multi-attached R3 will in reality *add* to the disproportionate amount of multifamily housing in the neighbourhood. Waskasoo does not need more high density multifamily and multi-attached zoning. As discussed above, what we do need in terms of land use is exactly what the lot in question can provide as Public Service.

The applicant also states that “R3 development can add to the intergenerational depth of the neighbourhood” because what they envision for 4240 59 St is “an independent seniors living accommodation” that will give Waskasoo residents “the opportunity to age in place longer.” What the applicant envisions, as we understand it, is two multi-storey apartment buildings that will be marketed to people over a certain age. It absolutely must be emphasized that **this is not assisted living** – a use that would be supported by PS zoning and *if designed carefully* could work within the underlying Open Space land use. Waskasoo does not have assisted living where residents could truly age in place. We do, however, have a plethora of rental units at a variety of price points where anyone, including independent seniors, can and do live.

It must also be made clear that **this is not condominiums** but rental apartments. There will be no condo board or condo rules and no legal way for the City, the Community, or even East Lincoln Properties to ensure that the suites are rented to seniors. Our understanding is that, if the property management company is challenged, the units must be rented to tenants of any age. We also wonder what will happen if units go unrented. The building may be in a beautiful location along the river, but it is over the minimum recommended distance to transit and the nearest grocery store is a 30-minute walk (one way) across Downtown. Any R3 development here will be autocratic and will compete with other senior- focused apartments closer to vital amenities. If units go unrented, the management company can change who it rents to at any time “under the radar” of the community or the City.

Also, it is naive to think that this property will be owned by the same private corporation forever. Waskasoo has learned by experience that even what seemed to be permanent fixtures in the community are bought and sold. A few years ago, no one expected that a local school would be subdivided, repurposed, and divested, but here we are. Properties change hands every day, and zoning stays with the lot, not the developer or the development. Rezoning and especially removing the lot from its character area mean permitted uses and regulations change drastically and a myriad of inappropriate developments can go ahead without complete oversight. For example, drafts for the new City bylaws are considering increasing permitted multi-attached building heights from four to six storeys. Rezoned to R3, there is nothing stopping a developer in the very near future from intensifying the lot even further because that will be a permitted use. Further, current bylaws have a permitted density for R3 of 35 units per hectare, which equates to 56 units on this property. However, that density can be multiplied many times over through a discretionary use. Larger buildings equate to larger profits. Thus, very few new apartment builds (if any) have kept to the permitted density of 35 units / hectare. In the last few years, there have been at least six multiple family buildings that received approval for densities ranging from 83 units/hectare up to 117 units/hectare. This would equate to over 185 units on this property in the City's Open Space – Major. Additionally, if this applicant is willing to apply to rezone, amend an ARP, and remove their property from key portions of its character statement, even they are almost certainly open to applying for the much simpler approval for a discretionary use for a higher density if they succeed.

B. Appropriate Intensification and Infill

This brings us to the next best planning practice that this application forgoes: appropriate infill and intensification. It may seem that rezoning this lot to R3 is supported by City documents that promote infill and intensification such as Policy 5.17 of the MDP that states: "The city should promote intensification of urban areas by ensuring its design guidelines and specifications encourage the efficient use of land." Therefore, the applicant argues that rezoning 4240 59th St to R3 "allows for an efficient use of land."

However, Policy 10.10 emphasizes that "infill development and intensification *of established neighbourhoods*" should occur "*in an appropriate manner*," and we would add especially when that intensification is with high density residential. A look at the NPDS indicates why the application before you is for infill that is inappropriate. The great neighbourhoods envisioned in the standards are centred around neighbourhood nodes, defined as "a mix of uses (medium to high density residential, mixed use, commercial, green space, community or recreational facilities) co-located together in one area ... that serves the neighbourhood and potentially surrounding areas" and are "easily accessed by foot, bicycle, car, or bus" (pg 13). Further, nodes should be co-located with those of adjacent neighbourhoods to create a larger centre of activity. As shown in figure 11, neighbourhood densities should be designed so that higher density development is located near the services and infrastructure of the node and slowly transition to lower densities as you move away from the node. 55th Street with its commercial sites, churches, community services, mix of residential density, Galbraith and Stephanson Parks, the Bob Johnston Trail, and the green spaces around Waskasoo Creek is obviously Waskasoo's and Woodlea's neighbourhood node. This is where most of our high density already exists because it is where it is appropriate.

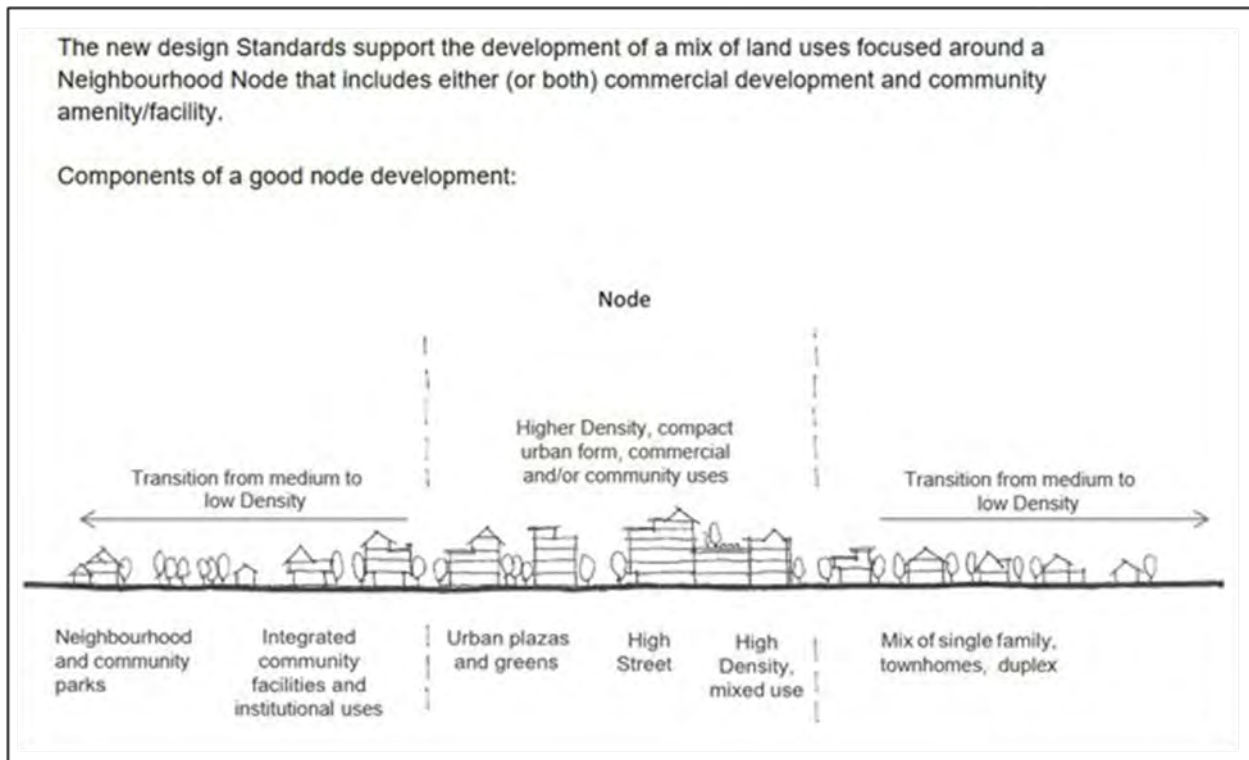


Figure 11 Neighbourhood Node illustration from the NPDS

While the NPDS also say that higher density can be appropriate next to parks and open space (Standard 6.3 and 6.4), locating R3 at 4240 59 St would seem counter productive. High density should be *next* to parks and open space, not *in* those parks and green spaces. Placing R3 here would also disrupt the careful transition of densities and locate high density further than the suggested maximum distance from the area's transit stops along 55th Street. The importance of co-locating infills and high density with adequate transit is reinforced by MDP Policies 5.18 and 7.6. The NPDS state that density should be focused "within nodes and along planned transit routes that support frequent transit service during peak times" (4.2). As long as the traffic issues remain in Waskasoo, it would be exceedingly difficult to bring transit through Waskasoo frequently at peak times.

Finally, appropriate infill of this magnitude must also be guided by an Area Redevelopment Plan not removed from such. Policy 10.9 of the MDP states "Intensification shall be encouraged in established neighbourhoods through residential and mixed-use infill projects where there is adequate capacity in major municipal infrastructure ... unless otherwise determined through an approved ... area redevelopment plan." Additionally, the Generalized Land Use Concept Map outlines the predominant or main type of land use to be located in broad areas. As the MDP states, "More specific boundaries and information on precise land uses is intended to be provided through ... area redevelopment plans" (4.0). In this case, both the Map and the ARP agree that this land must remain within the Open Space Major system.

Waskasoo is not against increasing density when it is done appropriately and in ways that do not negatively impact the character, amenities, and healthy function of the neighbourhood. So far, this has included increasing our R1 density with boarding houses and secondary suites, and in the future, garage and garden suites will possibly be thrown into the mix along with additional multi-family units added through redevelopment in and next to the neighbourhood node.

C. Maintaining Character

This brings us to the final way that this application forgoes best planning practices: by applying to remove 4240 59 St from ~~its character statement~~ important elements and policies of its character statement. Character is what attracts and connects residents to a neighbourhood and to each other. It builds a shared sense of place and of history and promotes citizen responsibility and engagement. It is a subtle but key ingredient in any Great Neighbourhood. Thus, the city has invested time and money in developing things like Character Statements, Area Redevelopment and Structure Plans, Community Plans, the Mature Neighbourhood Overlay, and the *Neighbourhood Design Planning Standards* to create and maintain character.

The *NPDS* note that for infills in established neighbourhoods, its standards “primarily address smaller redevelopment projects” (pg 9) and that “redevelopment of larger areas may be guided by the Neighbourhood Planning Principles but also require a more comprehensive Area Redevelopment Plan or Character Statements” (pg 9). According to the Mature Neighbourhood Overlay, this parcel is a large-scale redevelopment (LUB 7.14.2). Therefore, development here requires not only the guidance of the Waskasoo Area Redevelopment Plan but also the relevant Environmental Character Area including its “Common Forms and Scale of Buildings,” “Common Building Materials,” “Other Elements,” and “Recommended Design Elements.”

The *Waskasoo ARP* states that “what establishes the character of a neighbourhood is the relationship and design of ... basic elements” such as “individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities” (1.0). It then goes on to outline the character or relationships between such things in four distinct character statements that each “define the character of a specific geographic area by capturing the design elements that make one geographic area different from another” (1.0). Further, the ARP notes that character statements are not made for every area of the city but are developed for “geographic areas” that “contain a combination of elements that together make an area unique or special” (1.0). This lot is a key portion of such an area. As its character statement describes, it has a unique “rural character with native, naturalized landscapes,” “rural road cross sections,” “minimal building coverage” with “few, smaller structures and park furnishings” and “a wide-open sense of space that is not common in other areas of the city” (5.3 – 5.5).

~~As discussed above, the argument to remove 4240 59 St from its character area seems to hinge on proximity to the other built-up properties surrounding it. However, those properties are all still PS zoned within the Open-Space—Major which guarantees a certain amount of care and oversight in any future development. Even the applicant seems to recognize the lot and surrounding area’s difference when they write that the lot “is somewhat isolated to the neighbourhood as a whole.” It is in large part because it is removed and quintessentially different from the residential A-20 Army Camp and Heritage Character Areas across 59th St that it has been included in a different Character Area – as well as land use pattern and district.~~

It is clear that as a property developer the applicant does not, perhaps can not, appreciate the open space area’s unique qualities. They write that “The location of the lot for R3 is ideal as it only borders single family homes on the south” and “does not disrupt the pattern of development currently in place.” We argue instead that high- density multi-storey R3 would completely disrupt and be incompatible with the “developments” surrounding it – both the environmental character area within which it nestles and in relation to those small, single storey A-20 camp homes across the street.

~ *Making Waskasoo an even better place to live, work, learn, and play* ~

Ironically, in an application to ~~remove themselves from~~ amend the applicable character area in significant ways, the applicant states: "It is important to our organization that we integrate with the community that encompasses our development, namely that we become part of, and also contribute to, that neighbourhood," and that one of their intentions "is to build a development that integrates into the neighbourhood." Another of their intentions is to "benefit the community long-term, not just those that currently reside there, but also future residents of Waskasoo." ~~As we did earlier in the discussion concerning the environmental repercussions of overdeveloping this parcel, we ask: why then apply to be removed from the surrounding Environmental Character Area which has already done most of the work of determining how best to do so?~~ However, the changes the Developer proposes would enable the more general Land Use District Bylaws to supersede the more specific and location-aware Character Statements in a way that will potentially allow for the alteration of almost everything that creates and maintains character: form, massing, setbacks, landscaping features, and other factors that create the existing streetscape and provide amenities to abutting properties. If the revisions to section 5.3 and 5.6 of the character statement are passed, it would pave the way for: four storey, high density buildings with front yard setbacks of 6m, side yards of 1.8m, and rear yards of 7.5m; a landscape minimum that permits a coverage that would reduce these 4 acres of open space to just over one acre; all the associated parking necessary for an autocentric complex with little on-street parking, as well as other R3 permitted and discretionary uses such as signage, accessory buildings and garages, and home occupations. And that is without further relaxations. All in an area where the character has been established by objective subject matter experts as rural, with few, small one-storey structures, minimum building coverage, and "a wide open sense of space that is not common in other areas of the City." It is clear that what the Developer intends for 4240 59 Street will completely destroy the character of the area.

As for the long term benefits for future residents of Waskasoo During the process of creating character areas, the long- term benefits and the future residents of Waskasoo, not to mention Red Deer, were thoroughly and objectively considered by discipline experts, just as they were during the creation of the MDP, the NPDS, and the ARP. ~~Although the developers say they are "evaluating" incorporating many of the design elements and recommendations of the Character Area, nowhere have they stated exactly what elements and recommendations they plan to skirt nor have they given a solid justification to do so.~~

The applicant also posits that their application responds to their stakeholder engagement; however, we believe the vast majority of any stakeholder engagement has clearly stated that the lot should remain in the Character Area and zoned PS. After the developer's online presentation, they invited listeners to submit comments and questions and later sent attendees a summary that included the questions and comments the developer received as well as the applicant's answers, attendee statistics, and poll participation and responses. Unfortunately, we are not able to refer to this information here because it was "provided in courtesy with all rights reserved." To fully understand the positions of stakeholders, we encourage you to request a copy. We also encourage you to look at pages 18 - 34 of the Waskasoo Community Plan which transcribes the comments received from stakeholders at the various City workshops and open houses held as part of the ARP research. And of course, we encourage you to read the letters you have received from stakeholders regarding this application.

East Lincoln Properties is a quality builder with a good reputation. As they say, “R3 design can incorporate historical and cultural aesthetics to ensure sensitivity to the existing neighbourhood [and] can integrate into a historical community in a complimentary way.” As a developer who recognizes the importance of these things, they would very likely be welcomed by Waskasoo to redevelop appropriate areas with R3 multi-attached structures such as along 55th St. Unfortunately, despite the PS Zoning, Open Space Major land use, Land Use Bylaws, Waskasoo ARP and Character Area, they purchased this land, and R3 is just not appropriate here. If approved, this application will open this green space to imposing R3 buildings in an area that is primarily reserve-, park-, and open space, and on a streetscape of primarily small, single storey unobtrusive structures.

Conclusion

In conclusion, we believe the application from East Lincoln Properties should be denied because not doing so will:

1. Counter past precedents and set dangerous future precedents for PS land and Open Space in the city
2. Counter the *Municipal Government Act* and the spirit of the *Intermunicipal Development Plan*
3. Create inconsistencies and contradictions in City and Provincial documents that will result in red tape and increased costs to the taxpayer
4. Exacerbate proven dangerous traffic and parking issues in Waskasoo
5. Destroy HSAs and wildlife corridors and damage the riparian strip and area ecology
6. Negatively impact the quality of life for all Red Deerians
7. Go against economic development strategies and reduce the potential for economic diversity
8. Counter best planning practices by negatively impacting housing mix, supporting inappropriate infill and intensification in established areas, and allowing development that does not fit the character of its surroundings

The application also counters many of the City’s policies, plans, and strategies, primarily the *Municipal Development Plan* which is intended to guide planning decisions until at least 2033 and to a city population of 185,000. The MDP states its purpose is to guide growth “ensuring orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community” (1.1). Based on research and community input, it “reflects the kind of community residents wish to see in the future and identifies ways to achieve this future” (1.1). It is a “guide within which both public and *private sector decision making and investment can occur*” and a statutory document that development and subdivision authorities must regard when deciding on applications (1.1). Yet, its policies are not necessarily ironclad. It is to some degree a fluid document that can bend with “discretion” and “judgement” and with an eye to the whole vision set out within it (1.4).

The developer’s application counters the *MDP* in multiple ways from land use in section 4 to Implementation in Section 19. Of 15 policy sections, there are only three it does not contradict – Section 12 Commercial Development, Section 13 Industrial Development, and 17 Utilities. Even policies surrounding intensification and infill do not support this application. It goes without saying that the application also conflicts with the Waskasoo Area Redevelopment Plan that it is trying to amend.

Further, as was stated by the former City Manager at first reading of the 2012 NASP, development here will compete with plans for intensification and live work development in Capstone (*Council Video*). It will also remove an important area of open space next to the downtown core where over 80% of dwellings are already high-density multi-family, a percentage that will be magnified as Capstone becomes a reality, putting even more pressure on the park, trail, and open space system. Does the City want to see 4240 59 st developed with high density apartments that will compete with Capstone or with Open Space and potential PS uses that will support the Downtown's and Capstone's development and long-term health?

Finally, there is not a strong enough need to replace PS Open Space with R3 zoning anywhere in the City. Red Deer's population is currently at 100,800 and has only increased by less than 500 people, or 0.4%, between 2016 and 2021 (City Census, Statistics and Demographics). Red Deer also still has some of the most affordable rents in Alberta, possibly Canada (*Red Deer News Now*), and vacancy rates have fluctuated between 6% and 10% over the last five years (Alberta "Red"). Demand is not outstripping supply. Even if the population increased dramatically, through the MDP and the Generalized Land Use Map, it has been agreed that there are other areas better suited to residential intensification. In the case of this application, "discretion" and "judgement" would seem to support denying this application.

Respectfully Submitted by:
The Waskasoo Community Association Board

John Bough, President
Joanne White, Vice President
Linda Cullen-Saik, Secretary
Susan Jensen, Treasurer
Darcy Garrett
Kristen Steenbergen
William Weiswasser
Brenda Garrett
Marianne Lee
Ron Smith Tiffany
Priebe Phil Smith
Renea Sinclair
Alandra Aucoin

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CITY PLANNING & GROWTH DEPARTMENT

February 14, 2023**NAME****ADDRESS1****ADDRESS2****To: Landowners within Waskasoo neighbourhood, east of Waskasoo Creek****Re: 4240 – 59 Street****Proposed Amendments to the Land Use Bylaw (Bylaw 3357/A-2023) and the Waskasoo Area Redevelopment Plan (Bylaw 3567/A-2023)**

Why have you received this letter?

In October 2022 City administration sent a letter to all Waskasoo landowners located east of Waskasoo Creek to inform them of an application administration received from the owners of 4240 - 59 Street requesting that the Land Use Bylaw (LUB) and the Waskasoo Area Redevelopment Plan (ARP) be amended to identify this parcel for higher density residential uses, specifically the *R3 – Residential (Multiple Family) Residential District*. Landowners were invited to provide comments on the proposal.

The purpose of this letter is to inform landowners of further amendments the applicant wishes to make to their proposal. You are welcomed to provide comments if you wish.

What is being proposed?

The applicant still wishes to rezone the parcel at 4240 – 59 Street from the *PS – Public Service District* to the *R3 – Residential (Multiple Family) District* so they can pursue higher density residential development. However, they are proposing some additional wording changes in the Waskasoo Area Redevelopment Plan (ARP) to further clarify some aspects that pertain to the potential redevelopment of this site.

Enclosed are several documents that provide background and detail on the proposed amendments:

- Location Map
- Current and Proposed Wording for the Waskasoo Area Redevelopment Plan

How can I provide feedback?

Any comments provided in response to the original October 2022 referral will still be passed on to City Council. If you have any additional or different comments regarding the proposed February 2023 revisions they can be provided by:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Please submit comment sheets by 4:30 pm on Wednesday, March 1, 2023. All comments provided will form part of the public record and will appear on a Council Agenda in the same format they are received. In accordance with The City's Procedure Bylaw, anonymous comments will not be forwarded to Council and personal information will not be redacted.

What are the next steps for this proposal?

Administration will prepare a report that will be presented to Council for consideration of First Reading of the amending bylaws. It is anticipated that this will occur on April 3, 2023. If Council gives First Reading to the amending bylaws Council must hold a Public Hearing, typically four weeks after First Reading, before it can consider Second and Third Readings (adoption) of the bylaws. A Public Hearing is an opportunity for anyone to speak directly to Council concerning the proposed bylaws. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within the consultation area will receive written notification of the Public Hearing. Once the Public Hearing is concluded Council considers Second and Third Reading (adoption) of the proposed bylaws.

A specific development proposal is not part of this application. What is being considered at this time is only the question of whether higher density residential development is suitable on this site. If these proposed amendments to the LUB and Waskasoo ARP are successful, the applicant would then have to apply for a Development Permit (DP) for the specific development. The DP would address such matters as building height, setbacks, landscaping, on-site parking, traffic, etc.

Questions?

Questions regarding the application can be forwarded to Orlando Toews, Senior Planner at: orlando.toews@reddeer.ca or 403-406-8704.

Location Map for 4240 – 59 Street




Current Zoning



Current and Proposed Wording for the Waskasoo Area Redevelopment Plan**Current ARP – October 2022 - February 2023 wording.**

Proposed deletions are shown in ~~strikeout~~ and proposed additions are shown in ***bold italic***.

CURRENT	PROPOSED <i>OCTOBER 2022</i>	PROPOSED <i>FEBRUARY 2023</i>
<p>Plan Recommendations (page 8)</p>  <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>	<p>4240 – 59th Street shall may retain its current PS Public Service (Institutional or Governmental) District designation <i>or be redesignated by Council.</i> Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall <i>may</i> be required to support an application for development or redevelopment.</p>	<p>Note: proposal is to revert back to the “shall” wording and keep the proposed new additional wording: <i>“or be designated by Council.”</i></p> <p>4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation <i>or be redesignated by Council.</i> Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.</p>
<p>CURRENT</p> <p>In Section 5.2 Context and History</p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, <i>and</i> Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <p><i>Reverts back to the CURRENT ARP wording, so no amendment to Section 5.2 of the ARP.</i></p> <p>The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.</p>

Continues on next page

<p>CURRENT</p> <p>In Section 5.3 Common Forms and Scale of Buildings</p> <ul style="list-style-type: none"> • Buildings are typically 1 storey with flat roof construction. 	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>No Amendment Proposed</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <ul style="list-style-type: none"> • Buildings are typically 1 storey with flat roof construction, however taller structures are permissible subject to the applicable land use districts.
<p>CURRENT</p> <p>In Section 5.6 Recommended Design Elements</p> <p>15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.</p>	<p>PROPOSED <i>OCTOBER 2023</i></p> <p>No Amendment Proposed</p>	<p>PROPOSED <i>FEBRUARY 2023</i></p> <p>15. Subject to the development standards in the applicable land use district, new New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.</p>

Please provide any comments by 4:30 PM, March 1, 2023

Any comments provided in response to the original October 2022 referral will still be passed on to City Council. If you have any additional or different comments regarding the February 2023 proposed revisions they may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn Orlando Toews, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn Orlando Toews, City Planning & Growth, 4914-48 Ave, Red Deer, AB

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline, or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.
- The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.



April 3, 2023

Land Use Bylaw Amendment 3357/D-2023 Omnibus Amendment

Prepared by: Christi Fidek, Senior Planner
Department: City Planning and Growth

Report Summary and Recommendations

This report is for decision for Council to approve, adopt, or give direction on.

City Administration has initiated this omnibus Land Use Bylaw (LUB) amendment to provide City staff and the public with clear interpretation and increased flexibility in implementation of the LUB.

The proposed omnibus amendment aims to improve clarity, consistency, and reduce red tape in a number of areas including:

1. Clarify Development Permit requirements for Change of Use.
2. Clarify Health and Medical definition.
3. Clarify Temporary Care Facility definition.
4. Clarify oil and gas submission requirements.
5. Clarify Change of Use application requirements.
6. Clarify application processing timeline.
7. Clarify R1 District Front Yard setbacks in Timberlands.
8. Increase Residential Accessory Building height.
9. Clarify Accessory Building size allowance for R1N District.
10. Add Dangerous Goods Occupancy as a Discretionary Use in Capstone (Riverlands Districts).

Administration supports first reading to the proposed Land Use Bylaw amendments.

Proposed Resolution

That Bylaw 3357/D-2023 be read a first time.

If first reading is given this bylaw will be advertised with a Public Hearing to be held on May 1, 2023.

Rationale for Recommendation

1. The amendment improves efficiency in the application of the LUB.

The proposed amendments clarify several definitions and regulations which reduces interpretation errors, and clearly outlines application requirements to avoid confusion regarding submission expectations.

2. The amendment removes unnecessary red tape.

The proposed amendment removes unnecessary regulations providing a more efficient process for both Administration and the public.

Background

City Administration has initiated this Land Use Bylaw (LUB) amendment to provide City staff and the public with a clear interpretation and implementation of the LUB. The proposed amendments were identified by Administration where the LUB could be improved to reduce red tape, align with other regulations, and reflect new development trends. This omnibus helps external applicants with immediate development needs.

Strategic Alignment

The application supports the 2023 - 2026 Strategic Plan directives and supports the Municipal Development Plan policies by creating a thriving local economy, creating positive economic environments, and having an efficient use of land.

See Appendix A for relevant policies of the 2023-2026 Strategic Plan and MDP.

Stakeholder Consultation

The amendment has been referred to several City departments and all comments have been considered and are reflected in the proposed bylaw.

Analysis

The proposed amendments are focused on red tape reduction and bringing increased clarity to the Land Use Bylaw. This allows for improved efficiency for staff and a more business-friendly approach for customers.

Item	Clarification
Permitted Use	In this amendment, a change of use for a new Permitted Use would be exempt from the requirement of a Development Permit unless a variance is required. This amendment does not apply to Dwelling Units in the CI district as Dwelling Units are the only use in CI that requires parking.

Health and Medical Definition	Health and Medical Services definition will be reworded to remove reference to “outpatient” as outpatient services includes stays up to 24 hours and this is not the intended use, which will provide additional clarity for Administration and the public for the intended development use.
Temporary Care Facilities	Temporary Care Facility definition will clarify that residents will be receiving care during their stays for rehabilitative purposes related to substance use.
Oil and Gas Submissions	The proposed amendment will align and provide clarity on the oil and gas submission requirements with section 14 of the Government of Alberta Matters Related to Subdivision and Development Regulation.
Change of Use	Change of use applications will now be required to provide a floor plan of where the development will be located within a building.
Application Processing Timeline	In accordance with the Municipal Government Act, development permit applicants must receive written notification within twenty (20) days of applying on whether their application is complete. Development Permit applications submitted via email and eventually online, will outline timeline details especially for applications that are submitted outside of normal working hours.
RI District Front Yard setbacks in Timberlands	This amendment reflects the operational intent of the minimum front yard setback for RI lands in Timberlands. Additionally, a new definition for Live Portion has been created to further clarify the intent of the regulation.
Increase Residential Accessory Building size allowance for RIN District	Building height variances for accessory buildings are the largest variance request related to residential development that the city receives. To further reduce the number of variance requests, it is being proposed to increase the height of accessory buildings to align with other Alberta municipalities.
Dangerous Goods Occupancy in Riverlands Districts	The proposed amendment adds Dangerous Goods Occupancy in the Riverlands District. This discretionary use will reduce the red tape for commercial and light industrial businesses that require limited dangerous goods for business operations. This use will not be allowed in buildings containing Dwelling Units.

A comparison of the existing and proposed bylaw can be found in Appendix B.

The proposed bylaw is consistent with the 2023-2026 Strategic Plan, and the MDP. The proposed amendments are consistent with the objectives of red tape reduction initiatives,

supporting the provisions of a business-friendly environment. The amendments proposed reflect opportunities for improvements to the LUB as identified by planning and development staff.

Financial

There are no direct financial or budget implications because of the proposed recommendations.

Regulatory and Compliance

Apart from providing clarity to definitions and regulations, there are no legal implications of approving the proposed bylaw.

Appendices

Appendix A – Strategic Alignment

Appendix B – Existing and Proposed Bylaw Comparison

BYLAW NO. 3357/D-2023

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

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

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

1. Section 1.2(2)(u) is deleted and replaced with the following:
(u) A change of use of a Building or part of a Building from a Permitted Use to another Permitted Use within the same District that does not require a variance, except Dwelling Units in the CI District due to parking requirements that must be satisfied.
2. The definitions of “Health and Medical Services” and “Temporary Care Facility” in s.1.3 are deleted and replaced with the following:

Health and Medical Services means a Development providing physical health, mental health or well-being services that are preventative, diagnostic or rehabilitative in nature and may include treatment or counselling.

Temporary Care Facility means a facility providing temporary living accommodation where care is provided to residents and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres for substance use, detoxification centres, and hospices.

3. Section 1.3 is amended by adding the following new definition in alphabetical order:

Live Portion means the areas of a Dwelling Unit not contained in a Garage. This includes covered spaces such as verandahs and porches.

4. The last bullet point in s.2.4(4)(d)(i) is deleted and replaced with the following:
 - unless previously submitted to the Development Authority or Subdivision Authority within the last 12 months, for any proposed Building or addition greater than 47m² (500ft²), information from the Alberta Energy Regulator identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m of the Boundary of the Site;
5. Section 2.4(4)(f) is amended by adding a new subsection as follows:
(iii) a floor plan showing the location of the proposed use;
6. Section 2.4.1(1) is deleted and replaced with the following:
Within 20 days of receipt, during regular business hours, of an application for a Development Permit, the Development Officer must determine if the application is complete and provide the applicant written notification of that decision.

7. "Table 4.1 R1 Regulations" in s.4.1(2)(a) is amended by deleting the requirement adjacent to "Front Yard Minimum" and replacing it with the following:
6.0 m, except for Lots 1-16, Block 2, Plan 152 2440 in the Timberlands North Neighbourhood Area Structure Plan where the Front Yard is:
 - A minimum of 3.0 m and a maximum of 4.5 m for the Live Portion of a Dwelling Unit, and
 - A minimum of 6.0 m for any front-attached Garage portion of a Dwelling Unit.
8. "Table 4.1.1 RIC Regulations – Principle Dwelling Unit" in s.4.1.1(3)(a), the "General Purpose" section in s. 4.1.2, "Table 4.1.2 RIWS Regulation" in s.4.1.2(2)(a), s.4.3.2(2)(b), and "Table 4.4.1 R2T Regulations" in s.4.4.1(2)(a) are amended by deleting the words "live portion" and replacing them with "Live Portion".
9. Section 4.7(3)(a)(i) is deleted and replaced with:
(i) exceed one storey or 5.0 metres in height, or
10. Section 4.7(3)(a)(ii) is deleted and replaced with:
(ii) occupy more than two thirds of the width of the Rear Yard of any Site, except in an R1N District where an Accessory Building can be two thirds of the width of the Rear Yard or 7.31 metres, whichever is greater, provided it complies with the Side Yard setback requirement, or
11. Section 10.2.2(b) is amended by adding the following use in alphabetical order and subsequently renumbering the remainder of the section:
Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit
12. Section 10.3.2(b) is amended by adding the following use in alphabetical order and subsequently renumbering the remainder of the section:
Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit
13. Section 10.4.2(b) is amended by adding the following use in alphabetical order and subsequently renumbering the remainder of the section:
Dangerous Goods Occupancy on a Site that does not contain a Dwelling Unit
14. Section 10.5.2(b) is amended by adding the following use in alphabetical order as a new subsection and subsequently renumbering the remainder of the section:
Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit

READ A FIRST TIME IN OPEN COUNCIL this day of 2023.

READ A SECOND TIME IN OPEN COUNCIL this day of 2023.

READ A THIRD TIME IN OPEN COUNCIL this day of 2023.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2023.

MAYOR

CITY CLERK

APPENDIX A

Strategic Alignment

2023-2026 Strategic Plan

Thriving City - A thriving local economy, driven by a healthy business community and vibrant downtown is paramount, while continuing to protect and enhance the environment.

Community Health and Wellbeing - Red Deerians cherish the spaces, places and year-round experiences Red Deer offers to promote physical, mental, and social wellbeing. The community is proud of the welcoming and inclusive city Red Deerians call home.

Engaged and connected City - Council engages with citizens in ways that build strong, respectful, and collaborative relationships. Citizens feel valued and included in decisions about their city.

Municipal Development Plan

5.17 Efficiency of Land Use

The City should promote intensification of the urban areas by ensuring its design guidelines and specifications encourage the efficient use of land.

6.2 Creating a Positive Business Environment

The City should foster a competitive business climate through policies and actions that help maintain competitive operating costs and streamline approval processes and timelines.

6.3 Economic Diversification

The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries.

6.8 Community Economic Development

The City should pursue community economic development, which emphasizes community self reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship.

APPENDIX B

Existing and Proposed Bylaw Comparison

Italics - indicate new text added

~~Strikethrough~~ - indicates text removed

Bylaw Item	LUB Section	Existing	Proposed	Rationale
Simplify Change of Use process in the CI District				
1.	1.2(2)(u) Application of the LUB	(u) A change of use of a Building or part of a Building from a Permitted Use to another Permitted Use within the same District, where the uses are similar and where there is no increase in the intensity of use of land or a Building;	(u) A change of use of a Building or part of a Building from a Permitted Use to another Permitted Use within the same District, where the uses are similar and where there is no increase in the intensity of use of land or a Building; <i>that does not require a variance, except Dwelling Units in the CI District due to parking requirements that must be satisfied.</i>	This clarifies that a permit is still required for variances and that Dwelling Units in CI are exempt from this regulation.
Clarify Health and Medical Services definition				
2.	1.3 Definitions	Health and Medical Services means a development that provides services related to the physical or mental health and wellbeing of individuals on an out-patient basis. Services may be preventative, diagnostic or rehabilitative in nature and may consist of treatment or counselling.	Health and Medical Services means a <i>Development providing physical health, mental health or well-being services that are development that provides services related to the physical or mental health and wellbeing of individuals on an out-patient basis.</i> Services may be preventative, diagnostic or rehabilitative in nature and may consist of treatment or counselling.	Removal of 'out-patient' in definition as this can accommodate care up to 24hr which was not the intent of the use. General wording clean up for clarity.
Clarify Temporary Care Facility definition				

Bylaw Item	LUB Section	Existing	Proposed	Rationale
2.	1.3 Definitions	Temporary Care Facility means a facility providing temporary living accommodation and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.	Temporary Care Facility means a facility providing temporary living accommodation <i>where care is provided to residents</i> and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres <i>for substance use, detoxification centres, and hospices. and other similar uses.</i>	Cleaned up wording and clarified what is meant by a rehabilitation centre.
New Live Portion definition				
3.	1.3 Definitions	No existing definition.	Live Portion means the areas of a Dwelling Unit not contained in a Garage. This includes covered spaces such as verandahs and porches.	Provides clarity in what portion of a Dwelling Unit is considered the “Live Portion”.
Oil and gas submission requirements				
4.	2.4(4)(d)(i) (last bullet point) Development Permit application	<ul style="list-style-type: none"> for any proposed Building or addition greater than 47 m² (500 ft.²), information from the Alberta Energy Regulator identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m of the Boundary of the Site; 	<ul style="list-style-type: none"> <i>unless previously submitted to the Development Authority or Subdivision Authority within the last 12 months</i>, for any proposed Building or addition greater than 47m² (500ft²), information from the Alberta Energy Regulator identifying the locations of, or confirming the absence of, any abandoned oil or gas wells on or within 25m of the 	Aligns with section 14 of the Government of Alberta Matters Related to Subdivision and Development Regulation.

Bylaw Item	LUB Section	Existing	Proposed	Rationale
			Boundary of the Site;	
Clarify Change of Use application requirements				
5.	2.4(4)(f) Development Permit application	The proposed is a new section being added.	(iii) <i>a floor plan showing the location of the proposed use;</i>	Provides clarity on what is being proposed and where.
Clarify application process timeline				
6.	2.4.1(1) Notification of Complete or Incomplete Development Permit Applications	The Development Officer must, within 20 calendar days after the receipt of an application for a Development Permit, determine if the application is complete and provide the applicant written notification stating whether the application for the Development Permit is complete or incomplete.	The Development Officer must, within 20 calendar days after the receipt of an application for a Development Permit, determine if the application is complete and provide the applicant written notification stating whether the application for the Development Permit is complete or incomplete. <i>Within 20 days of receipt, during regular business hours, of an application for a Development Permit, the Development Officer must determine if the application is complete and provide the applicant written notification of that decision.</i>	Provides clarity for applications submitted afterhours, on weekends, or holidays.
Clarify RI District Front Yard setbacks in Timberlands				
7.	4.1(2)(a) (Front Yard Minimum) RI Residential (Low Density) District Regulations	6.0 m except for the RI zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area, excluding Lots 1-16, Block 2, Plan 152	6.0 m, except for the RI zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area, excluding Lots 1-16, Block 2, Plan 152 <i>2440, Lots 1-16, Block 2, Plan 152 2440 in the</i>	Corrects a previous error. No change to intent.

Bylaw Item	LUB Section	Existing	Proposed	Rationale
		<p>2440, where the front yard is:</p> <ul style="list-style-type: none"> • A minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • A minimum 6.0 m for any front attached garage portion of a dwelling unit. 	<p><i>Timberlands North Neighbourhood Area Structure Plan</i> where the Front Yard is:</p> <ul style="list-style-type: none"> • A minimum of 3.0 m and a maximum of 4.5 m for the live portion <i>Live Portion</i> of a dwelling unit <i>Dwelling Unit</i>, and • A minimum of 6.0 m for any front attached garage <i>Garage</i> portion of a dwelling unit <i>Dwelling Unit</i>. 	
Live Portion as a defined use in the Residential Districts				
8.	4.1.1(3)(a) Table 4.1.1 RIC Regulations – Principal Dwelling Unit	<p>Front Yard Minimum:</p> <ul style="list-style-type: none"> • Minimum 3.0 m and maximum 4.5 for the live portion of a dwelling unit, except when a parcel fronts onto a PI Parks and Recreation District, then the minimum is 2 m and the maximum is 3 m, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit. 	<p>Front Yard Minimum:</p> <ul style="list-style-type: none"> • Minimum 3.0 m and maximum 4.5 for the live portion <i>Live Portion</i> of a dwelling unit, except when a parcel fronts onto a PI Parks and Recreation District, then the minimum is 2 m and the maximum is 3 m, and • Minimum 6.0 m for any front attached garage portion of a dwelling unit. 	Newly defined use. No change to intent.
8.	4.1.2 RIWS General Purpose	The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth intended to reduce the dominance of front attached garages from the street. Development will consist of	The general purpose of this District is to provide residential lots that have a wide frontage and a shallow depth intended to reduce the dominance of front attached garages from the street. Development will consist of detached	Newly defined use. No change to intent.

Bylaw Item	LUB Section	Existing	Proposed	Rationale
		detached dwelling units with articulated front elevations through the use of dormers, bays, porches and gable ends. Front attached garages cannot be closer to the street than the live portion of the house. Front porches are strongly encouraged and are allowed to encroach into the minimum front yard.	dwelling units with articulated front elevations through the use of dormers, bays, porches and gable ends. Front attached garages cannot be closer to the street than the live portion <i>Live Portion</i> of the house. Front porches are strongly encouraged and are allowed to encroach into the minimum front yard.	
8.	4.1.2(2)(a) Table 4.1.2 RIWS Regulations	<p>Front Yard Minimum:</p> <ul style="list-style-type: none"> ▪ 3.8 m for the live portion of a dwelling unit, and ▪ 6.0 m for the front attached garage of the dwelling Unit <p>Front Yard Maximum: The live portion of a Detached Dwelling Unit cannot be further from the Street than the front attached Garage</p>	<p>Front Yard Minimum:</p> <ul style="list-style-type: none"> ▪ 3.8 m for the live portion <i>Live Portion</i> of a dwelling unit, and ▪ 6.0 m for the front attached garage of the dwelling Unit <p>Front Yard Maximum: The live portion <i>Live Portion</i> of a Detached Dwelling Unit cannot be further from the Street than the front attached Garage</p>	Newly defined use. No change to intent.
8.	4.3.2(2)(b) RLW Live-Work Unit Use Provisions	(i) The work portion of a Live-Work unit shall be operated at ground level while the live portion must be located above the ground floor commercial unit. quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to	(i) The work portion of a Live-Work unit shall be operated at ground level while the live portion <i>Live Portion</i> must be located above the ground floor commercial unit. quality exterior building materials that utilize the use of stone work and/or other natural like finishes common to heritage	Newly defined use. No change to intent.

Bylaw Item	LUB Section	Existing	Proposed	Rationale
		heritage era buildings, containing some stucco and limited use of metal finishes, (ii) The work portion of a Live-Work unit must be operated by the resident of the live portion of the Live-Work unit.	era buildings, containing some stucco and limited use of metal finishes, (ii) The work portion of a Live-Work unit must be operated by the resident of the live portion <i>Live Portion</i> of the Live-Work unit.	
8.	4.4.1(2)(a) Table 4.4.1 R2T Regulations	Front Yard Minimum: ▪ Minimum 3.0 m and maximum 4.5 m for the live portion of a dwelling unit, and ▪ Minimum 6.0 m for any front attached garage portion of a dwelling unit.	Front Yard Minimum: ▪ Minimum 3.0 m and maximum 4.5 m for the live portion <i>Live Portion</i> of a dwelling unit, and ▪ Minimum 6.0 m for any front attached garage portion of a dwelling unit.	
Increase residential Accessory Building height				
9.	4.7(3)(a)(i) Accessory Residential Structures	Exceed one storey or 4.5 metres in height, or	Exceed exceed one storey or 4.5 <i>5.0</i> metres in height, or	Aligns requirements with other Albertan municipalities. Reduces number of variances received.
Clarify Accessory Building size allowance for RIN District				
10.	4.7(3)(a)(ii) Accessory Residential Structures	occupy more than two thirds of the width of the rear yard of any site except in an RIN District where an Accessory Building can be up to a maximum of 7.32 m provided it complies with the Side Yard setback requirement, or	occupy more than two thirds of the width of the rear yard <i>Rear Yard</i> of any Site, except in an RIN District where an Accessory Building can be up to a maximum of 7.32 m <i>two thirds of the width of the Rear Yard or 7.31 metres; whichever is greater</i> , provided it complies with the Side Yard setback requirement, or	Clarifies the maximum width of a double garage in the RIN District.
Dangerous Goods Occupancy in Riverlands (Capstone) Districts				
11.	10.2.2(b) Riverlands Taylor Drive (RL-TD)	The proposed is a new use being added.	<i>Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit</i>	Allows for more flexibility of uses.

Bylaw Item	LUB Section	Existing	Proposed	Rationale
	Discretionary Uses			
12.	10.3.2(b) Riverlands Commercial (RL-C) Discretionary Uses	The proposed is a new use being added.	<i>Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit</i>	Allows for more flexibility of uses.
13.	10.4.2(b) Riverlands Primarily Residential (RL-PR) Discretionary Uses	The proposed is a new use being added.	<i>Dangerous Goods Occupancy on a Site that does not contain a Dwelling Unit</i>	Allows for more flexibility of uses.
14.	10.5.2(b)(ii) Riverlands Active Commercial Main Floor Overlay Discretionary Uses	The proposed is a new use being added.	<i>Dangerous Goods Occupancy, except where the Building contains a Dwelling Unit</i>	Allows for more flexibility of uses.



April 3, 2023

Land Use Bylaw Amendment 3357/G-2023 Proposal to Create a Site Exception to allow RV Sales, Service, and Repair at 4 Burnt Basin Street

Prepared by: Dayna Facca, Senior Planner
Department: City Planning and Growth

Report Summary

An application has been received to amend the Land Use Bylaw to create a site exception at 4 Burnt Basin Street to allow RV Sales, Service, and Repair. The property is zoned II – Industrial (Business Service) District which only allows the sale of a maximum of 3 used RVs on the property at one time. The amendment would allow the sale of new and used RVs without a restriction on the number of RVs on the site. The business will also include the sale of RV parts and RV servicing which is currently allowed under the II District.

Administration recommends first reading of Land Use Bylaw 3357/G-2023 as it is consistent with City policy.

Proposed Resolution

That Bylaw 3357/G-2023 be read a first time.

If first reading is given this bylaw will be advertised with a Public Hearing to be held on May 1, 2023.

Rationale for Recommendation

1. Proposed amendment aligns with City policy.

The Municipal Development Plan and the West QEII Major Area Structure Plan identify the area as industrial. The proposed amendment maintains this land use.

2. The proposed use is compatible with surrounding area uses.

Across the street are two existing RV dealerships.

3. No objections or concerns were received.

The proposal to create a site exception to allow RV sales, service, and repair at this location was referred to City departments, landowners within 100 m, and external agencies. No objections or concerns were received.

Background

An application has been received to amend the Land Use Bylaw to create a site exception at 4 Burnt Basin Street to allow RV Sales, Service, and Repair. The property is zoned I1 – Industrial (Business Service) District. The site exception will apply to the whole property although the RV Sales business only will operate on the east side of the site. An existing business operates on the west side (an oilfield hauling & service rental company). The I1 District will be maintained for the whole property. The landowner of the property has already signed a lease agreement with the applicant. An overview of the property is outlined in Appendix A.

Strategic Alignment:

The 2023-2026 Strategic Plan is divided into three key focus areas: Thriving City, Community Health & Wellbeing, and Connected & Engaged City. These focus areas contain aspirational goals and outcomes to achieve by 2026. The application is consistent with Thriving City because it supports a business-friendly approach.

Policy Linkage:

The Municipal Development Plan (MDP) identifies the property as industrial. The application is consistent with the MDP.

The West QEII Major Area Structure Plan (MASP) identifies the property as industrial. The application is consistent with the West QEII MASP.

See Appendix B for a copy of applicable policies.

Stakeholder Consultation:

The application was circulated to City departments and external agencies for review. No objections or concerns were raised.

A public consultation package was sent to property owners within 100m of the subject site, for a total of 12 letters. No comments were received. A copy of the referral package is included in Appendix C.

Operational Impacts

Not applicable.

Analysis

The property is in East Burnt Lake Industrial Park. The proposed site exception maintains the industrial zoning while allowing the compatible RV Sales, Service, and Repair business to locate here. The I1 District currently allows the sale of RV's up to a maximum of 3 used RVs on the property at one time. The site exception will allow the business to sell any number of new and used RV trailers. The sale of RV parts and RV servicing is currently allowed under the I1 District.

Other RV dealerships are located across the street. These properties are zoned I1B/AD – Industrial (Business Service and Automobile Dealership) District. The placement of dealerships in an industrial area was considered acceptable due to the proximity of these properties to

Highway 2. These properties are highly visible allowing the type of marketing opportunities required by dealerships. The option to rezone the property to IIB/AD was contemplated, however, this approach requires an amendment to the West QEII Major Area Structure Plan. It is also uncertain whether the IIB/AD District will be maintained in the Land Use Bylaw once Planning Administration completes the Land Use Bylaw review.

Another option considered was amending the II District to include RV Sales, Service, and Repair; however, this approach has a city-wide impact. More research was deemed necessary before this option could be pursued. It will be reviewed further as part of the Land Use Bylaw review. The proposed site exception is to allow consideration of a compatible use prior to the final update of the Land Use Bylaw Review.

Appendices

Appendix A - Location Map, Land Use Map, and Air Photo

Appendix B - Relevant City Policies, Objectives, and Regulations

Appendix C - Neighbourhood Referral

Appendix D – Applicant Rationale

BYLAW NO. 3357 / G – 2023

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

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

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

1. Section 8.22.2(b) is amended by adding the following as a new subsection

(v)	Lot 35 Block 1 Plan 1520452 (4 Burnt Basin Street)	Recreational Vehicle Sales, Service, or Repair
-----	---	---

2. The “Land Use District Map H19” contained in Schedule “A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 6/2023 attached hereto as Schedule “A” and forming part of this bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2023.

READ A SECOND TIME IN OPEN COUNCIL this day of 2023.

READ A THIRD TIME IN OPEN COUNCIL this day of 2023.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2023.

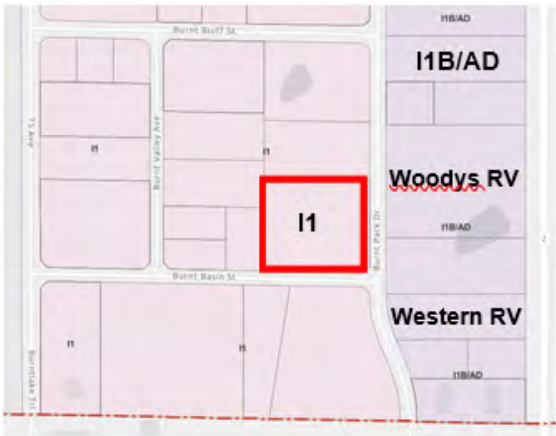
MAYOR

CITY CLERK





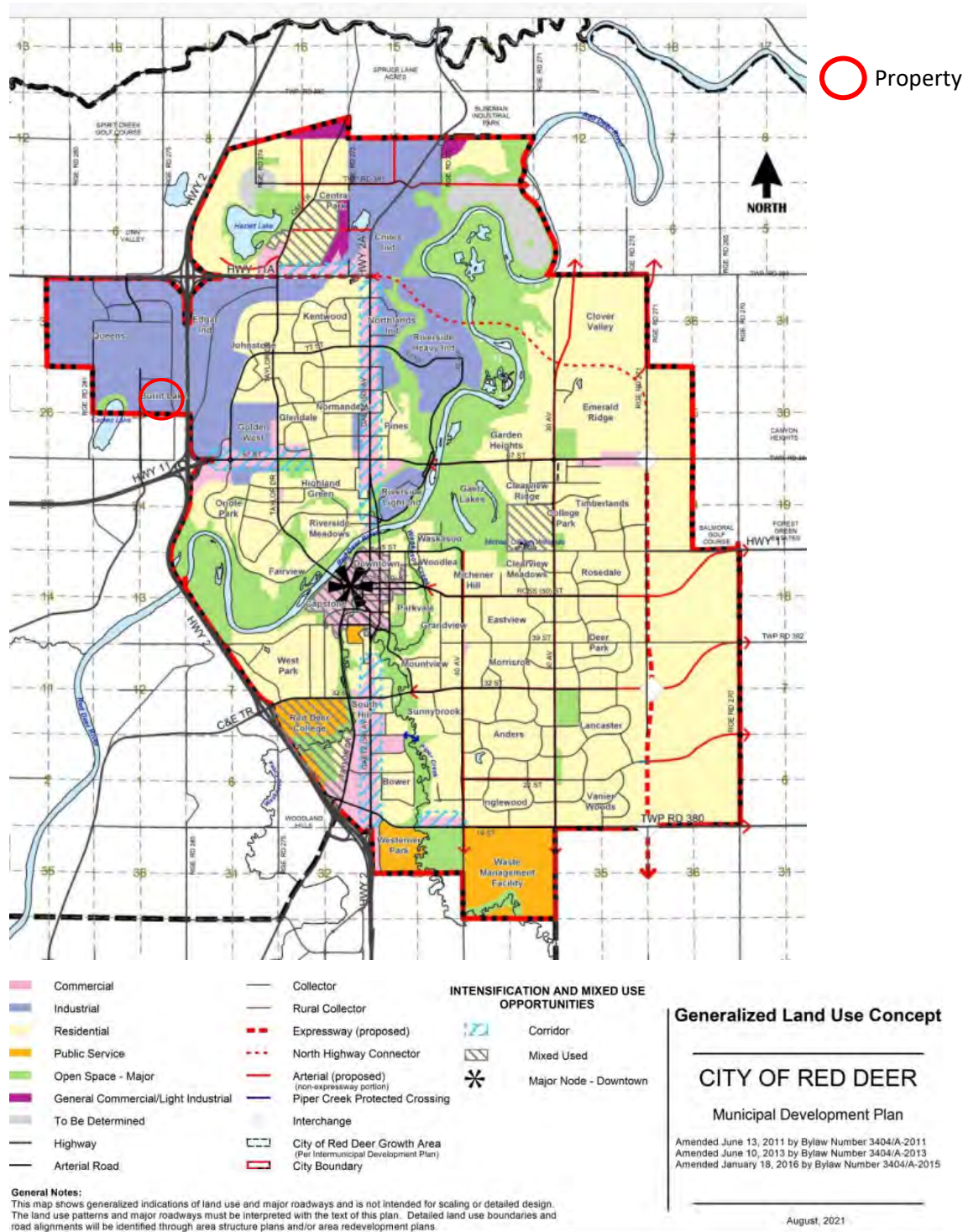
Appendix A - Location Map, Land Use Map, and Air Photo

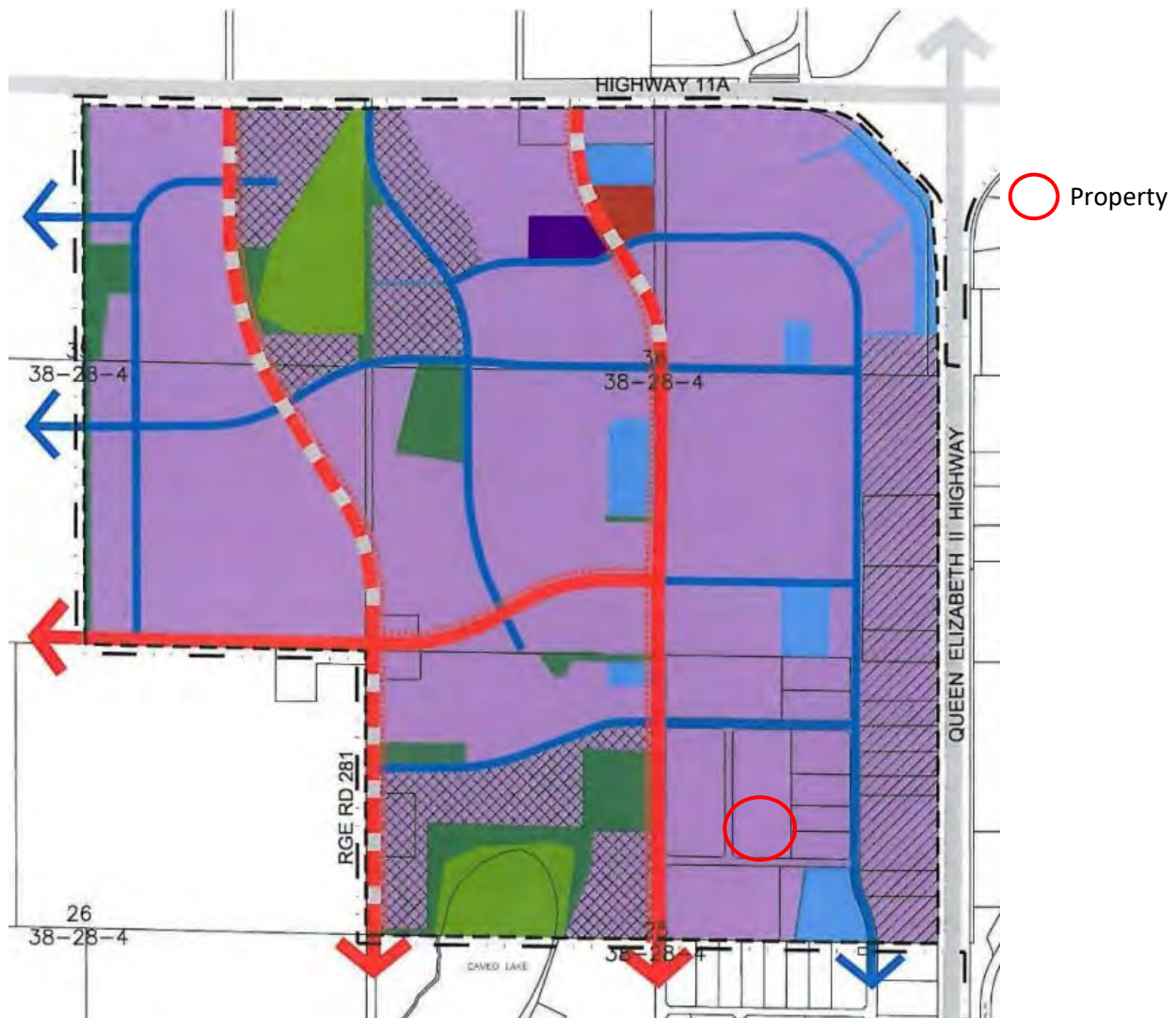


 Property



Appendix B - Relevant City Policies, Objectives, and Regulations





- Plan Boundary
- - - Municipal Boundary
- Expressway
- Arterial Road - Undivided
- Arterial Road - Divided
- Collector Road
- Paved Trail
- Industrial & Business Service
- Eco-Industrial Park
- Combined Industrial (Business Service) and Automobile Dealerships
- Commercial
- Municipal Reserve
- Environmental Reserve
- Public Utility
- Commercial/Industrial

The City of Red Deer
**West QE2
Major Area Structure Plan**

FIGURE 3 - LAND USE CONCEPT



Appendix C - Neighbourhood Referral

February 1, 2023

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

To: Landowners within 100 m of 4 Burnt Basin Street

**Re: Proposed Land Use Bylaw Amendment to Create a Site Exception to Allow RV Sales at
4 Burnt Basin Street
Bylaw 3357/G-2023**

Why have you received this letter?

You are being notified of a proposed amendment to the Land Use Bylaw (Bylaw 3357/G-2023). As part of the City's overall evaluation process, landowners within 100 metres of the site are provided with an opportunity to review and comment on the proposed amendment. As you are a landowner within 100 metres of the subject site, you are invited to review and provide comments on the proposed amendments by **February 22nd, 2023**.

What is being proposed?

The City Planning & Growth Department has received an application to amend the Land Use Bylaw to create a site exception to allow new and used RV Sales at 4 Burnt Basin Street. Currently, the I1 District only allows the sale of a maximum of 3 used RVs on the property at one time. The amendment would allow the sale of new and used RVs without there being a restriction as to the number of RVs on the site. The business will also include the sale of RV parts and RV servicing which is currently allowed under the I1 District.

The site exception will apply to the whole property although the RV Sales business only will operate on the east side of the site. An existing business operates on the west side (GS Equipment Ltd. which is an oilfield hauling & service rental company). The I1 District will be maintained for the whole property.

Should the amendment be approved, the applicant would apply for a Development Permit to operate the use. The addition of RV Sales on this property is being considered as a discretionary use. A discretionary use is a development that may be allowed by the City after considering the impacts to neighboring lands.



A map of the area has been attached for your reference (see below). The I1 District can be found on the City's webpage at: <https://reddeer.ca/city-government/bylaws/land-use-bylaw/>

Do I have to provide comments?

It is optional to provide comments. If you would like to submit comments, please do so by **February 22nd, 2023**. Methods for submitting comments are outlined in the attached comment sheet.

What will happen if I submit comments?

All comments received will be reviewed by City of Red Deer City Planning & Growth staff. They will be incorporated into the report that will be presented to Council when they consider First Reading of the proposed amendment. The report containing your comments will form part of the public record. Personal information will not be redacted.

What is the next step for this amendment?

It is anticipated that the proposed bylaw will be presented to Council for consideration in the coming months. If Council gives First Reading to the proposed amending bylaw, Council must hold a Public Hearing prior to considering Second and Third Reading (adoption) of the proposed bylaw. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100 metres of the site will receive written notification of the Public Hearing. The Public Hearing is an opportunity for the public to speak directly to Council about any concerns they may have with the proposed bylaw.

Thank you for your consideration in this matter. Please do not hesitate to contact me if you require additional information or clarification.

Sincerely,

Dayna Facca, Senior Planner
403.406.8703
Dayna.facca@reddeer.ca



Area and Site Maps





Comment Sheet

**We invite you to provide feedback regarding the proposed Land Use Bylaw amendment.
Your feedback is important to us.**

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. This is part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Land Use Bylaw Amendment:	Bylaw 3357/G-2023 (Site Exception for 4 Burnt Basin St)
Planner:	Dayna Facca, Senior Planner

Contact Information (please print)

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Please Note:

- Submissions from the public will appear on the Council Agenda in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked “in confidence” or “confidential” will be contacted by Administration who will explain that materials cannot be submitted “in confidence” or “confidentially” as all material submitted for Council consideration must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not “confidential”.
- Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the email will not be accepted as there is no way for Council to properly weigh the contents of the letter.
- Administration may withhold a public submission from the Council Agenda if, after consulting legal counsel, they conclude the submission contains:
 - i. hate speech;
 - ii. discriminatory language; or
 - iii. defamatory language.

Administration shall contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions to Council that they, or their delegate, can attend the Public Hearing to present their comments directly to Council during the Public Hearing.

Comment sheets may be submitted using the following options:

- Mail: The City of Red Deer, City Planning and Growth Department, Attention: Dayna Facca, Box 5008, Red Deer, AB, T4N 3T4
- Drop off: 4914 - 48 Avenue, Red Deer, AB
- Email: dayna.facca@reddeer.ca



Appendix D - Applicant Rationale

Applicant's Rationale

Please provide your rationale for requesting the proposed amendment. You may use the space below or prepare a separate statement and attach it to this application. This submission will be included in any reports presented to The City of Red Deer Municipal Planning Commission (MPC) and to City Council. (Attach additional pages if necessary).

Requested proposal for site exception or amendment to permitted use to I1.

Currently the by-law for this area is for RV service and a limited number of used RV sales, we would like to propose a minor amendment to the by-law to allow new RV's to be sold as well. This would include selling RV parts to service the RV's. Given the proximity (across the street) to other RV dealerships in the area and the fact it is already zoned for RV sales & repairs. RV sales is a very clean and enviromentally friendly business (across from water retention natural area) amending the by-law will also help further diversity the economy in this area.



April 3, 2023

Red Deer Regional Emergency Management Partnership

Prepared by: Carol Lind, Emergency Management Coordinator
Department: Emergency Services

Report Summary

On March 6, 2023 City Council gave First Reading to Bylaw 3643/A-2023.

This supplemental report is to provide further clarification regarding a declaration of a State of Local Emergency and the authority of the Red Deer Regional Emergency Management Partnership.

As stated in the **Emergency Management Act** a State of Local Emergency (SOLE) is declared by a local authority through a resolution. Under the Government of Alberta's **Regional Approach to Emergency Management** an Emergency Management Partnership Agreement/Mutual Aid Agreement (EMPA/MAA) established under Bylaw and agreement does not allow for the delegation of EMA Authority and "cannot pass resolutions and policies" and "Each local authority's council need to declare separate State of Local Emergencies."

Furthermore, a State of Local Emergency can only be declared when a local authority is "satisfied that an emergency exists or may exist in its municipality" which would prohibit all partnering local authorities being required to declare a SOLE at the same time if an emergency does not exist within its municipality. Resulting in each local authority declaring separate State of Local Emergencies, as applicable.

No change is proposed to the Bylaw prior to second and third reading.

Proposed Resolution

That Bylaw 3643/A-2023 be read a second time.

That Bylaw 3643/A-2023 be read a third time.

Resolved that Council of The City of Red Deer having considered the report from Emergency Services dated March 6, 2023 re: Red Deer Regional Emergency Management Partnership hereby directs Administration to enter into the Red Deer Regional Emergency Management Partnership Agreement.



Originally submitted at the
March 6, 2023 Council
Meeting

March 6, 2023

Red Deer Regional Emergency Management Partnership

Prepared by: Carol Lind, Emergency Management Coordinator

Department: Emergency Services

Report Summary and Recommendations

The City of Red Deer works cooperatively with other emergency management programs; however, it does not have a formalized agreement or structure to streamline administrative processes, coordinated emergency management plans, deployment of trained personnel or collaborative training and exercise programs with all local authorities within the Red Deer County region.

The proposed Regional Emergency Management Partnership between the City of Red Deer and seven participating local authorities (Red Deer County, Town of Bowden, Village of Delburne, Village of Elnora, Town of Innisfail, Town of Penhold, and Town of Sylvan Lake) to be established through a partnership agreement and bylaw amendment. An emergency or disaster of a multi-jurisdictional nature could affect any or all the Municipalities to such a degree that local resources could be inadequate to cope with the situation. A formal partnership would enhance regional emergency management planning activities within the geographical area of Red Deer County.

Administration is recommending the following, based on stakeholder meetings, Alberta Emergency Management Agency recommendation, and successful existing emergency management partnerships in surrounding areas established under this recommended structure.

1. Endorse the proposed amendment to the Emergency Management Bylaw 3643/2020.
2. Provide direction for the Emergency Advisory Committee to endorse the City of Red Deer to enter into an agreement to establish the Red Deer Regional Emergency Management Partnership Agreement.

Proposed Resolution

That Bylaw 3643/A-2020 be read a first time.

Resolved that Council of The City of Red Deer having considered the report from Emergency Services dated March 6, 2023 re: Red Deer Regional Emergency Management Partnership hereby directs Administration to enter into the Red Deer Regional Emergency Management Partnership Agreement.

Rationale for Recommendation

1. Emergency Management Bylaw 3643/2020 Amendment

- a. Emergency Management Bylaw 3643/2020 amended to incorporate terminology and participation in the Red Deer Regional Emergency Management Partnership and Red Deer Regional Emergency Management Agency.

2. Red Deer Regional Emergency Management Partnerships Agreement

- a. An Emergency Management Partnership is a voluntary arrangement entered into by two or more local authorities.
- b. The contents of an Emergency Management Partnership Agreement (EMPA) can be flexible and involve agreement for emergency management matters such as mitigation, preparation, response and recovery.
- c. They are tailored to suit specific communities' needs, the parties are free to establish the terms and requirements of the agreement, as long as requirements, as defined in the Emergency Management Act, are met.
- d. Do not require approval from the Government of Alberta.
- e. Emergency Management Partnership Agreements are the most common approach adopted by communities in Alberta.

3. Red Deer Regional Emergency Management Agency

- a. The creation of a joint emergency management agency (JEMA) to act as the agent of more than one local authority.
- b. The JEMA can be used in combination with an EMPA and would report to each individual council of the partner municipalities.

Background

Committee Direction

At the February 15, 2023, meeting of the Emergency Advisory Committee, the motion as set out below was introduced and passed:

Resolved that the Emergency Advisory Committee, having consider the February 8, 2023 report presented by Administration re amendment to Emergency Management Bylaw 3643/2020, hereby endorses the proposed amendment to Emergency Management Bylaw 3643/2020, and forwards this to Council for consideration.

Upon Council's endorsement of the amendment to Emergency Management Bylaw 3643/2020, the Emergency Advisory Committee hereby endorses the City of Red Deer to enter into an agreement to establish Red Deer Regional Emergency Management Partnership.

Legislative Context

Alberta Emergency Plan

4.2.7 Regional Emergency Management Collaboration

Local authority collaboration is encouraged by the Government of Alberta through various approaches including:

- Enter into an Emergency Management Partnership Agreement/Mutual Aid Agreement supported through bylaw and agreement.
- Creation of a joint emergency management agency to act as the agent of more than one local authority.

Strategic Alignment

1. Council's Strategic Plan

- a. Engaged & Connected City: Lasting and meaningful relationships are made between Council, administration, other orders of government, community agencies, organizations and citizens.

2. Municipal Development Plan

- a. 18.0 Regional Initiatives and Intermunicipal Planning.
 - i. 18.1 Regional Cooperation: The City shall investigation opportunities to obtain mutual benefits in provision of transit, protective and emergency services and social recreational, environmental, and cultural programs and facilities through cooperation with other municipalities and agencies.
 - ii. 18.4 Regional Partnerships: The City shall explore options for the creation of regional partnerships with the Province, municipalities and agencies in the planning and coordination of land use patterns, transportation, utility and other service delivery systems in Central Alberta.

Related Policies

1. Municipal Emergency Management Plan (MEMP)

- a. 12 Mutual Aid
 - i. Where Mutual Aid Agreements do not exist, The City may request assistance from other communities or agencies to perform specific tasks and activities.
 - ii. If requested, The City can provide assistance to other communities and/or municipalities as approved by the City Manager. All deployments outside of the City for emergency response and/or recovery purposes will occur at the discretion of the appropriate supervisors and department managers.
 - iii. Deployment of staff to other communities and municipalities, when required as a result of an emergency event, will occur under the authority of the City Manager and will be coordinated centrally by the Emergency Management Coordinator or other designate.

The MEMP only addresses mutual aid regarding emergency response and/or recovery and the process requires a requesting municipality to provide a written request during an emergency. The Red Deer Regional Emergency Management Partnership Agreement enables the region to formalize and streamline administrative processes and address the gaps relating to coordinate planning and joint emergency management exercises and training programs.

Stakeholder Consultation

June 29, 2022 – Initial consultation by Alberta Emergency Management Agency to local authority stakeholders encouraging a regional emergency management collaboration for Red Deer County geographical area.

July 5, 2022 – Emergency Management Coordinator and Alberta Emergency Management Agency presented the proposed Regional Emergency Management Partnership to the City of Red Deer Emergency Management Steering Committee.

February 15, 2023 – Emergency Management Coordinator and the Chief of Emergency Services presented the proposed Red Deer Regional Emergency Management Partnership Agreement and Emergency Management Bylaw 3643/2020 amendment to the City of Red Deer Emergency Advisory Committee.

Timelines and Impending Deadlines

The partnership will require all participating local authorities to pass a bylaw amendment and endorse the Red Deer Regional Emergency Management Partnership Agreement.

Red Deer County Emergency Management is seeking approval for the bylaw amendment at the March 7, 2023 Council meeting.

Analysis

The following regional collaboration options were presented by Alberta Emergency Management Agency and considered during the process.

Type of Collaboration	How	Delegation of EMA Authority	Responsibility
Regional Services Commission (RSC)	Municipal Government Act	Yes	<ul style="list-style-type: none"> Emergency management and other services, such as fire services. Manage their own human resources, own property in their own name, raise capital and charge user fees.
Joint Emergency Management Committee (JEMC)	Ministerial Order, under EMA	Yes	<ul style="list-style-type: none"> Solely emergency management Delegate some or all powers and duties under the EMA.

Emergency Management Partnership Agreement/Mutual Aid Agreement (EMPA/MAA)	Bylaw and Agreement	No	<ul style="list-style-type: none"> Emergency Management and Coordination
Joint Emergency Management Agency (JEMA)	Bylaws and Agreements	No	<ul style="list-style-type: none"> Combination with any of the other regional collaboration models or on its own.

Review of existing Regional Emergency Management Partnerships established under an Emergency Management Partnership Agreements:

- Lacombe Regional Emergency Management Partnership
- Ponoka Regional Emergency Partnership
- Stettler Regional Emergency Management Agency
- Mountain View Emergency Management Agency
- Starland Regional Emergency Management Agency

Reviewing current established best practices:

The City of Red Deer and Red Deer County currently have a Mutual Aid Agreement in place for emergency services. The agreement enables the City of Red Deer to respond and provide structural fire protection or vehicle extrication at the request of Red Deer County. The agreement is reciprocal in nature. The support is provided, as long as resources are able to be maintained at appropriate service levels within the City of Red Deer. If service levels would be compromised, the agreement is not enforceable, and resources would remain within city limits.

Consideration of potential multi-jurisdictional hazards within the region in the last year (2022):

- 2022 – COVID Response
- April 9, 2022 – UCP Leadership Event/Convoy (City and County involved)
- June 13 – 17, 2022 – Spring Flooding (multi-jurisdictional)
- July 2, 2022 – Tornado Warning for Central Region
- August 1, 2022 – Tornado Warning for Central Region

During a response in a multi-jurisdictional event such as a flood, local authorities compete for the same resources (sandbagging machines, sandbags, potable water, etc). In a regional approach, local authorities can work together in a unified command to establish overarching priorities for the region and deploy resources in a coordinated effort to ensure public safety in all areas is achieved prior to moving on to protecting secondary objectives.

Prior to an event local authorities can establish better working relationships leading to a more effective response, through coordinated training opportunities within the region and practicing skills through joint emergency exercises. Working together as one joint agency allows us to maximize expenditures and provide a variety of specialized training course locally, as municipalities are not hosting the same core essential training opportunities in each location.

Financial

The Red Deer Regional Emergency Management Agency will determine how cost associated with performance of all activities of the Red Deer Regional Emergency Management Partnership will be allocated between the Municipalities.

All costs and expenses associated with responding to an incident shall be the responsibility of the Municipality where the incident occurs. The local authority is responsible for applying for disaster financial assistance and recovery funding, as applicable. Local authorities responding outside of their jurisdiction will be able to seek cost recovery reimbursement from the requesting Municipality, as applicable.

Due to potential cost saving training and exercise initiatives and future grant funding opportunities for emergency management programs aimed to support regional programs, there is no foreseeable direct financial or budget implications as a result of the recommendations.

Administrative Recommendation

The Emergency Management Partnership Agreement/Mutual Aid Agreement (EMPA/MAA) is the most common approach adopted by communities in Alberta. Mutual Aid agreements address a variety of emergency management topics, including the nature of the support to be provided and the rates of compensation to be paid, as applicable.

Joint Emergency Management Agency in combination with the EMPA/MAA, allows Council and partnering municipalities to retain authority and decision making for matters of importance for their municipality and be responsible for the duties assigned within the Red Deer Regional Emergency Management Partnership Agreement. The joint agency will be composed of the Directors of Emergency Management from each of the Municipalities of the Partnership.

BYLAW 3643/A-2023

Being a Bylaw to amend Bylaw No. 3643/2020 The Emergency Management Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, AMENDS
BYLAW 3643/2020 AS FOLLOWS:

- I. Insert under **PART I – TITLE, PURPOSE AND DEFINITIONS** under Section **Definitions** amended as follows:

a. (k) **“Red Deer Regional Emergency Management Agency”** means an agency comprised of the Directors of Emergency Management, or designate, from each of the Municipalities in the Red Deer Regional Emergency Management Partnership Agreement.

b. (l) **“Red Deer Regional Emergency Management Partnership”** means a partnership as outlined in the Red Deer Emergency Management Partnership Agreement.

c. (m) **“Red Deer Regional Framework for Emergency Management”** means the Municipalities participating in the Red Deer Regional Emergency Management Partnership Agreement supporting and assisting each other when requested and when able to provide that support and assistance in the event of a major emergency or disaster.
2. Insert Part as follows: **PART V – RED DEER REGIONAL EMERGENCY MANAGEMENT PARTNERSHIP**

a. 29. The City of Red Deer will collaborate with other communities in the Red Deer Regional Emergency Management Partnership in sustaining a Regional Framework for Emergency Management and a Regional Emergency Response Plan.

b. 30. The City of Red Deer will actively participate in the Red Deer Regional Emergency Management Agency for the purpose of assisting in the managing of the Red Deer Regional Emergency Management Partnership and Regional Framework for Emergency Management.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2023.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2023.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2023.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2023.

MAYOR

CITY CLERK



RED DEER REGIONAL EMERGENCY MANAGEMENT PARTNERSHIP AGREEMENT

THIS AGREEMENT made the _____ day of _____, 2023

BETWEEN:

RED DEER COUNTY

and

TOWN OF BOWDEN

and

VILLAGE OF DELBURNE

and

VILLAGE OF ELNORA

and

TOWN OF INNISFAIL

and

TOWN OF PENHOLD

and

TOWN OF SYVLAN LAKE

and

THE CITY OF RED DEER

(Collectively, the “Municipalities”)

- A. **BACKGROUND:** An emergency or disaster of a multi-jurisdictional nature could affect any or all the Municipalities to such a degree that local resources would be inadequate to cope with the situation;
- B. The Municipalities have each appointed a Director of Emergency Management as head of its own emergency management agency pursuant to the *Emergency Management Act* RSA, 2000, c E-6.8;
- C. The Municipalities have agreed to adopt a Regional Emergency Management Plan and to develop a Regional Framework for Emergency Management;

IT IS AGREED THAT FOR MUTUAL CONSIDERATIONS:

1. In this Agreement
 - a. **"Commencement Date"** means that date when all of the Municipalities have affixed their signature, upon which this Agreement becomes effective;
 - b. **"Director of Emergency Management"** means the person appointed by each Municipality or their designate;
 - c. **"Disaster"** means an event that results in serious harm to the safety, health, or welfare of people or in widespread damage to property;
 - d. **"Emergency"** means an event that requires prompt coordination of action or special regulation of persons or property to protect the safety, health, or welfare of people or to limit damage to property;
 - e. **"Municipal Emergency Coordination Centre"** means a management structure or physical facility in each Municipality designated to:
 - i. Coordinate support and resources to assist response activities if required;
 - ii. Coordinate resources as required to meet the essential service needs of impacted members of the community; and
 - iii. Provide public and media relation resources.
 - f. **"Red Deer Regional Emergency Partnership"** means those municipalities who have entered into this Agreement for the purpose of organizing integrated emergency planning, training, assistance and emergency operations programs;
 - g. **"Red Deer Regional Emergency Management Agency"** means an agency composed of the Directors of Emergency Management from each of the Municipalities of the Partnership;
 - h. **"Red Deer Regional Emergency Management Plan"** means the integrated emergency management plan prepared by the Red Deer Regional Emergency Management Partnership to co-ordinate the response to an Emergency or Disaster;
 - i. **"Regional Emergency Coordination Centre"** means a management structure or physical facility that allows for the coordination of support resources to address the needs of the Municipality or Municipalities, established at the request of one or more of the Directors of Emergency Management during an Emergency or Disaster;
 - j. **"Regional Framework for Emergency Management"** means the Municipalities supporting and assisting each other when requested and when able to provide that support and assistance in the event of an Emergency or Disaster.
2. The Red Deer Regional Emergency Management Agency shall:
 - a. annually review and amend the Red Deer Regional Emergency Management Plan;
 - b. ensure regional training exercises that exercise elements of the Red Deer Regional Emergency Management Plan are provided for municipal personnel;
 - c. ensure training records are kept that detail regional training exercises and participation from each Municipality in attendance;
 - d. plan and execute exercises to validate the Red Deer Regional Emergency Management Plan;
 - e. conduct reviews of all exercises;
 - f. review the impact of incidents on the system;
 - g. publish information, as necessary, on the Red Deer Regional Emergency Management Plan with:
 - i. municipal departments; and
 - ii. industrial and municipal neighbours.
 - h. liaise with external agencies and surrounding municipalities who have a role in emergency response or would be affected by the Red Deer Regional Emergency Management Plan; and
 - i. ensure that there are appropriate resources and equipment available to prepare for, respond to, and recover from an Emergency or Disaster that impacts the Municipalities.

3. At its first meeting, and subsequently at the next meeting after renewal of this Agreement, the Red Deer Regional Emergency Management Agency shall:
 - a. set the frequency and schedule for Agency meetings;
 - b. choose equal representation or another voting structure to ensure ratification of decisions made by the Agency;
 - c. appoint a chairperson or rotating chairperson schedule for Agency meetings;
 - d. appoint an administrator or rotating administrative schedule for preparation and maintenance of the Regional Emergency Management Plan and all other Agency administrative duties; and
 - e. determine how costs associated with the performance of all activities of the Red Deer Regional Emergency Management Partnership will be allocated between the Municipalities.
4. The Municipalities shall not be required to provide anything other than municipally owned equipment, employees and volunteers normally used by the Municipalities when responding to a regional emergency or assisting in a Regional Emergency Coordination Centre.
5. No action lies against the Municipality with jurisdiction or any responding Municipality or a person acting under that Municipality's direction or authorization for anything done or omitted to be done in good faith while carrying out a power or duty under the Emergency Management Act or regulations during a state of local emergency.
6. The requesting Municipality shall indemnify and save harmless each responding Municipality, its elected officials, officers, employees, agents, volunteers and contractors from and against any and all claims, demands, actions, causes of action, loss, costs, damages and expenses (including legal fees on a solicitor-client basis) in respect of, or in any way related to the provision of Emergency or Disaster response services under this Agreement and, without limiting the generality of the foregoing, any action taken or thing done, or failure to take action or do a thing under this Agreement, save and except where the responding Municipality was acting contrary to the direction of the Municipality that requested the Emergency or Disaster response.
7. All costs and expenses associated with responding to an incident shall be the responsibility of the Municipality where the incident occurs.
8. The Municipalities will comply with the requirements of all applicable Federal, Provincial and Municipal legislation.
9. This Agreement comes into force on the Commencement Date and shall be reviewed on the request of any Municipality or every two (2) years.
10. Any Municipality may withdraw from this Agreement by giving twenty-four (24) months written notice of intent to each of the other Municipalities. In that event, this Agreement shall otherwise continue in full force and effect between the remaining Municipalities and any investment in joint assets shall remain within the Red Deer Regional Management Partnership.
11. Municipalities cannot opt in or out of the Regional Framework for Emergency Management during an Emergency or Disaster.
12. Each of the Municipalities agrees to share emergency management related information.
13. Each of the Municipalities will strive to utilize common procedures, training, communication systems and technologies in accordance with the guidance provided by the Alberta Incident Management System.

14. This Agreement does not in any way amend or replace those agreements that may already be in existence or shall come into existence in the future between any of the Municipalities, as a whole or otherwise, with respect to the provision of emergency mutual aid, firefighting, or other services.
15. Any notice permitted or required by this Agreement shall be deemed to be given if delivered personally or sent by registered mail addressed to the Director of Emergency Management of a Municipality at its principal address. In the case of a postal strike or other disruption of service, personal delivery only shall be effective.

IN WITNESS WHEREOF the parties have hereto set their seals dully attested to by the hands of their properly authorized officers in that behalf effective as at the day and year first above written.

RED DEER COUNTY

Per: _____
Mayor

Per: _____
CAO

VILLAGE OF DELBURNE

Per: _____
Mayor

Per: _____
CAO

TOWN OF INNISFAIL

Per: _____
Mayor

Per: _____
CAO

TOWN OF SYLVAN LAKE

Per: _____
Mayor

Per: _____
CAO

TOWN OF BOWDEN

Per: _____
Mayor

Per: _____
CAO

VILLAGE OF ELNORA

Per: _____
Mayor

Per: _____
CAO

TOWN OF PENHOLD

Per: _____
Mayor

Per: _____
CAO

CITY OF RED DEER

Per: _____
Mayor

Per: _____
CAO



**Emergency Advisory Committee
Decision – February 15, 2023**

DATE: February 15, 2023

TO: General Manager Protection Services

FROM: Mayor Ken Johnston, Chair, Emergency Advisory Committee

SUBJECT: Red Deer Regional Emergency Management Partnership

At the February 15, 2023 meeting of the Emergency Advisory Committee, the motion as set out below was introduced and passed:

Resolved that the Emergency Advisory Committee, having considered the February 8, 2023 report presented by Administration re amendment to Emergency Management Bylaw 3468/2020, hereby endorses the proposed amendment to Emergency Management Bylaw 3468/2020, and forwards this to Council for consideration.

Upon Council's endorsement of the amendment to Emergency Management Bylaw 3468/2020, the Emergency Advisory Committee hereby endorses the City of Red Deer to enter into an agreement to establish the Red Deer Regional Emergency Management Partnership.

Respectfully submitted,

A handwritten signature in blue ink, likely belonging to Mayor Ken Johnston.

Mayor Ken Johnston
Chair, Emergency Advisory Committee

c. Carol Lind, Emergency Management Coordinator



February 8, 2023

Red Deer Regional Emergency Management Partnership

Background:

Attached is a proposed Regional Emergency Management Partnership between the City of Red Deer and seven participating local authorities (Red Deer County, Town of Bowden, Village of Delburne, Village of Elnora, Town of Innisfail, Town of Penhold, and Town of Sylvan Lake) to be established through a partnership agreement and bylaw amendment. An emergency or disaster of a multi-jurisdictional nature could affect any or all the Municipalities to such a degree that local resources could be inadequate to cope with the situation. A formal partnership would enhance regional emergency management planning activities within the geographical area of Red Deer County.

Emergency Management Partnerships Agreement/Mutual Aid Agreement

An Emergency Management Partnership is a voluntary arrangement entered into by two or more local authorities. The contents of an EMPA/MAA can be flexible and involve agreements for emergency management matters such as mitigation, preparation, response, and recovery. They can be tailored to suit specific communities' needs and do not require approval from the Government of Alberta, the parties are free to establish the terms and requirements of the agreements, as long as requirements, as defined in the Emergency Management Act, are met.

Joint Emergency Management Agency

The creation of a joint emergency management agency to act as the agent of more than one local authority. The JEMA can be used in combination with an EMPA/MAA and would report to each individual council of the partner municipalities.

Regional Emergency Management Partnerships established under an EMPA/MAA include:

- Lacombe Regional Emergency Management Partnership
- Ponoka Regional Emergency Partnership
- Stettler Regional Emergency Management Agency
- Mountain View Emergency Management Agency
- Starland Regional Emergency Management Agency

Current Status:

The City of Red Deer works cooperatively with other emergency management programs; however, it does not have a formalized agreement or structure to streamline administrative processes, coordinated emergency management plans, deployment of trained personnel or collaborative training and exercise programs with all local authorities within the Red Deer County region.

An Emergency Management Partnerships Agreement/Mutual Aid Agreement combined with a Joint Emergency Management Agency requires minimal changes to the current emergency management program structure. This model would require approval of the **Red Deer Regional Emergency Management Partnership Agreement** (attached) and an amendment to the Emergency Management **Bylaw 3468/2020** (attached) to authorize a formal working relationship among all participating local authorities. The City of Red Deer's emergency program would operate independently with a supporting agreement outlining the terms and conditions for any regional emergency management initiative and/or response.



Key messages:

1. An emergency or disaster of a multi-jurisdictional nature could affect any or all of the Municipalities to such a degree that local resources could be inadequate to cope with the situation.
2. Red Deer Regional Emergency Management Partnership will enhance a regional integration of emergency management planning, training, assistance, and emergency operations program.
3. The Municipalities under the Red Deer Regional Emergency Management Partnership Agreement have agreed to adopt a Regional Emergency Management Plan and to develop a Regional Framework for Emergency Management.

Recommendation

The City of Red Deer to enter into an agreement with Red Deer County and participating local authorities, which may include the Village of Delburne, Village of Elnora, Town of Innisfail, Town of Penhold and Town of Sylvan Lake, as applicable through the Red Deer Regional Emergency Management Partnership Agreement and proposed Emergency Management Bylaw 3468/2020 amendment.

For more information

Carol Lind
Emergency Management Coordinator
403-318-6549



April 3, 2023

Capstone Pedestrian Bridge

Prepared by: Russ Watts, Acting Engineering Services Manager
Department: Engineering Services

Report Summary

During the 2023/2024 budget deliberations, Council passed a resolution directing Administration to provide Council with information as follows:

Resolved that Council of the City of Red Deer having considered the 2023-2024 Multi Year Budget dated November 28, 2022 – December 5, 2022 hereby directs Administration to return to Council with a Capstone bridge briefing and project estimate including timing to complete the initial design work in Q1 2023.

Administration advises the cost to complete the initial design of a pedestrian bridge between Capstone and Bower Ponds is estimated to be approximately \$1,000,000. Including consultant procurement, the initial design would take between 18 months to two years to complete.

Further, Administration estimates the construction cost to be between \$40,000,000 and 50,000,000.

Given the magnitude of the project, Administration recommends the deferral of any further work until the next capital budget submission. The project should be considered in the broader context of the Long-Term Financial Plan to determine the full impact to The City's budgets, and what, if any, other projects would need to be deferred at the expense of the bridge.

Proposed Resolution

Resolved that Council of The City of Red Deer agree to resume consideration of the Capstone Pedestrian Bridge postponed at that March 20, 2023 Regular Council Meeting.

Resolved that Council of The City of Red Deer having considered the report from Engineering Services dated April 3, 2023 re: Capstone Pedestrian Bridge hereby directs Administration to include the matter for consideration during the 2024 Capital Budget.

Rationale for Recommendation

1. **The magnitude of the project warrants consideration in the broader financial context.** Given the amount of time and funding required, the project should be considered as part of the Long-Term Financial Plan.
2. **Consideration with the full Capital Budget allows for a holistic review and prioritization of all City Capital projects.** Other Capital projects may require deferral to see this project constructed.

Background

The Greater Downtown Action Plan (GDAP) first identified a pedestrian bridge to Bower Ponds as the completion of the Alexander Way east-west and parks-urban linkage. An update to GDAP in 2008 identified that major public event enhancements could be made by linking Capstone and Bower Ponds (Appendix A).

In 2008, the bridge was included in The City's capital plan and listed construction could commence in 2016. The GDAP update made the following recommendations:

- Commission a design competition (in 2010) for an iconic bridge between Bower Ponds and Riverlands (Capstone).
- Move the capital budget for construction of the Bower Ponds – Riverlands (Capstone) pedestrian bridge forward to the 2011 fiscal year.

Following the GDAP, various iterations of the Riverlands and Capstone Area Redevelopment plans have provided reference to the pedestrian bridge as well as a potential location (Appendix B). While many concepts for the bridge have been shown in these documents, no technical studies have been done to determine the feasibility of the proposed alignments.

The City has completed some work in relation to a future bridge to Bower Ponds by constructing an abutment wall on the Capstone side near Canada 150 Square. This was done as part of a soil stabilization project for the slope adjacent to the square and river walk. The abutment wall was added for a potential viewing platform (Appendix C). Further work would be required to determine if this abutment wall could be used for a bridge crossing.

Analysis

Bridge Design

An iconic bridge design could include architectural elements that incorporate themes from the surrounding landscape and the community. An iconic bridge would be a signature piece of infrastructure that helps bring recognition to not only Capstone and Bower Ponds but also the City of Red Deer as a whole. Examples of iconic bridge designs are the Waltherdale Bridge in Edmonton or the Peace Bridge in Calgary.

The first phase of designing a bridge is to complete a conceptual design. The purpose of the conceptual design phase is to determine the most suitable solution for the bridge to cross the

river. There are many factors to be reviewed in the conceptual design, including construction options, the effect of the structure on the river, potential issues to the riverbank such as scour or erosion, the alignment, grade, environmental considerations, and determination of the appropriate structure.

Conceptual designs include the collection of data, survey, historical reviews, and determination of design parameters. The conceptual design reviews options to determine the best, most cost-effective crossing design that is also technically feasible, using Alberta Transportation's Conceptual Design Guidelines. For an iconic bridge, architectural firms, and structural engineering firms with experience in this type of design will also be engaged and they will submit options for discussion. Public consultation, feedback and input will be required for these options.

Studies are typically time consuming and expensive because there is significant data collection and analysis involved in the conceptual design. The conceptual design is an important step in the process, as it can rule out proposed options not technically feasible as well as determine alternatives. Not only does the conceptual design require an engineering consultant who is experienced in bridge design, several sub-consultants also contribute to the conceptual design, including but not limited to geotechnical, hydro-technical, historical resource review, and environmental reviews. While a detailed bridge design has a short shelf life (typically 4 years) due to changes in bridge building codes and specifications, conceptual design reports don't typically expire.

Conceptual Design Cost Estimate and Timing

Recent City bridge projects provide a good baseline cost for completion of conceptual design work. Design work for the CPR overpass on Highway 11A were approximately \$800,000. This included conceptual design and detailed design, with a scope of work much less than what would be required for the Capstone pedestrian bridge because a river crossing is not involved. The conceptual design work for the rehabilitation of the CPR pedestrian bridge is a closer comparison, this cost is approximately \$700,000.

The conceptual design report for a pedestrian bridge from Bower Ponds to Capstone is estimated to be approximately \$1,000,000. Examples of similar projects with design costs are shown in Appendix A. The following assumptions were made to develop this estimate, representing the difference in complexity between the two sites:

- The CPR pedestrian bridge design deals mainly with a minor alignment shift and new substructure, while the existing super-structure (existing trusses) will be re-used not requiring design work. The Capstone Bridge will require a super-structure design.
- The CPR bridge alignment is straight, while the Capstone Bridge alignment will likely be curved.
- The length of the CPR bridge is about 150 metres, while the Capstone Bridge will likely be more than 250 metres.
- There will be significant challenges with access to the site at Capstone which increases the design complexity and ultimately the construction costs.

Given the complexity of the location, an extensive design period will likely be required. An estimated schedule is shown below:

- Development of Terms of Reference - 1 month
- Advertising request for proposal – 1 month
- Proposal review and award – 1 months
- Conceptual design – 15 to 21 months

Total estimated time to complete is between 18 and 24 months.

Project Budget History

Available budget information shows that the budget estimate and priority for this project has changed over time.

Budget Year	Schedule Year	Budget Estimate
2015	2025+	\$32,794,000
2017	2026	\$20,416,000
2018	2023	\$17,751,000
2021	2030+	\$15,560,000

In 2012, high level estimates were completed for the implementation of the conceptual design completed for Riverlands/Capstone including the pedestrian crossing. The estimate in 2012 was \$20,000,000. This figure was refined in 2015 based on reviewing costs for similar iconic bridge structures in the province. It is unclear why the budget figures cost estimate continued to decrease.

Given the volatility with pricing in the construction industry over the last few years, it is difficult to determine an estimate by inflating the 2012 estimate to today's dollars. For context, a project recently tendered in 2021 for a bridge project was over twice the cost of it's 2008 estimate. We have also seen increases in concrete prices of between 20 to 30% since 2020. Iconic bridges are typically steel construction, and the price of steel has doubled since 2020.

A recent example of a pedestrian bridge in Edmonton over the North Saskatchewan River, which would be roughly the same length, was budgeted at approximately \$41 million. The Edmonton bridge is a simple structure and not considered iconic so the Capstone bridge will likely be more expensive. Recent construction costs of iconic bridges are approximately \$35,000 per square metre. The Capstone bridge is estimated to be 1375 square metres and the construction cost would be approximately \$50,000,000. Ultimately the conceptual design work would provide a more accurate budget for this project.

Alternate Option

The south bound Taylor Bridge is tentatively scheduled to be partially replaced in 2028 and although design work has not commenced some thought has been given to widening the sidewalk on the bridge. It is expected only the bridge superstructure (deck, girders) will require replacement and therefore only minor work will be required on the substructure

(abutments, piers), limiting options on how the sidewalk widened. All of this will be determined during the design.

While a widened sidewalk would improve the pedestrian experience on the Taylor Bridge, it would not provide the same experience as a direct connection between Capstone and Bower Ponds. There would be few iconic enhancements or decorative features that could be added and ultimately pedestrians would still be close to vehicle traffic. This option would not provide an iconic pedestrian connection.

Cost and Funding Considerations

Based on the information provided, the following outlines the estimated projects timelines, along with the anticipated costs in each year of the Capstone Bridge project:

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Conceptual Design Work	Conceptual Design Work	Detailed Design	Detailed Design	Construction Y1	Construction Y2	Construction Y3
\$500,000	\$500,000	\$750,000	\$250,000	\$20,000,000	\$20,000,000	\$5,000,000

Total estimated project cost: \$47,000,000.

It is possible there will be future grants available to supplement the funding for the Capstone Pedestrian Bridge project, though it is unknown at this time what those grants may be. The funding of this \$47 million project will need to be considered in Administration’s Long Term Financial Plan, where balancing the needs of existing infrastructure with the cost of adding and maintaining new infrastructure can be more appropriately completed. The Long-Term Financial Plan will also help address the current budget constraints that affect the funding of the Capstone Pedestrian Bridge.

A review of the impact to the Long-Term Financial Plan will need to address the impact of adding this project to the current debt limit over the seven-year life of this project. Consideration will need to be given to determine if there is an acceptable level of risk should unforeseen events, emergency projects or newer funding priorities put further pressure on the existing plan. This would include the impact of re-introducing the funding reductions in the recent budget.

Administration is currently reviewing City policies with respect to donations from private individuals and companies with respect to contributions to public infrastructure and would take this into consideration when reviewing funding for this project.

Recommendations

Administration recommends a review of the Long-Term Financial Plan is undertaken prior to any further considerations or work related to this project. Upon completion of this review, an update to the Capital Budget could be considered during the mid-term or 2025/2026 budget. Given the magnitude of the project, it should be considered in the broader context of the

Long-Term Financial Plan to determine the full impact to The City's budgets, and what, if any, other projects would need to be deferred at the expense of the bridge.



April 3, 2023

Electric Utility Substation Transformer Replacement Project Budget Request

Prepared by: Jim Jorgensen, Utilities Manager
Department: Utility Services

Report Summary and Recommendations

This report is for decision by Council for additional capital funding in the amount of \$500,000 for the Electric Utility's power transformer replacement project at transmission substation 14S. Cost increases have surfaced due to inflation caused by delays outside the control of The City. Funding will be from the Utility's reserves and will not impact rates. Costs will ultimately be recovered through Provincial system contributions over time.

To ensure ongoing system reliability and regulatory compliance, Administration recommends Council's approval which will allow signing of contracted service agreements required to complete the project on schedule.

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Utility Services dated April 3, 2023 re: Electric Utility Substation Transformer Replacement Project Budget Request hereby approves \$500,000 from the Utilities Reserve to complete the Electric Utility Power Transformer Replacement Project.

Rationale for Recommendation

- I. To allow replacement of system infrastructure required to maintain critical operations and meet regulatory requirements.

Background

The City owns and operates four (4) transmission connected substations and a 1.6km span of interconnecting transmission line. These assets are considered part of the Provincial transmission system delivers power to the residents and businesses in Red Deer.

Prior Council/Committee Direction

Projects for the replacement of Red Deer's power transformers in service since the 1980s have been proceeding for several years as The City ensures the reliability of our connection to the

Provincial system. The 2020 budget submission included a multi-year project for the replacement of transformer 14T2 located in Red Deer's 14S Substation near the Wastewater Treatment Plant (Hyperion reference: PRJ-2020007 Substations & SCADA 2020 - Multi Year). Through Council's deliberations, a budget of \$2,734,348.00 was approved.

Legislative Context

As defined under the Electric Utilities Act, The City is a Transmission Facility Owner (TFO) under the regulatory jurisdiction of the Alberta Utilities Commission (AUC). As a TFO, The City must meet requirements for planning, reliability, costs, and rates established in the Transmission Regulation (Alberta Regulation 86/2007), as well as various rules and standards created and administered by the Alberta Electric System Operator (AESO). All costs associated with the operation of our transmission assets are submitted for approval to the AUC within our Tariff Application.

Strategic Alignment

The provision of safe, reliable electricity to the residents and businesses within The City's territory is one component of our core service delivery. In addition to ensuring regulatory compliance, the integrity of grid infrastructure is fundamental to supporting our Community Health and Wellbeing, and Thriving City focus areas.

Stakeholder Consultation

Transmission system projects are subject to AESO and AUC approval and regulatory filing which establishes engagement and consultation requirements. Project requirements have been met, and for this request, other stakeholder engagement or consultation is not applicable.

Timelines and Impending Deadlines

As noted, a project to replace this transformer was approved in the 2020 budget. Procurement of major equipment began in 2020 but was delayed due to pandemic related supply chain disruptions as well as a Federal Government inquiry into supply practices of some foreign based vendors. Once the delays were addressed, an updated project schedule was established, and technical plans were submitted to the AESO for system approval and coordination of the replacement. As the department updated agreements based on the new schedule, inflationary pressures related to the delays have created cost increases and the existing budget is no longer projected to be sufficient.

Project timelines established with the AESO requires work to start in May of 2023 with the new transformer to be in service in September of 2023. The acquisition of major materials has been addressed within the existing budget; however, the department is now finalizing negotiations for removal and salvage of old equipment, and installation and commissioning of new. To maintain schedule, additional funding is required to allow the construction services contract to be signed in April to ensure sufficient time for project planning and execution.

Analysis

The following table outlines the original budget and the effect of increases since the 2020 project estimates.

Financial

I4T2 Transformer Replacement Project

	2020 Budget	Increase	Totals *
Transformer Major Equipment	\$1,450,910	\$160,000	\$1,610,910
Installation and Commissioning	\$1,283,438	\$340,000	\$1,623,438
Total Project Cost	\$2,734,348	\$500,000	\$3,234,348

* Includes Contingency

Funding source will be the Electric Utility's Capital Reserve. The Reserve is sufficient to cover this increase without impacting approved budgets or established rates. Unused portions of the requested increase will remain in the Utility's Capital Reserve. As this infrastructure is considered part of the Provincial Transmission System, costs will be recovered over time from all provincial customers based on an established cost contribution process.

Regulatory and Compliance (including Legal)

Delay or deferral of approval will affect the project's critical path and will result in refiling outage coordination plans with the AESO. This could potentially erode trust in The City's capability as a system operator.

Other risks

Delay or deferral of approval will also increase reliability risk for The City's rate payers. The equipment has exceeded its required service life and is showing signs of operational issues that must be addressed.

To ensure ongoing system reliability and regulatory compliance, Administration recommends Council's approval which will allow signing of contracted service agreements required to complete the project on schedule.



April 3, 2023

Annexation Application and Negotiation Report

Prepared by: David Girardin, Major Projects Planner
Department: City Planning and Growth

Report Summary and Recommendations

Administration recommends Council resolve to proceed with the proposed annexation and for The City of Red Deer to submit its Annexation Application and Negotiations Report to the Land and Property Rights Tribunal (LPRT) requesting the approval of this annexation application to address its strategic commercial growth needs.

Following Council direction from February 14, 2022, the attached application was prepared for the annexation of approximately 215.77 hectares of land from Red Deer County. The Annexation Application and Negotiation Report has been prepared in accordance with the requirements of Section 118 of the Municipal Government Act (MGA) as well as the Land and Property Rights Tribunal principles and issued orders.

The proposed annexation has been the topic of positive and productive discussions between The City of Red Deer and Red Deer County. Consultation with landowners, adjacent landowners, the general public, and other local authorities was undertaken as part of the overall process to understand and address the impacts of the proposed annexation.

The City needs these lands to be able to accommodate a regional commercial power centre along Highway 2. Currently, there are no opportunities within The City of Red Deer's boundary. A site that could accommodate a regional commercial development would provide The City with a significant economic development opportunity and maintain The City's position as a major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor (*MDP p.53*).

Proposed Resolution

Whereas the Municipal Government Act and the Provincial Land Use Policies urge municipalities to plan co-operatively, and

Whereas Red Deer County and the City of Red Deer have successfully negotiated the terms of an annexation, and

Whereas affected landowners, local authorities and the public have been consulted and the expressed concerns considered by both municipalities,

Now therefore be it resolved that:

1. The City of Red Deer approves the Annexation Application and Negotiation Report dated April 3, 2023 relating to the City of Red Deer Annexation Application; and
2. The Land and Property Rights Tribunal is requested to recommend the annexation of the lands described in this report subject to the terms of the Annexation Application and Negotiation Report; and
3. The City of Red Deer certifies that this report accurately reflects the results of the negotiations between the City of Red Deer and Red Deer County and the results of the landowner and public consultations.

Rationale for Recommendation

The attached Annexation Application and Negotiations Report:

1. Is consistent with the MGA and the Land and Property Rights Tribunals principles and orders.

The Annexation Application and Negotiation Report has been prepared in accordance with the requirements of Section 118 of the Municipal Government Act as well as the Land and Property Rights Tribunal principles and issued orders.

2. Is Consistent with and supported by The City's and The County's Statutory Plans.

The proposed annexation has been the topic of positive and productive discussions between The City of Red Deer and Red Deer County. The Annexation Application and Negotiation Report is consistent with The City and County Intermunicipal Development Plan and our respective Municipal Development Plans.

3. Is consistent with and will support Council's Strategic Plan.

Proceeding with the annexation will help achieve the outcomes and principles of the 2023-2026 Strategic Plan. The annexation is future-focused and future development of these lands will allow The City to Thrive by contributing to a strong and diverse local economy. The annexation process included a robust consultation program that aligns with the Engaged and Connected strategy.

Background

Prior Council/Committee Direction

On February 14, 2022, Council endorsed the Notice of Intent to Annex Land. Administration has prepared the attached Annexation Application and Negotiation Report for Council's consideration.

Legislative Context

The Annexation Application and Negotiation Report has been prepared in accordance with the requirements of Section 118 of the Municipal Government Act as well as the Land and Property Rights Tribunal principles and issued orders. (see *9.0 Annexation Principles and Relation to Proposed Annexation*).

Strategic Alignment & Related Policies

The proposed annexation aligns with several City and County statutory plans, and policy tools, including the Intermunicipal Development Plan and both Municipalities' Municipal Development Plans. This information is outlined in *3.0 Relation to Statutory Plans* of the attached Annexation Application and Negotiation Report.

The proposed annexation and the prepared Annexation Application and Negotiation Report align with and support Council's 2023-2026 Strategic Plan. The annexation is future-focused, and the future development of these lands will allow The City to Thrive by contributing to a strong and diverse local economy. Additionally, the preparation of the annexation application included a consultation program that is in alignment with the Engaged and Connected strategy.

Stakeholder Consultation

The preparation of the Annexation Application and Negotiation Report included a consultation program that was first defined in the Notice of Intent to Annexation and designed to satisfy the LPRT's consultation requirements for annexation.

The proposed annexation has been the topic of positive and productive discussions between The City of Red Deer and Red Deer County. (*5.0 Negotiation Report*)

Consultation with landowners, adjacent landowners, the general public, and other local authorities was undertaken as part of the overall process to understand and address the impacts of the proposed annexation. (*6.0 Consultation Process and Outstanding Concerns & Appendices N-R*).

There are very few concerns specific to the annexation that changes the municipal boundary. Though, there were concerns more specific to the future commercial development of the annexation lands. It will be important for Council and administration to consider these concerns in the future when the area structure plans are being prepared for the area. These concerns are outlined in *6.2.4 Summary of Views Expressed by Public, Nearby Landowners, and Special Interest Groups*.

The support and opposition to the annexation can be summarized as:

- Of the landowners in the annexation area, 1 is in support and 1 is neutral.
- From the general public, there are 43 in opposition, 4 are neutral, and 8 are in support. Most of the opposition letters are from residents from the adjacent community of Linn Valley.

Copies of all submission letters are attached in Appendices P & Q.

Timelines and Impending Deadlines

Section 5.2.3 *Effective Annexation Date* of the attached Annexation Application and Negotiation Report proposed September 1, 2023, as the effective annexation date. However, The City and County have also agreed to the alternate date of January 1, 2024, to prevent a retroactive annexation and better align with current annexation practices.

Once The City files its annexation application, the timelines are at the discretion of the Land and Property Rights Tribunal for their hearing and Provincial Cabinet for an Order in Council.

Analysis

Administration recommends Council resolve to proceed with the proposed annexation and for The City of Red Deer to submit its Annexation Application and Negotiations Report to the Land and Property Rights Tribunal requesting the approval of this annexation application to address its strategic commercial growth needs.

Following Council direction from February 14, 2022, the attached application was prepared for the annexation of approximately 215.77 hectares of land from Red Deer County. Based on landowner consultation, the proposed annexation area has been altered from the Notice of Intent to Annex Land to include the entirety of one of the landowners' parcels. The proposed annexation area is outlined in *2.0 Lands Proposed For Annexation* in the attached report.

The annexation application is a request to The Province to adjust the municipal boundary so that The County lands identified in the application are moved into The City of Red Deer. If the annexation is successfully supported by The Province, area structure plans will then have to be prepared and adopted by bylaw, by Red Deer City Council. When these plans are being developed, The City should have regard to the development concerns that have been identified during the public consultation process.

The City needs these lands so that there is a parcel large enough to accommodate a regional commercial power centre along Highway 2. Currently, there are no similar opportunities within The City of Red Deer's boundary. A site that could accommodate a regional commercial development would provide The City with a significant economic development opportunity and maintain The City's position as a major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor as outlined in the Municipal Development Plan. The purpose of the proposed annexation is outlined in *2.3 Reason for Annexation*.

Financial

Council has previously approved the Growth FAR for the costs related to preparing and processing the annexation application. Council has also previously approved the Annexation FAR as part of the 2023-24 operational and capital budgets. There are no new direct financial or budget implications as a result of the recommendations in this report.

Section 8.0 *Financial Analysis of the Proposed Annexation* was prepared to satisfy the requirement of the Annexation Application. Furthermore, details of the compensation to Red Deer County for their tax revenue loss are outlined in 5.0 *Negotiation Report*.

Regulatory and Compliance (including Legal)

If the resolution to proceed with annexation is supported by Red Deer City Council, the Annexation Application and Negotiation Report will be presented to Red Deer County Council by their administration to decide if they support the annexation and accept the Annexation Application and Negotiation Report.

If both Councils resolve in support of the annexation, the supporting resolutions will be attached to Appendix T and the Certificate of The Report on Negotiations will be signed by the municipalities' Chief Administrative Officers.

Appendices

- Annexation Application & Negotiation Report
- Report Appendices A - T



The City of Red Deer Annexation Application & Negotiation Report

April 3, 2023

**Prepared for the Land and Property Right Tribunal pursuant to Sec. 118 of the
Municipal Government Act, RSA 2000, as amended**

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1.0 Introduction

This application has been prepared by The City of Red Deer (“City”) for the annexation of approximately 215.77 hectares of land from Red Deer County (“County”). The City is requesting the approval of this annexation application to be able to address its strategic commercial growth needs.

The proposed annexation has been the topic of positive and productive discussions between The City of Red Deer and Red Deer County. Consultation with landowners, adjacent landowners, the general public, and other local authorities was undertaken as part of the overall process to understand and address the impacts of the proposed annexation.

This Annexation Application and Negotiation Report has been prepared in accordance with the requirements of Section 118 of the Municipal Government Act (“MGA”) as well as the Land and Property Rights Tribunal (“LPRT”) principles and issued orders. The content of this report generally follows the order of information required as outlined in the LPRT’s Annexation Application Checklist. It includes:

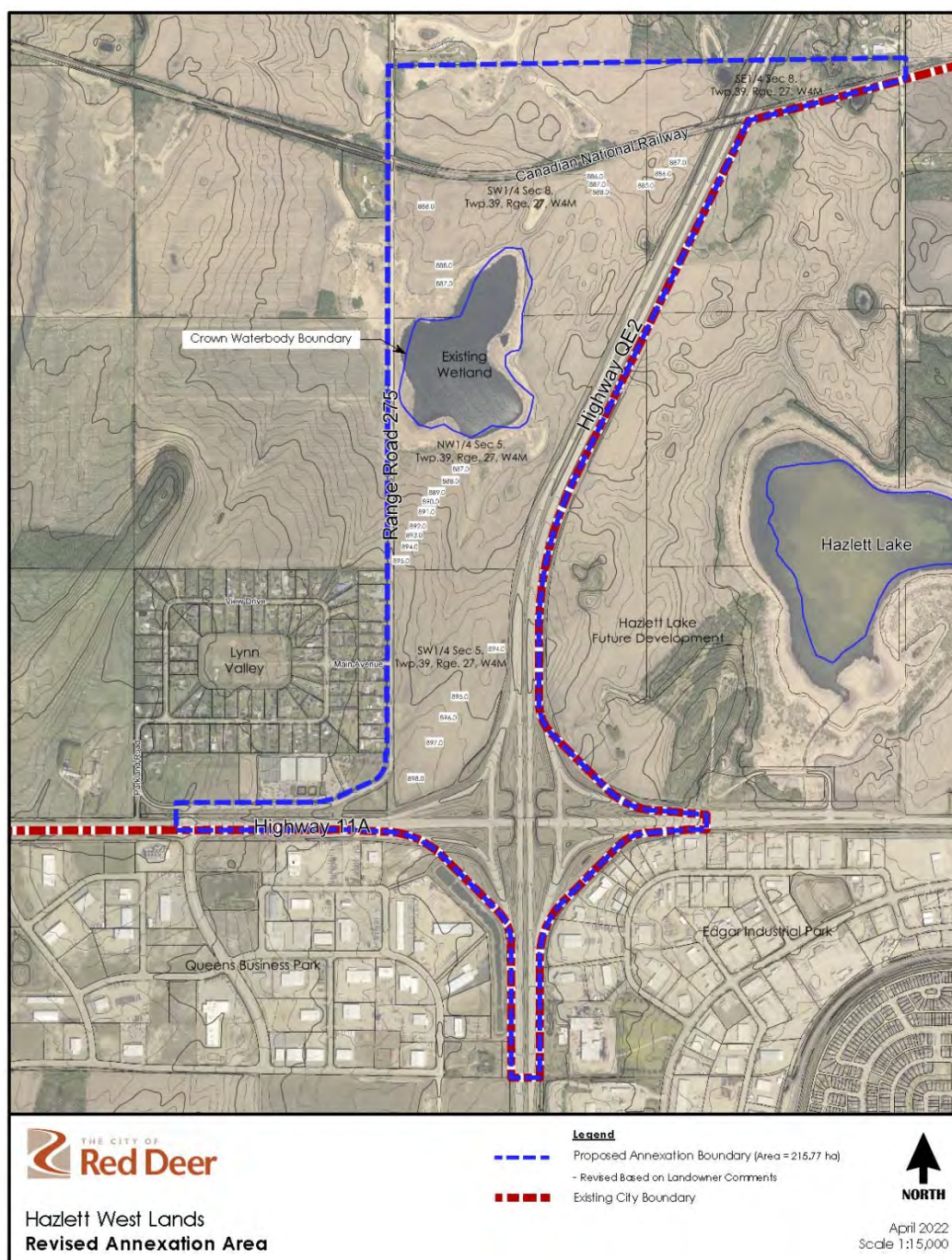
- A description of the land proposed to be annexed in this application;
- The City’s reasons for pursuing the annexation application;
- Background on land supply, historic population, and commercial growth in Red Deer;
- A description of the relationship between the annexation proposal and approved statutory plans;
- A description of the intended uses proposed for the annexation lands and a general description of how municipal services can be extended to the area;
- A list of the matters agreed upon and those on which no agreement was reached between The City of Red Deer and Red Deer County;
- A description of the consultation process for landowners, the general public, including nearby landowners, and other local authorities that was used in the negotiations and in preparing the annexation application;
- A summary of the views expressed during the consultation process with landowners, the general public, nearby landowners, and local authorities;
- Actions proposed by The City of Red Deer in response to issues raised through the consultation process;
- Up-to-date copies of the land title certificates for each parcel included in the annexation area and owner contact information;
- A financial analysis of the impact of annexation; and
- An overview of compliance with the annexation principles established by the LPRT, formerly the Municipal Government Board (“MGB”).

The purpose of this report is to document the process that has been followed and formerly present The City’s request to The Government of Alberta. There are several documents submitted in support of this Annexation Application that are attached as appendices to this report.

2.0 Lands Proposed for Annexation

The City and The County have agreed to the annexation of lands as identified in Figure 1 and Appendix A in compliance with the joint Intermunicipal Development Plan (IDP). The total area is 215.77 hectares comprising titled lands and non-titled road allowances and rights of way. Figure 1 illustrates the existing boundaries of The City in relation to the annexation area.

Figure 1 – Lands Proposed for Annexation



The lands proposed to be annexed are described below through legal descriptions, approximate areas and their general location relative to the present City boundaries. The areas proposed to be annexed include approximately 149.52 hectares of titled land and approximately 66.26 hectares of road right of ways. A copy of the annexation map identifying each landowner with the corresponding parcel of land along with a copy of the land title has been included in 7.0 Land Title Copies.

The proposed annexation area includes all lands contained within:

- That portion of the SW ¼ Sec 8; 39-27-W4M and including that portion of the CN Railway (Plan 2712 AK) located west of Highway 2 (Plan 2058 LZ); and
- That portion of the SE ¼ Sec 8; 39-27-W4M and including that portion of the CN Railway (Plan 2712 AK) adjacent to those lands already within The City of Red Deer; and
- That portion of the W ½ Sec 5; 39-27-W4M located west of Highway 2 (Plan 2058 LZ) adjacent to those lands already within The City of Red Deer; and
- That portion of SE ¼ Sec 6; 39-27-W4M located south of and including Linn Valley Lane (RR275) and Plan 112 3127 excluding the westernmost 120m of Plan 112 3127 and Lot P, Block 4, Plan 6222KS.

2.1 Boundary Roads Included in Annexation Area

All portions of all intervening and adjacent roads and public utility rights-of-way including Highway 2, Highway 11A and interchange, Range Road 274, and Range Road 275. Excepting there out all mines and minerals.

2.2 Annexation Boundary Adjustment after Notice of Intent to Annex Land

The City's Notice of Intent to Annex Land from February 2022 (Appendix B) identified a proposed annexation area south of the CN Railway. The City in its early analysis had proposed the railway lands as the annexation boundary as naturally forms a physical barrier and it aligned with The City's north boundary on the east side of Highway 2. The City had proposed this boundary as it best aligns with the Annexation Principles.

Shortly after receiving the Notice of Intent to Annex Land the only landowner in the area contacted The City to request a change to the proposed boundary. The landowner requested The City adjust the boundary of the proposed annexation area for the entirety of their northern parcel of land to be annexed into The City and not have a small remnant remain in The County. They explained that the 2009 annexation resulted in these same parcels of land being split between two municipalities. This division had caused them difficulty dealing with property taxes and when applying for subdivision of their land.

The City is amenable to the request of this landowner and has adjusted the proposed annexation area. These changes were made ahead of negotiations and consultation to reduce confusion and with the intent of requesting the LPRT adjust the boundary to align with the landowner's request.

The adjustment to the annexation area has resulted in a portion of CN Rail's right of way (Plan 2712 AK) being included in the annexation area, increasing the number of private landowners from one to two.

2.3 Reason for Annexation

2.3.1 Highway 2 Fronting Commercial Lands

The City is requesting this annexation to satisfy the need for highway fronting commercial land along Highway 2. The request for this annexation aligns with The City's Municipal Development Plan's (MDP) Regional Planning and Intermunicipal Planning objectives.

Maintain Red Deer's position as the major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor. (p.53)

Work with Red Deer County to ensure the protection, and timely incorporation into The City the lands identified in the Intermunicipal Development Plan as City Growth Areas. (p.53)

As well as implementing The City's Municipal Development Plan policies:

18.3 Calgary/Edmonton Corridor - The City shall work with the Provincial Government and other municipalities and agencies in the Calgary/Edmonton Corridor to ensure a coordinated approach to the encouragement and direction of growth in the corridor. (p.53)

18.7 Future Annexation - The City shall actively pursue the annexation of The City Growth Areas identified in the Intermunicipal Development Plan. (p.54)

Red Deer is the third largest city in Alberta and is located at the midway point along Calgary/Edmonton commercial corridor along Highway 2, approximately 150km or a 90-minute drive from both Cities. Approximately 85% of Alberta's population is within a 2-hour drive of Red Deer. It is the major distribution and service centre for the surrounding rural area, including several smaller towns and rural developments.

The Alberta Treasury Board and Finance projects that average annual growth will continue at 1.5% per year in Alberta and that 4 of 5 Albertans will live in the Edmonton-Calgary Corridor by 2046 (Appendix C), with the majority of this growth occurring in the larger urban areas. This annexation is for Red Deer to capitalize on its strategic location and to be prepared for the future commercial needs of the Red Deer region and province.

2.3.2 Land Parcel to Accommodate Regional Commercial Power Centre

There are no parcels in Red Deer that are a suitable size to accommodate a regional commercial power centre. In the area north of Highway 11A and east of the C&E Trail there is one parcel that is approximately 71 hectares however this area has already been planned in the North of 11A Major Area Structure Plan (MASP). The MASP indicates these lands should be planned for a mix of residential, commercial, and light industrial (Appendix D). The area is not suitable for a regional commercial power centre as the MASP states the following:

The Long Term Transportation Network Review of Highway 11A: Final Report found that the transportation capacity for the overall area was very limited because of existing land use and transportation constraints.

The limited transportation capacity has an impact on the land use design for the North of 11A area. The Generalized Land Use Concept map was modelled, containing the potential for about 2.3 million square feet of commercial floor space, and was found to be supportable by the transportation system at full buildout. Therefore, the amount of development being proposed must be consistent with the available transportation capacity. The consistency between the land use and transportation plans must be maintained in the development and approval of the multineighbourhood, neighbourhood or industrial area structure plans. These statutory documents shall contain provisions that ensure this consistency between the land use and transportation plans. This may be accomplished by setting an overall development limit either by expected total trips or through maximum allowable area; for example, development and outlining areas where development may not be approved until the transportation improvements have been funded.

The land uses for all of the lands along Highway 2 have been identified in The City's statutory plans. There are two remaining undeveloped commercial land parcels (1.5 ha) along Highway 2 in the south of Red Deer in Southpoint Junction. There are also 4.3 hectares of commercial land along 49 Avenue in the South of Red Deer that front onto Highway 2 that are ready for redevelopment. None of these parcels are suitable for a regional commercial power centre.

All other undeveloped lands along Highway 2 have been identified for residential, industrial, and park land use in The City's statutory plans.

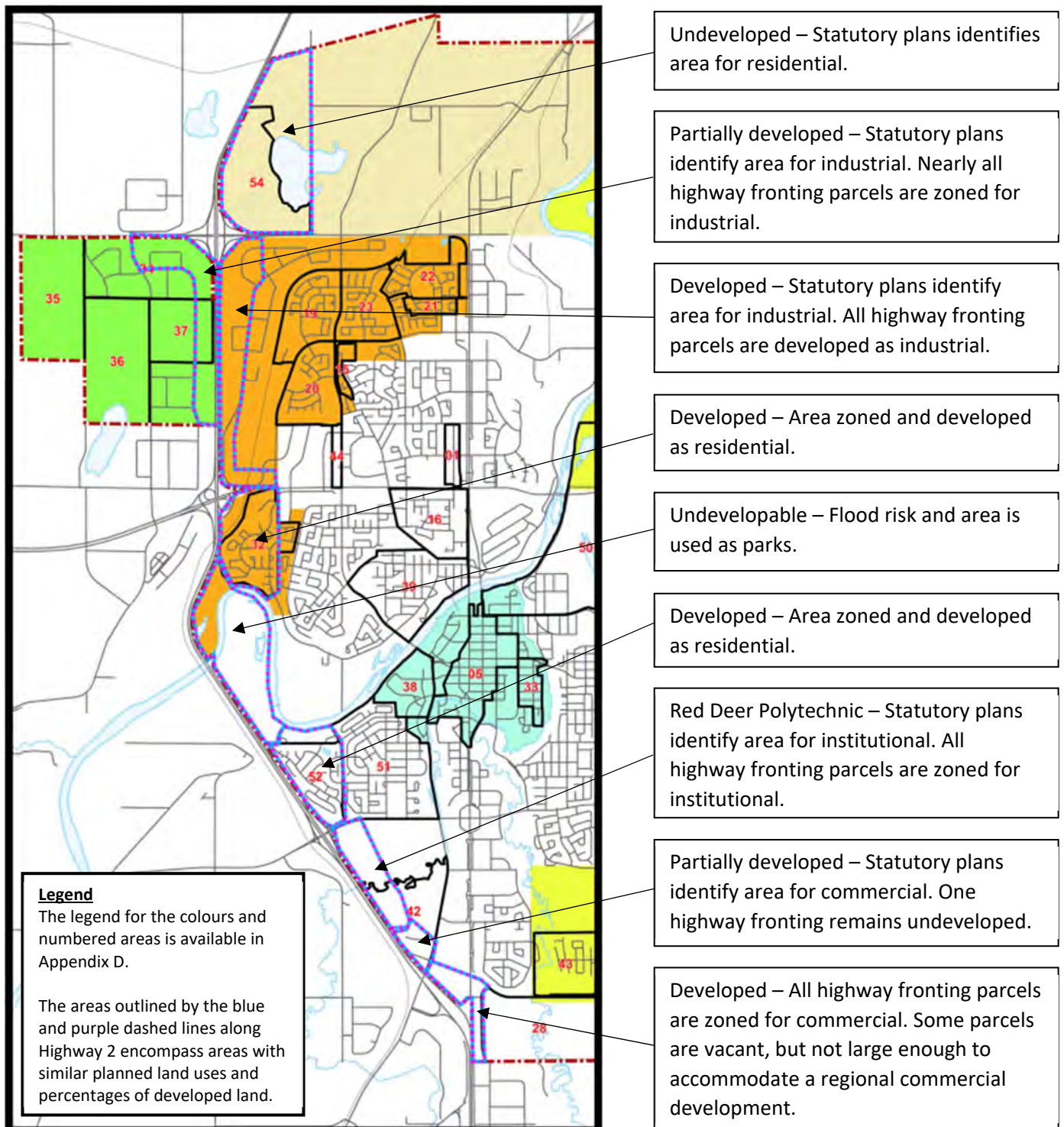
2.3.3 Expansion of Western Boundary

The City is requesting this annexation to expand its western boundary, which has few lands that are undeveloped or unplanned and suitable for a highway fronting commercial development.

The western boundary of The City of Red Deer is generally delineated by Highway 2 apart from the Queens Business Park in the Northwest of The City which is located on the west side of the highway. All lands within The City of Red Deer along the Highway 2 have either been developed or have been planned by an area structure plan for other uses. Figure 2 illustrates the land deficiency of unplanned lands fronting onto Highway 2 that could be used for a regionally focused commercial development.

The land use concept plans from all of the approved area structure plans adjacent to the highway and MDP have been attached as Appendix D. All areas along Highway 2 have approved major area structure plans (MASP) and nearly all areas have more detailed Industrial or neighbourhood area structure plans (IASP & NASP). There are some undeveloped lands adjacent to the Red Deer River that are unsuitable for development due to flooding hazards and have been planned as Maskepetoon Park and Heritage Ranch.

Figure 2 - Developed and Planned Lands Along Highway 2 in The City of Red Deer



2.4 Growth

2.4.1 Historic Growth

Table 1 lists the historic population growth estimates for The City based on data from Census Canada. Annual population data from 1898-2021 from municipal, provincial, and federal census data sources have also been attached as Appendix E. The City has been subject to the cyclical boom-bust growth sequences that are closely associated with the energy resource sector in Alberta. Apart from the last 5 years, the rates below demonstrate over the last 30 years that The City has had consistent and high rates of annual population growth.

Table 1 - City of Red Deer Population and Rates of Population Increase Federal Census

City of Red Deer Population and Rates of Population Increase Federal Census					
Year	Population	Average Annual Increase	Average Annual Increase Over last 10 Years	Average Annual Increase Over Last 20 Years	Average Annual Increase Over last 30 Years
1986	54,425				
1991	58,145	1.4%			2.4%
1996	60,075	0.7%			
2001	67,707	2.5%		2.4%	
2006	82,772	4.5%			
2011	90,564	1.9%	1.1%		
2016	100,418	2.2%			
2021	100,844	0.1%			

2.4.2 Projected Growth – Intermunicipal Development Plan

The Red Deer County and City of Red Deer Intermunicipal Development Plan outlines an annexation formula to help determine if an annexation should be pursued by The City. The results of the calculations from the formula are outlined below in 3.1.4 IDP Annexation Formula.

The formula, last calculated in 2022, demonstrates The City has 20 years of developable land, which is less than 30 years of land supply recommended by the IDP and that The City should file an annexation application. These formula calculations have been attached as Appendix F.

2.4.3 Projected Growth – Consultant's Report

The City has retained the services of Colliers International to conduct a growth projection analysis in Figure 3 and Table 2. Their work was not specific to the proposed annexation. These figures are the most up-to-date growth projections for The City of Red Deer. The Colliers report provides a commercial, industrial, office, and residential land use inventory analysis to understand the future projected demand to 2041 for these land use types. This report *Real Estate Growth Projections* is attached as Appendix G.

Typically, growth planning would use the Medium Growth Scenario, however, in the past 10 years the rate of growth in Red Deer has not met the previous projection. The report recommends the use of the

5-year and 10-year reality baseline scenarios for real estate growth projection as they reflect the actual conditions of growth in Red Deer.

For annexation and long-range planning, The City prefers to use the medium growth scenario. This is because growth in many Alberta cities, including Red Deer, typically follows the boom-bust cycles closely tied to the resources sector, which often will result in a growth scenario that closely aligns with the medium growth scenario, which is well below the historic growth demonstrated in Table 1 above.

The City is also averse to using the lower growth scenarios as The City has previously run out of developable industrial land, which was the impetus of the 2009 industrial land annexation from The County.

Figure 3 - Population Growth Scenarios

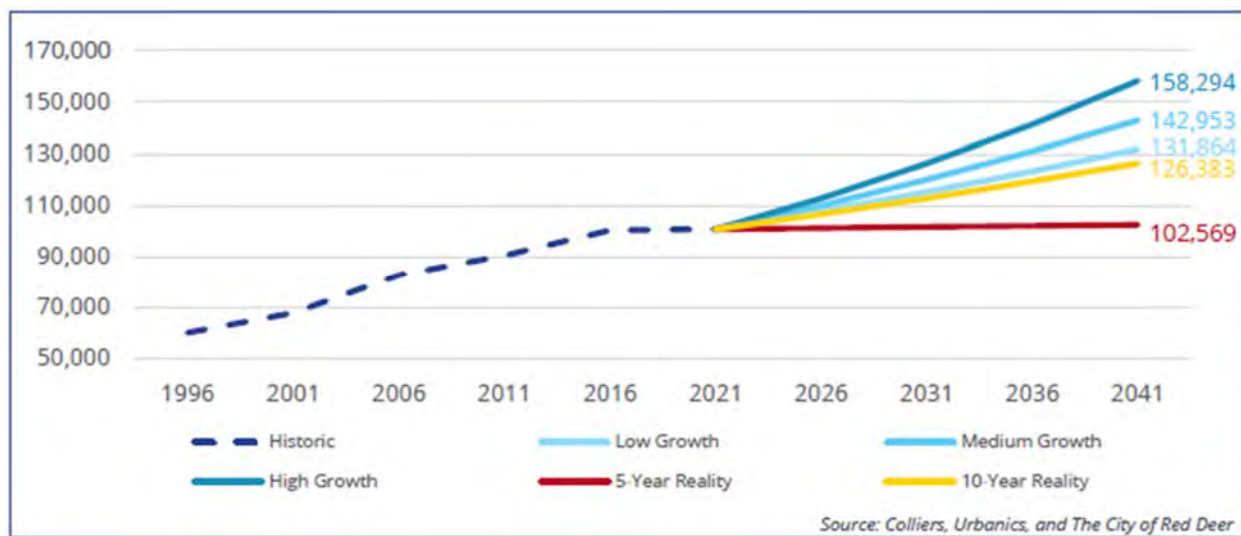


Table 2 - Population Growth Scenarios (projections shown in italics)

	2011	2016	2021	2026	2031	2036	2041	Annual Growth
Census Count	90,564	100,418	100,844					
High Growth Scenario			100,844	112,877	126,345	141,420	158,294	2.28%
Medium Growth Scenario			100,844	110,036	120,066	131,011	142,953	1.76%
Low Growth Scenario			100,844	107,837	115,315	123,312	131,864	1.35%
Baseline Scenario 5-Year Reality		100,418	100,844	101,273	101,703	102,135	102,569	0.08%
Baseline Scenario 10-Year Reality	90,564	100,418	100,844	106,699	112,894	119,448	126,383	1.14%

Source: Colliers, Urbanics, and The City of Red Deer

2.5 Commercial Land Requirements

As the intended use of the annexation lands is for highway-fronting commercial uses this annexation application should reference the analysis of retail uses and to a lesser extent office use in the Colliers report.

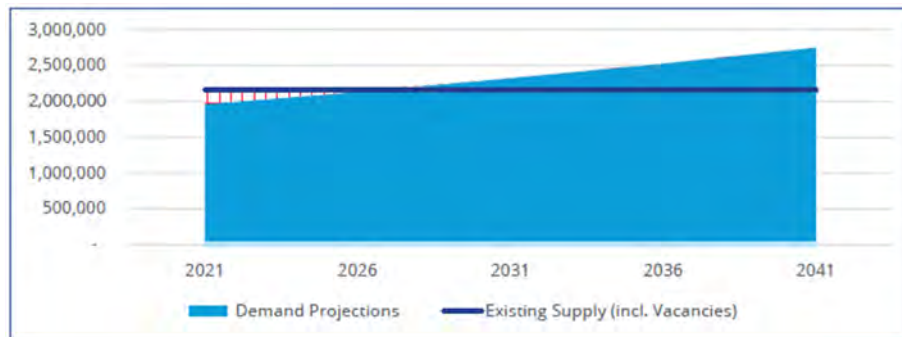
Based on a medium population growth forecast of 1.76% annually, the currently vacant retail space coupled with upcoming developments, it can be realistically assumed that the existing and known upcoming supply will be sufficient to last through to 2032. Taking into account the supply of currently vacant retail space and upcoming floor area in new and proposed developments, to accommodate future retail spending needs, The City of Red Deer will need to have approximately 26.2 acres [10.6 ha] of land available by 2041 for future commercial development. (Appendix G - p.21)

Figure 4 - Retail Gap Analysis Medium Growth Projection (in square feet)



Based on The City of Red Deer's anticipated future population based on the medium growth scenario, it is estimated that there will be additional demand for approximately 2,327,917 SF of office space by 2031, and 2,755,773 SF by 2041. Based on this projection and the current supply, it can be realistically assumed that the current supply will be sufficient to meet demand through 2027. Taking into account the supply of currently vacant office space, to accommodate future industrial space needs, The City of Red Deer would need to have an additional 590,086 SF of office space available. (Appendix G - p.37)

Figure 5 - Office Gap Analysis Medium Growth Projection (in square feet)



The standard office development in Red Deer has a 1:3 floor area to parcel-area ratio. This would mean that 590,086 sq ft of additional office space would likely require 16.44 hectares of land. This combined with the forecasted retail lands need for 2041, will have The City deficient by 27.04 hectares of commercial land. This annexation intends to satisfy these long-term commercial needs of The City.

As outlined in 2.3 Reason for Annexation The City is requesting this annexation to capitalize on the strategic placement of commercial lands fronting onto Highway 2 while also expanding The City's western boundary. The Colliers report did not specifically look at the strategic placement of land but instead limited its focus to the current land supply and the future projected demands of each unit type and subcategory. The analysis and findings of the commercial use types (retail and office) generally do not consider the impacts of location except for the benefits of directing development to the downtown.

The use of a medium growth scenario is standard practice by most governmental bodies and is also in alignment with Alberta Treasury Board and Finance population projections. It is The City's opinion that using a lower growth scenario for annexation would insert unknown risks into future land projections.

3.0 Relation to Statutory Plans

The proposed annexation is consistent with the overall direction and policies of the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP), The City of Red Deer Municipal Development Plan (MDP), and the Red Deer County Municipal Development Plan (MDP). The policies of each of the documents on annexation are summarized below. There are no approved statutory plans for the annexation area.

3.1 Red Deer County and The City of Red Deer Intermunicipal Development Plan

The County and The City adopted it's Intermunicipal Development Plan in 2007 and last amended it in 2015. The plan establishes several objectives and policies including the direction for The City's future growth and annexation.

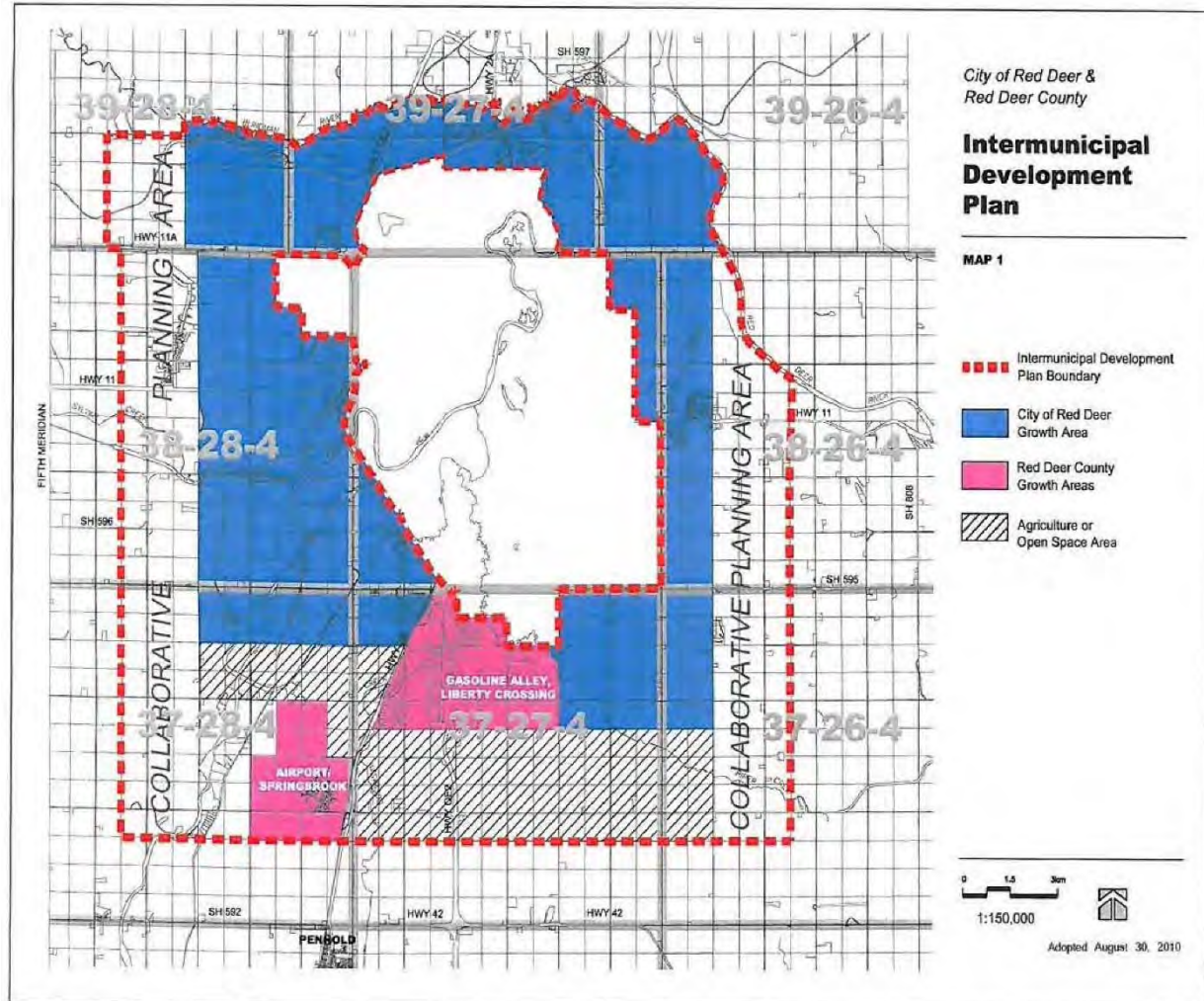
3.1.1 Land Uses in the Intermunicipal Development Plan

The Intermunicipal Development Plan provides a broad framework for the long-range planning for the different policy areas on Figure 6 from the IDP.

The broad growth framework illustrated on Map 1 reflects the cooperative vision for intermunicipal development. Map 1 shows the areas to which The County intends to focus its growth and also identifies The City's Growth Area. Map 1 further identifies the Agricultural or Open Space Area. The Collaborative Planning Area is also identified on Map 1 and comprises the remainder of the area within the Intermunicipal Development Plan Boundary. (Appendix H - p.7)

A full copy of the Intermunicipal Development Plan has been attached as Appendix H. The below policies are found in the IDP's subsection 3.4 Long Range Planning which begins on p.7 of Appendix H.

Figure 6 - Intermunicipal Development Plan Map



3.1.2 City Growth Area

The Intermunicipal Development Plan establishes The City Growth Area to recognize *The City's Long Term Growth directions*. (Appendix H - p.8). The IDP also generally restricts development in The City Growth Area with the stated purpose to *maintain The City's Growth Area in a relatively undeveloped state until it is annexed, in order to allow orderly urbanization to proceed* (Appendix H - p.7). The plan also indicates that *The City must be enabled to determine the form, timing and financing of development in its Growth Area* (Appendix H - p.7).

The IDP lists on pages 8 and 9 the following policies for The City Growth Area:

(1) Limit the fragmentation of lands within The City's Growth Area to retain them in an undeveloped state until urban development can occur, by discouraging the subdivision and development of land for non-agricultural purposes.

(II) Provide for policies to be established within The City Growth Area with respect to any urban development that would occur prior to annexation.

(III) Require that the form, timing and financing of development in The City's Growth Area be determined as part of The City's normal planning and budgeting processes after the annexation of the lands to The City.

(VII) Recognize that The City's Long Term Growth Directions are to the east and west of The City's Growth Area.

3.1.3 IDP Annexation

The IDP sets a framework for the annexation of lands within The City Growth Area to provide for up to a fifty-year land supply for growth needs within The City's boundary. This framework is summarized below and also attached on page 13 of Appendix H.

The IDP outlines a formula to determine if The City should make an annexation application. The policy of this formula is intended to ensure The City has a minimum of 30 years of land supply and permits an annexation application to consider up to a maximum of a 50-year land supply. The policies of the IDP also permit The City to defer annexation when below 30 years.

An annexation application for a maximum of a fifty year land supply should be undertaken when The City's land supply for growth needs is within three years of the minimum thirty year land supply (i.e. is a thirty-three year supply or less) unless deferred by The City. Even if The City's land supply is estimated to be less than thirty years, The City may defer filing an annexation application for up to five years at a time by resolution of City Council. Any numbers of deferrals are permitted under this Plan and each deferral shall be for a period of not more than five years. The City shall update The County every year. (Appendix H - p.13)

The plan also set out the following policies to guide the annexation process between The City and The County.

The County shall support land purchases by The City within The City of Red Deer Growth Area.

The County shall support annexation of lands identified by The City within The City of Red Deer Growth Area to allow The City to maintain a maximum of fifty years land supply for growth. In advance of the initiation of any annexation application, The City shall discuss with The County the identified area or areas it proposes to annex.

The City shall not attempt to annex any lands outside The City of Red Deer Growth Area identified on Map 1, unless this Plan is amended.

Annexation boundaries shall follow legal boundaries and natural features to avoid creating a fragmented pattern of municipal jurisdiction.

The IDP outlines compensation to Red Deer County for the loss of tax revenue. These details have been included in subsection 5.2.5 Compensation for Loss of Municipal Property Tax Revenue as part of the Negotiation Report.

3.1.4 IDP Annexation Formula

The IDP outlines a formula to determine the 30 to 50-year land supply for The City's growth purposes and to help determine if an annexation application should be filed. The formula was last calculated in 2022 for the Joint City-County Council workshop in June. The result of the calculation demonstrates that The City has less than 30 years of land supply and should file an annexation application. The IDP formula is outlined on pages 13-14 Appendix H and the calculations have been attached as Appendix F.

The 30 to 50 year supply of land for The City of Red Deer for growth purposes will be determined by the following formula:

- *Future land requirements are estimated by calculating the current per capita urban land consumption rate and modifying this rate to produce a projected per capita urban land consumption rate. This figure is then projected forward 30 and 50 years using the average annual population growth rate.*

The following definitions apply to the formula:

- *Current per capita urban land consumption: The current total City of Red Deer population divided by the total area within The City's boundaries that is or will be developed imminently for urban uses. Imminent development includes land that has urban type zoning and is anticipated to be developed in the near future.*
- *Projected per capita urban land consumption: The current per capita urban land consumption modified to reflect a 20 percent increase in population density in new residential areas.*
- *Average annual population growth rates: The average annual population growth rate of The City calculated as the average of the most recent 10 year average annual growth rate and the most recent 50 year average annual growth rate.*
- *Projected population for 30 and 50 year periods: The projected population is determined by applying the average annual population growth rate, as defined above, to the current population of The City for 30 and 50 year periods.*

3.2 City of Red Deer Municipal Development Plan

The City of Red Deer Municipal Development Plan was adopted on May 5, 2008, and was last amended in 2021. The statutory plan establishes policies for the coordination of planning activities between The County and The City and it also sets out policies and procedures for annexations of the IDP's City Growth Area. The document also provides policy direction for economic development related to this annexation application. The City's MDP is attached as Appendix I.

3.2.1 Annexation

The City's MDP provides policy direction for annexation. Policy 5.4 reflects a former IDP policy that has since been removed. The City had endeavoured to annex all lands in The City Growth Area of the IDP by 2017, however, this has not been the case. This annexation proposal is the first since the 2009 annexation that was the motivation for jointly adopting an IDP. The City MDP policies related to the annexation include:

- *Policy 5.3 Growth Study and Land Supply: The City shall monitor the growth of Red Deer and area, update The City of Red Deer Growth Study and take appropriate actions so as to ensure at a minimum: 5 year supply of land with major utility services in place; and 15 year supply of land in approved Major Area Structure Plans; for residential, industrial and commercial uses. (Appendix I - p.17)*
- *5.4 Annexation The City shall endeavour to annex all lands shown as City Growth Area in the Intermunicipal Development Plan by 2017, subject to resolution of compensation issues, the financial capability of The City and the ability to meet all statutory and Municipal Government Board requirements relating to annexation. The form and timing of development within the annexed areas shall be determined by The City subsequent to the annexation of the land to The City. (Appendix I - p.17).*
- *Policy 6.1 Adequate Land Supply and Infrastructure: The City shall ensure an adequate supply of serviced industrial, commercial and residential land by annexing additional lands in accordance with the proposals of the Intermunicipal Development Plan and designating lands for these purposes in the MDP and through more detailed area structure plans. (Appendix I - p.21)*
- *Policy 18.7 Future Annexation: The City shall actively pursue the annexation of The City Growth Areas identified in the Intermunicipal Development Plan. (Appendix I - p.54)*

3.2.2 Economic Development

The City MDP policies for economic development and tourism as it relates to this annexation application and the need for a site to accommodate regional commercial development include:

- *In order to make Red Deer more economically sustainable, and an attractive place to reside, it is important to attract and retain business investment, create employment opportunities, and expand the local tax base. Economic development*

entails attracting new businesses seeking to enter the regional and provincial market, as well as providing an environment where existing businesses can thrive and expand. Creating an attractive community with high-quality amenities and services is a vital component in attracting and keeping the skilled labour force that local businesses, including the tourism sector, require for success. (Appendix I - p.21)

- *(c) Ensure an adequate supply of residential, commercial and industrial land; (Appendix I - p.21)*
- *(d) Evaluate regional market opportunities for innovation and diversification in Red Deer's economy; (Appendix I - p.21)*
- *Policy 6.1 Adequate Land Supply and Infrastructure: The City shall ensure an adequate supply of serviced industrial, commercial and residential land by annexing additional lands in accordance with the proposals of the Intermunicipal Development Plan and designating lands for these purposes in the MDP and through more detailed area structure plans. (Appendix I - p.21)*
- *Policy 6.3 Economic Diversification: The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries. (Appendix I - p.22)*

3.2.3 Commercial Development

The City MDP policies for commercial development as it relates to this annexation application and the development of large format retailers and power centres include:

- *Commercial development serves many purposes and is a vital component of Red Deer. It provides local and regional goods and services, acts as employment areas and contributes to the health and vitality of the local economy. Concepts for commercial development evolve and there are a variety of forms that may occur in Red Deer. Local convenience stores, plazas, malls, large format retailers and power centres are among the types of commercial development possible. (Appendix I - p.38)*
- *Goal: Support a vibrant and cohesive commercial sector that supports both local residents and the regional market. (Appendix I - p.38)*
- *Objective: (a) Identify locations and policies for long term commercial development; (Appendix I - p.38)*
- *Objective: (b) Ensure the quality and aesthetics of development along major commercial corridors; (Appendix I - p.38)*
- *Objective: (d) Promote commercial development that generates opportunities for local employment; (Appendix I - p.38)*

- *Policy 12.9 Quality of Arterial Commercial Development: The City shall ensure, through performance standards contained in the Land Use Bylaw, that the landscaping, siting, form and unified architectural treatment of arterial commercial development, such as along Gaetz Avenue and the QE II Highway, improves the visual quality of the arterial roadway. Parking and loading and storage areas shall be paved, screened and provided with signage where appropriate. (Appendix I - p.39).*

3.2.4 Regional Initiatives and Intermunicipal Planning

The City MDP policies for regional Initiatives and Intermunicipal planning as it relates to this annexation application include:

- *It is important to recognize that Red Deer is part of a region and that many issues and factors that can impact the community, its economic vibrancy and the quality of life of its citizens occur beyond and transcend the city's boundaries. It is for this reason that the Province encourages and expects cooperation between municipalities, provincial departments and other agencies to address planning issues. (Appendix I - p.53)*
- *Goals: Secure The City's long-term growth needs. Cooperate with municipalities and other government agencies to achieve mutual objectives that benefit residents and businesses in Central Alberta. (Appendix I - p.53)*
- *Objective: (b) Work with the Government of Alberta, its agencies, and other municipalities, in the provision of programs and services that are of benefit to the residents and businesses in the region; and (Appendix I - p.53)*
- *Objective: (c) Maintain Red Deer's position as the major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor. (Appendix I - p.53)*
- *Policy 18.3 Calgary/Edmonton Corridor: The City shall work with the Provincial Government and other municipalities and agencies in the Calgary/Edmonton Corridor to ensure a coordinated approach to the encouragement and direction of growth in the corridor. (Appendix I - p.53)*
- *Policy 18.7 Future Annexation: The City shall actively pursue the annexation to the city of The City Growth Areas identified in the Intermunicipal Development Plan. (Appendix I - p.54)*

3.2.5 Environmental and Ecological Management

The annexation principles and the public concern highlight the importance and care that needs to be taken for key environmental features in the annexation area. The City of Red Deer recognizes the importance of the environment and ecology and the impact urbanization can have on these natural systems and the benefits they provide to the residents in the region. The City of Red Deer uses the below statutory documents and policy tools to preserve, mitigate, and manage the envelopment and balance the importance of natural capital within a developed urbanized environment.

The intent, objective, and goals, along with select policies from the MDP are listed below. A full list of The City's MDP policies for environmental and ecological management is provided in Appendix I on pages 28-31.

Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community is a priority. Preservation of significant natural features is an important contributor to the high quality of life enjoyed by Red Deer residents. Integrating these features into the open space system helps create an attractive and desirable community. It reinforces the interrelationships and linkages between urban dwellers, their surroundings and the natural systems that residents depend upon.

Environmental and ecological management also entails consideration of how urban development can impact environmental and ecological systems. Efficient use of land, reduction of air pollution, protecting water quality, management and enhancement of open space natural features (natural capital), and efficient use of resources are important elements in Red Deer's efforts to be environmentally sustainable.

Environmental and ecological management also considers a variety of environmental sustainability initiatives and trends in land development that is both current and emerging nationwide. These include programs such as measuring the ecological footprint of growth and development.

Goals:

- *To preserve and integrate significant natural areas into the open space system.*
- *To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments.*
- *To recognize and promote environmental sustainability initiatives and trends in land development.*

Objectives:

- *Promote environmental sustainability principles in land use planning decisions and development practices;*
- *Recognize the value and contribution that natural areas and functions make towards quality of life in an urban setting;*

- *Wherever possible, conserve and incorporate environmentally significant features into the open space, utility and transportation systems;*
- *Support environmental and ecological management programs and procedures that facilitate the maintenance of attractive, clean and ecologically responsible natural and built environments;*
- *Support initiatives that increase awareness and public involvement in environmental management and conservation; and*
- *Investigate and incorporate, where appropriate, environmental sustainability initiatives and trends in land development.*

Select Policies:

9.1 Ecological Profiles and Conservation: The City shall continue to use the Natural Area/Ecospace Classification and Prioritization System as one of the key elements in land use planning for Red Deer as it pertains to:

- *significant natural features – decisions on how to treat these features shall be made in more detailed plans,*
- *working with Red Deer County, Lacombe County and other interested parties in creating and implementing a regional approach to the conservation of key natural areas and*
- *functions,*
- *expanding the Natural Area/Ecospace Classification and Prioritization System to identify continuous wildlife corridors and key wildlife habitat and greenways in and around Red*
- *Deer that should be protected as growth and development occurs, and*
- *the timing of conservation planning and efforts – ensure that planning efforts to conserve natural features in and around Red Deer are initiated in advance of urban expansion or development of the surrounding lands.*

9.2 Environmental Reserve Dedication of Lands Unsuitable for Development: Through the subdivision process, The City shall require that lands considered unsuitable for development (e.g. due to steep slopes or being subject to flooding or consisting of a natural drainage course or wetland) are dedicated as environmental reserve in accordance with the provisions of the Municipal Government Act.

9.3 Environmental Reserve Dedication of Lands Adjacent Water Bodies and Water Courses: When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide

public access. The width of the required dedication shall be established by the Subdivision Authority.

9.7 Green Infrastructure: The City should incorporate significant natural features as part of the overall infrastructure systems. This should include using existing wetlands as storm water management facilities and planting and preserving shrubs and trees to improve air quality.

9.9 Urban Forestry: The City shall structure its urban forestry initiatives to ensure that it continues to play a significant role in the future landscape and form of the urban forest in new land developments. The City shall require:

- landscaping and/or revegetation of open spaces, including natural areas, formal parks and boulevards,*
- adequate tree protection in planted and natural areas in new open space developments, and*
- Incorporation of wildfire management practices within natural areas and management of the risk to adjacent areas used for human habitation and activity in accordance with the wildfire management plan.*

9.10 Integrated Pest Management: The City shall enhance its integrated pest management (IPM) program to help reduce the use and reliance on pesticides, fertilizers and other chemicals. This approach shall be encouraged in public and private developments as the city expands in new growth areas, helping to create a healthier environment.

9.14 Air Quality The City shall promote efforts to improve air quality and may work with other stakeholders to monitor air quality and establish stewardship programs that promote improved air quality.

3.2.6 MDP Area Structure Plan Development and Consultation Policies

Taking into consideration the concerns from the public consultation related to the future development of the annexation lands, The City thought it would be sensible to highlight the policies and directives in its MDP for the development of area structure plans and public consultation during the development of statutory plans that would follow a successful annexation. These policies include, but are not limited to:

19.5 Preparation of More Detailed Land Use Plans: The policies of the MDP shall be further refined and implemented through the preparation, adoption and day-to-day application of major area structure plans, neighbourhood area structure plans, area redevelopment plans and the Land Use Bylaw. The City shall continue to ensure that appropriate stakeholders (e.g. landowners, School Authorities, neighbouring municipalities) and the general public are consulted and have input into all area structure and area redevelopment plans as these plans are being prepared. The

requirements for these plans are generally described in the Neighbourhood and Industrial Planning Guidelines and Standards. (Appendix I - p.56)

19.6 Public Engagement: As part of the process of managing physical growth and changes in the community, The City shall facilitate public input on matters of general or specific planning interest, wherever possible.

Public input may be obtained using a variety of techniques such as open houses, public meetings, focus groups, citizen advisory groups, workshops and surveys. The techniques and processes used may vary, based on the nature of the plan or matter being considered. Public input may be sought at any or all levels of decision making including concept development, detailed design and implementation. Input should be facilitated as early in the decision making process as possible.

In making a decision on a planning matter, City Council shall consider, but not be bound by, the input received from the public and shall balance the input received with other considerations relating to the long term land use planning interests of the broader community.

The City shall also continue to make existing planning policies available to the public and advise residents of the outcome of key planning decisions. (Appendix I - p.57)

3.3 River Valley and Tributaries Park Concept Plan

The City and County have jointly adopted the River Valley and Tributaries Park Concept (RVTPC) Plan as a planning tool to identify the lands best suited for potential trails and parks within The City of Red Deer Growth Area. The process of identifying new parklands for the RVTPC Plan made natural resources a priority, especially water resources. Lands adjacent to the rivers; small, intermittent, or ephemeral streams; wetlands and sloughs are included in the concept. As part of the public park system, these sensitive or significant environmental lands and their associated ecological services can be protected and fulfill the community's desire for more natural parkland.

This document has been attached as Appendix K and will help guide the development of the area structure plan for the lands in the annexation area.

3.4 City of Red Deer Ecological Profiles

The MDP policy 9.1 Ecological Profiles and Conservation provides direction for The City to collect data and develop an ecological classification and prioritization system for use in land use planning. The City of Red Deer has previously collected substantial ecological data in the proposed annexation area that has been summarized into Ecological Profiles that are attached as Appendix J:

- City of Red Deer (2017 Update Summary) Ecological Profile of Hazlett Lake Area and Regional Zones External to the Annexation Area (highlighted rows contain most important information)
- 2005 Regional Ecological Profile for the Proposed Industrial Lands (Queen Business Park) and Associated Natural Areas

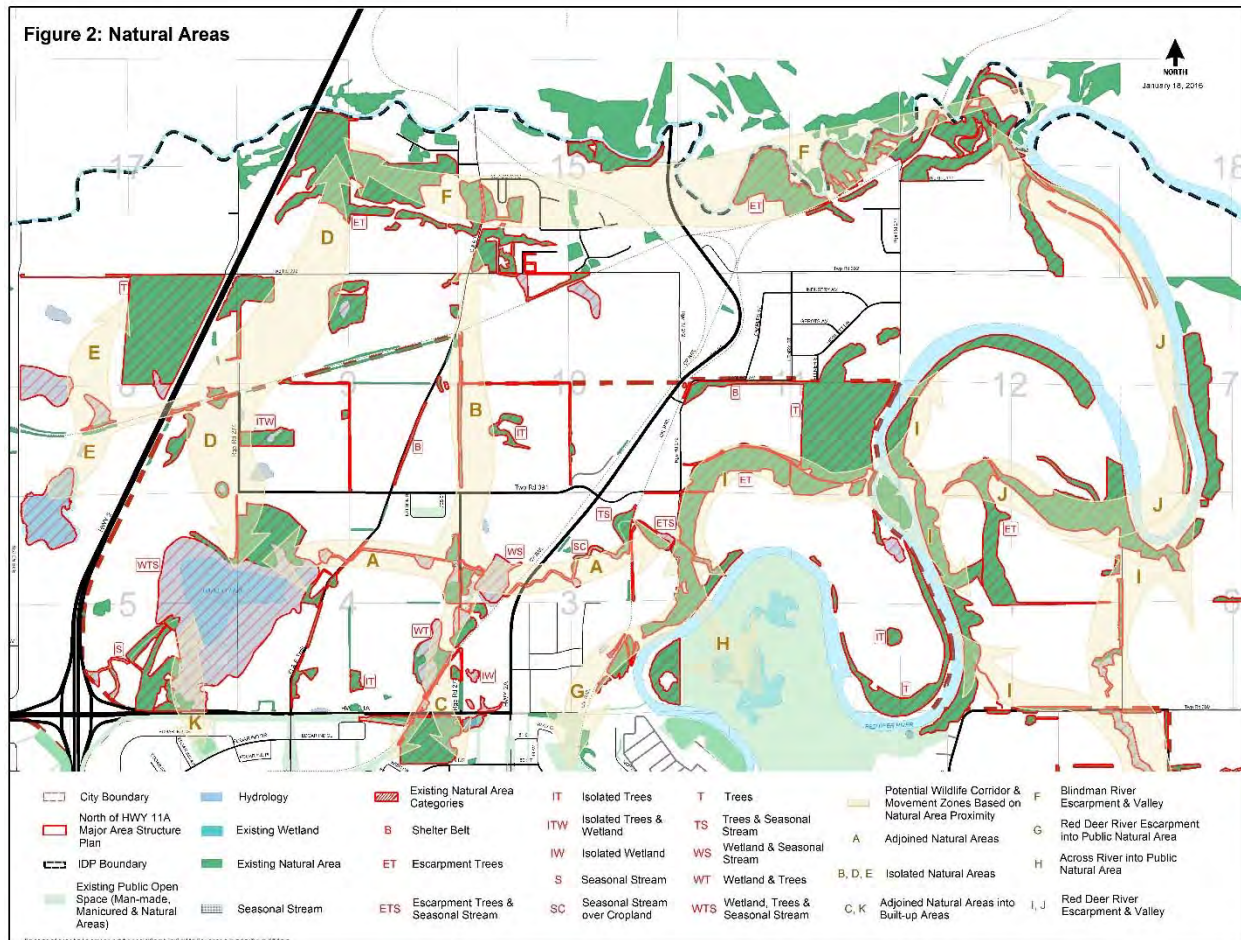
The data from these studies demonstrate that nearly all the significant natural features in the annexation area are comprised of various wetlands and interlinking drainage alongside valuable information on wildlife observations. This work also shows The City's intent to maintain natural drainage when possible.

This environmental and ecological data alongside the policies in the MDP, RVTPC Plan, and the Neighbourhood Planning and Design Guidelines will be incorporated into the major area structure plan with the intent of providing detailed environmental guidelines for the development of more detailed neighbourhood area structure plans with the intent of preserving and mitigating impacts on the waterbodies in the annexation area. These practices have previously been applied to the area structure plans adopted by The City for the areas adjacent to Hazlett Lake and Cameo Lake, Both of these lakes have extensive setbacks that protect the entire wetland extent.

The City will use this information to maintain wildlife corridors within an urbanized development context. The City recognizes that the Highway 2 underpass in the annexation area is a significant wildlife corridor for ungulates in the area. The city will try to mitigate the impacts of development on wildlife during the development of the area structure plan.

An example of how the ecological profile data is incorporated into major area structure plans is provided below in Figure 7 from the North of 11A MASP. This information is accompanied by detailed environmental policy direction for subsequent land use planning. Coincidentally, the ecological profile data for the annexation area was included in this figure as it had been previously collected due to the interconnected nature of natural systems beyond the North of 11A MASP boundary.

Figure 7 - North of 11A MASP Ecological Profile Data



3.5 Red Deer County Municipal Development Plan

The Red Deer County Municipal Development Plan was adopted on September 21, 2021. The plan provides policy and direction for how The County will develop in annexation areas and when The County will support applications from annexing municipalities. The County MDP has been attached as Appendix L.

The County has a long history of cooperating with its urban and rural neighbours on annexation applications. The County MDP provides policy direction on how to work with annexing municipalities. Section 10.3 Annexation directs The County to promote land stewardship principles and support, in principle, annexation proposals that:

recognize and respect the value of its agricultural land base and the viability of its existing and planned non-agricultural tax base;

incorporate sustainable development principles, including higher density residential development and compact urban form to minimize the development footprint on agricultural lands;

provide sufficient land to meet the growth needs of urban neighbours in accordance with sound Planning principles. (Appendix L -p.43)

The County MDP provides direction to support the annexation of lands that provide the following criteria:

the proposal conforms with any applicable Intermunicipal Development Plan; and

the lands in question represent a logical extension to urban land use patterns and servicing networks. (Appendix L -p.43)

The County MDP also highlights the importance of the Land and Property Rights Tribunal's 15 annexation principles. The plan gives direction for The County to endeavour to support annexation requests from neighbouring municipalities that provide rational and justification for a proposed annexation based on the LPRT annexation principles in absence of criteria authorized by section 76 of the Municipal Government Act.

The MDP also provides policy direction for how The County will direct development along its urban fringes.

7.1.4 Future Annexation Areas - New industrial and commercial development in The County shall not be approved on lands that are proposed for annexation or have the potential to be annexed in future unless the lands are so identified in an Intermunicipal Development Plan. (Appendix L - p.28)

8.2.5 Urban Fringe Reserves - Municipal and/or School Reserves within the urban fringe of urban municipalities shall be allocated in accordance with the applicable Intermunicipal Development Plan. In cases where dedication is not addressed in an IDP, reserves may be deferred in order to provide opportunities for the urban municipality to make the best use of the lands once annexation occurs. (Appendix L - p. 34)

3.6 Area Structure Plans

No area structure plans have been adopted for any lands within the proposed annexation area. Area Structure Plans will need to be developed and adopted if the proposed annexation is approved.

4.0 Land Uses and Servicing

4.1 Future Land Uses

The proposed annexation area is intended to be added to the lands within the current city boundary to create a new area to be planned and developed as a Highway 2 fronting regional commercial power center at the intersection of Highways 2 and 11A.

More precise details of the development will be determined through the development and adoption of a Major Area Structure Plan and Neighbourhood Area Structure Plan after a successful annexation. The City of Red Deer uses a hierarchical statutory and bylaw structure as defined by the Municipal Government Act. Figure 8 outlines the steps that must be followed before development can commence for development in The City. This process will apply to the annexation lands if this annexation were approved.

Figure 8 - City of Red Deer Planning Hierarchy



*The Intermunicipal Collaboration Framework is above the IDP since its adoption on March 29, 2022.

The City may add the annexation lands to the existing North of 11A Major Area Structure Plan or may choose to develop and adopt a new major area structure plan (MASP) for the area. The development and adoption of a neighbourhood area structure plan (NASP) will likely be completed concurrently with the MASP. These statutory plans will conform to The City's MDP and be consistent with The City's planning tools and policy documents including the Neighbourhood Planning and Design Standards and the Engineering Design Guidelines.

When statutory plans are developed, they are typically circulated to the adjacent landowners and must also be referred to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. The City Council adoption process also includes a public hearing where citizens can address Council directly as required by the Municipal Government Act.

The land will eventually be rezoned in alignment with the area structure plan. All future land uses are required to conform to the zoning regulations of the respective district as outlined in The City of Red Deer Land Use Bylaw 3357/2006.

4.2 Location of Annexation Lands

The decision to expand The City boundary to the northwest into the proposed annexation area includes the following factors:

1. The City's desire for new land that can accommodate a Highway 2 fronting regional commercial development that can help satisfy The City's economic development goal to capitalize on its location in the Edmonton-Calgary Corridor.
2. The land is contiguous to The City's existing boundary and development.
3. The relative cost of providing key municipal services; specifically, water, wastewater, stormwater, and transportation access.
4. A landowner that desires to be annexed and intends to develop a regional highway fronting commercial development.

The annexation lands satisfy the following:

1. The proposed annexation area offers land for future Highway 2 facing commercial growth that addresses The City's need to increase this type of land supply.
2. The proposed annexation area will support The City's strategic economic development goals to maintain Red Deer's position as the major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor.
3. The annexation lands are in a highly desirable location from a development purview as they are accessible and located at the intersection of provincial Highways 2 and 11A.
4. The land parcel size is suitable for a regional commercial power centre.
5. The proposed annexation area is contiguous to The City's western boundary across the highway from the future neighbourhood of Hazlett Lake and it is also contiguous to The City's northern boundary of the Queen's Industrial Business Park.
6. The proposed annexation provides a cost-effective means to be serviced, having access to water services in Queens, wastewater services from the SLRWWC line, and being located adjacent to two provincial highways.
7. The landowner and mines and mineral rights owner is supportive of the annexation and would like to develop their lands as a regional commercial power center.

4.3 Ability to Extend Municipal Infrastructure Services

The City of Red Deer's administrative staff has undertaken a high-level review of the serviceability of the proposed annexation lands. It is the opinion of The City that the annexation lands can provide a logical extension of the existing growth pattern. The land can be serviced in a cost-effective, efficient, and coordinated approach. Figure 9 illustrates a servicing overview of the annexation lands and a figure for each of these municipal infrastructures is attached as Appendix M. The servicing details will be refined during the development of the statutory plans and servicing studies following a successful annexation.

4.3.1 Water

The annexation lands can be serviced by municipal water by tying into the services directly to the south of the annexation lands from additional capacity in the Queens Business Park reservoir and pump station. The future development of these lands will be required to be serviced by The City's piped

municipal water system, which draws and treats water from the Red Deer River. There are no anticipated impacts to groundwater wells adjacent to the annexation area.

A servicing study will need to be undertaken to determine the long-term water servicing requirements. This detail will be determined when a neighbourhood area structure plan is developed for the area as water capacity and flow will be determined by the approved land uses when a NASP is adopted.

4.3.2 Wastewater

The annexation lands can be serviced by municipal wastewater services by tying into the existing Sylvan Lake Regional Wastewater Commission (SLRWWC) line located in the southeast of the proposed annexation area. The regional wastewater line has the capacity to accommodate the future development of the annexation lands.

It's anticipated the development will require a lift station and force main; though, a detailed design will need to be undertaken to determine the requirements for this infrastructure. This will be completed when the statutory plan and servicing study is developed as capacity and flow requirements will be determined by the approved land uses when a NASP is adopted.

4.3.3 Stormwater

The stormwater service requirements required by the annexation lands can be provided onsite by storm water management facilities and natural flow patterns and existing outlets and outlet pipes to the north and northeast into the Blindman river.

The City will need to review the developer's drainage plans at the time of development approvals. The typical requirement for development is that existing drainage routes need to be maintained pre-and post-development. Approvals for changes to surface water runoff must also be obtained from Alberta Environment and Protected Areas.

4.3.4 Transportation & Roadway Access

As part of the consultation with the affected authorities, the former Minister of Transportation, from the consultation of affected authorities, indicated Highway 2 and Highway 11A within the annexation area shall remain under the jurisdiction of Alberta Transportation as provincial highways. The Highway 2 and Highway 11A interchange ramps shall also remain under the jurisdiction of Alberta Transportation as a provincial highway. No direct access to or from Highway 2 will be permitted, meaning access to the proposed annexation land area will only be available from Highway 11A and 75 Avenue intersections.

A detailed traffic study will be required to determine future access from the intersection of Highway 11A 75 Avenue to the annexation lands. The intersection will likely require improvements to accommodate vehicular access to the annexation lands. The improvements will be determined based on the land uses determined through the adoption of an area structure plan for the area. Improvements required and costs due to future development traffic will be completed and borne by the developer.

Not shown on the roadway access figure, The City, through the adoption of the area structure plan, will endeavour to provide a long-term design solution that separates vehicles accessing the annexation lands from vehicles accessing the residential neighbourhood of Linn Valley.

The development company interested in developing the annexation lands believes if they are able to obtain off-ramp access from Highway 2 it will reduce the number of vehicles at the Highway 11A/75 Avenue intersection by approximately 40 percent. Recently, The landowner in the annexation area has submitted a letter from the current Minister of Transportation and Corridors, Hon. Devin Dreeshen, that was addressed to Hazlett Lake Ventures. The letter dated March 7, 2023, from the Minister states:

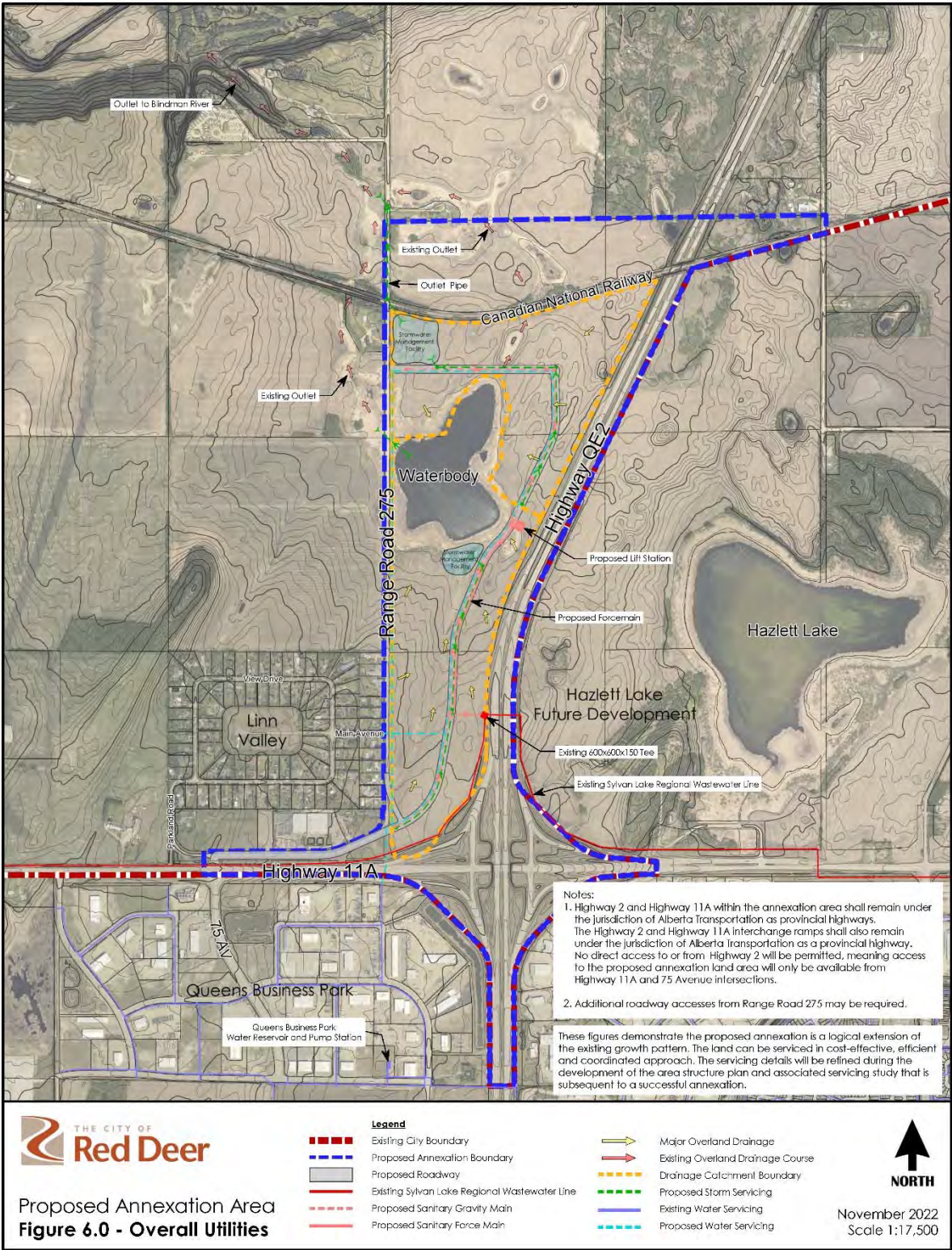
I appreciate hearing about the Hazlett Lake Ventures project at our meeting. As we discussed, I asked department staff to evaluate your proposal for access into the development area and can now provide a response.

Transportation and Economic Corridors is supportive of the opportunity Hazlett Lake Ventures is looking to bring to the area, as a project of this type would support and enhance economic development for both the local communities, and the province. As such, the department is requesting Hazlett Lake Ventures provide an economic Analysis outlining the incremental economic benefits that will directly result from the proposed project having a direct at-grade off-ramp from southbound Highway 2, relative to access from the existing Highway 11A/75 Avenue/Range Road 275 intersection.

In addition, Transportation and Economic Corridors approves Hazlett Lake Ventures initiating a Traffic Impact Assessment as per your initial request. The request for additional information related to the economic analysis and Traffic Impact Assessment stems from the department's need for quantifiable justification to consider a deviation from the existing Order in Council 587/2009, restricting freeway and access locations specific to the designation of Highway 2 as a freeway with high-capacity, high-speed, free-flow roadways void of at-grade accesses.

Upon receipt of the requested information, department staff will initiate a thorough, timely review of any material provided. In the interim, department staff will continue to work with you to identify possibilities regarding an all-turns access at the existing Highway 11A/75 Avenue/Range Road 275 intersection.

Figure 9 - Municipal Servicing of the Annexation Lands



5.0 Negotiation Report

5.1 Negotiations Process

In the months following the filing of the Notice of Intent to Annex Land, negotiations between The City and The County were first undertaken jointly by the municipal administrators via email and telephone. The outcomes are based on the prior policy direction in our shared Intermunicipal Development Plan. These negotiations culminated with a document referred to as the Administrative Annexation Proposal. The intent of the document was to form the foundation of the Negotiation Report for the annexation application. The document outlines where the administrations agreed and did not agree. There were no matters not agreed to.

The Administrative Annexation Proposal was forwarded for review to The City and County's Regional Collaboration Committee, a joint council sub-committee comprised of the Mayors and two Councillors from each municipality. This committee is not an approving body, but its purpose is to work together on items of intermunicipal and mutual interest. As there were no matters not agreed to, the committee did not need to undertake additional negotiations. The committee reviewed the proposal and accepted the document without requesting any changes.

The document was then placed on The City's annexation project webpage www.reddeer.ca/annexation to make it equally available to the landowners and the general public.

Please refer to 11.0 Certification for Council records for the authorization of the annexation application as well as the certification of acceptance of the Annexation Application and Negotiation Report.

5.2 Matters Agreed To (to be included in Annexation Order)

The City and County agree to and request the following details to be included in the annexation order.

5.2.1 Proposed Annexation Area

The area first proposed for annexation in the Notice of Intent to Annex Land has been modified. The northernmost boundary in the Notice of Intent to Annex Land was based on aligning the new boundary with the pre-existing boundary of the railway on the east side of Highway 2 that was established during the 2009 annexation.

Comments provided by the landowner had requested the entirety of their parcel be annexed into The City. The landowner had previously had the same land parcel split by the 2009 annexation and having a portion of the parcel in both municipalities has caused them difficulty.

The City is amendable to the landowner's request. The annexation of these areas can be accommodated while satisfying the annexation principles.

The adjusted proposed annexation includes all lands contained within:

- That portion of the SW ¼ Sec 8; 39-27-W4M and including that portion of the CN Railway (Plan 2712 AK) located west of Highway 2 (Plan 2058 LZ); and
- That portion of the SE ¼ Sec 8; 39-27-W4M and including that portion of the CN Railway (Plan 2712 AK) adjacent to those lands already within The City of Red Deer; and

- That portion of the W ½ Sec 5; 39-27-W4M located west of Highway 2 (Plan 2058 LZ) adjacent to those lands already within The City of Red Deer; and
- That portion of SE ¼ Sec 6; 39-27-W4M located south of and including Linn Valley Lane (RR275) and Plan 112 3127 excluding the westernmost 120m of Plan 112 3127 and Lot P, Block 4, Plan 6222KS.

All portions of all intervening and adjacent roads and public utility rights-of-way including Highway 2, Highway 11A and interchange, Range Road 274, and Range Road 275. Excepting there out all mines and minerals.

5.2.2 Reserve Lands

All reserve lands shall be transferred in alignment with IDP policy 3.4.3(1)(b)(V).

(V) Provide that The County shall consult with The City prior to the disposition of reserve lands within The City of Red Deer Growth Area. Upon issuance of an annexation order, The County shall transfer to The City all public reserve lands within the annexed area together with funds equal to the value of cash in lieu of reserves plus the proceeds of the disposition of any reserve lands within the annexed area received by The County after the date of the adoption of this Plan.

5.2.3 Effective Annexation Date

The municipalities agree to an effective annexation date of September 1, 2023. If it is not possible to obtain an effective annexation in time for September 1, 2023, the municipalities agree to the alternate date of January 1, 2024, for the effective annexation date.

The Final Compensation Agreement of the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) outlines the following.

5. b) Each annexation subsequent to phase 1 shall have an effective date being the first day of September of the year following the calendar year in which the report on negotiations was filed with the Municipal Government Board.

The City anticipates filing the Negotiation Report in early 2023 and would prefer not to unduly delay the ability to plan and develop the lands with an effective annexation of September 1, 2024. The municipalities agree that the annexation can proceed in the same year the Negotiation Report is filed with the Land and Property Right Tribunal.

The municipalities recognize the proposed annexation date is somewhat unconventional based on the review of recent board orders. A review of board orders since 2015 shows a trend of effective dates of January 1. Both municipalities support a January 1, 2024, effective annexation date if preferred by the LPRT.

The municipalities would prefer to avoid a retroactive annexation due to the operational complexities that it can create.

5.2.4 Operational Responsibility

The municipalities agree that all operational responsibilities for the lands within the annexation area become The City's responsibility on the effective annexation date. If the order for the annexation lists a different effective annexation date than what is proposed, the transfer of the operational responsibilities should also be subject to this change.

5.2.5 Compensation for Loss of Municipal Property Tax Revenue

The municipalities agree The City will compensate The County for the annexation in alignment with the IDP policies.

Policy 3.6.3(7) - Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan.

The City will compensate The County for lost tax revenue by compensating:

- 100% of the lost tax revenue in year one after the effective annexation;
- 80% in year two,
- 60% in year three,
- 40% in year four,
- and 20% in year five as the final payment for lost tax revenue.

Based on this formula the municipalities agree to Schedule 1 for compensation from The City to The County. If the effective annexation date is changed to January 1, the municipalities continue to agree to Schedule 1 for Compensation.

The annual payment schedule is based on the requirements of the IDP. The municipalities agree to a single payment of all owed compensation payable on July 31, 2024. The single transaction will reduce administrative costs for both municipalities.

Schedule 1 - County Compensation for Annexation

County Compensation for Annexation		
Year 1	\$ 3,900.41	Payable: July 31, 2024
Year 2	\$ 3,120.33	Payable: July 31, 2025
Year 3	\$ 2,340.25	Payable: July 31, 2026
Year 4	\$ 1,560.17	Payable: July 31, 2027
Year 5	\$ 780.08	Payable: July 31, 2028
Total over 5 years	\$ 11,701.24	

These values are based on The County's assessments and The Province's designated industrial property assessments and uses The County's 2022 mill rates. Table 3 provides an overview of the total taxable assessment and the total taxes collected by Red Deer County.

Table 3 - 2022 Property Taxes for the Annexation Area

2022 Property Taxes for the Annexation Area			
	Farmland	Machinery & Equipment	Designated Industrial Property
Total Taxable Assessment	\$ 55,870.00	\$ 50,140.00	\$ 224,820.00
Municipal Portion of mill rate (Red Deer County)	9.296	12.2965	12.2965
Eligible for Compensation	\$ 519.37	\$ 616.55	\$ 2,764.50
Total County Taxes Eligible for Compensation (2022)	\$ 3,900.41		

The municipalities agree to any taxes owing to The County at the end of December 31, 2023, in respect of the annexed land and any assessable improvements to it are transferred to and become payable to The City together with any lawful penalties and costs levied in respect of those taxes, and The City upon collecting those taxes, penalties and costs must pay them to The County.

There are no capital improvements in the annexation area that are subject to compensation. The annexation financial compensation of the IDP states:

No additional or other compensation of any nature of kind will be payable by The City to The County with respect to future annexations.

5.2.6 Landowner Assessment and Tax Transition Period & Special Conditions

The proposed annexation area includes parcels of land that are both exempt and taxable. Most of the taxable parcels are assessed and taxed as farmland with a smaller area assessed and taxed as Designated Industrial Properties.

For the below-stated reasons, and to promote administrative efficiency, The City is proposing that no provisions for an assessment and tax transition period be included in the proposed annexation. This proposal to forgo an assessment and tax transition period is acceptable to both landowners within the annexation area.

Farmland:

- The annexation and proposed conditions are supported by the landowner.
- It is The City's understanding the landowner intends to develop an area structure plan and subsequently rezone and subdivide their lands for commercial development at the earliest possible opportunity, which would cease any assessment and tax transition as is common practice for annexations in Alberta.
- There are no improvements on the farmland.

- The 2022 municipal portion of the tax rate for farmland in The City (0.0093338) is nearly identical to the 2022 tax rate in The County (0.009296). The difference in the annual taxes for the farmland in the proposed annexation area is approximately \$2.11.

Designated Industrial Property (DIP):

- The landowner of the designated industrial property within the annexation area is neutral on the annexation, neither supporting nor objecting to the annexation.
- The landowner has indicated the impact of the tax changes is nominal and they have no concerns.
- The annual estimated changes to the taxes for the landowner are estimated to be -\$51.93.
- DIP assessments are completed and standardized by The Province.
- The City of Red Deer does not tax Machinery and Equipment. The annual reduction for this tax in the proposed annexation area is estimated to be -\$616.55.
- The 2022 municipal portion of the mill rate for designated industrial between The City of Red Deer (0.0148079) and Red Deer County (0.0122965) is slightly higher and will increase. The annual increase for the proposed annexation area is estimated at +\$564.61.

In the event the LPRT does not agree with no transition period, The municipalities in alignment with *Annexation Bulletin No. 1 – 2005* would then request the following:

- 25-year (2024-2048) assessment and taxation transition period for the farmland in the proposed annexation area. During this period, the properties in the annexation area will be assessed as if they were still in The County and taxed using the lower of the two municipal tax rates for up to 25 years.
- 10-years (2024-2033) taxation transition period for the non-residential in the proposed annexation area. During this period, the properties in the annexation area will be taxed using the lower of the two municipal tax rates for up to 10 years.
- The assessment and tax transition period be terminated early if the land:
 - becomes a new parcel of land created as a result of subdivision or separation of title by registered plan of subdivision or by instrument or any other method that occurs at the request of, or on behalf of, the landowner, or
 - is redesignated at the request of, or on behalf of the landowner under The City of Red Deer Land Use Bylaw to another designation, or
 - is connected to city services, including but not limited to water and sanitary services.
- The assessment and tax transition period will cease to apply at the end of that taxation year in respect of that portion of the annexed land and the assessable improvements to it.
- When the assessment and tax transition period ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in the following year in the same manner as other property of the same assessment class in The City of Red Deer is assessed and taxed.

The term of this proposed assessment and tax transition period aligns with The City's 2009 annexation of County land and is anticipated to extend well beyond the development timeframe for lands within the proposed annexation. The 25-year period for farmland aligns with the average assessment and transition period provided for other municipal annexations in Alberta since 2016 as outlined in Table 4. It also exceeds the recommended 5-15 years proposed in *Annexation Bulletin No. 1 – 2005* and the average transition period provided in other annexations from Red Deer County. The 10-year transition period for designated industrial properties aligns with the average transition period for annexations from Red Deer County and the recommended 5-15 years proposed in *Annexation Bulletin No. 1 – 2005*.

Table 4 - Summary of Assessment and Tax Transition Period in Alberta

Summary of Assessment and Tax Transition Period in Alberta		
	Board Orders since 2016	Annexations from Red Deer County
Longest Assessment and Tax Transition Period	50 Years	16 Years 25 Years (Farmlands)
Shortest Assessment and Tax Transition Period	13 Years	5 Years
Average Assessment and Tax Transition Period	27.64 Years	10.67 Years 15.67 Years (farmland)

5.2.7 Landowner and Public Consultation

The municipalities agree that landowner and public consultation will be in alignment with the plan outlined in the Notice of Intent to Annex Land. The opportunity for consultation will be provided to all landowners being annexed and all members of the public who wish to be consulted.

The City is responsible for mailing information to all adjacent residents to provide information on how they can participate in the proposed annexation consultation. This includes all landowners in the community of Linn Valley.

As is the standard of practice, all information collected from the consultation process is included in this Annexation Application for the Land and Property Rights Tribunal's consideration. See 6.0 Consultation Process and Outstanding Concerns

5.3 Matters Agreed To as a Follow-up to Annexation (Not to be included in Annexation Order)

The City and County agree to and request the following details be excluded from the annexation order.

5.3.1 Road Maintenance Agreement

The municipalities agree that The City will maintain Range Road 274 access road immediately north of The City approximately 221.56 m in length, outlined in red in Figure 10 located within The County. This small road crosses the CN Rail line to access three parcels of land west of Range Road 274. The municipalities will enter into an agreement to make this arrangement possible which would be financially and practically beneficial for both municipalities.

Figure 10 – County road to be maintained by The City based on agreement.



5.3.2 Intermunicipal Development Plan

The municipalities are committed to continued participation in the ongoing review of the Intermunicipal Development Plan (IDP) and fully support the adoption of a new IDP. The new IDP will provide additional direction for all future annexations, such as phasing and location.

The municipalities agree that neither the annexation will delay the adoption of a new IDP, nor will the IDP delay the annexation. The annexation will be processed under the current IDP, though should the new IDP be prepared and adopted in time it will have provisions supporting the proposed annexation and therefore the annexation can continue to occur under the provision of a new IDP.

5.4 Matters Not Agreed To

The annexation negotiations process did not result in any matters not agreed to by The City and The County.

5.5 Dispute Resolution/Results

There is no requirement for dispute resolution.

6.0 Consultation Process and Outstanding Concerns

6.1 Consultation Activities and Events

The City of Red Deer undertook consultation in alignment with the Notice of Intent to Annex Land. Consultation took place after general agreement on negotiations between The City and The County. All consultation activities used the revised annexation area. The notable engagement opportunities took place from October through December 2022. The comment submission deadline was extended from November 14 to December 18, 2023, to provide additional time for consultation and comment submission.

A list and record of the consultation materials, activities, and events are attached as Appendix N. They can be summarized as:

- Website,
- Letter to affected landowners, nearby landowners, and affected authorities,
- Email information updates via email list,
- Advertising notices,
- Individual One-on-one meetings,
- Telephone and email correspondence, and
- Open house.

6.2 Consultation Process and Identification of Concerns

The summary below identifies the emerging themes and outcomes of all consultation activities organized into three categories.

- 1) Landowners and mines and mineral right owners
- 2) The public, nearby landowners, and special interest groups
- 3) Affected authorities who responded to the Notice of Intent to Annex Land

6.2.1 Landowners and Mines and Mineral Owners in the Annexation Area

Immediately after notifying the landowner of the Notice of Intent to Annex Land, they requested the proposed annexation area be adjusted to annex the entirety of their parcels of land. The City was amenable to this change and has included the area in all consultation activities. The revised annexation area now has two private landowners.

Information packages were mailed to the landowners in the annexation area explaining the impacts and changes related to the proposed annexation. These information packages also included a comment and consent form for landowners to fill out and return. No other major concerns were identified by either of the landowners. A copy of the notice letter and the subsequent information package to the landowners has been attached as Appendix O.

The City has continued to correspond by telephone and email, as well as meet in person or virtually with the landowners and their representatives upon request.

6.2.2 Landowners and Mines and Mineral Owners Consent & Summary of Comments

The landowner of all the farmland in the annexation area is in favour of annexation and has requested to be annexed into The City of Red Deer. They have provided comments related to the support of the annexation and the development they would like to undertake on their lands. These comments are summarized in Table 5 and attached in full as Appendix P.

The designated industrial property (CN Rail) is neutral on the annexation neither in support nor opposing the annexation. Their comments have been summarized in Table 5 and the comment sheets and correspondence with this landowner has been attached as Appendix P.

The farmland landowner has submitted letters of support from third parties that they had received in support of the annexation. These letters have been included in the Appendix alongside their comment sheet in Appendix P.

The mines and minerals in the proposed annexation area are owned by a numbered company. The mines and minerals owner is in favour of the annexation and provided no additional comments. The comment sheets and correspondence with the Mines and Mineral Owners have been included in Appendix P.

Table 5 - Summary of Landowner and Mines and Mineral Owner Comments

Summary of Landowner and Mines and Mineral Owner Comments	
Hazlett Farms	<p><i>We are very much in favour of the annexation and have been working on it for over 10 years.</i></p> <p>Summary of Comments:</p> <ul style="list-style-type: none"> • In favour of and strongly support the annexation • The future commercial project aligns with provincial aspirations and the project is one of two in Red Deer listed on the Premier of Alberta's "Quick Win List". • The annexation area exceeds several of the characteristic requirements, namely its visibility and access from Highway 2, which will attract the interest of major destination retailers. • Annexation lands are the last location available along Red Deer's Highway 2 corridor for such a development and should be considered a priority for economic development and meeting municipal and provincial goals. • The City of Red Deer does not have a large parcel of land in inventory suited for a large-scale regional commercial development. More importantly, there is no commercial land with direct access to Highway 2 (highway commercial land) to attract big box retailers to Central Alberta. • The future development will benefit The City of Red Deer and the Central Alberta region through economic development, job creation, investment attraction, and increased tax base, while also providing balance to The City's existing retail landscape. <ul style="list-style-type: none"> • Putting Albertans back to work (almost 2000 permanent jobs, not including construction or induced employment), • Attracting investment (investment range of approx. \$300M), and • Making life better for citizens via ongoing municipal/provincial revenues (\$5.5M/yr. in property taxes alone). • The annexation of these lands shouldn't be a surprise to anyone. • The Hazlett Family has been a long-time landowner and community member in the annexation area and the lands adjacent to the annexation area. • The Hazlett Family is a good neighbour, and the lands will be developed in consort with Hazlett family values and continued respect for our neighbours.

	<ul style="list-style-type: none"> The placement of a commercial development may provide benefits to the adjacent residential community of Linn Valley, such as limiting noise and visibility of Highway 2, potential access to city municipal infrastructure, jobs, amenities, commercial conveniences, and increasing land values.
CN Rail	<i>CN is neutral to the proposed annexation as it won't impact CN's Right of Way. As per our property tax group, the impact is nominal and we have no further concerns.</i>
1084476 Alberta Ltd.	<i>No Comments.</i>

6.2.3 Summary of Public Support and Opposition to Annexation.

The comment sheets for the public and adjacent landowners had not included a field to indicate whether the commenter was in support, neutral, or opposed to the annexation, though, based on the nature of the comments the below summary was extrapolated.

- When multiple comment sheets were provided by a single person, these were only counted once in the below summary.
- When a comment sheet included multiple names from a single household all names listed have been counted in the summary.
- This summary includes third-party letters of support submitted by the landowner in the annexation area.

Table 6 - Summary of Public and Adjacent Landowners' Support and Opposition to Annexation

Summary of General Public and Adjacent Landowners' Support of and Opposition to Annexation	
In Favour of annexation	8
Neutral or unattributable	4
Opposing annexation	43

6.2.4 Summary of Views Expressed by Public, Nearby Landowners, and Special Interest Groups

Feedback from the public is primarily from acreage landowners and residents in the immediately adjacent acreage community of Linn Valley, west of the proposed annexation area. The comments collected by The City of Red Deer are focused primarily on concerns related to the future development of the annexation lands. Comments were also submitted by members of an environmental special interest group, Red Deer River Naturalists. These comments mostly focused on development impacts on the water, flora, and wildlife. All comment sheets that were submitted from the public and these groups have been attached as Appendix Q. The letters in Appendix Q have been organized alphabetically by surname.

The submitted comments from all comment sheets, letters, and emails have been summarized in Table 7 below and ordered by most often cited to least often cited. The number next to each category represents the number of written submissions that reference the specific concern. The summary of the table is not intended to replace the individual letters as they should be read in their entirety. The summary is only intended to try to group similar concerns and to better understand the severity of these concerns.

The City has received letters of support that were submitted by one of the landowners in the annexation area. These letters have not been included in this summary. Copies of these letters are included in Appendix P as part of the landowner submissions.

6.2.5 Responses and Mitigation of Concerns

The City has responded to all collected comments and concerns in Table 7. There are a few comments specific to the annexation that will change the boundary between The City and The County. Most comments and concerns collected by The City during the consultation process are related to the future development of the annexation lands.

The concerns raised about future development are valid. In general, development concerns are typically addressed during the development and approval of statutory plans such as the major area structure plan and the neighbourhood area structure plan. These plans are when the detailed design for both the land uses and servicing is considered. The City of Red Deer and its applicants are directed by MDP policy to undertake public consultation during the development of area structure plans as outlined in The City's Municipal Development Plan.

When statutory plans are developed, they are typically circulated to the adjacent landowners and must also be referred to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. The City Council adoption process also includes a public hearing where citizens can address Council directly as required by the Municipal Government Act.

Table 7 - Summary of Public Comments and City Responses

Summary of Public Comments and City Responses			
# of letters ref. topic	Topics	Description of Concern	City Response and Mitigation of Concern
23	Traffic and Access	Impacts of increased traffic on the area, including safety, concerns related to the intersection access of Highway 11A & RR275, and a desire to keep commercial traffic and Linn Valley traffic separate.	<p>Annexation changing the municipal boundary is not anticipated to increase traffic to the area.</p> <p>It is anticipated that the future development of the annexation lands will increase traffic in the area. The former Minister of Transportation has indicated that no direct access to or from Highway 2 will be permitted nor from the Highway 11A interchange ramps. Access to the annexation area will be from the Highway 11A and 75 Avenue intersection.</p> <p>The current Minister of Transportation and Economic Corridors has indicated a willingness to examine the economic benefit and traffic impact assessment with respect to an at-grade Highway 2 access.</p> <p>The City will consider these concerns when planning for future development. As more detailed planning for this area progresses and the type of development is better known, a traffic study will be completed to determine any impacts to this intersection. Improvements required resulting from development traffic will be completed by the developer. It is likely for development will trigger the need for improvements. The City will continue to work with Alberta Transportation.</p>
20	Availability of Lands & Timing of Annexation	This is not the right time for The City to be annexing land. The City should not be annexing land until existing undeveloped and vacant lands in The City have been developed. The City does not have a land deficiency nor a deficiency of highway fronting commercial lands. There are more suitable lands elsewhere within The City of Red Deer to accommodate a highway fronting commercial development.	<p>The City of Red Deer has lands that are suitable for different types of land use development. The proposed annexation is based on the need for land fronting onto Highway 2 that is suitable for a regional commercial power centre. There are no lands in The City that are suitable for a regional power centre.</p> <p>All other lands along Highway 2 that have adopted area structure plans or are developed. These details are outlined in 2.3 Reason for Annexation.</p>
13	Wetland	Desired preservation of wetlands or other concerns related to the impacts of development on the wetland in the annexation area.	<p>Annexation changing the municipal boundary is not anticipated to impact the wetlands in the annexation area.</p> <p>It is anticipated that the future development of the annexation lands could impact the wetland in the annexation area. The City will consider these concerns during the development of the area structure plans. The plan will be in alignment with The City's values and regulations as outlined in The City's Municipal Development Plan, Neighbourhood Planning and Design Standards, and the River Valley and</p>

			<p>Tributaries Park Concept Plan. See 3.2.5 Environmental and Ecological Management.</p> <p>When plans are developed, wetlands and other sensitive environmental features are preserved where possible, and impacts are mitigated when preservation is not possible. The City of Red Deer complies with all provincial and federal regulations and has had great success in protecting wildlife and water quality by preserving tree stands and water bodies and integrating them into our neighbourhoods. Approvals for changes to surface water runoff and wetlands must be obtained from Alberta Environment and Protected Areas.</p> <p>The City has collected considerable ecological data for the annexation area as attached in Appendix J. The City is familiar with the sensitive natural capital in the annexation area and will use this information to help plan the area when it is time to develop the area structure plans.</p> <p>The adopted Hazlet Lake Area Structure Plan is an example that demonstrates The City's commitment to wetlands. This plan preserves the entire wetland extent adjacent to Hazlett Lake. The regulations and standards that preserved the Hazlett Lake lands would equally apply to the future development of the annexation area.</p> <p>The development of the area structure plan in The City of Red Deer includes public consultation. Draft area structure plans are typically circulated to the adjacent landowners and must also be submitted to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. City Council's plan adoption process includes a public hearing where citizens can address Council directly.</p> <p>The lands adjacent to the waterbody will be zoned with an appropriate land use district and the uses on these lands will have to conform to the district. Often lands adjacent to waterbodies are zoned A2 Environmental Preservation District or P1 Parks and Recreation District to limit the uses and protect these sensitive lands.</p>
13	Noise	Concerns of increased noise due to traffic and future commercial activity.	<p>Annexation changing the municipal boundary is not anticipated to increase noise in the annexation area.</p> <p>Once the area is developed, the noise level is anticipated to be comparable to other urbanized commercial areas within The City. The future development may have the added benefit of blocking some of the noise currently generated by Highway 2 traffic.</p> <p>The City of Red Deer regulates noise through the Community Standards Bylaw and the Land Use Bylaw. These bylaws will apply to annexed areas.</p>

11	Wildlife	Concerns of future development impact on wildlife and wildlife movement.	<p>Annexation changing the municipal boundary is not anticipated to impact wildlife in the annexation area.</p> <p>It is anticipated that the future development of the annexation lands will impact the wildlife in the annexation area. The City will consider these concerns when planning for future development. Before development can occur in the annexation area an area structure plan will need to be adopted by Red Deer City Council. Statutory planning in Red Deer considered the impacts on wildlife and tried to mitigate those impacts as best as possible within an urban context. The plan will be in alignment with The City's values and regulations as outlined in The City's Municipal Development Plan, Neighbourhood Planning and Design Standards, and the River Valley and Tributaries Park Concept Plan. See 3.2.5 Environmental and Ecological Management</p> <p>The City has collected considerable wildlife observation data for the annexation area as attached in Appendix J. The City is familiar with wildlife movements in and through the annexation area and will use this information to help plan the area when it is time to develop the area structure plans.</p> <p>The development of the area structure plan in The City of Red Deer includes public consultation. Draft area structure plans are typically circulated to the adjacent landowners and must also be submitted to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. City Council's plan adoption process includes a public hearing where citizens can address Council directly.</p>
11	Opposes Urban Development	A desire for the annexation lands to remain in a rural setting and not permit any development. Concerns that it will change the character of the adjacent neighbourhood of Linn Valley.	<p>The annexation lands are in The City Growth Area as identified in the Intermunicipal Development Plan since it was adopted in 2007. These lands have been planned for future city urbanization.</p> <p>The annexation does not include the community of Linn Valley, which will remain in The County. The annexation will not change any of the land uses within the community.</p>
9	Crime, Security, Homeless, & Loitering	Concerns that development will attract crime and cause other security issues, make the area unsafe, and attract homeless people and loiterers in the adjacent community of Linn Valley.	<p>Annexation changing the municipal boundary is not anticipated to increase crime, security, homelessness, or loitering on or adjacent to the annexation lands.</p> <p>The City of Red Deer regulates nuisances and disruptive public behaviours through the Community Standards Bylaw. This bylaw will apply to annexed areas.</p> <p>The City of Red Deer has increased its budget for municipal policing for the annexation area and also contracts the service of the RCMP to respond to incidents of crime. The annexation area if annexed into The City will be the operational responsibility of The City.</p>

9	Groundwater & Water Table	Concerns of how future development may impact groundwater and the water wells of adjacent lands of Linn Valley.	<p>Annexation changing the municipal boundary is not anticipated to impact groundwater or the water table.</p> <p>As outlined in 4.3 Ability to Extend Municipal Infrastructure Services, the future development of these lands will be serviced by The City's piped municipal water system, which draws and treats water from the Red Deer River. There are no anticipated impacts to groundwater wells adjacent to the annexation area.</p> <p>The City of Red Deer complies with all provincial and federal regulations and has great success in protecting water quality by preserving wetlands and water bodies and integrating them into our neighbourhoods. Wetlands are under the authority of The Province of Alberta through Alberta Environment and Protected Areas. All changes to wetlands must receive approvals from this authority.</p>
6	Overland Drainage	Concerned about how future development may impact overland drainage, watershed function, and whether there is a flood risk for adjacent lands of Linn Valley or contamination of downstream water bodies.	<p>Annexation changing the municipal boundary is not anticipated to impact overland drainage.</p> <p>The City will consider these concerns when planning for future development. The City will review the developer's drainage plans. The typical requirement for development is that existing drainage routes need to be maintained pre-and post-development. Approvals for changes to surface water runoff must be obtained by the developer from Alberta Environment and Protected Areas.</p> <p>An initial assessment is included in 4.3 Ability to Extend Municipal Infrastructure Services.</p>
6	Amend MASP	A desire for The City to amend the North of 11A Major Area Structure Plan and instead allow commercial on the east side of Highway 2 and not pursue the annexation.	<p>It is The City's opinion that the North of 11A Major Area Structure Plan has the maximum highway-fronting lands that the area can support. When the statutory plan was adopted, the highway-fronting commercial was placed along highway 11A on both sides of the C & E Trail to maximize exposure and access. The lands adjacent to Highway 2 and Hazlett Lake are planned for residential development.</p> <p>The North of 11A Ara Structure Plan also states: <i>The limited transportation capacity has an impact on the land use design for the North of 11A area. The Generalized Land Use Concept map was modelled, containing the potential for about 2.3 million square feet of commercial floor space, and was found to be supportable by the transportation system at full buildout. Therefore, the amount of development being proposed must be consistent with the available transportation capacity. The consistency between the land use and transportation plans must be maintained in the development and approval of the multineighbourhood, neighbourhood or industrial area structure plans. These statutory documents shall contain provisions that ensure this consistency between the land use and transportation plans.</i></p> <p>Similar studies and respective recommendations will be considered when the major area structure plan is developed for the annexation lands.</p>
6	Public Interest	Annexation of the lands will not benefit The City or serve the public interest and will only benefit the landowner.	It is The City's opinion that the proposed annexation is in the public's interest as has been outlined throughout this application.

5	Not commercial	A desire for the future land use to not be commercial development and would prefer residential development in the annexation lands. A commercial development is not suitable next to the Linn Valley neighbourhood.	<p>Based on growth and real estate calculations attached as Appendix G, The City has sufficient land for residential development. This application is to satisfy the need to provide Highway 2 fronting lands to satisfy The City's strategic need to maintain Red Deer's position as the major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor and expand The City's western Boundary. See 2.3.1 Highway 2 Fronting Commercial Lands.</p> <p>There are no parcels in Red Deer along Highway 2 that are suitable to accommodate a regional commercial power centre.</p>
5	Property Values	Concerned the annexation will reduce property values for adjacent landowners.	<p>Annexation is only a change to the jurisdictional boundary and is one of many factors that may influence property values. Annexation is not anticipated to significantly affect the value of adjacent properties.</p> <p>Typically, property values of lands being annexation and those adjacent to annexation have increased in the years after annexation. The City is unable to indicate whether these changes are directly attributed to the annexation or a general increase in property value over time.</p>
4	Property Taxes	Concerned property taxes will increase for adjacent landowners in Linn Valley.	<p>Only landowners within the annexation area will be affected by City tax assessment and rate changes. Following annexation, these properties will begin to pay property taxes to The City of Red Deer.</p> <p>All properties in The County outside of the annexation area, such as Linn Valley, will continue to be assessed and taxed by Red Deer County.</p>
3	Separate vehicle access for annexed lands	A desire for the annexation lands to have separate access from the existing intersection. Including highway access or separate intersection.	<p>The former Minister as part of the consultation with affected authorities indicated that access to the annexation lands is only permitted from the Highway 11A and 75 Avenue intersection and that no direct access to or from Highway 2 will be permitted and that Highway 2 and Highway 11A, including intersection ramps.</p> <p>The current Minister of Transportation and Economic Corridors has indicated a willingness to examine the economic benefit and traffic impact assessment in respect to an at-grade Highway 2 access.</p> <p>When the area structure plan is being developed, The City will work with the applicant (developer) to determine if there is a design solution that can separate commercial vehicular traffic from Linn Valley residential traffic.</p> <p>The City will consider these concerns when planning for future development. As more detailed planning for this area progresses and the type of development is better known, a traffic study will be completed to determine any impacts to this intersection. Improvements required resulting from development traffic will be completed by the developer. It is likely development will trigger the need for improvements. The City will continue to work with Alberta Transportation.</p>

3	Sound Barrier, Landscaping, & Fence	Desired sound barrier, fence, or landscaping to increase privacy, reduce noise, and keep transients/criminals out of Linn Valley.	<p>These concerns will be addressed during the development of an area structure plan, which can only occur after annexation. If the annexation is approved, The City will work with the applicant as they develop an area structure plan and try to find solutions that mitigate the impact of the commercial development on the adjacent community of Linn Valley.</p> <p>The development of the area structure plan in The City of Red Deer includes public consultation. Draft area structure plans are typically circulated to the adjacent landowners and must also be submitted to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. City Council's plan adoption process includes a public hearing where citizens can address Council directly.</p>
3	Air Pollution and Air Quality	Concerns of decreased air quality due to an increase in exhaust fumes and commercial activity.	<p>Annexation changing the municipal boundary is not anticipated to change the air quality in the annexation area.</p> <p>Once the area is developed, the air quality is anticipated to be comparable to other urbanized commercial areas within The City.</p> <p>The City of Red Deer regulates nuisances through the Community Standards Bylaw and the Land Use Bylaw. These bylaws will apply to annexed areas.</p>
3	Privacy	Concerns that privacy of adjacent lands in Linn Valley will be reduced.	<p>Annexation changing the municipal boundary is not anticipated to change the privacy of adjacent properties.</p> <p>The future development of the annexation lands will bring more people into the area. The concerns of privacy can be considered during the development of an area structure plan. If the annexation is approved, The City will work with the applicant as they develop an area structure plan to determine if privacy concerns can be mitigated.</p> <p>All development in The City of Red Deer must conform to the Land Use Bylaw which includes conditions for the development officer to consider that the development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.</p> <p>The development of the area structure plan in The City of Red Deer includes public consultation. Draft area structure plans are typically circulated to the adjacent landowners and must also be submitted to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. City Council's plan adoption process includes a public hearing where citizens can address Council directly.</p>

3	Quality of life	Concerned that annexation will result in a reduced quality of life due to the future development of the land	<p>Annexation changing the municipal boundary is not anticipated to change the quality of life for the adjacent properties.</p> <p>The future development of the annexation lands will provide commercial services and amenities to the adjacent landowner and the central Alberta region. The concerns related to the quality of life might be able to be addressed during the development of the area structure plan. If the annexation is approved, The City will work with the applicant as they develop an area structure plan to determine if the quality of life concerns can be improved.</p> <p>All development in The City of Red Deer must conform to the Land Use Bylaw which includes conditions for the development officer to consider that the development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.</p> <p>The development of the area structure plan in The City of Red Deer includes public consultation. Draft area structure plans are typically circulated to the adjacent landowners and must also be submitted to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. City Council's plan adoption process includes a public hearing where citizens can address Council directly.</p>
3	Opposed to Industrial Development	Opposed to industrial development in the annexation area.	The City intends for the lands to be developed for Highway fronting commercial uses. The City does not intend for the lands to be used for industrial uses. There are sufficient lands in The City to accommodate The City's industrial growth needs.
2	Lights	Concerns about the impacts of lighting of future development on the adjacent landowner of Linn Valley	<p>Annexation changing the municipal boundary is not anticipated to increase light in the annexation area.</p> <p>Once the area is developed, the lighting is anticipated to be comparable to other urbanized commercial areas within The City.</p> <p>The City of Red Deer regulates lighting and nuisances through the Community Standards Bylaw and the Land Use Bylaw. These bylaws will apply to annexed areas and the approval of development permits will need to be consistent with the regulations set out in the Land Use Bylaw at the time of adoption. Lighting can sometimes be a consideration of the development permit approval process.</p>
2	Expand the Annexation Area	A desire to expand the annexation area to include the entire drainage watershed of spirit creek.	<p>The City of Red Deer does not require the additional lands to justify the annexation of the spirit creek drainage watershed.</p> <p>It is The City's opinion that high-quality planning of overland drainage can occur with the watershed remaining in Red Deer County, as was done following the 2009 annexation.</p> <p>The City will review the developer's drainage plans. The typical requirement for development is that existing drainage routes need to be maintained pre-and post-development. Approvals for changes to surface water runoff are managed by Alberta Environment and Protected Areas.</p> <p>The City will work closely with Alberta Environment, Red Deer County, and the applicant to ensure that all regulations are being followed and proper approvals are obtained.</p>

2	Municipal Affordability	Concerned The City is unable to afford the annexation, the subsequent development, and operational costs.	<p>8.0 Financial Analysis of Proposed Annexation demonstrates that the additional operating and capital expenses within the annexation area will not have an adverse effect on The City's overall financial capacity.</p> <p>The cost of development and the related infrastructure improvements are the responsibility of the private land developer.</p>
2	Economic Development	Support of economic growth potential that the future development on the annexation land might attract, particularly those focused on entertainment and lifestyle.	This will be considered during the development and review of the area structure plan when the applicant proposes specific commercial zoning for the lands.
2	Property Values	Support for the annexation and future development as it will increase property values for adjacent landowners.	<p>Annexation is only a change to the jurisdictional boundary and is one of many factors that may influence property values. Annexation is not anticipated to significantly affect the value of adjacent properties.</p> <p>Typically, property values of lands being annexation and those adjacent to annexation have increased in the years after annexation. The City is unable to indicate whether these changes are directly attributed to the annexation or a general increase in property value over time.</p>
2	Compensation for Adjacent Landowners	Desired financial compensation for the adjacent landowner in Linn Valley or The City to pay for a new community hall. Request for The City to buy Linn Valley properties.	<p>Typically, annexations in Alberta consider the tax and assessment transition periods for lands within the annexation area. There are no financial changes as a result of the annexation for the adjacent properties or community hall in the Linn Valley neighbourhood.</p> <p>The City and County IDP outlines compensation as well as tax and assessment transition policy to annexations between the municipalities. There are no policies in the IDP to compensate adjacent landowners. The Negotiation Report between The City and The County does not include any consideration of compensation for adjacent landowners.</p>
1	Farmland Loss	Concerned the annexation will result in a loss of some of the best fertile farmland in The Province.	<p>The Red Deer County and City of Red Deer Intermunicipal Development Plan have considered the importance of farmland in the Intermunicipal Development Plan area. The area identified for agriculture or open space is located south of The City of Red Deer. See Figure 6 - Intermunicipal Development Plan Map and Appendix H.</p> <p>The annexation is consistent with the IDP, and the annexation area is within The City Growth Area, which is planned to be urbanized and developed for city land uses.</p>

1	Trails, Natural Habitat, Gardens	A desire for greenspaces, local gardens, trails, and natural habitats to be included in future development.	<p>The City will consider this request when planning for future development. These types of amenities are typically considered during the development of an area structure plan. If the annexation is approved, The City will work with the applicant as they develop an area structure plan. The City's Neighbourhood Planning and Design Standards typically require the allocation of greenspace and these types of amenities.</p> <p>The development of the area structure plan in The City of Red Deer includes public consultation. Draft area structure plans are typically circulated to the adjacent landowners and must also be submitted to the bordering municipality. During this circulation, concerned citizens can provide input into the plan. City Council's plan adoption process includes a public hearing where citizens can address Council directly.</p>
1	Future Planning	Concerned that an area structure plan has not yet been developed for the annexation lands.	An area structure plan can not be adopted for the annexation area by Red Deer City Council until the lands have been successfully annexed into The City of Red Deer.
1	Desired City Services	Desired connection to urban servicing for the adjacent neighbourhood of Linn Valley when the annexation lands are developed. (water, sewer, power, internet, etc.)	<p>The Negotiation Report does not include any conditions for the extension of services from the annexation lands into Linn Valley.</p> <p>The City and The County have a mutually adopted Intermunicipal Collaboration Framework that outlines the sharing and provision of services between the municipalities. The County can request the extension of municipal service to the Community of Linn Valley under this framework.</p>
1	Opposing City Services	Opposing urban servicing to be extended into the neighbourhood of Linn Valley when the annexation lands are developed. (water, sewer, power, internet, etc.)	<p>The Negotiation Report does not include any conditions for the extension of services from the annexation lands into Linn Valley.</p> <p>The City and The County have a mutually adopted Intermunicipal Collaboration Framework that outlines the sharing and provision of services between the municipalities. The County can request the extension of municipal service to the Community of Linn Valley under this framework.</p>

6.3 Affected Authorities Who Responded to the Notice of Intent to Annex Land

The City of Red Deer filed its Notice of Intent to Annex Land to all authorities listed in the Notice of Intent to Annex Land on February 25, 2022. The City received the following responses from four authorities. Copies of the notification letter that accompanied the Notice of Intent to Annex Land and the responses from these authorities have been attached as Appendix R.

6.3.1 Alberta Ministry of Municipal Affairs

The City received a response from then Minister of Municipal Affairs Hon. Ric McIver indicating the ministry had received the Notice of Intent to Annex Land. The Minister confirmed the Land and Property

Right Tribunal's receipt of the Notice of Intent to Annex Land and that they would be responsible for the review and recommendation of the annexation application once received. This letter is attached as Appendix R.

6.3.2 Alberta Transportation

The City received a response from then Minister of Transportation Hon. Rajan Sawhney who indicated there were no objections to The City of Red Deer's proposed annexation. The letter ensured to clarify that access to the annexation lands would only be available from the Highway 11A and 75 avenue intersection and that no direct access would be permitted from Highway 2.

The Minister indicated Highway 2, Highway 11A, and the interchange ramps shall remain under the jurisdiction of Alberta Transportation as a provincial highway.

In alignment with *Annexation Bulletin No.2 – 2008* Annexation Crossing Primary (Provincial) Highways The city also corresponded with Mr. Stuart Richardson, Infrastructure Manager of Alberta Transportation to determine if there were any other considerations that The City's Annexation Application would need to consider. He confirmed that there were no additional considerations.

Copies of the Minister's letter and the correspondence with Mr. Richardson have been attached as Appendix R.

The City's annexation application complies with the Minister's direction. The City has ensured that the public is aware of this constraint during the public consultation.

Recently, the City has been informed of a letter received by Hazlett Lake Ventures that has indicated Alberta Transportation is willing to review the economic benefits and a traffic impact assessment to determine if access from Highway 2 can be quantifiably justified. (see 4.3.4 Transportation & Roadway Access)

6.3.3 Land and Property Rights Tribunal

The City received a letter from the Land and Property Rights Tribunal's Case Manager Rick Duncan. The letter kindly explained the annexation process and the resources available for the annexation process; particularly the Application Checklist and the importance of addressing the 15 LPRT Annexation Principles. This letter is attached as Appendix R.

This application conforms to the Annexation application requirements and the 15 LPRT Annexation Principles.

6.3.4 Telus

The City received an email from Telus Communications indicating they had no objection to the Notice of Intent to Annex Land. This letter is attached as Appendix R.

6.3.5 All Other Affected Authorities

The City has not received any other correspondence or objections from any other authorities that were notified by the Notice of Intent to Annex Land. A full list of affected authorities is included in Appendix N and reflects the list from the Notice of Intent to Annex Land in Appendix B.

7.0 Land Title Copies

A copy of all land title certificates acquired on March 15, 2023, has been attached as Appendix S.

7.1 Titled Lands Proposed for Annexation

Table 8 - Title Lands Proposed for Annexation

Titled Lands Proposed for Annexation	
Owner: HAZLETT FARM LTD. Title Number: 7F213 Short Legal: 4;27;39;8;SW, Area (Ha): 61.629 Short Legal: 4;27;39;8;SE Area (Ha): 54.88 Figure 11 areas: 1, 2	Owner: HAZLETT FARM LTD. Title Number: 202 025 268 +5 Short Legal: 4;27;39;5;NW Area (Ha): 27.752 Short Legal: 4;27;39;5;SW Area (Ha): 24.201 Figure 11 areas: 5, 6
Owner: CANADIAN NATIONAL RAILWAY COMPANY. Title Number: 792 279 956 Railway Plan: 2712AK Short Legal: 2712AK;RLY;39 Area (Ha): 5.0 Description: Portion of plan intervening proposed annexation area. Figure 11 area: 3	Owner: RED DEER COUNTY Title Number: 952 016 738 Short Legal: 9123387;4;1A Area (Ha): 0.116 Figure 11 area: 7
Owner: HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION AND UTILITIES OF PROPERTY SERVICES BRANCH Title Number: 952 014 260 Short Legal: 9123387;4;2 Area (Ha): 0.17 Figure 11 area: 8	Owner: HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION AND UTILITIES OF PROPERTY SERVICES BRANCH Title Number: 952 014 259 Short Legal: 9123387;4;1 Area (Ha): 0.29 Figure 11 area: 9
Owner: RED DEER COUNTY Title Number: 912 322 043 +4 Short Legal: 6222KS;4;P Area (Ha): 0.30 of 0.43 Description: Portion of plan intervening proposed annexation area. Figure 11 area: 10	

7.2 Titled Mines and Minerals in Annexation Area

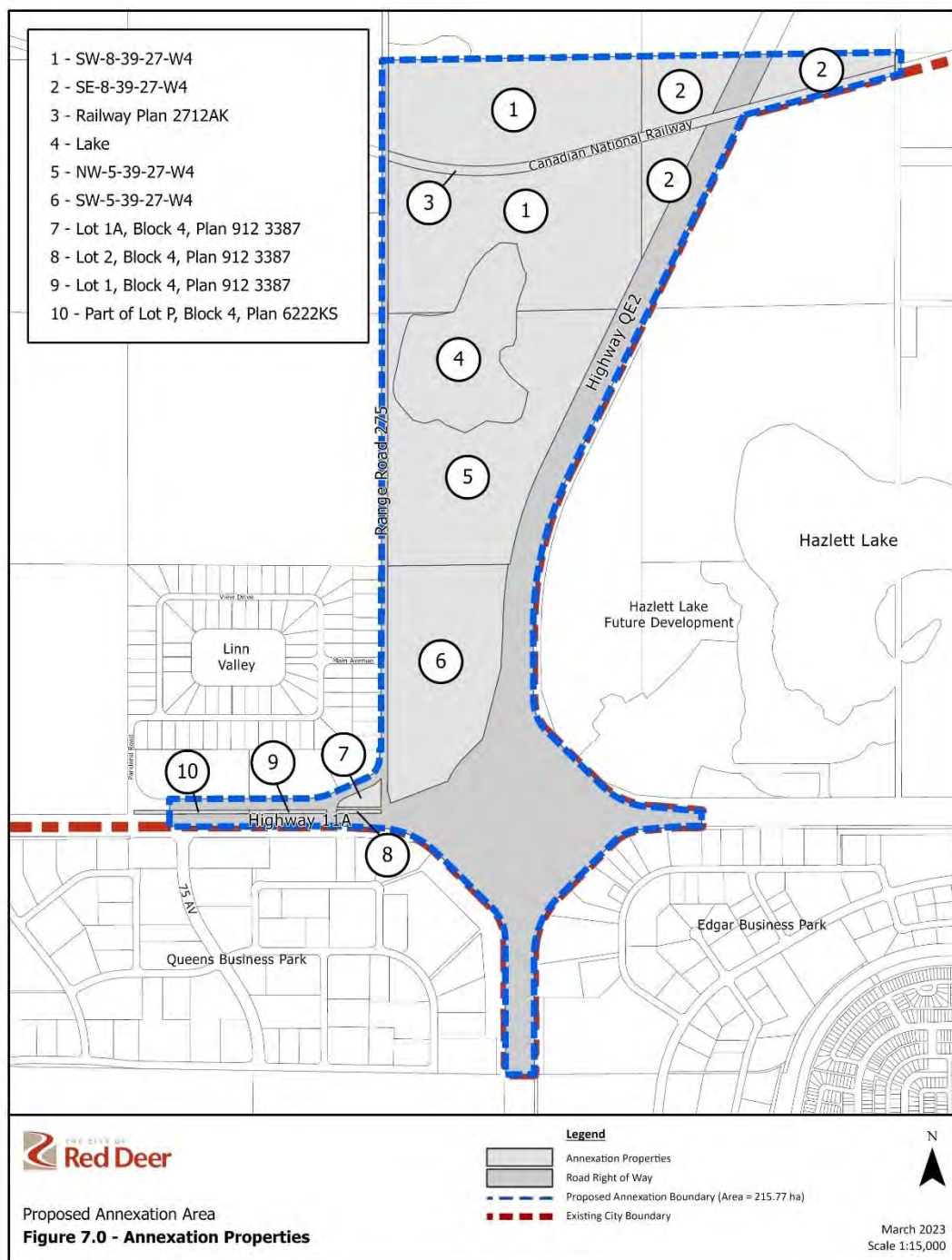
Table 9 - Mines and Minerals in the Annexation Area

Mines and Minerals in the Annexation Area	
Owner: 1084476 ALBERTA LTD. Title Number: 182 185 215 Short Legal: 4;27;39;8;SW Short Legal: 4;27;39;8;SE	Owner: 1084476 ALBERTA LTD. Title Number: 182 185 215 +2 Short Legal: 4;27;39;5;NW Short Legal: 4;27;39;5;SW
Owner: 1084476 ALBERTA LTD. Title Number: 182 185 215 +3 Short Legal: 4;27;39;8;SW Short Legal: ;27;39;8;SE	

7.3 Non-Titled Lands – Road Allowances and Rights of Way – Proposed for Annexation

All portions of all intervening and adjacent roads and public utility rights-of-way including Highway 2, Highway 11A and interchange, Range Road 274, and Range Road 275. Excepting there out all mines and minerals.

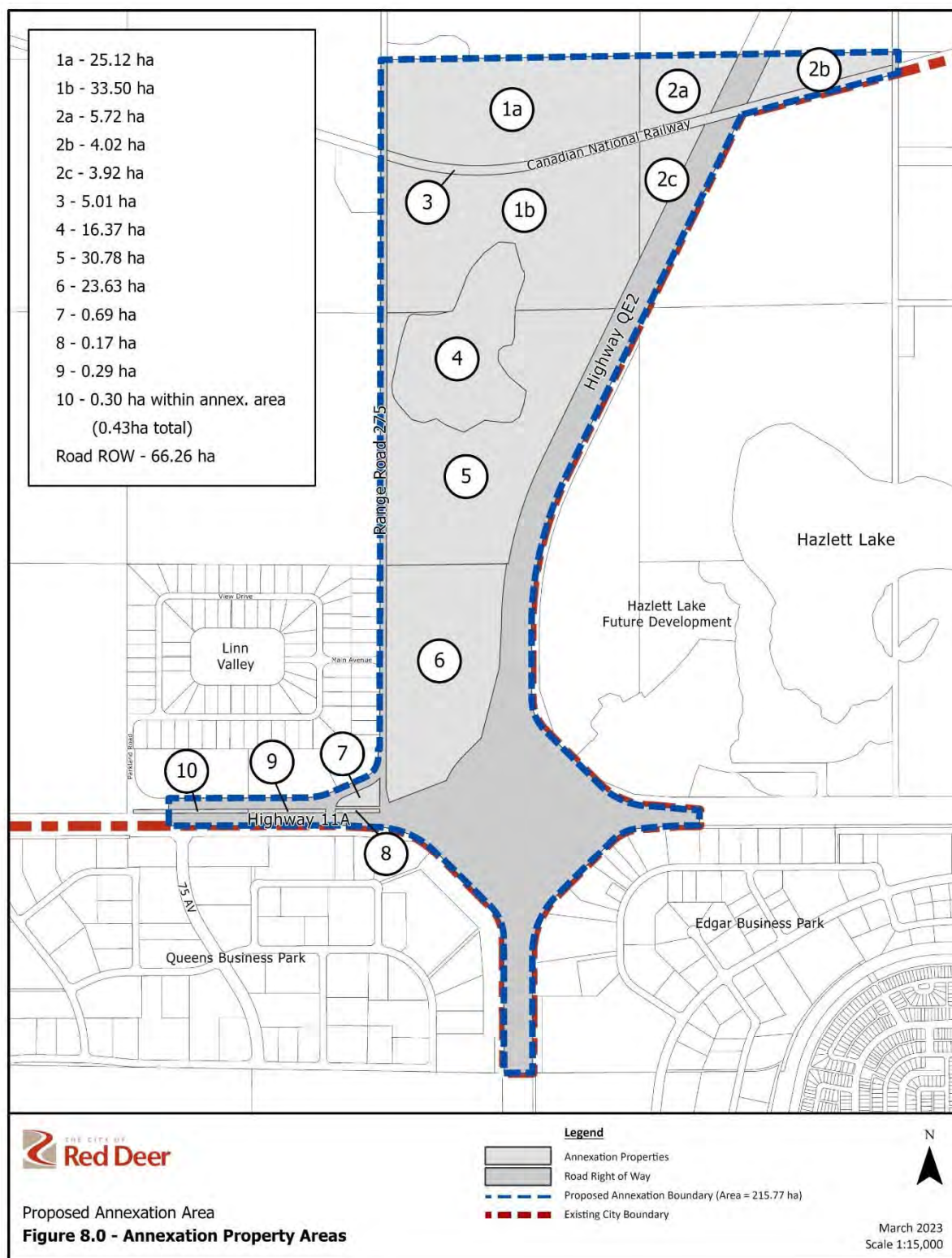
Figure 11 - Annexation Properties



7.4 Owner Contact Information

Table 10 - Owner Contact Information

Owner Contact Information	
Figure 12 areas: 1a, 1b, 2a, 2b, 2c, 5, 6 HAZLETT FARM LTD. [REDACTED] 411 #6 Michener Blvd. Red Deer, AB, T4P 0K5 [REDACTED]	Figure 12 area: 3 CANADIAN NATIONAL RAILWAY COMPANY. Proximity Group 935 Rue de la Gauchetiere Ouest. 15th Floor Montreal, Quebec, H3B 2M9 [REDACTED]
Figure 12 areas: 7 & 10 RED DEER COUNTY c/o Ron Barr, Long Range Planning Manager 38106 Range Road 275 Red Deer County, AB T4S 2L9 [REDACTED]	Figure 12 areas: 8 & 9 Alberta Transportation c/o Stuart Richardson, Infrastructure Manager 4th Floor, Provincial Building 4920 51 Street Red Deer, Alberta T4N 6K8 [REDACTED]
All Mines and Minerals 1084476 ALBERTA LTD. [REDACTED] 411 #6 Michener Blvd. Red Deer, AB, T4P 0K5 [REDACTED]	

Figure 12 – Annexation Property Areas

8.0 Financial Analysis of Proposed Annexation

8.1 Financial Indicators of Annexation

The tables below contain the financial indicators that demonstrate the relative impact of the proposed annexation on The City and The County. By all measures the impact on both The City and The County is comparatively small; typically measured as a fraction of a percent.

Table 11 - Annexation Area Relative to Red Deer County

Annexation Area Relative to Red Deer County			
	Red Deer County	Annexation Area	Percent of Total
Population	19,933	0	0 %
Dwelling Units	8,674	0	0 %
Total Equalized Assessment	\$ 6,352,974,845	\$ 330,830	0.0022 %
Municipal Roadways (km)	3,178	3.3	0.1038 %
Area (ha)	391,925	215.77	0.0550 %

Table 12 - Annexation Area Relative to The City of Red Deer

Annexation Area Relative to The City of Red Deer			
	City of Red Deer	Annexation Area	Percent of Total
Population	100,844	0	0 %
Dwelling Units	43,404	0	0 %
Total Equalized Assessment	\$ 15,264,030,837	\$ 330,830	0.0052 %
Municipal Roadways (km)	571	3.3	0.578 %
Area (ha)	10,434	215.77	2.067 %

Table 13 - Impact on Select Financial Indicators

Impact on Select Financial Indicators		
	Without Annexation	With Annexation
Red Deer County – Equalized Assessment Per Capita	\$ 318,716	\$ 318,700
City of Red Deer – Equalized Assessment Per Capita	\$ 151,363	\$ 151,366

8.2 Budgetary Impacts of Annexation to The City of Red Deer

The City has a 2-year budgetary cycle and these estimated costs have already received budgetary approvals by Red Deer City Council in the 2023-24 Operating and Capital Budgets. The total estimated annual operational costs, \$672,107, represent 0.166% of The City's expenditures in comparison to the estimated \$404,000,000 of the 2024 operating budget. The total estimated capital costs in the year, \$140,000 represents 0.132% of The City's expenditures in comparison to the estimated \$106,282,516 of the 2024 capital budget.

It is the opinion of The City that the additional operating and capital expenses within the annexation area do not have an adverse effect on The City's overall financial capacity.

The cost of the municipal tax compensation package to Red Deer County in the first year following annexation is estimated to be \$3,900.41. This is a flow-through amount, collected from the annexed properties and will not impact existing City of Red Deer ratepayers.

In the first year following annexation, The City will need to add operating expenses related to the provision of general governance and administrative services to the properties in the annexation area. Many of these services are incidental and can be absorbed into The City's ongoing operations without any budgetary requirement. There are also operational and capital costs attributed to the annexation area that will increase The City's operating and capital expenses in the areas of tax and assessment, city planning, municipal policing, and parks and public works.

The most significant operational costs are allocated to staffing resources for municipal policing. This increase is due to The City's increased responsibility to respond to motor vehicle collisions for Highway 2 and highway 11A in the annexation area. These annual operating costs for municipal policing are estimated to be \$429,831 and a one-time operating cost of \$5,000. The capital costs are estimated to be \$95,000. These costs have been approved by Red Deer City Council in the 2023-24 operating and capital budgets.

The increased costs to the Parks and Public Works Department include the annual maintenance of the 2,300 meters of roadway that is mostly comprised of Rang Road 275 and a short segment of Range Road 274. The annual operating costs to maintain these sections of the road in the current state are estimated at \$45,316. This is based on routine annual operating costs to maintain 1.7km of gravel road and 1.6km of paved road. There is also an estimated one-time capital cost of \$46,000 for the inspection and maintenance of the two rail crossings. Furthermore, the parks related responsibilities related to mowing, pest management, and tree care is estimated at \$12,381, based on routine annual operating costs to maintain similar types of lands within The City.

The increase to the operational costs for both assessment and taxation and city planning is generally not required immediately upon annexation but instead has been pre-emptively funded to adequately provide services in preparation for future development and to be able to provide lead time and fill these new positions with staff that have the proper accreditations. The operating costs are respectively \$150,828 and \$34,292.

The city anticipates that operational and capital expenditures for the area will increase in parallel with future development, similar to other developing areas within The City. The City anticipates that additional resources for operations of tax and assessment will be required in years two and three following an annexation; \$111,815 and \$142,916 but is ultimately dependent on the rate of development of these lands.

8.3 Budgetary Impacts of Annexation to Red Deer County.

The total annual property taxes in the annexation area amount to \$3,900.41. It is the opinion of The City that the loss of this property tax revenue will not have an adverse effect on The County's overall financial capacity. The County will be compensated for the loss of tax revenue as agreed upon by both municipalities as outlined in 5.2.5 Compensation for Loss of Municipal Property Tax Revenue.

The annexation may result in a small reduction in operational costs for The County as they will no longer be responsible for the operation and maintenance of the municipal roads and municipal reserve lands within the annexation area.

9.0 Annexation Principles and Relation to Proposed Annexation

The following section addresses the annexation principles that have been established under MGB Order 123/06. Each principle is listed below and is followed by a response describing how the proposed annexation meets the principle.

Principle 1

Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an intermunicipal development plan will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.

Response:

The City and The County have a collaborative and cooperative relationship, which has facilitated the annexation process. The proposed annexation conforms to the municipalities' intermunicipal development plan that has been in place since 2007. The IDP was adopted by both municipalities in conformance with the MGA requirements in open meetings after each had the opportunity to consult with their respective residents and obtain independent legal advice.

Supporting information is provided in 5.0 Negotiation Report and 3.1 Red Deer County and The City of Red Deer Intermunicipal Development Plan.

Principle 2

Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of the purposes of a municipality described in the Act.

Response:

The proposed annexation reflects the mutually agreed upon Intermunicipal Development Plan. The annexation lands are within The City Growth Area and do not impinge or encumber The County to grow in their respective growth areas.

Supporting information is provided in 3.1 Red Deer County and The City of Red Deer Intermunicipal Development Plan and 5.0 Negotiation Report.

Principle 3

An annexation or annexation conditions should not infringe on the local autonomy given to municipalities in the Act unless provisions of the Act have been breached or the public interest and individual rights have been unnecessarily impacted.

Response:

The proposed annexation does not infringe upon the ability of either municipality to manage land use and govern within their respective boundaries, nor does it breach the public interest or unnecessarily impact individual rights.

Supporting information is provided in 3.1 Red Deer County and The City of Red Deer Intermunicipal Development Plan, 5.0 Negotiation Report, and 6.0 Consultation Process and Outstanding Concerns.

Principle 4

An annexation must be supported by growth projections, availability of lands within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).

Response:

The proposed annexation reflects the need for additional lands to accommodate the long-term commercial growth within The City to achieve the strategic goal of the municipal vision to maintain Red Deer's position as the major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor. The annexation will provide The City with an area that can be planned to accommodate a regional commercial power centre.

Supporting information is provided in 2.3 Reason for Annexation and 2.4 Growth and 3.1 Red Deer County and The City of Red Deer Intermunicipal Development Plan.

Principle 5

An annexation must achieve a logical extension of growth patterns, transportation and infrastructure servicing for the affected municipalities.

Response:

The proposed annexation is based on logical continuous growth patterns that reflect the ability to accommodate the needs of commercial land uses and an efficient extension of water, wastewater, stormwater, and transportation infrastructure systems.

Supporting information is provided in 4.0 Land Uses and Servicing.

Principle 6

Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.

Response:

The proposed annexation involves lands that can be serviced with municipal infrastructure in a cost-effective manner.

Supporting information is provided in 8.0 Financial Analysis of Proposed Annexation and 5.0 Negotiation Report.

Principle 7

Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.

Response:

There is a significant natural feature within the annexation area, particularly the large waterbody and wetland. This application includes information that demonstrates the importance of these features to The City of Red Deer. The City's plans and policies will help guide the preservation and protection of natural features when the area structure plan is being developed.

Supporting information is provided in 3.2.5 Environmental and Ecological Management, 3.3 River Valley and Tributaries Park Concept Plan, and 3.4 City of Red Deer Ecological Profiles.

Principle 8

Coordination and cost effective use of resources will be demonstrated when annexations are aligned with and supported by intermunicipal development plans, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.

Response:

The proposed annexation is cost effective and consistent with the Red Deer County and The City of Red Deer Intermunicipal Development Plan as well as the Red Deer County Municipal Development Plan and The City of Red Deer Municipal Development Plan.

Supporting information is provided in 3.1 Red Deer County and The City of Red Deer Intermunicipal Development Plan, 5.0 Negotiation Report, and 8.0 Financial Analysis of Proposed Annexation.

Principle 9

Annexation proposals must fully consider the financial impact on the initiating and responding municipality.

Response:

The proposed annexation has considered the financial impact on The City and The County, and it does not pose a significant impact on either municipality. The IDP formula supports a much larger annexation, but in contrast, the Colliers Real Estate report demonstrates slow population growth. By annexing a relatively small area in comparison to the IDP formula, the application is prudent in minimizing the financial risks to both municipalities.

Supporting information is provided in 8.0 Financial Analysis of Proposed Annexation and 5.0 Negotiation Report.

Principle 10

Inter-agency consultation, coordination and cooperation is demonstrated when annexation proposals fully consider the impacts on other institutions providing services to the area.

Response:

The proposed annexation involved consultation with other local authorities and seeks to address impacts where possible. This application demonstrates satisfactory inter-agency consultation, coordination, and cooperation.

Supporting information is provided in 6.0 Consultation Process and Outstanding Concerns and more 5.0 Negotiation Report.

Principle 11

Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.

Response:

The proposed annexation includes requested conditions from a landowner to include the entirety of their land in the annexation area. The City's application reflects this request.

Supporting information is provided in 6.0 Consultation Process and Outstanding Concerns.

Principle 12

Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.

Response:

The proposed annexation involved public consultation throughout the process. The consultation has been consistent with the Public Consultation Program outlined in the Notice of Intent to Annex Land.

Supporting information is provided in 6.0 Consultation Process and Outstanding Concerns.

Principle 13

Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.

Response:

The proposed annexation does not propose long-term revenue sharing.

Principle 14

Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in section 3 of the Act. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.

Response:

The proposed annexation is not motivated by the transfer of tax revenue from one municipality to another. The lands in the proposed annexation generate limited tax revenue. The financial impact on The City and The County is negligible.

Supporting information is provided in 5.0 Negotiation Report and 8.0 Financial Analysis of Proposed Annexation.

Principle 15

Conditions of annexation must be certain, unambiguous, enforceable and be time specific.

Response:

The proposed annexation includes a request for conditions that are certain, unambiguous, enforceable and time specific.

Supporting information is provided in 2.0 Lands Proposed for Annexation and 5.0 Negotiation Report.

10.0 Closure and Requested Outcomes

Based on negotiations with Red Deer County and responses to concerns raised by landowners, The City wishes to pursue annexation of the lands shown in Figure 1 – Lands Proposed for Annexation.

The City is seeking annexation of these lands because:

- These lands are needed to satisfy the need for Highway 2 fronting commercial land to fulfill The City's Municipal Development Plan's Regional Planning and Intermunicipal Planning objective to maintain Red Deer's position as the major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor.
- These lands are needed to be able to have land suitable for a Highway 2 regional commercial power centre.
- These lands are needed for The City to expand its western boundary for its longer-term development needs. There is no developable land along The City's western boundary that are undeveloped or unplanned.
- The annexation area reflects the agreement between The City and The County in the Intermunicipal Development Plan and is further refined in the Negotiation Report.
- The annexation is supported by the Intermunicipal Development Plans annexation formula, which demonstrates a need for The City to apply for the annexation of lands from The City Growth Area.
- The annexation area is serviceable with extensions of municipal water, wastewater and stormwater systems.
- The lands are contiguous with The City's boundaries and represent a logical extension of The City's jurisdiction.

The City is requesting:

- The lands illustrated in Figure 1 and described in 7.1 Titled Lands Proposed for Annexation and 7.3 Non-Titled Lands – Road Allowances and Rights of Way – Proposed for Annexation be annexed to The City of Red Deer,
- The effective date of annexation be consistent with the request in 5.2.3 Effective Annexation Date of this application,
- The conditions pertaining to the assessment and taxation of annexed lands as outlined in 5.2.6 Landowner Assessment and Tax Transition Period & Special Conditions of this application be attached to the Order-in-Council giving effect to annexation, and
- The conditions pertaining to compensation for the loss of municipal tax revenue as outlined in 5.2.5 Compensation for Loss of Municipal Property Tax Revenue of this application be attached to the Order-in-Council giving effect to annexation.

11.0 Certification

The municipality Chief Administrative Officers have signed a Certificate of the Report on Negotiations (Appendix T) to certify that the Annexation Application and Negotiation Report accurately reflect the results of negotiations concerning the annexation.

A copy of the resolution by The City of Red Deer Council authorizing the annexation application and certifying The Annexation Application and Negotiation Report as accurate as well as a copy of the resolution by Red Deer County Council accepting the Annexation Application and Negotiation Report are attached as Appendix T.

Appendix A

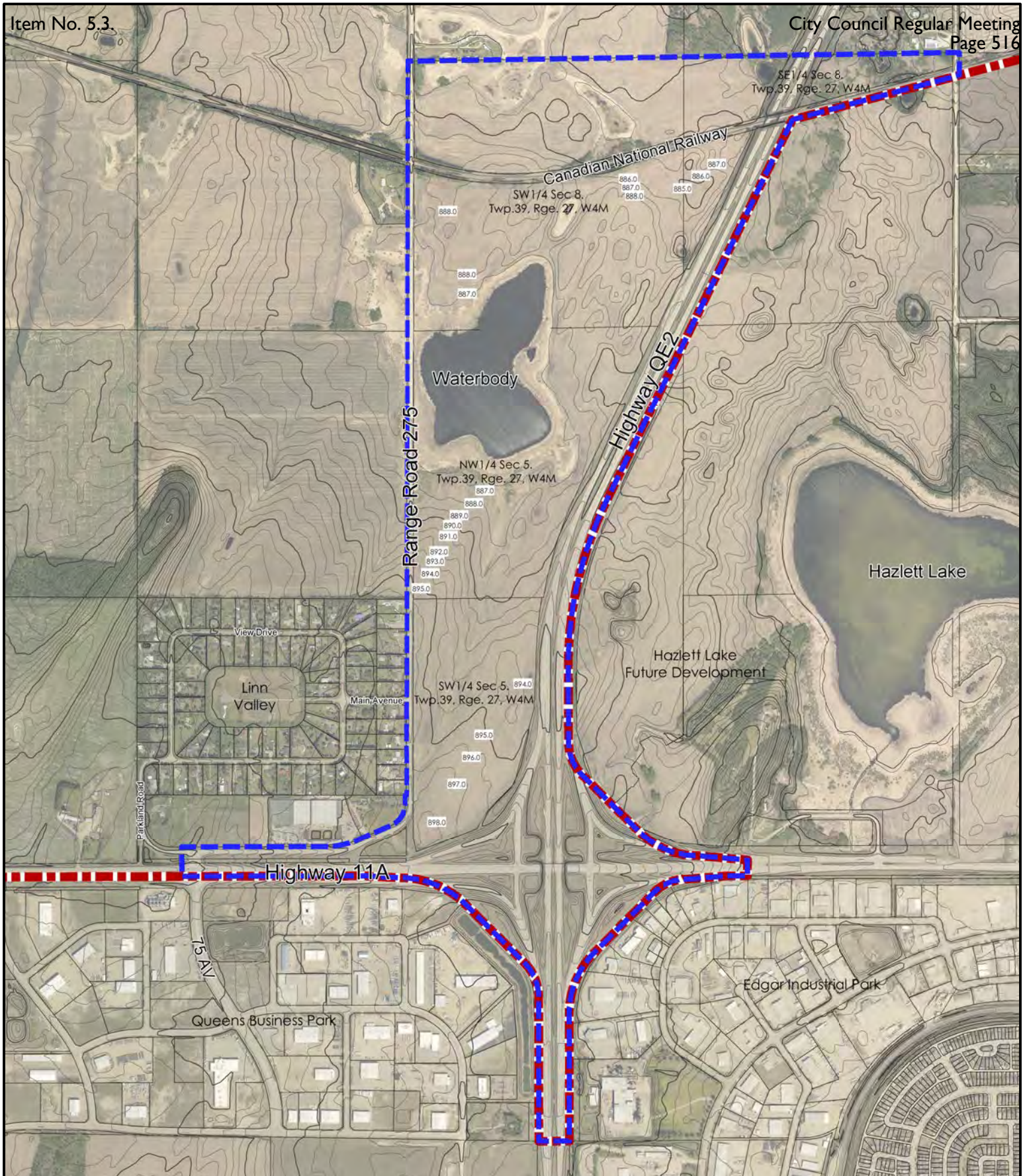
Lands Proposed for Annexation

The proposed annexation area includes all lands contained within:

- That portion of the SW ¼ Sec 8; 39-27-W4M and including that portion of the CN Railway (Plan 2712 AK) located west of Highway 2 (Plan 2058 LZ); and
- That portion of the SE ¼ Sec 8; 39-27-W4M and including that portion of the CN Railway (Plan 2712 AK) adjacent to those lands already within The City of Red Deer; and
- That portion of the W ½ Sec 5; 39-27-W4M located west of Highway 2 (Plan 2058 LZ) adjacent to those lands already within The City of Red Deer; and
- That portion of SE ¼ Sec 6; 39-27-W4M located south of and including Linn Valley Lane (RR275) and Plan 112 3127 excluding the westernmost 120m of Plan 112 3127 and Lot P, Block 4, Plan 6222KS.

All portions of all intervening and adjacent roads and public utility rights-of-way including Highway 2, Highway 11A and interchange, Range Road 274, and Range Road 275.

Excepting there out all mines and minerals.



Legend

- Proposed Annexation Boundary (Area = 215.77 ha)
- Existing City Boundary



Proposed Annexation Area
Figure 1.0 - Existing Conditions

Appendix B

City of Red Deer Notice of Intent to Annex Land



NOTICE OF INTENT To ANNEX LAND

Submitted by The City of Red Deer

February 14, 2022



February 14, 2022

Notice of Annexation Application

Mr. Curtis Herzberg
County Manager
38106 Range Rd 275
Red Deer County, AB, T4S 2L9

Formal Notice of The City of Red Deer's Annexation Application

On February 14, 2022, Red Deer City council authorized The City of Red Deer (the "City") Administration to proceed with a Notice of Annexation Application.

The purpose of this letter is to fulfil the requirements of Section 116 of the *Municipal Government Act* ("MGA") and to initiate an annexation application for the areas on the attached map. By copy of this letter, all affected authorities as required by Section 116 of the MGA have been notified.

NOTIFICATION

This notification is being sent to you as the municipal authority from which the land is to be annexed, to the Land and Property Rights Tribunal (the "LPRT"), and all relevant local authorities as identified in Section 1(1)(m) of the MGA and outlined in Appendix 5.

DESCRIPTION OF LANDS TO BE ANNEXED

Appendix 1 contains a description and map of the lands that are the subject of this proposed annexation. The City of Red Deer seeks to annex those lands identified on Figure 1.

REASON FOR THE PROPOSED ANNEXATION

Appendix 2 contains a summary of the reasons for the proposed annexation. A complete justification for the annexation will be provided as part of the *Report on Negotiations* as required under sections 118 and 119 of the MGA.

PROPOSAL FOR CONSULTING WITH THE PUBLIC AND LANDOWNERS

Appendix 3 contains the proposed public consultation program.

AUTHORIZATION

Appendix 4 includes a copy of the City Council resolution from February 14, 2022, with respect to this notice, which authorizes the City's Administration to proceed with the Notice of Annexation Application.

This application is consistent with the mutually adopted 2007 Intermunicipal Development Plan (“IDP”) between The City and Red Deer County (“The County”).

NEGOTIATION / MEDIATION COMMITTEE

Appendix 5 contains an expanded list of authorities that may be affected by the proposed annexation. This list of authorities includes those listed in section 116(1) of the MGA, all relevant authorities listed in Section 6.1 of the *Municipal Government Board’s Annexation Procedure Rules – Effective June 15, 2018*, and other authorities and parties that The City would like to inform. These authorities and parties will receive a copy of this Notice of Intent.

Should you have any further questions with respect to the proposed annexation please contact David Girardin, Major Projects Planner by telephone at 403-406-8707 or by email at david.girardin@reddeer.ca

Sincerely,

A handwritten signature in black ink, appearing to read 'Tara Lodewyk', with a stylized, cursive script.

Tara Lodewyk,

Interim City Manager,
The City of Red Deer

Enclosures

c: Minister Ric McIver, Alberta Municipal Affairs
Susan McRory, Chair, Land and Property Rights Tribunal

Appendix I – Description of Lands to be Annexed

The lands proposed to be annexed into the City of Red Deer are illustrated on attached Figure I.0. The lands proposed for annexation include all titles and road plans that lie within the listed Sections unless otherwise stated, and are described as follows:

Lands within Red Deer County

I.1 NORTHWEST OF RED DEER – SIZE: ±137.38 HA

Figure I.0 contains a map of the lands that are subject of this proposed annexation. The City of Red Deer seeks to annex the lands within the blue dashed line. The lands are described as follows:

All lands contained within

- That portion of the SW ¼ Sec 8; 39-27-W4M located south of the CN Railway (Plan 2712 AK) and excluding the CN Railway (Plan 2712 AK);
- That portion of the SE ¼ Sec 8; 39-27-W4M located south of the CN Railway (Plan 2712 AK) and west of the Queen Elizabeth II Highway (Plan 2058 LZ). Excluding the CN Railway (Plan 2712 AK);
- That portion of the W ½ Sec 5; 39-27-W4M located west of the Queen Elizabeth II Highway (Plan 2058 LZ); and
- That portion of SE ¼ Sec 6; 39-27-W4M located south of and including Linnvalley Lane and Plan 112 3127 excluding the westernmost 120m of Plan 112 3127 and Lot P, Block 4, Plan 6222KS.

All portions of all intervening and adjacent roads and public utility rights-of-way including the interchange for Queen Elizabeth II Highway and Highway 11A.

Excepting there out all mines and minerals.

Land use in this area is agricultural and is east of the residential community of Linn Valley, west of Queen Elizabeth II Highway and the future residential community of Hazlett Lake, and north of Highway 11A and the Queens Business Park industrial area.

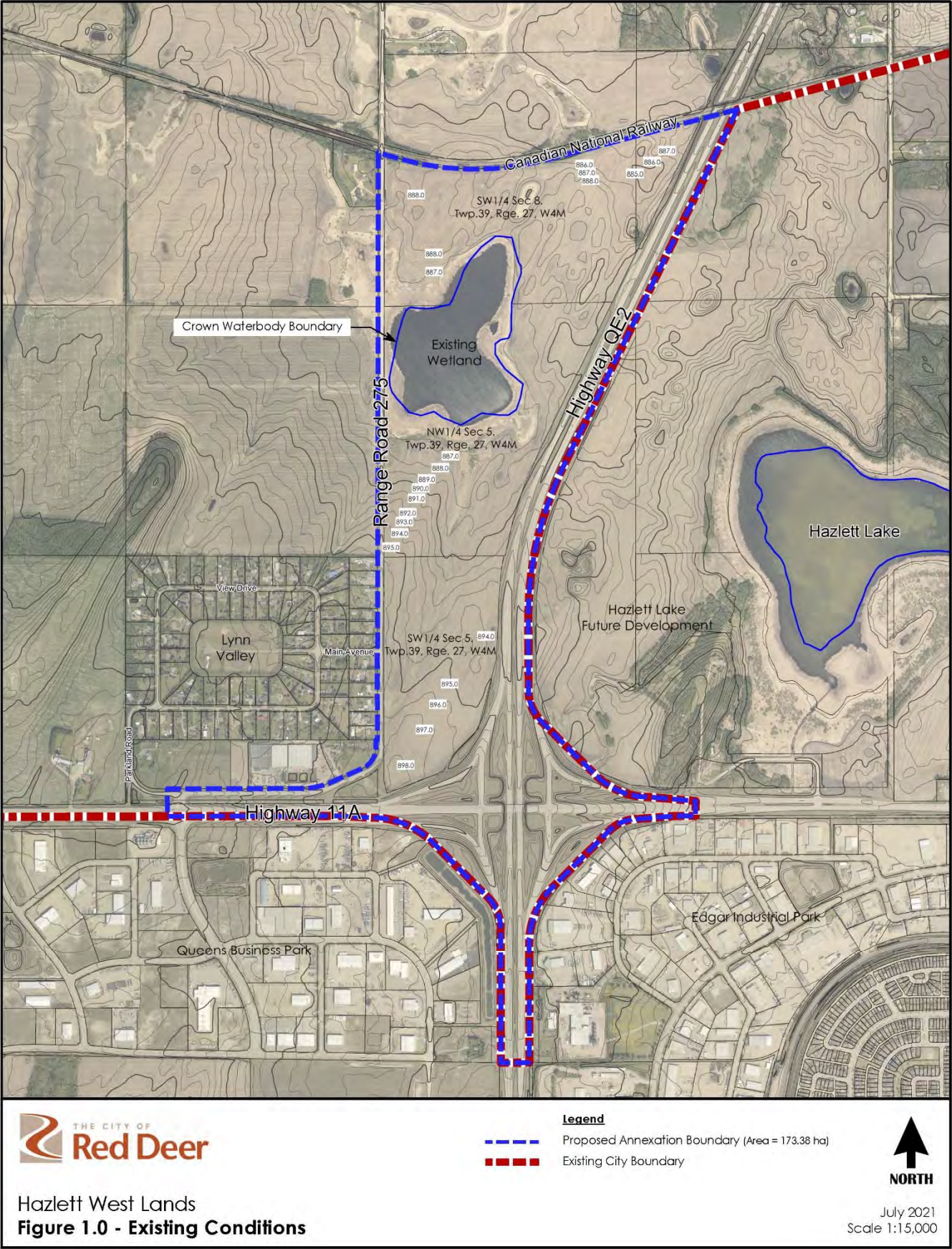


FIGURE 1 - PROPOSED ANNEXATION AREAS

Appendix 2 – Annexation Justification

The MGA Section 116(2)(b) requires as part of a written notice of a proposed annexation, that the notice “set out the reasons for the proposed annexation.” The following is an overview of the context and foremost reasons why the City of Red Deer is pursuing annexation of the lands identified in Appendix 1. A more detailed annexation justification will be provided as part of the *Report on Negotiations* that will further describe the results of the annexation negotiations and public consultation process.

This appendix examines the justification for annexation in the context of the Annexation Principles from *Municipal Government Board Order No. MGB 123/06*. The Annexation Principles are set out in Appendix 6. The preliminary review indicates the proposed annexation is consistent with all 15 of the principles. The City has outlined below those principles that can be addressed today and intends to fully address the suite of Annexation Principles in the *Report on Negotiations*.

2.1 GROWTH NEEDS AND HIGHWAY COMMERCIAL LANDS

The City of Red Deer has a limited land supply to accommodate growth in the mid- to long-term.

Consistent with Annexation Principle 4 this Notice of Intent is based on growth projections that demonstrate the City of Red Deer has limited lands for development. These growth projections are based on a formula outlined in the Intermunicipal Development Plan and calculated annually by the municipal administrations and presented to both Councils at an annual joint meeting. The growth projection assumes that The City will develop our remaining residential lands at a density that is 20% more dense than our current developed densities.

The jointly adopted IDP recommends the City should have a minimum of 30 years, but no more than 50 years of developable land supply. Based on the land supply forecasting formula adopted in the IDP, it is estimated the City has 18.3 years of developable land within its jurisdiction. Provincial projections forecast the City of Red Deer will continue to grow for the foreseeable future due to its strategic location on the Edmonton-Calgary corridor.

This proposed annexation will not satisfy the IDP’s recommended minimum supply of developable land, as this annexation is intended to satisfy the immediate need for highway fronting commercial lands. The municipalities have agreed to work together to develop a new Intermunicipal Development Plan to direct a phased approach that will guide future annexations and will better address the City and County’s land requirements.

The City of Red Deer currently has a deficiency and an immediate need for highway fronting commercial lands. The City of Red Deer is mostly built-out to its western boundary and the remaining undeveloped lands along this boundary have already been planned for residential and industrial uses through the adoption of area structure plans.

The City of Red Deer is pursuing this small annexation of the lands identified in Appendix I to increase the land supply of highway fronting lands onto the Queen Elizabeth II Highway for the intended use as future commercial development.

A commercial presence along the Queen Elizabeth II Highway corridor is critical for meeting the City of Red Deer's Municipal Plan objectives to *maintain Red Deer's position as the major urban service centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor*, ensuring an adequate commercial land supply, and growing economic development and tourism opportunities.

2.2 FINANCIAL RESPONSIBILITY

The City of Red Deer's populations projections and current land supply justify the need for a significantly larger annexation. However, in more recent years, Red Deer's growth has slowed from the previous years of exceptional growth. For this reason, the City, in alignment with Annexation Principle 9, is being financially prudent and is requesting to only annex lands for which it has an immediate need. It is for these reasons the City is pursuing the proposed small-scale annexation. The City will continue to monitor the projected growth rates and land supply and will work with Red Deer County to develop a phased approach to future larger annexations.

This small-scale annexation minimizes the financial risk to The City of Red Deer. The City is confident that this smaller annexation can be cost-effective, efficient, and a coordinated undertaking as outlined in Annexation Principle 6.

Lastly, in alignment with Annexation Principle 14, the proposed annexation area boundary was drawn to only encompass lands that are developable and do not contain pre-existing development.

2.3 EFFICIENT, CONTIGUOUS URBAN GROWTH

The City is developed along the majority of its western jurisdictional boundary. Additionally, the undeveloped areas along this boundary have adopted area structure plans that will consequentially be developed in the short- to mid-term.

Consistent with Annexation Principle 5, the proposed annexation areas will enable a logical extension of growth patterns and provide the opportunity for contiguous urban development where the City is currently constrained.

2.4 INTERMUNICIPAL DEVELOPMENT PLAN BETWEEN THE CITY AND THE COUNTY

The City of Red Deer and Red Deer County Intermunicipal Development Plan (IDP) was adopted in 2007 and is jointly reviewed on an annual basis by both municipalities. It provides a mutually agreed upon policy for annexation and designates specific areas for the City's and County's growth. Furthermore, the IDP outlines a specific formula to calculate land supply estimates.

The identification of City and County Growth Areas in the IDP ensures Annexation Principle 2 is upheld. The identification of these areas facilitates rational growth direction, cost-effective utilization of resources, and fiscal accountability for both municipalities without encumbering each other. The proposed annexation areas are consistent with the City's Growth Area as identified in the IDP.

The policies of the IDP are indicative of the careful consideration, weight, and support that goes into The City's and The County's intermunicipal relationship and is consistent with Annexation Principle 1. The lands proposed for annexation are consistent with the IDP.

Annexation Principle 3 outlines the importance of the local autonomy given to municipalities in the MGA. The IDP was adopted by both municipalities in open meetings after each had the opportunity to consult with their respective residents and obtain independent legal advice. The lands being proposed for annexation in this Notice of Intent are consistent with the IDP's policy and do not infringe upon either municipalities' autonomy.

In consideration of Principle 9, the mitigation for impacts to the initiating and responding municipality we will rely on the policies of the IDP as it includes a previous agreement that outlines the compensation to be provided to The County when annexation occurs. This does not preclude the need for negotiations as outlined in the *Annexation Procedures and Rules* but instead provides a mutually agreed-upon understanding and a foundation to begin annexation negotiations.

2.5 SENSITIVITY AND RESPECT FOR KEY ENVIRONMENTAL AND NATURAL FEATURES

In addition to the IDP, which provides policy direction for the preservation of Natural Capital, The City and The County have mutually adopted the *River Valley and Tributaries Park Concept Plan* ("RVTPC Plan") as a planning tool to identify the lands best suited for potential trails and parks within the City of Red Deer Growth Area. The process of identifying new parklands for the RVTPC Plan made natural resources a priority, especially water resources. Lands adjacent to the rivers; small, intermittent, or ephemeral streams; wetlands and sloughs are included in the concept. As part of the public park system, these sensitive or significant environmental lands and their associated ecological services can be protected and fulfill the community's desire for more natural parkland.

The proposed annexation area respects Annexation Principle 7, which is consistent with the principles in the IDP and the RVTPC Plan, most notably "Respect Nature - Valuable ecological resources included in an expanded park system can be managed, protected and preserved for future generations."

It is the City's intent to protect the wetland within the proposed boundary when future development occurs on the annexed lands.

Appendix 3 – Proposed Public Consultation Program

Section 116(2)(c)(i) and (ii) of the MGA indicates the notice for annexation must include the proposals for consulting with the public and meeting with the owners of the land to be annexed and keeping them informed about the progress of the negotiations. Additionally, Annexation Principle 12 of *Municipal Government Board Order No. MGB 123/06* outlines the importance of effective public consultation both prior to and during any annexation hearing or proceedings. The following public consultation program is proposed to meet these requirements.

A summary of the Public Consultation Program will be included in the report to the Land and Property Rights Tribunal as required in section 118 and 119 of the MGA.

This plan may be altered when implemented to adapt to public health measures and COVID-19 controls to protect the community. If changes are implemented The City will endeavour to provide meaningful engagement opportunities that are satisfactory to the LPRT.

3.1 WEBSITE

The City proposes to develop a webpage on the City of Red Deer website to disseminate information related to the proposed annexation. The webpage will be updated regularly to reflect the progression of the annexation process. Information geared towards affected landowners on topics such as property taxes and future land uses will be provided on the website. The website will also include a sign-up for an email mailing list which will be used to send updates to interested parties throughout the annexation process. The website will also provide instructions on how interested parties can provide comments on the proposed annexation.

3.2 LETTERS TO AFFECTED LANDOWNERS

The City proposes to send a letter to all affected landowners within the annexation area advising them of the Notice of Intent. These letters will be mailed out at the same time as the notices to the affected authorities. The letters will be accompanied by an information package and comment sheets that can be filled out and returned to The City. A similar notice will also be provided to subsurface right holders.

Notice will also be provided to utility providers, regulators, and authorities. A list of these groups and information on engaging them is included in Appendix 5.

3.3 EMAIL LIST

The City proposes to maintain an email list as a mechanism for distributing information to interested parties.

3.4 ADVERTISING

The City proposes to publish general notices to inform the public of the annexation and their opportunities for engagement. These advertisements will likely be published in the local newspapers, on social media, and by news release on the City's Website. These notices will

identify the proposed annexation area and explain how to obtain more information about the annexation process.

3.5 OPEN HOUSE

Due to the small area of the proposed annexation, the City proposes to hold one open house for landowners and the public. The open house will provide details of the proposed annexation area, the annexation process, and explain the implications of annexation for landowners. City staff will be in attendance to answer questions. The open house will also provide a forum to gather comments. Due to the COVID-19 pandemic, the open house may alternately be held online using Cisco WebEx, Microsoft Teams, or some other appropriate platform to accommodate required health measures.

3.6 INDIVIDUAL MEETINGS

The City proposes to provide the opportunity for one-on-one meetings with individual landowners as requested. This will provide a means for consultation for landowners that are unable to attend the open house. Due to the COVID-19 pandemic, these meetings may alternately be held online instead of in-person to accommodate required health measures. The City will endeavour to find a solution that is suitable for the individual(s) that have requested the meeting.

3.7 TELEPHONE CALLS

City staff will be available to answer telephone calls to answer questions and provide details on how to engage in the planned public consultation.

3.8 CONSULTATION WITH ALBERTA TRANSPORTATION

The City proposes direct consultation with Alberta Transportation that will satisfy and conform to the *Municipal Government Board Annexation Bulletin No. 2 – 2008* and *Provincial Land Use Policies Order in Council 522/96*.

Appendix 4 – Authorization by The City of Red Deer

On February 14, 2022, Red Deer City Council passed the following resolution:



Council Decision – February 14, 2022

DATE: February 18, 2022
TO: David Girardin, Major Projects Planner
FROM: Samantha Rodwell, City Clerk
SUBJECT: Annexation

Bylaw Reading:

At the Monday, February 14, 2022 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from City Planning and Growth dated February 14, 2022 re: Annexation hereby endorses Option 1 and the Notice of Intent to Annex as shown in Appendix A.

Report back to Council:

No

Comments:

None

“Samantha Rodwell”

Samantha Rodwell
City Clerk

c. Acting General Manager Development and Protective Services

Appendix 5 – Additional Notice to the Land and Property Right Tribunal

Section 6.1 of the *Municipal Government Board's Annexation Procedure Rules – Effective June 15, 2018*, requires that written notice to the Land and Property Rights Tribunal under section 116(1)(b) of the MGA must be accompanied by a list of the authorities that The City of Red Deer believes may be affected by the proposed annexation. The below lists of authorities is provided to meet this requirement.

This notification is being sent to Red Deer County (the municipal authorities from which the land is to be annexed), the Land and Property Rights Tribunal, and all relevant local authorities as defined in Section 1(1)(m) of the MGA. These lists of notice to authorities are also intended to demonstrate The City of Red Deer's willingness to comply with Principle 10 to provide satisfactory inter-agency consultation, coordination, and cooperation.

5.1 LIST OF AFFECTED AUTHORITIES THAT NOTICE HAS BEEN PROVIDED TO BY COPY OF THIS LETTER AS REQUIRED BY THE MUNICIPAL GOVERNMENT ACT:

- Minister of Municipal Affairs;
- Land and Property Right Tribunal;
- Alberta Health Services Board;
- Minister of Health;
- Chinook's Edge School Board;
- Conseil Scolaire Centre-Nord;
- Red Deer Catholic Regional School Board;
- Red Deer Public School Board;
- Sylvan Lake Regional Wastewater Services Commission;

5.2 LIST OF AUTHORITIES THAT MAY BE AFFECTED, THAT NOTICE WILL BE PROVIDED BY COPY OF THIS LETTER, IN ACCORDANCE WITH THE LAND AND PROPERTY RIGHTS TRIBUNAL'S ANNEXATION PROCEDURE RULES:

- Alberta Transportation;
- Bell Canada;
- Shaw Communications Inc.;
- Telus Corporation;
- Valo Networks;
- Direct Energy Regulated Services;
- ENMAX Power Corp.;
- EPCOR Utilities Inc.;
- Fortis Alberta Inc.;
- TransAlta Utilities Corporation;

- AltaGas;
- Bonavista Energy Corporation;
- Chevron Canada Limited;
- AltaLink;
- ATCO Electric;
- ATCO Gas;
- ATCO Pipelines;
- TransCanada Pipelines, LP;
- Trans-Northern Pipelines Inc. & Alberta Products Pipeline Ltd.

5.3 LIST OF OTHER AUTHORITIES THAT NOTICE HAS BEEN PROVIDED TO BY COPY OF THIS LETTER:

- Alberta Energy Regulator;
- Alberta Utilities Commission;
- Alberta Environment and Parks;
- Alberta Culture;
- Canada Post;
- Red Deer Chamber of Commerce;
- Red Deer Housing Authority;
- Red Deer Regional Airport Authority;
- Red Deer Public Libraries;
- Canadian National Railway;
- Canadian Pacific Railway;
- Minister Adriana LaGrange, MLA Red Deer North;
- Jason Stephan, MLA Red Deer South;
- Devin Dreeschen, MLA Innisfail-Sylvan Lake.

Appendix 6 – Board Order No. MGB 123/06 – Annexation Principles

PART 3 - ANNEXATION PRINCIPLES

In the absence of criteria authorized by section 76 of the Act and in order to deal with the various issues raised by the affected parties, the landowners and the interest groups, the MGB has developed a series of annexation principles. The MGB has developed these principles from the examination of the annexation provisions in the Act, the Provincial Land Use Policies and previous annexation orders and recommendations. These principles are based on significant annexation decisions prior to 1995 and a total of nearly 170 annexations processed since the introduction of the 1995 Municipal Government Act. In summary, these principles include the following:

1. Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an intermunicipal development plan will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.
2. Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of the purposes of a municipality described in the Act.
3. An annexation or annexation conditions should not infringe on the local autonomy given to municipalities in the Act unless provisions of the Act have been breached or the public interest and individual rights have been unnecessarily impacted.
4. An annexation must be supported by growth projections, availability of lands within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).
5. An annexation must achieve a logical extension of growth patterns, transportation and infrastructure servicing for the affected municipalities.
6. Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.
7. Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.
8. Coordination and cost effective use of resources will be demonstrated when annexations are aligned with and supported by intermunicipal development plans, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.

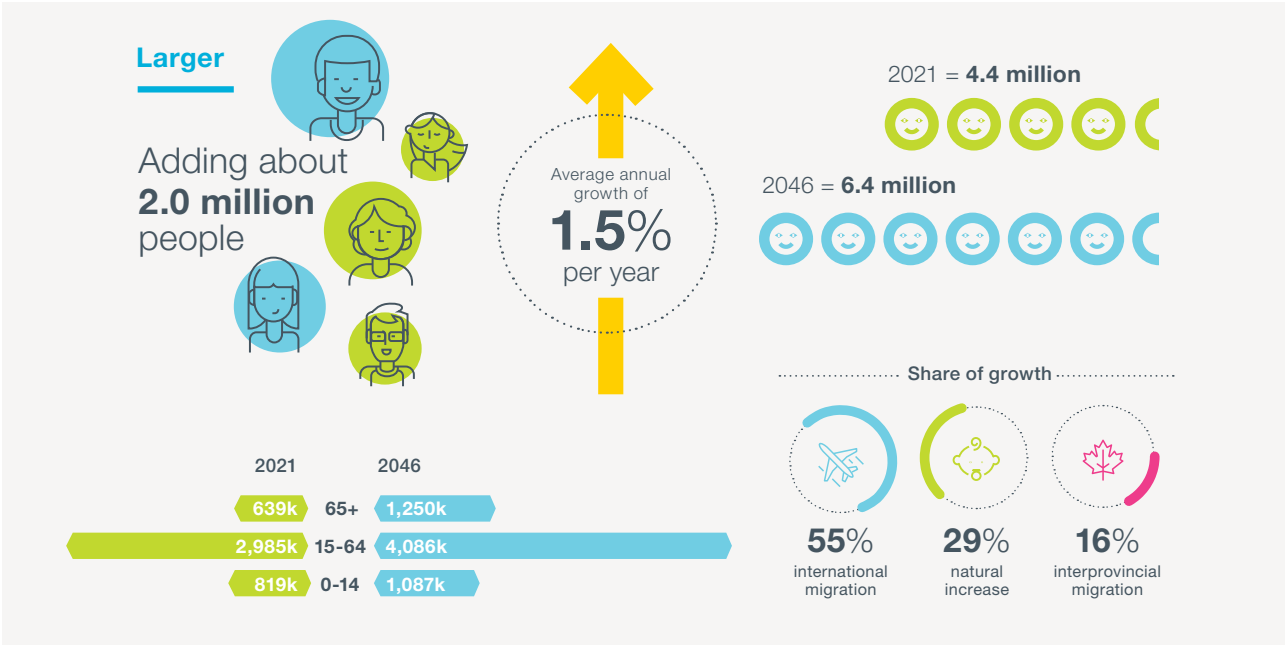
9. Annexation proposals must fully consider the financial impact on the initiating and responding municipality.
10. Inter-agency consultation, coordination and cooperation is demonstrated when annexations proposals fully consider the impacts on other institutions providing services to the area.
11. Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.
12. Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.
13. Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.
14. Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in section 3 of the Act. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.
15. Conditions of annexation must be certain, unambiguous, enforceable and be time specific.

Appendix C

Alberta Population Projections Infographic 2022-2046

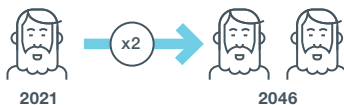
Alberta population projections 2022 - 2046

By 2046, Alberta is expected to be...



Older

The number of seniors will **more than double**



More urban

Regions with **larger urban areas** will see **higher growth**



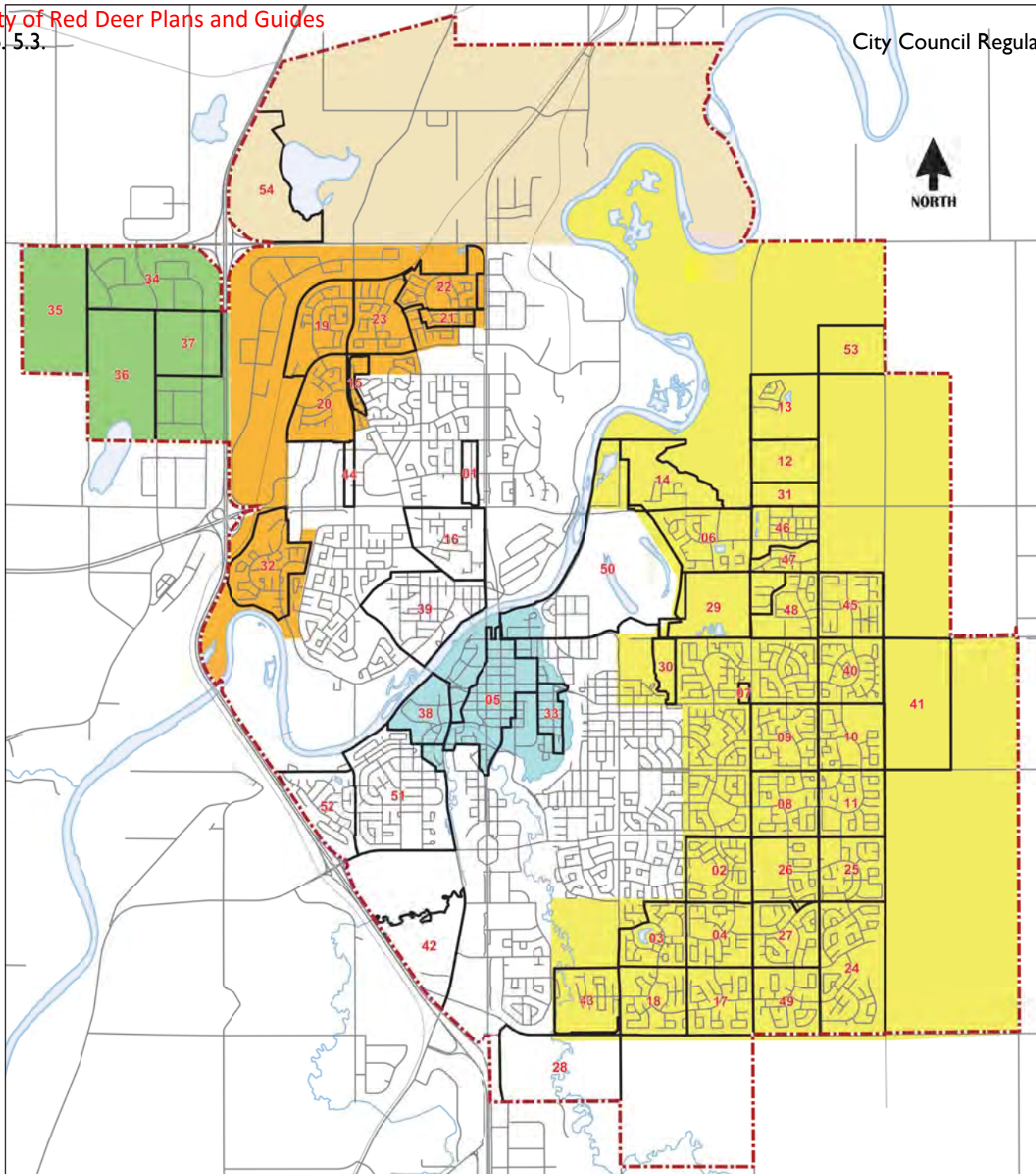
people living in the Edmonton/ Calgary corridor by 2046

Appendix D

Excerpt Land Use Concepts from Area Structure Plans for Lands Adjacent to Highway 2

Excerpts from The City's adopted statutory plans that border Highway 2 have been attached to demonstrate that all lands along Highway 2 have adopted statutory plans with designated land uses. The City has no unplanned lands along Highway 2, and based on the approved plans, very limited commercial lands in the south that front onto Highway 2.

Items in Appendix D	
Item 1	List of The City of Red Deer Plans & Guidelines
Item 2	Red Deer Municipal Development Plan - Generalized Land Use Concept
Item 3	North of 11A Major Area Structure Plan - Generalized Land Use Concept
Item 4	Northwest Major Area Structure Plan - Proposed Land Use
Item 5	West QE2 Major Area Structure Plan - Land Use Concept
Item 6	Hazlett Lake Neighbourhood Area Structure Plan - Proposed Land Use Concept
Item 7	Queens Business Park Industrial Area Structure Plan - Land Use Concept
Item 8	Queens Business Park SE36 Industrial Area Structure Plan - Development Concept
Item 9	Oriole Park West Neighbourhood Area Structure Plan - Development Concept
Item 10	West Park Extension Neighbourhood Area Structure Plan – Land Use Concept
Item 11	Southpoint Junction Neighbourhood Area Structure Plan - Land Use Concept Plan
Item 12	Landfill Reclamation Concept Plan – Land Use Concept Plan



City of Red Deer Plans & Guidelines:

- | | | | |
|-------------------------------------|--------------------------------------|--|---|
| 1 52 Ave Land Use Designation Study | 15 Glendale Northwest NASP | 29 Michener Centre OP | 43 Sunnybrook South NASP |
| 2 Anders East (Victoria Park) OP | 16 Highland Green Estates NASP | 30 Michener Hill East NASP | 44 Taylor Dr Btwn 67 Ave & 65 Ave Design Guidelines |
| 3 Anders on the Lake NASP | 17 Inglewood East NASP | 31 NE High School ASP | 45 Timber Ridge NASP |
| 4 Aspen Ridge NASP | 18 Inglewood West NASP | 32 Oriole Park West NASP | 46 Timberlands North NASP |
| 5 C1 Design Guidelines | 19 Johnstone Crossing NASP | 33 Parkvale Design Guidelines | 47 Timberlands South NASP |
| 6 Clearview North NASP | 20 Johnstone Park NASP | 34 Queens Business Park IASP | 48 Timberstone Park NASP |
| 7 Clearview Southeast OP | 21 Kentwood East OP | 35 Queens Business Park NE35 & SE35 IASP | 49 Vanier Woods NASP |
| 8 Deer Park (City) OP | 22 Kentwood NE (Kingsgate) NASP | 36 Queens Business Park NW25 & SW36 IASP | 50 Waskasoo Neighbourhood Plan ARP |
| 9 Deer Park (Melcor) OP | 23 Kentwood West NASP | 37 Queens Business Park SE36 IASP | 51 West Park Community ARP |
| 10 Deer Park NE (Davenport) NASP | 24 Lancaster / Vanier East NASP | 38 Riverlands ARP | 52 West Park Extension NASP |
| 11 Deer Park SE (Devonshire) NASP | 25 Lancaster East (Lonsdale) NASP | 39 Riverside Meadows ARP | 53 Coventry NASP |
| 12 Emerson NASP | 26 Lancaster Meadows OP | 40 Rosedale Meadows OP | 54 Hazlett Lake NASP |
| 13 Evergreen NASP | 27 Lancaster South / Green NASP | 41 Section 13 NW/SW NASP | |
| 14 Garden Heights NASP | 28 Landfill Reclamation Concept Plan | 42 Southpointe Junction NASP | |

MASPs and Planning Tools:

- | | | | | |
|--------------|----------|-----------|-----------|------------------------------------|
| North of 11A | West QE2 | Northwest | East Hill | Greater Downtown Action Plan (BRZ) |
|--------------|----------|-----------|-----------|------------------------------------|

NOTE:

ARP - Area Redevelopment Plan

ASP - Area Structure Plan

* Multiple Neighbourhood Plans under a MASP

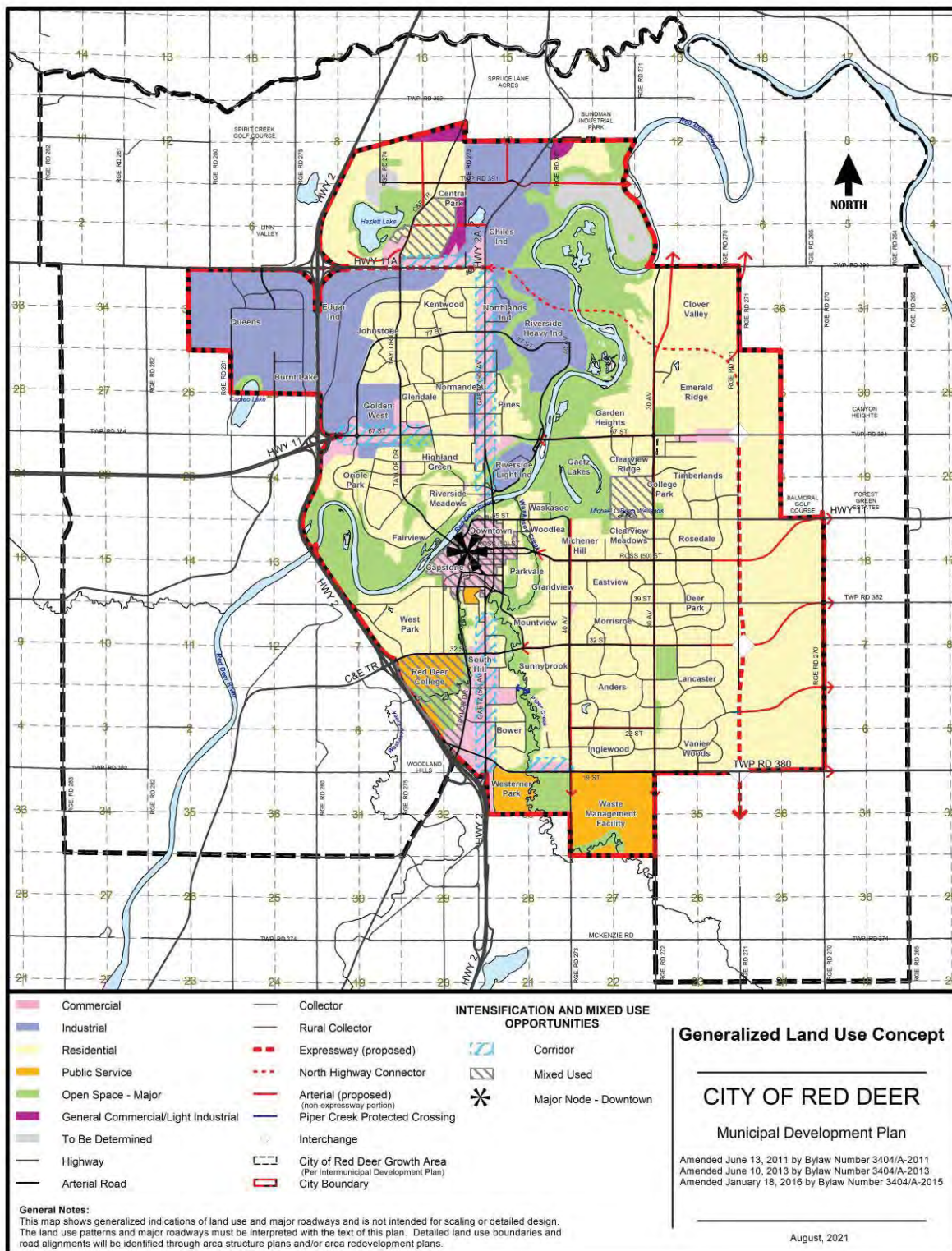
IASP - Industrial Area Structure Plan

MASP - Major Area Structure Plan*

NASP - Neighbourhood Structure Plan

OP - Outline Plan

Item 2: Red Deer Municipal Development Plan

¹ Bylaw 3404/A-2015² Bylaw 3404/A-2021

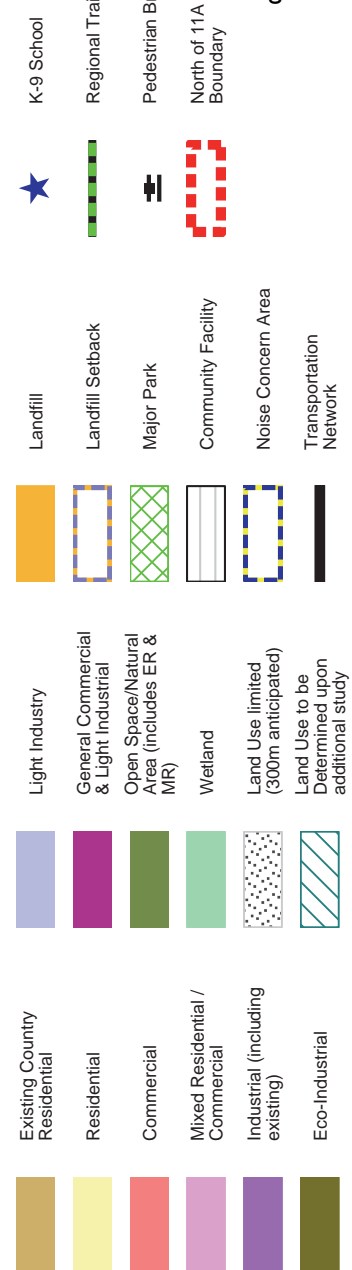
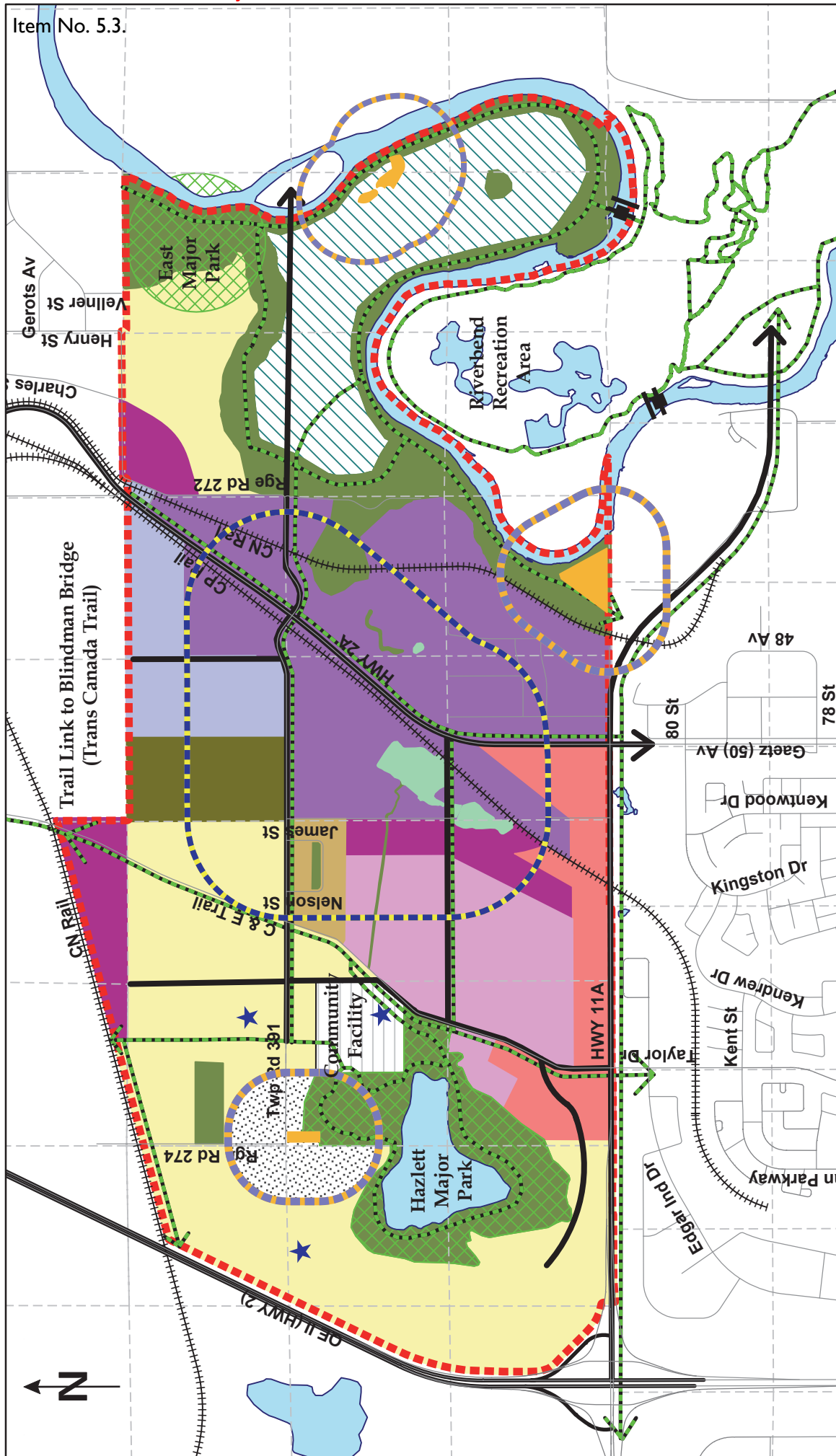
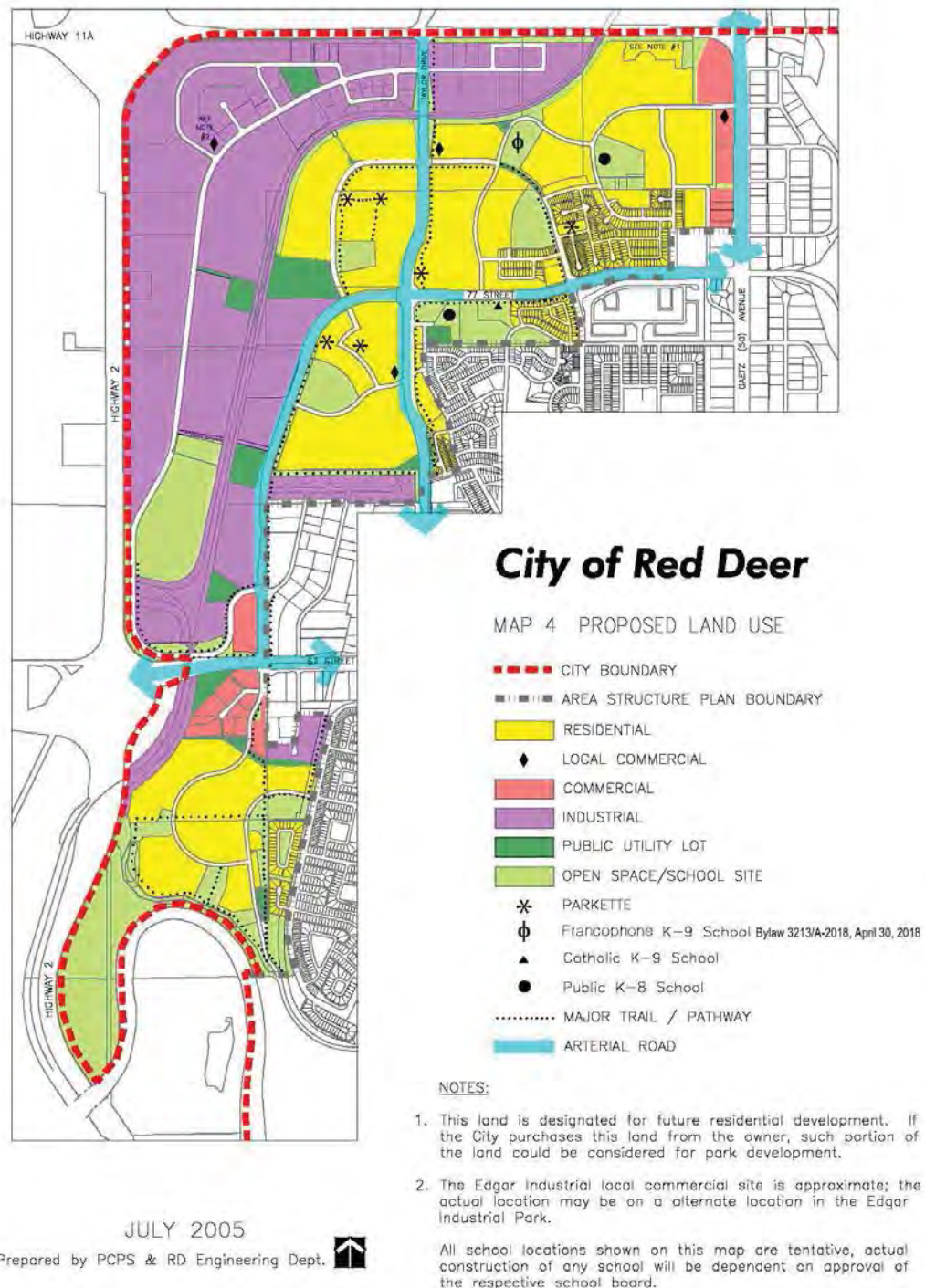


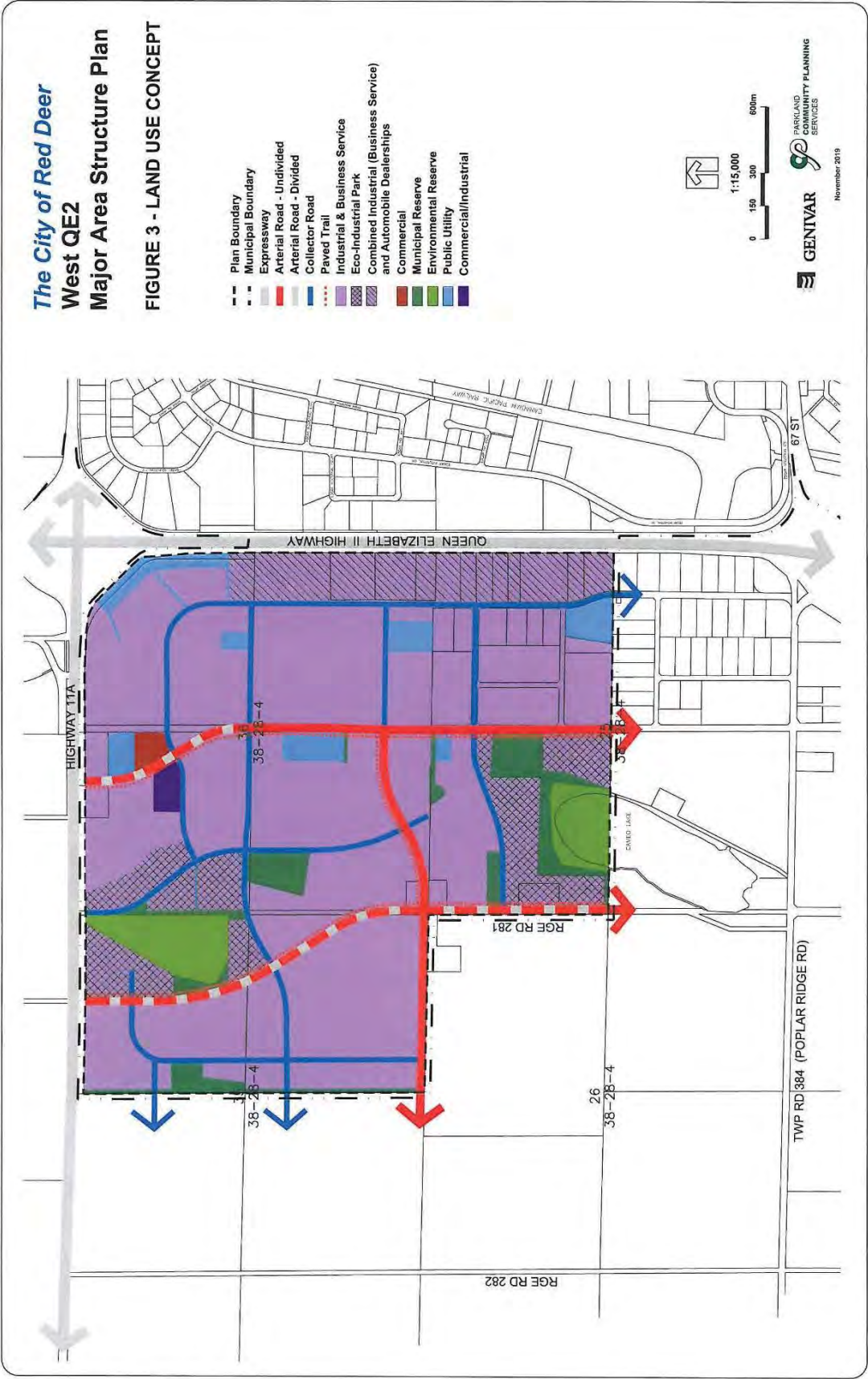
Figure 5: Generalized Land Use Concept
North of 11A MASP

Item 4: Northwest Major Area Structure Plan



Note: Any reference to a specific school authority in this plan is only an indication of a school authority's site preference. The allocation of identified school sites will be determined by the Joint Use Committee. (Bylaw 3213/A-2021)

Item 5: West QE2 Major Area Structure Plan





Note: Pedestrian crossings, transit stops, and entry feature locations are shown for illustration purposes only and will be designed in accordance with ESDG.

Item 7: Queens Business Park Industrial Area Structure Plan



Item 8: Queens Business Park SE36 Industrial Area Structure Plan



LEGEND

IASP BOUNDARY
INDUSTRIAL (I1)
I1B/AD - COMBINATION OF I1 USES
AND AUTOMOBILE DEALERSHIPS

PUBLIC UTILITY LOT
PAVED TRAIL
POTENTIAL CITY TRANSIT STOP
SIDEWALK

CLIENT
LEGACY INC. & MGM VENTURES LTD.
PROJECT
QUEENS BUSINESS PARK SE36
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 3

FIGURE TITLE
DEVELOPMENT CONCEPT
SE 36-38-28-W4

GENIVAR PROJECT NO
051-11038-00
DATE
APRIL 2019





Figure 3
Development Concept

- | | |
|--|--|
| ■■■ Plan Area | [S] Residential - Secondary Suite |
| ■■■ Municipal Boundary | [D] Daycare Site |
| [Yellow Box] Residential - Detached Dwelling (R1) | [SDR] Social/Daycare/Retirement Site |
| [Orange Box] Residential - Semi-Detached (R1A) | [Red Box] Commercial - Major Arterial (C4) |
| [Yellow Box] Residential - Narrow Lot (R1N) | [Green Box] Municipal Reserve (P1) |
| [Light Yellow Box] Residential - Medium Density (R2) | [Hatched Box] Public Utility Lot |
| [Pink Box] Residential - Mixed Housing* | [Box with ->] Two-Storey Homes w/ Possible Walkout Basements |
| | [Box with ---] Major Pathway |
| | [Box with •] Reclaimed Gas Well |
- *Min. 50% R1; min. 35% R1A

*Min. 50% R1; min. 35% R1A



1:8000

A horizontal scale bar with tick marks at 0, 50, 100, and 200m. The bar is divided into four equal segments, each representing 50m.

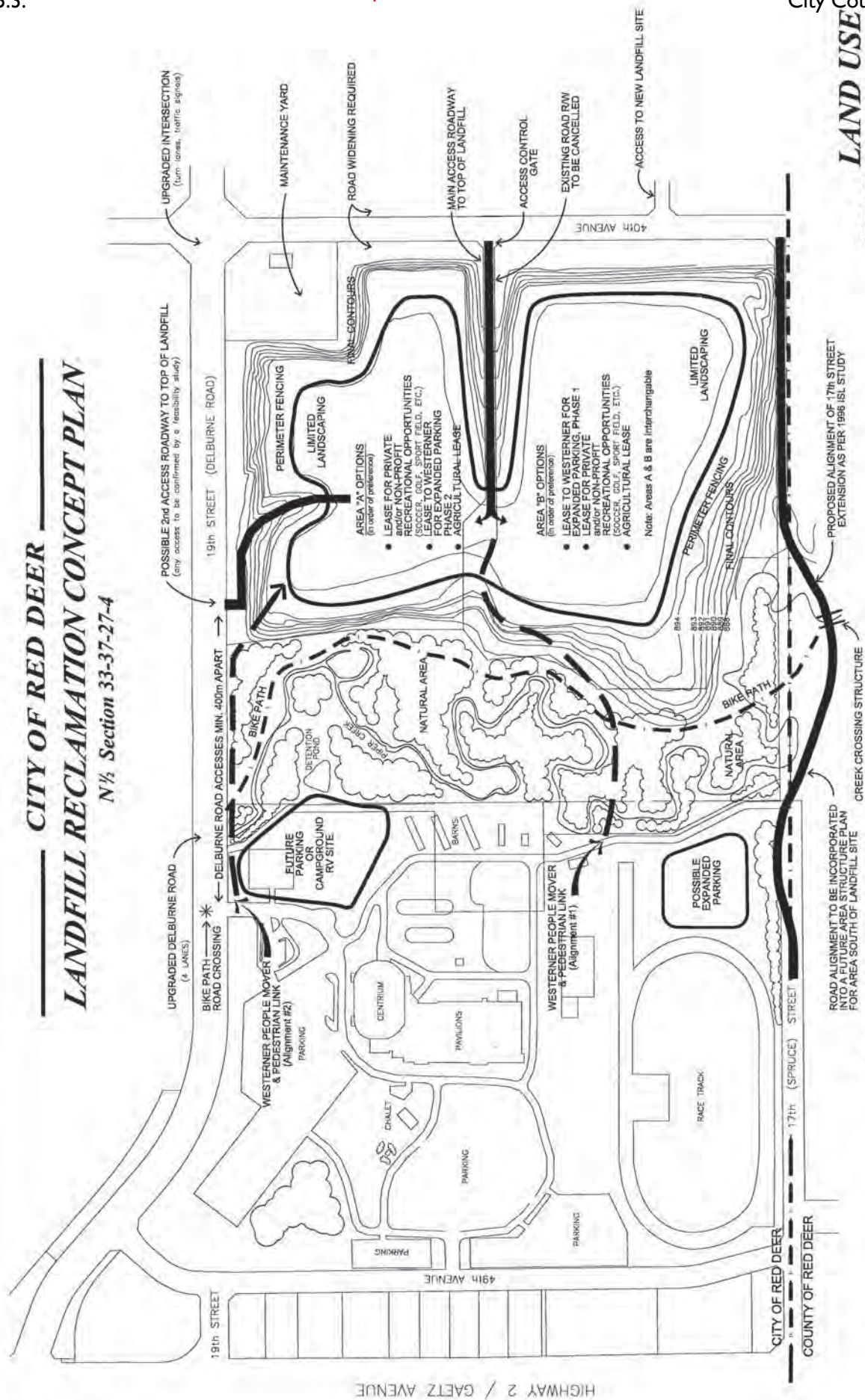

PARKLAND COMMUNITY PLANNING SERVICES

FEBRUARY 2007





N^{1/2} Section 33-37-27-4



PARKLAND COMMUNITY PLANNING SERVICES

**LAND USE
CONCEPT PLAN
NOVEMBER 1999**

NOVEMBER 1999

Appendix E

Red Deer Census Population History 1898-2021

POPULATION HISTORY: 1898 – 2021

YEAR	POPULATION	% INCREASE
2021*	100,844	-0.2
2019	101,002	1.2
2016	99,832	-1.0
2015	100,807	2.2
2014	98,585	1.5
2013	97,109	5.7
2011	91,877	2.0
2010	90,084	0.2
2009	89,891	2.4
2008	87,816	2.5
2007	85,705	3.3
2006	82,971	4.9
2005	79,082	4.2
2004	75,923	4.5
2003	72,691	3.0
2002	70,593	3.4
2001	68,308	4.0
2000	65,701	2.8
1999	63,940	6.4
1996*	60,075	0.0
1995	59,834	0.0
1993	59,826	2.0
1992	58,656	0.7
1991	58,252	2.3
1990	56,922	1.7
1989	55,947	2.0
1988	54,839	1.0
1987	54,309	0.2
1986	54,192	3.0
1985	52,620	3.0
1984	51,070	1.6
1983	50,257	3.5
1982	48,562	6.9
1981	45,405	9.8
1980	41,371	5.1

YEAR	POPULATION	% INCREASE
1979	39,370	8.4
1978	36,314	7.7
1977	33,717	6.9
1976	31,544	4.8
1975	30,107	4.5
1974	28,818	2.6
1973	28,079	1.8
1972	27,571	0.5
1971	27,431	1.9
1970	26,907	-0.1
1969	26,924	0.7
1968	26,730	2.1
1967	26,173	1.6
1966	25,752	2.2
1965	25,195	3.1
1964	24,446	5.8
1963	23,104	9.4
1962	21,107	7.6
1961	19,615	4.4
1960	18,762	6.7
1959	17,593	6.6
1958	16,501	21.5
1957	13,580	6.4
1956	12,760	9.2
1955	11,688	64.3
1951	7,115	76.0
1946	4,042	42.0
1941	2,846	19.1
1936	2,389	2.0
1931	2,344	1.0
1921	2,328	9.9
1911	2,118	23.9
1906	1,710	429.4
1901	323	158.4
1898	125	-

*federal census

Appendix F

Intermunicipal Development Plan Annexation Formula Calculations

April 13, 2022

IDP Formula - Population Estimate	
2021	100,844

IDP Formula	
IDP Growth Rate	
10 yr (2011 to 2021)	2011 90,564
2021	100,844
10 Yr Avg Annual Rate =	1.08%
50 yr (1971 to 2021)	1971 27,431
2021	100,844
50 Yr Avg Annual Rate =	2.64%
Avg of 10 & 50 yr rates =	1.86%

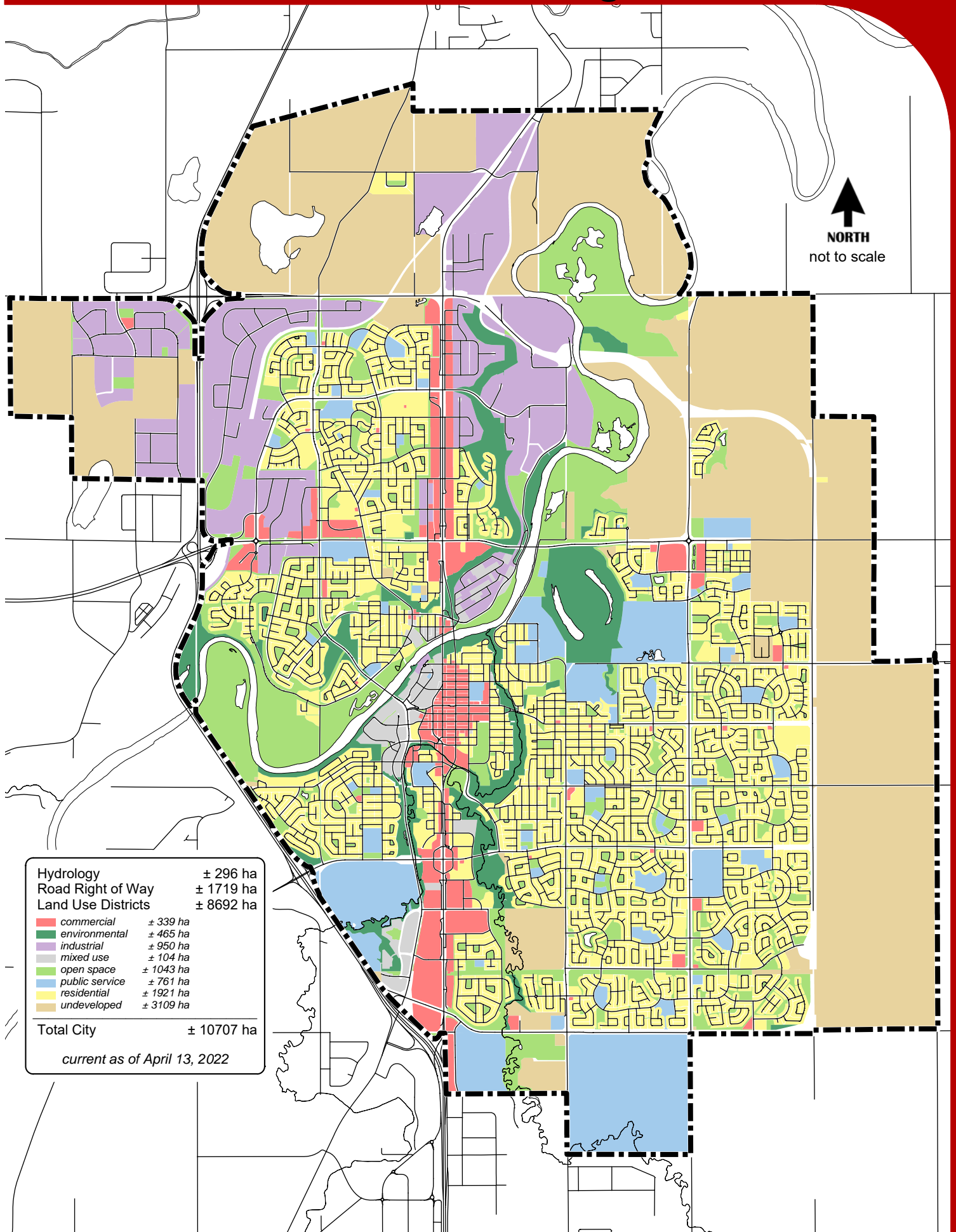


Projected Forward	Year	1.86%
Current Year	2021	100,844
	2022	102,719
	2023	104,629
	2024	106,575
	2025	108,557
	2026	110,575
5 years	2027	112,631
	2028	114,726
	2029	116,859
	2030	119,032
	2031	121,245
10 years	2032	123,500
	2033	125,796
	2034	128,135
	2035	130,518
	2036	132,945
15 years	2037	135,417
	2038	137,935
	2039	140,500
	2040	143,113
	2041	145,774
20 years	2042	148,485
	2043	151,246
	2044	154,058
	2045	156,923
	2046	159,841
25 years	2047	162,813

Land Consumption / Supply Estimates Based on GIS Area by Land Type		
	hectares	20% higher RES hectares
City Boundary	10,707	
Hydrology	296	
Land in City	10,411	
Commercial	339	339
Mixed Use	90	75
Industrial	963	963
Parks Open Spaces Institutional	2,270	2,270
Residential	1,921	1,601
Roads	1,719	1,719
Total URBAN area consumed	7,302	
Total URBAN AREA + 20% higher Residential		6,967
Total Undeveloped area left in boundary*	3,109	
* excludes 249.65ha of A1 landfill area		
Estimated Population 2022 (Current Year)	102,719	
Current Density		20% Higher Density in Residential Areas
Estimated Pop per Hectare	14.07	14.74
Estimated Pop Capacity Remaining	43,735	45,839
Estimated Total POP Capacity	146,455	148,558

IDP Growth Formula Remaining City Land Supply - 20 Years

April 13, 2022					
The City of Red Deer - Area Calculations (hectares) for IDP					
	Area (ha)	% of Urban Zoned	% of Total Land	m ² /Person	
Hydrology (has no zoning)		296			
Rivers and Creeks	296.000				
Islands	0.000				
Total Hydrology	296		2.8%		
Land Use (Land with zoning)		8,692			
Future Urban Development					
A1 - Future Urban Development District (removes Waste Management site, +/- 249.65 ha, which is zoned A1)	3,094.181		28.9%		
AG - Agriculture District (County)	14.722		0.1%		
Total Future Urban Development	3,109		29.0%		
Commercial					
C1 - Commercial (City Centre) District	51.562	0.7%	0.5%		
C1A - Commercial (City Centre West) District	0.658	0.0%	0.0%		
C2A - Commercial (Regional Shopping Centre) District	77.273	1.1%	0.7%		
C2B - Commercial (District Shopping Centre) District	12.977	0.2%	0.1%		
C3 - Commercial (Neighbourhood Convenience) District	5.013	0.1%	0.0%		
C4 - Commercial (Major Arterial) District	155.185	2.1%	1.4%		
C5 - Mixed Use Com	13.373	0.2%	0.1%		
DC - Direct Control District (Commercial Type Uses)	23.424	0.3%	0.2%		
Total Commercial	339	4.6%	3.2%		33.0
Mixed Use					
DC - Direct Control District (Mixed Use Type Uses)	56.731	0.8%	0.5%		
RL-TD - Riverlands Taylor Drive District	11.606	0.2%	0.1%		
RL-PR - Riverlands Primarily Residential District	14.020	0.2%	0.1%		
RL-C - Riverlands Commercial District	4.784	0.1%	0.0%		
I1ABSR - Industrial (Light Industrial and Business Service-Residential) District	2.372	0.0%	0.0%		
RLW - Res Live Work	0.203	0.0%	0.0%		
Total Direct Control Districts	90	1.2%	0.8%		8.7
Industrial					
I1 - Industrial (Business Service) District	667.384	9.1%	6.2%		
I1B/AD	27.186	0.4%	0.3%		
I2 - Industrial (Heavy Industrial) District	254.412	3.5%	2.4%		
IC	13.679	0.2%	0.1%		
DC - Direct Control District (Industrial Type Uses)	0.000	0.0%	0.0%		
Total Industrial	963	13.2%	9.0%		93.7
Parks, Open Space, Institutional					
P1 - Parks and Recreation District (removes 47 hectares to account for water bodies covered by districts)	1,040.456	14.2%	9.7%		
PS - Public Service (Institutional or Governmental) District (adds Waste Management site, +/- 249.65 ha, which is zoned A1)	760.260	10.4%	7.1%		
PSR - Public Services District (County)	1.290	0.0%	0.0%		
A2 - Environmental Preservation District	464.604	6.4%	4.3%		
DC - Direct Control District (Open Space Type Uses)	2.368	0.0%	0.0%		
DC - Direct Control District (Public Service Type Uses)	0.296	0.0%	0.0%		
Total Parks, Open Spaces, Institutional (Landfill is already covered in A1)	2,270	31.1%	21.2%		221.0
Residential					
R-1 - Country Residential (County)	0.517	0.0%	0.0%		
R1 - Residential (Low Density) District	1,244.720	17.0%	11.6%		
R1A - Residential (Semi-Detached Dwelling) District	144.956	2.0%	1.4%		
R1C	3.456	0.0%	0.0%		
R1E - Residential (Estate) District	23.203	0.3%	0.2%		
R1G	11.481	0.2%	0.1%		
R1N - Residential (Narrow Lot) District	109.220	1.5%	1.0%		
R1WS	6.504	0.1%	0.1%		
R2 - Residential (Medium Density) District	159.809	2.2%	1.5%		
R2T	6.654	0.1%	0.1%		
R3 - Residential (Multiple Family) District	125.837	1.7%	1.2%		
R4 - Residential (Relocatable Dwelling Unit) District	64.288	0.9%	0.6%		
DC - Direct Control District (Residential Type Uses)	20.225	0.3%	0.2%		
Total Residential	1,921	26.3%	17.9%		187.0
Road Right of Way (has no zoning)		1,719			
Total Road Right of Way (both developed and unconstructed)	1719.00	23.5%	16.1%		167.3
Total Area in City Boundary		10,707			
Urban Areas in City (Areas with urban zoning plus roads)		7301.71	100.0%		710.8
Urban Areas + Hydrology in City (Areas with urban zoning, plus roads, plus hydrology)		7597.71		71.0%	
Est. Population in 2022	102,719				
Per Capita Land Consumption (m²/person) - (Urban Area)	710.8				
Persons per Hectare (Urban Area)	0.071084				



Hydrology	± 296 ha
Road Right of Way	± 1719 ha
Land Use Districts	± 8692 ha
■ commercial	± 339 ha
■ environmental	± 465 ha
■ industrial	± 950 ha
■ mixed use	± 104 ha
■ open space	± 1043 ha
■ public service	± 761 ha
■ residential	± 1921 ha
■ undeveloped	± 3109 ha
Total City	± 10707 ha
<i>current as of April 13, 2022</i>	

Appendix G

Colliers Real Estate Growth Projections

Colliers

Real Estate Growth Projections

Final Report

Prepared for: City of Red Deer

Prepared by: Colliers Planning & Placemaking Group

March 10, 2023



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Introduction

Study Objectives

Colliers Strategy and Consulting Group was retained by the City of Red Deer to conduct a growth projection analysis that will be foundational to DIALOG's design and policy development. The intent of this work is to conduct a commercial, industrial, office, and residential land use inventory analysis which builds upon existing baseline inventories to accurately forecast future demand based on an assessment of how the population and economy will grow over time. This inventory and projection analysis results in a calculation of demand for residential, commercial, office and industrial uses, broken down by unit type and subcategory. The future projected demand is compared to existing and upcoming supply to estimate additional land requirements to satisfy future demand.

Methodology and Limitations

This study relies on data from multiple sources including but not limited to Colliers Strategy and Consulting Group, Statistics Canada, City of Red Deer, and PiinPoint. The quality of the assumptions made in the background data therefore place limitations on the study's findings, but Colliers has tried to ensure that assumptions are based on up-to-date and reliable market intelligence. However, should market conditions change significantly, the study's data and conclusions should be re-examined, particularly due to the economic uncertainties resulting from COVID-19. The data used in the report was generated during the COVID-19 pandemic. While Colliers sees this as a generation-defining crisis, in the fullness of time we expect to see a return to the real estate patterns highlighted in this report.

This document is only intended for the use of DIALOG and the City of Red Deer.

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Executive Summary

Population Projections

The medium growth projection used in previous reports does not align with the real growth rate that Red Deer has experienced in the past 10 years. The 5- and 10-year Reality growth rates have been selected for use in this report as a companion to the medium-growth scenario, as they accurately reflect the growth of Red Deer.

Throughout this report, these 3 population projections will inform different growth scenarios. With this in mind, the historical growth rates that Red Deer has experienced, both in the past 5 and 10 years, should be the basis for all planning policies moving forward.

Residential Analysis

The 5-year reality shows that no new land would need to be developed to accommodate growth, and this is very likely to be the conditions moving forward. The 10-year reality shows that no land outside of the already approved NASPs would need to be developed. This projection could occur if there is an economic upturn in Alberta, but less likely than the 5-year reality projection. The Medium Growth scenario shows that more land should be developed to accommodate demand, and this projection should not be considered.

To create a resilient residential market for Red Deer, the 5-year Reality population projection should be followed for future planning policies and no additional residential land should be annexed. Therefore, it would be advised that the City of Red Deer take the most cautious stance when determining the future demand of housing and anticipate the 5-year Reality scenario. If economic conditions should improve, then the 10-year Reality population projection can be considered, although greenfield development land annexation is still not recommended.

Retail Analysis

The gap analysis for the medium-growth scenario is optimistic and states that 32.5 acres of retail land is required, but this land already exists throughout Red Deer. 17 acres of land would be required under the 10-year Reality growth scenario, and this also already exists throughout Red Deer. Finally, 0 acres are required in the 5-year Reality growth scenario.

To create a healthier supply of retail space, and avoid further oversupply issues, both the 5-year and 10-year Reality growth projections can be the basis for planning policies moving forward. In the short-term, the 5-year growth projection should be utilized to address the current demand and use of retail space. Should economic conditions improve, the 10-year growth projection can augment the conservative retail planning policies.

Industrial Analysis

Under the Medium Growth Scenario, an additional 491 acres of land would be required to meet demand. The 10-year Reality Growth Scenario anticipates that an additional 287 acres of land would be required, and the 5-year Reality Growth Scenario would require no additional land.

Similar to projections for other asset classes, the 5-year Reality Growth Scenario should be following for the foreseeable future. The current vacancy rate indicates that there is more than enough current supply to absorb market demand. Should the industrial market indicators improve, then the City of Red Deer could consider



intensifying land to meet a higher demand for industrial land. This long-term outlook will give the City of Red Deer ample time to assess the market demand and land supply and adjust as necessary moving forward.

Office Analysis

The gap analysis for the medium-growth scenario is optimistic and states that over 500,000 SF of office space is required to meet the demand, but this space could be absorbed through denser, mixed-use developments. 289,000 SF of office space would be required under the 10-year Reality growth scenario, and this also already exists throughout Red Deer. Finally, no additional space would be required in the 5-year Reality growth scenario.

The office market throughout Alberta and Canada has been volatile, with little certainty on the future demand of office space. The trend toward hybrid workspaces with smaller footprints has created conditions for diminished demand for office space that could continue long into the future.

It would be advisable that Red Deer follow the most conservative 5-year Reality projection. If economic conditions improve and the demand for new office space becomes more apparent, then the additional 289,000 SF of office space anticipated in the 10-year Reality projection could be added through dense, mixed-use developments in the downtown core.

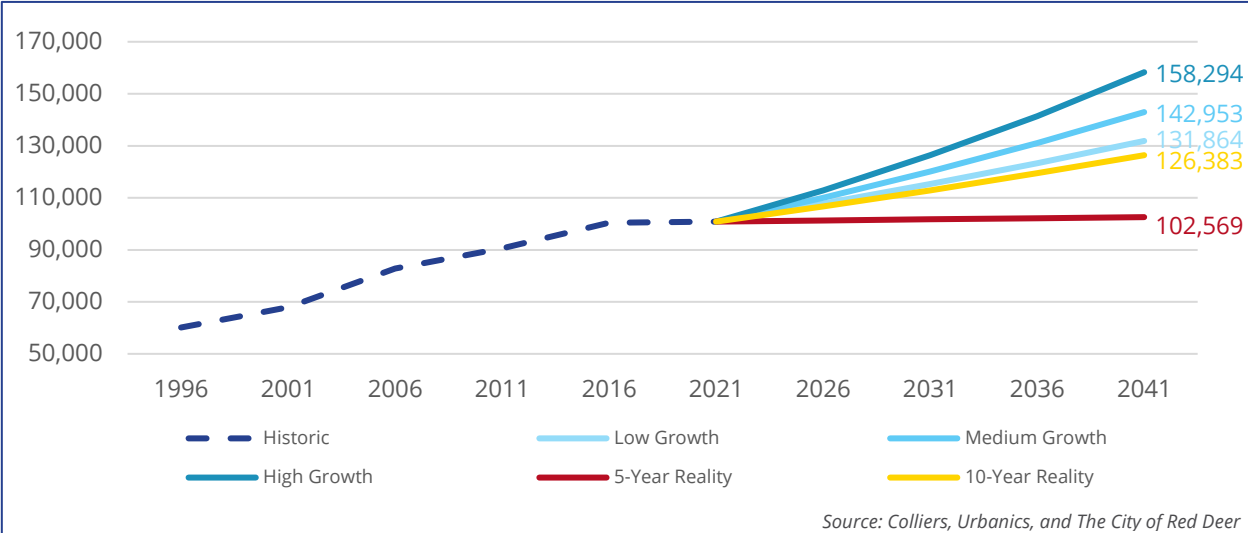
1. Population Projections

Colliers Strategy & Consulting utilizes updated population projection metrics based on the most up-to-date data within the 2021 Statistics Canada Census.

Colliers was provided 5 population projections based on different levels of population growth. Three of these population projections (High Growth, Medium Growth, and Low Growth) were initially created by Urbanics, with adjustments provided by Colliers in previous Economic Development Strategy Reports. These population projections were calculated using the Cohort Component Method, which includes assumptions regarding future fertility rates, mortality rates, and net migration. The medium-growth rate projection has been the basis of demand projections provided by Colliers in previous reports.

As of the 2021 Census, the population of Red Deer was 100,844. Under the previous Medium Growth scenario used in the 2020 report, the 2021 population was projected to grow by 8.2%, which would be a population of 108,652 in 2021. Therefore, the City of Red Deer has underperformed the growth projection by 7.18%, which is a significant margin. For this reason, this report will also provide two additional population projections scenarios utilizing the 5- and 10- year Reality Growth rates. The annual growth rate of the past 5 years has been 0.08%, and the annual growth rate of the past 10 years has been 1.14%.

Figure 1: Population Growth Scenarios



The average annual growth rate in the past 10 years (1.14%) is still lower than the Low Growth scenario (1.35%) projected in the previous 2020 report. The historic annual growth rate of the past 5 years (0.08%) is substantially lower than any projection used in the previous 2020 report. Overestimating the rate of growth and future population of the city could lead to an oversupply and overdevelopment of residential land to attempt to absorb this projected population. As Alberta’s resource-based economy is vulnerable to market shifts, this report also provides demand projections based on the 10-year Reality Growth projection, with an annual projected growth rate of 1.14% per year.

**Figure 2: Population Growth Scenarios** (projections shown in *italics*)

	2011	2016	2021	2026	2031	2036	2041	Annual Growth
Census Count	90,564	100,418	100,844					
High Growth Scenario			100,844	<i>112,877</i>	<i>126,345</i>	<i>141,420</i>	<i>158,294</i>	2.28%
Medium Growth Scenario			100,844	<i>110,036</i>	<i>120,066</i>	<i>131,011</i>	<i>142,953</i>	1.76%
Low Growth Scenario			100,844	<i>107,837</i>	<i>115,315</i>	<i>123,312</i>	<i>131,864</i>	1.35%
Baseline Scenario 5-Year Reality		100,418	100,844	<i>101,273</i>	<i>101,703</i>	<i>102,135</i>	<i>102,569</i>	0.08%
Baseline Scenario 10-Year Reality	90,564	100,418	100,844	<i>106,699</i>	<i>112,894</i>	<i>119,448</i>	<i>126,383</i>	1.14%

Source: Colliers, Urbanics, and The City of Red Deer

The High Growth Scenario is the most optimistic, with an average annual growth rate of 2.28%. Using this assumption, Red Deer is expected to reach a population of 126,345 residents by 2031, and 158,294 residents by 2041. The Medium Growth Scenario, used in previous reports, has an average annual growth rate of 1.76%, a projected 2031 population of 120,066, and a projected 2041 population of 142,953. The Low Growth Scenario is the least optimistic scenario based on projected assumptions. This scenario has an average annual growth rate of 1.35% with a 2031 projected population of 115,315, and a 2041 projected population of 131,864.

In the past 10 years, the rate of growth has not met previous projections. The 5-year reality is an average annual growth rate of 0.08%, and the 10-year reality has an average annual growth rate of 1.14%. Extrapolating based on these observed baselines, there is a projected population in 2031 of 101,703 (5-year reality) and 112,894 (10-year reality). The 5- and 10-year realities have been selected for use in this report as a companion to the medium-growth scenario, as they better reflect the actual conditions of growth in Red Deer.

The medium growth projection does not align with the real growth rate that Red Deer has experienced in the past 10 years. The 5- and 10-year Reality growth rates have been selected for use in this report as a companion to the medium-growth scenario, as they accurately reflect the growth of Red Deer.

Throughout this report, these 3 population projections will inform different growth scenarios. With this in mind, the historical growth rates that Red Deer has experienced, both in the past 5 and 10 years, should be the basis for all planning policies moving forward.

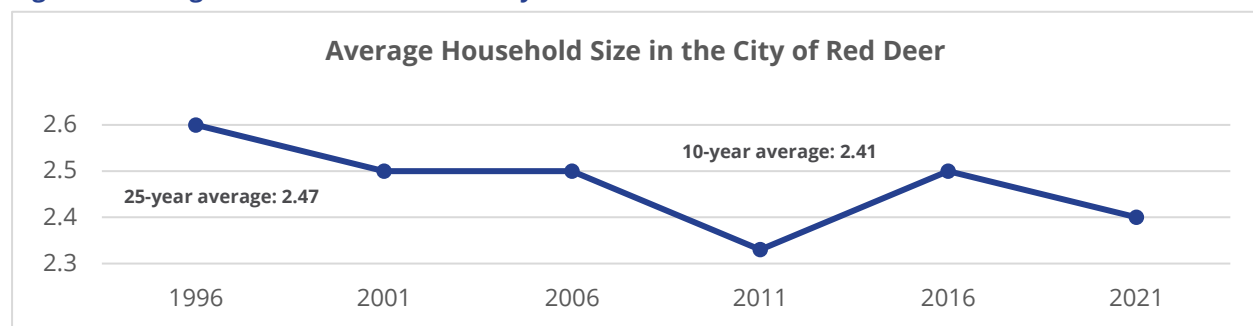


2. Residential Analysis

2.1 Residential Demand

As per the most recently updated and completed Statistics Canada Census, the City of Red Deer has a total population of 100,844 individuals living in 40,510 dwelling units. Assuming the 2021 average household size remains stable at 2.4 over the projection period, a household size that is smaller than historically observed, future demand for additional residential units can be projected as outlined below, with the projected values italicized.

Figure 3: Average Household Size in the City of Red Deer



Source: Statistics Canada

Figure 4: Dwellings Required in Each Scenario (projections shown in *italics*)

Medium-Growth Scenario	2016	2021	2026	2031	2036	2041
Population	100,418	100,844	<i>110,036</i>	<i>120,066</i>	<i>131,011</i>	<i>142,953</i>
Household Size	2.5	2.4	2.4	2.4	2.4	2.4
Dwellings Required	39,985	40,510	<i>45,848</i>	<i>50,028</i>	<i>54,588</i>	<i>59,564</i>
10-year Reality Scenario	2016	2021	2026	2031	2036	2041
Population	100,418	100,844	<i>106,699</i>	<i>112,894</i>	<i>119,448</i>	<i>126,383</i>
Household Size	2.5	2.4	2.4	2.4	2.4	2.4
Dwellings Required	39,985	40,510	<i>44,458</i>	<i>47,039</i>	<i>49,770</i>	<i>52,660</i>
5-year Reality Scenario	2016	2021	2026	2031	2036	2041
Population	100,418	100,844	<i>101,273</i>	<i>101,703</i>	<i>102,135</i>	<i>102,569</i>
Household Size	2.5	2.4	2.4	2.4	2.4	2.4
Dwellings Required	39,985	40,510	<i>42,197</i>	<i>42,376</i>	<i>42,556</i>	<i>42,737</i>

Source: Colliers



Three growth scenarios have been used to project future residential demand. The medium-growth scenario has been used in the past, but the real growth rates of the past 5 and 10 years have been significantly lower. In a medium-growth scenario, the population by 2031 of 120,066 residents could require 50,028 dwellings. In a 10-year Reality growth scenario, the 2026 population of 112,894 residents could require 47,039 dwellings. In a 5-year Reality growth scenario, the 2026 population of 101,703 could require 42,376 dwellings. In 2041, the City of Red Deer could see a medium-growth scenario of 142,953 residents requiring 59,564 dwellings, a 10-year-reality growth scenario of 126,383 residents requiring 52,660 dwellings, or a 5-year reality growth scenario of 102,569 residents requiring 42,737 dwellings.

To forecast the total demand for additional housing in the next 20 years to accommodate population growth, it is essential to add the total number of units required by pure population growth to the number of units that are anticipated to require replacement each year due to factors such as age, deteriorating quality, and reinvestment. Based on previous reporting, it is assumed that 0.25% of existing homes will need to be replaced annually over the projection period.

Figure 5: Source of New Housing Demand (projections shown in **italics**)

Medium-Growth Scenario	2022-26	2027-31	2032-36	2037-41
Units needed by additional residents	<i>4,760</i>	<i>3,555</i>	<i>3,878</i>	<i>4,231</i>
Units needed to replace demolished units	<i>573</i>	<i>625</i>	<i>682</i>	<i>745</i>
Total Units Demanded (5-Year Period)	<i>5,333</i>	<i>4,180</i>	<i>4,560</i>	<i>4,976</i>
Total Units Demanded (Annual Avg.)	<i>1,067</i>	<i>836</i>	<i>912</i>	<i>995</i>
10-year Average Growth Scenario	2022-26	2027-31	2032-36	2037-41
Units needed by additional residents	<i>3,948</i>	<i>2,581</i>	<i>2,731</i>	<i>2,890</i>
Units needed to replace demolished units	<i>556</i>	<i>588</i>	<i>622</i>	<i>658</i>
Total Units Demanded (5-Year Period)	<i>4,504</i>	<i>3,169</i>	<i>3,353</i>	<i>3,548</i>
Total Units Demanded (Annual Avg.)	<i>901</i>	<i>634</i>	<i>671</i>	<i>710</i>
5-year Average Growth Scenario	2022-26	2027-31	2032-36	2037-41
Units needed by additional residents	<i>1,687</i>	<i>179</i>	<i>180</i>	<i>181</i>
Units needed to replace demolished units	<i>527</i>	<i>530</i>	<i>532</i>	<i>534</i>
Total Units Demanded (5-Year Period)	<i>2,215</i>	<i>709</i>	<i>712</i>	<i>715</i>
Total Units Demanded (Annual Avg.)	<i>443</i>	<i>142</i>	<i>142</i>	<i>143</i>

Source: Colliers

Under the Medium-Growth scenario, there could be demand for a total of 9,513 new units of housing by 2031, averaging 951 units per year. Under the 10-year Reality Growth scenario, there could be demand for a total of 7,673 new units of housing by 2031, averaging 767 units per year. Under the 5-year Reality growth scenario, there could be demand for 2,923 new units of housing, averaging 292 units per year.



The projection scenarios that determine the potential demand for housing by 2031 have a wide range of dwelling units required per year. The Medium-Growth scenario is the most optimistic but does not reflect the demand for housing that has occurred in the past 10 years. **The 10- and 5-year Reality growth scenarios should be considered in the planning for future growth, but the 5-year Reality should be the conservative basis for housing demand for the next 10 years.**

By 2041, the differences in housing demand among the projections are more evident. Under a Medium-Growth scenario, there could be demand for a total of 19,049 new units of housing by 2041. Under the 10-year Reality Growth scenario, there could be demand for a total of 12,145 new units of housing by 2041. Under the 5-year Reality growth scenario, there could be demand for 2,222 new units of housing, averaging 186 units per year.

The economic conditions of 2041 are challenging to predict. **Therefore, it would be advised that the City of Red Deer take the most cautious stance when determining the future demand of housing and anticipate the 5-year Reality scenario**, allowing them to adjust the supply of housing depending on the realized demand.

The table below outlines the housing share by dwelling type per historic CMHC and Canada Census data, where 53.2% of total dwelling units were single-detached homes in 2021. With an understanding that the City of Red Deer intends on slowly transitioning to a more dense, walkable, and sustainable city, particularly in the downtown core, future projections assume a gradual shift in the share of each housing type so that by 2031, single-detached homes begin to make up a less significant proportion of the total housing supply. This model assumes that single-detached housing decreases as a proportion of total housing by 2% per census period with attached housing (semi-detached and townhouse/rowhouse) increasing by 1% per census period to align with upcoming planning initiatives. The total number of apartments in the City of Red Deer as a proportion of total housing has remained relatively stable over time and is anticipated to continue as a trend.

Figure 6: Projected Housing Type Share (projections shown in *italics*)

	2006	2011	2016	2021	2026	2031	2036	2041
Single-Detached House	51.2%	53.5%	52.7%	53.2%	51.2%	49.2%	47.2%	45.2%
Apartment	24.2%	21.2%	22.5%	22.4%	22.4%	22.4%	22.4%	22.4%
Semi-Detached	11.7%	11.3%	13.8%	10.1%	11.1%	12.1%	13.1%	14.1%
Townhouse/Rowhouse	10.0%	10.8%	8.2%	11.7%	12.7%	13.7%	14.7%	15.7%
Mobile Home	2.9%	3.2%	2.8%	2.6%	2.6%	2.6%	2.6%	2.6%

Source: Colliers

To achieve this desired housing mix, development patterns will need to continue trending towards higher density formats as a greater proportion of all new homes. As outlined below, this could be achieved through a mix of homes being built, with the number of single-detached homes decreasing and the number of higher-density homes increasing. In terms of policy, this can be achieved through several means including reducing peripheral low-density housing expansion, encouraging urban attached developments, and supporting more townhouse and semi-detached developments. Should there be an inefficient supply of new housing to accommodate population growth, the City of Red Deer may experience upward pricing pressure on the housing market which may result in limited future potential growth, force households to relocate, or place additional financial strain on vulnerable households.



Utilizing the projected housing type share anticipated between 2022 and 2041 with anticipated population growth forecasts for the City of Red Deer, three different forecasts were made to project future new unit demand. As outlined below, the growing population can be accommodated through a mix of housing types being built, with the number of single-detached houses decreasing and the amount of medium-higher density housing increasing.

Figure 7: Total New Units Demanded – Medium Growth Projection (projections shown in *italics*)

	2006-11	2012-16	2017-21	2022-26	2027-31	2032-36	2037-41	Avg. Units per Year
Single-Detached	3,045	1,290	490	<i>1,920</i>	<i>1,139</i>	<i>1,151</i>	<i>1,157</i>	268
Apartment	-70	1,195	80	<i>1,197</i>	<i>938</i>	<i>1,024</i>	<i>1,117</i>	214
Semi-Detached/Duplex	330	1,365	-1,455	<i>995</i>	<i>963</i>	<i>1,096</i>	<i>1,245</i>	215
Townhouse/Rowhouse	735	-725	1,485	<i>1,084</i>	<i>1,032</i>	<i>1,172</i>	<i>1,328</i>	231
Mobile Home	255	-80	-70	<i>138</i>	<i>108</i>	<i>118</i>	<i>128</i>	25
Total Units Demanded Over 5-Years	3,045	1,290	490	<i>5,333</i>	<i>4,180</i>	<i>4,560</i>	<i>4,976</i>	952
Total Units Demanded Annually				<i>1,067</i>	<i>836</i>	<i>912</i>	<i>995</i>	

Source: Colliers

In a **medium population growth scenario**, from 2022 to 2031, it is suggested that of the 9,513 new units of housing needed, approximately 65% of units (6,209) should be built in higher-density formats such as apartments, townhomes, and semi-detached. During the period from 2032-2041, approximately 73% (6,982) of the 9,536 new units demanded would be of higher-density formats. This scenario shows no negative demand during the projected period, meaning that there is sufficient future demand for newly developed units to support the development of new land.

Figure 8: Total New Units Demanded – 10-year Reality Growth Projection (projections shown in *italics*)

	2006-11	2012-16	2017-21	2022-26	2027-31	2032-36	2037-41	Avg. Units per Year
Single-Detached	3,045	1,290	490	<i>1,208</i>	<i>380</i>	<i>348</i>	<i>311</i>	112
Apartment	-70	1,195	80	<i>885</i>	<i>579</i>	<i>613</i>	<i>649</i>	136
Semi-Detached/Duplex	330	1,365	-1,455	<i>841</i>	<i>756</i>	<i>827</i>	<i>904</i>	166
Townhouse/Rowhouse	735	-725	1,485	<i>907</i>	<i>799</i>	<i>873</i>	<i>952</i>	177
Mobile Home	255	-80	-70	<i>102</i>	<i>67</i>	<i>70</i>	<i>75</i>	16
Total Units Demanded Over 5-Years	4,295	3,045	530	<i>3,943</i>	<i>2,581</i>	<i>2,731</i>	<i>2,890</i>	607
Total Units Demanded Annually				<i>570</i>	<i>516</i>	<i>546</i>	<i>578</i>	

Source: Colliers



Utilizing the **10-year Reality growth scenario**, in 2031 it is projected that of the 6,524 new units of housing that are needed, approximately 73% (4,767) units should be higher-density construction such as apartments, townhomes, and semi-detached dwellings. From 2031 to 2041, approximately 85% (4,817) of the 5,621 new units demanded would be in these higher-density formats.

Figure 9: Total New Units Demanded – 5-year Reality Growth Projection (projections shown in *italics*)

	2006-11	2012-16	2017-21	2022-26	2027-31	2032-36	2037-41	Avg. Units per Year
Single-Detached	3,045	1,290	490	51	0	0	0	0
Apartment	-70	1,195	80	378	40	40	41	25
Semi-Detached/Duplex	330	1,365	-1,455	591	444	447	450	97
Townhouse/Rowhouse	735	-725	1,485	619	447	450	454	98
Mobile Home	255	-80	-70	43	5	5	5	3
Total Units Demanded Over 5-Years	4,295	3,045	530	1,682	936	942	950	111
Total Units Demanded Annually				336	187	188	190	

Source: Colliers

Utilizing the **5-year Reality growth scenario**, in 2031 it is projected that there will be a demand for 2,618 new units of housing. Included in this is the demand for 0 single-family dwellings. This lack of demand is determined by the fact that there will be enough single-detached housing stock throughout Red Deer to capture the anticipated demand. This decline in demand will be reabsorbed in the higher-density forms of housing that will have a total demand of 2,518 units. By 2041, we will see the same pattern continuing, with the overall demand for new housing units being 1,892, with the demand for being completely attributed to higher-density units.

These figures are estimates based on the goal of Red Deer becoming a healthier, denser, and more walkable city. It should be noted that, despite City goals, many households residing in the City of Red Deer still will demand a suburban, vehicle-dependent lifestyle, and as such, Red Deer may need to incentivize the construction of higher-density housing or limit the creation of low-density housing.

**Figure 10: Land Demand – Medium Growth Projection**

	Total 21-30	Total 31-41	21-41 Total Change	21-41 Annual Change	UPA (Low)	UPA (High)	Land (Low UPA)	Land (High UPA)
Single-Detached	3,059	2,308	5,367	268	5	8	1,073 ac	671 ac
Apartment	2,136	2,141	4,276	214	35	40	153 ac	134 ac
Semi-Detached/Duplex	1,957	2,341	4,299	215	20	25	268 ac	215 ac
Townhouse/Rowhouse	2,116	2,500	4,616	231	20	25	268 ac	215 ac
TOTAL	9,268	9,290	18,558				1,763 ac	1,234 ac

Figure 11: Land Demand – 10-year Reality Growth Projection

	Total 21-30	Total 31-41	21-41 Total Change	21-41 Annual Change	UPA (Low)	UPA (High)	Land (Low UPA)	Land (High UPA)
Single-Detached	1,589	659	2,247	112	5	8	449 ac	281 ac
Apartment	1,465	1,262	2,726	136	35	40	64 ac	56 ac
Semi-Detached/Duplex	1,597	1,731	3,328	166	20	25	112 ac	90 ac
Townhouse/Rowhouse	1,706	1,825	3,530	177	20	25	112 ac	90 ac
TOTAL	6,356	5,476	11,832				738 ac	517 ac

Figure 12: Land Demand – 5-year Reality Growth Projection

	Total 21-30	Total 31-41	21-41 Total Change	21-41 Annual Change	UPA (Low)	UPA (High)	Land (Low UPA)	Land (High UPA)
Single-Detached	0	0	0	0	5	8	0 ac	0 ac
Apartment	418	81	499	25	35	40	14 ac	12 ac
Semi-Detached/Duplex	1,035	898	1,933	97	20	25	97 ac	77 ac
Townhouse/Rowhouse	1,066	904	1,970	98	20	25	98 ac	79 ac
TOTAL	2,519	1,883	4,402				209 ac	168 ac

Source: Colliers

The charts above show the ranges in land demand provided by the three growth scenarios. In the next 20 years, the City of Red Deer is anticipated to need between 1,234 and 1,763 acres of land in a medium population growth scenario and 517 to 738 acres of land in a 10-year population growth scenario to accommodate the anticipated demand for new residential units to accommodate the growing population. In the 5-year Reality growth scenario, there is a demand for land used for higher density housing, which is between 168 and 209 acres. We see in this scenario that there is 0 land demanded to develop single-detached units, due to the anticipated absence for housing type. The existing amount of residential development land can absorb all upcoming units in this scenario.

Given the risk of oversupply of residential development land, it is advised that Red Deer severely limit the upcoming supply of land attributed to single-detached dwelling development and reallocate this supply to higher-density development land. This could be accomplished through the creation of higher-density infill projects offsetting the lack of demand for single-family, where existing single-detached land can be used to accommodate multi-unit development.

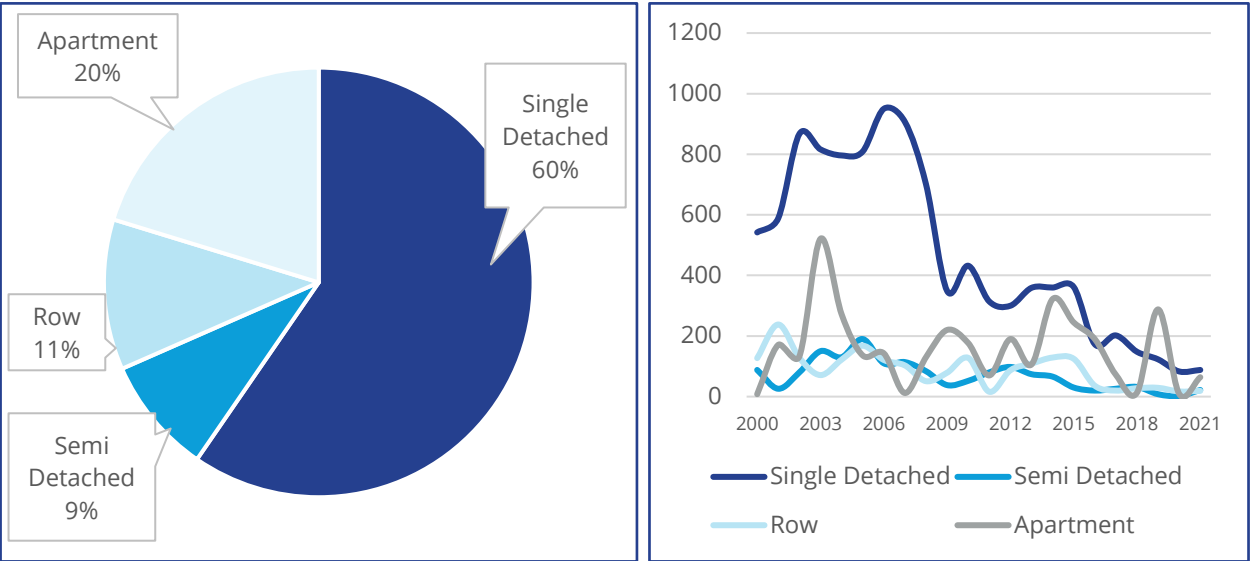
It is understood that the City of Red Deer anticipates capacity for approximately 7,689 units in existing residential communities that are presently unbuilt in various stages of development in existing Neighbourhood Area Structure Plans and Area Redevelopment Plans. Based on the available greenfield land supply presently available in the City of Red Deer, there is approximately 1,550 hectares of land that can accommodate future residential development. Given that 7,689 units of the 11,832 to 18,558 future units demanded can be more immediately accommodated on existing greenfield development land, the City of Red Deer should have a sufficient supply of land to accommodate growth in existing communities supplemented with land in greenfield expansion projects.

2.2 Residential Supply

Over the past 10 years between 2011 and 2021, the City of Red Deer has added an average of 468 new units to the City's housing stock annually, with 52% (2,512) of units being low-density, single-detached homes during the same time.

The number of new housing completions has been declining from the peak of 1558 new units in 2003. The number of new units over the past five years averages 258 units annually. This decrease in new housing completions has affected every housing type. In 2019, apartment-style housing completions exceeded single-family housing completions, but that trend did not continue.

Figure 13: Housing Completions by Type 2000 – 2021 Figure 14: New Housing Completions by Type



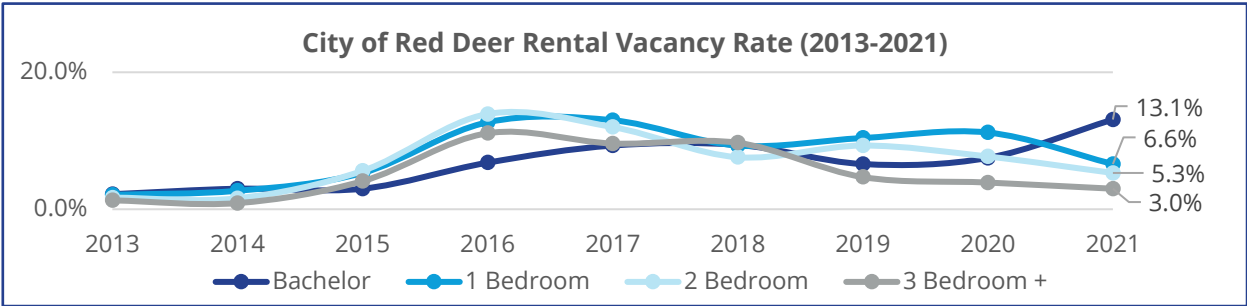
Source: CMHC

As of October 2022, there have been 111 new housing starts in the City of Red Deer, coming to market by late 2022 or early 2023. 71% (79) of these new housing starts have been single-detached dwellings. Proposed residential development will be concentrated on greenfield development land on the periphery of Red Deer, as per the approved Neighbourhood Area Structure Plans (NASPs). As of 2021, 4,823 units of housing, mostly single-detached dwellings, could be built within these NASPs, although the development timelines may be further into the future than can be projected. **The units allocated to these NASPs can easily accommodate all the existing and short-term demand projected within the 10-year Reality growth projection and will exceed the demand anticipated in the 5-year Reality growth projection. Due to the risk of low-density residential oversupply, the development of greenfield land for single-detached dwellings should be limited.**

2.3 Residential Vacancy and the Rental Universe

As outlined below, the Canadian Mortgage and Housing Corporation track the primary rental market for the City of Red Deer. This is important to understand as it provides a general view of the existing number of vacant rental units that could accommodate future population growth and rental demand. In addition, it gives an overview of the health of the housing market citywide.

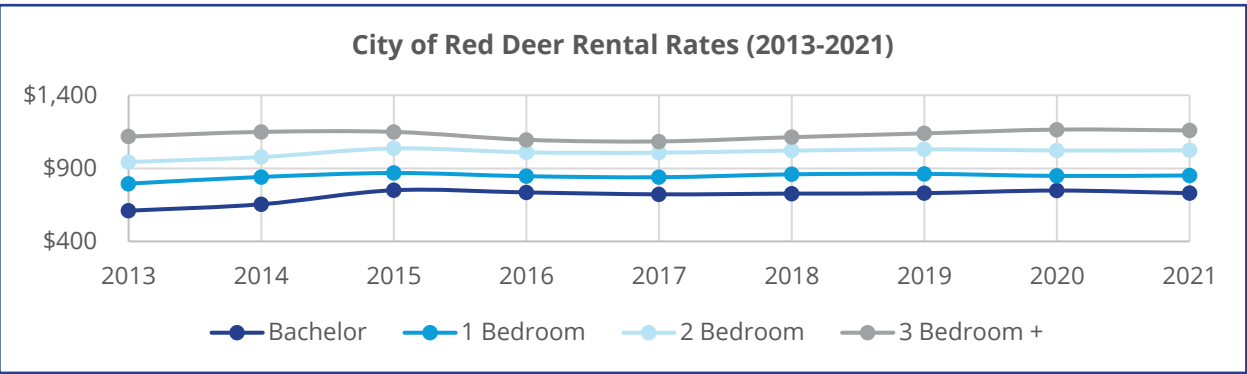
Figure 15: Rental Vacancy Rates



Source: CMHC

In the period between 2016 and 2020, the City of Red Deer experienced a decrease in residential vacancies among all housing types. In 2021, the vacancy rate among 1-bedroom, 2-bedroom, and 3-or-more-bedroom units has slightly decreased, but it is unknown if this trend will continue given increased pressures and demand in rental markets across Canada. There has been a sharp rise in vacancies of bachelor-type units since 2019. Comparably, the typical overall vacancy rate for Red Deer over the past 20 years had been 5%, lower than the current overall vacancy from 2023 to 2021 of 6.9% indicating a slight oversupply of current rental housing.

Figure 16: Rental Rates



Source: CMHC

Across Canada, the demand for rental housing has been increasing as housing prices increase. The average rental rates in the City of Red Deer have been extremely stable since 2016. The largest increase in average rental rates that occurred during this period has been among the 3-or-more-bedroom type units, with an increase of \$75. The increase during the same period for bachelor-type units was \$8.



The 5-year reality shows that no new land would need to be developed to accommodate growth, and this is very likely to be the conditions moving forward. The existing supply of land should be developed with higher-density forms of housing, as the existing and proposed supply of single-detached dwellings meets the forecasted demand. For future planning, erring on the side of caution and following this projection would be most beneficial to the City of Red Deer.

The 10-year reality shows that no land outside of the already approved NASPs would need to be developed. This projection could occur if there is an economic upturn in Alberta, but less likely than the 5-year reality projection.

The Medium Growth scenario shows that more land should be developed to accommodate demand, and this projection should not be considered. The historical trends of the past 10 years, as well as future economic forecasting, do not support this level of growth. The risk of following this projection is land overdevelopment, leading to an oversupplied residential market with little demand and low absorption rates.

To create a resilient residential market for Red Deer, the 5-year Reality population projection should be followed for future planning policies and no additional residential land should be annexed. Therefore, it would be advised that the City of Red Deer take the most cautious stance when determining the future demand of housing and anticipate the 5-year Reality scenario. If economic conditions should improve, then the 10-year Reality population projection can be considered, although greenfield development land annexation is still not recommended.

3. Retail Analysis

3.1 Retail Demand

Colliers’ proprietary retail-commercial demand model projects the retail expenditure potential from a population based on socioeconomic variables, provincial and federal data, and retail industry benchmarks. Expenditures are then split against retail categories using the most recent profile of retail sales data compiled by Statistics Canada. The model uses Personal Disposable Income (PDI) as a basis to calculate the total retail expenditure potential within a given area.

The first step is to delineate the trade areas from which the majority of retail sales are expected to originate. Under the assumption that retail demand at the City level should be contained within, the Primary Trade Area is considered to be the entire City.

Next, an average per capita income estimate is calculated by dividing household income projections by household size. Using the differential between the trade area per capita incomes and the Alberta average, Colliers calculates the PDI for the trade area. This allows for a local PDI but does not rely on specific income data, which can be prone to large degrees of error. Since not all income is spent on retail goods, the next step is to reduce the PDI by a retail expenditure to PDI ratio which is an adjusted rate provided by the Conference Board of Canada (43.5% in Red Deer). Market capture rates are then applied based on the competitive retail environment and physical/psychological barriers that impact accessibility. The resulting potential expenditures are then converted into warranted retail floor space using market-appropriate productivity rates. Within the City of Red Deer’s trade area, the initial income metrics are outlined below.

Figure 17: Income Statistics

Income Statistics	Alberta	Primary Trade Area
Average Personal Disposable Income (PDI)	\$39,785	\$37,267
Provincial Income Ratio	100%	93.7%
Household Size (2021)	2.6	2.4

Source: Statistics Canada

Using the demand model combined with current estimates of existing occupied and vacant retail space, the estimated impacts of e-commerce, and the various anticipated population growth forecasts, Colliers projected future additional retail demand broken down by the 18 North American Industry Classification System (NAICS) categories identified below.

In total, based on the existing supply of commercial space in the City of Red Deer combined with growth factors such as a growing population (medium growth scenario), the City could support an additional 1.61 million square feet of retail and commercial floor area by 2040. Future projected demand based on sales performance requirements anticipates a conservative growth rate of 1% per year. If there are less than 1.61 million square feet of additional retail floor space introduced to the City during this period, it can be realistically assumed that existing tenants will experience higher sales performance resulting in relatively lower tenant turnover. Following this logic, it would be harmful to the City of Red Deer to be oversupplied with retail floor area rather than undersupplied. If the City grows at a lesser rate of growth more similar to the 10-year average annual growth rate, the City of Red Deer is anticipated to require 50% less additional floor area at 868,000 square feet of commercial space.

**Figure 18: Additional Retail Floor Area Demand – Medium Growth Projection**

Total Warranted Floor Area by Category (SF)	2021-2026	2026-2031	2031-2036	2036-2040	Total
Furniture and home furnishings stores [442]	16,763	12,823	13,558	9,607	52,751
Electronics and appliance stores [443]	12,909	9,875	10,441	7,398	40,623
Building materials and supplies [444]	25,166	19,251	20,355	14,423	79,196
Food and beverage stores [445]					
Grocery stores [4451]					
Supermarkets and other grocery stores [44511]	65,144	55,827	59,390	44,902	225,263
Convenience stores [44512]	4,662	3,995	4,250	3,213	16,120
Specialty food stores [4452]	5,114	4,309	4,580	3,432	17,436
Beer, wine and liquor stores [4453]	15,999	13,711	14,586	11,028	55,323
Health and personal care stores [446]	30,698	26,061	27,711	20,848	105,317
Clothing and clothing accessories stores [448]	40,054	30,640	32,397	22,956	126,047
Sporting goods, hobby, book and music stores [451]	15,344	11,738	12,411	8,794	48,287
General merchandise stores [452]	93,764	71,726	75,840	53,737	295,067
Miscellaneous store retailers [453]	22,007	16,834	17,800	12,612	69,253
Net Warranted Retail Floor Area	347,624	276,789	293,318	212,950	1,130,681
Drinking places (alcoholic beverages (7224)	2,196	1,865	1,983	1,492	7,536
Full-service restaurants (722511)	29,209	24,797	26,367	19,837	100,209
Limited-service restaurants (722512)	30,843	26,184	27,841	20,946	105,813
Net Warranted Food & Beverage Floor Area	62,248	52,845	56,190	42,274	213,558
Service Commercial	81,974	65,927	69,902	51,045	268,848
Total Warranted Floor Area	491,846	395,561	419,410	306,269	1,613,087

Source: Colliers

In this Medium-Growth scenario, the City could support an additional 887,407 square feet of retail and commercial floor area by 2031, or 1.61 million square feet of additional floor area by 2040. Future projected demand based on sales performance requirements anticipates a conservative growth rate of 1% per year. If there are less than 1.61 million square feet of additional retail floor space introduced to the City during this period, it can be realistically assumed that existing tenants will experience higher sales performance resulting in relatively lower tenant turnover. Following this logic, it would be harmful to the City of Red Deer to be oversupplied with retail floor area rather than undersupplied.

**Figure 19: Additional Retail Floor Area Demand – 10-year Reality Growth Projection**

Total Warranted Floor Area by Category (SF)	2021-2026	2026-2031	2031-2036	2036-2040	Total
Furniture and home furnishings stores [442]	14,053	13,724	14,347	11,585	53,709
Electronics and appliance stores [443]	10,822	10,569	11,048	8,921	41,360
Building materials and supplies [444]	21,097	20,605	21,539	17,392	80,634
Food and beverage stores [445]					
Grocery stores [4451]					
Supermarkets and other grocery stores [44511]	46,074	45,821	48,209	39,352	179,456
Convenience stores [44512]	3,297	3,279	3,450	2,816	12,842
Specialty food stores [4452]	3,721	3,689	3,877	3,159	14,446
Beer, wine and liquor stores [4453]	11,315	11,253	11,840	9,664	44,073
Health and personal care stores [446]	22,063	21,902	23,029	18,777	85,771
Clothing and clothing accessories stores [448]	33,578	32,794	34,282	27,682	128,336
Sporting goods, hobby, book and music stores [451]	12,863	12,563	13,133	10,604	49,163
General merchandise stores [452]	78,605	76,768	80,251	64,801	300,425
Miscellaneous store retailers [453]	18,449	18,018	18,835	15,209	70,510
Net Warranted Retail Floor Area	275,937	270,984	283,840	229,962	1,060,724
Drinking places (alcoholic beverages) (7224)	1,579	1,567	1,648	1,344	6,137
Full-service restaurants (722511)	20,993	20,839	21,912	17,867	81,611
Limited-service restaurants (722512)	22,167	22,005	23,137	18,866	86,175
Net Warranted Food & Beverage Floor Area	44,739	44,411	46,697	38,076	173,922
Service Commercial	64,135	63,079	66,107	53,608	246,929
Total Warranted Floor Area	384,811	378,475	396,644	321,645	1,481,575

Source: Colliers

In this 10-year Reality Growth scenario, the City could support an additional 763,286 square feet of retail and commercial floor area by 2031, or 1,481,575 square feet of additional floor area by 2040. It must be noted that this additional requirement could be in the form of intensified retail spaces and renovations to existing spaces, rather than more greenfield development. While this projection is more conservative than the Medium-Growth projection, there is still a risk in oversupplying the retail market, therefore increasing the vacancy rate and lowering the rate of absorption.

The demand for additional retail floor area under this scenario can be considered for more long-term planning policies that can be adjusted as a reaction to the realized growth and demand in Red Deer. Recently, new retail floor area has been added into greenfield residential developments, as seen in the Timberlands development in northeast Red Deer. Echoing the demand for residential greenfield development, the current level of commercial greenfield development should also be drastically reduced.

**Figure 20: Additional Retail Floor Area Demand – 5-year Reality Growth Projection**

Total Warranted Floor Area by Category (SF)	2021-2026	2026-2031	2031-2036	2036-2040	Total
Furniture and home furnishings stores [442]	5,428	4,649	4,800	3,762	18,639
Electronics and appliance stores [443]	4,180	3,580	3,696	2,897	14,354
Building materials and supplies [444]	8,149	6,980	7,206	5,648	27,983
Food and beverage stores [445]					
Grocery stores [4451]					
Supermarkets and other grocery stores [44511]	3,284	798	844	540	5,468
Convenience stores [44512]	235	57	60	39	391
Specialty food stores [4452]	476	274	284	215	1,248
Beer, wine, and liquor stores [4453]	807	196	207	133	1,343
Health and personal care stores [446]	2,281	1,087	1,131	834	5,334
Clothing and clothing accessories stores [448]	12,970	11,110	11,469	8,989	44,537
Sporting goods, hobby, book and music stores [451]	4,968	4,256	4,394	3,443	17,062
General merchandise stores [452]	30,361	26,007	26,849	21,042	104,259
Miscellaneous store retailers [453]	7,126	6,104	6,301	4,939	24,470
Net Warranted Retail Floor Area	80,264	65,100	67,243	52,480	265,087
Drinking places (alcoholic beverages) (7224)	163	78	81	60	382
Full-service restaurants (722511)	2,170	1,035	1,076	794	5,075
Limited-service restaurants (722512)	2,292	1,093	1,137	838	5,359
Net Warranted Food & Beverage Floor Area	4,625	2,205	2,294	1,692	10,816
Service Commercial	16,978	13,461	13,907	10,834	55,181
Total Warranted Floor Area	101,867	80,766	83,444	65,006	331,084

Source: Colliers

In the 5-year Reality growth scenario, 182,633 square feet of additional retail space could be absorbed, with a total demand for 331,084 square feet by 2041. One of the largest declines in new retail space demanded is within the supermarkets category, as the existing number of supermarkets will be able to meet all demand from the slowly growing population. Adding any new supermarket space would reduce profitability to existing stores, which have large floorplates and are challenging to retrofit and re-lease.

This conservative projection for upcoming retail area demand should be the basis for short-term commercial planning policies. The entirety of the additional retail space demanded in this scenario could be added through the densification, intensification, and renovation of existing retail area throughout Red Deer. Special attention should be paid to underperforming retail areas nearer to the city centre that would greatly benefit from increased investment.



3.2 Retail Supply

The negative impacts of COVID-19 resulted in record foreclosures and bankruptcies with many businesses forced to permanently close and those that stayed open were hit with significant costs of government-enforced restrictions and lockdowns. These businesses were only hit again with supply chain issues late in 2021, market shortages, and logistical environmental impacts.

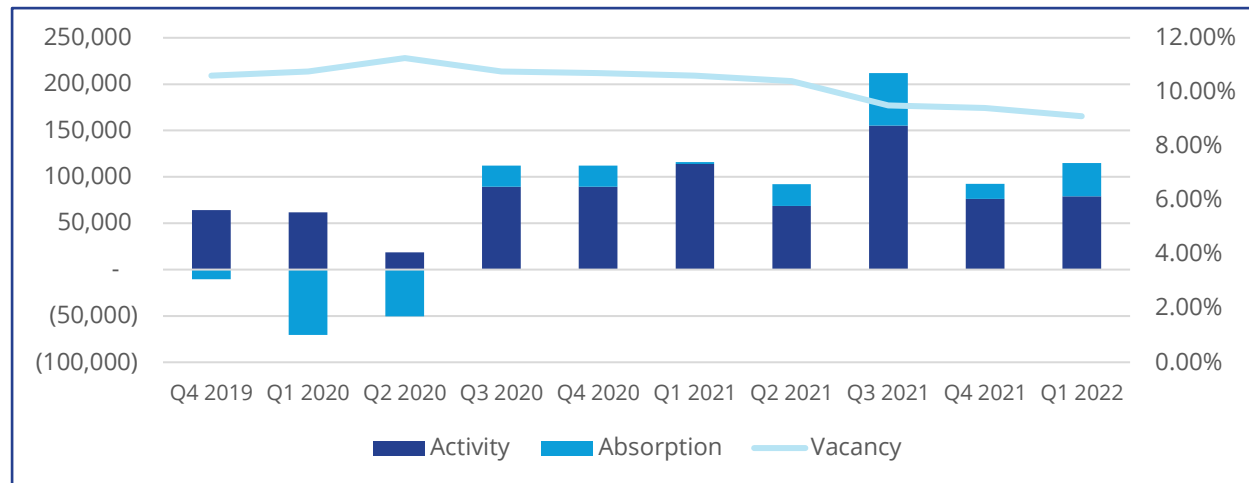
Alberta experienced a record-breaking decrease in retail sales of almost 30% between February 2020 and March 2021. The uncertainty in the market was profound with over 50 major retail businesses in Canada experiencing bankruptcy, restructuring, or multi-store closures. Local businesses struggled to stay open amid the lockdowns and re-openings with many facing staffing shortages as employers struggled to compete with government subsidies offered to employees. However, while most retail industries struggled, some came out relatively well. Quick-service restaurant groups, liquor stores, home improvement shops, sporting goods stores, and home furnishings all proved to be somewhat COVID-resistant.

Over the long term, consumer shopping habits are expected to return to their pre-pandemic levels of growth and expenditure patterns. As the retail strategy for the City of Red Deer is based on longer-term expenditure trends and population growth, COVID-19 is not expected to have a consequential impact on the overall viability of the retail demand projections outlined in this report.

Figure 21: 2022 Retail Inventory

Retail Format	Inventory (SF)	# Properties	Vacant (SF)	Absorption Q1 2022 YTD	Vacancy (Q4 2021)	Average Rate (\$/SF)
Enclosed Malls	1,010,936	2	197,348	3,288	19.52%	\$23.71
Power Centres	1,409,012	23	108,183	-14,266	7.64%	\$27.21
Shopping Centres	314,770	7	17,831	5,527	5.66%	\$28.20
Strip Mall	1,689,131	94	206,589	32,674	12.14%	\$17.39
General Retail	4,297,129	358	270,161	-3,598	6.19%	\$15.99
Total	8,740,978	481	819,486	97,733	9.09% (weighted)	\$20.47 (weighted)

Source: Solomans Commercial

**Figure 22: Retail Market Health**

Source: Solomans Commercial

As of the most recent market reports published in 2022 by Solomons Commercial, the City of Red Deer has an estimated 8.80 million square feet of retail floor area, of which approximately 800,112 square feet (10.23%) are vacant. When broken down by type of inventory, the weighted average vacancy rate is 9.09%. In terms of per capita retail supply, when aligned with the 2021 nationwide census, the City of Red Deer has approximately 87 square feet of retail floor space per capita, a 13% increase from the previously completed study in March 2020. This supply of retail floor space is 52% higher than found in the City of Calgary with approximately 57 square feet of retail floor space per capita.

Utilizing an average floor area ratio of 0.5 for existing retail space in the City of Red Deer, it is estimated that there is approximately 401 acres of land currently utilized for retail space, largely for standalone retail plazas and shopping centres.

Figure 23: 2022 Retail Summary by Geography

Submarket	Inventory	# Properties	Vacant (SF)	Vacancy Rate	Average Asking Rate (\$/SF)
Downtown	1,658,445	172	135,691	8.18%	\$12.29
North Red Deer	2,721,669	153	240,842	8.85%	\$21.13
South Red Deer	4,426,588	159	423,579	9.57%	\$23.41
Total	8,806,702	484	800,112	9.09% (weighted)	\$20.47 (weighted)

Source: Solomans Commercial

3.3 Retail Gap Analysis

The charts below examine the gap between existing supply and future demand, as well as potential additional supply that could fulfill demand with current vacancies and upcoming developments anticipated to be completed in the near future. On top of existing vacancies of approximately 800,112 square feet, there is an estimated 307,440 square feet of new retail space that is currently in the development pipeline which will represent an additional 3.4% additional retail floor space added to the City of Red Deer market.

Medium Growth Scenario

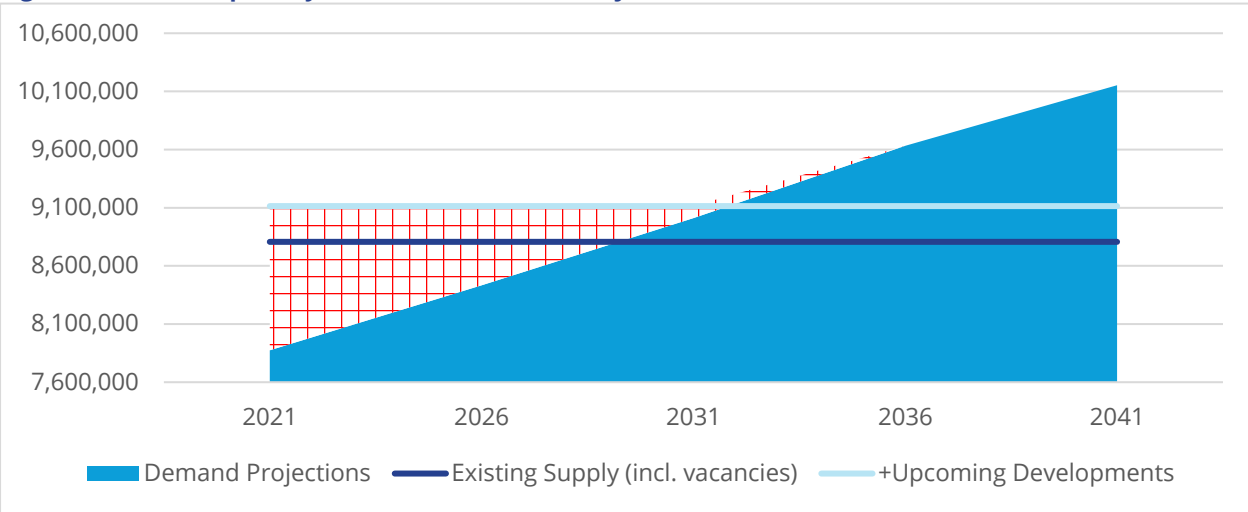
Figure 24: Projected Additional Land Required by 2041 - Medium Growth Projection

Projected Additional Land Required to Meet Retail Demand by 2041	
Total Additional Square Feet Required	2,278,622
Existing Vacancy and Upcoming Supply	1,107,552
Density	0.5 FAR
Total Additional Retail Land Required	26.2 Acres

Source: Colliers

Based on the City of Red Deer’s anticipated future population based on the medium growth scenario, it is estimated that there will be additional demand for approximately 2.3 million square feet of retail floor space by 2041. Based on a medium population growth forecast of 1.76% annually, the currently vacant retail space coupled with upcoming developments, it can be realistically assumed that the existing and known upcoming supply will be sufficient to last through to 2032. Taking into account the supply of currently vacant retail space and upcoming floor area in new and proposed developments, to accommodate future retail spending needs, the City of Red Deer will need to have approximately 26.2 acres of land available by 2041 for future commercial development.

Figure 25: Retail Gap Analysis – Medium Growth Projection



Source: Colliers

Despite this, the City of Red Deer already has a suitable amount of retail floor area and sufficient land available for future retail uses. Given the rise of e-commerce sales and shifting consumer patterns, the existing supply of retail floorspace that is already built may be sufficient. Additionally, some existing retail properties may be inadequate for current and future users, it is likely that some existing properties will be redeveloped as mixed-use retail developments or modernized retail plazas to ensure retail formats are desirable for prospective tenants or if they have reached the end of their economic lifespan.

10-Year Reality Growth Scenario

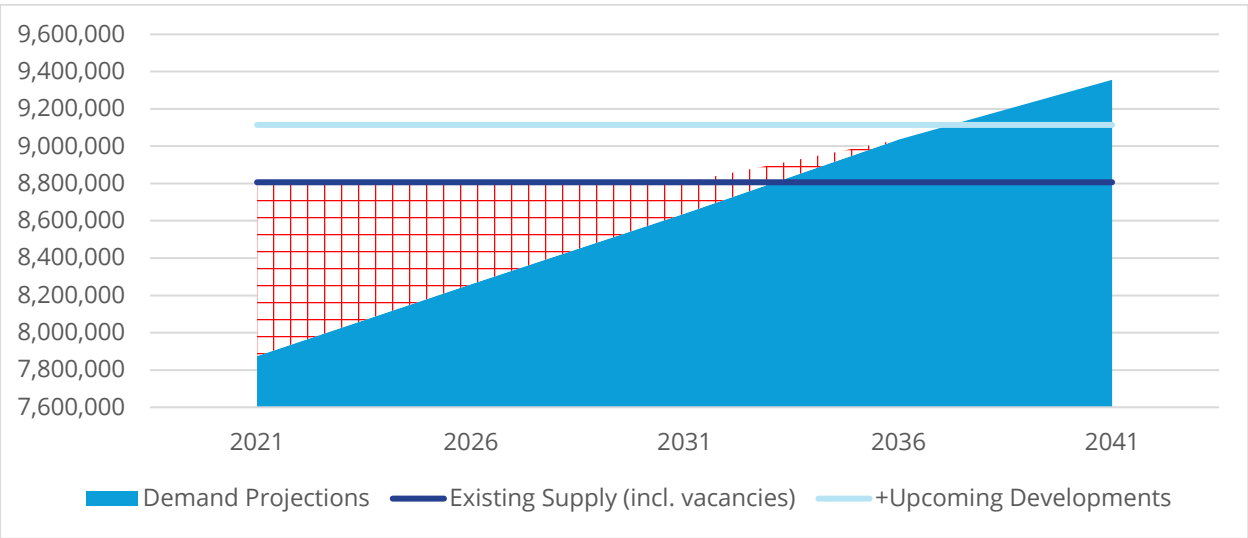
Figure 26: Projected Additional Land Required by 2041 – 10-year Reality Growth Projection

Projected Additional Land Required to Meet Retail Demand by 2041	
Total Additional Square Feet Required	1,481,575
Existing Vacancy and Upcoming Supply	1,107,552
Density	0.5 FAR
Total Additional Retail Land Required	17 Acres

Source: Colliers

Based on the average population growth Red Deer has experienced over the past 10 years, the projected future population is forecast to grow by 1.14% annually. Based on the currently vacant retail space in the City of Red Deer coupled with upcoming developments, it can be realistically assumed that the existing and known upcoming retail supply will be sufficient to last through to 2036. As a result, after 2036, 17 acres will be required to meet the demand expected by 2041. These 17 acres should not be located in sprawling greenfield areas, but within denser retail footprints to support a thriving downtown and residential densification.

Figure 27: Retail Gap Analysis – 10-year Reality Growth Projection



Source: Colliers

5-Year Average Annual Population Growth Forecast

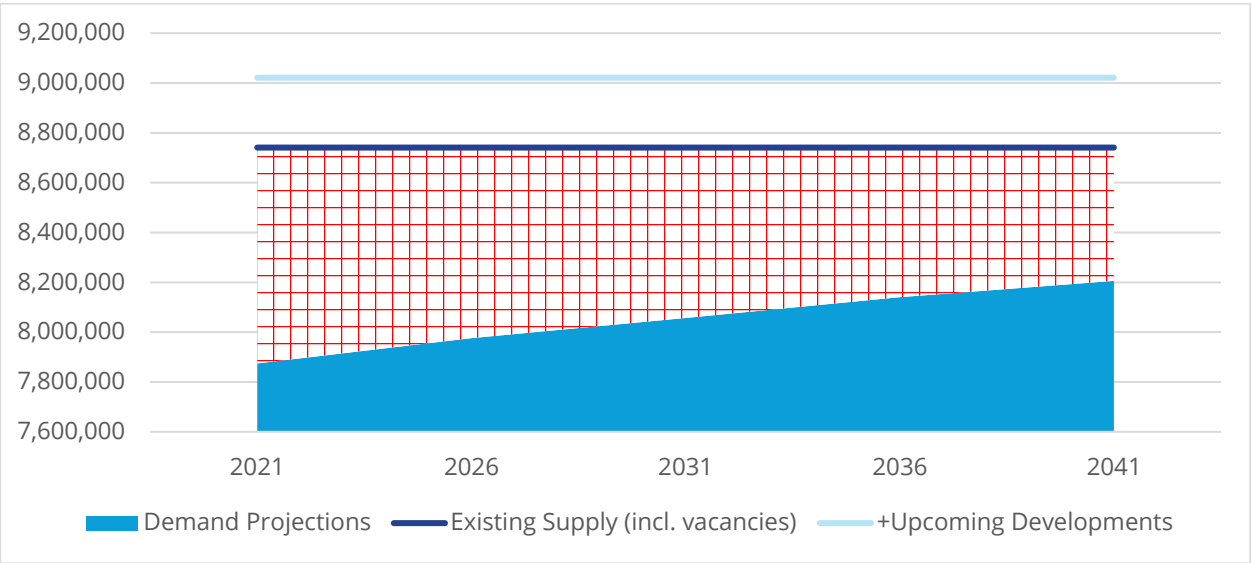
Figure 28: Projected Additional Land Required by 2041 – 5-year Reality Growth Projection

Projected Additional Land Required to Meet Retail Demand by 2041	
Total Additional Square Feet Required	331,084
Existing Vacancy and Upcoming Supply	1,107,552
Density	0.5 FAR
Total Additional Retail Land Required	0 Acres

Source: Colliers

Furthering the point under the 10-year Reality growth scenario, the 5-year Reality growth scenario still requires 0 additional acres of land to meet the supply. The graph below, unlike the other two graphs, shows that the demand will not meet the existing supply by 2041. Under this scenario, it would be advisable that Red Deer support the existing retail area available in alignment with planning policies about density and employment lands.

Figure 29: Retail Gap Analysis – 5-year Reality Growth Projection



Source: Colliers



While each projection shows varying amounts of retail area required to meet future demand, it should be stressed that no new land is needed to fulfil this need. The gap analysis for the medium-growth scenario is optimistic and states that 32.5 acres of retail land is required, but this land already exists throughout Red Deer. 17 acres of land would be required under the 10-year Reality growth scenario, and this also already exists throughout Red Deer. Finally, 0 acres are required in the 5-year Reality growth scenario.

To avoid a higher degree of oversupply than what has already been experienced in the past 5 years, the development of additional retail space should be minimized. Any new retail floor area can be created in more favourable locations that align with the vision of limiting urban sprawl.

To create a healthier supply of retail space, and avoid further oversupply issues, both the 5-year and 10-year Reality growth projections can be the basis for planning policies moving forward.

In the short-term, the 5-year growth projection should be utilized to address the current demand and use of retail space. Should economic conditions improve, the 10-year growth projection can augment the conservative retail planning policies.



4. Industrial Analysis

4.1 Recent Employment Growth Trends

Colliers has compiled employment statistics from Statistics Canada to examine the employment trends of the past 10 years. These baseline trends can assist in the prediction of short- and long-term employment growth among different sectors. The following table summarizes the number of employees in each sector and the growth of each sector between census periods. This past employment growth will be used as the basis for the Industrial and Office Analysis projections within this report.

Figure 30: Past Employment Growth by Industry

	Employment by Industry (persons)			Employment by Industry (growth rate)		
	2011	2016	2021	2011	2016	2021
Employment in primary industries	5,010	4,620	3,450	-	-7.8%	-25.3%
Population based employment	27,165	29,678	28,278	-	9.2%	-4.7%
Tourism based employment	7,500	8,753	7,473	-	16.7%	-14.6%
Industrial based employment	12,795	13,865	12,510	-	8.4%	-9.8%
Total Employment in Red Deer	52,470	56,915	51,710	-	6.6%	-13.6%

Source: Statistics Canada

1. Primary industries: include farms, forestry, fishing, hunting, and mining oil and gas extraction
2. Population-based employment includes jobs in FIRE, business service, institutional and 50% of retail trade.
3. Tourism-based employment includes jobs in accommodation, food and beverage and other service and 50% of retail trade
4. Industrial-based employment includes jobs in manufacturing, wholesale trade, construction, transportation and storage and utilities

Between 2011 to 2016, the City of Red Deer added 4,445 jobs, representing a growth rate of 6.6%. During this time, the only job losses were experienced in Primary Industries (farming, forestry, fishing, mining, and oil and gas extraction), which reflects the decline experienced throughout much of Alberta.

Between 2016 and 2021, the City of Red Deer experienced a decline in the number of employees by 5,205, representing a decline of 13.6%. Comparatively, the Province of Alberta's total number of employed members of the labour force declined by only 0.33% over the same period. In Red Deer, the decline of employment within Primary Industries continued and was much more pronounced in Red Deer than in the province (-25.3% in Red Deer but only -14.4% in Alberta). There was a significant reduction in employment among Tourism-Based Employment, returning this category to the level of employment in 2011. Declining Tourism-Based Employment reflects challenges in the tourism, accommodation, and food and beverage sectors during the COVID-19 pandemic, which were felt across the province as well. Red Deer employment rates may be recovering post-pandemic, with an increase from 102,600 employees in July 2022 to 111,000 employees in November 2022.

4.2 Long-term Industrial Demand

Although calculating forecasts of long-term industrial demand for periods exceeding 10 years can be prone to unforeseen variables that cannot be accounted for in the mathematical modelling process, Colliers projected future demand based on the same methodology as the previous sections of the report. Utilizing the 5-year Reality Growth Rate, 10-year Reality Growth Rate, and Medium Growth Projection provides insight into different economic conditions that Red Deer may experience over the next 20 years. The employment forecasts for each scenario are shown below.



Medium Growth Scenario

Figure 31: Employment by Industry Projection – Medium Growth Projection

Employment by Industry	2026	2031	2036	2041
Primary Industry Employment	3,754	4,084	4,443	4,834
Population-Based Employment	30,766	33,473	36,419	39,624
Tourism-Based Employment	8,130	8,846	9,624	10,471
Industrial-Based Employment	13,611	14,809	16,112	17,530
Total Employment	56,260	61,211	66,598	72,459

Source: Colliers

Under the Medium Growth Scenario, the rate of employment is expected to grow in line with the population forecasted in this scenario at 1.76% per year. There is projected to be consistent growth among different types of employment in Red Deer. This rate of growth projects that there will be 61,211 employees by 2031, and 72,459 employees by 2041.

10-year Reality Growth Scenario

Figure 32: Employment by Industry Projection – 10-year Reality Growth Projection

Employment by Industry	2026	2031	2036	2041
Primary Industry Employment	3,647	3,855	4,074	4,306
Population-Based Employment	29,889	31,593	33,394	35,297
Tourism-Based Employment	7,898	8,349	8,825	9,328
Industrial-Based Employment	13,223	13,977	14,773	15,616
Total Employment	54,657	57,773	60,066	64,547

Source: Colliers

Under the 10-year Reality Growth Scenario, the rate of employment is expected to grow in line with the population forecasted in this scenario at 1.14% per year. There is projected to be consistent growth among different types of employment in Red Deer. This rate of growth projects that there will be 57,773 employees by 2031, and 64,547 employees by 2041.



5-year Reality Growth Scenario

Figure 33: Employment by Industry Projection – 5-year Reality Growth Projection

Employment by Industry	2026	2031	2036	2041
Primary Industry Employment	3,465	3,479	3,494	3,509
Population-Based Employment	28,398	28,518	28,640	28,762
Tourism-Based Employment	7,504	7,536	7,568	7,600
Industrial-Based Employment	12,563	12,617	12,670	12,724
Total Employment	51,930	52,151	52,372	52,595

Source: Colliers

Under the 5-year Reality Growth Scenario, the rate of employment is expected to grow in line with the population forecasted in this scenario at 0.08% per year. There is projected to be consistent growth among different types of employment in Red Deer. This rate of growth projects that there will be 52,151 employees by 2031, and 52,595 employees by 2041.

To determine the demand for industrial land, employment occurring on industrial land can be represented with 70% of industrial-based jobs, and 10% of the employment in tourism and primary industries. The following chart outlines the demand for industrial land and the number of industrial employees anticipated in each growth scenario.

Figure 34: Industrial Land Demand – All Scenarios

	Total Industrial Employment (persons)				Total Industrial Space Demand (acres)				Average Annual Demand (acres)			
	2026	2031	2036	2041	2026	2031	2036	2041	2022-2026	2027-2031	2032-2036	2041
Medium Growth Projection	13,793	15,006	16,327	17,764	1,452	1,580	1,719	1,870	23	26	28	30
10-Year Reality Projection	13,400	14,163	14,971	15,824	1,410	1,491	1,576	1,666	15	16	17	18
5-Year Reality Projection	12,731	12,785	12,839	12,894	1,340	1,346	1,352	1,357	1	1	1	1

Source: Colliers

Based on market research, comparable reports, and the Red Deer Economic Development Strategy, an employee per industrial acre rate of 9.5 has been used within these demand projections. Given that there are currently 12,677 employees within Red Deer using industrial land for employment, the current demand for industrial land would be 1,334 acres.

For the Medium Growth Projection, the 15,006 employees will require 1,452 acres of land by 2031, and 17,764 employees will require 1,870 acres of land by 2041. Accounting for the current demand of 1,334 acres, the additional demand of 536 acres could be absorbed at a rate between 23 and 30 acres per year.



For the 10-year Reality Growth Projection, the 14,163 employees will require 1,491 acres of land by 2031, and 15,824 employees will require 1,666 acres of land by 2041. Accounting for the current demand of 1,334 acres, the additional demand of 332 acres could be absorbed at a rate between 15 and 18 acres per year.

For the 5-year Reality Growth Projection, the 12,785 employees will require 1,346 acres of land by 2031, and 12,894 employees will require 1,357 acres of land by 2041. Accounting for the current demand of 1,334 acres, the additional demand of 23 acres could be absorbed at a rate of 1 acre per year.

4.3 Industrial Supply

The City of Red Deer has approximately 1,379 acres of industrial land with at least 9.78 million square feet of industrial floor area distributed among 8 industrial parks. This amount does not include lands within the City boundary that are identified in the MASPs for future industrial uses that have not yet been zoned accordingly. This is an increase of 90,000 square feet of industrial space but a decrease of 12 acres of industrial land. This change may have been caused by the more progressed development of Queens Business Park and rezonings. There is also an additional 1,390 acres of industrial land in the surrounding areas of Red Deer County, outside of City limits.

The average site coverage ratio is 16%, and the weighted average vacancy rate is 8.59%. The vacancy rate within the previous report was 6.1%, which was already higher than what would be considered a 'healthy vacancy rate' of 5%. This increased vacancy rate in the past 2 years indicates an even softer industrial market when compared to 2013. Vacancy rates are highest in the Edgar Industrial Park and Northland Industrial Park.

Figure 35: Red Deer and Red Deer County Industrial Supply (2022)

Red Deer Industrial District	Sub-Area	Acreage	Total Land (sqft)	Total Building (sqft)	SCR	Vacancy rate (%)
52nd Avenue Industrial Dist.	Northwest	20.2	879,916	302,500	34%	6.50%
Chiles Industrial Park	Northwest	233.0	10,149,521	575,550	6%	4.04%
Edgar Industrial Park	Northwest	443.6	19,323,293	3,268,895	17%	14.81%
Goldenwest Industrial Park	Northwest	165.1	7,191,785	1,175,485	16%	6.67%
Northland Industrial Park	Northwest	130.3	5,675,891	1,454,411	26%	13.38%
Queens Business Park - developed	Northwest	130.1	5,667,179	921,810	16%	2.94%
Queens Business Park - undeveloped	Northwest	247.1	10,763,719			
Riverside Heavy Industrial	Northwest	185.3	8,071,700	1,149,747	14%	1.85%
Riverside Light Industrial	Northwest	72.0	3,136,333	932,745	30%	8.76%
Total Red Deer Industrial	Red Deer	1,379.2	60,091,260	9,781,143	16%	8.59% (weighted)

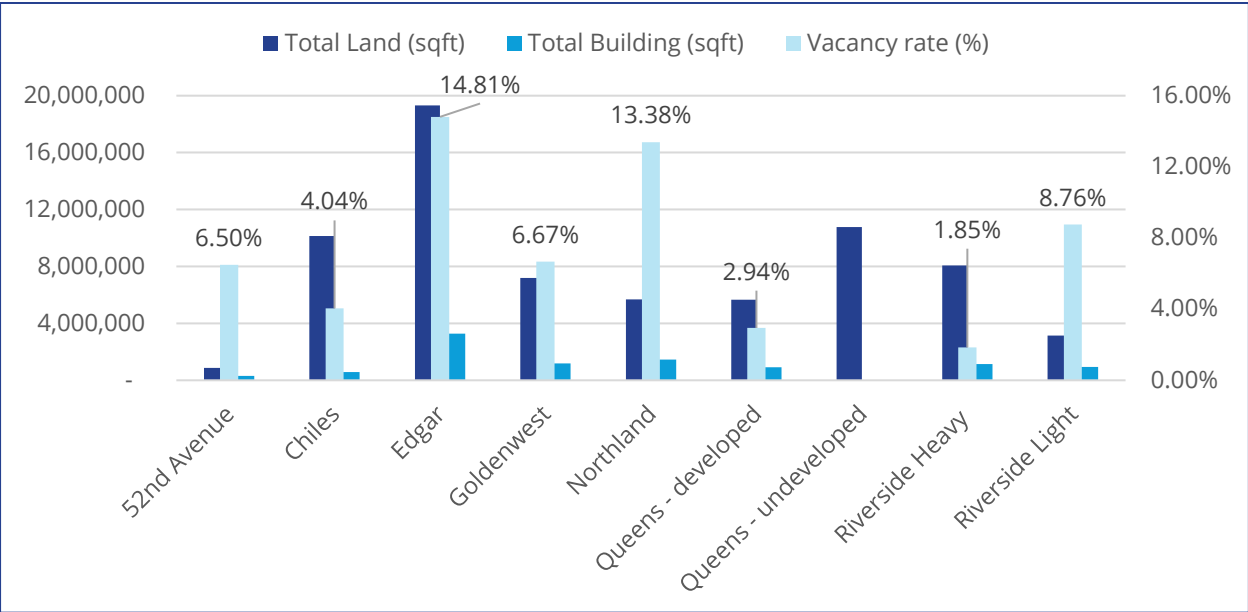
RD County Industrial District	Sub-Area	Acreage	Land (sqft)	Building (sqft)	SCR	VAC
Belich Business Park	RD County	20.2	879,916	484,056	55%	6.06%
Blindman Industrial Park	RD County	280.3	12,209,917	841,702	7%	13.49%
Burnt Lake Business Park	RD County	280.3	12,209,917	1,503,518	12%	12.06%
Clearview Industrial Park	RD County	135.6	5,906,760	788,623	13%	1.20%
McKenzie	RD County	58.4	2,543,914	339,900	13%	2.32%
Other Industrial Areas (2015 Data)	RD County	519.3	22,620,709			
Petrolia Business Park	RD County	60.0	2,613,610	388,760	15%	1.76%
Total RD County Industrial	RD County	1,354.1	58,984,742	4,346,559	7%	9.21% (weighted)

Source: Salomons Commercial

There are still approximately 247 acres of undeveloped industrial land or proposed industrial development land within Queens Business Park. This surplus land is expected to be able to accommodate future growth over the short- and medium-term.

The figure displayed below provides an initial visual analysis of Red Deer's industrial land, building space, and vacancy rates broken down by industrial development.

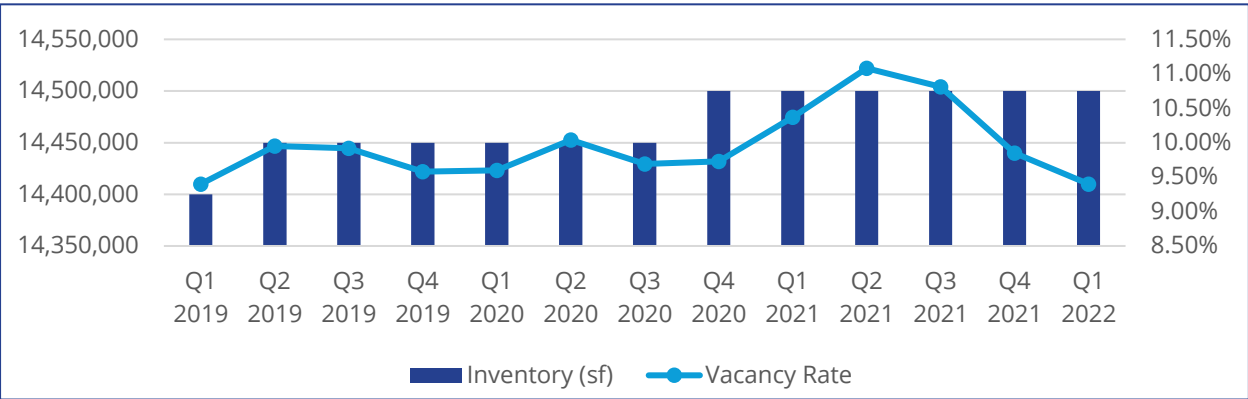
Figure 36: Industrial Land, Buildings, and Vacancy by Area (2022)



Source: Salomons Commercial

The figure below shows the variability in the vacancy rate since Q1 2020 with no significant changes in the amount of industrial floor space inventory. The statistics below represent both Red Deer and Red Deer County but shows how the vacancy rate may be returning to pre-pandemic levels and contributing to the health of the industrial real estate sector.

Figure 37: Industrial Land Inventory and Vacancy Rate (2019-2022)



Source: Salomons Commercial

4.4 Industrial Gap Analysis

The charts below examine the gap between existing supply and future demand, as well as potential additional supply that could fulfill demand with current vacancies and upcoming development anticipated to be completed in the near future.

Medium Growth Population Growth Scenario

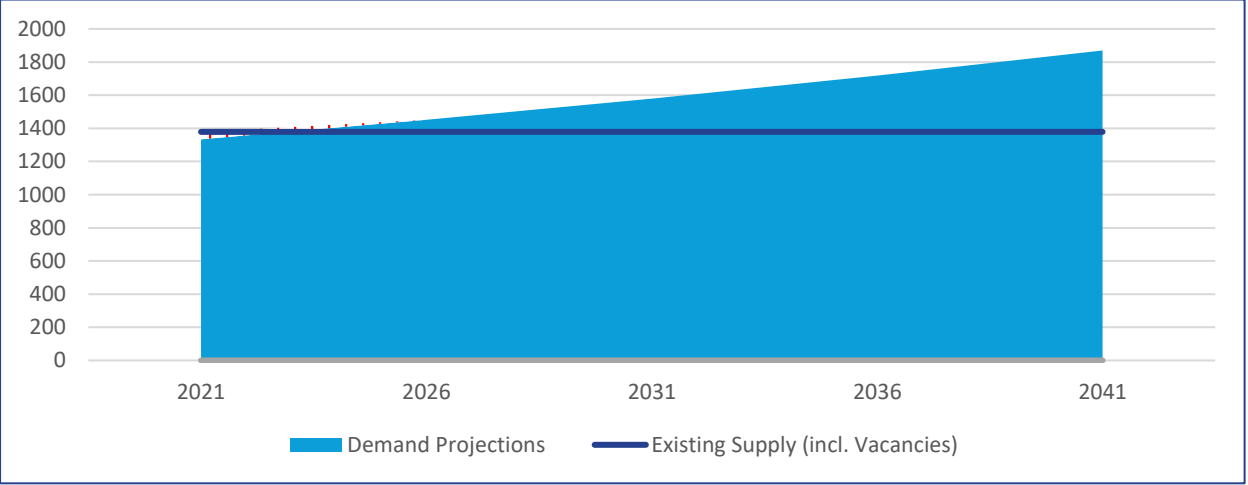
Figure 38: Projected Additional Land Required by 2041 – Medium Growth Projection

Projected Additional Land Required to Meet Industrial Demand by 2041	
Total Additional Acres Required	1,870 Acres
Existing Vacancy and Upcoming Supply	1,379 Acres
Total Additional Industrial Land Required	491 Acres

Source: Colliers

Based on the City of Red Deer’s anticipated future population based on the medium growth scenario, it is estimated that there will be additional demand for approximately 1,580 acres of industrial land by 2031, and 1,870 acres by 2041. Based on this projection and the current supply, it can be realistically assumed that the current supply would not meet the anticipated demand by 2023. Taking into account the supply of currently vacant industrial space, to accommodate future industrial space needs, the City of Red Deer would need to have an additional 491 acres of land available.

Figure 39: Industrial Gap Analysis – Medium Growth Projection



Source: Colliers

As stated throughout this report, it is unlikely that Red Deer will experience the level of population growth and demand for industrial space that is shown in this projection scenario. If the economic and population conditions in Red Deer were to change, then any additional demand for industrial space coming from this increased demand could be absorbed through industrial intensification, renovations of existing space, new industrial formats requiring a smaller building footprint, and annexation of urban sprawl development land (although annexation is not recommended).

10-year Reality Growth Scenario

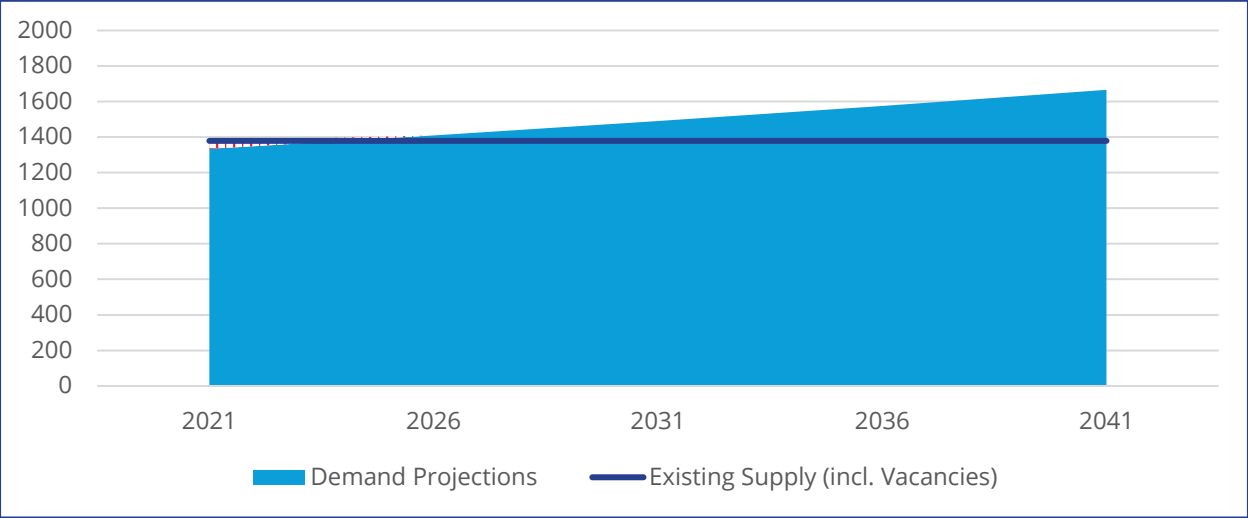
Figure 40: Projected Additional Land Required by 2041 – 10-year Reality Growth Projection

Projected Additional Land Required to Meet Industrial Demand by 2041	
Total Additional Acres Required	1,666 Acres
Existing Vacancy and Upcoming Supply	1,379 Acres
Total Additional Industrial Land Required	287 Acres

Source: Colliers

Based on the City of Red Deer’s anticipated future population based on the 10-year reality growth scenario, it is estimated that there will be additional demand for approximately 1,491 acres of industrial land by 2031, and 1,666 acres by 2041. Based on this projection and the current supply, it can be realistically assumed that the current supply will be sufficient to meet demand through 2025. Taking into account the supply of currently vacant industrial space, to accommodate future industrial space needs, the City of Red Deer would need to have an additional 287 acres of land available.

Figure 41: Industrial Gap Analysis – 10-year Reality Growth Projection



Source: Colliers

Given that this population projection reflects the conditions of the past 10 years, it is likely that the demand for 1,666 industrial acres could realistically be experienced by 2041. Red Deer has the capacity to add 287 acres of industrial land in response to emerging demand through industrial intensification, additional light industrial space in traditional retail settings, and annexation of urban sprawl development land (although annexation is not recommended).



5-year Reality Growth Scenario

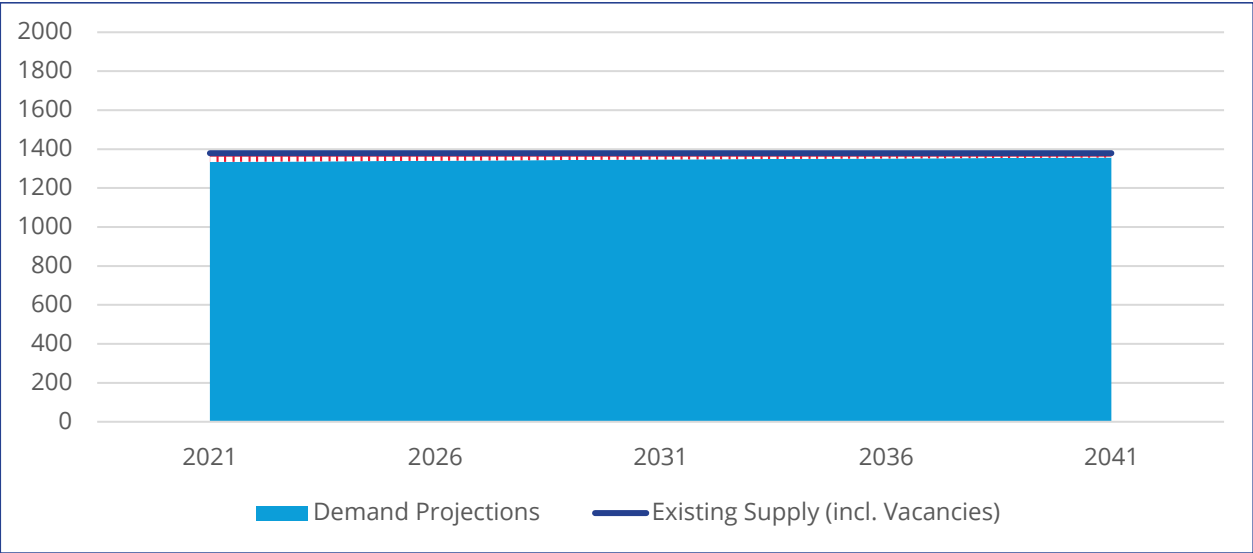
Figure 42: Projected Additional Land Required by 2041 – 5-year Reality Growth Projection

Projected Additional Land Required to Meet Industrial Demand by 2041	
Total Additional Acres Required	1,357 Acres
Existing Vacancy and Upcoming Supply	1,379 Acres
Total Additional Industrial Land Required	0 Acres

Source: Colliers

Based on the City of Red Deer’s anticipated future population based on the 5-year reality growth scenario, it is estimated that there will be additional demand for approximately 1,346 acres of industrial land by 2031, and 1,357 acres by 2041. Based on this projection and the current supply, it can be realistically assumed that the current supply will be sufficient to meet demand well beyond 2041. Taking into account the supply of currently vacant industrial space, the City of Red Deer would require no additional acres of land for industrial development.

Figure 43: Industrial Gap Analysis – 5-year Reality Growth Projection



Source: Colliers

If the rate of population that has been experienced in the past 5 years were to continue, combined with the slowing of industrial sector growth and declining industrial employment numbers, Red Deer would experience an oversupply of industrial land for the foreseeable future. Under this scenario, it would be advisable that Red Deer support the existing industrial areas in alignment with planning policies pertaining to density and employment lands.



Under the Medium Growth Scenario, an additional 491 acres of land would be required to meet demand. The 10-year Reality Growth Scenario anticipates that an additional 287 acres of land would be required, and the 5-year Reality Growth Scenario would require no additional land.

Similar to projections for other asset classes, the 5-year Reality Growth Scenario should be following for the foreseeable future. The current vacancy rate indicates that there is more than enough current supply to absorb market demand. Should the industrial market indicators improve, then the City of Red Deer could consider intensifying land to meet a higher demand for industrial land. This long-term outlook will give the City of Red Deer ample time to assess the market demand and land supply and adjust as necessary moving forward.

To support the existing industrial market within Red Deer, existing industrially designated land could be leveraged to create higher-density industrial buildings. This would align with the planning goals of developing a denser, less sprawl-oriented community.

For these reasons, Colliers recommends that Red Deer does not annex any additional

5. Office Analysis

5.1 Long-term Office Demand

The demand for office space is predicated on the same population projections that were used in the industrial space employment forecasts. To reiterate, the following chart summarizes the findings from page 25.

Figure 44: Population Projections

Growth Forecast	2031	2041
Medium Growth Projection	61,211	72,459
10-year Reality Growth Projection	57,773	64,547
5-year Reality Growth Projection	52,151	52,595

Source: Colliers

To determine the demand for office space, employment occurring on commercial land used for office can be represented with 10% of industrial-based jobs, plus 50% of the population-based employment, 50% of the employment in tourism, and 10% of employment in primary industries. The following chart outlines the demand for office space and number of office employees anticipated in each growth scenario.

Figure 45: Office Space Demand

	Total Office Employment				Total Office Space Demand (SF)				Average Annual Demand (SF)			
	2026	2031	2036	2041	2026	2031	2036	2041	2022-2026	2027-2031	2032-2036	2037-2041
Medium Growth Projection	21,184	23,049	25,077	27,284	2,139,629	2,327,917	2,532,773	2,755,657	34,612	37,657	40,971	44,577
10-Year Reality Projection	20,581	21,754	22,994	24,305	2,078,666	2,197,149	2,322,387	2,454,763	22,419	23,697	25,048	26,475
5-Year Reality Projection	19,554	19,637	19,720	19,804	1,974,933	1,983,331	1,991,765	2,000,234	1,672	1,680	1,687	1,694

Source: Colliers

Based on market research and comparable reports, an area per office worker rate of 101 SF has been used within these demand projections.

For the Medium Growth Projection, the 23,049 employees will require 2,327,917 SF of office by 2031, and 27,284 employees will require 2,755,657 SF of office by 2041. Accounting for the current demand for 1,966,571 SF, the additional demand of 789,986 SF could be absorbed at a rate between 34,000 and 44,000 SF per year.

For the 10-year Reality Growth Projection, the 21,754 employees will require 2,197,149 SF of office by 2031, and 24,305 employees will require 2,454,763 SF of office by 2041. Accounting for the current demand for 1,966,571 SF, the additional demand of 488,192 SF could be absorbed at a rate between 22,000 and 26,000 SF per year.



For the 5-year Reality Growth Projection, the 19,637 employees will require 1,983,331 SF of office by 2031, and 19,804 employees will require 2,000,234 SF of office by 2041. Accounting for the current demand for 1,966,571 SF, the additional demand of 33,663 SF could be absorbed at a rate around 16,00 SF per year.

5.2 Office Supply

COVID-19 negatively impacted office space utilization as more employees were working from home. As the pandemic matures, the return to office has been slow. The prevalence of hybrid work has created conditions where employees can be in office some days, and at home some days. This fluidity has shown that employees do not have the same physical space requirements anymore due to a higher reliance on technology.

The market has seen an increased demand for new, modern office spaces that can accommodate hybrid working with emerging communication technologies. After the initial and steep decline in office demand coming out of the pandemic, Canada's office market as a whole seems to be showing positive signs of recovery. The absorption rate of office space reached a 15-year high in 2022 with a rate 6.2 million SF (CBRE, 2022).

This being said, Red Deer is a secondary market that lacks the inventory of modern, Class A or AAA office space that large firms are showing demand for. The downstream affects of the office sector recovery could be felt in Red Deer, but to a lesser degree. The chart below shows data gathered by Salomons as of Q1 2022, which does not reflect the optimism of the Canada-wide office sector.

Figure 46: Office Space Demand

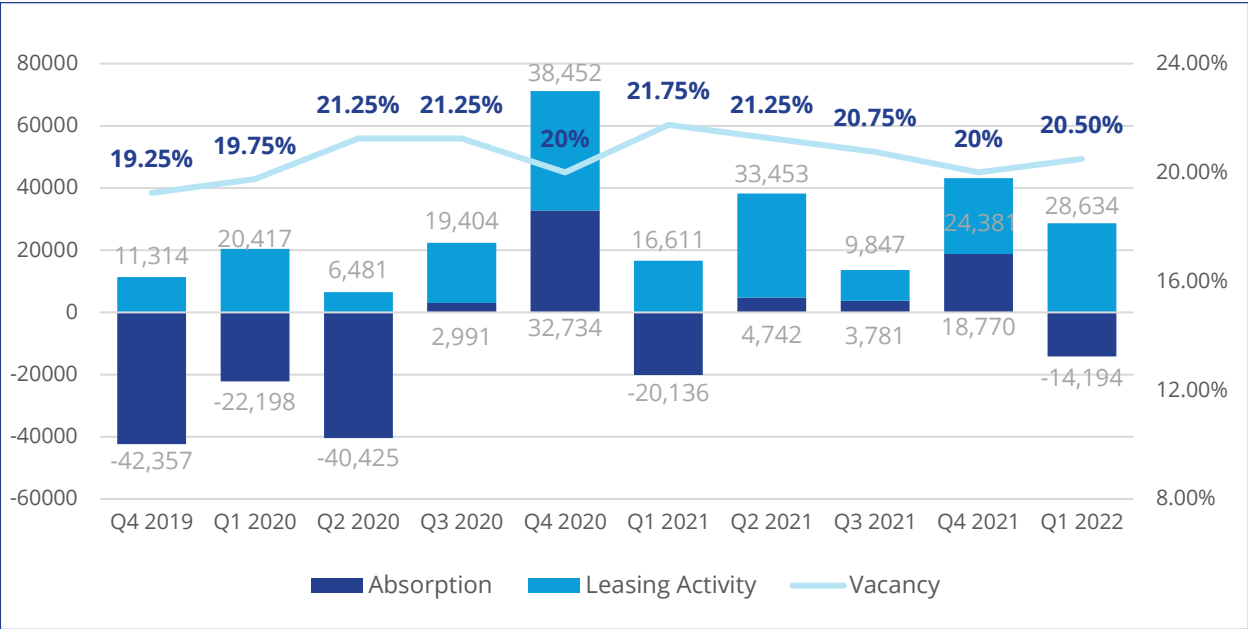
Submarket	Inventory (SF)	Inventory (# of Properties)	Vacant (SF)	YTD Absorption	Vacancy Rate	Average Asking Rent (\$/SF)
Downtown	1,783,147	84	366,280	-16,303	20.54%	\$14.34
DT Class A	657,639	14	144,234	14,643	21.93%	\$20.1
DT Class B	829,728	40	163,735	-24,500	19.73%	\$12.73
DT Class C	295,780	30	58,311	-6,446	19.71%	\$10.97
North Red Deer	101,940	5	31,736	2,109	31.13%	\$19.35
South Red Deer*	280,600	17	44,285	0	15.78%	\$10.33
Total Red Deer	2,165,687	106	442,301	-14,194	20.42% (weighted)	\$14.92

Source: Salomons Commercial

The trend identified in the previous report of a decreasing downtown vacancy rate has not continued into the pandemic. The downtown office market vacancy has increased across the board, with Class A office space having the highest vacancy rate of 21.93%. The overall vacancy rate weighted by inventory is 20.42%. The area with the lowest vacancy rate is South Red Deer, which does include Gasoline Alley. This area is dominated by newer employment and business parks along the highway and reflects the ongoing trend of commercial and employment lands moving south, away from downtown.

The chart below shows the historical conditions of the office market. Although the vacancy is high, it has remained fairly stable at around 20.5% since Q4 2019. The absorption and leasing activity has been more volatile and is highly influenced by new developments and vacancies coming to market.

Figure 47: Historical Absorption, Activity, and Vacancy



Source: Salomons Commercial

5.3 Office Gap Analysis

The charts below examine the gap between existing supply and future demand, as well as potential additional supply that could fulfill demand with current vacancies and upcoming development anticipated to be completed in the near future.

Medium Growth Projection Scenario

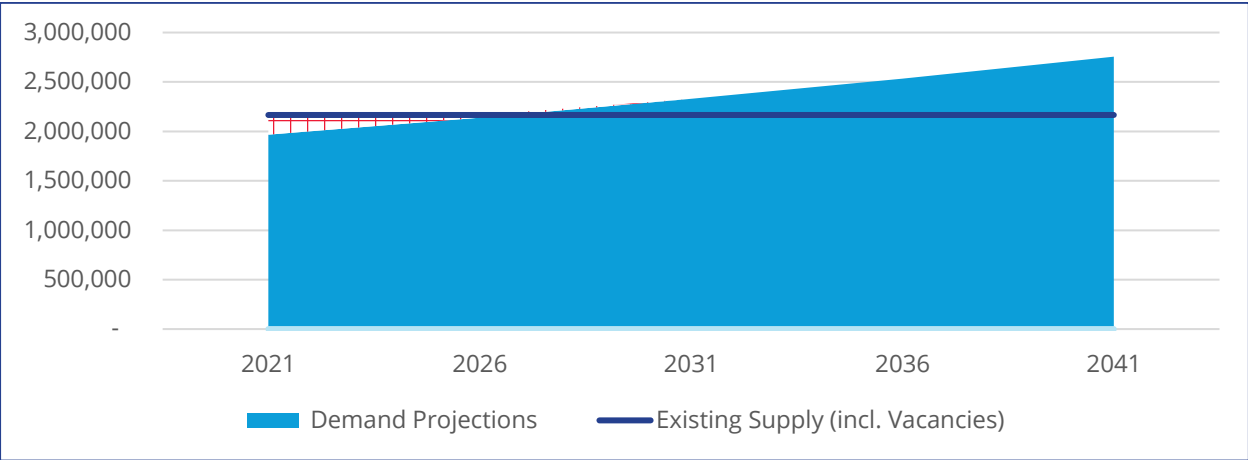
Figure 48: Projected Additional Office Space Required by 2041 – Medium Growth Projection

Projected Additional Land Required to Meet Office Demand by 2041	
Total Additional Square Feet Required	2,755,773 SF
Existing Vacancy and Upcoming Supply	2,165,687 SF
Total Additional Retail Land Required	590,086 SF

Source: Colliers

Based on the City of Red Deer’s anticipated future population based on the medium growth scenario, it is estimated that there will be additional demand for approximately 2,327,917 SF of office space by 2031, and 2,755,773 SF by 2041. Based on this projection and the current supply, it can be realistically assumed that the current supply will be sufficient to meet demand through 2027. Taking into account the supply of currently vacant office space, to accommodate future industrial space needs, the City of Red Deer would need to have an additional 590,086 SF of office space available.

Figure 49: Office Gap Analysis – Medium Growth Projection



Source: Colliers

Again, it is unlikely that Red Deer will experience the level of population growth and demand for office space that is shown in this projection scenario. Should the economic outlook for Red Deer drastically improve, then any additional demand for office space could be absorbed through more dense office developments in mixed-use settings, renovations to existing space, and should be located in the downtown core.

10-year Reality Growth Scenario

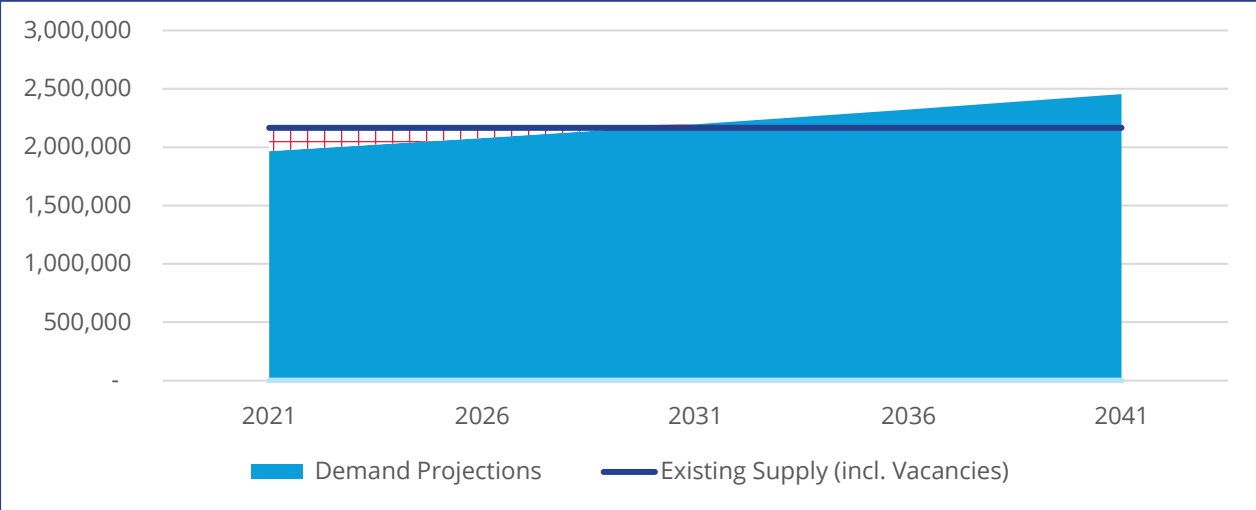
Figure 50: Projected Additional Office Space Required by 2041 – 10-year Reality Growth Projection

Projected Additional Land Required to Meet Office Demand by 2041	
Total Additional Square Feet Required	2,454,763 SF
Existing Vacancy and Upcoming Supply	2,165,687 SF
Total Additional Retail Land Required	289,076 SF

Source: Colliers

Based on the City of Red Deer’s anticipated future population based on the 10-year Reality Growth scenario, it is estimated that there will be additional demand for approximately 2,197,149 SF of office space by 2031, and 2,454,763 SF by 2041. Based on this projection and the current supply, it can be realistically assumed that the current supply will be sufficient to meet demand through 2030. Taking into account the supply of currently vacant office space, to accommodate future industrial space needs, the City of Red Deer would need to have an additional 289,076 SF of office space available.

Figure 51: Office Gap Analysis – 10-year Reality Growth Projection



Source: Colliers

Given that this population projection reflects the conditions of the past 10 years, it is likely that the demand for 289,076 SF of office space could realistically be experienced by 2041, but the office market is currently undergoing uncertainty across Canada. It would be best to take a ‘wait and see’ approach regarding the development of new office space in Red Deer.

5- year Reality Growth Scenario

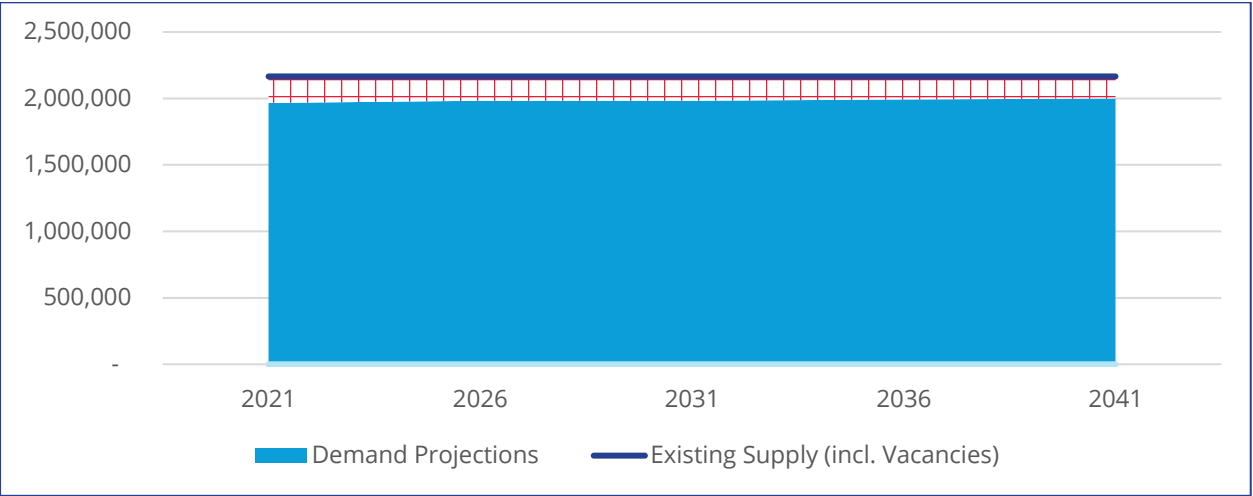
Figure 52: Projected Additional Office Space Required by 2041 – 5-year Reality Growth Projection

Projected Additional Land Required to Meet Office Demand by 2041	
Total Additional Square Feet Required	2,000,234 SF
Existing Vacancy and Upcoming Supply	2,165,687 SF
Total Additional Retail Land Required	0 SF

Source: Colliers

Based on the City of Red Deer’s anticipated future population based on the 5-year reality growth scenario, it is estimated that there will be additional demand for approximately 1,983,331 SF of office space by 2031, and 2,000,234 SF by 2041. Based on this projection and the current supply, it can be realistically assumed that the current supply will be sufficient to meet demand well beyond 2041. Taking into account the supply of currently vacant commercial and office space, the City of Red Deer would require no additional commercial land or building area for office development.

Figure 53: Office Gap Analysis – 5-year Reality Growth Projection



Source: Colliers

If the rate of population that has been experienced in the past 5 years were to continue, combined with the slowing of office-based employment growth, Red Deer would experience an oversupply of industrial land for the foreseeable future. Under this scenario, it would be advisable that Red Deer support the existing office, commercial and employment areas that have the capacity to absorb any new office employment growth.



The gap analysis for the medium-growth scenario is optimistic and states that over 500,000 SF of office space is required to meet the demand, but this space could be absorbed through denser, mixed-use developments. 289,000 SF of office space would be required under the 10-year Reality growth scenario, and this also already exists throughout Red Deer. Finally, no additional space would be required in the 5-year Reality growth scenario.

The office market throughout Alberta and Canada has been volatile, with little certainty on the future demand of office space. The trend toward hybrid workspaces with smaller footprints has created conditions for diminished demand for office space that could continue long into the future.

It would be advisable that Red Deer follow the most conservative 5-year Reality projection. If economic conditions improve and the demand for new office space becomes more apparent, then the additional 289,000 SF of office space anticipated in the 10-year Reality projection could be added through dense, mixed-use developments in the downtown core.

Appendix H

Red Deer County and City of Red Deer Intermunicipal Development Plan



INTERMUNICIPAL DEVELOPMENT PLAN



Red Deer County & City of Red Deer Intermunicipal Development Plan Office Consolidation

Adopted on July 5, 2007 by:

Red Deer County	Bylaw No. 2007/29
City of Red Deer	Bylaw No. 3393/2007

Red Deer County
Bylaw Amendment 2008/26 December 16, 2008
Bylaw Amendment 2010/20 August 30, 2010
Bylaw Amendment 2012/21 September 10, 2012
Bylaw Amendment 2014/28 January 26, 2015

City of Red Deer
Bylaw Amendment 3393/A-2008 January 12, 2009
Bylaw Amendment 3393/A-2010 August 30, 2010
Bylaw Amendment 3393/A-2012 September 10, 2012
Bylaw Amendment 3393/A-2014 January 26, 2015

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 - 1.2 Enabling Legislation and Meaning of Words
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 - 3.8 Intermunicipal Subdivision and Development Appeal Board and Intermunicipal Disagreement Resolution Board
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FIGURES

Map 1

APPENDIX “A”

Red Deer County and City of Red Deer INTERMUNICIPAL DEVELOPMENT PLAN

1. INTRODUCTION

1.1 Background

- (1) This Intermunicipal Development Plan ("this Plan") has evolved from a series of intermunicipal discussions, workshops and public input. In order to ensure good planning in the interest of Red Deer County and The City of Red Deer, this Plan is based upon a shared vision of a future growth framework and reflects the mutual agreement on Growth Areas for each municipality.
- (2) ¹This Plan establishes a broad growth framework and policies to be further implemented through amendments to this Plan. It provides policy direction for the preservation of Natural Capital, areas of common land use planning interest, long range planning, infrastructure and services provision (including opportunities for cooperation), and Annexation Areas for The City. The Plan further provides for the intermunicipal review of all area structure plan, concept plan and outline plan proposals or amendments and redesignation, subdivision and development permit applications within The City of Red Deer Growth Area prior to annexation and within the Collaborative Planning Area and the Agricultural or Open Space Area until further amendments to this Plan. This Plan also provides policy direction for the resolution of disagreements and for plan implementation and administration.

1.2 Enabling Legislation and Meaning of Words

- (1) ²This Plan was undertaken and adopted pursuant to the Municipal Government Act.
- (2) All terms shall be as defined within the Municipal Government Act unless otherwise defined herein.

2. PRINCIPLES AND GOALS

2.1 Principles

- (1) The goals, objectives, policies and related mapping set out in this Plan are based on the following principles:
 - (a) Trust
 - (b) Respect
 - (c) Understanding

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

- (d) Equity
 - (e) Cooperation – working independently towards a common objective
 - (f) Collaboration – working collectively to achieve a common objective
 - (g) Coordination – ensuring there is complementary infrastructure and services
 - (h) Communication – keeping each other informed about major development, the progress of the plan and ongoing review of the plan.
- (2) The first four of these principles are the foundation for the ongoing relationship between The City and The County. Both parties recognize that adherence to these principles is essential to individual and collective abilities to move forward with development to the benefit of both municipalities.
- (3) The second four principles define the major components of The City and County's new working relationship and provide the foundation for this Plan. Cooperation, collaboration, coordination and communication are integral to all sections of the Intermunicipal Development Plan and shall be incorporated into how the Plan is interpreted and implemented.
- (4) Together these eight principles provide the framework for planning and development that is innovative and adaptable.

2.2 Goals

- (1) The goals of this Plan are as follows:
- (a) to enhance quality of life in both municipalities
 - (b) to facilitate economic opportunities and ensure that developers in both municipalities have access to land for residential, commercial, industrial and associated growth
 - (c) to coordinate the provision of infrastructure and services across jurisdictional boundaries where opportunities exist
 - (d) to facilitate intermunicipal communication in planning matters.

OBJECTIVES AND POLICIES

3.1 Intermunicipal Development Plan Boundary

3.1.1 Context

- (1) Red Deer County and The City of Red Deer share a common geography, demographics, social structure, economic base and the unique opportunities offered by their location along the Calgary-Red Deer-Edmonton corridor. Map 1 defines the Intermunicipal Development Plan Boundary, within which the policies of this Plan apply.

- (2) The Intermunicipal Development Plan Boundary includes The City's Growth Area, The County's Growth Area, a buffer area south of The City and County Growth Areas, which is referred to as the Agricultural or Open Space Area throughout this Plan, and an area to the east and west of the Growth Areas, which is referred to as the Collaborative Planning Area throughout this Plan.

3.1.2 Objective

- (1) To establish an area for intermunicipal development planning.

3.1.3 Policy

- (1) The policies of this Plan apply to the lands within the Intermunicipal Development Plan Boundary as shown on Map 1.
- (2) Notwithstanding subsection (1), the policies of this Plan shall not apply to lands when they are annexed into The City.

3.2 Natural Capital

3.2.1 Context

- (1) The City and County share the same physiography, including land formation, soils, climate, prevailing winds, fauna and flora and, as such, have a common interest in preserving Natural Capital in their jurisdictions. Natural Capital includes sensitive eco-systems, hazard lands, natural areas such as rivers, creeks and wetlands, significant natural features, soils, agricultural lands, water sources and cultural heritage areas. Both municipalities recognize the importance of maintaining the health of natural systems to the quality of life in their jurisdictions and the fact that area residents of both municipalities value and enjoy these resources.
- (2) Each municipality has a different approach and priorities regarding the acquisition and maintenance of open space, and, therefore, must cooperate and collaborate on the long-term planning and development of intermunicipal open space systems to the extent that is practical.

3.2.2 Objectives

- (1) To respect and preserve significant Natural Capital.
- (2) To establish, where possible, a linear park system focused on the Red Deer River, Blindman River, Piper Creek and Waskasoo Creek.

3.2.3 Policies

- (1) Each municipality shall develop an inventory of significant Natural Capital within its jurisdiction and shall share this information with the other municipality.

- (2) Each municipality shall develop professionally recognized 'best practice' policies for Natural Capital management and appropriate preservation.
- (3) In planning and developing open space systems both municipalities shall:
 - (a) ¹Establish a continuous intermunicipal park system, where possible, focused on the floodways and flood fringes, and other natural areas of Waskasoo Creek, Piper Creek, Red Deer River and Blindman River. In doing so, each municipality shall consider the River Valley and Tributaries Park Concept Plan of 2010 and the Red Deer County Open Space Master Plan.
 - (b) Require the dedication of reserves or easements or, as may be mutually agreed between The City and The County, the use of other methods in order to protect and preserve natural areas, riparian habitats and flood fringes and associated slopes and establish a continuous linear park system connecting a series of larger open space units.
 - (c) ²Each municipality shall study and consider the best ways to use the new conservation and stewardship provisions available under the Alberta Land Stewardship Act.

3.3 Common Standards for Queen Elizabeth 2 (Highway 2)

3.3.1 Context

- (1) As QE2 Highway is a common corridor for both municipalities, there is a desire to establish common standards for development along the highway including the entranceways.

3.3.2 Objective

- (1) To ensure that the QE2 corridor presents a positive and welcoming image for The City and The County.

3.3.3 Policies

- (1) ³The two municipalities shall jointly consider adding further policies to this Plan with the intent of identifying development standards and landscaping standards for the Highway 2/2A corridor that would help meet the objective of a positive and welcoming appearance.

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

- (2) ¹Jointly consider land use bylaw amendments and/or public works projects, for example, which would help to meet the objectives of a positive and welcoming appearance of the Highway 2/2A corridor.

3.4 Long Range Planning

3.4.1 Context

- (1) The broad growth framework illustrated on Map 1 reflects the cooperative vision for intermunicipal development. Map 1 shows the areas to which The County intends to focus its growth and also identifies The City's Growth Area. Map 1 further identifies the Agricultural or Open Space Area. The Collaborative Planning Area is also identified on Map 1 and comprises the remainder of the area within the Intermunicipal Development Plan Boundary.
- (2) ²It is imperative for the orderly and sustainable development of both municipal jurisdictions that the lands within the Intermunicipal Development Plan Boundary are comprehensively and jointly planned by both municipalities. The purpose of these more detailed policies is to provide a long range planning framework for the development of City and County Growth Areas, and to collaboratively determine the most suitable interim and long term use of the lands within the Collaborative Planning Areas.
- (3) The City must be enabled to determine the form, timing and financing of development in its Growth Area.
- (4) The Red Deer County Growth Areas are intended to provide for concentrated development in specified areas, consistent with Red Deer County Municipal Development Plan policies.

3.4.2 Objectives

- (1) ³To provide for cooperative, collaborative and coordinated planning within the Intermunicipal Development Plan Boundary through the intermunicipal preparation of more detailed policies covering the entire Intermunicipal Development Plan Boundary.
- (2) To recognize and respect the Growth Area of each municipality.
- (3) To maintain The City's Growth Area in a relatively undeveloped state until it is annexed, in order to allow orderly urbanization to proceed.
- (4) To recognize the predominant agricultural nature of the lands within the Agricultural and Open Space Area and to determine the most suitable

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

interim and long term uses of the lands within the Collaborative Planning Area.

- (5) To recognize The City's Long Term Growth directions.
- (6) To consider the intermunicipal context when thinking about, and planning for, development within the Intermunicipal Development Plan Boundary.

3.4.3 Policies

- (1) ¹For the lands within the Intermunicipal Development Plan Boundary, the two municipalities, as equal partners, shall consider more detailed policies for adoption as part of this Plan to provide the appropriate policy guidance. Each municipality will adopt and administer any major area structure plan(s) within their jurisdiction. These plans shall:

(a) *For the Entire Intermunicipal Development Plan Boundary*

- (I) ²Require that each municipality shall direct urban growth into its respective Growth Area or Areas as identified on Map 1, and provide that each municipality shall make its own land use decisions within these areas based on the policy directions of this Plan.
- (II) Place a priority on achieving higher densities within both The County's and The City's Growth Areas.
- (III) Consider, and where appropriate, define and provide for a transition such as larger estate type lots, clustered conservation subdivisions, parks and recreation areas, schools and churches between urban and rural land uses along the edges of Growth Areas.
- (IV) Give due consideration to the impacts that subdivision and development may have on:
 - (i) Adjacent proposed and existing land uses within both municipalities
 - (ii) Provincial and Intermunicipal roadways and entranceways both existing and proposed
 - (iii) Natural Capital.

(b) *For The City's Growth Area*

- (I) Limit the fragmentation of lands within The City's Growth Area to retain them in an undeveloped state until urban development can occur, by discouraging the subdivision and development of land for non-agricultural purposes.
- (II) Provide for policies to be established within The City Growth Area with respect to any urban development that would occur prior to annexation.

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

- (III) Require that the form, timing and financing of development in The City's Growth Area be determined as part of The City's normal planning and budgeting processes after the annexation of the lands to The City.
- (IV) Provide that, for subdivision applications within The City of Red Deer Growth Area, The County, with the concurrence of The City, shall require either the dedication of municipal reserve land or defer the dedication of municipal/school reserves.
- (V) Provide that The County shall consult with The City prior to the disposition of reserve lands within The City of Red Deer Growth Area. Upon issuance of an annexation order, The County shall transfer to The City all public reserve lands within the annexed area together with funds equal to the value of cash in lieu of reserves plus the proceeds of the disposition of any reserve lands within the annexed area received by The County after the date of the adoption of this Plan.
- (VI) Provide that, for subdivision and development within The City's Growth Area prior to annexation, the two municipalities shall agree to require the registration of caveats on land titles in respect of deferred servicing agreements.
- (VII) Recognize that The City's Long Term Growth Directions are to the east and west of The City's Growth Area.

(c) ***For the County's Growth Areas***

- (I) Require that the Gasoline Alley / Liberty Crossing Growth Area shall be limited to a maximum residential population of approximately 8,000 persons. The County shall limit the height of buildings in the Gasoline Alley / Liberty Crossing Growth Area to a maximum of four storeys, except for a maximum of four buildings that could be allowed to exceed four storeys. One of these buildings could be comprised entirely of office space and could be allowed to a height that does not exceed 12 storeys. The remaining three buildings cannot have more than two floors of office space and cannot exceed eight storeys in height. The County shall identify the criteria that must be met in order to consider allowing the four buildings to exceed four storeys. The County shall incorporate and maintain these provisions into its urban design plans, area structure plans and the Land Use Bylaw (as an overlay district) to implement this policy.
- (II) Provide that The County shall not identify an additional Growth Area within the Intermunicipal Development Plan Boundary.

(d) ***For Lands Outside the Growth Areas***

- (I) Determine the most suitable interim and long term use of the lands within the Collaborative Planning Areas, recognizing that these lands may be required for long-term future annexation by The City and further recognizing that such annexation is not likely to occur for a considerable time period.
 - (II) Establish criteria for the redesignation, subdivision and development of the lands within the Collaborative Planning Areas. Any application within these lands should be evaluated based on the principles of sustainability and with consideration of the following criteria:
 - (i) The County's policies within The County's Municipal Development Plan.
 - (ii) Impacts of the development on The City's Long Term Growth Directions to the east and west of The City's Growth Area.
 - (iii) The inclusion, where desirable, of ways that facilitate subdivision and development to urban densities and development standards. This will include the provision of services, a deferred servicing agreement and access to adjoining parcels.
 - (III) Require that the lands within the Agriculture or Open Space Area shall be used, other than the continuance of existing uses, only for agricultural production including the development of clustered farm dwellings, accessory buildings, a second dwelling for agricultural purposes, minor home occupations and such other developments as the two municipalities may agree upon from time to time through a joint administrative protocol, or in an open space use or recreation use that is of a public benefit.
- (2) ¹Effective from the date of the adoption of this Intermunicipal Development Plan (July 5, 2007) until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance existing area structure plans shall be implemented and existing concept plans and outline plans shall be considered. Unless otherwise agreed to by The County and The City, consideration of the following types of applications shall be deferred until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance:

¹ 3393/A-2010, 2010/20, 3393/A-2014, 2014/28

- (a) additional area structure plans, concept plans or outline plans, except those outline plans that are required to implement existing area structure plans;
- (b) redesignation applications that are inconsistent with existing area structure plans; and
- (c) amendments to existing area structure plans, concept plans or outline plans.

Specifically excluded from these prohibitions is redesignation applications to allow for first parcel out subdivisions within the Collaborative Planning Areas and Agriculture or Open Space Area.

- (3) ¹For any application within the Collaborative Planning Area and Agriculture and Open Space Area, the City Manager will determine whether the City supports or objects to the application being considered, based on the application's compliance with the IDP and will advise the County Manager in writing accordingly.
- (4) ²For any applications that are completely or partially within the City Growth Area, City Council will determine whether the City supports or objects to the application being considered, based on the application's compliance with the IDP and will advise the County Manager in writing accordingly.
- (5) ³Exempt from these requirements are amendments proposed by Red Deer County that brings existing ASP's into conformance with Provincial Legislation, the IDP and the County MDP. These may be considered without position statements from the City; however, they will still be subject to review as per Section 3.7 of the IDP.

3.5 Infrastructure and Services

3.5.1 Context

- (1) Coordination of County and City infrastructure and services is required in order to ensure efficiency. Infrastructure includes, for example, roads, trails and utilities, the latter which includes sewer, water, storm water management, electrical, gas, and telecommunication such as phone, digital cable and fiber optics. Services includes, for example, community services and amenities, recreation services and amenities, transit, emergency services and waste management facilities.
- (2) Coordination requires that the two municipalities inform each other, on a regular basis, of infrastructure and services requirements within the Intermunicipal Development Plan Boundary and recognize the need to protect the proposed location of these systems from development that may hinder their implementation.

¹ 3393/A-2010, 2010/20, 3393/A-2014, 2014/28

² 3393/A-2010, 2010/20, 3393/A-2014, 2014/28

³ 3393/A-2014, 2014/28

- (3) The Red Deer Regional Airport is a strategic facility of common interest and its continued operation and unhindered expansion must be protected.

3.5.2 Objective

- (1) To coordinate, where mutually agreed, in the intermunicipal planning and provision of infrastructure and services.

3.5.3 Policies

- (1) Each municipality, on an ongoing basis, shall inform the other municipality of the proposed location and standards for the provision of its infrastructure and services and shall keep this information up to date.
- (2) Both municipalities shall collaborate with each other where proposed subdivision or development may impact the proposed location and provision of infrastructure and services. Each municipality shall endeavour to ensure that infrastructure and services are minimally impeded by such subdivision or development.
- (3) Each municipality shall collaborate with the other in the planning and provision of infrastructure and services that meet at the municipal boundaries to ensure proper coordination.
- (4) Both municipalities shall support further studies, with public input, to set priorities for the development of an intermunicipal trail network.
- (5) Each municipality shall cover the cost of its infrastructure and services up to its boundary, unless both municipalities agree to share the cost as may be mutually deemed appropriate.
- (6) The municipalities may jointly identify and explore opportunities to collaborate in the planning of, or, where mutually agreed upon, in providing access to, intermunicipal infrastructure and services to provide cost efficiency and avoid duplication.
- (7) Either municipality affected by the Red Deer Regional Airport Vicinity Overlay Regulations shall incorporate these into its land use bylaw.
- (8) Both municipalities agree to jointly discuss ways to cooperate with provincial agencies and utility service providers to facilitate efficient intermunicipal infrastructure and services.
- (9) ¹The County shall provide The City with all application information received from oil and gas companies related to oil and gas wells, pipelines and infrastructure within the Intermunicipal Development Plan Boundary and within any additional area as the two municipalities may agree upon from time to time. The City will respond directly to the oil and

¹ 3393/A-2010, 2010/20

gas company and shall provide a copy of these comments to The County. The two municipalities will establish a joint administrative protocol to deal with this process.

3.6 Annexation

3.6.1 Context

- (1) ¹This Plan is a framework for the annexation of lands within The City Growth Area to provide for up to a fifty year land supply for growth needs within The City's boundary.

3.6.2 Objective

- (1) ²To provide for an annexation formula based on The City's future growth needs including a City land inventory which reflects a minimum 30 year supply for residential, commercial, industrial and/or major open space.

3.6.3 Policies

- (1) ³An annexation application for a maximum of a fifty year land supply should be undertaken when The City's land supply for growth needs is within three years of the minimum thirty year land supply (i.e. is a thirty-three year supply or less) unless deferred by The City. Even if The City's land supply is estimated to be less than thirty years, The City may defer filing an annexation application for up to five years at a time by resolution of City Council. Any numbers of deferrals are permitted under this Plan and each deferral shall be for a period of not more than five years. The City shall update The County every year as to whether it has a surplus or deficiency in its land supply for growth.
- (2) ⁴The 30 to 50 year supply of land for The City of Red Deer for growth purposes will be determined by the following formula:

Future land requirements are estimated by calculating the current per capita urban land consumption rate and modifying this rate to produce a projected per capita urban land consumption rate. This figure is then projected forward 30 and 50 years using the average annual population growth rate.

The following definitions apply to the formula:

Current per capita urban land consumption:

The current total City of Red Deer population divided by the total area within The City's boundaries that is or will be developed imminently for urban uses. Imminent development includes land

¹ 3393/A-2012, 2012/21

² 3393/A-2012, 2012/21

³ 3393/A-2010, 2010/20, 3393/A-2012, 2012/21

⁴ 3393/A-2010, 2010/20, 3393/A-2012, 2012/21

that has urban type zoning and is anticipated to be developed in the near future.

Projected per capita urban land consumption:

The current per capita urban land consumption modified to reflect a 20 percent increase in population density in new residential areas.

Average annual population growth rates:

The average annual population growth rate of The City calculated as the average of the most recent 10 year average annual growth rate and the most recent 50 year average annual growth rate.

Projected population for 30 and 50 year periods:

The projected population is determined by applying the average annual population growth rate, as defined above, to the current population of The City for 30 and 50 year periods.

- (3) The County shall support land purchases by The City within The City of Red Deer Growth Area.
- (4) ¹The County shall support annexation of lands identified by The City within The City of Red Deer Growth Area to allow The City to maintain a maximum of fifty years land supply for growth. In advance of the initiation of any annexation application, The City shall discuss with The County the identified area or areas it proposes to annex.
- (5) ²The City shall not attempt to annex any lands outside The City of Red Deer Growth Area identified on Map 1, unless this Plan is amended.
- (6) Annexation boundaries shall follow legal boundaries and natural features to avoid creating a fragmented pattern of municipal jurisdiction.
- (7) ³Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan.
- (8) Within The City's Growth Area:
 - (a) Only the following development shall be included in the compensation formula for annexation:
 - (I) Development that occurred prior to adoption of this Plan;
 - (II) Development that occurs after the adoption of this Plan on land that was subdivided and redesignated to industrial, institutional, commercial or multi-lot residential prior to adoption of this Plan. For this purpose multi-lot residential

¹ 3393/A-2012, 2012/21

² 3393/A-2012, 2012/21

³ 3393/A-2010, 3393/A-2008, 2008/26

- means three or more residential parcels in a quarter section; and
- (III) Residential development of two or less parcels in a quarter section that occurs after the adoption of this Plan.
- (b) Any subdivision or development other than those listed above that occurs within The City's Growth Area after this Plan is adopted is excluded from the compensation calculation used in an annexation.
- (c) ¹Deleted

3.7 Communication

3.7.1 Context

- (1) ²This Plan provides for a process of intermunicipal review of all area structure plan, concept plan, or outline plan proposals or amendments and redesignation, subdivision and development permit applications, within The City's Growth Area prior to annexation and within the Collaborative Planning Areas and the Agricultural or Open Space Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance. This process excludes from review the subdivision of a first parcel out of a quarter section as well as the development of clustered farm dwellings, accessory buildings, a second dwelling for agricultural purposes, minor home occupations and such other developments as the two municipalities may agree upon from time to time through a joint administrative protocol.
- (2) This Plan recognizes that there may be disagreements on the review of area structure plan, concept plan, or outline plan proposals or amendments and redesignation, subdivision and development permit applications within the areas and for the periods as described above, and provides for the resolution of such disagreements. This Plan further recognizes that there may be disagreements on the interpretation of this Plan and other matters of disagreement and provides for the resolution of those matters.
- (3) Where disagreement does arise it needs to be resolved in an efficient, expeditious and mutually beneficial manner.

3.7.2 Objectives

- (1) ³To provide for a procedure for the intermunicipal review of all applications within The City's Growth Area prior to annexation and within the Collaborative Planning Areas and the Agricultural or Open Space

¹ 3393/A-2008, 2008/26

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance.

- (2) To provide for a system for the expeditious and efficient resolution of disagreements on all applications within the areas and for the periods as described above.
- (3) To provide for an on-going system for the expeditious and efficient resolution of disagreements on the interpretation of this Plan and other matters of disagreement.

3.7.3 Policies

3.7.3.1 *Review of Area Structure Plan, Concept Plan or Outline Plan Proposals or Amendments and Redesignation, Subdivision or Development Permit Applications*

- (1) ¹The County and The City administrations shall jointly review and make recommendation on all area structure plan, concept plan or outline plan proposals or amendments and redesignation, subdivision or discretionary development permit applications:
 - (a) within The City's Growth Area; and
 - (b) ²within the Collaborative Planning Areas and Agriculture or Open Space Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance.
- (2) An area structure plan, concept plan or outline plan proposal or amendment and a redesignation, subdivision or development permit application that is inconsistent with an adopted area structure plan shall be refused or not considered further.

3.7.3.2 *Resolution of Disagreements on Area Structure Plan, Concept Plan or Outline Plan Proposals or Amendments and Redesignation, Subdivision, or Development Permit Applications*

- (1) ³When the administrations of the municipalities disagree on an area structure plan, concept plan or outline plan proposal or amendment or a redesignation, subdivision or development permit application within The City of Red Deer Growth Area prior to annexation, and within the Collaborative Planning Areas and the Agricultural or Open Space Area prior to more detailed policies adopted as part of this Plan to provide the appropriate policy guidance, either party may give written notice to identify the disagreement and initiate the resolution process. The County shall not proceed to process the proposal, amendment or application until resolution of the disagreement has been determined.

¹ 3393/A-2014, 2014/28

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

- (2) ¹A mutually agreed upon mediator shall be named to facilitate resolution of the disagreement. The two municipalities shall share equally in the cost of the facilitator's remuneration, travel and lodging expenses. This facilitated mediation shall take place and be concluded within thirty days of the disagreement being identified.
- (3) If the disagreement is resolved, it is intended that The County shall proceed to process the area structure plan, concept plan or outline plan proposal or amendment or the redesignation, subdivision or development permit application in accordance with the resolution. If The County deems it not appropriate to act in accordance with the resolution, The City may pursue any legal remedies available to it.
- (4) Failing the resolution of the disagreement, it is intended that The County shall refuse the area structure plan, concept plan or outline plan proposal or amendment or the redesignation, subdivision or development permit application or not consider it further. If The County deems it appropriate to proceed with the proposal, amendment or application, The City may pursue any legal remedies available to it.
- (5) Notice of a disagreement and initiation of the resolution process under sub-paragraph (1) above and submission of a disagreement to a facilitator under sub-paragraph (2) above shall be deemed respectively to be compliance with the requirement to give notice of concerns and of an attempt to use mediation, within the meaning of section 690 of the Municipal Government Act.
- (6) A third party² may appeal a decision on a subdivision or development permit application to the Intermunicipal Subdivision and Development Appeal Board³.

3.7.3.3 Resolution of Disagreements on the Interpretation of this Plan and Other Matters of Disagreement

- (1) ⁴If there are any disagreements as to interpretation of this Plan, excluding the matters referred to in Section 3.7.3.2 and the matters referred to in Section 3.9.3 (4) relating to the repealing of this Plan, the following resolution process shall be used:
 - (a) When the municipalities disagree either party may by written notice identify the disagreement and initiate this disagreement resolution process.
 - (b) No further action shall be taken on the matter in disagreement until resolution of the disagreement has been determined.

¹ 3393/A-2010, 2010/20

² Third Party means the applicant or any other affected party pursuant to the Act.

³ This Board shall be established by bylaw by both municipalities in accordance with the Act.

⁴ 3393/A-2012, 2012/21

- (c) ¹A mutually agreed upon mediator shall be named to facilitate resolution of the disagreement. The two municipalities shall share equally in the cost of the facilitator's remuneration, travel and lodging expenses. This facilitated mediation shall take place and be concluded within thirty days of the disagreement being identified.
 - (d) If the disagreement is resolved, the municipalities shall proceed to take appropriate further action in accordance with the resolution.
 - (e) Failing resolution of the disagreement, the matter shall be referred to The City and County Managers immediately. If they agree, they will resolve the disagreement, or they may refer the issue to an intermunicipal meeting of the two Councils for discussion and resolution, or they may refer the issue directly to the Intermunicipal Disagreement Resolution Board. The County and City Managers shall make a decision on the handling of the matter within fourteen days of the disagreement being referred to them.
 - (f) If the matter is referred to the two Councils, a meeting must be convened within thirty days to hear the disagreement. If the two Councils cannot resolve the disagreement through a majority of each council, then the matter is automatically and immediately referred to the Intermunicipal Disagreement Resolution Board. If the two councils cannot meet within thirty days, the matter is automatically and immediately referred to the Intermunicipal Disagreement Resolution Board on the thirty first day.
- (2) The Intermunicipal Subdivision and Development Appeal Board as referred to in this Plan shall constitute the Intermunicipal Disagreement Resolution Board.
 - (3) Any matter referred to the Intermunicipal Disagreement Resolution Board shall be heard by the Board within thirty days of the referral.
 - (4) The Intermunicipal Disagreement Resolution Board shall hear the submissions to it in camera and shall issue its decision within thirty days of the end of the hearing.
 - (5) The Intermunicipal Disagreement Resolution Board's decision shall be binding upon both parties and shall be final.

3.8 Intermunicipal Subdivision and Development Appeal Board and Intermunicipal Disagreement Resolution Board

3.8.1 Context

¹ 3393/A-2010, 2010/20

- (1) In order to provide for the right of appeal in a subdivision and development application pursuant to the Municipal Government Act, provision must be made for the establishment of an Intermunicipal Subdivision and Development Appeal Board pursuant to the Municipal Government Act.
- (2) In order to implement the innovative disagreement resolution process agreed upon by Red Deer County and The City of Red Deer, an Intermunicipal Disagreement Resolution Board must be established.

3.8.2 Objectives

- (1) To provide for the establishment of Red Deer County and City of Red Deer Intermunicipal Subdivision and Development Appeal Board pursuant to the Municipal Government Act.
- (2) To provide for the establishment of Red Deer County and City of Red Deer Intermunicipal Disagreement Resolution Board.

3.8.3 Policies

- (1) ¹The Councils of Red Deer County and The City of Red Deer shall, by Bylaw pursuant to the Municipal Government Act, jointly appoint an Intermunicipal Subdivision and Development Appeal Board to hear appeals in accordance with the Municipal Government Act, relevant to subdivision or development permit applications within The City's Growth Area prior to annexation, and within the Collaborative Planning Areas and the Agricultural or Open Space Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance.
- (2) The Intermunicipal Subdivision and Development Appeal Board shall be composed of seven members, consisting of three residents of each municipality, of which not more than one may be a member of each Council, and a chair mutually agreed upon by both Councils. If the two Councils cannot agree on a Chair, the two Councils shall submit their nominations to a judge at the Court of Queen's Bench of Alberta, whose decision shall be final.
- (3) No person who is a staff member or a member of the Municipal Planning Commission or a member of the Subdivision Authority of either municipality shall be appointed as a member of the Intermunicipal Subdivision and Development Appeal Board.
- (4) The Intermunicipal Subdivision and Development Appeal Board shall also constitute the Intermunicipal Disagreement Resolution Board.

¹ 3393/A-2010, 2010/20

- (5) A quorum for the Intermunicipal Subdivision and Development Appeal Board/Disagreement Resolution Board shall consist of equal members of The County designated members and City designated members plus the Chair.
- (6) ¹Provided that there are an equal number of County members and City members in attendance, and notwithstanding section 3.8.3 (5), in the event that a hearing of the Intermunicipal Subdivision and Development Appeal Board has been scheduled and the Chairperson is not available to attend, the Panel Members shall choose a Chairperson from amongst those present and this shall constitute quorum.

3.9 Plan Administration

3.9.1 Context

- (1) ²Both municipalities see the need for an Intermunicipal Development Plan for the foreseeable future for the reasons provided in the Background, Principles and Goals, and Objectives and Policies Sections. In addition, in order to remain relevant, this Plan must be reviewed regularly to determine the need for any amendments.

3.9.2 Objectives

- (1) To provide for the regular intermunicipal review of this Plan and, if required, the amendment thereof.
- (2) ³To provide that this Plan shall remain in force for an indefinite period with no specific expiry timeframe.

3.9.3 Policies

- (1) Each municipality shall follow and implement the principles, goals, objectives and policies of this Plan and shall amend or repeal, as may be applicable, its planning procedures, statutory plans, concept plans, outline plans and bylaws to comply with this Plan. The two municipalities agree that in entering into this Plan, it is their mutual intention that the principles set out in this Plan will govern future development, growth and land use planning in the IDP area, and to that extent, this Plan supersedes the provisions of all past policies, council resolutions, studies or reports which are inconsistent with the matters dealt with in this Plan.
- (2) ⁴Annually, The City and County Managers shall review this Plan to determine the advisability of an amendment. The results of this review shall be presented to an intermunicipal meeting of the two Councils in

¹ 3393/A-2014, 2014/28

² 3393/A-2012, 2012/21

³ 3393/A-2012, 2012/21

⁴ 3393/A-2010, 2010/20

June of each year. The Councils shall direct which amendments, if any, are to be proceeded with.

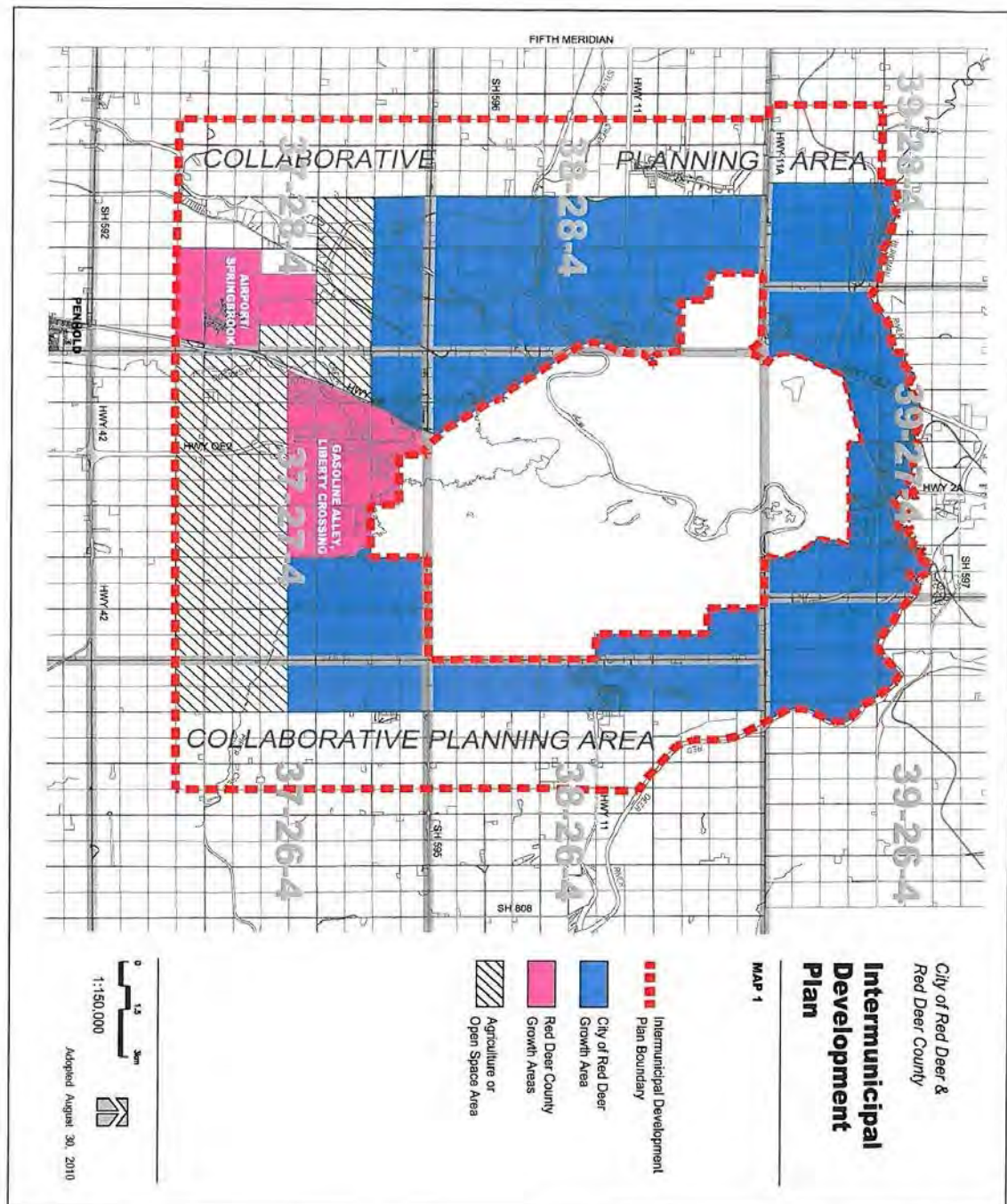
- (3) In addition to the annual review process, the municipalities may agree to amend this Plan at any other time as may be required.
- (4) ¹Prior to considering any bylaw to repeal this Plan, the following procedure must be followed:
 - (a) Step One: the parties shall engage in efforts to identify the issues that led to the request to repeal the bylaw and try to mediate a solution in accordance with section 3.7.3.3 (1)(a) to (d);
 - (b) Step Two: if Step One is unsuccessful, The City and County Managers shall meet to discuss a solution and shall make recommendations to their respective Councils;
 - (c) Step Three: after receiving the recommendations of their respective Managers, the two Councils shall meet to discuss those recommendations and shall attempt to agree upon a resolution.

If the two Councils are not able to agree on a resolution, a bylaw to repeal this Plan may be considered by both Councils. Both Councils must pass the bylaw repealing this Plan in order for the repeal to take effect. A repealing bylaw passed by one Council alone shall not be sufficient to repeal this Plan.

- (5) ²Deleted.

¹ 3393/A-2012, 2012/21

² 3393/A-2010, 2010/20, 3393/A-2012, 2012/21



1

APPENDIX “A”

¹ 3393/A-2008, 2008/26

FINAL ANNEXATION COMPENSATION AGREEMENT

Dated the 30th day of November, 2008.

BETWEEN:

THE CITY OF RED DEER
("The City")

and

RED DEER COUNTY
("The County")

Background

A. The County and The City entered into the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) on July 5, 2007 by Red Deer County Bylaw 207/29 and City of Red Deer Bylaw 3393/2007.

B. The IDP Policy 3.6.3 (7), provides that The City and The County shall negotiate a formula for the determination of compensation on annexation, and that such formula shall be added as an Appendix to the IDP by way of plan amendment, and that additionally, prior to agreement on a formula for compensation the parties shall negotiate compensation for each annexation.

C. In accordance with these IDP requirements, The City and The County have negotiated compensation for the Phase 1 Annexation area, which area is shown as Attachment 1 to this Memorandum of Agreement, and additionally have agreed on a formula for compensation relative to the remainder of The City of Red Deer growth area as shown on Map 1 to the IDP, and which area, excluding Phase 1 is anticipated to be annexed in accordance with the provisions of the IDP.

THEREFORE THE PARTIES agree as follows:

Compensation for the Phase 1 Annexation Area

1. The effective date of Phase 1 Annexation shall be September 1, 2009 with the City assuming the provision of all municipal services for the annexation area effective this date.
2. The City shall pay The County by way of compensation for the annexation of Phase 1 area as shown in Schedule "1" hereto, as follows:
 - i) \$902,879 payable to Red Deer County by July 31, 2010, less \$300,960, which represents services to be provided in the last four months of 2009 to the annexed area by the City of Red Deer;
 - ii) \$722,303 payable to Red Deer County by July 31, 2011;
 - iii) \$541,728 payable to Red Deer County by July 31, 2012;

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- iv) \$361,152 payable to Red Deer County by July 31, 2013;
 - v) \$180,576 payable to Red Deer County by July 31, 2014.
3. The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
4. No additional or other compensation of any nature or kind will be payable by The City to The County with respect to the Phase 1 Annexation area.

Formula for Compensation on Future Annexation

5. The parties agree that the formula to govern compensation payable by The City to The County on all future annexations under the IDP, excluding Phase 1, shall be as follows:
- a) The City will pay to The County sums based on the municipal portion of tax revenues that would have been collected by The County in the full calendar year preceding the effective year of annexation, subject to declining amounts as follows:
 - i) 100% of such tax will be paid by The City by July 31 of the year following the date the Annexation Order is effective;
 - ii) 80% of such tax will be paid by The City by July 31 of the second year following the date the Annexation Order is effective;
 - iii) 60% of such tax will be paid by The City by July 31 of the third year following the date the Annexation Order is effective;
 - iv) 40% of such tax will be paid by The City by July 31 of the fourth year following the date the Annexation Order is effective; and
 - v) 20% of such tax will be paid by The City by July 31 of the fifth year following the date the Annexation Order is effective;
 - b) Each annexation subsequent to Phase 1 shall have an effective date being the first day of September of the year following the calendar year in which the report on negotiations was filed with the Municipal Government Board.
 - c) The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
 - d) The County agrees to maintain all roads and provide fire fighting services in the annexation area until May 1 of the year following the date the annexation order is effective.

- 3 -

- e) The County will provide all necessary assessment and tax rates necessary for calculation, and will provide all necessary or additional records required by The City.
- f) No additional or other compensation of any nature or kind will be payable by The City to The County with respect to future annexations.

Appendix to the IDP


6. The parties agree that this agreement shall constitute the Appendix to the IDP contemplated under section 3.6.3 (7) thereof, and each party agrees that it will pass such Resolution or Amendment so as to give effect to this Memorandum of Agreement and Policy 3.6.3 (7) of the IDP.


Authority

7. The execution of this agreement may be entered into by the signing authorities for The City and The County, having been duly authorized by their respective municipal councils to do so, and they so affix their signatures effective the date first above written.

THE CITY OF RED DEER**RED DEER COUNTY**

Per: 
Mayor - Morris Howdelling

Per: 
Deputy Mayor - Earl Kinsella

Per: 
City Manager - Craig Curtis

Per: 
County Manager - Curtis Herzberg

DATE: 2008

BETWEEN:

THE CITY OF RED DEER
("The City")

- and -

RED DEER COUNTY
(The "County")

**ANNEXATION COMPENSATION
AGREEMENT**

CHAPMAN RIEBEEK LLP

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NICK P. RIEBEEK

File:

Appendix H

Red Deer County and City of Red Deer Intermunicipal Development Plan



INTERMUNICIPAL DEVELOPMENT PLAN



Red Deer County & City of Red Deer Intermunicipal Development Plan Office Consolidation

Adopted on July 5, 2007 by:

Red Deer County	Bylaw No. 2007/29
City of Red Deer	Bylaw No. 3393/2007

Red Deer County
Bylaw Amendment 2008/26 December 16, 2008
Bylaw Amendment 2010/20 August 30, 2010
Bylaw Amendment 2012/21 September 10, 2012
Bylaw Amendment 2014/28 January 26, 2015

City of Red Deer
Bylaw Amendment 3393/A-2008 January 12, 2009
Bylaw Amendment 3393/A-2010 August 30, 2010
Bylaw Amendment 3393/A-2012 September 10, 2012
Bylaw Amendment 3393/A-2014 January 26, 2015

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FIGURES

Map 1

APPENDIX “A”

Red Deer County and City of Red Deer INTERMUNICIPAL DEVELOPMENT PLAN

1. INTRODUCTION

1.1 Background

- (1) This Intermunicipal Development Plan ("this Plan") has evolved from a series of intermunicipal discussions, workshops and public input. In order to ensure good planning in the interest of Red Deer County and The City of Red Deer, this Plan is based upon a shared vision of a future growth framework and reflects the mutual agreement on Growth Areas for each municipality.
- (2) ¹This Plan establishes a broad growth framework and policies to be further implemented through amendments to this Plan. It provides policy direction for the preservation of Natural Capital, areas of common land use planning interest, long range planning, infrastructure and services provision (including opportunities for cooperation), and Annexation Areas for The City. The Plan further provides for the intermunicipal review of all area structure plan, concept plan and outline plan proposals or amendments and redesignation, subdivision and development permit applications within The City of Red Deer Growth Area prior to annexation and within the Collaborative Planning Area and the Agricultural or Open Space Area until further amendments to this Plan. This Plan also provides policy direction for the resolution of disagreements and for plan implementation and administration.

1.2 Enabling Legislation and Meaning of Words

- (1) ²This Plan was undertaken and adopted pursuant to the Municipal Government Act.
- (2) All terms shall be as defined within the Municipal Government Act unless otherwise defined herein.

2. PRINCIPLES AND GOALS

2.1 Principles

- (1) The goals, objectives, policies and related mapping set out in this Plan are based on the following principles:
 - (a) Trust
 - (b) Respect
 - (c) Understanding

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

- (d) Equity
 - (e) Cooperation – working independently towards a common objective
 - (f) Collaboration – working collectively to achieve a common objective
 - (g) Coordination – ensuring there is complementary infrastructure and services
 - (h) Communication – keeping each other informed about major development, the progress of the plan and ongoing review of the plan.
- (2) The first four of these principles are the foundation for the ongoing relationship between The City and The County. Both parties recognize that adherence to these principles is essential to individual and collective abilities to move forward with development to the benefit of both municipalities.
- (3) The second four principles define the major components of The City and County's new working relationship and provide the foundation for this Plan. Cooperation, collaboration, coordination and communication are integral to all sections of the Intermunicipal Development Plan and shall be incorporated into how the Plan is interpreted and implemented.
- (4) Together these eight principles provide the framework for planning and development that is innovative and adaptable.

2.2 Goals

- (1) The goals of this Plan are as follows:
- (a) to enhance quality of life in both municipalities
 - (b) to facilitate economic opportunities and ensure that developers in both municipalities have access to land for residential, commercial, industrial and associated growth
 - (c) to coordinate the provision of infrastructure and services across jurisdictional boundaries where opportunities exist
 - (d) to facilitate intermunicipal communication in planning matters.

OBJECTIVES AND POLICIES

3.1 Intermunicipal Development Plan Boundary

3.1.1 Context

- (1) Red Deer County and The City of Red Deer share a common geography, demographics, social structure, economic base and the unique opportunities offered by their location along the Calgary-Red Deer-Edmonton corridor. Map 1 defines the Intermunicipal Development Plan Boundary, within which the policies of this Plan apply.

- (2) The Intermunicipal Development Plan Boundary includes The City's Growth Area, The County's Growth Area, a buffer area south of The City and County Growth Areas, which is referred to as the Agricultural or Open Space Area throughout this Plan, and an area to the east and west of the Growth Areas, which is referred to as the Collaborative Planning Area throughout this Plan.

3.1.2 Objective

- (1) To establish an area for intermunicipal development planning.

3.1.3 Policy

- (1) The policies of this Plan apply to the lands within the Intermunicipal Development Plan Boundary as shown on Map 1.
- (2) Notwithstanding subsection (1), the policies of this Plan shall not apply to lands when they are annexed into The City.

3.2 Natural Capital

3.2.1 Context

- (1) The City and County share the same physiography, including land formation, soils, climate, prevailing winds, fauna and flora and, as such, have a common interest in preserving Natural Capital in their jurisdictions. Natural Capital includes sensitive eco-systems, hazard lands, natural areas such as rivers, creeks and wetlands, significant natural features, soils, agricultural lands, water sources and cultural heritage areas. Both municipalities recognize the importance of maintaining the health of natural systems to the quality of life in their jurisdictions and the fact that area residents of both municipalities value and enjoy these resources.
- (2) Each municipality has a different approach and priorities regarding the acquisition and maintenance of open space, and, therefore, must cooperate and collaborate on the long-term planning and development of intermunicipal open space systems to the extent that is practical.

3.2.2 Objectives

- (1) To respect and preserve significant Natural Capital.
- (2) To establish, where possible, a linear park system focused on the Red Deer River, Blindman River, Piper Creek and Waskasoo Creek.

3.2.3 Policies

- (1) Each municipality shall develop an inventory of significant Natural Capital within its jurisdiction and shall share this information with the other municipality.

- (2) Each municipality shall develop professionally recognized 'best practice' policies for Natural Capital management and appropriate preservation.
- (3) In planning and developing open space systems both municipalities shall:
 - (a) ¹Establish a continuous intermunicipal park system, where possible, focused on the floodways and flood fringes, and other natural areas of Waskasoo Creek, Piper Creek, Red Deer River and Blindman River. In doing so, each municipality shall consider the River Valley and Tributaries Park Concept Plan of 2010 and the Red Deer County Open Space Master Plan.
 - (b) Require the dedication of reserves or easements or, as may be mutually agreed between The City and The County, the use of other methods in order to protect and preserve natural areas, riparian habitats and flood fringes and associated slopes and establish a continuous linear park system connecting a series of larger open space units.
 - (c) ²Each municipality shall study and consider the best ways to use the new conservation and stewardship provisions available under the Alberta Land Stewardship Act.

3.3 Common Standards for Queen Elizabeth 2 (Highway 2)

3.3.1 Context

- (1) As QE2 Highway is a common corridor for both municipalities, there is a desire to establish common standards for development along the highway including the entranceways.

3.3.2 Objective

- (1) To ensure that the QE2 corridor presents a positive and welcoming image for The City and The County.

3.3.3 Policies

- (1) ³The two municipalities shall jointly consider adding further policies to this Plan with the intent of identifying development standards and landscaping standards for the Highway 2/2A corridor that would help meet the objective of a positive and welcoming appearance.

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

- (2) ¹Jointly consider land use bylaw amendments and/or public works projects, for example, which would help to meet the objectives of a positive and welcoming appearance of the Highway 2/2A corridor.

3.4 Long Range Planning

3.4.1 Context

- (1) The broad growth framework illustrated on Map 1 reflects the cooperative vision for intermunicipal development. Map 1 shows the areas to which The County intends to focus its growth and also identifies The City's Growth Area. Map 1 further identifies the Agricultural or Open Space Area. The Collaborative Planning Area is also identified on Map 1 and comprises the remainder of the area within the Intermunicipal Development Plan Boundary.
- (2) ²It is imperative for the orderly and sustainable development of both municipal jurisdictions that the lands within the Intermunicipal Development Plan Boundary are comprehensively and jointly planned by both municipalities. The purpose of these more detailed policies is to provide a long range planning framework for the development of City and County Growth Areas, and to collaboratively determine the most suitable interim and long term use of the lands within the Collaborative Planning Areas.
- (3) The City must be enabled to determine the form, timing and financing of development in its Growth Area.
- (4) The Red Deer County Growth Areas are intended to provide for concentrated development in specified areas, consistent with Red Deer County Municipal Development Plan policies.

3.4.2 Objectives

- (1) ³To provide for cooperative, collaborative and coordinated planning within the Intermunicipal Development Plan Boundary through the intermunicipal preparation of more detailed policies covering the entire Intermunicipal Development Plan Boundary.
- (2) To recognize and respect the Growth Area of each municipality.
- (3) To maintain The City's Growth Area in a relatively undeveloped state until it is annexed, in order to allow orderly urbanization to proceed.
- (4) To recognize the predominant agricultural nature of the lands within the Agricultural and Open Space Area and to determine the most suitable

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

interim and long term uses of the lands within the Collaborative Planning Area.

- (5) To recognize The City's Long Term Growth directions.
- (6) To consider the intermunicipal context when thinking about, and planning for, development within the Intermunicipal Development Plan Boundary.

3.4.3 **Policies**

- (1) ¹For the lands within the Intermunicipal Development Plan Boundary, the two municipalities, as equal partners, shall consider more detailed policies for adoption as part of this Plan to provide the appropriate policy guidance. Each municipality will adopt and administer any major area structure plan(s) within their jurisdiction. These plans shall:

(a) ***For the Entire Intermunicipal Development Plan Boundary***

- (I) ²Require that each municipality shall direct urban growth into its respective Growth Area or Areas as identified on Map 1, and provide that each municipality shall make its own land use decisions within these areas based on the policy directions of this Plan.
- (II) Place a priority on achieving higher densities within both The County's and The City's Growth Areas.
- (III) Consider, and where appropriate, define and provide for a transition such as larger estate type lots, clustered conservation subdivisions, parks and recreation areas, schools and churches between urban and rural land uses along the edges of Growth Areas.
- (IV) Give due consideration to the impacts that subdivision and development may have on:
 - (i) Adjacent proposed and existing land uses within both municipalities
 - (ii) Provincial and Intermunicipal roadways and entranceways both existing and proposed
 - (iii) Natural Capital.

(b) ***For The City's Growth Area***

- (I) Limit the fragmentation of lands within The City's Growth Area to retain them in an undeveloped state until urban development can occur, by discouraging the subdivision and development of land for non-agricultural purposes.
- (II) Provide for policies to be established within The City Growth Area with respect to any urban development that would occur prior to annexation.

¹ 3393/A-2010, 2010/20

² 3393/A-2010, 2010/20

- (III) Require that the form, timing and financing of development in The City's Growth Area be determined as part of The City's normal planning and budgeting processes after the annexation of the lands to The City.
- (IV) Provide that, for subdivision applications within The City of Red Deer Growth Area, The County, with the concurrence of The City, shall require either the dedication of municipal reserve land or defer the dedication of municipal/school reserves.
- (V) Provide that The County shall consult with The City prior to the disposition of reserve lands within The City of Red Deer Growth Area. Upon issuance of an annexation order, The County shall transfer to The City all public reserve lands within the annexed area together with funds equal to the value of cash in lieu of reserves plus the proceeds of the disposition of any reserve lands within the annexed area received by The County after the date of the adoption of this Plan.
- (VI) Provide that, for subdivision and development within The City's Growth Area prior to annexation, the two municipalities shall agree to require the registration of caveats on land titles in respect of deferred servicing agreements.
- (VII) Recognize that The City's Long Term Growth Directions are to the east and west of The City's Growth Area.

(c) ***For the County's Growth Areas***

- (I) Require that the Gasoline Alley / Liberty Crossing Growth Area shall be limited to a maximum residential population of approximately 8,000 persons. The County shall limit the height of buildings in the Gasoline Alley / Liberty Crossing Growth Area to a maximum of four storeys, except for a maximum of four buildings that could be allowed to exceed four storeys. One of these buildings could be comprised entirely of office space and could be allowed to a height that does not exceed 12 storeys. The remaining three buildings cannot have more than two floors of office space and cannot exceed eight storeys in height. The County shall identify the criteria that must be met in order to consider allowing the four buildings to exceed four storeys. The County shall incorporate and maintain these provisions into its urban design plans, area structure plans and the Land Use Bylaw (as an overlay district) to implement this policy.
- (II) Provide that The County shall not identify an additional Growth Area within the Intermunicipal Development Plan Boundary.

(d) ***For Lands Outside the Growth Areas***

- (I) Determine the most suitable interim and long term use of the lands within the Collaborative Planning Areas, recognizing that these lands may be required for long-term future annexation by The City and further recognizing that such annexation is not likely to occur for a considerable time period.
 - (II) Establish criteria for the redesignation, subdivision and development of the lands within the Collaborative Planning Areas. Any application within these lands should be evaluated based on the principles of sustainability and with consideration of the following criteria:
 - (i) The County's policies within The County's Municipal Development Plan.
 - (ii) Impacts of the development on The City's Long Term Growth Directions to the east and west of The City's Growth Area.
 - (iii) The inclusion, where desirable, of ways that facilitate subdivision and development to urban densities and development standards. This will include the provision of services, a deferred servicing agreement and access to adjoining parcels.
 - (III) Require that the lands within the Agriculture or Open Space Area shall be used, other than the continuance of existing uses, only for agricultural production including the development of clustered farm dwellings, accessory buildings, a second dwelling for agricultural purposes, minor home occupations and such other developments as the two municipalities may agree upon from time to time through a joint administrative protocol, or in an open space use or recreation use that is of a public benefit.
- (2) ¹Effective from the date of the adoption of this Intermunicipal Development Plan (July 5, 2007) until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance existing area structure plans shall be implemented and existing concept plans and outline plans shall be considered. Unless otherwise agreed to by The County and The City, consideration of the following types of applications shall be deferred until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance:

¹ 3393/A-2010, 2010/20, 3393/A-2014, 2014/28

- (a) additional area structure plans, concept plans or outline plans, except those outline plans that are required to implement existing area structure plans;
- (b) redesignation applications that are inconsistent with existing area structure plans; and
- (c) amendments to existing area structure plans, concept plans or outline plans.

Specifically excluded from these prohibitions is redesignation applications to allow for first parcel out subdivisions within the Collaborative Planning Areas and Agriculture or Open Space Area.

- (3) ¹For any application within the Collaborative Planning Area and Agriculture and Open Space Area, the City Manager will determine whether the City supports or objects to the application being considered, based on the application's compliance with the IDP and will advise the County Manager in writing accordingly.
- (4) ²For any applications that are completely or partially within the City Growth Area, City Council will determine whether the City supports or objects to the application being considered, based on the application's compliance with the IDP and will advise the County Manager in writing accordingly.
- (5) ³Exempt from these requirements are amendments proposed by Red Deer County that brings existing ASP's into conformance with Provincial Legislation, the IDP and the County MDP. These may be considered without position statements from the City; however, they will still be subject to review as per Section 3.7 of the IDP.

3.5 Infrastructure and Services

3.5.1 Context

- (1) Coordination of County and City infrastructure and services is required in order to ensure efficiency. Infrastructure includes, for example, roads, trails and utilities, the latter which includes sewer, water, storm water management, electrical, gas, and telecommunication such as phone, digital cable and fiber optics. Services includes, for example, community services and amenities, recreation services and amenities, transit, emergency services and waste management facilities.
- (2) Coordination requires that the two municipalities inform each other, on a regular basis, of infrastructure and services requirements within the Intermunicipal Development Plan Boundary and recognize the need to protect the proposed location of these systems from development that may hinder their implementation.

¹ 3393/A-2010, 2010/20, 3393/A-2014, 2014/28

² 3393/A-2010, 2010/20, 3393/A-2014, 2014/28

³ 3393/A-2014, 2014/28

- (3) The Red Deer Regional Airport is a strategic facility of common interest and its continued operation and unhindered expansion must be protected.

3.5.2 Objective

- (1) To coordinate, where mutually agreed, in the intermunicipal planning and provision of infrastructure and services.

3.5.3 Policies

- (1) Each municipality, on an ongoing basis, shall inform the other municipality of the proposed location and standards for the provision of its infrastructure and services and shall keep this information up to date.
- (2) Both municipalities shall collaborate with each other where proposed subdivision or development may impact the proposed location and provision of infrastructure and services. Each municipality shall endeavour to ensure that infrastructure and services are minimally impeded by such subdivision or development.
- (3) Each municipality shall collaborate with the other in the planning and provision of infrastructure and services that meet at the municipal boundaries to ensure proper coordination.
- (4) Both municipalities shall support further studies, with public input, to set priorities for the development of an intermunicipal trail network.
- (5) Each municipality shall cover the cost of its infrastructure and services up to its boundary, unless both municipalities agree to share the cost as may be mutually deemed appropriate.
- (6) The municipalities may jointly identify and explore opportunities to collaborate in the planning of, or, where mutually agreed upon, in providing access to, intermunicipal infrastructure and services to provide cost efficiency and avoid duplication.
- (7) Either municipality affected by the Red Deer Regional Airport Vicinity Overlay Regulations shall incorporate these into its land use bylaw.
- (8) Both municipalities agree to jointly discuss ways to cooperate with provincial agencies and utility service providers to facilitate efficient intermunicipal infrastructure and services.
- (9) ¹The County shall provide The City with all application information received from oil and gas companies related to oil and gas wells, pipelines and infrastructure within the Intermunicipal Development Plan Boundary and within any additional area as the two municipalities may agree upon from time to time. The City will respond directly to the oil and

¹ 3393/A-2010, 2010/20

gas company and shall provide a copy of these comments to The County. The two municipalities will establish a joint administrative protocol to deal with this process.

3.6 Annexation

3.6.1 Context

- (1) ¹This Plan is a framework for the annexation of lands within The City Growth Area to provide for up to a fifty year land supply for growth needs within The City's boundary.

3.6.2 Objective

- (1) ²To provide for an annexation formula based on The City's future growth needs including a City land inventory which reflects a minimum 30 year supply for residential, commercial, industrial and/or major open space.

3.6.3 Policies

- (1) ³An annexation application for a maximum of a fifty year land supply should be undertaken when The City's land supply for growth needs is within three years of the minimum thirty year land supply (i.e. is a thirty-three year supply or less) unless deferred by The City. Even if The City's land supply is estimated to be less than thirty years, The City may defer filing an annexation application for up to five years at a time by resolution of City Council. Any numbers of deferrals are permitted under this Plan and each deferral shall be for a period of not more than five years. The City shall update The County every year as to whether it has a surplus or deficiency in its land supply for growth.

- (2) ⁴The 30 to 50 year supply of land for The City of Red Deer for growth purposes will be determined by the following formula:

Future land requirements are estimated by calculating the current per capita urban land consumption rate and modifying this rate to produce a projected per capita urban land consumption rate. This figure is then projected forward 30 and 50 years using the average annual population growth rate.

The following definitions apply to the formula:

Current per capita urban land consumption:

The current total City of Red Deer population divided by the total area within The City's boundaries that is or will be developed imminently for urban uses. Imminent development includes land

¹ 3393/A-2012, 2012/21

² 3393/A-2012, 2012/21

³ 3393/A-2010, 2010/20, 3393/A-2012, 2012/21

⁴ 3393/A-2010, 2010/20, 3393/A-2012, 2012/21

that has urban type zoning and is anticipated to be developed in the near future.

Projected per capita urban land consumption:

The current per capita urban land consumption modified to reflect a 20 percent increase in population density in new residential areas.

Average annual population growth rates:

The average annual population growth rate of The City calculated as the average of the most recent 10 year average annual growth rate and the most recent 50 year average annual growth rate.

Projected population for 30 and 50 year periods:

The projected population is determined by applying the average annual population growth rate, as defined above, to the current population of The City for 30 and 50 year periods.

- (3) The County shall support land purchases by The City within The City of Red Deer Growth Area.
- (4) ¹The County shall support annexation of lands identified by The City within The City of Red Deer Growth Area to allow The City to maintain a maximum of fifty years land supply for growth. In advance of the initiation of any annexation application, The City shall discuss with The County the identified area or areas it proposes to annex.
- (5) ²The City shall not attempt to annex any lands outside The City of Red Deer Growth Area identified on Map 1, unless this Plan is amended.
- (6) Annexation boundaries shall follow legal boundaries and natural features to avoid creating a fragmented pattern of municipal jurisdiction.
- (7) ³Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan.
- (8) Within The City's Growth Area:
 - (a) Only the following development shall be included in the compensation formula for annexation:
 - (I) Development that occurred prior to adoption of this Plan;
 - (II) Development that occurs after the adoption of this Plan on land that was subdivided and redesignated to industrial, institutional, commercial or multi-lot residential prior to adoption of this Plan. For this purpose multi-lot residential

¹ 3393/A-2012, 2012/21

² 3393/A-2012, 2012/21

³ 3393/A-2010, 3393/A-2008, 2008/26

- means three or more residential parcels in a quarter section; and
- (III) Residential development of two or less parcels in a quarter section that occurs after the adoption of this Plan.
- (b) Any subdivision or development other than those listed above that occurs within The City's Growth Area after this Plan is adopted is excluded from the compensation calculation used in an annexation.
- (c) ¹Deleted

3.7 Communication

3.7.1 Context

- (1) ²This Plan provides for a process of intermunicipal review of all area structure plan, concept plan, or outline plan proposals or amendments and redesignation, subdivision and development permit applications, within The City's Growth Area prior to annexation and within the Collaborative Planning Areas and the Agricultural or Open Space Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance. This process excludes from review the subdivision of a first parcel out of a quarter section as well as the development of clustered farm dwellings, accessory buildings, a second dwelling for agricultural purposes, minor home occupations and such other developments as the two municipalities may agree upon from time to time through a joint administrative protocol.
- (2) This Plan recognizes that there may be disagreements on the review of area structure plan, concept plan, or outline plan proposals or amendments and redesignation, subdivision and development permit applications within the areas and for the periods as described above, and provides for the resolution of such disagreements. This Plan further recognizes that there may be disagreements on the interpretation of this Plan and other matters of disagreement and provides for the resolution of those matters.
- (3) Where disagreement does arise it needs to be resolved in an efficient, expeditious and mutually beneficial manner.

3.7.2 Objectives

- (1) ³To provide for a procedure for the intermunicipal review of all applications within The City's Growth Area prior to annexation and within the Collaborative Planning Areas and the Agricultural or Open Space

¹ 3393/A-2008, 2008/26

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance.

- (2) To provide for a system for the expeditious and efficient resolution of disagreements on all applications within the areas and for the periods as described above.
- (3) To provide for an on-going system for the expeditious and efficient resolution of disagreements on the interpretation of this Plan and other matters of disagreement.

3.7.3 Policies

3.7.3.1 Review of Area Structure Plan, Concept Plan or Outline Plan Proposals or Amendments and Redesignation, Subdivision or Development Permit Applications

- (1) ¹The County and The City administrations shall jointly review and make recommendation on all area structure plan, concept plan or outline plan proposals or amendments and redesignation, subdivision or discretionary development permit applications:
 - (a) within The City's Growth Area; and
 - (b) ²within the Collaborative Planning Areas and Agriculture or Open Space Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance.
- (2) An area structure plan, concept plan or outline plan proposal or amendment and a redesignation, subdivision or development permit application that is inconsistent with an adopted area structure plan shall be refused or not considered further.

3.7.3.2 Resolution of Disagreements on Area Structure Plan, Concept Plan or Outline Plan Proposals or Amendments and Redesignation, Subdivision, or Development Permit Applications

- (1) ³When the administrations of the municipalities disagree on an area structure plan, concept plan or outline plan proposal or amendment or a redesignation, subdivision or development permit application within The City of Red Deer Growth Area prior to annexation, and within the Collaborative Planning Areas and the Agricultural or Open Space Area prior to more detailed policies adopted as part of this Plan to provide the appropriate policy guidance, either party may give written notice to identify the disagreement and initiate the resolution process. The County shall not proceed to process the proposal, amendment or application until resolution of the disagreement has been determined.

¹ 3393/A-2014, 2014/28

² 3393/A-2010, 2010/20

³ 3393/A-2010, 2010/20

- (2) ¹A mutually agreed upon mediator shall be named to facilitate resolution of the disagreement. The two municipalities shall share equally in the cost of the facilitator's remuneration, travel and lodging expenses. This facilitated mediation shall take place and be concluded within thirty days of the disagreement being identified.
- (3) If the disagreement is resolved, it is intended that The County shall proceed to process the area structure plan, concept plan or outline plan proposal or amendment or the redesignation, subdivision or development permit application in accordance with the resolution. If The County deems it not appropriate to act in accordance with the resolution, The City may pursue any legal remedies available to it.
- (4) Failing the resolution of the disagreement, it is intended that The County shall refuse the area structure plan, concept plan or outline plan proposal or amendment or the redesignation, subdivision or development permit application or not consider it further. If The County deems it appropriate to proceed with the proposal, amendment or application, The City may pursue any legal remedies available to it.
- (5) Notice of a disagreement and initiation of the resolution process under sub-paragraph (1) above and submission of a disagreement to a facilitator under sub-paragraph (2) above shall be deemed respectively to be compliance with the requirement to give notice of concerns and of an attempt to use mediation, within the meaning of section 690 of the Municipal Government Act.
- (6) A third party² may appeal a decision on a subdivision or development permit application to the Intermunicipal Subdivision and Development Appeal Board³.

3.7.3.3 Resolution of Disagreements on the Interpretation of this Plan and Other Matters of Disagreement

- (1) ⁴If there are any disagreements as to interpretation of this Plan, excluding the matters referred to in Section 3.7.3.2 and the matters referred to in Section 3.9.3 (4) relating to the repealing of this Plan, the following resolution process shall be used:
 - (a) When the municipalities disagree either party may by written notice identify the disagreement and initiate this disagreement resolution process.
 - (b) No further action shall be taken on the matter in disagreement until resolution of the disagreement has been determined.

¹ 3393/A-2010, 2010/20

² Third Party means the applicant or any other affected party pursuant to the Act.

³ This Board shall be established by bylaw by both municipalities in accordance with the Act.

⁴ 3393/A-2012, 2012/21

- (c) ¹A mutually agreed upon mediator shall be named to facilitate resolution of the disagreement. The two municipalities shall share equally in the cost of the facilitator's remuneration, travel and lodging expenses. This facilitated mediation shall take place and be concluded within thirty days of the disagreement being identified.
 - (d) If the disagreement is resolved, the municipalities shall proceed to take appropriate further action in accordance with the resolution.
 - (e) Failing resolution of the disagreement, the matter shall be referred to The City and County Managers immediately. If they agree, they will resolve the disagreement, or they may refer the issue to an intermunicipal meeting of the two Councils for discussion and resolution, or they may refer the issue directly to the Intermunicipal Disagreement Resolution Board. The County and City Managers shall make a decision on the handling of the matter within fourteen days of the disagreement being referred to them.
 - (f) If the matter is referred to the two Councils, a meeting must be convened within thirty days to hear the disagreement. If the two Councils cannot resolve the disagreement through a majority of each council, then the matter is automatically and immediately referred to the Intermunicipal Disagreement Resolution Board. If the two councils cannot meet within thirty days, the matter is automatically and immediately referred to the Intermunicipal Disagreement Resolution Board on the thirty first day.
- (2) The Intermunicipal Subdivision and Development Appeal Board as referred to in this Plan shall constitute the Intermunicipal Disagreement Resolution Board.
 - (3) Any matter referred to the Intermunicipal Disagreement Resolution Board shall be heard by the Board within thirty days of the referral.
 - (4) The Intermunicipal Disagreement Resolution Board shall hear the submissions to it in camera and shall issue its decision within thirty days of the end of the hearing.
 - (5) The Intermunicipal Disagreement Resolution Board's decision shall be binding upon both parties and shall be final.

3.8 Intermunicipal Subdivision and Development Appeal Board and Intermunicipal Disagreement Resolution Board

3.8.1 Context

¹ 3393/A-2010, 2010/20

- (1) In order to provide for the right of appeal in a subdivision and development application pursuant to the Municipal Government Act, provision must be made for the establishment of an Intermunicipal Subdivision and Development Appeal Board pursuant to the Municipal Government Act.
- (2) In order to implement the innovative disagreement resolution process agreed upon by Red Deer County and The City of Red Deer, an Intermunicipal Disagreement Resolution Board must be established.

3.8.2 Objectives

- (1) To provide for the establishment of Red Deer County and City of Red Deer Intermunicipal Subdivision and Development Appeal Board pursuant to the Municipal Government Act.
- (2) To provide for the establishment of Red Deer County and City of Red Deer Intermunicipal Disagreement Resolution Board.

3.8.3 Policies

- (1) ¹The Councils of Red Deer County and The City of Red Deer shall, by Bylaw pursuant to the Municipal Government Act, jointly appoint an Intermunicipal Subdivision and Development Appeal Board to hear appeals in accordance with the Municipal Government Act, relevant to subdivision or development permit applications within The City's Growth Area prior to annexation, and within the Collaborative Planning Areas and the Agricultural or Open Space Area until more detailed policies are adopted as part of this Plan to provide the appropriate policy guidance.
- (2) The Intermunicipal Subdivision and Development Appeal Board shall be composed of seven members, consisting of three residents of each municipality, of which not more than one may be a member of each Council, and a chair mutually agreed upon by both Councils. If the two Councils cannot agree on a Chair, the two Councils shall submit their nominations to a judge at the Court of Queen's Bench of Alberta, whose decision shall be final.
- (3) No person who is a staff member or a member of the Municipal Planning Commission or a member of the Subdivision Authority of either municipality shall be appointed as a member of the Intermunicipal Subdivision and Development Appeal Board.
- (4) The Intermunicipal Subdivision and Development Appeal Board shall also constitute the Intermunicipal Disagreement Resolution Board.

¹ 3393/A-2010, 2010/20

- (5) A quorum for the Intermunicipal Subdivision and Development Appeal Board/Disagreement Resolution Board shall consist of equal members of The County designated members and City designated members plus the Chair.
- (6) ¹Provided that there are an equal number of County members and City members in attendance, and notwithstanding section 3.8.3 (5), in the event that a hearing of the Intermunicipal Subdivision and Development Appeal Board has been scheduled and the Chairperson is not available to attend, the Panel Members shall choose a Chairperson from amongst those present and this shall constitute quorum.

3.9 Plan Administration

3.9.1 Context

- (1) ²Both municipalities see the need for an Intermunicipal Development Plan for the foreseeable future for the reasons provided in the Background, Principles and Goals, and Objectives and Policies Sections. In addition, in order to remain relevant, this Plan must be reviewed regularly to determine the need for any amendments.

3.9.2 Objectives

- (1) To provide for the regular intermunicipal review of this Plan and, if required, the amendment thereof.
- (2) ³To provide that this Plan shall remain in force for an indefinite period with no specific expiry timeframe.

3.9.3 Policies

- (1) Each municipality shall follow and implement the principles, goals, objectives and policies of this Plan and shall amend or repeal, as may be applicable, its planning procedures, statutory plans, concept plans, outline plans and bylaws to comply with this Plan. The two municipalities agree that in entering into this Plan, it is their mutual intention that the principles set out in this Plan will govern future development, growth and land use planning in the IDP area, and to that extent, this Plan supersedes the provisions of all past policies, council resolutions, studies or reports which are inconsistent with the matters dealt with in this Plan.
- (2) ⁴Annually, The City and County Managers shall review this Plan to determine the advisability of an amendment. The results of this review shall be presented to an intermunicipal meeting of the two Councils in

¹ 3393/A-2014, 2014/28

² 3393/A-2012, 2012/21

³ 3393/A-2012, 2012/21

⁴ 3393/A-2010, 2010/20

June of each year. The Councils shall direct which amendments, if any, are to be proceeded with.

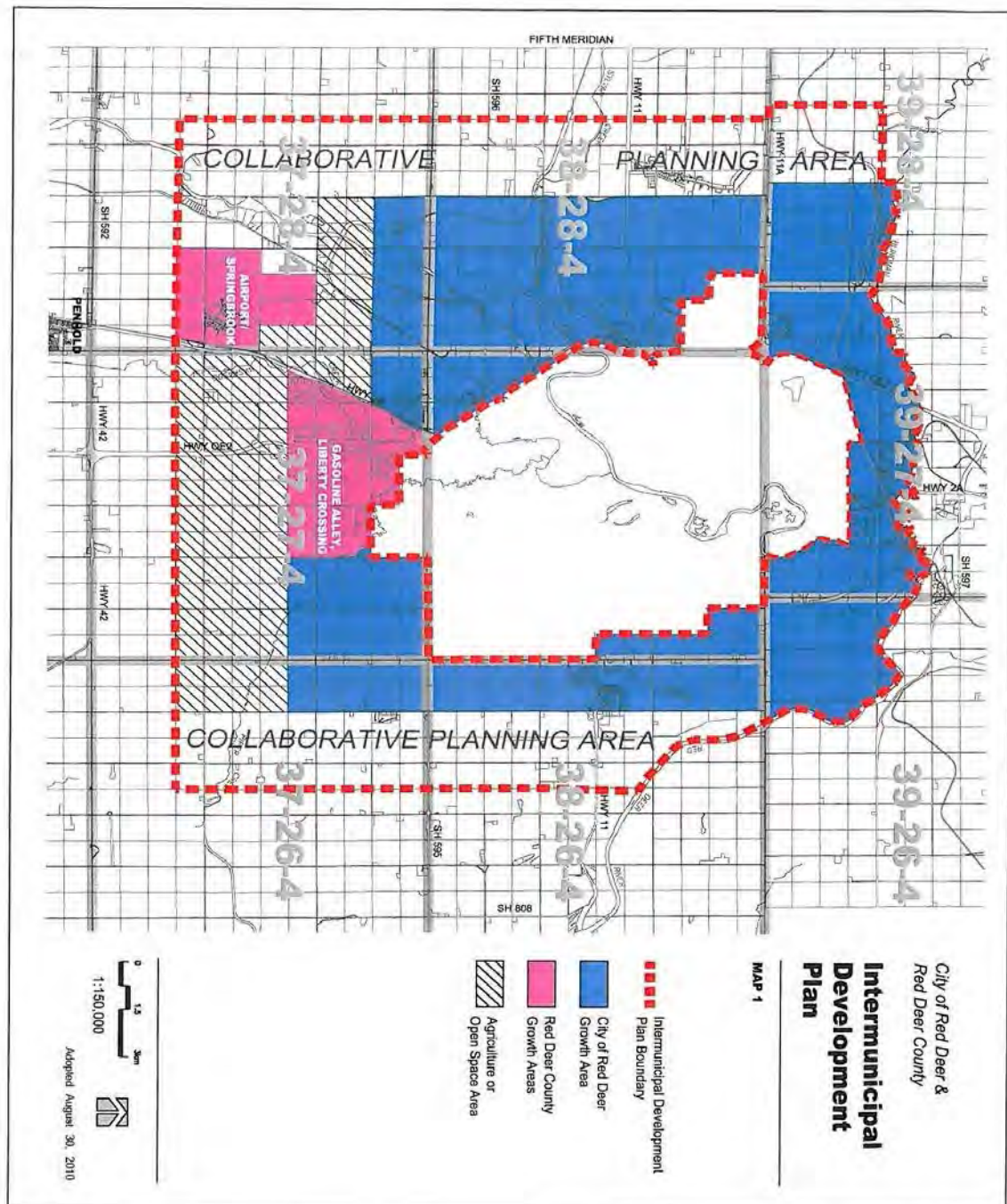
- (3) In addition to the annual review process, the municipalities may agree to amend this Plan at any other time as may be required.
- (4) ¹Prior to considering any bylaw to repeal this Plan, the following procedure must be followed:
 - (a) Step One: the parties shall engage in efforts to identify the issues that led to the request to repeal the bylaw and try to mediate a solution in accordance with section 3.7.3.3 (1)(a) to (d);
 - (b) Step Two: if Step One is unsuccessful, The City and County Managers shall meet to discuss a solution and shall make recommendations to their respective Councils;
 - (c) Step Three: after receiving the recommendations of their respective Managers, the two Councils shall meet to discuss those recommendations and shall attempt to agree upon a resolution.

If the two Councils are not able to agree on a resolution, a bylaw to repeal this Plan may be considered by both Councils. Both Councils must pass the bylaw repealing this Plan in order for the repeal to take effect. A repealing bylaw passed by one Council alone shall not be sufficient to repeal this Plan.

- (5) ²Deleted.

¹ 3393/A-2012, 2012/21

² 3393/A-2010, 2010/20, 3393/A-2012, 2012/21



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APPENDIX “A”

¹ 3393/A-2008, 2008/26

FINAL ANNEXATION COMPENSATION AGREEMENT

Dated the 30th day of November, 2008.

BETWEEN:

THE CITY OF RED DEER
("The City")

and

RED DEER COUNTY
("The County")

Background

A. The County and The City entered into the Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP) on July 5, 2007 by Red Deer County Bylaw 207/29 and City of Red Deer Bylaw 3393/2007.

B. The IDP Policy 3.6.3 (7), provides that The City and The County shall negotiate a formula for the determination of compensation on annexation, and that such formula shall be added as an Appendix to the IDP by way of plan amendment, and that additionally, prior to agreement on a formula for compensation the parties shall negotiate compensation for each annexation.

C. In accordance with these IDP requirements, The City and The County have negotiated compensation for the Phase 1 Annexation area, which area is shown as Attachment 1 to this Memorandum of Agreement, and additionally have agreed on a formula for compensation relative to the remainder of The City of Red Deer growth area as shown on Map 1 to the IDP, and which area, excluding Phase 1 is anticipated to be annexed in accordance with the provisions of the IDP.

THEREFORE THE PARTIES agree as follows:

Compensation for the Phase 1 Annexation Area

1. The effective date of Phase 1 Annexation shall be September 1, 2009 with the City assuming the provision of all municipal services for the annexation area effective this date.
2. The City shall pay The County by way of compensation for the annexation of Phase 1 area as shown in Schedule "1" hereto, as follows:
 - i) \$902,879 payable to Red Deer County by July 31, 2010, less \$300,960, which represents services to be provided in the last four months of 2009 to the annexed area by the City of Red Deer;
 - ii) \$722,303 payable to Red Deer County by July 31, 2011;
 - iii) \$541,728 payable to Red Deer County by July 31, 2012;

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- iv) \$361,152 payable to Red Deer County by July 31, 2013;
 - v) \$180,576 payable to Red Deer County by July 31, 2014.
3. The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
4. No additional or other compensation of any nature or kind will be payable by The City to The County with respect to the Phase 1 Annexation area.

Formula for Compensation on Future Annexation

5. The parties agree that the formula to govern compensation payable by The City to The County on all future annexations under the IDP, excluding Phase 1, shall be as follows:
- a) The City will pay to The County sums based on the municipal portion of tax revenues that would have been collected by The County in the full calendar year preceding the effective year of annexation, subject to declining amounts as follows:
 - i) 100% of such tax will be paid by The City by July 31 of the year following the date the Annexation Order is effective;
 - ii) 80% of such tax will be paid by The City by July 31 of the second year following the date the Annexation Order is effective;
 - iii) 60% of such tax will be paid by The City by July 31 of the third year following the date the Annexation Order is effective;
 - iv) 40% of such tax will be paid by The City by July 31 of the fourth year following the date the Annexation Order is effective; and
 - v) 20% of such tax will be paid by The City by July 31 of the fifth year following the date the Annexation Order is effective;
 - b) Each annexation subsequent to Phase 1 shall have an effective date being the first day of September of the year following the calendar year in which the report on negotiations was filed with the Municipal Government Board.
 - c) The County shall retain all taxes payable in the year that the annexation order becomes effective. Any taxes that are still owing on the effective date of annexation in respect of the annexed land are transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County,
 - d) The County agrees to maintain all roads and provide fire fighting services in the annexation area until May 1 of the year following the date the annexation order is effective.

- 3 -

- e) The County will provide all necessary assessment and tax rates necessary for calculation, and will provide all necessary or additional records required by The City.
- f) No additional or other compensation of any nature or kind will be payable by The City to The County with respect to future annexations.

Appendix to the IDP


6. The parties agree that this agreement shall constitute the Appendix to the IDP contemplated under section 3.6.3 (7) thereof, and each party agrees that it will pass such Resolution or Amendment so as to give effect to this Memorandum of Agreement and Policy 3.6.3 (7) of the IDP.


Authority

7. The execution of this agreement may be entered into by the signing authorities for The City and The County, having been duly authorized by their respective municipal councils to do so, and they so affix their signatures effective the date first above written.

THE CITY OF RED DEER**RED DEER COUNTY**

Per: 
Mayor - Morris Howdelling

Per: 
Deputy Mayor - Earl Kinsella

Per: 
City Manager - Craig Curtis

Per: 
County Manager - Curtis Herzberg

DATE: 2008

BETWEEN:

THE CITY OF RED DEER
("The City")

- and -

RED DEER COUNTY
(The "County")

**ANNEXATION COMPENSATION
AGREEMENT**

CHAPMAN RIEBEEK LLP

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NICK P. RIEBEEK

File:

Appendix I

City of Red Deer Municipal Development Plan



MUNICIPAL DEVELOPMENT PLAN

Prepared by:

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.



RKP Consulting

Red Deer City Bylaw 3404/2008 Approved May 5, 2008

Amendments: Bylaw 3404/A-2011
Bylaw 3404/A-2013
Bylaw 3404/A-2015
Bylaw 3404/A-2020
Bylaw 3404/A-2021

Office Consolidation – Effective August 30, 2021



MUNICIPAL DEVELOPMENT PLAN

Prepared for
The City of Red Deer

by



ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

RKP Consulting

Bylaw 3404/2008

May 2008

Adopted by City Council May 5, 2008 (Bylaw 3404/2008)

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1.0 INTRODUCTION

1.1 Role of the Plan

The Municipal Development Plan (MDP) is a statutory plan adopted pursuant to the Municipal Government Act. As such, other statutory plans such as area structure plans and area redevelopment plans must be consistent with the MDP and its policies. All statutory plans adopted by The City must also be consistent with each other. Additionally, the development and subdivision authorities must have regard to the MDP policies as one of the factors considered in making a decision on an application. Prior to making any amendments to the MDP, City Council must hold a public hearing pursuant to the provisions of the Municipal Government Act.

The MDP guides and directs future growth and development for Red Deer, ensuring orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community. It is visionary, strategic and long-term in its outlook and application. The Plan reflects the kind of community residents wish to see in the future and identifies ways to achieve this future.

The MDP is primarily a policy document that serves as a framework for the physical development of the community. It is a guide within which both public and private sector decision making and investment can occur. Not only does the Plan address land use and development it addresses matters related to the health of the environment, vitality of the local economy and social and cultural well-being of residents. In this regard the Plan recognizes the interrelationship between the use of space and physical patterns and the resulting social, environmental and economic implications.

As a policy document the MDP is, for the most part, general in nature and long range in its outlook. The Plan is intended to guide growth and development of Red Deer over the next 25+ years during which the population is anticipated to increase to approximately 150,000 to 185,000 people. It provides the means whereby Council, other decision makers, and the community can evaluate immediate situations or proposals in the context of a long range plan. From time to time, the MDP will be reviewed and updated.

1.2 Relationship to Other City Plans

The MDP is part of an overall set of plans used by The City of Red Deer to guide and manage future change within the community. Its primary focus is on the physical layout and design of Red Deer, with consideration for the social, environmental, cultural and economic implications stemming from the **community's land use pattern. The MDP obtains direction from The City of Red Deer Strategic Plan and**, in turn, provides direction for the preparation of more detailed land use plans for various segments of Red Deer. It also provides the underlying philosophy and guidance for the Land Use Bylaw.

Many of the fundamental principles and directions of the MDP flow from, and are consistent with, **The City's Strategic Plan**. The MDP integrates, and where appropriate, provides more specific policies based on the direction set by the Strategic Plan. It also incorporates key elements related to physical growth and change from other plans and studies that have been undertaken and guided by the Strategic Plan to ensure consistency and continuity.

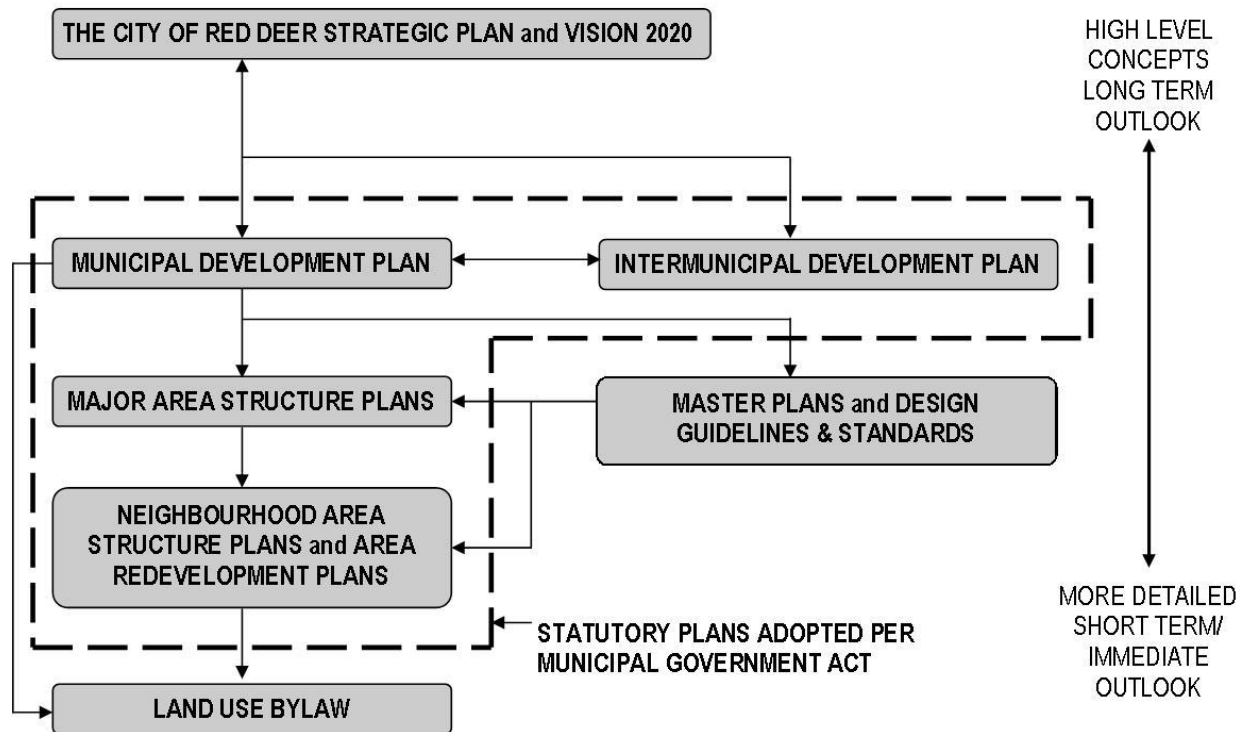
Some of the other City plans and studies that provide guidance for, are reflected by, and/or implement the MDP include:

- Vision 2020
- The Red Deer County and City of Red Deer Intermunicipal Development Plan (2007)
- City of Red Deer Growth Study (2004)
- Neighbourhood Planning Guidelines & Standards
- Industrial Area Planning Guidelines & Standards
- East Hill Major Area Structure Plan
- Northwest Area Structure Plan
- Various Neighbourhood Area Structure Plans
- Greater Downtown Action Plan (2004)
- Riverlands Community Plan, Area Redevelopment Plan & Development Design Criteria (2004)
- Riverside Meadows Revitalization and Action Plan (2000)
- Red Deer Growing Smarter: Design Elements and Ideas for New Residential Neighbourhoods (2002)
- Community Services Division, Services Action Plan 2008-2010 (2008)
- Community Services Division, Facilities and Open Space Action Plan
- Red Deer Community Housing Plan Update 2003-2006
- The City of Red Deer Affordable Housing Strategy
- The City of Red Deer Discussion Paper on Environmental Initiatives (2004)
- Red Deer Community Culture Master Plan (2001)
- Transportation Plan Update (2004)
- Transit and Special Transportation Study (2004)
- Future Directions: Red Deer at 300,000 - A Growth Strategy (2006) as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County
- Crime Prevention and Policing Strategy

The key document related to future growth directions beyond the current city boundaries is the Red Deer County and City of Red Deer Intermunicipal Development Plan, which identifies future growth areas for The City and the County. It establishes policies for the coordination of planning activities between the County and The City. It also sets out policies and procedures for annexation of city growth areas, the preparation of major area structure plans, the control of development and resolution of disputes.

Finally, the MDP provides direction and a city-wide framework to guide more detailed plans and policies. The overall goals and objectives of this Plan will be incorporated in a more detailed manner in local area plans, specific policy documents and programs. In this way, the broad general concepts of the MDP, such as those shown on the accompanying map, are expected to be refined and made more precise as more detailed plans are prepared and adopted. While these plans must be consistent with the MDP, the precise application of the MDP direction must be sensitive to the location, timing and other conditions of the more specific and local context.

RELATIONS BETWEEN CITY LAND USE PLANS AND DOCUMENTS



Note: The above diagram does not reflect all plans used by The City. Additional information is available in the Neighbourhood Planning Guidelines & Standards and from City staff.

1.3 Organization of the Plan

The MDP is divided into a series of sections and topics for ease of reference and use. Sections 1.0 and 2.0 provide introductory and background information about the role of the plan, **Red Deer's** regional context, and recent growth and development trends influencing the future development of the community. These parts are presented for background and information only and are not to be interpreted as policy statements.

Section 3.0 of the MDP provides a vision of the type of community that Red Deer aims to be in the future. A broad set of goals identify the key directions that will be pursued in order to achieve this vision for each major topic area covered by the plan. Section 4.0 provides an overview of the major planning concepts and elements reflected in the Generalized Land Use Concept map. It sets out the overall context for the policies identified for each major topic area covered by the plan.

Section 5.0 and subsequent sections contain a mix of background and descriptive information, goals, objectives and policies organized by major topic. Each section contains specific statements that are intended as policy to guide municipal decision making.

1.4 Interpretation and Implementation of the Plan

In interpreting and implementing the MDP it is important to recognize that the Plan is a long-term document and that it will take many years to reach the vision it sets out. While the MDP provides a long-term context for day-to-day decision making it is not intended to be used as a rule book or regulatory instrument like the Land Use Bylaw. Interpretation and implementation of the MDP requires the exercise of judgment and discretion. This means balancing the achievement of long-term aims with the specific circumstances of particular issues and availability of community resources.

It is also important to bear in mind that the MDP works best as a comprehensive whole and should be interpreted as a package of interrelated policies. While the Plan is structured by topic area it is important to view all of the policy directions in context with one another rather than as individual parts. In this way, the several policy statements are intended to contribute towards moving Red Deer closer to the vision described in Section 3.0.

Section 4.0 sets out the overall land use and urban growth concepts, including an explanation of the role of the map. The land uses identified are based on the predominant or main type of land use to be located in an area. More specific boundaries and information on the precise land uses is intended to be provided through more detailed statutory plans and the Land Use Bylaw. Similarly, other items shown on the map, such as the location of major roads, are subject to refinement as more detailed planning is undertaken.

Sections 5.0 through 18.0 provide direction for a variety of broad topic areas. Within each section, the preamble, the goals and objectives are not to be interpreted as policy, but serve to provide clarification of what result the policies individually and collectively are intended to achieve. Also, the headings in the left hand margin are intended to assist in locating relevant policies and are not meant to be interpreted as part of the policy or as policy statements themselves.

Section 19 provides direction on key elements needed for successful implementation of the plan. This includes process guidance on amending the MDP and undertaking more detailed planning.

The MDP contains “shall”, “should” and “may” policy statements and their significance is set out in Policy 19.1. **“Shall” policies are those which are mandatory and must be complied with.** **“Should” policies mean** compliance to the principle is required but the method and level of compliance is subject to the discretion of the applicable authority on a case by case basis. **“May” policies are discretionary with the level of compliance determined on a case by case basis by the applicable authority.**

2.0 COMMUNITY CONTEXT AND TRENDS

2.1. Regional Context

Red Deer is located in Central Alberta mid-way between Edmonton and Calgary on The Queen Elizabeth (QE II) Highway/Highway 2 approximately 150 km from both cities; it is a 90-minute drive from over 2 million people. Red Deer is the major distribution and service centre for the surrounding rural area, including a number of smaller towns and rural developments, in a regional economy based upon agriculture, (primarily cattle and grains) and oil field production/processing.

Red Deer is the third largest city located in the Edmonton/Calgary growth corridor. The City has a population of approximately 85,000 people and a service area in excess of 200,000 people; both are growing rapidly. Between 2000 and 2007 the population of Red Deer grew by 30.4%, while the surrounding region also experienced significant growth in villages, towns and rural areas. A recent report by the TD **Bank Financial Group identified the Edmonton/Calgary corridor's enormous potential for economic growth** and to become one of the best places to live in North America.

The Red Deer River is part of the natural systems which support and sustain Red Deer. It is the source of water for households and businesses in Red Deer and the means of disposing of treated waste water. These systems transcend municipal boundaries and are not under the direct influence of The City. Working with neighbouring municipalities, government authorities and others is an important part of ensuring the long term health of these vital support systems.

As a major regional service centre, Red Deer provides the full range of urban services including retail, office, medical, institutional and industrial activities to residents of the region. Daily interaction between Red Deer and the region is especially evident in the number of jobs located in the city and commuting between Red Deer and smaller urban centres. The major industrial activities include oil and gas production, petrochemical processing, agriculture and food and beverage processing. In the service sector, tourism, wholesale and retail services are most significant. Newly-emerging sectors, such as communications, bio-technology and value added activities related to agricultural products, offer the potential to diversify the regional economy.

As a municipality, The City of Red Deer provides a full range of services to its citizens. Through inter-municipal agreements, The City currently provides some regional sanitary sewer services, regional water services, a 911 emergency call system, social, community and protective services to parts of the surrounding areas.

Regional transportation initiatives and linkages are important aspects of Red Deer's past and future significance as a regional service centre. The partnership around the Red Deer Regional Airport is one such example. Another is the potential for developing a high speed railway connection between downtown Edmonton and downtown Calgary, with a stop serving the city and surrounding communities. This can significantly impact the rate and location of growth. Continued improvement of the regional road network **also contributes to Red Deer's success.**

2.2. Historic and Projected Population

The Red Deer River was important to the early settlers and native people of central Alberta. The Old Red Deer Crossing was part of an early north-south trade trail. As traffic increased with the establishment of Fort Calgary and with the coming of the CPR, a trading post and settlement developed seven kilometres upstream from the present location of downtown Red Deer. When the Calgary and Edmonton Railway bypassed the Crossing in the late 1890s, settlers moved east to the present-day Red Deer.

Fertile lands began to attract farmer's interest in growing grain crops, ranching and dairy farming. At the turn of the 20th century, the community experienced a surge of growth as settlers moved into the area and took up homesteads. When Red Deer was incorporated as a town in 1901 its population was 343 and by 1913, when Red Deer was incorporated as a city, the population had increased to nearly 2,800.

The community developed primarily as an agricultural service and distribution centre, enhanced by its location midway between Edmonton and Calgary in an area of profitable mixed farming and the location of three railways. Growth slowed with the First World War and the Depression, but returned after the Second World War. With the discovery of oil and natural gas fields in central Alberta, the petroleum industry became an important part of the local economy. The community has grown steadily in the last 50 years. **Since 2000, Red Deer's average annual** growth has exceeded 3.5% resulting in a 2007 population figure of 85,705.

The City of Red Deer Population Projections 2007-2031 provides population projections for Red Deer to the year 2031. It projects a baseline growth scenario where the population reaches 151,182 by 2031. The high growth scenario results in a population of 184,945 by 2031. Significant growth is also anticipated in the region, especially in towns, villages and hamlets in close proximity to the city.

2.3. Demographic Trends and Considerations

Red Deer, like many Canadian communities, is facing significant changes in the demographic make up of the community. This influences the way land is used and the patterns needed to respond to the needs and desires of a changing population. These trends include:

- The number of persons per housing unit is declining because family size is decreasing (couples are having fewer children or no children at all, marital breakdown) and single parent families are increasing.
- The proportion of the population over the age of 50 will continue to increase, which will impact the need for neighbourhoods with opportunities for aging-in-place and **'adult lifestyle' housing that is** lower maintenance.
- Because life expectancy has dramatically increased in recent decades, providing a range of housing options from independent living to nursing homes for the aging will be a housing necessity.
- The de-institutionalization of special need populations means that the elderly and other special needs groups prefer to live in their own homes.

- New migrants in the Edmonton-Calgary corridor, of which Red Deer forms a part, tend to be young (an average age of 22 years) and hold a post-secondary degree or diploma, which will help mitigate labour shortages. However, the need to educate skilled workers will be increasingly important to the changing economy of Red Deer.
- Red Deer is developing a younger and more transient population as more people move to the city in response to labour needs and employment opportunities. This can pose challenges in terms of integration into established community networks and norms.
- Ethnic diversity is expected to rise due to immigration in response to employment opportunities and the tendency for immigrant families to be larger than the average for Red Deer.

2.4. Emerging Trends in Development and Built Form

Broader continent wide trends and changing approaches to urban development may impact Red Deer's future and the physical make up of the city. Some of the key trends relating to built form or the physical elements of an urban area are briefly described below.

Sustainable Development and Smart Growth

Sustainable development, when specifically applied to planning and developing communities, is referred to as Smart Growth. Smart Growth aims to create integrated communities that are able to meet economic, social and environmental requirements over the long-term. Building a sustainable community involves a more holistic approach compared to traditional development practices, and focuses on the interplay between design, construction and operations. A sustainable community is characterized by:

- Higher density development so land and existing infrastructure is used efficiently and public transit can be supported.
- A mix of land uses, including residential, commercial and industrial uses.
- A range of housing types to accommodate a mix of age and income groups.
- Less emphasis on the private automobile – the street pattern is a grid or modified grid, street widths and parking are reduced, and transit, walking and cycling is promoted.
- A pathway/trail system for use by pedestrians and cyclists for both recreational and transportation purposes.
- A dispersed network of parks, open spaces and public squares, with linkages to a trail system, to meet a diverse range of recreational needs and facilitate informal social interaction.
- The preservation and conservation of natural resources (storm ponds, drainage courses, tree stands, agricultural land, etc.) and, when feasible, the incorporation of alternative and innovative design solutions.
- The minimization of adverse climatic effects by taking advantage of local conditions and incorporating landscaping and properly orienting buildings.

Downtown Development

Downtown, as the traditional hub of activity and commerce, is regaining importance. This coincides with planning and development initiatives to create more walkable, compact and sustainable urban environments.

A growing segment of society finds residing downtown desirable again. People who work downtown, affluent singles with no children and empty-nesters, young professionals, students, seniors, artists and people who seek nearby amenities and services are likely to prefer living downtown or in nearby neighbourhoods, making downtown residential space in high demand. The development industry responds to this demand with proposals for development in downtown areas.

The downtown has active spaces to live, work, learn and play. It offers a solution to the big-box retail areas, which have failed to generate on-street pedestrian traffic. The mixture of uses downtown creates opportunities to reside, attend cultural events and other recreation/entertainment activities, shop and work in one area and takes people out of their cars and promotes walking and use of transit. It is to be the centre and heart of the region and the primary office location.

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Intensification and Redevelopment

Land intensification and redevelopment initiatives are increasingly being regarded as necessary planning and development measures. In order to contend with a dwindling supply of developable land (i.e. exurban and rural greenfields) and rising infrastructure and site servicing costs, intensification and redevelopment initiatives can encourage innovation in site design and architecture, encourage the use of transit as well as help revitalize neighbourhoods, increase the tax base and stimulate investment and redevelopment on adjacent properties. Redevelopment can offer new commercial, office, residential and, recreational opportunities to the community. Whether such initiatives are urban or suburban, land intensification is an important planning and development measure for fostering a compact, efficient and sustainable urban form. Two examples of intensification and redevelopment measures are greyfield and brownfield redevelopment.

Greyfields are older, economically obsolete commercial areas. The aging malls in central urban areas and inner-ring suburbs are prime candidates for greyfield redevelopment. Greyfields are the result of several factors: population moving to and shopping in the suburbs (in mega-malls, big box and factory outlet stores), which weakens the competitive ability of more central urban and older suburban commercial areas; changes in the retail market and consumer behaviour; as well as physical deterioration of inner city malls and first-ring suburban mall, which drives away local and surrounding shoppers. At the same time, saturated suburban markets create opportunities to redevelop existing strip malls.

Brownfield sites are the result of industrial activities such as railroads, gas stations, oil refineries, truck terminals, wood treatment facilities, dry cleaners, liquid/chemical storage facilities, steel and heavy manufacturing plants, etc. Brownfield redevelopment creates jobs, utilizes existing infrastructure, encourage inner city investment, reduces suburban sprawl and cleans up any contaminants that may be present on the site.

Regional Growth Patterns

While the city of Red Deer will remain the major urban centre in the region, increasing growth in the surrounding towns, villages and rural areas will lead to increased interaction between these activity centres and the city (e.g. increased commuting for both jobs and services).

¹3404/A-2020

The magnitude and range of uses contemplated for surrounding areas will influence the urban structure of the city. Of particular significance is the growth proposed in the Gasoline Alley/Liberty Crossing area immediately south of the city limits. Under the provisions of the Intermunicipal Development Plan this area is anticipated to grow to accommodate up to 8,000 people and significant amounts of commercial and industrial development. Details of these plans may be found in the relevant County documents.

3.0 VISION AND GUIDING PRINCIPLES

The City of Red Deer Municipal Development Plan advances a vision based on broad community consultation initially undertaken as part of Vision 2020. This statement provides an indication of the type of community residents wish Red Deer to become over time. The vision statement in the Vision 2020 document continues to be relevant and is set out below. In combination with the set of guiding principles listed below, the vision helps interpret the intent of the MDP policies and make decisions on issues and developments that may not be specifically addressed in the policies.

3.1 A Vision for the Future

“Red Deer is a city of opportunity with a strong emphasis on the quality of life in the community. It is:

- a community with a unique natural environment preserved and enhanced by careful community planning;
- a community which reflects high standards in terms of quality of life;
- a caring community with a strong volunteer ethic;
- a community which offers a wide range of opportunities for employment, education, recreation, and culture”

3.2 Guiding Principles

The 16 principles below are an expansion of the ideas and values contained in Vision 2020.

1. Promote a vision focused on the quality of life for residents and the sustainability of Red Deer through the use of land use policies, development guidelines and procedures.
2. Effectively manage, in a sustainable manner, issues associated with growth, such as infrastructure, urban expansion, intensification/ infill, and increased traffic, through sound planning practices and consultation with citizens.
3. Ensure the efficient use of land for urban purposes by encouraging integration of uses, increased densities and innovative designs
4. Sustain the natural environment and protect natural systems by paying attention to site resources (hydrology, terrain, geology, biodiversity of vegetation and wildlife) while providing a climate for community and economic growth.
5. Promote the conservation of heritage resources as an expression of community identity and pride and to promote tourism.

6. Provide leadership in the promotion of sound land use practices and in building a strong regional economy in Central Alberta when working with other orders of Government, neighbouring municipalities and other stakeholders.
7. Foster local economic development and business retention and attract diverse, long-term economic growth, by a variety of mechanisms including partnerships appropriate to marketing Red Deer and Central Alberta.
8. Support the development of the Greater Downtown as a vibrant, inclusive and attractive focal point for the community to access services, live, work, shop and play.
9. Ensure an adequate supply of residential, industrial and commercial areas to serve the growing needs of the city.
10. Build vibrant, attractive and safe neighbourhoods that provide for a range of housing choices, access to services, local employment, recreation, and open space.
11. Foster a strong sense of community based upon caring for neighbours, pride in private property and public spaces, enhancement of the built environment and creating a safe environment through design, community engagement and protective services.
12. Provide a diversity of connected parks and open spaces that facilitate both active and passive community activities.
13. Utilize sustainable development and operational practices that promote energy efficiency, water conservation and the reduction of solid waste and other environmental initiatives.
14. Ensure a balanced, diverse and accessible range of social, education, health, recreation and cultural opportunities.
15. Create a safe, accessible and effective transportation system that accommodates several modes of transportation (e.g. auto, transit, pedestrian and bicycle) for travel within and between neighbourhoods, and other parts of the city.
16. Ensure safe, adequate, sustainable and reliable utility systems, including smart infrastructure and wired neighbourhoods to meet on-going community needs, while supporting environmentally sound alternatives.

4.0 LAND USE AND FUTURE URBAN GROWTH CONCEPTS

The main purpose of this section is to describe the long term land use patterns and urban form of Red Deer. It establishes the overall context for the more specific, topic area policies that are contained in each of the subsequent sections of the plan. The Generalized Land Use Concept map communicates the general intent and direction for future and long-term land use patterns and ways to accommodate and manage urban growth. In this manner, it gives a graphic representation of what Red Deer may look like many years into the future.

Balanced Growth is one of the core underlying concepts for the land use patterns put forward in this Plan. It relates to the creation of a functional mix of residential and non-residential land uses. This contributes to **balancing The City's tax base, a significant source of funding** for municipal services and programs, and providing opportunities to live and work in Red Deer. Balanced growth shares many common ideas with the concepts of sustainable development and smart growth.

In general, sustainable development and smart growth refers to creating communities that are capable of being sustained far into the future. These communities reflect and balance:

- Fiscal responsibility – the costs of building and maintaining services and infrastructure are affordable and will not become an undue burden on future generations.
- Social responsibility – diverse communities with accessibility to affordable housing, education, health care and public amenities for all citizens.
- Environmental responsibility – communities and development designed to minimize air, water and soil pollution, reduce land consumption and waste, as well as protect natural systems.
- Cultural responsibility – communities and development respect and enhance the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history

In the recent past, the application of the balanced growth concept has focused on the city-wide balance of employment related land uses, most notably industrial areas, and major residential areas. Achieving balance between, and within, the areas north and south of the Red Deer River has been the main goal. In part this relates to the number of bridges that would be needed to accommodate work related travel. It also relates to the amenities and services accessible to residents north and south of the river and in general proximity to their preferred place of residence. In more recent years, the question of balance has been raised in terms of east-west travel patterns as residents seek to access the QEII Highway and the major commercial/employment areas.

The completion of the Red Deer Growing Smarter study in 2002 represented a significant review of the way **Red Deer's residential areas are planned and developed measured against the concepts of balanced growth, sustainable development and smart growth.** The study concluded that there are some areas where improvement that would move Red Deer closer to the ideal of sustainable development can be made. This study was used in formulating the proposals of Future Directions: Red Deer at 300,000 - A Growth

Strategy, which was adopted by City Council in December 2006. This report, which looks at the physical form Red Deer may take when it reaches 300,000 people at some point in the future, has taken the principles of Red Deer Growing Smarter and applied them to future city growth patterns.

Achieving more balanced or smarter growth will take time and effort. The MDP is intended to guide this achievement over the long-term. This entails:

- Recognizing that Red Deer is part of a dynamic region and interacts with both rural and urban uses outside of the city limits, including towns, villages and hamlets and designated growth areas such as Springbrook and Gasoline Alley/Liberty Park.
- Focusing on smaller scale balance with a greater mixture of land uses within each major sector of Red Deer. This includes providing more employment opportunities, basic commercial services, social services and uses that encourage people to interact in closer proximity to all residential areas or incorporated into the residential areas themselves.
- Continuing to acknowledge and plan around the relationship between land use patterns and major transportation facilities. This involves making the most use of infrastructure investment, encouraging the use of transit and minimizing or reducing vehicle trips as much as possible.

The Generalized Land Use Concept map identifies the long term land use pattern for the lands within current boundaries of the city of Red Deer. The land uses identified are based on the predominant or main type of land use to be located in an area. More specific boundaries and information on the precise land uses is intended to be provided through area structure plans, area redevelopment plans and the Land Use Bylaw.

The major land use categories shown on the map are residential, commercial, industrial, open space and public service. Within each major category there are more defined types or categories of the same land use. Select sites are identified as mixed use meaning a combination of the major land use type and other land uses are encouraged **within that particular area. The City's arterial road system and relation to the** Provincial highway system is shown to understand the relation between concentrations of land use and the need to accommodate the movement of people and goods in the city and environs.

¹Commercial areas identified on the map represent the areas and locations that major concentrations of commercial development are considered appropriate as the predominant use. This includes intense commercial development such as the downtown area and low density commercial development such as the arterial commercial along Gaetz Avenue. District and neighbourhood commercial sites, due to their relatively smaller size, are not shown and will be identified in more detailed plans.

Industrial areas reflect both light and heavy industrial and related uses and show the locations where this type of use is considered appropriate.

¹3404/A-2020

Residential areas shown on the map illustrate the location of existing and future neighbourhoods. While residential uses such as detached homes and multi-attached dwellings will be the main types of use, small scale district and neighbourhood commercial and institutional uses such as schools and religious assemblies may also be located in these areas.

Public service areas on the map are made up of the major institutions that provide services to Red Deer and the surrounding region. It includes facilities managed by The City and facilities managed by others such as the regional hospital and Red Deer College.

Open space areas shown on the map represent the existing and proposed areas that make up the major elements of **Red Deer's overall** open space system. It includes both private recreation areas like golf courses and public lands managed by The City. Local parks and trail connections are not shown as these facilities are reflected in more detailed plans.

¹The location of major opportunities for intensification of development and mixed use are also shown. Mixed use refers to areas where the main use may be supplemented with other uses such as a mixed use commercial area that includes higher density residential uses. Similarly, the opportunity to increase the intensity and mix of uses along major urban corridors is identified.

The Generalized Land Use Concept map identifies the Future City Growth Area that has been jointly identified by The City and the County through the Intermunicipal Development Plan. Broad land use patterns and major road network for this area will be established through the Major Area Structure Plan to be jointly prepared by The City and County in accordance with the Intermunicipal Development Plan.

Policies:

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|-----|-----------------------------|--|
| 4.1 | Location of Major Land Uses | The City shall direct future residential, commercial, and industrial land uses and developments to the areas conceptually shown for each of these major land uses on the Generalized Land Use Concept map. |
| 4.2 | Future Growth Areas | The City shall seek to protect and gain jurisdiction over the future growth areas identified in the Intermunicipal Development Plan. |

¹3404/A-2020

5.0 GROWTH MANAGEMENT AND URBAN FORM

Growth management is the process of accommodating changes and growth in the community, while directing the location and pattern of development. It seeks to ensure that the quality of life in Red Deer is maintained as the size of the community increases. Growth management is also a tool to ensure that development occurs in a manner that contributes to, and works towards, **making the community's future** vision a reality. A lack of coordinated growth management can lead to land use conflicts and inefficient servicing patterns. This, in turn, can affect the ability of The City to provide municipal services in a cost effective manner and achieve the optimal use of limited funds for capital improvements and upgrades.

Urban form refers to the physical layout and design of Red Deer's urban environment. It includes issues such as location of growth, density, street patterns, major transportation routes and systems, major open space areas and employment centres. **Red Deer's future urban form will reflect the concepts of Future Directions: Red Deer at 300,000 - A Growth Strategy**, as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County, and other City documents all of which seek to achieve more sustainable development practices.

Goals: Ensure the efficient utilization of lands and infrastructure, while encouraging a greater mix of uses and socio-economic activities in both new and established areas.

Identify and secure the land and infrastructure capacity required to meet future growth needs.

¹ Strive to achieve safe and orderly co-existence between oil or gas development (e.g. wells, pipelines, and processing facilities, even if suspended or abandoned) and urban development.

Objectives:

- (a) Ensure an appropriate supply of land and infrastructure to accommodate future growth;
- (b) Encourage growth in locations and patterns that can utilize existing or planned infrastructure capacity and reduce overall travel demands;
- (c) Ensure the provision of an adequate supply of land appropriately located, and serviced for, residential, industrial and commercial purposes;
- (d) Minimize conflicts between efficient urban growth, the preservation of ecologically important natural areas, and the extraction of natural resources and existing agricultural operations;

¹ 3404/A-2015

- (e) Encourage a compact and efficient urban form;
- (f) Seek opportunities to increase the overall density of the city; and
- (g) Work with Red Deer County to implement the Intermunicipal Development Plan.
- (h) ¹ Prioritize the safety of the public respecting oil or gas development;
- (i) ² Minimize nuisance and other land conflict respecting oil or gas development (recognizing that oil and gas activities may extend beyond oil and gas facilities);
- (j) ³ **Minimize oil or gas interference with The City's ability to undertake timely urban growth and efficiently utilize the land;**
- (k) ⁴ Encourage communication among all parties involved in or affected by oil or gas development and urban development; and
- (l) ⁵ Affirm and exercise City authority while recognizing legislated requirements related to oil or gas. The oil and gas industry is primarily regulated by federal and provincial authorities. However, The City retains considerable authority to develop policies, bylaws, and regulations directly and indirectly applicable to the oil and gas industry to achieve safe, orderly, economical, and beneficial **land use.**"

Policies:

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|-----|--|---|
| 5.1 | Future Growth Area | The City shall grow into the City Growth Area in accordance with the Intermunicipal Development Plan, and the policies of the MDP and other planning documents. |
| 5.2 | Intermunicipal Development Plan Implementation | The City shall work with Red Deer County in the implementation of the Intermunicipal Development Plan policies. |

¹ 3404/A-2015

² 3404/A-2015

³ 3404/A-2015

⁴ 3404/A-2015

⁵ 3404/A-2015

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| 5.3 | Growth Study and Land Supply | <p>The City shall monitor the growth of Red Deer and area, update The City of Red Deer Growth Study and take appropriate actions so as to ensure at a minimum:</p> <ul style="list-style-type: none"> • 5 year supply of land with major utility services in place; and • 15 year supply of land in approved Major Area Structure Plans; for residential, industrial and commercial uses. |
| 5.4 | Annexation | <p>The City shall endeavour to annex all lands shown as City Growth Area in the Intermunicipal Development Plan by 2017, subject to resolution of compensation issues, the financial capability of The City and the ability to meet all statutory and Municipal Government Board requirements relating to annexation. The form and timing of development within the annexed areas shall be determined by The City subsequent to the annexation of the land to The City.</p> |
| 5.5 | Related City Policies | <p>The City shall identify lands and facilities required for the implementation of Council approved Plans and Studies, as amended from time to time, in the appropriate land use planning documents.</p> |
| 5.6 | Efficient Utilization of Infrastructure | <p>The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions.</p> |
| 5.7 | Contiguous Growth | <p>The City should ensure new development is contiguous to the existing built-up area.</p> |
| 5.8 | Protection of Agricultural Lands | <p>The City shall limit the fragmentation of agricultural lands in future growth areas and ensure an orderly progression of development to minimize land use conflicts with, and allow continuation of, existing agricultural operations and agricultural use of land, until it is required for urban development.</p> |
| 5.9 | Transportation Demand Management | <p>The City shall seek to reduce travel demands by seeking to locate:</p> <ul style="list-style-type: none"> • Appropriate employment opportunities in or adjacent existing and future residential areas; • New residential areas adjacent to existing and future employment opportunities; • Appropriate commercial and community services in proximity to residential areas. |

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| 5.10 | Redevelopment and Intensification | <p>The City shall undertake reviews of potential redevelopment and intensification opportunities in the established areas, including but not limited to:</p> <ul style="list-style-type: none"> • Greater Downtown • Gaetz Avenue Corridor • Michener Centre lands • Red Deer College area • Vacant and under-utilized sites in communities |
| 5.11 | City Role in Land Banking | <p>The City shall maintain its presence in land banking for residential, commercial and industrial uses and municipal purposes in accordance with Council's policies, as amended from time to time.</p> |
| 5.12 | Allocation of Costs of Growth | <p>The costs of servicing newly developing areas shall be allocated between The City and Developers in accordance with policies approved by Council from time to time.</p> |
| 15.13 | Oil and Gas Facilities | <p>“The City shall endeavour to ensure with respect to oil or gas development that:</p> <ul style="list-style-type: none"> • Appropriate development setbacks are established and maintained. Development setback requirements from oil or gas development will meet or exceed provincial or federal minimum requirements. The City may require Developers to provide professional risk assessment respecting whether the minimum setback distance should be increased and measures to otherwise mitigate risks and land use conflict. The terms of reference for such study shall be developed in consultation with The City of Red Deer; • Developers may be required to submit professional risk assessment for new development within or adjacent to an Emergency Planning Zone (EPZ) unless the application is contained within an area structure plan for which a professional risk assessment was completed; • Various planning considerations may result in limits or restrictions on urban development near oil and gas development or within an EPZ. Risk assessment being among those planning considerations, particularly respecting sour or high pressure facilities; • Urban development in proximity to oil or gas development should be designed to minimize potential negative impacts to all stakeholders and to accommodate appropriate access to the oil or gas development; • The City reviews all referrals respecting oil or gas development |

¹ 3404/A-2015

within the city boundary and within the IDP boundary and reviews sour facilities outside but adjacent to the IDP boundaries and provides a written response to the referring party (e.g. licensee);

- The City encourages new oil or gas development to locate outside the City Growth Area: however, if this is not feasible The City encourages new and existing oil or gas development to locate or relocate to minimize the impact on future urban development (e.g. use existing right-of-way, parallel existing right-of-way, use surface pads, or relocate oil or gas development to bypass urban development);
- The impact on future urban development and public safety will be considered when reviewing a new Emergency Response Plan (ERP). A written response will be provided to the referring party or regulator;
- A referring party (e.g. licensee) may be requested to provide a professional risk assessment to determine the risks associated with proposed oil or gas development and if mitigation measures are recommended to mitigate conflict or integrate with existing and future urban development;
- Abandoned wells shall be located to allow for immediate access if servicing is required. Buildings and roads shall not be located over abandoned wells;
- Applications for ASPs, and subdivisions are referred to identified affected licensees;
- All applications for subdivision or development are referred to the Alberta Energy Regulator (AER) and affected parties in accord with the *Municipal Government Act*, the *Subdivision and Development Regulations*, and AER policies and directives;
- Developers inform The City of known potential oil or gas contamination and if it is being remedied. An ESA shall be completed with any ASP if oil and gas activity is or has been present. The City shall require professional environmental site assessment prior to soil stripping or grading. The land is to be made suitable for its intended use (including subsurface/infrastructure use) prior to subdivision or development; and
- The City appropriately uses available regulatory measures such as *Land Use Bylaw* amendments, statutory plan development, transportation and utility corridor dedication, registrations on land titles and with the AER, and provincial and federal referral and participation processes to mitigate anticipated off-site impacts from oil or gas development and to **limit land use conflicts in proximity to oil or gas development."**

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| 5.14 | New Oil and Gas Facilities | The City shall monitor proposals for new facilities related to the production, collection and distribution of oil and gas in the city and its proposed growth areas. |
| 5.15 | Impact of Oil and Gas Facilities on Urban Development | <p>The City shall indicate its opposition to proposals for new wells and transmission facilities which will adversely impact the efficient utilization of lands for urban intensity development within the city or within the City Growth Areas identified in the Intermunicipal Development Plan to the proponents of the facilities and the Provincial government.</p> <p>The City shall encourage the clustering of transmission facilities in locations which minimize their impact on future urban growth patterns.</p> <p>The City shall require that emergency response plans and emergency planning zones prepared in accordance to provincial guidelines be submitted to The City to confirm that the emergency plan, communication and education components for impacted residents are adequate.</p> |
| 5.16 | Natural Resource Extraction | The City shall encourage the early identification of areas where natural resource extraction should be the primary land use and work with the appropriate authorities to develop measures to mitigate safety or nuisance factors associated with the retrieval of that resource. |
| 5.17 | Efficiency of Land Use | The City should promote intensification of the urban areas by ensuring its design guidelines and specifications encourage the efficient use of land. |
| 5.18 | Infill Development | The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes. |

6.0 ECONOMIC DEVELOPMENT AND TOURISM

In order to make Red Deer more economically sustainable, and an attractive place to reside, it is important to attract and retain business investment, create employment opportunities, and expand the local tax base. Economic development entails attracting new businesses seeking to enter the regional and provincial market, as well as providing an environment where existing businesses can thrive and expand. Creating an attractive community with high quality amenities and services is a vital component in attracting and keeping the skilled labour force that local businesses, including the tourism sector, require for success.

Goal: To foster local business retention and to attract diverse, long term economic growth, including tourism, by a partnered approach to marketing Red Deer and Central Alberta.

Objectives:

- (a) Develop and maintain regional partnerships for economic development;
- (b) Create a positive and competitive business climate;
- (c) Ensure an adequate supply of residential, commercial and industrial land;
- (d) **Evaluate regional market opportunities for innovation and diversification in Red Deer's economy;**
- (e) Advocate investment in education and training programs to promote a local skilled labour force;
- (f) **Promote Red Deer's assets** and high quality of life to increase the attractiveness of Red Deer as a tourism destination and place to live and work; and
- (g) Increase tourism visitation through co-operative marketing, heritage preservation and the development and enhancement of tourism and cultural attractions, parks, services and infrastructure.

Policies:

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| 6.1 Adequate Land Supply and Infrastructure | The City shall ensure an adequate supply of serviced industrial, commercial and residential land by annexing additional lands in accordance with the proposals of the Intermunicipal Development Plan and designating lands for these purposes in the MDP and through more detailed area structure plans. |
| 6.2 Creating a Positive Business Environment | The City should foster a competitive business climate through policies and actions that help maintain competitive operating costs and streamline approval processes and timelines. |

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| 6.3 | Economic Diversification | The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries. |
| 6.4 | Maintaining a Skilled Labour Force | <p>The City should support attracting a local skilled labour force to meet the expanding needs of industry and commerce by:</p> <ul style="list-style-type: none"> • Maintaining a good quality of life with such things as parks and open spaces; recreation, and cultural opportunities; affordable housing and other community amenities and • Encouraging Red Deer College and other educational institutions to provide necessary education and training. |
| 6.5 | Development Opportunities at the Red Deer Regional Airport | The City should continue to work with the Red Deer Regional Airport Authority and Red Deer County to enhance air services, aviation related development and commercial and industrial development opportunities at the Red Deer Regional Airport. |
| 6.6 | Marketing and Image-Building | The City should continue to work with stakeholders, such as the Central Alberta Economic Partnership (CAEP), Red Deer Regional Economic Development (RDRED), Tourism Red Deer, and the Red Deer Chamber of Commerce, in promoting business and tourism development for Red Deer. |
| 6.7 | Tourism Development | The City should aim to increase tourism visitation through promotions, development and enhancement of local tourism products (e.g. local history and culture), services and infrastructure. |
| 6.8 | Community Economic Development | The City should pursue community economic development, which emphasizes community self-reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship. |

7.0 URBAN DESIGN

Urban design deals with the layout and visual quality of the built environment. High quality urban design can enhance the distinctiveness of parts of the community and promote social objectives such as creating a strong sense of place and belonging and interaction amongst community members. It creates character and interest through such elements as the design of public parks, attractive streetscapes, and the contribution of individual buildings towards creating attractive outdoor spaces. Urban design can also influence the safety of the urban environment through the establishment of highly visible and lively spaces.

Goals: To create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place.

¹To design neighbourhoods focused on the human scale while maintaining a high level of attractiveness. Site design and architecture goes beyond function and addresses creativity, aesthetics and form.

Objectives:

- (a) Promote a high quality of architecture and urban design in commercial, industrial, institutional and residential development;
- (b) Support and encourage innovative neighbourhood and building designs; and
- (c) Ensure public spaces are designed to encourage their use, while ensuring community safety.

Policies:

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| 7.1 | Requirements for Design Guidelines | In addition to the Neighbourhood and Industrial Area Planning Guidelines & Standards, The City should prepare and adopt design guidelines for areas with special characteristics, opportunities and problems to exercise greater design controls. Areas where design guidelines may be needed could include older neighbourhoods experiencing development pressures, the Gaetz Avenue Corridor, QE II Highway, and major entries and gateways to the city and Downtown. |
| 7.2 | Promoting Downtown as a Central Focal Point | The City shall support the ongoing redevelopment and revitalization of the Greater Downtown and encourage high quality urban design that emphasizes and reinforces the importance of the downtown to the overall urban fabric of Red Deer. |

¹ 3404/A-2013

- 7.3 ¹DELETED
- 7.4 Promote Urban Design That Encourages Pedestrian Accessibility
- The City shall promote urban design that encourages pedestrian accessibility by providing functional and attractive pedestrian linkages connecting:
- residential neighbourhoods with the trails system and adjacent community services and
 - commercial developments with the public sidewalk system.
- 7.5 Physical Accessibility of Public and Private Facilities
- The City should investigate incentives and policy options to ensure that facilities that serve the public are physically accessible to all sectors of the population.
- 7.6 Encouraging Transit Oriented Development (TOD)
- The City shall encourage Transit Oriented Development by promoting higher density development in proximity to transit stops and along transit corridors, managing parking to encourage walking and transit use, making appropriate provision for both vehicular and pedestrian circulation and creating a sense of place.
- ²7.7 Innovative Neighbourhood Designs
- The City shall encourage innovative neighbourhood designs that respond to environmental, economic, demographic and market conditions; and align with the goals, objectives and policies in this Plan. Neighbourhood design shall consider the relationship between the built form and human environment including but not limited to: scale, type of streets, blocks, and buildings.
- 7.8 Crime Prevention Through Environmental Design (CPTED)
- The City should use Crime Prevention Through Environmental Design (CPTED) as one of the considerations in the design of developments to avoid the creation of areas hidden from view and isolated spaces, as well as provide clear sightlines, sufficient lighting and promote natural surveillance.
- 7.9 Major Urban Corridor Urban Design Studies
- The City shall undertake urban design studies of the private and public lands along the major urban corridors shown, on the Generalized Land Use Concept map, to more precisely determine the future form and role of these areas. The studies shall address, among other relevant items:
- The mix and intensification of land uses and development, including residential uses;
 - Building form, style, orientation, massing and placement;
 - Views, vistas, open space and streetscape treatments; and
 - Improved access for all modes of transportation, including the

¹ 3404/A-2020

² 3404/A-2013

ability to function as a key public transit corridor.

These studies shall establish the planning framework for use as the basis for area redevelopment plans and for the evaluation of private development proposals and public improvements along the corridors.

8.0 HERITAGE CONSERVATION

Heritage conservation helps provide links between present day life and past events in the creation and **evolution of a community. Retaining physical evidence of Red Deer's past is part of instilling a sense of** community and belonging. This includes historic buildings reflecting past practices in architecture and craftsmanship, such as the Old Court House, and landscape features that have cultural significance. Heritage conservation is also about respecting the past and the efforts of earlier generations in making Red Deer the beautiful and attractive community it is today.

Goal: To preserve and interpret heritage resources as an expression of community identity and pride, and to provide tools and practices whereby identified resources may be preserved.

Objectives:

- (a) Conserve and retain resources such as buildings of historic or architectural significance;
- (b) **Recognize the importance of Red Deer's heritage in creating a unique sense of place and strategic advantage;**
- (c) Promote heritage conservation to foster community identity; and
- (d) Ensure compatible development with, and adaptive reuse of, heritage resources and properties.

Policies:

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| 8.1 | Heritage Management Plan | The City shall maintain and implement a Heritage Management Plan to provide a strategy for ensuring Red Deer's heritage resources and sites are protected well into the future and to compliment other City initiatives. |
| 8.2 | Heritage Conservation | The City shall continue to implement policies for achieving heritage conservation, utilizing such tools as The City of Red Deer Greater Downtown Action Plan, the Land Use Bylaw, Heritage Management Plan and an inventory of historical, architectural and culturally significant resources and, where appropriate, shall consider the protection of these resources with municipal and/or provincial historic designation. |

8.3 Community
 Awareness

The City shall continue to promote community awareness about the importance and value of heritage conservation through heritage interpretation programs like the plaque program and fostering cooperation with other orders of government, private agencies, non-profit groups and individuals in the conservation of heritage resources.

9.0 ENVIRONMENTAL AND ECOLOGICAL MANAGEMENT

Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community is a priority. Preservation of significant natural features is an important contributor to the high quality of life enjoyed by Red Deer residents. Integrating these features into the open space system helps create an attractive and desirable community. It reinforces the interrelationships and linkages between urban dwellers, their surroundings and the natural systems that residents depend upon.

Environmental and ecological management also entails consideration of how urban development can impact environmental and ecological systems. Efficient use of land, reduction of air pollution, protecting water quality, management and enhancement of open space natural features (natural capital), and efficient **use of resources are important elements in Red Deer's efforts to be** environmentally sustainable.

Environmental and ecological management also considers a variety of environmental sustainability initiatives and trends in land development that is both current and emerging nationwide. These include programs such as measuring the ecological footprint of growth and development.

Goals: To preserve and integrate significant natural areas into the open space system.

To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments.

To recognize and promote environmental sustainability initiatives and trends in land development.

Objectives:

- (a) Promote environmental sustainability principles in land use planning decisions and development practices;
- (b) Recognize the value and contribution that natural areas and functions make towards quality of life in an urban setting;
- (c) Wherever possible, conserve and incorporate environmentally significant features into the open space, utility and transportation systems;
- (d) Support environmental and ecological management programs and procedures that facilitate the maintenance of attractive, clean and ecologically responsible natural and built environments;
- (e) Support initiatives that increase awareness and public involvement in environmental management and conservation; and

- (f) Investigate and incorporate, where appropriate, environmental sustainability initiatives and trends in land development.

Policies:

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| 9.1 | Ecological Profiles and Conservation | <p>The City shall continue to use the Natural Area/Ecospace Classification and Prioritization System as one of the key elements in land use planning for Red Deer as it pertains to:</p> <ul style="list-style-type: none"> • significant natural features – decisions on how to treat these features shall be made in more detailed plans, • working with Red Deer County, Lacombe County and other interested parties in creating and implementing a regional approach to the conservation of key natural areas and functions, • expanding the Natural Area/Ecospace Classification and Prioritization System to identify continuous wildlife corridors and key wildlife habitat and greenways in and around Red Deer that should be protected as growth and development occurs, and • the timing of conservation planning and efforts – ensure that planning efforts to conserve natural features in and around Red Deer are initiated in advance of urban expansion or development of the surrounding lands. |
| 9.2 | Environmental Reserve Dedication of Lands Unsuitable for Development | <p>Through the subdivision process, The City shall require that lands considered unsuitable for development (e.g. due to steep slopes or being subject to flooding or consisting of a natural drainage course or wetland) are dedicated as environmental reserve in accordance with the provisions of the Municipal Government Act.</p> |
| 9.3 | Environmental Reserve Dedication of Lands Adjacent Water Bodies and Water Courses | <p>When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.</p> |
| 9.4 | Use of Environmental Reserve | <p>Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public park and trail system. Major municipal infrastructure may cross environmental reserve lands in the least intrusive manner possible by minimizing the impact of the crossing and taking into consideration sensitive environmental features in the vicinity of the crossing.</p> |

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| 9.5 | Environmental Reserve Easements | Notwithstanding Policy 9.2 and Policy 9.3, The City may use an environmental reserve easement in place of the dedication of an environmental reserve parcel where public access is not desirable. The Neighbourhood Area Structure Plan shall identify which approach is to be used. |
| 9.6 | Conservation Tools | In addition to environmental reserve dedication, The City should use tools such as land purchase, land swaps, tax incentives, reserve dedication, leasing and conservation agreements or easements, and other similar mechanisms as a means of conserving natural features both within, and in the areas surrounding, Red Deer. |
| 9.7 | Green Infrastructure | The City should incorporate significant natural features as part of the overall infrastructure systems. This should include using existing wetlands as storm water management facilities and planting and preserving shrubs and trees to improve air quality. |
| 9.8 | Ecological Management System | <p>The City shall develop and refine an ecological management system that is incorporated into a citywide geographic information system (GIS) to help plan for, manage and establish the values of natural capital features with a view towards:</p> <ul style="list-style-type: none"> • providing an integrated and sustainable approach to manage ecological features in established and new growth areas, and • developing tools to better analyze information such as natural habitat features in areas of projected growth. |
| 9.9 | Urban Forestry | <p>The City shall structure its urban forestry initiatives to ensure that it continues to play a significant role in the future landscape and form of the urban forest in new land developments. The City shall require:</p> <ul style="list-style-type: none"> • landscaping and/or revegetation of open spaces, including natural areas, formal parks and boulevards, • adequate tree protection in planted and natural areas in new open space developments, and • Incorporation of wildfire management practices within natural areas and management of the risk to adjacent areas used for human habitation and activity in accordance with the wildfire management plan. |

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| 9.10 | Integrated Pest Management | The City shall enhance its integrated pest management (IPM) program to help reduce the use and reliance on pesticides, fertilizers and other chemicals. This approach shall be encouraged in public and private developments as the city expands in new growth areas, helping to create a healthier environment. |
| 9.11 | Environmental Education and Awareness Initiatives and Partnerships | The City should establish a stewardship program to, among other things, provide education, promote awareness and encourage residents to value biodiversity, plant native vegetation, naturalize their property and assist in monitoring the health of the city's natural areas (e.g. invasive plants). |
| 9.12 | Environmental Sustainability Initiatives and Trends | The City should investigate and incorporate environmental sustainability initiatives and trends such as eco-friendly retrofit building programs to help ensure long-term land use and sustainable development in Red Deer. |
| 9.13 | City Owned Buildings | The City shall develop a policy regarding the environmental standards (e.g. LEED) which future buildings constructed or renovated for City use shall be required to achieve. |
| 9.14 | Air Quality | The City shall promote efforts to improve air quality and may work with other stakeholders to monitor air quality and establish stewardship programs that promote improved air quality. |

10.0 HOUSING AND NEIGHBOURHOOD DESIGN

Neighbourhoods are living entities which undergo demographic, social, economic and physical change over time. These changes include such things as altering preferences and needs in housing and changing views on the types of uses that should be within or close to the neighbourhood. Neighbourhoods experience life cycle effects such as population gain, peak and loss. More sustainable neighbourhoods are those that are able to adapt over time, due in large part, to the variety of housing types that are available. The Red Deer **Growing Smarter Study suggests several ways to make Red Deer's future neighbourhoods** inclusive and more sustainable. It recognizes that strong, well designed and sustainable neighbourhoods are a critical building block in making Red Deer a more sustainable city overall.

Goals: To facilitate the creation of inclusive neighbourhoods, containing a range of housing options and related compatible uses, supporting the needs and preferences of a variety of household types and income levels.

¹To facilitate the design of neighbourhoods that can adapt to global and local trends including an aging demographic, intensifying climate change, economics, local growth projections and traditional neighbourhood lifecycle.

Objectives:

- (a) Promote the establishment of neighbourhoods that are designed based on the principles of social, environmental and economic sustainability through implementation of the Red Deer Growing Smarter Study;
- (b) Provide for a mix of housing types to meet a variety of lifestyles, special needs, life cycle demands and market preferences;
- (c) Encourage re-investment and infill in older neighbourhoods;
- (d) Promote the creation of affordable housing and housing for special needs; and
- (e) Promote the efficient utilization of land by achieving increased residential densities
- (f) ²Encourage neighbourhood design that accommodates a variety of future uses that will allow buildings, public spaces and neighbourhood amenities to be converted, salvaged or reused.

¹ 3404/A-2013

² 3404/A-2013

- (g) ¹To build community resiliency, neighbourhood design should consider climate change adaptation including, but not limited to, the impacts of predicted changes in temperature, precipitation, and increase in the frequency of severe weather events.

Policies:

10.1	Neighbourhood Planning Guidelines and Standards	The City shall continue to use the Neighbourhood Planning Guidelines and Standards, as amended from time to time, to provide detailed guidance on the creation of sustainable neighbourhoods. These guidelines and standards shall be reviewed on an ongoing basis in consultation with all stakeholders such as the Canadian Home Builders Association – Central Alberta, and Urban Development Institute – Red Deer Chapter, and school authorities when appropriate.
² 10.2	Residential Density for New Neighbourhoods	The residential density for new neighbourhoods shall be a minimum of 17.0 dwelling units per net developable hectare. Encourage higher densities to encourage transit oriented development (TOD) at trail, street and arterial nodes, as well as commercial and amenity areas.
10.3	Housing Mix	The City shall continue to require a mix of housing types and forms in all residential neighbourhoods. The Neighbourhood Planning Guidelines and Standards shall provide direction on the mix of housing within new neighbourhoods. This mix shall identify targets for each major type of housing and ways to avoid excessive concentration of any single type of housing.
10.4	Housing Forms	The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.
10.5	Innovative Housing Forms	The City shall encourage innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with the policies of this Plan.

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² 3404/A-2015

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| 10.6 | Affordable Housing and Special Needs Housing | The City shall partner with other orders of government and private, public and non-profit organizations in the creation of affordable housing and special needs housing as described in the Community Housing Plan, as amended from time to time. For this purpose, affordable housing shall be defined as dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with income at or below Red Deer's median income , without spending more than 30% of their income on housing. |
| 10.7 | Inclusion of Non-residential Land Uses | The design of new neighbourhoods shall be encouraged to include compatible non-residential uses, such as local commercial services that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents. |
| 10.8 | Home Occupations | The City shall support the development of home occupations and bed and breakfast establishments in residential neighbourhoods as a secondary use of a dwelling unit where compatible with residential uses, and in accordance with City policy. |
| 10.9 | Infill and Intensification in Established Neighbourhoods | Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan. |
| 10.10 | Infill Planning Guidelines and Standards | The City shall prepare and maintain planning guidelines and standards for infill development with the intent of ensuring that infill development and intensification of established areas occurs in an appropriate manner. |
| 10.11 | Neighbourhood Resilience | Neighbourhood design considers the full lifecycle of a neighbourhood including consideration of building and public realm and how they will transition based on resident's needs. Neighbourhood design will achieve economic sustainability through innovative design solutions. |

¹ 3404/A-2013

11.0 GREATER DOWNTOWN

Greater Downtown Red Deer functions as the business, administrative and cultural centre of Red Deer. It is a mixed use area that includes commercial, industrial and residential uses. A significant amount of Red Deer's total number of jobs is located within this area along with many services. Greater Downtown is an important element of Red Deer's image in the eyes of residents, investors and visitors. Its vitality and health is a reflection on the city as a whole. Diversity, intense development and linkages to other parts of the community are key elements in revitalizing and maintaining a strong and vibrant city core. Continuing efforts and support are needed to make Red Deer's Greater Downtown a source of pride and major focal point of community activity.

Goal: Continued growth and intensification of Greater Downtown Red Deer as an active, mixed use centre that acts as a focal point for the community and is an inclusive and attractive place to shop, work, live and play.

Objectives:

- (a) Continue to implement The City of Red Deer Greater Downtown Action Plan, the Riverlands Area Redevelopment Plan, and the Riverlands Community Plan;
- (b) Reinforce the Downtown core as the civic business, administrative, social services and cultural centre of the city;
- (c) Continue to promote and encourage higher-density residential development in or near the downtown;
- (d) Revitalize and maintain an active downtown by promoting diversity, intensity and linked development; and
- (e) Develop and implement strong economic development strategies to support business retention and the attraction of new businesses.

Policies:

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| 11.1 Role of Downtown | The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations. |
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| 11.2 | Implementation of City of Red Deer Greater Downtown Action Plan | The City shall encourage investment and attract residents and tourists by marketing the Greater Downtown as the heart of Red Deer and continuing to implement The City of Red Deer Greater Downtown Action Plan. |
| 11.3 | Location of Office Development | The City shall continue to promote Greater Downtown Red Deer as the primary location for large scale office space, subject to policy 12.6, including actively encouraging other orders of government to regard Greater Downtown as the focus of their activities. |
| 11.4 | Infill and Intensification Opportunities | The City shall continue to promote opportunities for infill and intensification within the Greater Downtown in order to facilitate a mixed use and compact urban form; utilize existing infrastructure efficiently and increase the range of services and amenities available to workers, residents and visitors in the Greater Downtown area. |
| 11.5 | Downtown Housing Strategy | The City shall support the development of higher density housing in or near the Greater Downtown area, including the conversion of commercial and industrial uses to residential uses where appropriate. As part of this strategy, services that meet the day-to-day needs of residents (e.g. grocery stores) and support more intense residential use shall be promoted in the Greater Downtown area. |
| 11.6 | Promoting a Safe Environment | The City shall promote a safe and inviting environment in Greater Downtown using a variety of techniques including; Crime Prevention Through Environmental Design (CPTED); and joint action plans involving businesses and social and law enforcement agencies. |
| 11.7 | Riverfront Development | The City shall support better integration of development and pedestrian access to the Red Deer River's edge in Greater Downtown. |
| 11.8 | Business Revitalization Zone | <p>The City shall continue to work with, and support, the Business Revitalization Zone to:</p> <ul style="list-style-type: none"> • promote the zone as a mixed use area; • improve and maintain public parking; • improve, beautify and maintain property in the zone; • promote the Greater Downtown as a unique shopping experience through the development of effective marketing techniques; and • develop strong economic development strategies to support business retention and the attraction of new businesses. |

¹ 3404/A-2020

- 11.9

Mixed Use Development – Nature of Residential Environment

The City shall encourage mixed use development in the Greater Downtown area that includes complementary land uses such as community, cultural, recreational, entertainment, public uses and residential. In acting on this policy, The City and residents shall recognize that residential uses in the Greater Downtown area may be subjected to more noise and traffic than is typically considered acceptable in a predominantly residential area, and that this is one of the trade-offs associated with creating residential opportunities in the downtown area.
- 11.10

Downtown Access

The City shall plan for, and provide multiple means of, moving through and within Greater Downtown and provide multiple means of accessing Greater Downtown from the rest of the city using walking, cycling, public transit and private vehicles.

12.0 COMMERCIAL DEVELOPMENT

Commercial development serves many purposes and is a vital component of Red Deer. It provides local and regional goods and services, acts as employment areas and contributes to the health and vitality of the local economy. Concepts for commercial development evolve and there are a variety of forms that may occur in Red Deer. Local convenience stores, plazas, malls, large format retailers and power centres are among the types of commercial development possible.

Goal: Support a vibrant and cohesive commercial sector that supports both local residents and the regional market.

Objectives:

- (a) Identify locations and policies for long term commercial development;
- (b) Ensure the quality and aesthetics of development along major commercial corridors;
- (c) ¹Recognize emerging trends in retailing and commercial land use, including the creation of mixed use area where appropriate;
- (d) Promote commercial development that generates opportunities for local employment; and
- (e) Allow opportunities for home occupations and bed and breakfast establishments.

Policies:

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| 12.1 | Commercial Planning Guidelines and Standards | The City shall create and apply planning guidelines and standards for all forms of commercial development covering issues of siting and design of buildings, landscaping and screening (of buildings and refuse containers, for example), parking, vehicle and pedestrian circulation, signage and intensity of development, mixing with residential uses and other matters as deemed appropriate by The City. |
| 12.2 | ² DELETED | |

¹ 3404/A-2020

² 3404/A-2020

¹ 12.3	Location of Commercial Development	The City shall direct future major commercial development, in the form of greater downtown commercial and arterial commercial, to the areas conceptually shown for commercial land uses on the Generalised Land Use Concept map. District and neighbourhood commercial may be included in residential areas shown on the map and locations shall be identified in Major Area Structure Plans.
² 12.4	Location of Office Development – Downtown	The City shall continue to promote Greater Downtown as the primary location for large scale office space, including actively encouraging other orders of government to regard Greater Downtown as the focus of their activities.
³ 12.5	DELETED	
⁴ 12.6	Location of Office Development	Notwithstanding policy 11.3 and policy 12.4 office space/use shall be allowed outside of the Greater Downtown in the office nodes identified on the Office Node Location map. Details of office scale is included in the underlying commercial districts.
12.7	Location of District and Neighbourhood Convenience Commercial Sites	The City should support the development of neighbourhood convenience commercial sites in select locations on major arterial and collector streets. Care shall be taken to choose sites which will minimize land use conflicts with nearby residential properties but at the same time, provide convenient access to neighbourhood patrons.
12.8	Gaetz Avenue and 67 Street Commercial Corridors	The Gaetz Avenue commercial corridor shall be the primary arterial commercial area within the city and the 67 Street commercial corridor shall be a secondary arterial commercial area. In the areas shown on the Generalized Land Use Concept map as a major urban corridor, opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented should be promoted and encouraged.
12.9	Quality of Arterial Commercial Development	The City shall ensure, through performance standards contained in the Land Use Bylaw, that the landscaping, siting, form and unified architectural treatment of arterial commercial development, such as along Gaetz Avenue and the QE II Highway, improves the visual quality of the arterial roadway. Parking and loading and storage areas shall be paved, screened and provided with signage where appropriate.

¹ 3404/A-2020

² 3404/A-2020

³ 3404/A-2020

⁴ 3404/A-2020

- 12.10 Revitalization of Older Commercial Centres The City should encourage the revitalization and adaptive reuse of underutilized or vacant commercial centres for future mixed use developments.

13.0 INDUSTRIAL DEVELOPMENT

Land for industrial development opportunities, in locations that meet the needs of a broad range of industrial activities, is a vital part of overall city planning. Industrial uses and locations serve as major employment areas, contribute to the standard of living enjoyed by residents and supplement the residential tax base to fund services provided to residents. Successful industrial areas rely on ready access to regional and provincial transportation infrastructure, support services, and skilled labour. Locations for a range of industrial activities should be free of potential constraints so as to not hinder future industrial expansion. **The ability to expand Red Deer's industrial land base is key to the community's long-term economic success and sustainability.**

Goal: To ensure that there is sufficient, suitably located and serviced industrial land available to attract and facilitate a wide range of industrial development in the future.

Objectives:

- (a) Maintain an adequate supply of serviced industrial lots;
- (b) In locating new industrial and residential areas, seek opportunities to reduce the journey to work for Red Deer residents; and
- (c) Avoid and/or mitigate conflict between industrial uses and other land uses.

Policies:

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| 13.1 | Location of Industrial Land Uses | The City shall direct industrial development to areas designated for this purpose on the Generalized Land Use Concept map. |
| 13.2 | Maintaining an Adequate Supply of Industrial Land | The City should maintain and/or facilitate an adequate inventory of serviced industrial sites of various lot sizes and type (light and heavy) to meet the needs of business and industry. |
| 13.3 | Development Standards | The City's Land Use Bylaw and Industrial Area Planning Guidelines and Standards shall contain development standards for industrial sites, including siting and design of buildings, landscaping and screening of storage and parking areas, signage and intensity of development, while recognizing the industrial nature of these areas. |
| 13.4 | Land Use Compatibility with Industrial Development | The City, through provisions in the Land Use Bylaw and other planning documents, shall ensure that appropriate separation distances and transition between industrial and non-industrial uses are maintained. |

- 13.5

Planning of Industrial Areas

The City shall prepare area structure plans for future industrial areas which incorporate strategies relating to utility services, environmental preservation and innovative land use patterns/concepts such as eco-industrial parks.

14.0 PARKS, RECREATION AND CULTURE

Red Deer's parks and open space system is a highly valued aspect of the city. The recreational and cultural opportunities provided in the city contribute greatly to the satisfaction of residents. Individuals and groups are able to pursue a wide range of activities based on their differing interests and abilities. Major open space, recreation and cultural facilities foster and encourage interaction among community members, as well as providing venues for individual development. Health and wellness in an urban setting can be significantly influenced through the provision of easily accessible recreation and cultural experiences in both indoor and outdoor settings. Planning for, and expanding, these necessities and amenities is part of ensuring that Red Deer remains a community offering a high quality of life.

Goal: To create an integrated, accessible and well-planned system of open space, recreational and cultural facilities and parks that supports a broad range of recreation and cultural opportunities catering to diverse age groups, income levels and skill levels.

Objectives:

- (a) Provide and expand open spaces and park areas that are functional, protect natural areas and are effective in satisfying the needs of residents and visitors to Red Deer;
- (b) Ensure a continuous system of pathways with linkages to parks and natural areas as Red Deer grows;
- (c) Encourage sharing and multiple use of parks and open space areas among a variety of user groups and activities;
- (d) Provide or support the provision of a range of recreation and culture facilities that reflects the variety of recreational and cultural pursuits and interests for Red Deer residents and visitors; and
- (e) Encourage the provision of safe, convenient pedestrian connections to open space and recreational activities from neighbouring uses.

Policies:

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| 14.1 Neighbourhood Planning Guidelines and Standards | The City shall continue to use the Neighbourhood Planning Guidelines and Standards, as amended from time to time, to provide detailed guidance on the creation of parks and open space areas as new residential areas are planned and developed. |
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| 14.2 | Planning for Recreation and Culture Facilities | The City shall continue to use the Facilities and Open Space Action Plan and the Red Deer Community Culture Master Plan, as amended from time to time, to provide detailed guidance on the creation of recreation and culture facilities serving existing residents and future residents as the city grows. |
| 14.3 | Trail and Pathways | Trails and pathways shall be designed and constructed in accordance with the direction provided through the Trails Master Plan, as amended from time to time. |
| 14.4 | Open Space Connections | <p>As new areas are planned and developed, The City shall ensure the design of the parks and open space system provides:</p> <ul style="list-style-type: none"> • linkages to the major open space, including along the Red Deer River and its tributaries, • linear corridors and pedestrian connections within and between neighbourhoods; and • consideration of continuous wildlife corridors and key wildlife habitat as identified in the Natural Area/Ecospace Classification Prioritization System referred to in Policy 9.1. |
| 14.5 | Variety of Types of Parks | The City shall ensure that a wide variety of park types are incorporated into the design of new areas, based on opportunities and the wants and needs of the community. |
| 14.6 | School Sites and Joint Use Sites | The City shall work with school authorities in the planning and location of school sites and joint use sites. Joint use of these sites between the City, School Authorities and community organizations shall be encouraged and pursued wherever practical. |
| 14.7 | Arts and Culture | When planning parks and outdoor public spaces, The City shall investigate opportunities to create and include performance/display space or activity space for arts and culture events. |
| 14.8 | Gathering Spaces | In conjunction with streetscapes and other public realm areas, parks and open space shall be designed to be easily accessible to pedestrians and create opportunities for area residents to gather and interact wherever possible. |

- 14.9

Amount of Reserve Dedication

The City shall require 10 percent of the total parcel being subdivided less any land dedicated as environmental reserve to be dedicated as Reserve (municipal reserve, school reserve and/or municipal and school reserve) in accordance with the provisions of the Municipal Government Act. The City shall encourage dedication of Reserve above 10 percent where the additional dedication supports the provision of recreation sites and preservation of natural areas that do not meet the definition of environmental reserve.
- 14.10

Form of Reserve Dedication

In residential areas, Reserve dedication shall be provided in the form of land. In non-residential areas it may be provided in the form of land, cash-in-lieu or a combination of land and cash-in-lieu as determined by the Subdivision Authority.
- 14.11

Allocation of Reserve

Reserve lands shall be allocated between City and school authority purposes in conformance with the Reserve Agreement between The City and the School Authorities, as amended from time to time.

15.0 COMMUNITY SERVICES

Community services encompass a broad range of protective and support services provided to the whole community, neighbourhoods and individuals. These services help make Red Deer a safe community in which to live and work and create an environment where all residents have the opportunity to enjoy a high quality of life. A key focus is to ensure that individuals, families and communities in need are able to access a range of support services and that all community members are able to participate in and feel part of the larger Red Deer community. **Related to this is the physical environment's ability to encourage interaction** through formal and informal contact with neighbours and other community members.

Goal: To build a safe, healthy and inclusive community through the provision of a variety of community services and sustainable neighbourhoods.

Objectives:

- (a) Ensure opportunities are available for all residents to enjoy a high quality of life and participate in the community;
- (b) Support the ability to develop an adequate range of social gathering spaces and social service facilities to meet the needs of the community;
- (c) Facilitate the planning and delivery of social programs that support and enhance individuals, families, neighbourhoods and the community; and
- (d) Provide residents with a safe living environment through the effective provision of protective and emergency services.

Policies:

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| 15.1 | Emergency Services | The City shall continue to provide emergency services, either directly or in cooperation with service providers, based on the Emergency Services Master Plan and the Emergency Services Review, as amended from time to time. |
| 15.2 | Protective Services | The City shall continue to provide protective services, either directly or in cooperation with the community and service providers, based on the Crime Prevention and Policing Strategy, as amended from time to time. |
| 15.3 | Crime Prevention | The City shall promote crime prevention through strategies such as community education and the use of crime prevention through environmental design (CPTED) principles in site planning for private and public properties and neighbourhood design, as a means of enhancing security and safety in the community. |

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| 15.4 | Location of Social Service Facilities | The City shall develop land use plans and policies to accommodate the development of facilities that house social services and programs within the community. |
| 15.5 | Red Deer Regional Hospital | Uses and development near and adjacent the hospital should be managed to avoid the creation of conflicts with the hospital or to place limitations on future operations and expansion of the existing hospital. |
| 15.6 | Inclusive Community
– Social Interaction | The City shall promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes establishing formal and informal gathering spaces through such concepts as pedestrian friendly streetscapes and through amenities such as community gardens. |
| 15.7 | Inclusive Community
– Programs and Initiatives | The City shall continue to work with community agencies in the provision of social and support services to Red Deer residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs. |
| 15.8 | Inclusive Community
– Community Associations | The City shall work with community associations in exploring ways that strong and active community associations may foster a greater sense of belonging and ways to increase interaction among neighbourhood residents. To achieve this, The City should ensure that every neighbourhood contains a space suitable for community gatherings and interaction. |
| 15.9 | Social Impact Assessment | The City shall recognize that development and land use may impact the health and social well-being of a community. To understand these impacts, The City may either undertake or require social impact assessments on plans for new areas and development proposals. |

16.0 TRANSPORTATION

Facilities related to travel within, and through, Red Deer occupy a considerable amount of land and represent a significant investment of public resources. Ensuring the efficient movement of people and goods to various parts of Red Deer is a key planning consideration. It is important to recognize and seek balance between the implications land use patterns have on transportation needs and vice versa. Equally important is the fact that personal mobility in Red Deer takes many forms and a diverse range of transportation modes needs to be considered. This includes use of private vehicles, cycling, walking and public transit. In planning for growth and change in Red Deer, appropriate attention must be paid to the provision of facilities for all modes of transportation.

Goals: Provide for the safe and efficient movement of people and goods within and through Red Deer.

Encourage the use of alternative means of transportation to the private automobile.

Coordinate the planning of land use and transportation.

Objectives:

- (a) Ensure the coordination and construction of safe and efficient road, transit, bicycling and pedestrian facilities;
- (b) Seek opportunities to reduce travel demands and promote alternatives to the private automobile;
- (c) Coordinate the planning and construction of transportation facilities within the city, with the Provincial and County Authorities responsible for connecting routes outside of the city; and
- (d) Promote the development and enhancement of regional transportation facilities.

Policies:

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| 16.1 | Coordination of Land Use and Transportation | The City shall coordinate transportation and land use patterns with the objective of minimizing travel distances and managing transportation demand, including encouraging the use of alternative that do not rely on single occupant passenger vehicles. |
| 16.2 | Overall Transportation Plan | The City shall prepare and maintain transportation plans for Red Deer incorporating policies, standards and proposals related to the movement of private and commercial vehicles, transit (including special needs), parking, bicycling and walking. |

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| 16.3 | Utilization of Available Infrastructure Capacity | The City shall coordinate the planning and construction of transportation infrastructure and development, so as to maximize the utilization of available and planned transportation capacity. |
| 16.4 | Coordination of Community Connections | The City shall coordinate the provision of road, transit and pathway connections, between and through communities, through the local area planning process. |
| 16.5 | Transportation Needs in Industrial and Commercial Areas | The City shall ensure the provision of appropriate transportation facilities in commercial and industrial areas to accommodate the travel needs of customers and employees in a variety of modes of travel and the needs of truck traffic. |
| 16.6 | Mitigation of Impacts | The City shall endeavour to mitigate negative social and environmental impacts in the planning, construction and operation of transportation facilities. |
| 16.7 | Transit Service | The City shall support public transit as a travel option that maintains the ability for all citizens to participate in the social and economic opportunities of Red Deer and as a way to reduce dependency on the private automobile and improve air quality. |
| 16.8 | Use of Public Transit | <p>The City shall encourage the use of public transit by:</p> <ul style="list-style-type: none"> • Providing transit service in accordance with standards and policies established in the Transit/Special Transportation Study, Neighbourhood Planning Guidelines and Standards and Industrial Area Planning Guidelines and Standards as amended from time to time • Integrating transit with other modes of travel • Facilitating access to transit for persons with special needs • Providing comfortable and safe environments in transit vehicles and facilities • Ensuring the provision of appropriate year round pedestrian linkages between activity generators and transit stops • Giving priority to the location and operation of transit facilities in major destinations. |
| 16.9 | Bus Rapid Transit | The City shall identify key corridors as potential long term Bus Rapid Transit routes and undertake studies to determine the appropriate right-of-way requirements and configuration of roadways and land use and built form that would be supported by, and would encourage use of, a Bus Rapid Transit service. The first study should focus on Gaetz Avenue with subsequent investigation of other corridors. |

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| 16.10 | Bicycle and Pedestrian Facilities | The City shall plan for and coordinate bicycle and pedestrian facilities throughout the city, as integral parts of the transportation system, serving both recreation and transportation needs. |
| 16.11 | Pedestrian Links | The City shall require the provision of appropriate pedestrian linkages between building entrances, and public sidewalks and pathways within and adjacent the site in all developments, including safe roadway crossings. |
| 16.12 | Provision for Alternative Transportation Modes | The City shall encourage alternatives to the single occupant private automobile trip by requiring that all new transportation projects investigate, and where practical include, provisions that encourage the use of transit, walking, cycling and car pooling. |
| 16.13 | Provisions for Pedestrians | The City shall encourage walking by requiring appropriate provision for pedestrians in all new developments, in all redevelopment of existing properties, and in all changes to existing or proposed roads and transit facilities. |
| 16.14 | Right of Way Protection | The City shall protect the required rights-of-way to allow for the implementation of proposals contained in the Transportation and Trails Master Plans, as amended from time to time. |
| 16.15 | Transportation Demand Management | The City shall investigate and implement appropriate Transportation Demand Management techniques to moderate growth in single occupancy automobile traffic, including use of parking controls to limit demand and strategically managing congestion in the system to encourage alternative modes of travel, including transit, car pooling, walking and cycling. |
| 16.16 | Transportation Systems Management | The City shall investigate and implement appropriate Transportation System Management techniques to mitigate the impact of traffic on residential areas, (e.g. traffic calming) and to ensure the efficient utilization of the major road network, (e.g. traffic signal synchronization). |
| 16.17 | Coordination with Provincial and County Transportation Facilities | The City shall work with Alberta Infrastructure and Transportation and Red Deer County to ensure coordination in the planning and construction of connections with the Provincial and County road and trail systems. |
| 16.18 | Regional Transportation Systems | The City shall support the provision of effective inter-modal regional transportation systems including bus, rail and air service and the development of a high speed passenger rail service with a stop in or near Red Deer. |

17.0 UTILITIES

The utility systems that support Red Deer include the municipal water system, sanitary sewer system, storm water management system, solid waste management system, electricity distributed by The City and franchise utilities (gas, cable, telecommunications) provided by others. These services are essential for the day-to-day health, safety and convenience of Red Deer residents. Environmental protection, health, safety and convenience are all safeguarded through quality management and maintenance of these systems.

Goal: Provide environmentally responsible, safe, efficient and reliable utility systems to serve the city.

Objectives:

- (a) Ensure the utility infrastructure and capacity is available, when required, to accommodate growth in Red Deer;
- (b) Ensure utilities are maintained and operated in an efficient manner that minimizes their impact on the environment; and
- (c) Ensure utilities are maintained and operated in a manner that protects the health and safety of consumers.

Policies:

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| 17.1 | Quality of Utility Services | The City shall provide or facilitate the provision of high quality utility services to residents and businesses in Red Deer. |
| 17.2 | Timing of Utility Provision | The City shall provide or facilitate the provision of utility services as development of land occurs and in advance of anticipated development in accordance with Policy 5.3. In so doing, utility services shall be extended in a logical and economically practical manner and in a manner having regard to the available capacity in the overall system or portions of the system. |
| 17.3 | Utility Infrastructure Funding | The City shall maintain, fund and implement a comprehensive long-term plan for its utility infrastructure and establish budget priorities based on the premise that investment in infrastructure maintenance is a necessary annual investment rather than a discretionary cost. |
| 17.4 | Utility Improvements | The City shall investigate opportunities and technologies that provide cost effective improvements in the efficiency and/or environmental impacts of the provision of utility services. |

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| 17.5 | Solid Waste Reduction and Recycling | The City shall promote the principles of reduce, reuse and recycle materials with its own operations and with businesses and residents. |
| 17.6 | Water Supply from Red Deer River | The City shall seek to ensure future growth does not exceed the availability of the water supply from the Red Deer River and shall implement a water conservation strategy to make the best use of available water supplies. |
| 17.7 | Capacity of Red Deer River | Recognizing that the Province is responsible for allocations of water drawn from the Red Deer River, The City shall collaborate with other municipalities and other major stakeholders within the Red Deer River basin such as the Red Deer Municipal Users Group to ensure that at least 38% of the median annual flow of the Red Deer River is committed for allocation (i.e. use) within the Red Deer River basin in a manner that observes water conservation objectives to maintain the aquatic health of the Red Deer River. |
| 17.8 | Regional Utility Systems | The City may cooperate in regional water and wastewater service systems to support and respond to the needs of the Region without being detrimental to The City. The City's cooperation shall be in accordance with its "Water and Wastewater Utility Extensions Beyond City Boundaries" policy. |
| 17.9 | Energy Efficiency | The City shall promote the efficient use of energy within its own operations and with businesses and residents. |
| 17.10 | Innovative Technologies | The City may cooperate with service providers to ensure the provision of innovative technologies such as fibre optic cable in an efficient and compatible manner for all potential users. |

18.0 REGIONAL INITIATIVES AND INTERMUNICIPAL PLANNING

It is important to recognize that Red Deer is part of a region and that many issues and factors that can impact the community, its economic vibrancy and the quality of life of its citizens occur beyond and transcend the **city's boundaries**. **It is for this reason that the Province encourages and expects cooperation** between municipalities, provincial departments and other agencies to address planning issues.

Goals: **Secure the City's long-term** growth needs.

Cooperate with municipalities and other government agencies to achieve mutual objectives that benefit residents and businesses in Central Alberta.

Objectives:

- (a) Work with Red Deer County to ensure the protection, and timely incorporation into the city of, the lands identified in the Intermunicipal Development Plan as City Growth Areas;
- (b) Work with the Government of Alberta, its agencies, and other municipalities, in the provision of programs and services that are of benefit to the residents and businesses in the region; and
- (c) Maintain **Red Deer's position as the major urban service** centre in Central Alberta and a major growth centre in the Calgary/Edmonton corridor.

Policies:

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| 18.1 Regional Cooperation | The City shall investigate opportunities to obtain mutual benefits in the provision of transit, protective and emergency services and social, recreational, environmental and cultural programs and facilities through cooperation with other municipalities and agencies. |
| 18.2 Watershed Protection | The City shall participate in the activities of the Red Deer River Watershed Alliance in order to promote the effective integration of the management and use of land and water resources to ensure a legacy of ecological integrity and economic sustainability throughout the Red Deer River watershed. A key objective in watershed management will be to maintain the water quality in the Red Deer River at, or above, provincial standards. |
| 18.3 Calgary/Edmonton Corridor | The City shall work with the Provincial Government and other municipalities and agencies in the Calgary/Edmonton Corridor to ensure a coordinated approach to the encouragement and direction of growth in the corridor. |

- 18.4 Regional Partnerships The City shall explore options for the creation of regional partnerships with the Province, municipalities and agencies in the planning and co-ordination of land use patterns, transportation, utility and other service delivery systems in Central Alberta.
- 18.5 Regional Park System The City shall work with Red Deer County, Lacombe County, other municipalities and stakeholders to plan for and establish a regional park system, focused on the floodways and flood fringes and natural areas along watercourses, including creating a continuous linear park system connecting a series of larger open space areas.
- 18.6 Intermunicipal Planning The City shall work with Red Deer County in the implementation of the proposals and policies set out in the Intermunicipal Development Plan. To help fulfil the intent of Policy 3.4.3(a)(ii) of the Intermunicipal Development Plan The City and Red Deer County shall jointly undertake a study to look at ways to achieve higher densities.
- 18.7 Future Annexation The City shall actively pursue the annexation to the city of the City Growth Areas identified in the Intermunicipal Development Plan.

19.0 IMPLEMENTATION

The success of any plan depends on the degree to which efforts are made to implement and integrate the **plan's directions into decision making. The MDP provides the means whereby Council, the Municipal Planning Commission, City staff and members of the community can evaluate situations or proposals in the context of a long range plan for Red Deer.**

Goal: To promote the implementation and use of the Municipal Development Plan.

Objectives:

- (a) Implement the MDP through other statutory and non-statutory plans and ensure consistency between these plans and the MDP;
- (b) Provide guidance on interpreting and applying the MDP policies and directions;
- (c) Foster awareness of land use planning policies, and participation in planning processes, by stakeholders and the general public; and
- (d) Provide for periodic review and amendment of the MDP and monitoring of effort to achieve the MDP goals.

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| 19.1 | Interpretation of Key Words | <p>As indicated in Section 1.4 of the Plan the MDP contains “shall”, “should” and “may” policies which are interpreted as follows:</p> <ul style="list-style-type: none"> • “Shall” policies are mandatory and must be complied with, • “Should” policies mean compliance to the principle is required but the method and level of compliance is subject to the discretion of the applicable authority on a case by case basis, • “May” policies are discretionary with the level of compliance determined on a case by case basis by the applicable authority. |
| 19.2 | Plan Amendments | <p>The City or a landowner may initiate an amendment to this Plan. The City shall assemble or require the submission of such background information as is considered necessary to support the amendment prior to the start of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the Municipal Government Act.</p> |

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| 19.3 | Amendment following Annexation | The City shall amend this Plan immediately following any annexation of land to the city. |
| 19.4 | Relation to Other Statutory Plans | All statutory plans adopted by The City shall be consistent with the Municipal Development Plan. |
| 19.5 | Preparation of More Detailed Land Use Plans | The policies of the MDP shall be further refined and implemented through the preparation, adoption and day-to-day application of major area structure plans, neighbourhood area structure plans, area redevelopment plans and the Land Use Bylaw. The City shall continue to ensure that appropriate stakeholders (e.g. landowners, School Authorities, neighbouring municipalities) and the general public are consulted and have input into all area structure and area redevelopment plans as these plans are being prepared. The requirements for these plans are generally described in the Neighbourhood and Industrial Planning Guidelines and Standards. |
| 19.6 | Public Engagement | As part of the process of managing physical growth and changes in the community, The City shall facilitate public input on matters of general or specific planning interest, wherever possible. |

Public input may be obtained using a variety of techniques such as open houses, public meetings, focus groups, citizen advisory groups, workshops and surveys. The techniques and processes used may vary, based on the nature of the plan or matter being considered. Public input may be sought at any or all levels of decision making including concept development, detailed design and implementation. Input should be facilitated as early in the decision making process as possible.

In making a decision on a planning matter, City Council shall consider, but not be bound by, the input received from the public and shall balance the input received with other considerations relating to the long term land use planning interests of the broader community.

The City shall also continue to make existing planning policies available to the public and advise residents of the outcome of key planning decisions.

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| 19.7 | Planning for New Multi-Neighbourhood Areas | <p>As new neighbourhood area structure plans are being prepared, The City shall emphasize planning on a multi-neighbourhood basis. Multi-neighbourhood communities should be formed by integrating the plans for two or more adjacent neighbourhoods ranging in size from 120+ to 250+ hectares where possible as described in the Neighbourhood and Industrial Area Planning Guidelines and Standards.</p> |
| 19.8 | Preparation of Area Redevelopment Plans | <p>The City should prepare and adopt area redevelopment plans for areas that could benefit from the direction of such plans. In preparing area redevelopment plans, the following considerations should be taken into account:</p> <ul style="list-style-type: none"> • area residents and other stakeholders should be as active as possible in the planning process; • recognize and plan for the role the area, for which the plan is being prepared, plays or could play within the greater community; • input should be provided from key resource personnel and professional expertise related to land use planning; and • sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan. <p>As a general guide, the statutory component of an area redevelopment plan should address the following:</p> <ul style="list-style-type: none"> • proposed land uses for the area, including the planned densities and building forms; • proposals for acquiring land for parks, schools or similar community facilities; • status and any required upgrades of utility systems; and • the existing and future transportation systems serving the area. <p>The area redevelopment plan may also contain a non-statutory community plan that addresses plan process, background information, planning concepts and possible action plan items.</p> |
| 19.9 | Plan Review | <p>In order to ensure that the MDP is current, the plan should be reviewed every five years.</p> |
| 19.10 | Plan Monitoring | <p>A process and mechanism should be established to allow the tracking of the impact and effectiveness of select core policy directions established in the MDP.</p> |

19.11 Relation to City
 Funding and
 Budgeting Process

Various policies in this Plan suggest spending by The City in order to achieve successful implementation. Pursuant to the Municipal Government Act, it is not the intention of this Plan to commit City Council to funding decisions. The funding for any proposals of this **Plan shall be considered on an annual basis during The City's** budget process along with other city-wide funding priorities.

GLOSSARY OF TERMS

The definitions provided below are for use in understanding the concepts and ideas discussed in the context of the Municipal Development Plan. Where a definition listed below is different than the one provided in the Land Use Bylaw, the Land Use Bylaw definition shall be used in processing a development or subdivision application.

Adaptive Reuse	A process whereby buildings are adapted for new uses, while retaining their original architectural features.
Affordable Housing	Dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with income at or below Red Deer's median income , without spending more than 30% of their income on housing.
Arterial Commercial	Commercial areas intended for trade and service(s) related to automotive transportation and the automobile traveller, and other commercial land uses which are built at low densities, in planned centres, generally to serve the city and the region as a whole.
Area Redevelopment Plan (ARP)	A plan adopted as an area redevelopment plan pursuant to the Municipal Government Act, which provides a framework for future development in an already developed area.
Area Structure Plan (ASP)	A plan adopted as an area structure plan pursuant to the Municipal Government Act, which provides a framework for future subdivision and development in an area.
Biodiversity	Biological diversity is the variety of life and its processes; and it includes the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur. Diversity is the key to ensuring the continuance of life on Earth. It is also a fundamental requirement for adaptation and survival and continued evolution of species.
Brownfield Site	Brownfield sites are the result of industrial activities such as railroads, gas stations, oil refineries, truck terminals, wood treatment facilities, dry cleaners, liquid/chemical storage facilities, steel and heavy manufacturing plants, etc. Often these sites are contaminated and require remediation before redevelopment can occur.

Bus Rapid Transit	A variety of transportation techniques that, through improvements to roads, transit infrastructure, vehicle types and scheduling, use buses to provide a level of service that is of higher quality than an ordinary bus transit route. The techniques used may include bus priority lanes on roads, bus activated traffic signals, less frequent stops along a route, and less time between buses at the designated stops.
Business Revitalization Zone (BRZ)	Established under the authority of the Municipal Government Act, a BRZ deals with issues such as cleanliness, parking, promotions/marketing and safety and is responsible for one or more of the following initiatives: <ul style="list-style-type: none"> • Improving, beautifying and maintaining property in the zone. • Developing, improving and maintaining public parking. • Promoting the zone as a business or shopping area.
Community Economic Development	A community-based and community-directed process that explicitly combines social and economic development to foster the economic, social, ecological and cultural well being of communities on a sustainable and inclusive basis.
Conservation Agreement or Easement	An agreement registered against title whereby a landowner grants to another person or organization provisions for the protection, conservation and enhancement of the environment, including the protection, conservation and enhancement of biological diversity and natural scenic or aesthetic values. A conservation agreement may provide for recreational use, open space use, environmental education use, and research and scientific studies of natural ecosystems.
Eco-industrial Park	A type of industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality.

Ecological Footprint	A measure of the "load" imposed by a given population on nature. It represents the land area necessary to sustain current levels of resource consumption and waste discharge by that population.
Ecological Management System	A database/mapping inventory system that is designed to provide an integrated and sustainable approach to manage ecological features in established and new growth areas.
Economic Development	Creating a positive environment from which local businesses can succeed and grow, and attracting new enterprises to the community.
Environmental Reserve	Land dedicated (given) to a municipality, during the subdivision process, because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include areas such as wetlands, ravines, drainage courses, steep slopes, etc.
Environmental Reserve Easement	A caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance to Section 664 of the Municipal Government Act.
Environmentally Sensitive Area	An undisturbed or relatively undisturbed site, which because of its natural features, has value to society and ecosystems worth preserving.
Geographic Information System (GIS)	A system allowing for the visualization, analysis, use and presentation of location related data and geographic information.
Goal	An idealized end towards which planned action is directed and which provides an indication of what is to be achieved.
Greater Downtown	The area in the approximate centre of Red Deer, bounded by the Red Deer River on the west and north, Waskasoo Creek on the east and the escarpment on the south as shown on Map 2 of the Greater Downtown Action Plan.

Green Infrastructure	Green infrastructure is a strategic approach to conservation that addresses the ecological, social and economic impacts of sprawl and the accelerated consumption and fragmentation of open land. It is the network of natural lands, open space, waterways, and smart growth design measures that form the framework for healthy and sustainable communities. With a green infrastructure in place, communities can protect native species and ecological processes, maintain clean air and water, reduce habitat fragmentation, pollution, and other threats to biodiversity, and improve the health and quality of life for people.
Greyfield Site	Greyfields are older, economically obsolete commercial areas, often characterized by a large expanse dedicated to surface parking.
Growth Management	The process of directing or guiding development in a manner that is consistent with the vision, guiding principles, goals, objectives and policies contained in this MDP.
Growth Strategy	A document that establishes high level policy direction for the long term (50+ years) growth of the city.
Growth Study	A document that evaluates the supply of developable land relative to demand in the 5-30 year time frame and establishes approaches to issues such as annexation of land, timing of major utility extensions etc.
Heritage Conservation	All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes.
Inclusive Communities	Both a process and a goal, inclusion is the ability to participate effectively in economic, social, political and cultural life of society. It is about having what is needed materially and socially to live comfortably. An inclusive community is one that creates and celebrates the opportunity for full participation for all citizens.

Infill Development	Development in mature or built up areas of the city occurring on vacant or underutilized lands, behind or between existing development, and which is comparable with the characteristics of surrounding development.
Infrastructure	Systems and facilities (e.g. roads, sanitary sewers, water treatment and distribution networks, power lines, and telephone and cable TV systems) that service urban development.
Integrated Pest Management (IPM)	Integrated Pest Management (IPM) is the maintenance of detrimental insects, weeds and other organisms at tolerable levels. A combination of cultural/mechanical, biological and chemical control methods are used to keep environmental impacts to a minimum.
Intermunicipal Development Plan (IDP)	A plan adopted by two or more councils as an Intermunicipal Development Plan pursuant to the Municipal Government Act, which is an overall policy guide for the coordination of land use planning matters between the municipalities. When used in the MDP this phrase refers to the Red Deer County and City of Red Deer Intermunicipal Development Plan (2007), as amended from time to time.
Joint Use Site	A site that houses multiple, but complimentary facilities such as a school, library and recreation centre. Parking and other associated uses can be shared in order to use land efficiently. Facilities may be housed under one roof or in separate buildings.
Land Use Bylaw (LUB)	The bylaw that divides the city into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land in the city can be used and developed and includes a zoning map.

Mixed Use	A combination of different uses, such as ,but not limited to, residential, office commercial, retail commercial, public or entertainment, which are horizontally integrated (i.e. uses located on the same site beside one another) and/or vertically integrated (i.e. uses located on different floors in the same building) within a single compact form of urban development. The mixes of uses are to be compatible, mutually beneficial, and integrated into the community, for example, live/work in the same complex. Mixed use also relates to a range of dwelling types that could provide residences to a diversity of living arrangements and incomes.
Municipal Development Plan (MDP)	A plan adopted by Council as a Municipal Development Plan pursuant to the Municipal Government Act, which is an overall policy guide to a municipality's future growth and development.
Municipal Government Act (MGA)	Provincial legislation which outlines the power and obligations of a municipality. Part 17 of the MGA provides the means by which plans and bylaws may be adopted to guide development and the use of land and buildings.
Natural Capital	An extension of the economic notion of capital (manufactured means of production) to environmental 'goods and services'. It refers to a stock (e.g., a forest) which produces a flow of goods (e.g., new trees) and services (e.g., carbon removal, erosion control, and habitat).
Neighbourhood	A mainly residential area designed as a comprehensively planned unit containing a variety of housing types, community services, recreation and culture amenities and parks necessary to meet the needs of the neighbourhood population.
Objective	Directional statements that are usually phrased in measurable terms for given time frames.
²⁶ Oil or Gas Development	Active, suspended, and abandoned wells, pipelines, and processing facilities. It may also include rail and road use for oil or gas development.
Policy	A statement identifying a specific course of action for

²⁶ 3404/A-2015

achieving objectives.

Reserve

Land provided, as part of a subdivision, by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act. This includes lands dedicated as municipal reserve (MR), school reserve (SR) and municipal and school reserve (MSR).

Smart Growth

A collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save resources over time. These principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.

Sustainable Development

Development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth and change by harmonizing long-term economic, environmental and social needs. It also requires that development respects and enhances the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history.

²⁷DELETED

Traffic Demand Management (TDM)

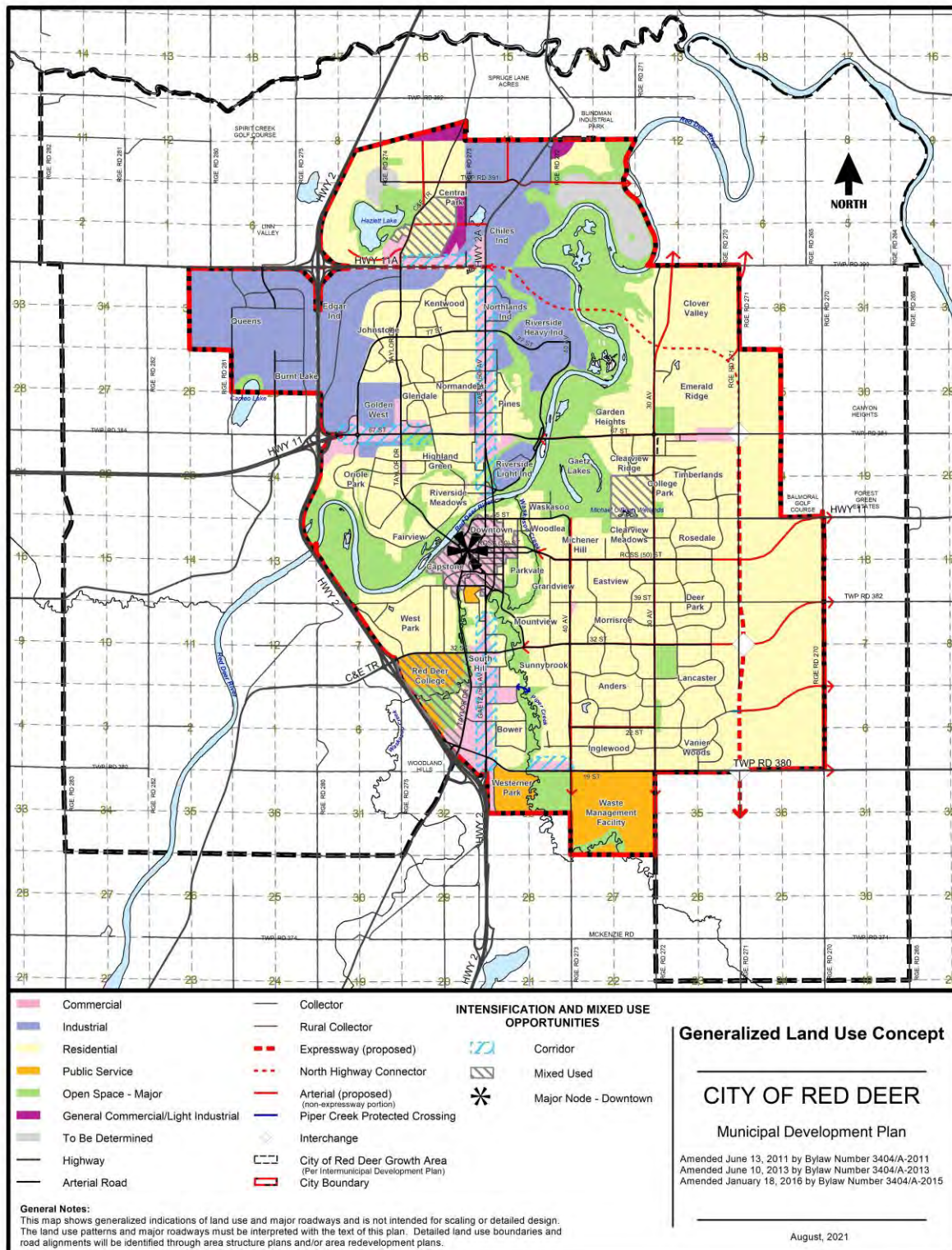
Strategies aimed at reducing the number of vehicle trips, shortening trip lengths, and changing the timing of trips so that they occur outside of peak hours. These strategies include use of public transit, car pools, bicycling and walking and typically focus on home-to-work trips.

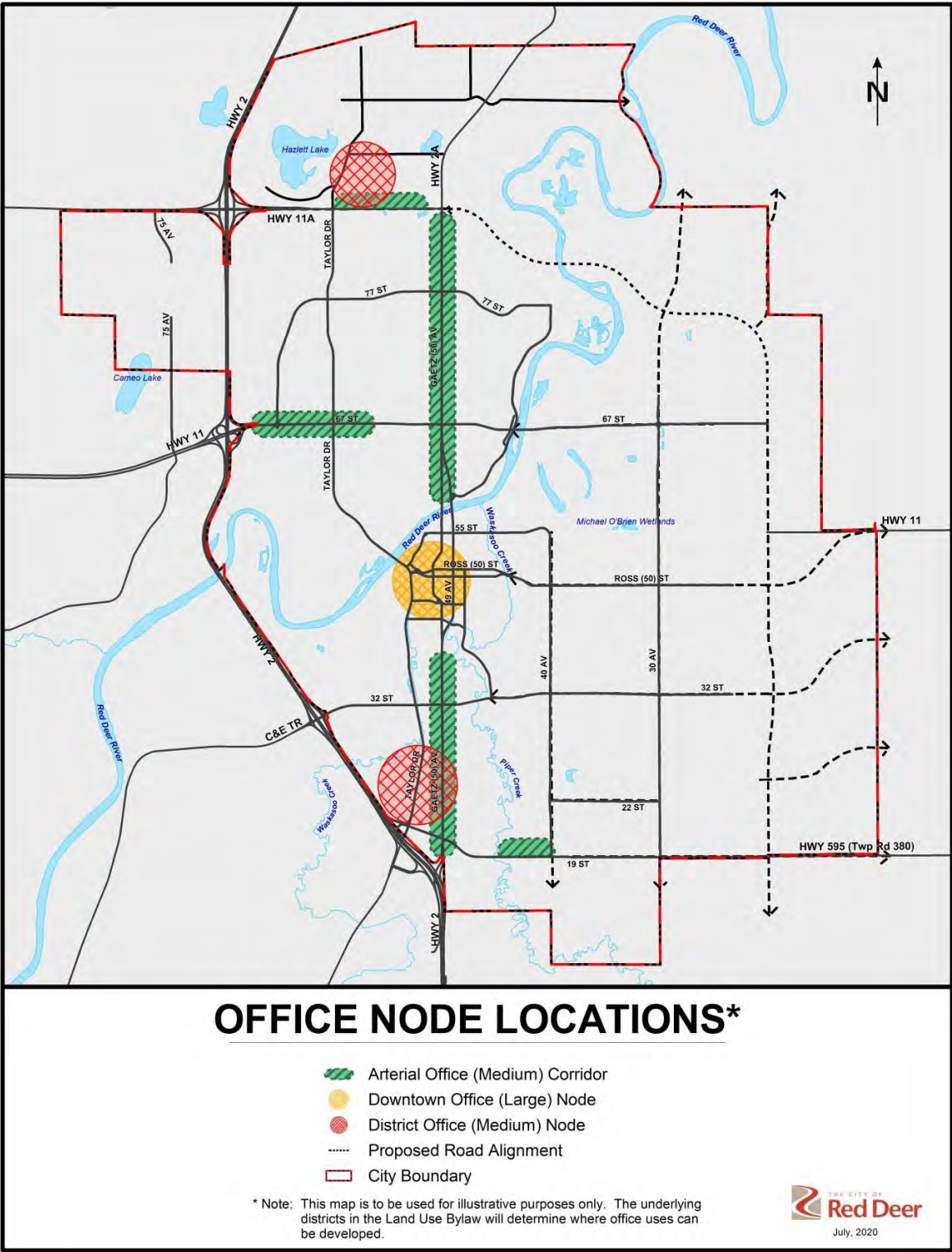
Transit Oriented Development (TOD)

Mixed use, residential and commercial development designed to maximize the use of transit and non-motorized modes of transportation.

²⁷ 3404/A-2020

Urban Design	Planning and architecture that contributes to the creation of attractive spaces by having regard to design elements such as building form and style, views and vistas, open space, and streetscape treatments, which provide an urban context that is both functional and aesthetically pleasing.
Urban Forestry	Urban forestry is the practice of maintaining a viable and healthy urban forest for the health, environmental and economic benefits of the community. These benefits include better air quality, cooling and shade, aesthetics, noise buffering and wildlife habitat.
Urban Form	Refers to the design and layout of our urban environment and includes considerations such as density, street layout, transportation, centres of employment, and urban design.

¹ Bylaw 3404/A-2015² Bylaw 3404/A-2021



¹ 3404/A-2020

Appendix J

Select Excerpts from City of Red Deer Ecological Profiles

The City of Red Deer has previously collected substantial ecological data on the proposed annexation in past studies and incorporated into the City of Red Deer (2017 Update Summary) Ecological Profile of the Hazlett Lake Area and Regional Zones External to the Annexation Area. Excerpt from this plan pertaining to the annexation area are attached.

This document demonstrates that nearly all the significant natural features in the annexation area are comprised of various wetlands and interlinking drainage. It also demonstrates that the City has collected valuable information associated with wildlife observations.

The City will use this data to help with the area structure plan development for the areas to support the preservation of these significant regional natural features. When this occurs, the data will be pulled out and more concisely compiled so that the information can be viewed within the context of the annexation lands.

Previously the City had also collected ecological and drainage data in the 2005 Regional Ecological Profile for the Proposed Industrial Lands (Queen Business Park) and Associated Natural Areas. Very select information from this document has been attached due to its age. Nonetheless, this information will be valuable when statutory plans and servicing studies are being developed.

The City's Ecological Services Coordinator has indicated that regardless of the earlier timeframes of the above noted documents, from an ecological perspective, no significant changes have occurred to any of the natural features, so earlier information remains relevant.

Ecological Profile Excerpts for Annexation Area	
Item 1: City of Red Deer (2017 Update Summary) Ecological Profile of Hazlett Lake Area and Regional Zones External to the Annexation Area	
Pages with information specific to the annexation area:	
p. 52-54	Ecological profile 53 & 54 for the current annexation lands.
p. 57, 62-65	Descriptive data, notes, and additional recommendations for profiles 53 & 54 (annexation area).
p. 71-73	Recommendations for profiles 53 & 54 (annexation area).
p. 117-121	Wildlife sighting data – includes annexation area.
Item 2: City of Red Deer Regional Ecological Profile Proposed Industrial Lands (Now Queens Business Park) Associated Natural Area.	
Select Pages from the document related to the annexation area have been attached as item 2.	

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RNG 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RNG 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M);
PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

CITY OF RED DEER (2017 UPDATE SUMMARY) ECOLOGICAL PROFILE of HAZLETT LAKE AREA and REGIONAL ZONES EXTERNAL to the ANNEXATION AREA

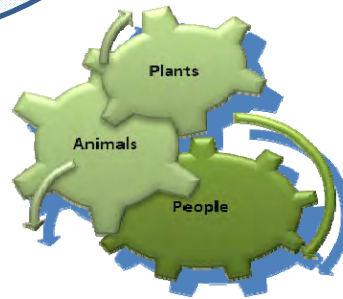
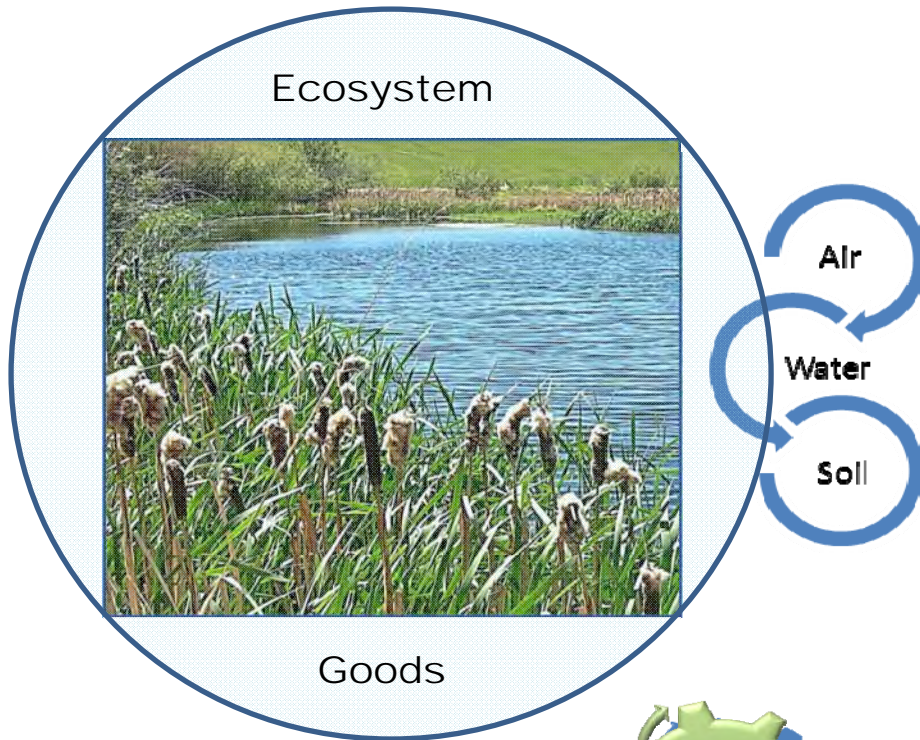
PROFILE #1: D03-SE (SE ¼ SEC 8, TWP 39, RNG 27, W4M); **PROFILE #3: E03-SW** (SW ¼ SEC 9, TWP39, RNG 27, W4M);
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AND REGIONAL ZONES IN D03 (PROFILE #53) AND D04 (PROFILE #54) EXTERNAL TO THE ANNEXATION AREA



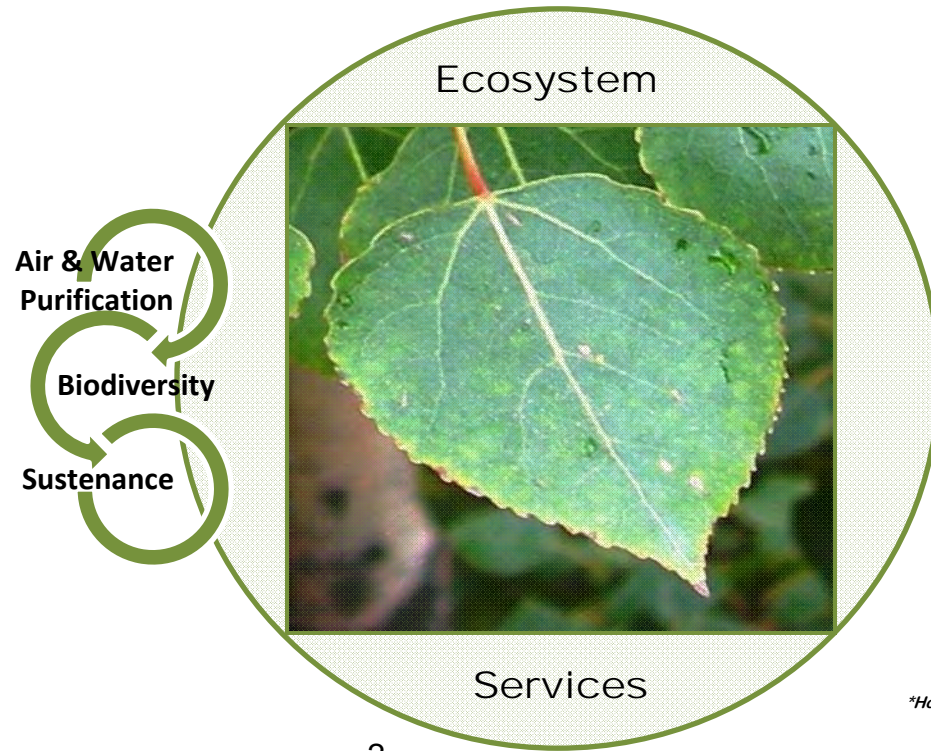
City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)



Koyaanisqatsi - Life out of Balance*
...needs continual rebalancing



**Hopi saying*

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RING 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RING 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RING 27, W4M);
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2017 Update Summary (November 7, 2017) of the enclosed 2014 Draft Ecological Profile of Hazlett Lake

The following is a short **2017 Update Summary** of the enclosed **2014 Draft Ecological Profile of Hazlett Lake** which starts on Page 6. The focus of the profile is on Hazlett Lake and its' associated natural areas as it is the largest natural feature in that region, however the profile also takes a broader look at several surrounding areas. This update is being submitted as development plans are starting to be contemplated in the larger region north of Highway 11A.

1. The information in the 2014 draft profile is in the same state of development as it was in November 5, 2014. There has been some editing and removal of non-pertinent information to finalize it into a presentable format on **Page 6** below.
2. There are now also a number of more recent and updated reference documents and citations since 2014. Some of these include an amended **North of Highway 11A MASP (2017)**, a **draft NASP** for future development in the area, a finalized **Hazlett Lake Management Plan (2017)** carried out by an engineering consultant, an updated **Alberta Wetland Policy Implementation (2017)**, and other related documents.
3. Most information in the 2014 ecological profile and the surrounding natural features to which it applies has experienced negligible change since then. This is typical of newly incorporated urban natural features still in a rural setting; things do not change quickly in these annexation areas until development plans start to be formulated. And this is the big advantage the City of Red Deer currently has while the limited supply of remaining natural features still exists prior to development. Failure to act and preserve now, will have significant impacts on future generations' right to access and enjoy natural features and derive the benefits of the ecosystem services they provide.
4. A shortened version of this profile was sent out previously, with information highlighting the North of Highway 11A MASP natural areas map with associated potential preservation areas, the section on the draft map and methods used for wildlife sightings, and a series of photographs and associated detailed descriptions of the Hazlett Lake area. The information was sent out intended as a support document, if required, for the engineering consultants management and monitoring reports being developed at that time as part of the Hazlett Lake Management Plan.

The more complete 2014 version of the profile was not submitted at that time for several reasons, including: the consultant report was commissioned as a study to fully assess Hazlett Lake and its' future management; the profile looks at a number of additional quarter sections beyond the immediate scope of the Hazlett Lake consultant study; the author was part of the steering committee associated with the consultant thereby allowing for the direct forwarding of any profile related information; and pertinent information about the lake and associated tree areas was being communicated internally by the author to various departments.

5. A substantial portion of any profile contains background information, supporting documentation, aerial photograph maps and habitat zone locations, and a detailed generalized biodiversity index, or inventory, of all of the natural features. This profile, along

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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with others in recent city annexation areas and those profiles previously completed are in the process of being developed in an accessible format in the City GIS.

6. Appendix 4 (Page 57) will have additional descriptive material in a final version of the profile (this is basically the last section of the profile report yet to be developed; the rest of the 2014 report would have negligible changes made and is essentially complete.
7. In the profile a Recommendation – Closing Remarks Overview (Page 6) summarizes the objective of natural area preservation at Hazlett Lake.
8. The basic premise of preservation and conservation issues since the 2014 ecological profile has not changed. Technical, geographic, and descriptive information documented in the 2014 profile related to natural features in future growth areas around Hazlett Lake is fundamentally the same – the objective now, like then, remains the preservation of natural areas, and the biodiversity and ecosystem services they provide, within the context of future development for the long-term benefit of the citizens of the City of Red Deer. This preservation objective has been and remains the default approach of the City of Red Deer Parks Department and the Ecological Services Section (Parks Planning & Technical Services).
9. The final **Hazlett Lake Management Plan Recommendations (February 7, 2017)** produced by the engineering consultant recommends that natural features associated with Hazlett Lake, including the large patches of deciduous forests, be preserved in the setback because of their importance as nesting habitat for songbirds and raptors.
10. As recommended via part of the Hazlett Lake Management Plan process, the Parks Section has further developed and refined a prescribed monitoring program for wildlife and vegetation in and around Hazlett Lake. The baseline monitoring program was established as a template in 2014 by the engineering consultant. Parks staff, with the help of public participation (RDRN; RDC), completed the first and second follow-up years (2015-2016) of the Hazlett Lake monitoring program. Significant data was collected and monitoring methods were refined for subsequent years.
11. As part of the Hazlett Lake monitoring program, on September 7, 2016, Parks staff carried out a thorough inventory of plants and animals in the large north tree zone. A potential future walking trail route was established using GPS points which are now in the City GIS. Natural features along the route were described and photographed, resulting in a very thorough documentation of the area. The route encompasses most of the unique landforms present and vegetated niches evident throughout.
12. There is at least one recent enquiry in relation to the enclosed profiles (the Ecological Profile of Hazlett Lake actually encompasses nine individual quarter section profiles within the context of the Hazlett Lake area). This enquiry relates to the natural features in Profile 3. The features have been assessed on-site with the landowner and there is ongoing discussion about preservation options related to the wetlands and treed areas with the landowner.

Note: As of November 7, 2017, any minor editing for clarification of information in the 2014 profile is highlighted in gray (except material in Appendix 8).
Note: The 2014 profile includes a number of written submissions by the author from over a range of timelines that propose and support the preservation of Hazlett Lake and its associated natural features, including its two large tree stands.

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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Hazlett Lake surrounding treed areas and the lake providing ecosystem goods and services including clean air and water, high levels of plant and animal biodiversity, active wildlife viewing, and an array of potential built amenities

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

Executive Summary and Recommendations

Hazlett Lake Area and Regional Zones External to the Annexation Area

PROFILE #1: D03-SE (SE ¼ SEC 8, TWP 39, RNG 27, W4M); **PROFILE #3: E03-SW** (SW ¼ SEC 9, TWP39, RNG 27, W4M);
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The City of Red Deer Ecospace (Natural Habitat) Evaluation Process provides detailed onsite and/or generalized amended inventories of all natural areas identified through the Red Deer and Integrated Ecospace Management Area Process. Directly from this process, ecological profiles are developed and used to identify and recommend priority preservation areas.

Included in this executive summary is an overview of the recommendations contained in the comprehensive profile. This overview is intended to provide developers with a listing of the environmental preservation objectives that they should consider or include in the design of their development plans. It is important to mention that the developer should use this executive summary in close conjunction with the comprehensive ecological profile in establishing development strategies and preparing area structure plans.

In summary, the intent of the ecological profile is to recommend maximum preservation of all natural features. It does this by attempting to offer an objective overview of these features from which informed conservation decisions can be made when using this information in conjunction with municipal documents, development plans, and the planning process.

It is also important to note that developers should feel free to contact the Recreation, Parks and Culture Department for any help required in working through the details of the comprehensive report (403-342-8234).

Recommendation – Closing Remarks Overview

The aforementioned recommendations proposing the preservation of natural features in the Hazlett Lake Area are based in a number of considerations. These include the conservation principles adopted in city planning documents, long-term and ongoing field observations and collection of data, numerous specific reports produced to support conservation and wildlife activities in the immediate area, input from the public, and considerations by the author and associated staff. With the above in mind, the following points should also be considered. Some of the points below are abstracted from information found in the *Supporting Documentation* section starting on Page 64 of the report and are intended to re-emphasize this information:

- The natural wetlands and associated treed features in Zones 91, 93 and 107 in the Hazlett Lake Area north of Highway 11A, west of the C&E Trail, and east of Highway 2 have been viewed as a distant natural feature by commuters, surrounding landowners, and residents of the City of Red Deer for many years. This has traditionally provided the sense of a large and significant, yet relatively isolated, rural natural area just outside of the city boundary. Hazlett Lake sits on private land and is seen in tandem with the open spaces of the surrounding agricultural lands and other associated natural features. The lake and immediate area has been overseen and protected by the landowner. Now that the area is incorporated in the city, preservation of the natural features as a valuable natural capital asset has taken on an elevated sense of importance for future city planning and growth. Surrounding development will occur and this will eventually result in a more isolated presence for the lake. Ironically, this process of isolation will in turn enhance the perceived values of the area. As surrounding development pressures occur care must be taken to ensure both the long term

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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sustenance of the lake and of the surrounding trees. Developments must blend appropriately with and accentuate the presence of the natural features. Not only will this natural expanse continue to provide entry and exit points for wildlife into surrounding areas, the preservation of key natural features will consolidate in-perpetuity this sense for residents of a 'significant natural region' in the context of regional development.

- The City of Red Deer should showcase the new Provincial Government wetlands policy in action in this area, not only with the preservation of extant wetland features in Zones 91 and 114, but also with the potential restoration of associated wetland areas in Zone 99 and 112 as part of the city's requirement under the wetland policy to compensate for past wetland removals.
- (Note: This information is copied and edited from 2003 information found in Section B on Page 66). Hazlett Lake and associated trees should be viewed on an equivalent level as a Gaetz Lakes Sanctuary – although possessing many different and unique features. All of the safeguards in place for the sanctuary should be required for Hazlett Lake – this would include its long term association and dependency on its surrounding natural features, including the hilly aspen stands to the north that are very unique to this area in terms of tree quality and aesthetic appeal. In study and design of this area as an ecological reserve or sanctuary, reviews should be carried out to compare similarities between the amount of surrounding treed habitat required to sustain Gaetz Lakes for wildlife movement and drainage etc. with those required to sustain Hazlett Lake.
- (Note: This information is copied from 2008 information found in Section E on Page 74). Hazlett Lake is not stand-alone and has been associated with the drainage patterns from the surrounding tree stands and crop lands for a significant timeframe. As much of the surrounding tree stand (west and north of the lake) as possible should be preserved in any long term lake preservation plan (and particularly the poplar zone noted above). This would emulate the situation at Gaetz Lakes, with plenty of surrounding trees. A Hazlett Lake committee may want to investigate sanctuary status Re: migratory birds; it may also eventually warrant a separate nature centre to serve the north end of the city (along with this include typical trails and interpretive information, again closely tying in the relationship of the Lake and surrounding trees).
- (Note: This information is copied from 2012 information found in Section F on Page 76). Hazlett Lake is not part of the river valley park habitat and in fact is quite isolated; as development occurs around it in this local area of the city, it will actually become a type of proxy of the park and will become the most significant natural area and source of biodiversity for the surrounding region; however there are other smaller surrounding habitat areas that will also be preserved in future developments and these surrounding 'islands of habitat' will in turn help provide a source of exchange of wildlife to Hazlett Lake and vice versa; in the interpretation of this area it will be important to stress that not only high profile habitat sites are of value, but that smaller islands of habitat in future surrounding neighborhood areas (many that may not have accessible space for overland 'corridors') will still have great importance for sustainable growth and the ecological balance of the city e.g. it's important to remember that there is more to wildlife movements than just the larger profile wildlife such as ungulates; much more plentiful populations of songbirds and invertebrates also require places to live and move back and forth and some of the smaller isolated islands of habitat will help provide this exchange with Hazlett Lake.
- There is an opportunity while these surrounding natural features referred to in the previous bullet still exist to preserve and incorporate them within the context of what will likely be numerous possible options as development occurs around the Hazlett Lake area. This opportunity to preserve only exists once however. If natural features are removed, the

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RNG 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RNG 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M);
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opportunity is gone. Therefore integrated planning in and around the surrounding natural features is essential.

INTRODUCTION

This ecological profile is considered complete in its current form and for its current purpose. The profile is one of several that have parts of it that are considered 'external' to the profiles that are being compiled for the north and east city annexation areas (this includes forty nine individual profiles for the forty nine quarter-sections of annexation land in total; see summary in *Appendix 8* on Page 115).

The Hazlett Lake Area is included in the most recent north annexation area but sections of the Hazlett Lake profile are developed in conjunction with the larger annexation profile as an '**external profile**' (external profile areas are surrounding ¼ sections that have important natural features with potential linkages e.g. for wildlife exchange between new city annexation areas and established areas of the city). As a result, all of the natural features in the external areas will be accounted for in the Hazlett Lake profile and standardized within the format of the larger annexation profile.

An outline of the **Technical Contents** on Page 19 has been developed to assist in navigating through the report.

Updated information has been added to this report. This includes important information submitted to the **Draft Discussion Paper of the North of Highway 11A Major Area Structure Plan (2013)** found in the *Background Information* section (Page 15) and **Draft Figure 4.0 Natural Areas** (Page 108) from that plan. The Hazlett Lake Area is part of the *Draft North of Highway 11A Major Area Structure Plan*.

Five other important documents are noted in *Supporting Documentation* on Page 77. These include **Hazlett Lake Monitoring Program Workshop (2008)**, **Hazlett Lake Guiding Document (2011)**, **Hazlett Lake Assessment and Lake Management Strategy (2012)**, **Hazlett Lake Ecological Characterization for Hazlett Lake Management Plan (2012)** and intended for completion by the end of 2014 the **Hazlett Lake Monitoring Program (2014)**.

Three additional documents are referred to in *Supporting Documentation* Section H on Page 77. These are included because they provide valuable information on the topic of wildlife activity and other biophysical factors in and around the Gaetz Lakes Sanctuary and Michener Centre that closely parallel the size, characteristics and potential wildlife activity of Hazlett Lake. These include the **Gaetz Lakes Sanctuary Management Plan (1997)**, the **Draft Gaetz Lakes Wildlife Corridor Study (1998)**, and the **Preliminary Gaetz Lake Sanctuary/Michener Centre Geotechnical Site Assessment (1998)**.

One other useful document is noted in *References* on Page 109. A detailed **Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas (2005/6)** was developed and partial information from this profile is also found in *Supporting Documentation* Section C on Page 67. Note that the information in the 2005/6 profile is in some cases still pertinent and should be used in conjunction with the current profile.

In addition, a new **Alberta Government Wetland Policy (2013)** has recently been adopted and pertinent information from the policy has been included in *Appendix 6* (Page 111).

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Note 1: Photographs on the cover page of the report and several found in the profiles themselves may not be directly from the lands being profiled. They may be from nearby natural areas and are representative of the type of natural habitat zones located in the ecological profile.

Background Information

The following background information* is provided to help establish concepts and trends in environmental and ecological management in relation to development and to supplement information and recommendations developed in the ecological profile. Developers are encouraged to consider innovations that could more effectively accommodate natural features. This information can apply to all developments including residential, commercial and industrial.

Ecological Footprint

The concept of an ecological “footprint” has been around for some time and is being used in various communities to guide growth planning. The definition of the ecological footprint as explained by the Federation of Canadian Municipalities (FCM) is “the biologically productive area required to provide the space, materials, and energy the community consumes and to absorb its wastes. Generally, this means that the amount and rate at which one consumes resources relates to one’s impact on the planet or “footprint”. The more biological and physical resources like food, clean air, water, clothing, shelter, gasoline, energy, and other products and services consumed, the more land required to harvest or produce this food, energy or manufactured goods. FCM advises that communities can use the ecological footprint to measure and report on progress towards community sustainability, to shape priorities, to redesign land use development practices, and to better plan/budget for transportation, housing, energy, and infrastructure. Based on the direction of FCM, possible uses for the footprint concept in future community growth could include:

- ❑ *Measuring progress towards a municipal/urban sustainability vision.*
- ❑ *Tracking returns on investment from public transportation, green infrastructure and other sustainability capital investments.*
- ❑ *In strategic business planning and budgeting to consider the impact of municipal spending on achieving a “balanced ecological budget”.*
- ❑ *Encouraging community or neighbourhood design that contributes to sustainable lifestyles.*
- ❑ *Tracking energy consumption (e.g. demand for “green” or energy efficient housing) and considering buying locally/supporting local enterprise.*
- ❑ *Offering incentives for “green” buildings.*
- ❑ *Encouraging renewable energy infrastructure investments through building codes, issuing renewable energy bonds or other ecological tax incentives.*

Proponents indicate that the analysis of an ecological footprint does not have to mean a reduction in quality of life. Instead, it means factoring in more widely the impacts of our current uses and actions and developing and applying more efficient ways to limit our reliance on a finite biological resource base. Canada’s footprint is ranked among the highest in the world. The concept of measuring and managing the ecological impact or the footprint of a nation or a municipality relates to sustainable development, which ensures that the use of resources and the environment today does not impair prospects for their use by future generations. Potential developments to be built in newly annexed lands and other growth areas offer many opportunities for investigating and taking actions in reducing the ecological footprint of the City of Red Deer.

Valuing Natural Capital

The Growth Study recognizes ongoing research and emerging ideas related to defining and evaluating natural capital. As society traditionally uses monetary or real estate appraisal

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methods to assess land, the value of the natural features found on that land is often intrinsically understood but monetarily underestimated or not recognized. Concepts related to non-market valuation have been emerging over the last several decades and are now being acknowledged in the present context of planning to more accurately define, incorporate and value natural capital benefits. These methods are intended to result in better understanding of non-monetary benefits, more appropriate protection standards, and more accurate ecological as well as economic assessment of a community's natural capital.

Natural capital includes ecological assets and the critical role played by these resources in sustaining life. Examples of natural assets include native tree and wetland habitats and ecosystems, trees and shrub beds, turf and rough cut grass areas, rivers and creeks, wildlife corridors, and open space parks. The benefits or values provided by such resources may include: air purification, microclimate regulation, noise buffering, increased opportunities for recreation or physical activity, individual enjoyment of natural beauty, the cleansing of water through wetlands; attraction and retention of skilled labour or new business, attraction of tourists, wildlife corridors and viewing opportunities, and overall aesthetic value. All of these have "non-market" value and importance.

From the research, there are a number of steps that some developers as well as municipalities are beginning to take to better calculate the benefits of natural capital and the non-market costs of losing such assets. A few of these include:

- ☐ *Recognize and protect special forms of natural capital.*
- ☐ *Develop urban natural capital management plans.*
- ☐ *Proactive, integrated and long-range approach to urban natural capital.*
- ☐ *Measure the stock of natural capital and assign non-monetary credits or linked monetary value to the benefits it produces.*
- ☐ *Pursue alternative options to acquire and protect urban natural capital.*
- ☐ *Recognize cities as only one part of a greater environmental region.*

The City of Red Deer has a history of addressing many of the above steps and is currently pursuing ongoing initiatives that will apply in new developments in the Growth Study area. A numerical integrated inventory of ecological assets, including geographic location and associated data has been developed over a number of years and is an important initial step in calculating the values and benefits associated with natural capital.

Several objectives using the inventory include valuing the ecological assets in neighbourhood and open space parks, natural tree and wetland areas and municipal trees in new development areas. This is not unlike any other form of inventory of assets, such as streetlights or fire hydrants, where location, number and derived benefits are accounted for, valued and appreciated. Ongoing refinement and use of the ecological inventory will help provide similar results.

Green Municipal Services: Green Infrastructure

Infrastructure systems which build on natural capital as "green" infrastructure are now being recognized in some communities. Funding opportunities from provincial and federal bodies such the Green Municipal Fund (GMF), administered by the Federation of Canadian Municipalities (FCM) or the recent Infrastructure Canada/Alberta Program (ICAP), offers an indication of increased prospects for green infrastructure funding in the future. Listed below are

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examples of current and potential green infrastructure developments that could qualify as green municipal services.

Green Infrastructure

Green infrastructure can be viewed as the incorporation and use of natural capital features as functioning infrastructure. Examples could include improving the quality of storm water runoff by filtering it through wetlands or planting shrubs and trees for improving air quality. Protecting wetlands and planting trees has typically been a role of municipal parks departments. The use of natural features has largely been aesthetic in appeal and function. Under the label of green infrastructure, natural capital considered for use may begin to become a shared responsibility of municipal departments. This will result in the need for unified policies in management and planning processes.

Emerging ideas for green infrastructure now being tried within the development industry include:

- 1. Green roofs in industrial and commercial developments. A limited number of buildings in large urban centres are starting to incorporate green roofs, in which a roof is strategically covered with plants and organic substrate as a functional part of improving the building's design and efficiency. The benefits can include reduced energy costs due to increased insulation for heating in winter and cooling in summer, absorption and cleansing of runoff from the rooftop, and incorporation of a green space for building occupants to enjoy. Challenges such as building costs and confirming the overall efficiency of green roofs under varying climate conditions presently exist.*
- 2. Increased planting of vegetation throughout industrial parks. Several new industrial parks now have much more integration of green space than older style developments. Given that industrial parks usually have higher concentrations of heavy equipment, emissions, noise, or other pollutants in a confined area which can negatively impact air quality, plantings, increased landscaping, or corridors of trees connected throughout an industrial park help provide additional air cleansing benefits/noise absorption and make the developments more aesthetically pleasing.*
- 3. Eco-industrial parks and similar applications in large commercial developments. Eco-industrial parks are related to eco-efficient business practices. The confined nature, common uses, and sheer volume of materials produced in industrial parks allows for enormous potential for companies to work closely together to help recycle products, pool resources, and reduce environmental impacts. In examples where this has been used, the key is developing cooperative design and operational plans for the whole industrial park to allow for a relationship between companies so that they can more efficiently share resources and produce less waste. This could be something as simple as accessing a list of waste materials from each company, which other companies review. Some of the products to be disposed to the landfill by one company, may be in great demand by others. Another example may be a sharing of transportation needs so that employees of neighbouring companies can carpool together. In developing a system of shared eco-efficient business practices, companies can discover many more ways of reducing impacts on the environment.*

Steering Towards a Regional Approach to Conservation

Nationwide there are presently numerous initiatives to develop natural habitat conservation plans that extend beyond immediate municipal boundaries. This is partly due to the fact that natural features and associated wildlife do not confine their activities to set boundaries and

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further that natural processes such as drainage do not follow municipal boundaries.

Interconnectivity provides for a healthy ecosystem.

To help sustain a healthy natural system, provisions should be considered in future planning to allow for conservation of adequate surrounding natural areas in the urban/rural interface. This is particularly needed in sectors that have experienced a high degree of concentrated development and agricultural activities over time, which in turn results in diminished habitat and fewer remaining conservation opportunities.

Efforts aimed at natural habitat conservation may need to be expanded or enhanced as the city grows. Previous or existing examples of such work include the following:

- ❑ *A regional tree and wetland inventory evaluation process (with direction from the Red Deer Environmental Action Plan, 1995);*
- ❑ *The City's Ecospace (Natural Habitat) Evaluation Process for all habitat sites within the city and surrounding area for 194 square kilometers/75 square miles;*
- ❑ *Biodiversity surveys of plants and animals and;*
- ❑ *Contact with regional area landowners (e.g. mosquito control treatments) relating to environmentally sensitive wetlands.*

To help consolidate much of this work and steer towards a regional approach to conservation, a regional conservation plan is being considered for the area surrounding the city. The plan would take a measured and longer-term approach, working in full cooperation with landowners who currently preserve natural habitat. The proposed plan would be carried out potentially with Red Deer County, private landowners, developers and other interested parties. The plan would investigate the establishment of innovative methods for purchasing, swapping and/or leasing natural areas and establishing conservation agreements (easements) with a focus on landowner compensation and incentives to preserve additional natural areas in-perpetuity.

The results of a regional approach to conservation would ensure:

- ❑ *An exchange of biodiversity from surrounding habitat for the long-term sustainability of the Waskasoo Park system;*
- ❑ *Opportunities for an ongoing supply of natural areas and ecological reserves for incorporation into new parks as the city expands;*
- ❑ *Improved air quality due to tree preservation;*
- ❑ *Protection of the wetlands, creeks and seasonal streams sustaining the river watershed;*
- ❑ *Retention of wildlife corridors and;*
- ❑ *Recreation, aesthetic, and health benefits and values for people in the region.*

In summary, all of these environmental trends and emerging actions will impact natural habitat preservation options, in addition to the type, scale, and design of future land use and development.

*Note: The italicized background information above is abstracted verbatim from Pgs. 30-36 and 85-86 of the City of Red Deer 2004 Growth Study. Some of these initiatives, and others related to environmental management, have materialized over time. The Growth Study is a major document providing direction both prior to and subsequent to annexation. The information and concepts within the Growth Study still pertain to environmental and ecological management in relation to development.

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Additional Background and Plans Associated with the Ecospace and Ecological Profile Process.

The following additional information is derived from City plans and is intended to provide a focal point stressing conservation objectives in conjunction with those found in the ecological profile.

City of Red Deer Municipal Development Plan (2008)

9.0 Environmental and Ecological Management.

Environmental and ecological management and the development of Red Deer as an environmentally sustainable and responsible community is a priority. Preservation of significant natural features is an important contributor to the high quality of life enjoyed by Red Deer residents. Integrating these features into the open space system helps create an attractive and desirable community. It reinforces the interrelationships and linkages between urban dwellers, their surroundings and the natural systems that residents depend upon.

Environmental and ecological management also entails consideration of how urban development can impact environmental and ecological systems. Efficient use of land, reduction of air pollution, protecting water quality, management and enhancement of open space natural features (natural capital), and efficient use of resources are important elements in Red Deer's efforts to be environmentally sustainable.

Environmental and ecological management also considers a variety of environmental sustainability initiatives and trends in land development that is both current and emerging nationwide. These include programs such as measuring the ecological footprint of growth and development.

Goals: To preserve and integrate significant natural areas into the open space system. To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments.

Policies:

9.1 Ecological Profiles and Conservation

The City shall continue to use the Natural Area/Ecospace Classification and Prioritization System as one of the key elements in land use planning for Red Deer as it pertains to:

- Significant natural features – decisions on how to treat these features shall be made in more detailed plans,
- Working with Red Deer County, Lacombe County and other interested parties in creating and implementing a regional approach to the conservation of key natural areas and functions,
- Expanding the Natural Area/Ecospace Classification and Prioritization System to identify continuous wildlife corridors and key wildlife habitat and greenways in and around Red Deer that should be protected as growth and development occurs, and
- The timing of conservation planning and efforts – ensure that planning efforts to conserve natural features in and around Red Deer are initiated in advance of urban expansion or development of the surrounding lands.

City of Red Deer 2009-2011 Strategic Plan

What is a Strategic Plan?

A Strategic Plan provides purpose and direction for the organization. It is a map that provides a common course to ensure The City of Red Deer makes decisions based on a shared vision. It is

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not a comprehensive list of all the programs, services and activities The City provides, rather it identifies key areas of focus.

The 2009 – 2011 Strategic Plan focuses on The City's own operational initiatives – how internal business are run and how services are delivered to the community. It was developed through consultation and planning processes, assessment of the current environment and trends, and The City's primary purpose of providing services to citizens.

*Goal: Be Strategic – Sustainable (SUST)**

Objective – SUST 2: Increase the level of community participation in environmental stewardship.

- SUST 2.2: Actively engage, educate and partner with the community to encourage new and creative environmental initiatives.

Objective – SUST 3: Enhance The City's environmental reputation.

- SUST 3.1: Promote Red Deer's environmental stewardship.

* How the Ecological Profile fits with the Strategic Plan

River Valley & Tributaries Park Concept Plan (2010)

*Purpose of the Study**

"The primary purpose of the River Valley & Tributaries Park Concept Plan is to identify lands best suited for potential trails and parks within the City of Red Deer Growth Area. The concept will extend the existing Waskasoo Park system into the city's future growth area."

"Phase I Annexation occurred in September 2009 when the City of Red Deer received provincial approval to expand its boundary by annexing 3,000 hectares from Red Deer County. The annexation encompasses roughly 100 hectares south of the Red Deer River and east of the Queen Elizabeth II highway; 1,300 hectares along the north side of Red Deer; and 1,600 hectares along the east side of the city. Therefore, RVTCP Plan will focus on lands that are part of this annexation and the remainder of the City's Growth Area as delineated in the IDP—referred to throughout this report as the Study Area."

*Note: Quotations from the "Purpose of Study" section are abstracted out largely in reference to the City's annexation; the 49-quarter section ecological profile is currently focused on annexation areas.

City of Red Deer Environmental Master Plan (EMP) (2011)

Why an Environmental Master Plan?

To answer these questions, The City of Red Deer has developed Our Environment, Our Future: Red Deer's Environmental Master Plan. The development of this Plan included extensive research and public engagement to identify the core environmental issues in Red Deer and determine what can be done to ensure Red Deer's environmental future is a bright one.

To this end, the intent of the Environmental Master Plan is to:

- Establish measurable targets to track environmental progress
- Identify actions that will help us achieve our environmental vision
- Establish a decision making framework for The City to align its day-to-day operations, policy making and programs with environmental goals

About the Plan:

The Environmental Master Plan is connected to The City's Strategic Plan (2009-2011), a high level document that provides guidance for what The City of Red Deer does as an organization and provides as programs and services to its citizens. The Environmental Master Plan will be a key tool in the implementation of the environmental pillar of the Municipal Sustainability Framework and the sustainability objectives of the Strategic Plan.

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Where is Red Deer now? Where is Red Deer going?

Natural Areas:

Land within the city's developed area devoted to native natural features (native tree stands, wetlands, seasonal streams, grasslands and associated biodiversity)

What are additional actions for consideration?

1. Re-evaluate storm water management policy relating to use of facilities as part of the municipal reserve requirement as outlined in the Neighbourhood Planning Guidelines.
2. Use ecological profiles in conjunction with a GIS to identify and preserve natural areas, and quantify natural features and biodiversity prior to development application.
3. Prioritize the protection of natural areas in conjunction with recreation open space as a key element of new neighbourhood design.

Why use this Metric?

To assess and monitor the proportion of the land base on which native natural features exist. Red Deer's natural ecosystem is a point of pride for the community. The preservation and dedication of native natural features will help improve the health and the longevity of native natural systems.

Where is the data from?

Parks determined natural areas within the city's developed area using the PARKS GIS inventory system partnered with spatial information that Parks manages for areas outside of the City Growth Boundary. PARKS GIS inventory is based on ecosystem information specific to habitat areas:

Protected (City owned or easement), Regional Ecospace, Neighbourhood Ecospace, Wetland Ecospace, and MacConnal Park.

Natural Areas (Preservation Potential) Information Submitted to the *Draft Discussion Paper of the North of Highway 11A Major Area Structure Plan (2013)*

Note 1: RE: 2.2 and 2.3 below. This information is directly from the East Hill MASP and will likely closely parallel final information in the North of Highway 11A MASP

Note 2: The information in 3.0 below is copied verbatim (with minor edits of paragraph arrangement and locations) from the final East Hill MASP (2013). The edits make the appropriate changes to the information so that it conforms to the North of Highway 11A MASP Natural Areas map which has been updated and is also in a draft state; at this time the status of the MASP's development is indeterminate (Please see *Draft Figure 4.0 Natural Areas map* on Page 108)

Note 3: The following MASP information is intended to provide background and an overview of the regional context of preservation efforts. This in turn parallels and encompasses similar objectives as those found in the ecological profile

2.2 Plan Goal

To provide the broad planning direction for development in a manner which facilitates the economically, socially and ecologically sustainable building out of the plan area as a desirable place for healthy living, education, work and recreation for individuals and families of all ages and with varying needs and desires.

2.3 Plan Objectives

1. To manage growth to create vital, well-integrated compact communities
2. To establish an infrastructure and services framework that is sustainable
3. To provide for livable and appropriate housing choices
4. To provide for caring neighbourhoods
5. To provide mixed mobility options of walking, cycling, transit, and driving to regional, district and local destinations
6. To facilitate the creation of employment opportunities in the plan
7. To protect and enhance green space
8. To identify future commercial sites

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3.0 Existing Site Characteristics

3.1 Natural Areas (Preservation Potential) – (Note: Please see Draft Figure 4.0 Natural Areas from the Draft North of Highway 11A Major Area Structure Plan found on Page 108 of this report)

The topography of the plan area consists of generally flat land. Most of the undeveloped land in the plan area has been used primarily for agricultural purposes with limited vegetation, trees, wetlands and seasonal streams remaining. The Red Deer River valley and several major ravines are located in the plan area. The Blindman River valley lies to the north of the plan area.

Figure 4.0, North of Highway 11A Natural Areas, is based on the City's Ecospace (Natural Habitat) Evaluation Process and Ecological Profiles which are updated regularly to preserve and enhance Red Deer's natural environment through community planning. Figure 4.0 identifies Existing Natural Area Categories including seasonal stream drainage courses, wetlands and a variety of natural areas, including treed areas, other vegetation growth and escarpment.

Figure 4.0 also identifies Potential Wildlife Corridor and Movement Zones Based on Natural Area Proximity including potential zones in adjoined and isolated natural areas and those associated with the river and escarpments. Additional detail, including shelter belts; small tree stands; large tree stands; wetlands; and seasonal streams, make up the Existing Natural Area categories and are described further in the Ecological Profiles. These zones are all described and each divided further into different sub-zones based on specific characteristics e.g. wetlands into classes; tree stands into coniferous vs. deciduous and all of these sub-zones have associated inventory data.

Figure 4.0 also identifies the preservation potential within the plan area, including the extent that these may relate to features outside of the plan boundary. Preservation potential areas include all existing natural areas and are a combination of drainage patterns and natural features serving as wildlife corridors and significant reserves of biodiversity. The preferred outcome is to preserve these areas intact as natural features either within environmental reserve or municipal reserves or alternatively to incorporate them with storm water management facilities.

The neighbourhood area structure plans shall consider how best to preserve the natural areas as shown on Figure 4.0 in conjunction with the more detail ecological profiles produced by administration for each subarea. The neighbourhood area structure plan and/ or the multi-neighbourhood plan will outline the rationale for the areas that are to be preserved.

Since natural features and associated wildlife are not confined to man-made boundaries, a number of natural areas are positioned outside of the plan boundary but retain close connection to natural areas within. Preservation potential areas located outside of the plan area boundaries are conceptual and will be determined at a later time. The City will endeavor to work with Red Deer County, the landowners, developers and other interested parties to develop a regional approach to conservation of natural areas in the Red Deer region.

North of Highway 11A Major Area Structure Plan Attachment A: Notes for Figure 4.0 Natural Areas Map

Existing Natural Area Categories

B - Shelter Belt (Usually poplar trees and associated herbaceous understory; vary in width)

ET - Escarpment Trees (Red Deer River Escarpment with both coniferous and deciduous trees; new and old-growth)

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RNG 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RNG 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M);
PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

ETS - Escarpment Trees & Seasonal Stream (Stream running through treed escarpment; likely has associated drainage impacts)

IT - Isolated Trees (Area usually smaller in size with poplar trees and associated herbaceous understory; isolated by surrounding cropland or other development)

ITW - Isolated Trees & Wetland (Usually intact wetland surrounded by trees; isolated by surrounding cropland or other development)

IW - Isolated Wetland (Vary in size and extent of surrounding riparian zone; isolated by surrounding cropland or other development)

S - Seasonal Stream (Often links natural areas and can be associated with natural features and/or cropland)

SC - Seasonal Stream Over cropland (Normally not associated with significant native habitat)

T - Trees (Usually larger in size; may have both deciduous and coniferous trees and herbaceous understory)

TS - Trees and Seasonal Stream (Trees/shrubs and streams associated with each other as a result of drainage; often found at the upper-reach source or downstream destination of the seasonal stream flow)

WS - Wetland & Seasonal Stream (Wetlands and streams associated with each other as a result of drainage)

WT - Wetland & Trees (Wetlands buffered with surrounding shrubs and trees, often extensive and fragmented in area)

WTS - Wetland, Trees & Seasonal Stream (Large natural areas with multiple habitat types and associated features)

Potential Wildlife Corridor/Movement Zones Based on Natural Area

A - Adjoined Natural Areas (A contiguous series of natural areas and habitat types)

B, D, E - Isolated Natural Areas (A stand-alone wetland, treed area or other natural area usually surrounded by cropland or development)

C, K - Adjoined Natural Areas into Built-up Areas (A series of natural areas directly adjacent to a built-up developed area)

F - Blindman River Escarpment & Valley (River escarpment of varying height associated with a valley consisting primarily of agricultural lands and natural areas on floodplains)

G - Red Deer River Escarpment into Public Natural Area (River escarpment of varying height associated with a valley consisting primarily of built-up developed areas and natural areas on floodplains)

H - Across the River into Public Natural Area (Represents multiple potential river crossing areas leading into publicly owned natural areas and associated parkland)

I, J - Red Deer River Escarpment & Valley (River escarpment of varying height associated with a valley consisting primarily of agricultural lands and natural areas on floodplains)

Seasonal Streams

The following information is intended to help clarify some of the terminology pertaining to seasonal streams as it has been referenced for a number of years in various city ecological profiles, plans and so forth.

Seasonal stream is the general name that has been used to differentiate them from permanently flowing water. Seasonal streams are often dry non-flowing and not necessarily positively confirmed until conveying water due to spring snowmelt and/or seasonal rainfall. However, telltale signs of traditional drainage patterns, even in dry years, are usually evident on aerial photographs.

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Ecological Services, Parks Planning and Technical Services, November 5, 2014

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Seasonal streams are sometimes referred to as ephemeral streams, swales, trenches, temporary streams or just the lowest point on the land through which gravity tends to convey water when enough precipitation is present.

Natural features, both in the upstream and downstream reaches, are associated with the flow channels of seasonal streams. These natural features are usually in-place because of the periodic flow of water. There may be middle stretches of the flow channels that are dry and not necessarily evident e.g. across agricultural land that may be cropped in during dryer years, but re-appear as a flow channel once precipitation returns.

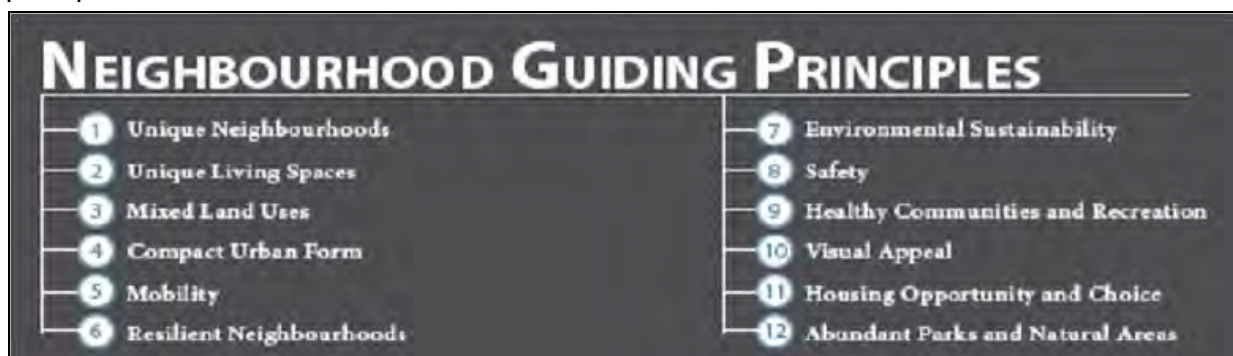
The classification of seasonal streams is open to other interpretations, descriptions and names if more detailed clarification is required, and classification is not necessarily limited to the above definitions.

Potential Wildlife Corridor/Movement Zones are intended to highlight potential movement of wildlife between both adjoining habitat and isolated habitat areas inside and outside of the city into surrounding natural areas (a number of these have been verified with wildlife sightings and with historical and more recent observations and data). Wildlife is often only thought of as large mammals requiring physically linked habitats, or corridors, to move about. In fact a very high percentage of wildlife consists of waterfowl, songbirds and invertebrates (e.g. insects like dragonflies, pollinators and other beneficial insects) that also require habitat to survive as urban areas become built up and filled in. This is where smaller isolated habitat areas that eventually become preserved and assimilated in neighborhoods and commercial and industrial areas play a crucial role in sustaining lesser profile wildlife species.

City of Red Deer Neighborhood Guiding Principles Summary Chart (2013)

The following Design Charter information is intended to provide context for the incorporation of natural features in neighborhood developments in conjunction with other neighborhood priorities. This continues a long tradition of natural area preservation initiatives in neighborhood planning. Regardless of the current official status and organization of these principles in planning, the chart below provides several typical categories within which natural feature preservation efforts can be associated within the backdrop of the remaining planning objectives. The more apparent of these categories include Unique Neighborhoods, Mixed Land Use, Environmental Sustainability, Visual Appeal, and Abundant Parks and Natural Areas.

The inherent value of natural features and the numerous opportunities and ecological values they provide can clearly help to enhance neighborhoods within the context of a number of principles.



City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RING 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

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2. Habitat Zone Categories and Description (Pg. 21)
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 - Profile 3: E03-SW (Pg. 28)
 - Profile 9: D04-NW/SW (Pg. 32)
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13. Appendix 6 – Ecological Profile Wetland and Mitigation Features and likely Comparable Designation and/or Interpretation in the New Wetlands Policy (Pg. 111)
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16. Appendix 9 – Draft Map and Methods Used for Wildlife Sightings (Pg. 117)
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18. Appendix 11 – Additional Photographs of the Hazlett Lake Area (Pg. 123)

*Note: In this profile reference is made only to Appendix 4-11; these are part of a larger set of appendices contained in the full 49-¼ section profile.

City of Red Deer Ecological Profile

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1. **Feature Category and Sub-categories**^{*(**)} (description in brackets)

- ☐ Ecospace Natural Areas
 - Stream Ecospace (*seasonal/permanent natural stream*)
 - Tree Ecospace (*native vegetation*)
 - Wetland Ecospace (*temporary to permanent wetland*)
 - Farmstead Ecospace (*vegetation associated with a farmstead*)
- ☐ Ecospace Natural Areas: Stream Type
 - Type I Non-habitat (*stream over cropland*)
 - Type II Habitat (*stream associated with natural features*)
- ☐ Ecospace Natural Areas: Tree Type
 - Type I Deciduous (*aspen/balsam poplar; herbaceous understory*)
 - Type II Coniferous (*white spruce dominant; herbaceous understory*)
 - Type III Mixed (*mixed poplar and spruce; herbaceous understory*)
 - Type IV Farmstead (*mixed vegetation associated with a farmstead*)
- ☐ Ecospace Natural Areas: Wetland Class
 - Class II Temporary Wetlands (*intermittent wet/dry; mixed vegetation*)
 - Class III Seasonal Ponds and Lakes (*shallow marsh vegetation; may dry*)
 - Class IV Semi-permanent Ponds and Lakes (*deep marsh vegetation; wet*)
 - Class V Permanent Ponds and Lakes (*open water; variable vegetation*)
- ☐ Wetland Mitigation Potential: Type (Compensate for Impacts)
 - Restoration (*re-establishment of a wetland with a functioning ecosystem*)
 - Enhancement (*increase wetland functions in an existing wetland*)
- ☐ Plant Health Care: Urban Forestry
 - Invasive Species Potential (*invasive species potential*)
- ☐ Integrated Pest Management Potential
 - Site IPM (*pest problem potential*)
- ☐ Wildfire Management Potential
 - Extreme (*coniferous trees; severe fuel load; no water; limited access*)
 - High (*deciduous trees; moderate fuel load; no water; limited access*)
- ☐ Wildlife Track: Type
 - Type I Confirmed (*clearly visible and defined wildlife track; obvious use*)
 - Type II Suspected (*indicators of wildlife activity; no visible track present*)
- ☐ Potential Survey of Landowners: Type
 - Type I Yes (*interest in exploring long-term conservation methods*)
 - Type II No (*no interest in exploring long-term conservation methods*)
 - (*Type I and II response unknown at this time*)

*Note: Not all *Feature Categories* necessarily pertain to each of the enclosed ¼ section profiles.

**Note: The *Feature Categories* represent attributes in the GIS and the ecological profile will be available for use in ParksGIS.

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Ecological Services, Parks Planning and Technical Services, November 5, 2014

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2. Habitat Zone Categories and Description

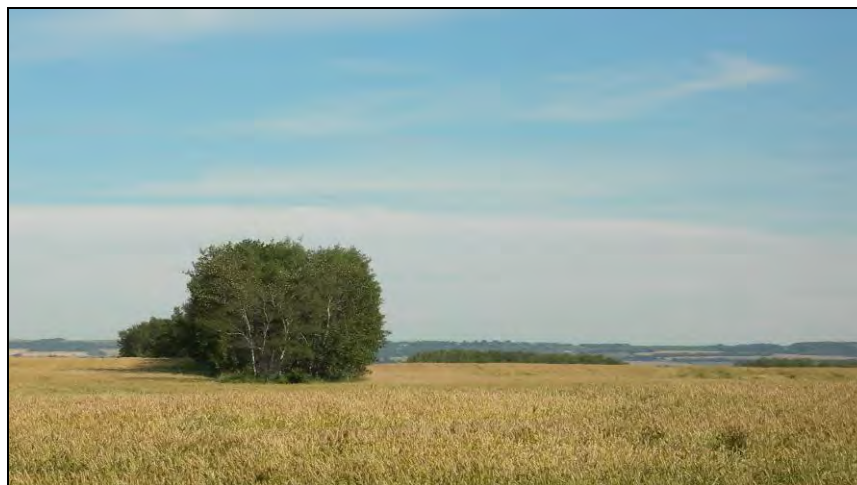
General descriptions of the five standard habitat zone categories are listed below (the categories correspond with the type/class features in the Master Biodiversity Inventory Table in Section 6, Page 84). Not all habitat zone categories are necessarily located in any one profile area. The descriptive material below attempts to illustrate features common to both the habitat zone category and of the general profile area.

There was limited detailed on-site inventory carried out in this study. In most cases cursory observations and photographs were taken where habitat coincided with convenient access points. There is an in depth familiarity, however, with many of the types of habitat categories and type/class features through work established in other ecological profiles. This allows for close parallels to be drawn where required.

A. Shelter Belt – The width of a shelter belt can range from several meters up to fifteen or more. They are usually linear in nature and planted adjacent to crops and country roadways. Typically shelter belts consist of trembling aspen and balsam poplar as the dominant vegetation.

Many additional plant species populate the understory of shelter belts. These include willow and dogwood shrubs and a wide range of ground cover such as goldenrod and yarrow. The groundcover zone located just above the substrate is rich in other plants, fungi, microorganisms and living material that contribute to the health and longevity of the shelter belt.

Shelter belts are also populated by many small mammals, nesting songbirds and provide established perching sites for hawks and other raptors. Deer often browse along shelter belts and use them as cover and impromptu wildlife corridors.



B. Small Tree Stand – Small tree stands are generally comprised of good quality vegetation. For the purpose of this study, small tree stands are defined as isolated plots of free standing trees approximately 0.3 ha or less in area.

Small tree stands are often surrounded by cropland and have adapted to current drainage patterns, however in some cases they are outcroppings of larger tree stands or shelter belts and share similar vegetation and wildlife features.

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Ecological Services, Parks Planning and Technical Services, November 5, 2014

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C. Large Tree Stand – Large tree stands are likely remnants of the original aspen parkland that have been left intact as part of the evolving agricultural landscape or as part of the river valley escarpment. They are normally greater than 0.3 ha in size. Most of the larger stands exhibit little fragmentation and consist largely of aspen and balsam poplar; scattered spruce trees are found throughout. The remainder of the vegetation consists of shrubs and herbaceous plants. Large tree stands usually act as a refuge for ungulates and other wildlife.

Other potential benefits provided by the intact nature of large tree stands include the capacity for water and air quality regulation, noise buffering, biodiversity production and those of an aesthetic nature.



D. Wetland – A primary function of wetlands is providing a natural catchment and cleansing area for excess snowmelt and precipitation runoff from cropland or surrounding structures like roadways. Wetlands help to conserve groundwater.

Wetlands experience wet and dry phases over a number of seasons. They also transit through important short-term changes or undulations in their water levels on a seasonal basis due to changing weather conditions. These undulations have an effect on the life cycles of many of the organisms, including the very important microorganism and invertebrate populations that make

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up the food chain in the wetland. Wetland vegetation is also affected by short-term water level changes.

Wetlands are rich sources of biodiversity, both plants and animals. Songbirds, small mammals and waterfowl frequent the shoreline and water surface. A wide variety of insects and microorganisms inhabit wetlands. These include the immature stages of damselflies, dragonflies and many beetle varieties. Vegetation present within and around a wetland includes common cattail, various sedges and rush species. Shrubs such as willow and dogwood are common.



E. Seasonal Stream – The flow patterns of seasonal streams usually follow the natural contours of the land. Source water is from seasonal precipitation and/or established wetlands. Agricultural practices usually compensate for streams and cause little disruption to the established vegetation. This ensures some cleansing capacity as water flows over the vegetation and seeps through the substrate.



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Ecological Services, Parks Planning and Technical Services, November 5, 2014

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3. Ecological Profiles of the Hazlett Lake Area and Regional Zones External to the Annexation Area including:

- Profile 1: D03-SE (Pg. 24)
- Profile 3: E03-SW (Pg. 28)
- Profile 9: D04-NW/SW (Pg. 32)
- Profile 10: D04-NE (Pg. 36)
- Profile 11: D04-SE (Pg. 40)
- Profile 12: E04-NW (Pg. 44)
- Profile 13: E04-SW (Pg. 48)
- Profile 53: External D03-SW (Pg. 52)
- Profile 54: External D04-NW (Pg. 52)

Important Note: The two maps on Pages 53 and 54 associated with profiles *External D03-SW* and *External D04-NW* were not part of the original annexation mapping and therefore do not have zone numbers. Pertinent habitat site numbers are on the map.

- North Annexation Area Overview Map* (Pg. 55)
- External Overview Map Highlighting Hazlett Lake Profile Area (Pg. 56)

*Note: The overview maps on Page 55 and 56 are of poorer quality at this time; however they are intended only as a guide to locating more precisely where the external profiles are located in the context of the larger city annexation areas.

PROFILE #1: D03-SE

Legal Description: SE ¼ SEC 8, TWP 39, RNG 27, W4M

Feature Description, Zone Number and Inventory Key Number

Feature Description*	Zone #	Inventory** Key #
<input type="checkbox"/> Ecospace Natural Areas		
▪ Tree Type I (Deciduous)	Zone 1 Zone 5 Zone 7 Zone 10	B1 C1 B1 C1
▪ Tree Type III (Mixed Deciduous/Coniferous)	Zone 3 Zone 6	C3 B3
▪ Wetland Class* III (Seasonal Ponds and Lakes)	Zone 4 Zone 11	D8 D8
<input type="checkbox"/> Wildlife Track: Type		
▪ Type I Confirmed	Zone 2 Zone 8 Zone 9	

*Note: Refer to 'Feature Categories and Sub-categories' on Page 20

**Note: Refer to the 'Master Biodiversity Inventory Table' on Page 84

*Note: Refer to Appendix 6 on Page 111 for additional information on wetlands and the Alberta Wetland Policy (2013)

Descriptive Data and Notes*** (explanation of each zone number)

- Zone 1, 5, 7 and 10 are deciduous tree areas with poplar trees and a wide variety of herbaceous understory. Zone 1 and 7 are small tree stands and Zone 5 and 10 are large tree stands.
- Zone 3 and 6 are mixed deciduous/coniferous tree areas (mainly deciduous poplar) with a wide variety of herbaceous understory. Zone 3 is a large tree stand and Zone 6 is a small tree stand.
- Zone 4 and 11 are seasonal ponds with shallow marsh vegetation; they may experience seasonal dry spells.
- Zone 2, 8 and 9 are confirmed wildlife tracks that are clearly visible and have signs of obvious use.

***Note: Refer to Appendix 4 on Page 57 for any additional descriptive data and notes

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

Profile 53: External D03-SW & Profile 54: External D04-NW (Profiles 53/54 are Regional Zones in D03 & D04 External to the Annexation Area)

Legal Description: SW ¼ SEC 8, TWP 39, RNG 27, W4M

Legal Description: NW ¼ SEC 5, TWP 39, RNG 27, W4M

Feature Description, Habitat Site Number and Inventory Key Number

Feature Description*	Habitat Site #	Inventory** Key #
<input type="checkbox"/> Ecospace Natural Areas		
▪ Stream Type II (Habitat)	'No # Stream'	E6
▪ Tree Type I (Deciduous)	D03-11TE	A1
▪ Tree Type III (Mixed Deciduous/Coniferous)	D03-2TE	C3
▪ Wetland Class* V (Permanent Ponds and Lakes)	D03-11WE D04-1WE	D10 D10

*Note: Refer to 'Feature Categories and Sub-categories' on Page 20

**Note: Refer to the 'Master Biodiversity Inventory Table' on Page 84

*Note: Refer to Appendix 6 on Page 111 for additional information on wetlands and the Alberta Wetland Policy (2013)

Descriptive Data and Notes*** (explanation of each zone number)

- 'No # Stream' is a seasonal stream associated with native vegetation and natural features.
- D03-11TE is a deciduous tree area with poplar trees and a wide variety of herbaceous understory. This zone is a shelter belt.
- D03-2TE is a mixed deciduous/coniferous tree area (mainly deciduous poplar) with a wide variety of herbaceous understory. D03-2TE is a large tree stand.
- D03-11WE and D04-1WE are permanent pond/lakes with open water and variable vegetation.

***Note: Refer to Appendix 4 on Page 57 for any additional descriptive data and notes

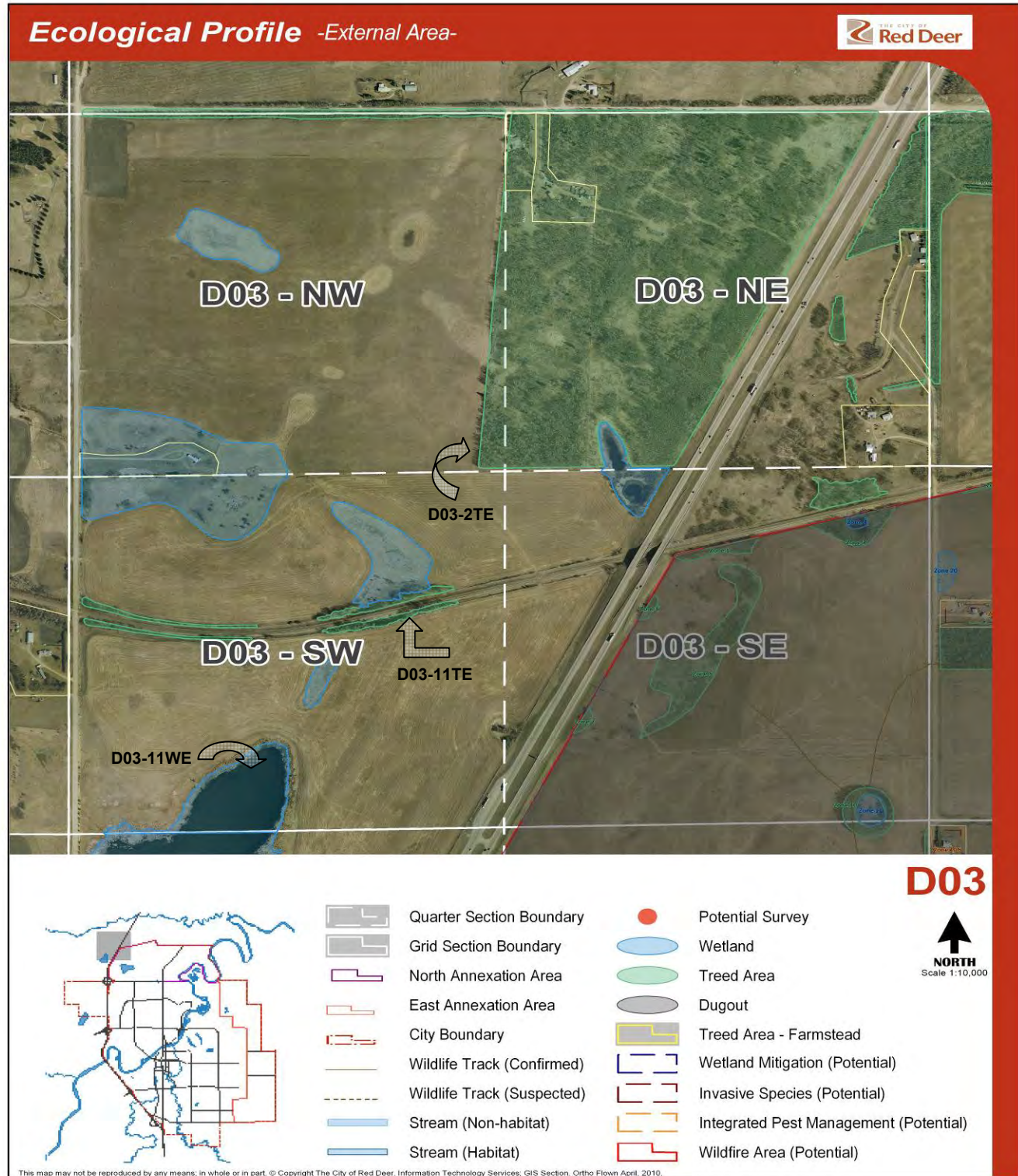
Note:

The following habitat site numbers: 'No # Stream', D03-11TE, D03-2TE, D03-11WE and D04-1WE in Profiles 53 and 54 (these sites are outside the boundaries of the annexation area and therefore do not have zone numbers) are formally part of the Hazlett Lake profile. The habitat site numbers all possess important features in relation to this particular profile and are therefore briefly described and discussed in *Appendix 4 – Additional Descriptive Data & Notes and Additional Recommendation Detail under Other Zones or Habitat Sites* on Page 62. There will be no reference made to these zones or habitat sites in the *Preservation Conditions and Options to Consider for Profile Zones* table e.g. of the type of table found on Page 51

City of Red Deer Ecological Profile

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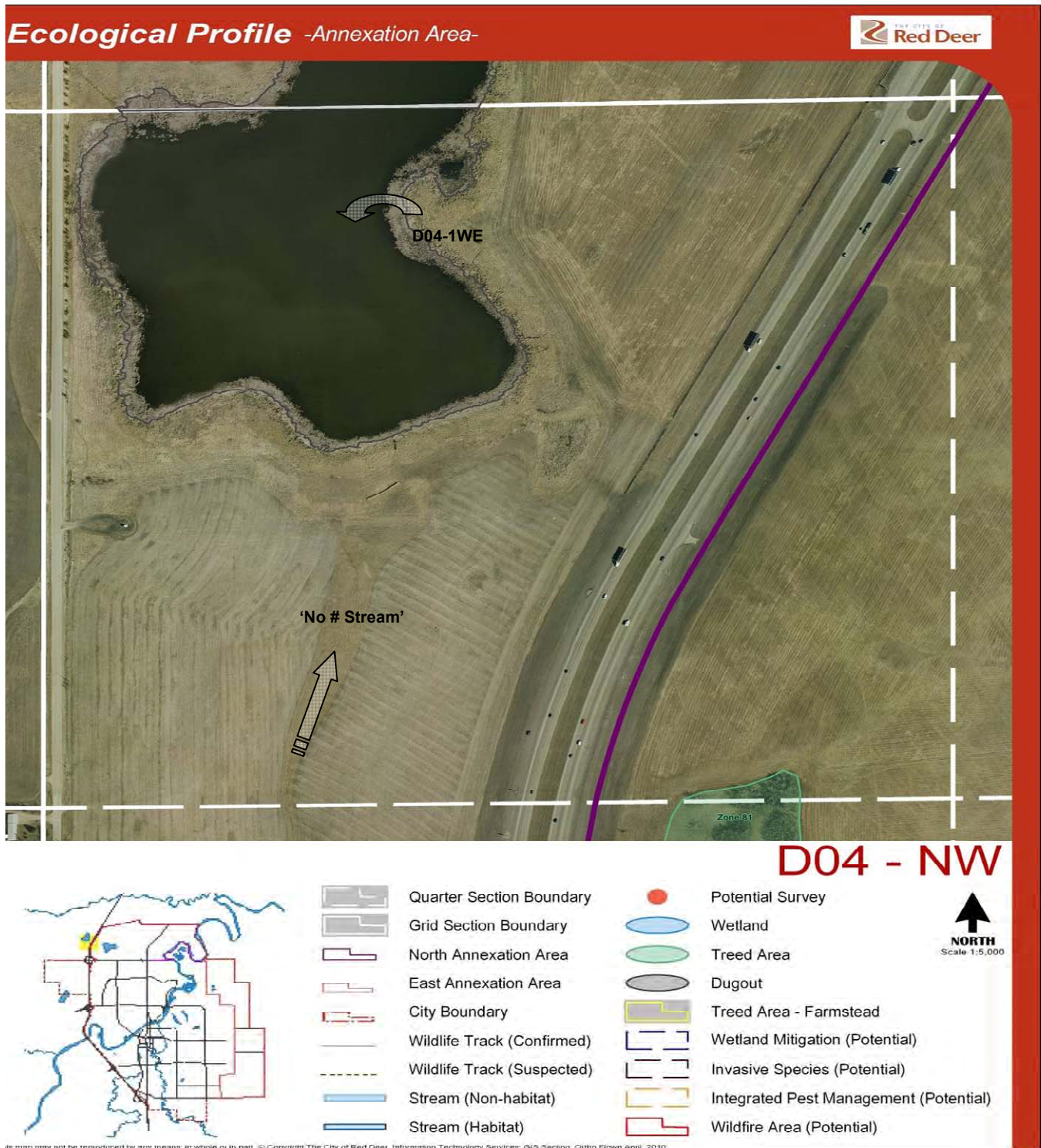
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Item 1: City of Red Deer (2017 Update Summary) Ecological Profile of Hazlett Lake Area and Regional Zones External to the Annexation Area





City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

4. Appendix 4 – Additional Descriptive Data & Notes and Additional Recommendation Detail

Refer to the following information for Additional Descriptive Data and Notes associated with each ecological profile. Also see Additional Recommendation Detail for each profile. A summary of *Profile Habitat Zone Statistics (Ha)* can be found in *Appendix 5* on Page 110. For additional background information review *Supporting Documentation* on Page 64-83.

Furthermore, for a more thorough picture related to the general biodiversity inventory of each zone, refer to the *inventory key number* on the first page of each profile starting on Page 24 and then to the appropriate *inventory reference number* in the table on Page 84.

As previously noted in the Introduction, a small number of the photographs referred to in the ecological profiles below are not directly from the lands being profiled. They are from nearby natural areas and are representative of the type of natural habitat zones located in the profiles.

Also as noted in the Introduction, information on Natural Areas referenced from the *Draft Discussion Paper* of the North of Highway 11A Major Area Structure Plan on Page 15-18 and Page 108 in this report should be used to help with definitions and to help clarify and support the information below.

Profile 1: D03-SE

Additional Descriptive Data and Notes:

Draft Note:

- Clarify information links throughout this section to further describe various regional habitat zones in relation to potential wildlife Corridors D and F illustrated in draft Figure 4.0 on Page 108 converging on the Blindman River habitat
 - Clarify information links found in Appendix 9 (wildlife sightings and map) on Page 117 with links to Section K on Page 80 describing the Blindman River tamarack site details
 - Clarify and describe the link of potential wildlife Corridor D north to the external areas D04 wetland via the railway/highway route; and Corridor D and others to Profiles 1, 3, 10, 11, 12, 13, and 53/54
-
- Zone 1, 5, 7, and 10 are deciduous tree areas with poplar trees and a wide variety of herbaceous understory. Zone 1 and 7 are small tree stands and Zone 5 and 10 are large tree stands ... **Tree type I**
 - Zone 3 and 6 are mixed deciduous/coniferous tree areas (mainly deciduous poplar) with a wide variety of herbaceous understory... **Tree type III**
 - Zone 4 and 11 are seasonal ponds with shallow marsh vegetation; they may experience seasonal dry spells ... **Wetland class III**
 - Zone 2, 8, and 9 are confirmed wildlife tracks that are clearly visible and have signs of obvious use ... **Wildlife Type I**

Additional Recommendation Detail:

- Zone 1, 5, 7, and 10
- Zone 3 and 6
- Zone 4 and 11
- Zone 2, 8, and 9

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RNG 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP 39, RNG 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M);
PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP 39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

Profile 3: E03-SW

Additional Descriptive Data and Notes:

- Zone 19 is a deciduous tree area with poplar trees and a wide variety of herbaceous understory. This zone is a small tree stand...Tree type I
- Zone 18 and 30 are mixed deciduous/coniferous tree areas (mainly deciduous poplar) with a wide variety of herbaceous understory. Zone 18 is a shelter belt and Zone 30 is a large tree stand ...Tree type III
- Zone 23 is a farmstead and has no discernible vegetation...Tree type IV
- Zone 28 contains mixed native and non-native vegetation associated with a farmstead. This zone is a small tree stand ...Tree type IV
- Zone 20 and 664 are temporary wetlands that experience intermittent wet and dry periods ...Wetland class II
- Zone 29 is a seasonal pond with shallow marsh vegetation; it may experience seasonal dry spells ...Wetland class III
- Zone 22 and 27 are locations that may have the potential to harbor plant and/or animal invasive species ...Invasive species potential
- Zone 21 and 26 are locations that may have the potential to harbor pest problems ...Site IPM
- Zone 31 is a confirmed wildlife track that is clearly visible and has signs of obvious use ...Wildlife track type I
- Zone 24 and 25 landowners may potentially be surveyed for their interest in exploring conservation methods ...Potential survey land owner

Additional Recommendation Detail:

- Zone 19
- Zone 18 and 30
- Zone 23
- Zone 28
- Zone 20 and 664
- Zone 29
- Zone 22 and 27
- Zone 21 and 26
- Zone 31
- Zone 24 and 25

Profile 9: D04-NW & SW

Additional Descriptive Data and Notes:

- Zone 85 is a seasonal stream crossing cropland generally associated with non-native vegetation ...Stream type I
- Zone 83 is a seasonal stream associated with native vegetation and natural features ...Stream type II
- Zone 82 and 84 are deciduous tree areas with poplar trees and a wide variety of herbaceous understory. Zone 82 is a small tree stand and Zone 84 is a large tree stand ...Tree type I

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

- **Zone 81** is a mixed deciduous/coniferous tree area (mainly deciduous poplar) with a wide variety of herbaceous understory.
This zone is a large tree stand ...**Tree type III**

- **Zone 86 and 87** are temporary wetlands that experience intermittent wet and dry periods ...**Wetland class II**

Additional Recommendation Detail:

- **Zone 85**
- **Zone 83**
- **Zone 82 and 84**
- **Zone 81**
- **Zone 86 and 87**

Profile 10: D04-NE

Additional Descriptive Data and Notes:

- **Zone 90** is a deciduous tree area with poplar trees and a wide variety of herbaceous understory. This zone is a large tree stand ...**Tree type I**
- **Zone 88** is a confirmed wildlife track that is clearly visible and has signs of obvious use ...**Wildlife track type I**

Additional Recommendation Detail:

- **Zone 90**
- **Zone 88**

Profile 11: D04-SE

Additional Descriptive Data and Notes:

- **Zone 92, 93, and 101** are deciduous tree areas with poplar trees and a wide variety of herbaceous understory. All three zones are large tree stands....**Tree type I**
- **Zone 100** is a mixed deciduous/coniferous tree area (mainly deciduous poplar) with a wide variety of herbaceous understory.
This zone is a large tree stand ...**Tree type III**
- **Zone 95** contains mixed native and non-native vegetation associated with a farmstead. This zone is a small tree stand ...**Tree type IV**
- **Zone 99** is a temporary wetland that experiences intermittent wet and dry periods....**Wetland class II**
- **Zone 91** is a permanent pond/lake with open water and variable vegetation ...**Wetland class V**
- **Zone 98** is a potential wetland restoration site that would help re-establish a functioning ecosystem ...**Wetland mitigation restoration**
- **Zone 94** is a location that may have the potential to harbor plant and/or animal invasive species ...**Invasive species potential**
- **Zone 97** is a location that may have the potential to harbor pest problems ...**Site IPM**
- **Zone 89** is a suspected wildlife track that has indicators of wildlife activity, but no visible track present ...**Wildlife track type II**

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- Zone 96 landowners may potentially be surveyed for their interest in exploring conservation methods ...Potential survey land owner

Additional Recommendation Detail:

- Zone 92, 93, and 101
- Zone 100
- Zone 95
- Zone 99
- Zone 91
- Zone 98
- Zone 94
- Zone 97
- Zone 89
- Zone 96

Profile 12: E04-NW

Additional Descriptive Data and Notes:

- Zone 109 is a seasonal stream crossing cropland generally associated with non-native vegetation ...Stream type I
- Zone 111 is a seasonal stream associated with native vegetation and natural features ...Stream type II
- Zone 107 and 115 are deciduous tree areas with poplar trees and a wide variety of herbaceous understory. Both zones are large tree stands ...Tree type I
- Zone 120 is a mixed deciduous/coniferous tree area (mainly deciduous poplar) with a wide variety of herbaceous understory. Zone 120 is a large tree stand ...Tree type III
- Zone 104, 119, and 124 contain mixed native and non-native vegetation associated with a farmstead. Zone 104 is a shelter belt and Zone 119 and 124 are small tree stands ...Tree type IV
- Zone 110 is a temporary wetland that experiences intermittent wet and dry periods ...Wetland class II
- Zone 114 is a permanent pond/lake with open water and variable vegetation ...Wetland class V
- Zone 112 is a potential wetland restoration site that would help re-establish a functioning ecosystem ...Wetland mitigation restoration
- Zone 103, 117, and 122 are locations that may have the potential to harbor plant and/or animal invasive species ...Invasive species potential
- Zone 105, 116, and 121 are locations that may have the potential to harbor pest problems ...Site IPM
- Zone 106 is a confirmed wildlife track that is clearly visible and has signs of obvious use ...Wildlife track type I
- Zone 108 is a suspected wildlife track that has indicators of wildlife activity, but no visible track present ...Wildlife track type II
- Zone 102, 118, and 123 landowners may potentially be surveyed for their interest in exploring conservation methods ...Potential survey land owner

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RING 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

Additional Recommendation Detail:

- Zone 109
- Zone 111
- Zone 107 and 115
- Zone 120
- Zone 104, 119, and 124
- Zone 110
- Zone 114
- Zone 112
- Zone 103, 117, and 122
- Zone 105, 116, and 121
- Zone 106
- Zone 108
- Zone 102, 118, and 123

Profile 13: E04-SW

Additional Descriptive Data and Notes:

- Zone 130, 131, 134, and 138 are deciduous tree areas with poplar trees and a wide variety of herbaceous understory.
Zone 130, 131 and 138 are shelter belts and Zone 134 is a large tree stand ...Tree type I
- Zone 128, 136, and 140 contain mixed native and non-native vegetation associated with a farmstead. Zone 128 is a shelter belt and Zone 136 and 140 are small tree stands ...Tree type IV
- Zone 665 is a seasonal pond with shallow marsh vegetation; it may experience seasonal dry spells ...Wetland class III
- Zone 127, 135, and 141 are locations that may have the potential to harbor plant and/or animal invasive species
...Invasive species potential
- Zone 129, 137, and 142 are locations that may have the potential to harbor pest problems ...Site IPM
- Zone 113 and 132 are suspected wildlife tracks that have indicators of wildlife activity, but no visible track present
...Wildlife track type II
- Zone 126, 133 and 139 landowners may potentially be surveyed for their interest in exploring conservation methods
...Potential survey land owner

Additional Recommendation Detail:

- Zone 130, 131, 134, and 138
- Zone 128, 136, and 140
- Zone 665
- Zone 127, 135, and 141
- Zone 129, 137, and 142
- Zone 113 and 132
- Zone 126, 133 and 139

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Ecological Services, Parks Planning and Technical Services, November 5, 2014

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Profile 53: External D03-SW & Profile 54: External D04-NW

Additional Descriptive Data and Notes:

Draft Note: this section of information will be largely descriptive and linked to MASP map potential wildlife corridors Re: in a regional sense; to establish links outside the area; and associated with waterfowl flight proximity, links down the railway line for wildlife movements; no photographs or recommendation table to be associated with these; but there are connections in Section D on Page 71 to be made with the IASP information that could facilitate wildlife movement via potential corridors of natural features.

Other Zones or Habitat Sites

- 'No # Stream' is a seasonal stream associated with native vegetation and natural features
- D03-11TE is a deciduous tree area with poplar trees and a wide variety of herbaceous understory. This zone is a shelter belt.
- D03-2TE is a mixed deciduous/coniferous tree area (mainly deciduous poplar) with a wide variety of herbaceous understory. D03-2TE is a large tree stand.
- D03-11WE and D04-1WE are permanent pond/lakes with open water and variable vegetation

Recommendations - Closing Remarks (This information is also found on Page 6)

The aforementioned recommendations proposing the preservation of natural features in the Hazlett Lake Area are based in a number of considerations. These include the conservation principles adopted in city planning documents, long-term and ongoing field observations and collection of data, numerous specific reports produced to support conservation and wildlife activities in the immediate area, input from the public, and considerations by the author and associated staff. With the above in mind, the following points should also be considered (some of the points below are abstracted from information found in the *Supporting Documentation* section starting on Page 64 of the report and are intended as a re-emphasis this information):

- The natural wetlands and associated treed features in Zones 91, 93 and 107 in the Hazlett Lake Area north of Highway 11A, west of the C&E Trail, and east of Highway 2 have been viewed as a distant natural feature by commuters, surrounding landowners, and residents of the City of Red Deer for many years. This has traditionally provided the sense of a large and significant, yet relatively isolated, rural natural area just outside of the city boundary. Hazlett Lake sits on private land and is seen in tandem with the open spaces of the surrounding agricultural lands and other associated natural features. The lake and immediate area has been overseen and protected by the landowners. Now that the area is incorporated in the city, preservation of the natural features as a valuable natural capital asset has taken on an elevated sense of importance for future city planning and growth. Surrounding development will occur and this will eventually result in a more isolated presence for the lake. Ironically, this process of isolation will in turn enhance the perceived values of the area. As surrounding development pressures occur care must be taken to ensure both the long term sustenance of the lake and of the surrounding trees. Developments must blend appropriately with and accentuate the presence of the natural features. Not only will this natural expanse continue to provide entry and exit points for wildlife into surrounding areas, the preservation of key natural features will consolidate in-perpetuity this sense for residents of a 'significant natural region' in the context of regional development.
- The City of Red Deer should showcase the new Provincial Government wetlands policy in action in this area, not only with the preservation of extant wetland features in Zones 91 and 114, but also with the potential restoration of associated wetland areas in Zone 99 and 112 as part of the city's requirement under the wetland policy to compensate for past wetland removals.

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RING 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

- (Note: This information is copied and edited from 2003 information found in Section B on Page 66). Hazlett Lake and associated trees should be viewed on an equivalent level as a Gaetz Lakes Sanctuary – although possessing many different and unique features. All of the safeguards in place for the sanctuary should be required for Hazlett Lake – this would include its long term association and dependency on its surrounding natural features, including the hilly aspen stands to the north that are very unique to this area in terms of tree quality and aesthetic appeal. In study and design of this area as an ecological reserve or sanctuary, reviews should be carried out to compare similarities between the amount of surrounding treed habitat required to sustain Gaetz Lakes for wildlife movement and drainage etc. with those required to sustain Hazlett Lake.
- (Note: This information is copied from 2008 information found in Section E on Page 74). Hazlett Lake is not stand-alone and has been associated with the drainage patterns from the surrounding tree stands and crop lands for a significant timeframe. As much of the surrounding tree stand (west and north of the lake) as possible should be preserved in any long term lake preservation plan (and particularly the poplar zone noted above). This would emulate the situation at Gaetz Lakes, with plenty of surrounding trees. A Hazlett Lake committee may want to investigate sanctuary status Re: migratory birds; it may also eventually warrant a separate nature centre to serve the north end of the city (along with this include typical trails and interpretive information, again closely tying in the relationship of the Lake and surrounding trees).
- (Note: This information is copied from 2012 information found in Section F on Page 76). Hazlett Lake is not part of the river valley park habitat and in fact is quite isolated; as development occurs around it in this local area of the city, it will actually become a type of proxy of the park and will become the most significant natural area and source of biodiversity for the surrounding region; however there are other smaller surrounding habitat areas that will also be preserved in future developments and these surrounding 'islands of habitat' will in turn help provide a source of exchange of wildlife to Hazlett Lake and vice versa; in the interpretation of this area it will be important to stress that not only high profile habitat sites are of value, but that smaller islands of habitat in future surrounding neighborhood areas (many that may not have accessible space for overland 'corridors') will still have great importance for sustainable growth and the ecological balance of the city e.g. it's important to remember that there is more to wildlife movements than just the larger profile wildlife such as ungulates; much more plentiful populations of songbirds and invertebrates also require places to live and move back and forth and some of the smaller isolated islands of habitat will help provide this exchange with Hazlett Lake.
- There is an opportunity while these surrounding natural features referred to in the previous bullet still exist to preserve and incorporate them within the context of what will likely be numerous possible options as development occurs around the Hazlett Lake area. This opportunity to preserve only exists once however. If natural features are removed, the opportunity is gone. Therefore integrated planning in and around the surrounding natural features is essential.

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5. Supporting Documentation

The intent of the ecological profile is to recommend maximum preservation of natural features. Additional supporting documentation is included to encourage developers to consider innovations in NASP design that could more effectively accommodate natural features. Several are listed below.

The following supporting documentation (**Section A – K***) includes information from various City plans and/or internal correspondence involving the author (correspondence recipient identities and extraneous information removed) that in one way or another helps to more fully describe, consider long-term potential, offer preservation suggestions or facilitate decision making related to the preservation of natural features in the current profile areas.

Support information is also intended to exhibit that there is often an extended history of awareness and ecological investigation about target natural areas that is considered important in building a case for the potential preservation of those areas.

Some of the information in the following sections may overlap.

*Note: Information related to studies in Sections H, I and J is included to highlight that there has been an ongoing public interest in ensuring the long-term integrity of Gaetz Lakes Sanctuary and its relationship to surrounding areas including the Michener Centre Lands. Although somewhat dated, the information derived from these studies and reports is in most cases still timely and pertinent, as although development has been ongoing in the region, most of the natural features and systems that are referred to in the studies and reports are still intact and functioning as is. Surrounding developments may change with time, but if left alone, the on-site natural systems and associated wildlife will largely function as before.

Section A

A brief summary of conservation principles and concepts* associated with natural areas follows. This information, along with other conservation related information should be considered in conjunction with the map of natural areas developed for the East Hill Major Area Structure Plan (MASP).

A number of these principles and concepts have been formally incorporated in city planning documents and several have been referred to in Parks department information:

- *Ecological footprint*¹; tie-ins to this concept in new developments; e.g. reducing the footprint in relation to conservation issues, increased use of green infrastructure
- *Valuing natural capital*¹; tie-ins to ecological assets and values of natural capital e.g. ecosystem services
- *Incorporating conservation principles and guidelines*¹; tie-ins to protect biodiversity for ecosystem conservation (e.g. related to Red Deer's adoption of the Canadian Biodiversity Strategy (1994)); whole landscape planning and connections; conservation of adequate surrounding natural areas in the urban/rural interface
- *Open space and natural area trends as per a regional approach to conservation*¹; tie-ins to conservation agreements with interested landowners; close linkages and connections between multiple dispersed habitat islands e.g. for sustainability of Red Deer parks and natural areas
- *Green municipal services*¹; tie-ins to green infrastructure including green roofs, increased planting of vegetation throughout industrial areas and eco-industrial parks; e.g. eco-industrial parks in new city annexation expansion areas and the relationship between these and conservation

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- *Cumulative effects*²; tie-ins to studying the connections of all surrounding natural features in relation to development impacts over time and spatial area; factoring in the effects of one development on habitat in relation to affects over a much wider spatial area e.g. short-term development in one ¼ section around a significant wetland may have major impacts on natural features in an area several kilometers away that may not be developed until a much later timeframe; ³assessing detailed natural area information from a regional, data driven, objective, *whole landscape planning perspective while considering cumulative effects*; necessity of long-term monitoring and appropriate use of historical ecological data and information
- *Conservation ethic*⁴; tie-ins to conservation principles and guidelines for the protection of ecosystems and biodiversity (as a proposal at the time, not incorporated in the Growth Study); could be considered as an interpretive component, and could start to permeate the interpretive message with the following content: '*an emergent conservation ethic that confers respect and acknowledgement of the intrinsic value of native biodiversity and encourages a heightened level of stewardship*'; intended more for increased awareness about the value of preserving smaller, seemingly less important surrounding natural features, all of which provide a vital link to the sustainability of larger intact natural features e.g. surrounding Hazlett Lake, there are a number of smaller, isolated, but very valuable habitat areas; their presence and vital link to larger habitat areas like Hazlett should be recognized; the same goes for smaller isolated habitats surrounding the more high profile Waskasoo Park

*Note: The aforementioned conservation principles and concepts have been developed and/or referred to in city planning documents, in information submitted to support planning concepts, or referred to in Parks department information and these are numbered for future reference purposes: ¹City of Red Deer Growth Study (2004) - Note: a number of the concepts noted in the Growth Study can also be referenced in the City of Red Deer Municipal Development Plan (2008); ²Re: Neighborhood Planning Guidelines and Standards Update (2010) – internal memo submitted, but uncertain whether incorporated); ³Draft Ecological Profile of Annexation Area 1 (2009); ⁴Ecological Management System Manual Update (2006)

Section B

Information abstracted from author correspondence dated October 16, 2003 Re: Input to Northwest Major Area Structure Plan Update and Review.

Preamble: '*The following general comments are submitted on your request for input to the Advisory Committee Meeting #2 re: The City of Red Deer and Red Deer County Northwest Major Area Structure Plan (NWMASP) Update and Review. The following points will form the basis of a more detailed report that will be submitted; detail would not be at the level of an ecological profile unless requested*'.

(Note: It is uncertain whether the NWMASP at the time was developed further. Regardless, the information below is still pertinent in the sense that there was an interest in establishing a wider understanding of the ecological conditions associated with Hazlett Lake)

All of the natural habitat features located in the area of the NWMASP (particularly the substantial Hazlett Lake and associated treed habitat) should be considered with the following points in mind:

- The important connections between the natural features both inside and outside the areas surrounding the NWMASP boundaries; in planning for the long term sustainability of the ecology of the 6.5 ¼ section NWMASP area and the impacts on natural features to be preserved, consideration should be given to the surrounding 5-6 sections of land and the connections of the natural features between all of the areas
- Some of the natural features and inside/outside connections that presently support the undisturbed habitat in place include above ground water flow, groundwater connections, wildlife corridors in and out of the area, flight paths of a wide variety and amount of waterfowl (in relation to potential future obstructions), amongst others

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- When development does occur, the natural feature connections should be incorporated and preserved as best as possible to help sustain the present natural areas for the long term
- Future development in the area should incorporate and utilize the natural features for their full ecological benefits (air and water cleansing; biodiversity; aesthetic and recreational uses etc.) for the whole community

With the above in mind, the area of the NWMASP can be viewed as four separate groupings of habitat:

1. This area (all west of the C&E Trail) can be viewed as an intact and very unique and significant ecological reserve (Hazlett Lake) that should be considered for preservation within the context of its long term association and dependency on the surrounding natural features:
 - This includes the entire wetland (from Hwy 11 north) and the large associated treed areas to the west and north
 - Drainage connections from the west of Hwy 2 (drainage from this region could be incorporated into an open, landscaped swale feature providing for additional habitat associated with the lake area) presently through a channel and possible connections to the east through future Blindman Industrial development areas; consideration should be given to how this drainage sustains downstream habitat that may be impacted in that region
 - If the intent is to preserve Hazlett Lake and associated habitat, then this will require inroads for animals that will not be fully dependent on crossing Hwy 2; also bird over-flight to the significant wetland area once future development obstacles are in place; connections to the north via open crop land and other treed habitat corridors out of a future surrounding residential area should be looked at
 - Hazlett Lake and associated trees should be viewed on an equivalent level as a Gaetz Lakes Sanctuary – although possessing many different and unique features. All of the safeguards in place for the sanctuary should be required for Hazlett Lake – this would include its long term association and dependency on its surrounding natural features, including the hilly aspen stands to the north that are very unique to this area in terms of tree quality and aesthetic appeal; in further study and design of this area as an ecological reserve or sanctuary, reviews should be carried out to compare similarities between the amount of surrounding treed habitat required to sustain Gaetz Lakes for wildlife movement and drainage etc., with those required to sustain Hazlett Lake.
 - As a result of the large amount of treed habitat associated with Hazlett Lake, and if that treed habitat is to remain largely intact, then additional means of compensation for landowners may have to be investigated

Hopefully these points will provide you with the information you require at this point. Based on the very unique setting of Hazlett Lake and its associated treed habitat to the west and north, perhaps your committee would be interested in an onsite field tour of select features to help point out how important this 'ecological reserve or sanctuary' will be for the future of Red Deer and surrounding area. Although late in the season, the natural features in this area will still reveal their unique qualities. We have found field tours in the past to be an invaluable method for conservation efforts.

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PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

Section C

Information abstracted from the 'Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas, City of Red Deer (2005/6)' pertaining to the section of the profile that is directly associated with Hazlett Lake; includes a Hazlett Lake Inventory list:

1. Strategies for Preservation and/or Incorporation of Natural Habitat in the Sanitary and Storm Trunk Project in Servicing Areas 1, 2, 4A and along the South Side of Highway 11A (S11A) East of Highway QEII (Hwy 2) to Gaetz Avenue.

(Note: information in this section that is not pertinent to Hazlett Lake has been removed. Please note that Zone numbers referred to in the industrial lands profile in Section B are not the same as those found in the main body of the Hazlett Lake Area ecological profile)

The following information refers specifically to Figure 7 and with the associated chart*** provides background for report section F) Detailed Recommendations, Development Considerations - Part I, 1., Recommendation 5 'Preservation and/or Incorporation Options', Recommendation 5C) 1. & 2.:

- ◆ Information in Recommendation 5C) 1. & 2. (pg. 18), includes proposed options for trunk routes I and II, section F and J and WE 1-2:

Part 5C) 1. – 'Wetland supplementation and/or enhancement' specific to Zones 44, 45, 73, 130 and 132. Zones 44 and 73 constitute the western and eastern halves of a large important wetland known as Hazlett Lake. The lake offers significant potential for receiving storm water runoff as a supplement and/or enhancement to its current water supply. Future development in the surrounding vicinity of the lake is likely to occur at some point. This could eventually infringe on a limited drainage area and jeopardize the supply of water required for long-term sustenance of the lake. Tapping into storm water runoff from surrounding developments is one way of assuring the supply is not reduced or eliminated. One of the characteristics of wetlands is the undulating nature of the water levels over time based on seasonal precipitation; some years are very wet and some are very dry. Wetlands and related flora (see Part 5C) 2a. – Zones 38, 39, 40, 42, 50, 53 pg. 8) and fauna have evolved and adapted to these fluctuating conditions. Wetlands play an important role in conserving surface runoff and groundwater. Hazlett Lake plays a key role in this process in the region.

Using sections F and J as outlet points from the storm trunk to divert a portion of the runoff from Area 1 into Hazlett Lake would help retain established water levels. The long-term consequences of using the lake for storm water retention will depend on factors such as the volume and frequency of inflow and outflow and the quality of water. Factors including volume and frequency are reliant on natural conditions, such as the amount of precipitation during a season, and built conditions, such as the size of the storm trunk and related mechanical features. The quality of the water should be approaching the level of, or as high as, the water currently entering and sustaining Hazlett Lake. To help assure this, storm water runoff from potential developments in Area 1 (Figure 5) are proposed for cleansing via natural and constructed wetlands prior to release from that area. Hazlett Lake would provide additional cleansing capacity for water on its way to the river prior to outflow from the lake through built features or natural channels in the northeast.

Preceding any assumption that Hazlett Lake can be utilized for storm water influx, there should be an investigation to find out if it has any special status through landowner conservation easements or government level designations that may restrict activities or require assessments. In addition, the surrounding landowners should be consulted about any potential use of the lake for storm water runoff. Refer to Development Considerations – Part I, 2. of the report for an additional approach to conserving and draining storm water runoff.

Zone 45 is the southernmost portion of Hazlett Lake and extends to Highway 11A. It is an important temporary to semi-permanent wetland area that is subject to occasional inundation with water depending on seasonal precipitation levels. It is rich in the types of flora and fauna associated with its semi-permanent nature. The zone is similar in nature to other extended shoreline areas surrounding Hazlett Lake and is typical of habitat adjacent to the more permanent aquatic zones of the lake. Moose and deer frequently browse the area. Depending on seasonal water levels from year to year, varying populations of songbirds, shorebirds and waterfowl would all utilize the area.

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The following illustrate wetlands (Zones 44/73 (Hazlett Lake) & 45) proposed for wetland supplementation and/or enhancement:



Zone 44/73 portion of Hazlett Lake



Zone 45 south portion of Hazlett Lake

Part 5C) 2. – ‘Assorted habitat preservation, incorporation and/or removal’ specific to a) Zones 38, 39, 40, 42, 50, 53 and b) Zones 40, 42, 43, 45, 66, 68, 89, 93, 94, 127, 128, 129, 130, 131 and 132. Zones are placed into the preceding two groups and discussed in the context of potential impacts that may arise based on their relationship with the proposed trunk routes I or II, sections F and J (storm runoff from the NSM and SSM respectively) and/or wetland enhancement (WE) areas 1 & 2:

5C) 2a. Zones 38, 39, 40, 42, 50 and 53 are all natural treed areas closely associated with wetland Zones 44/73 (Hazlett Lake) and Zone 45. The trees, particularly in the vicinity of the shoreline but also further back in forested areas, may be impacted by the use of sections F and J for storm water inflow to Hazlett Lake. The lake, its undulating water levels and surrounding trees and shrubs have all evolved as part of the landscape for many years; based on its size and variations in the surrounding landscape, there is likely contingent hydrological relationships between the lake and more distantly located trees in the area. There is evidence of cyclical tree and shrub dieback and revitalization throughout the shoreline area; this is part of the natural system and attempts should be made to replicate these conditions closely if the lake is to be used for storm water storage. Treed areas surrounding the lake also provide important habitat for wildlife reliant upon the nearby water. All of the natural treed areas should be considered for preservation in relation to any uses for Hazlett Lake.

The following illustrate natural treed areas (Zones 38 & 50 (west portion), Zones 50 (east portion) & 53, Zone 39 & 40 and Zone 42) proposed for habitat preservation:

Zones 38 (left) and 50 (west portion)



Zones 50 (east portion) and 53 (right)



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Zones 39 (left) and 40 (west portion)



Zone 42 along Highway 11A

5C) 2b. Zones 40, 42, 43, 45, 66, 68, 89, 93, 94, 127, 128, 129, 130, 131 and 132 are a combination of natural treed areas, seasonal streams, wetlands and shelter belts that may be directly impacted by storm trunk route options I or II and/or WE sites 1 & 2.

- Along proposed trunk route option I, Zones 40, 42, 43, 66, 68, 89, 93 and 94 could all be impacted in varying degrees based on the excavation area and depth required for trunk development: Trees in the south end of Zone 40 and 42 are set back approximately 12 meters from the highway and extend for 400 meters west and east. Some loss of trees could be expected. The zones are part of the only remaining contiguous stand of trees associated with the southwest part of Hazlett Lake.

Zone 43 is a seasonal stream that is currently an important source of drainage to Hazlett Lake. Water is directed through a series of culverts in the vicinity of the interchange between Highway QEII and 11A and makes its way to the lake. Surface runoff from surrounding cropland also adds to the stream. Besides the inflow to the lake, the treed areas in the immediate vicinity that the stream meanders through are also likely dependent on the seasonal flow. Interruption of this flow, with probable impacts on the trees, could be expected with storm trunk development - the landowner should be informed of this eventuality. An alternative source of water for the stream should be investigated.

Zone 45, previously referred to, would suffer some loss with storm trunk development in this area.

Hazlett Lake Inventory compiled from various lists – sent April 7, 2006 to consultants requesting information related to the 'Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas (2006) – City of Red Deer'

Zone 1- LAKESHORE LINE

Chokecherry	Buck brush	Goldenrod	Small water feature
Aspen	Saskatoon	Broome grass	3 Moose
Balsam	Red osier dogwood	Quack grass	Kangaroo mice
Schubert	Lilac late	Canada thistle	Wild elk(?)
Green ash	Purple ? sand cherry	Perennials	Muskrat
Lodge pole pine	Mugo pine		No beaver, used to be
Mountain ash	Nanking cherry		Woodpecker, larger
Larch	Spirea		Chickadee
Crab apple	Horizontal juniper		
White spruce	Upright juniper		
Willow	Potentilla		
Colorado spruce	Mock orange		
	Cotoneaster		
	Roses		

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Zone 2 – HOUSE DOMESTIC PLANTINGS

Chokecherry	Dewberry	Plantain	Russet cap sparrow
Balsam	Arrowroot coltsfoot	Dock	Chickadee
Aspen	Wild peppermint	Horsetail	Leaf cutter bee
Willow spp	Wormseed mustard	Canada thistle	Mole gopher
	Marsh yellow cress	Stinging nettle	Ant hill
Saskatoon	Salomon seal	Goldenrod	
Raspberry	Northern bedstraw	Hemp nettle	
Buck brush	Aster spp	Wild oats	
Wild rose	Meadow rue	Dandelion	
Pin cherry	Wild sarsaparilla	Canada goldenrod	
Prickly rose	Fireweed		
Red osier dogwood	Water lilies	Sedge spp	
Common wild rose	Columbine	Canary reed	
Black currant	Cinquefoil	Brome grass	
Gooseberry	Cow parsnip	Cattails	
Currant	Yellow avens		
	Lichen spp		
	Mushroom spp		
	Moss spp		

Zone 3 – NORTH OF LAKE WOOD AREA

Balsam	Meadow rue	Lungwort	Muskrat evidence
Green ash	Cow parsnip	Canada thistle	Moose bed
Young aspen	False Solomon seal	Stinging nettle	Feeding on willows
Willow spp	False loosestrife	Blue grass	Deer tracks
Poplars	Sweet bedstraw	Mint spp	Ladybird
Chokecherry	Canary reed	Tall anemone	Leaf cutter bees
Pin cherry	Horsetail	Bee balm	Spiders
Saskatoon	Wood violet	Arrowhead coltsfoot	Woolly bear
Dogwood	Fairy bells	Hemlock	Horse trail
Bunchberry	Wintergreen	Sedge grass	
Snowberry	Anemone	Bulrush	
High bush cranberry	Agrimonies	Wild vetch	
Twinning honeysuckle	Wild lily of the valley	Palmate leafed coltsfoot	Distinct patches of 25 year aspen
White baneberry	Sarsaparilla	Goldenrod	Old growth aspen
Canada buffaloberry	Aster spp	Creamy pea vine	Lots of deadfall
Dewberry	Giant hyssop	Cattails	
Wild raspberry	Pea vine	Canary reed grass	
Buck brush	Larkspur	Cup lichen	
Beaked hazelnut	Common yarrow	Lichen spp	Hawkweed spp
Cranberry	Harebells	Bracket lichen	Marsh hedge nettle
Strawberry	Early blue violet	Moss spp	Orange fungus spp
Wild mint	Showy aster	Witches broom	Creamy vetch

Zone 4 - WETLAND

Willow spp	Smartweed	Sedge grass	Evidence of moose
	Willow herb	Beaked sedge grass	Coyote den
	Fireweed	Marsh reed grass	Flower fly
	Hedge nettle	Cattails	Grasshopper spp
	Dock	Common reed grass	Plant hopper spp

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	Mint	Tickle grass	
	Fringed loosestrife		
	Shore buttercup	Stinging nettle	
	Beggars tick	Hemlock	
	Marsh skullcap	Spear leaf goosefoot	
	Small bedstraw	Moss spp	
	Stinkweed	Yellow avens	
	Plantain		
	Rough cinquefoil		

Section D

Information abstracted from the 'Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas, City of Red Deer (2005/6)' pertaining to the section in the Hazlett Lake Area ecological profile named **Profile 53: External D03-SW & Profile 54: External D04-NW** (see D04-1WE and 'No # Stream') (Note: Refer to the 2005/6 profile directly for pertinent figures and drawings below):

2. An Additional Approach for Conserving and Draining Storm Water Runoff from Servicing Areas 1, 4A, 4B and Surrounding Region to the Northwest Using Proposed Groundwater Replenishment Area GR.

This approach may be considered in addition to, or in conjunction with, the Sanitary and Storm Trunk Project; in other words, the information in Part I – 1 and 2 of the report is developed to consider the best options for conservation either way, regardless of whether 1 and 2 are considered independently or as compatible approaches to increased conservation of water in the region. It is suggested, however, that considering 1 and 2 in a mutually compatible way may lead to greater conservation of groundwater over the long term.

The approach in this section includes strategies for preservation and/or incorporation of natural habitat in proposed groundwater replenishment Area GR (Figure 8), development of a slow seepage zone leading into the wetland area and focus on the possible retention in this significant local wetland of as much eventual storm water flow from the surrounding region to the northwest, as well as potential excess runoff from servicing Areas 1, 4A and 4B; the intent is to reduce the runoff from this extensive area, mainly south of Highway 11A, from being directed into the proposed storm trunk and river; some of the runoff from this area would gain the added advantage of additional cleansing along the way in preserved and constructed wetlands in Area 1 prior to reaching Area GR; a slow seepage outlet from the area, possibly required to accommodate any overcapacity, could potentially be directed down through established streams towards the Blindman River.

Recommendation 1 – The following a-f are presented as recommendations for conserving and draining storm water runoff:

- Landowner and Conservation Easement
- Conserving, Cleansing and Draining Storm Water vs. Direct Runoff to River
- Meet Alberta Government Water Standards
- Reduced Cost Requirements of Pipe Line Size and Construction
- Follow Natural Flow Patterns for Overcapacity to Proposed Groundwater Replenishment Area GR
- Develop Area for Seepage, Filtering and Groundwater Replenishment

Recommendation 2 – a) Landowner and Conservation Easement: creation of new habitat with landowner; conservation agreement held jointly by landowner and city; tax break; incentives; all such possibilities to be investigated with landowner interest and agreement. A significant area around Zones 133 and 135 is marginal, semi-aquatic to dry land, however is not available for agricultural purposes; the potential holding capacity for excess runoff from Area1 etc. in this area alone would appear significant; may be potential for additional surrounding land to the south to be placed into seepage type habitat. Would require landowner negotiations as to the feasibility of this.

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The following illustrate wetland Zones 133 (southern portion - closer) & 135 (northern portion) and established dry wetland substrate surrounding the zones:



West side of Zones 133 and 135



East side of Zones 133 and 135



Dry wetland substrate south of wetland



Dry wetland substrate north of wetland

Recommendation 3 – b) Conserving, Cleansing and Draining Storm Water vs. Direct Runoff to River: as much water as possible should be retained, re-directed and/or filtered through seepage back as groundwater into Area GR (Zones 133 and 135) via proposed outflow D-H from Area 1; then possible overcapacity in Area GR designed to slowly drain via proposed outlets 1 and 2 (yellow circles) (the area from 1 and 2 may have to be prepared for some of the distance under the railway tracks etc.) and down established streams to the Blindman River. Any outflow through streams would provide additional cleansing of storm water prior to reaching the river.

The following illustrate proposed outlets 1-2 from wetland Zones 133 & 135:

Looking north to outlet 1



Looking west to outlet 2



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Recommendation 4 – c) Meet Alberta Government Water Standards: for filtering off site water more efficiently through established and constructed wetlands.

Recommendation 5 – d) Reduced Cost Requirements of Pipe Line Size and Construction: keeping in mind the very large area currently being considered for storm drainage and the need for a storm line with the capacity and size to drain this region, by attempting to retain as much of the prospective runoff in the natural wetlands in place, by enhancing and developing these to hold greater capacity where possible and by redirecting runoff into areas like Area GR, utilizing natural flow channels currently in place, this could substantially reduce the capacity and cost requirements of the proposed storm trunk. Derived cost savings could be re-directed to potential purchase or development of a wetland such as Area GR in conjunction with the landowner.

Recommendation 6 – e) Follow Natural Flow Patterns for Overcapacity to Proposed Area GR: direct overcapacity to this area from the north sector storm (via section D - having already flowed through proposed storm detention wetlands 1 and 2 in Area 1) to Area GR via seasonal streams (Zones 98 and 137) that are currently providing drainage from the Linn Valley area to Zones 133 and 135; would ensure additional cleansing; a proposed storm pond referred to in the growth study in that area could potentially be developed in conjunction with stream drainage.

The following illustrate natural flow patterns along seasonal stream Zones 98 & 137 that are currently providing drainage from the Linn Valley area to wetland Zones 133 & 135:



Zone 98 east of Linn Valley



Zone 98 merging to Zone 137

Recommendation 7 – f) Develop Area for Seepage, Filtering and Groundwater Replenishment: design features would require developing (Re: Drawing 1); if proposed Area GR is considered a possibility for decreasing the capacity of the proposed storm trunk and its incorporation is timed to coincide with the priority and/or staged development sections of Area 1, then any excess wetland substrate from Zones 20, 21 and 22 could be used to facilitate the creation of seepage areas.

Recommendation 8 – Consider recommendations from Part I – 1 and Part II - 1 and how those potential developments may impact the above recommendations, particularly conservation based arguments, potential cost reductions on storm trunk construction and concurrent land acquisition.

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6. Master Biodiversity Inventory Table

Inventory Key Number, Natural Feature Type/Class*, Habitat Zone
Category (A-E)** and Inventory Reference Number (1-95)***

Inventory Key #	Natural Feature Type/Class	(A) Shelter Belt	(B) Small Tree Stand	(C) Large Tree Stand
1	Trees Type I (Deciduous)	1,3-6,8,18,25,28, 30,32-34,42,45, 46,48,52,59,60, 62-64,66,68,70, 72,84-88	1,3-6,8,18,25,28, 30,32-34,42,45, 46,48,59,60, 62-64,66,68-70, 72-74,84-88,90-92	1,3-6,8,18,19,25, 28-30,32-34,42- 46,48,59,60,62, 63,66,68-70,72-74, 84-88,90-92
2	Trees Type II (Generalized to river valley coniferous-based escarpments)			1,3-8,15-18,24,25, 27-30,32-34,42,43, 45,46,48,59,60, 62-64,66,68,72-74, 84-88,90-94
3	Trees Type III (Mixed deciduous and coniferous)	1,3-6,8,15,18,25, 28,30,32-34,42, 45,46,48,52,59, 60,62-64,66,68, 70,72,84-88	1,3-6,8,15,18, 25,28-30,32-34, 42,45,46,48,52,59, 60,62-64,66,68,70, 72-74,84-88,90-93	1,3-6,8,15,16,18, 19,25,28-30,32-34, 42-46,48,52,59,60, 62-66,68-70,72- 74,84-88,90-93
4	Trees Type IV (Associated with a farmstead)	1,3-6,8,15,25,27, 28,30,32,45,46, 59,60,62-64,66, 72-74,84,85	1,3-6,8,15,16,25, 27,28,30,32,45,46, 59,60,62-64,66, 72-74,84,85	1,3-6,8,15,16,25, 27,28,30,32,45, 46,59,60,62-64,66, 72-74,84,85
		(D) Wetland	(E) Seasonal Stream	
5	Stream Type I (Non-habitat associated)		1,4,5,25,28,32,59,62,64,73	
6	Stream Type II (Habitat associated)		1,4,5,7,9,11,20,21,25,28,30, 32-34,45,46,48,52,59,60, 62-66,68-70,73,74,84,85,88	
7	Wetland Class II (Temporary)	1,4,5,9,25,28,30,32,53,58, 59,62,64,73,75-77,79,95		
8	Wetland Class III (Seasonal ponds and lakes)	5,7,9,11-14,17,20-22,25,26, 28,30,32,35,36,47,49,51, 53-59,62-65,67,71,73,75-77, 79,81-83,95		
9	Wetland Class IV (Semi-permanent ponds and lakes)	7,9,11-14,21-23,25,26,28,30, 32,35,36,47,49,50,51,53-59, 61-65,67,68,70,71,73,75,76, 78-83,94,95		
10	Wetland Class V (Permanent ponds and lakes)	7,9,11-14,21-26,28,30,32,33, 35,36,39,40,42,46,49-51, 53-71,73-76,78-83,94,95		

*Note: See Section 1 (Page 20) Feature Category and Sub-categories for description of natural feature types and classes

**Note: See Section 2 (Page 21) for detailed description of Habitat Zone Categories

***Note: See Section 7 (Page 85) for information related to the 'Inventory Reference Number' and the species list

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7. Biodiversity Index

Inventory Reference Number, Inventory Classification and Species List*

INVENTORY REFERENCE NUMBER & INVENTORY CLASSIFICATION	SPECIES LIST
Vegetation Classification	
<input type="checkbox"/> Spermatophyta; Angiosperms (Terrestrial)	
<input checked="" type="checkbox"/> Monocotyledons	
<input checked="" type="checkbox"/> Grasses and Orchids	
1 Weedy Species	<i>Grass (Brome)</i>
	<i>Grass (Foxtail Barley)</i>
	<i>Grass (Green Foxtail)</i>
	<i>Grass (Quack)</i>
	<i>Grass (Timothy)</i>
	<i>Grass (Tufted-hair)</i>
	<i>Grass Species</i>
	<i>Grass (Wild Oats)</i>
2 Other	<i>Blue-eyed Grass</i>
	<i>Grass (Common Sweet)</i>
	<i>Grass (Crested Wheat)</i>
	<i>Indian Pipe Species</i>
	<i>Iris (Bearded)</i>
	<i>Orchid (Northern Green Bog)</i>
	<i>Orchid (Pale Coral Root)</i>
	<i>Orchid (White Adder's-Mouth)</i>
	<i>Orchid (Yellow Lady Slipper)</i>
<input checked="" type="checkbox"/> Dicotyledons	
<input checked="" type="checkbox"/> Herbaceous Plants	
3 Ground Cover	<i>Bishop's Cap</i>
	<i>Bunchberry</i>
	<i>Clover (Alsike)</i>
	<i>Clover (Red)</i>
	<i>Clover (White)</i>
	<i>Clover Species</i>
	<i>Dewberry</i>
	<i>Ground-ivy</i>
	<i>Kinnikinnick (Bear Berry)</i>
	<i>Pussytoes (Broad-leaved)</i>
	<i>Pussytoes Species</i>
	<i>Silverweed</i>
	<i>Twinflower</i>
	<i>Violet (Early Blue)</i>
	<i>Violet (Western Canada)</i>
	<i>Violet Species</i>
	<i>Wild Strawberry</i>
	<i>Wintergreen (Common Pink)</i>
	<i>Wintergreen (One-sided)</i>

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PROFILE #1: (SE ¼ SEC 8, TWP 39, RING 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RING 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RING 27, W4M);
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	<i>Wintergreen (White)</i>
4 Weedy Species	<i>Absinthe</i>
	<i>Alfalfa</i>
	<i>Bladder Campion</i>
	<i>Blue Lettuce (Common)</i>
	<i>Bluebur</i>
	<i>Buckwheat (Tartary)</i>
	<i>Buckwheat (Wild)</i>
	<i>Buttercup (Tall)</i>
	<i>Canada Fleabane</i>
	<i>Chickweed (Long Stalked)</i>
	<i>Chickweed (Mouse-ear)</i>
	<i>Chickweed Species</i>
	<i>Cleavers</i>
	<i>Clover (Sweet)</i>
	<i>Cockle (White)</i>
	<i>Common Groundsel</i>
	<i>Common Peppergrass</i>
	<i>Common Tansy</i>
	<i>Creeping Bellflower</i>
	<i>Dandelion (Common)</i>
	<i>Fireweed</i>
	<i>Flixweed</i>
	<i>Goat's Beard</i>
	<i>Hawk's-beard (Narrow-leaved)</i>
	<i>Hawkweed</i>
	<i>Hemp-nettle</i>
	<i>Henbit</i>
	<i>Knotweed Striate</i>
	<i>Kochia</i>
	<i>Lamb's-quarters</i>
	<i>Mustard (Dog)</i>
	<i>Mustard (Wild)</i>
	<i>Mustard (Wormseed)</i>
	<i>Mustard Species</i>
	<i>Nettle (Stinging)</i>
	<i>Night-flowering Catchfly</i>
	<i>Oxeye Daisy</i>
	<i>Pepper Grass</i>
	<i>Pineappleweed</i>
	<i>Plantain (Common)</i>
	<i>Prickly Lettuce</i>
	<i>Purslane</i>
	<i>Pygmy Flower</i>
	<i>Redroot Pigweed</i>
	<i>Round-leaved Mallow</i>
	<i>Russian Pigweed</i>

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	<i>Scentless Chamomile</i>
	<i>Shepherd's-purse</i>
	<i>Spreading Dogbane</i>
	<i>Stickseed</i>
	<i>Stinkweed</i>
	<i>Thistle (Canada)</i>
	<i>Thistle (Russian)</i>
	<i>Thistle (Scotch)</i>
	<i>Thistle (Annual Sow)</i>
	<i>Thistle (Perennial Sow)</i>
	<i>Toadflax (Dalmation)</i>
	<i>Wild Tomato</i>
5 Other	<i>Agrimony</i>
	<i>Anemone (Canada)</i>
	<i>Anemone (Crocus)</i>
	<i>Anemone (Cut-leaved)</i>
	<i>Anemone (Prairie Crocus)</i>
	<i>Anemone Species</i>
	<i>Aster (Lindley's)</i>
	<i>Aster (Many Flowered)</i>
	<i>Aster (Marsh)</i>
	<i>Aster (Showy)</i>
	<i>Aster (Smooth)</i>
	<i>Aster Species</i>
	<i>Aven (Yellow)</i>
	<i>Aven (Three-flowered)</i>
	<i>Aven Species</i>
	<i>Baneberry (Red)</i>
	<i>Baneberry (White)</i>
	<i>Beard-tongue (Slender Blue)</i>
	<i>Bedstraw (Northern)</i>
	<i>Bedstraw (Sweet Scented)</i>
	<i>Bergamot (Western)</i>
	<i>Black Medic</i>
	<i>Buffalo Bean</i>
	<i>Bunchberry</i>
	<i>Buttercup (Celery Leaf)</i>
	<i>Buttercup (Tall)</i>
	<i>Buttercup Species</i>
	<i>Canola</i>
	<i>Caraway</i>
	<i>Cinquefoil (Rough)</i>
	<i>Cinquefoil (White)</i>
	<i>Cinquefoil Species</i>
	<i>Clematis Species</i>
	<i>Collomia (Narrow-leaved)</i>
	<i>Columbine</i>

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	<i>Comfrey</i>
	<i>Common Blue-eyed-grass</i>
	<i>Common Mullein</i>
	<i>Dock (Curly)</i>
	<i>Dock (Narrow-leaf)</i>
	<i>Dogbane (Spreading)</i>
	<i>Fairybells</i>
	<i>Flax (Wild Blue)</i>
	<i>Fleabane (Philadelphia)</i>
	<i>Fleabane (Smooth)</i>
	<i>Fleabane Species</i>
	<i>Fringed Loosestrife</i>
	<i>Gentian (Fringed)</i>
	<i>Gentian (Northern)</i>
	<i>Geranium (Bicknell's)</i>
	<i>Geranium (Robert's)</i>
	<i>Geranium (Wild White)</i>
	<i>Gaillardia (Brown Eye Susan)</i>
	<i>Golden Corydalis</i>
	<i>Goldenrod (Canada)</i>
	<i>Goldenrod (Flat-topped)</i>
	<i>Goldenrod (Mountain)</i>
	<i>Goldenrod Species</i>
	<i>Harebell (Common)</i>
	<i>Heal All</i>
	<i>Heart-leaved Alexandra</i>
	<i>Hedysarum (Alpine)</i>
	<i>Hedysarum Species</i>
	<i>Hops (Common)</i>
	<i>Horse Radish</i>
	<i>Hyssop (Giant)</i>
	<i>Loco Weed (Purple)</i>
	<i>Loco Weed Species</i>
	<i>Lungwort (Tall)</i>
	<i>Meadow Blazingstar</i>
	<i>Meadow Rue Species</i>
	<i>Paintbrush Species</i>
	<i>Paintbrush (Red)</i>
	<i>Painted Daisy</i>
	<i>Parsnip (Cow)</i>
	<i>Parsnip (Wild)</i>
	<i>Peavine (Creamy)</i>
	<i>Peavine (Purple)</i>
	<i>Peony</i>
	<i>Ragwort (Cut-leaved)</i>
	<i>Rhubarb</i>
	<i>Sage (Pasture)</i>

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	<i>Sage (Prairie)</i>
	<i>Sage Species</i>
	<i>Seneca Root</i>
	<i>Shootingstar Species</i>
	<i>Smartweed (Green)</i>
	<i>Snakeroot</i>
	<i>Solomon's Seal (Star-flowered)</i>
	<i>Strawberry Blite</i>
	<i>Sweet Cicely</i>
	<i>Tigerlily</i>
	<i>Toadflax (Common)</i>
	<i>Trefoil (Bird's Foot)</i>
	<i>Twining Honeysuckle</i>
	<i>Vetch (Milk)</i>
	<i>Vetch (Wild)</i>
	<i>Vetch Species</i>
	<i>Wild Cucumber</i>
	<i>Western Wood Lily</i>
	<i>Wild Licorice</i>
	<i>Wild Lily-of-the-valley</i>
	<i>Wild Sarsaparilla</i>
	<i>Willow Herb (Northern)</i>
	<i>Yarrow (Common)</i>
	<i>Yarrow (Many-flowered)</i>
	<i>Yellow Evening-primrose</i>
○ Shrubs and Trees (Deciduous)	
6 Canopy	<i>Alder (Green)</i>
	<i>Apple Species</i>
	<i>Ash (Green)</i>
	<i>Birch (Paper)</i>
	<i>Birch (Weeping)</i>
	<i>Double Flowering Plum tree</i>
	<i>Elm (American)</i>
	<i>Elm (Siberian)</i>
	<i>Manitoba Maple</i>
	<i>Mayday</i>
	<i>Mountain Ash</i>
	<i>Poplar (Aspen)</i>
	<i>Poplar (Balsam)</i>
	<i>Poplar (Northwest)</i>
	<i>Schubert Chokecherry</i>
	<i>Willow (Laurel Leaf)</i>
7 Semi-Permanent Wetland	<i>Alder (River)</i>
	<i>Birch (Swamp)</i>
	<i>Dogwood (Red-Osier)</i>
	<i>Willow (Beaked)</i>
	<i>Poplar (Aspen)</i>

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	<i>Poplar (Balsam)</i>
	<i>Willow (Pacific)</i>
	<i>Willow (Pussy)</i>
	<i>Willow (Sandbar)</i>
	<i>Willow Species</i>
	<i>Willow (Wolf)/Silverberry</i>
	<i>Bracted Honeysuckle</i>
8 Dry Substrate	<i>Buckbrush</i>
	<i>Canada Buffaloberry</i>
	<i>Caragana (Common)</i>
	<i>Choke Cherry</i>
	<i>Cotoneaster Species</i>
	<i>Cranberry (Highbush)</i>
	<i>Cranberry (Lowbush)</i>
	<i>Currant (Northern Black)</i>
	<i>Currant (Red)</i>
	<i>Currant Species</i>
	<i>Dogwood (Red-Osier)</i>
	<i>Elderberry (Red)</i>
	<i>Gooseberry (Northern)</i>
	<i>Hazelnut (Beaked)</i>
	<i>Honeysuckle (Bracted)</i>
	<i>Honeysuckle (Tartarian)</i>
	<i>Honeysuckle (Twining)</i>
	<i>Honeysuckle Species</i>
	<i>Lilac (Common)</i>
	<i>Lilac (Late)</i>
	<i>Lilac Species</i>
	<i>Meadowsweet</i>
	<i>Nanking Cherry</i>
	<i>Pin Cherry</i>
	<i>Raspberry (Wild Red)</i>
	<i>Rose (Common Wild)</i>
	<i>Rose (Prairie)</i>
	<i>Rose (Prickly)</i>
	<i>Saskatoon</i>
	<i>Shrubby Cinquefoil</i>
	<i>Snowberry (Common)</i>
	<i>Willow Species</i>
	<i>Willow (Yellow)</i>
<input type="checkbox"/> Spermatophyta; Angiosperms (Aquatic)	
▪ Monocotyledons	
○ Grasses and Sedges	
9 Emergent	<i>Bulrush (Common Great)</i>
	<i>Bulrush (Small Fruited)</i>
	<i>Cattail (Common)</i>
	<i>Grass (Common Reed)</i>

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	<i>Grass (Reed Canary)</i>
	<i>Grass (Slough)</i>
	<i>Grass (Tall Manna)</i>
	<i>Narrowleaved Bur-reed</i>
	<i>Rush (Spike)</i>
	<i>Rush Species</i>
	<i>Sedge (Beaked)</i>
	<i>Sedge (Dewey's)</i>
	<i>Sedge (Water)</i>
	<i>Sedge Species</i>
10 Submergent	
▪ Dicotyledons	
○ Herbaceous Plants	
11 Emergent	<i>Arrowhead</i>
	<i>Cinquefoil (Marsh)</i>
	<i>Colt's-foot (Arrow-leaved)</i>
	<i>Colt's-foot (Palmate-leaved)</i>
	<i>Colt's-foot (Vine-leaved)</i>
	<i>Cress Species</i>
	<i>Fringed Loosestrife</i>
	<i>Heart-leaved Alexanders</i>
	<i>Hedge-Nettle (Marsh)</i>
	<i>Marsh-Marigold (Yellow)</i>
	<i>Marsh Ragwort</i>
	<i>Mint (Wild)</i>
	<i>Narrow-leaved Collomia</i>
	<i>Nodding Beggarticks</i>
	<i>Skullcap (Marsh)</i>
	<i>Small Bedstraw</i>
	<i>Water-Hemlock</i>
12 Submergent	<i>Hornwort</i>
	<i>Mare's Tail</i>
	<i>Pondweed (Flat-Stemmed)</i>
	<i>Pondweed (Richardson)</i>
	<i>Pondweed (Sago)</i>
	<i>Yellow Water-Crowfoot</i>
	<i>Waterweed (Canada)</i>
	<i>Watermilfoil (Northern)</i>
	<i>White Waterbuttercup</i>
13 Free Floating	<i>Common Bladderwort</i>
	<i>Duckweed (Lesser)</i>
	<i>Duckweed Species</i>
	<i>Duckweed (Star)</i>
14 Floating Leaved Plants	<i>Pondweed (Floating Leaf)</i>
	<i>Smartweed (Water)</i>
	<i>Yellow Water Lily</i>
<input type="checkbox"/> Spermatophyta; Gymnosperms	

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<input type="radio"/> Shrubs and Trees (Coniferous)	
15 Canopy	<i>Cedar (Columnar)</i>
	<i>Pine (Jack)</i>
	<i>Pine (Lodgepole)</i>
	<i>Spruce (Colorado Blue)</i>
	<i>Spruce (White)</i>
	<i>Tamarack</i>
16 Shrub	<i>Juniper (Ground)</i>
	<i>Juniper (Creeping)</i>
<input type="checkbox"/> Pteridophyta	
<input type="radio"/> Terrestrial (Ferns and Fern Allies)	
17 Field Horsetail	<i>Horsetail (Common)</i>
	<i>Horsetail (Meadow)</i>
	<i>Scouring-Rush Species</i>
18 Mosses	
<i>i) Ground</i>	<i>Moss (Big Red Stem)</i>
	<i>Moss (Purple Horn-Toothed)</i>
	<i>Moss (Sickle)</i>
	<i>Moss (Stair-Step)</i>
	<i>Moss Species</i>
<i>ii) Vegetation</i>	<i>Moss (Aspen)</i>
	<i>Moss (Blunt-Leaved Bristle)</i>
	<i>Moss (Dusty Fork)</i>
	<i>Moss (Whip Fork)</i>
	<i>Moss (Woodsy Leafy)</i>
	<i>Moss Species</i>
19 Ferns	<i>Fern Species</i>
	<i>Rattlesnake Fern</i>
<input type="radio"/> Aquatic (Ferns and Fern Allies)	
20 Horsetail	<i>Horsetail (Swamp)</i>
	<i>Rush (Dwarf Scouring)</i>
21 Mosses	<i>Moss Species</i>
<u>Animal Classification</u>	
<input type="checkbox"/> Vertebrates; Mammals	
Order Insectivora	
22 Wetlands	<i>Water Shrew</i>
23 Transitional	<i>Shrew (Arctic)</i>
	<i>Shrew (Masked)</i>
	<i>Shrew (Pygmy)</i>
Order Chiroptera	
24 Canopy	<i>Bat (Big Brown)</i>
	<i>Bat (Hoary)</i>
	<i>Bat (Little Brown)</i>
	<i>Bat (Silver-haired)</i>
Order Lagomorpha	
25 Transitional	<i>Snowshoe Hare</i>
	<i>White-tailed Jack Rabbit</i>

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Order Rodentia	
26 Wetlands	<i>Common Muskrat</i>
	<i>American Beaver</i>
27 Canopy	<i>Least Chipmunk</i>
	<i>Squirrel (Northern Flying)</i>
	<i>Squirrel (Red)</i>
28 Transitional	<i>Mouse (Deer)</i>
	<i>Mouse (House)</i>
	<i>Mouse (Meadow Jumping)</i>
	<i>Mouse (Western Jumping)</i>
	<i>Mouse Species</i>
29 Dry Substrate	<i>Ground Squirrel (Franklin's)</i>
	<i>Ground Squirrel (Richardson's)</i>
	<i>Ground Squirrel (Thirteen-lined)</i>
	<i>Northern Pocket Gopher</i>
	<i>Porcupine</i>
	<i>Vole (Southern Red-backed)</i>
	<i>Vole (Heather)</i>
	<i>Vole (Meadow)</i>
	<i>Woodchuck</i>
Order Carnivora	
30 Transitional	<i>Coyote</i>
	<i>Ermine</i>
	<i>Red Fox</i>
	<i>Skunk</i>
	<i>Weasel (Least)</i>
	<i>Weasel (Long-tailed)</i>
31 Dry Substrate	<i>Badger</i>
Order Artiodactyla	
32 Transitional	<i>Cattle (Domestic)</i>
	<i>Deer (Mule)</i>
	<i>Deer (White-tailed)</i>
	<i>Deer Species</i>
	<i>Horse (Domestic)</i>
	<i>Moose</i>
<input type="checkbox"/> Vertebrates; Aves (Birds)	
Order Falconiformes/Accipitriformes	
33 Canopy	<i>Hawk (Broad-winged)</i>
	<i>Hawk (Cooper's)</i>
	<i>Hawk (Northern Goshawk)</i>
	<i>Hawk (Red-tailed)</i>
	<i>Hawk (Sharp-shinned)</i>
	<i>Hawk Species</i>
	<i>Hawk (Swainson's)</i>
	<i>Kestrel (American)</i>
	<i>Merlin</i>
	<i>Northern Harrier</i>

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	<i>Osprey</i>
Order Galliformes	
34 Transitional	<i>Gray Partridge</i>
	<i>Grouse (Ruffed)</i>
	<i>Grouse (Sharp-tailed)</i>
Order Charadriiformes	
35 Wetland	<i>Black Tern</i>
	<i>Gull (California)</i>
	<i>Gull (Franklin's)</i>
	<i>Gull (Herring)</i>
	<i>Gull (Ring-billed)</i>
	<i>Gull Species</i>
	<i>Sandpiper Species</i>
	<i>Snipe (Common)</i>
36 Transitional	<i>Killdeer</i>
Order Pelecaniformes	
37 Wetland	<i>American White Pelican</i>
Order Columbiformes	
38 Canopy	<i>Dove (Morning)</i>
	<i>Dove (Rock)</i>
Order Coraciiformes	
39 Wetland	<i>Belted Kingfisher</i>
Order Ciconiiformes	
40 Wetland	<i>Great Blue Heron</i>
Order Cuculiformes	
41 Canopy	<i>Black-billed Cuckoo</i>
Order Strigiformes	
42 Canopy	<i>Owl (Great Horned)</i>
	<i>Owl (Long-eared)</i>
	<i>Owl (Northern Saw-whet)</i>
	<i>Owl (Short-eared)</i>
	<i>Owl (Snowy)</i>
	<i>Owl Species</i>
Order Caprimulgiformes	
43 Canopy	<i>Common Nighthawk</i>
Order Apodiformes	
44 Canopy	<i>Hummingbird Species</i>
	<i>Ruby-throated Hummingbird</i>
Order Piciformes	
45 Canopy	<i>Northern Flicker</i>
	<i>Sapsucker (Yellow-bellied)</i>
	<i>Woodpecker (Downy)</i>
	<i>Woodpecker (Hairy)</i>
	<i>Woodpecker (Pileated)</i>
	<i>Woodpecker Species</i>
Order Passeriformes	
46 Canopy	<i>American Redstart</i>

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	<i>Blackbird (Brewer's)</i>
	<i>Blue Jay</i>
	<i>Chickadee (Black-capped)</i>
	<i>Cowbird (Brown-headed)</i>
	<i>Crow (American)</i>
	<i>Flycatcher (Alder)</i>
	<i>Flycatcher (Least)</i>
	<i>Flycatcher (Olive-sided)</i>
	<i>Goldfinch (American)</i>
	<i>Grosbeak (Evening)</i>
	<i>Grosbeak (Pine)</i>
	<i>Junco (Dark-eyed)</i>
	<i>Kingbird (Eastern)</i>
	<i>Kinglet (Ruby-crowned)</i>
	<i>Lark (Horned)</i>
	<i>Loggerhead Shrike</i>
	<i>Magpie (Black-billed)</i>
	<i>Bluebird (Mountain)</i>
	<i>Baltimore Oriole</i>
	<i>Nuthatch (Red-breasted)</i>
	<i>Nuthatch (White-breasted)</i>
	<i>Phoebe (Eastern)</i>
	<i>Pine Siskin</i>
	<i>Purple Finch</i>
	<i>Purple Martin</i>
	<i>Raven (Common)</i>
	<i>Redpoll (Common)</i>
	<i>Sparrow (Chipping)</i>
	<i>Sparrow (Clay-coloured)</i>
	<i>Sparrow (House)</i>
	<i>Sparrow (Le Conte's)</i>
	<i>Sparrow (Lincoln's)</i>
	<i>Sparrow (Savannah)</i>
	<i>Sparrow (Song)</i>
	<i>Sparrow (Vesper)</i>
	<i>Sparrow (White-throated)</i>
	<i>Sparrow Species</i>
	<i>Starling (European)</i>
	<i>Swallow (Bank)</i>
	<i>Swallow (Barn)</i>
	<i>Swallow (Cliff)</i>
	<i>Swallow (Tree)</i>
	<i>Vireo (Philadelphia)</i>
	<i>Vireo (Red-eyed)</i>
	<i>Vireo (Solitary)</i>
	<i>Warbler (Tennessee)</i>
	<i>Warbler (Yellow)</i>

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	<i>Warbler (Yellow-rumped)</i>
	<i>Waxwing (Cedar)</i>
	<i>Waxwing Species</i>
	<i>Wood Peewee (Western)</i>
47 Wetland	<i>Blackbird (Red Winged)</i>
	<i>Blackbird (Yellow-headed)</i>
	<i>Wren (Marsh)</i>
48 Transitional	<i>American Robin</i>
	<i>Wren (House)</i>
Order Gruiformes	
49 Wetland	<i>Coot (American)</i>
	<i>Sora</i>
Order Anseriformes	
50 Wetland	<i>Bluewinged Teal</i>
	<i>Canada Goose</i>
	<i>Duck Species</i>
	<i>Gadwall</i>
	<i>Mallard</i>
	<i>Northern Shoveler</i>
	<i>Ruddy Duck</i>
<input type="checkbox"/> Vertebrates; Amphibia	
51 Wetland	<i>Frog (Leopard)</i>
	<i>Frog (Striped Chorus)</i>
	<i>Frog (Wood)</i>
	<i>Salamander (Tiger)</i>
	<i>Tadpoles</i>
	<i>Toad (Canadian)</i>
	<i>Toad (Western)</i>
<input type="checkbox"/> Vertebrates; Reptilia	
52 Dry Substrate	<i>Garter Snake (Plains)</i>
	<i>Garter Snake (Red-sided)</i>
<input type="checkbox"/> Invertebrates; Insecta (Aquatic)	
Order Diptera	
53 Wetland	<i>Blood Worms</i>
	<i>Chaoborus Larvae</i>
	<i>Chironomid Larvae</i>
	<i>Crane Fly Larvae</i>
	<i>Dixid Midges</i>
	<i>Fly Larvae</i>
	<i>Mochlonyx</i>
	<i>Mosquito Larvae</i>
	<i>Rat-tailed Maggots</i>
Order Trichoptera	
54 Wetland	<i>Caddisflies</i>
Order Ephemeroptera	
55 Wetland	<i>Mayfly Larvae</i>
Order Odonata	

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56 Wetland	<i>Damselfly Nymphs</i>
	<i>Dragonfly Nymphs</i>
Order Coleoptera	
57 Wetland	<i>Beetle Adults</i>
	<i>Beetle Larvae</i>
	<i>Diving Beetle</i>
	<i>Dytiscid Larvae</i>
	<i>Smart Weed Beetle</i>
	<i>Whirligig Beetle</i>
Order Hemiptera	
58 Wetland	<i>Notonectids</i>
	<i>Water Boatmen</i>
	<i>Water Striders</i>
<input type="checkbox"/> Invertebrates; Insecta (Terrestrial)	
Order Diptera	
59 Transitional	<i>Aphid Predatory Midge</i>
	<i>Blowfly (Black)</i>
	<i>Blowfly (Bluebottle)</i>
	<i>Blowfly (Greenbottle)</i>
	<i>Chaoborus (Adult)</i>
	<i>Chironomids (Adult)</i>
	<i>Dixid Midges</i>
	<i>Fly (Black)</i>
	<i>Fly (Blow)</i>
	<i>Fly (Crane)</i>
	<i>Fly (Deer)</i>
	<i>Fly (Flesh)</i>
	<i>Fly (Flower)</i>
	<i>Fly (Horse)</i>
	<i>Fly (House)</i>
	<i>Fly (Hover)</i>
	<i>Fly (Robber)</i>
	<i>Fly (Tachinid)</i>
	<i>Fly Larvae (Grubs)</i>
	<i>Fly Species</i>
	<i>Gnat Species</i>
	<i>Mosquitoes</i>
	<i>No-see-ums</i>
	<i>Spruce Bud Midge</i>
	<i>Spruce Cone Maggot</i>
Order Hymenoptera	
60 Transitional	<i>Ambermarked Bird Leafminer</i>
	<i>Ant Species</i>
	<i>Bees</i>
	<i>Ichneumonid</i>
	<i>Late Birch Leaf-edge</i>
	<i>Leafminer (Birch)</i>

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	<i>Leafminer (Elm)</i>
	<i>Leafminer (European Alder)</i>
	<i>Micro-hymenopteran</i>
	<i>Sawfly (Blue Spruce)</i>
	<i>Sawfly (Dogwood)</i>
	<i>Sawfly (Elm)</i>
	<i>Sawfly (Fir)</i>
	<i>Sawfly (Greenheaded)</i>
	<i>Sawfly (Larch)</i>
	<i>Sawfly (Leaf Folding)</i>
	<i>Sawfly (Smaller Willowshoot)</i>
	<i>Sawfly (Willow Redgall)</i>
	<i>Sawfly (Willow)</i>
	<i>Sawfly (Yellowheaded Spruce)</i>
	<i>Sawfly (Pear)</i>
	<i>Wasp (Black)</i>
	<i>Wasp (Common)</i>
	<i>Wasp (Gall)</i>
	<i>Wasp (Ichneumonid)</i>
	<i>Wasp (Parasitic)</i>
Order Trichoptera	
61 Transitional	<i>Caddisflies</i>
Order Lepidoptera	
62 Transitional	<i>Aspen Leafroller</i>
	<i>Birch Casebearer</i>
	<i>Borer (Ash)</i>
	<i>Borer (Boxelder Twig)</i>
	<i>Borer (Dogwood)</i>
	<i>Bruce Spanworm</i>
	<i>Budworm (Black-headed)</i>
	<i>Budworm (Spruce)</i>
	<i>Budworm (Two-year-cycle)</i>
	<i>Budworm (Western Spruce)</i>
	<i>Butterfly (Atlantis Fritillaries)</i>
	<i>Butterfly (Blue)</i>
	<i>Butterfly (Cabbage)</i>
	<i>Butterfly (Canadian Tiger Swallowtail)</i>
	<i>Butterfly (Common Alpine)</i>
	<i>Butterfly (Common Wood Nymph)</i>
	<i>Butterfly (Green Comma)</i>
	<i>Butterfly (Mourningcloak)</i>
	<i>Butterfly (Northern Pearl Crescent)</i>
	<i>Butterfly (Gossamer-wing)</i>
	<i>Butterfly (Painted Lady)</i>
	<i>Butterfly (Queen Alexandra's Sulphur)</i>
	<i>Butterfly (Red Admiral)</i>
	<i>Butterfly (Ringlet)</i>

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	<i>Butterfly (Swallowtail Species)</i>
	<i>Butterfly (Typical Coppers)</i>
	<i>Butterfly (Western White)</i>
	<i>Butterfly (White Admiral)</i>
	<i>Butterfly (Yellow Sulfur)</i>
	<i>Butterfly Species</i>
	<i>Cankerworm (Fall)</i>
	<i>Cankerworm (Spring)</i>
	<i>Carpenter Worm</i>
	<i>Caterpillar (Eastern Tent)</i>
	<i>Caterpillar (Forest Tent)</i>
	<i>Caterpillar (Prairie Tent)</i>
	<i>Caterpillar (Tent)</i>
	<i>Caterpillar (Ugly-nest)</i>
	<i>Caterpillar (Walnut)</i>
	<i>Caterpillar (Western Tent)</i>
	<i>Caterpillar (Wooly Bear)</i>
	<i>Caterpillar (Yellownecked)</i>
	<i>Caterpillar Species</i>
	<i>Coneworm (Fir)</i>
	<i>Coneworm (Spruce)</i>
	<i>Fall Webworm</i>
	<i>Fir-needle Inchworm</i>
	<i>Glassy Cutworm</i>
	<i>Greenstriped Mapleworm</i>
	<i>Larch Casebearer</i>
	<i>Leaf Roller</i>
	<i>Leafminer (Aspen)</i>
	<i>Leafminer (Poplar)</i>
	<i>Leafminer (Willow)</i>
	<i>Leafroller (Early Aspen)</i>
	<i>Linden Looper</i>
	<i>Moth (Cottonwood Hawk)</i>
	<i>Moth (European Pine Shoot)</i>
	<i>Moth (Hickory Tussock)</i>
	<i>Moth (Large Aspen Tortrix)</i>
	<i>Moth (Rusty Tussock)</i>
	<i>Moth (Spotted Tussock)</i>
	<i>Moth (Whitemarked Tussock)</i>
	<i>Moth Species</i>
	<i>Pitch Nodule Maker</i>
	<i>Specked Green Fruitworm</i>
	<i>Spruce Needleminer</i>
	<i>Spruce Seedworm</i>
Order Homoptera	
63 Transitional	<i>Aphid (Honeysuckle)</i>
	<i>Aphid (White Pine)</i>

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	<i>Aphid (Woolly Elm)</i>
	<i>Aphids</i>
	<i>Cooley Spruce Gall Adelgid</i>
	<i>Galls</i>
	<i>Grasshoppers</i>
	<i>Plant Hopper</i>
	<i>Poplar Leaf Petiole</i>
	<i>Scale (European Elm)</i>
	<i>Scale (Pine Needle)</i>
	<i>Scale (Spruce Bud)</i>
	<i>Spittle Bugs</i>
Order Odonata	
64 Transitional	<i>Damselfly</i>
	<i>Darner Dragonfly</i>
	<i>Dragonfly (Black)</i>
	<i>Dragonfly (Green)</i>
	<i>Dragonfly (Large Blue)</i>
	<i>Dragonfly (Red)</i>
	<i>Dragonfly (Yellow)</i>
	<i>Dragonfly Species</i>
	<i>Narrow-winged Damselfly</i>
Order Ephemeroptera	
65 Transitional	<i>Mayfly</i>
Order Coleoptera	
66 Transitional	<i>Beetle (Allegheny Spruce)</i>
	<i>Beetle (American Aspen)</i>
	<i>Beetle (Ash Bark)</i>
	<i>Beetle (Aspen Leaf)</i>
	<i>Beetle (Checkered)</i>
	<i>Beetle (Common Ground)</i>
	<i>Beetle (Cottonwood Leaf)</i>
	<i>Beetle (Cottonwood Leafmining)</i>
	<i>Beetle (Dytisid)</i>
	<i>Beetle (European Elm Bark)</i>
	<i>Beetle (Flat Bark)</i>
	<i>Beetle (Flea)</i>
	<i>Beetle (Gray Willow Leaf)</i>
	<i>Beetle (Ladybird Larva)</i>
	<i>Beetle (Ladybird)</i>
	<i>Beetle (Mountain Pine)</i>
	<i>Beetle (Native Elm Bark)</i>
	<i>Beetle (Nuttall Blister)</i>
	<i>Beetle (Red Turpentine)</i>
	<i>Beetle (Spruce)</i>
	<i>Beetle (Western Ash Bark)</i>
	<i>Beetle (Willow Leaf)</i>
	<i>Beetle (Willow/Poplar Leaf)</i>

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	<i>Beetle Adults</i>
	<i>Beetles (Leaf)</i>
	<i>Borer (Bronze Birch)</i>
	<i>Borer (Poplar)</i>
	<i>Borer (Poplar/Willow)</i>
	<i>Pine Engraver</i>
	<i>Rose Curculio</i>
	<i>Weevil (Strawberry Root)</i>
	<i>Weevil (Warren Rootcollar)</i>
	<i>Weevil (White Pine)</i>
	<i>Weevil Species</i>
Order Hemiptera	
67 Wetland	<i>Notonectids</i>
	<i>Water Boatmen</i>
68 Transitional	<i>Plant Bug</i>
	<i>Assassin Bug</i>
	<i>Stink Bug</i>
	<i>Damsel Bug</i>
Order Neuroptera	
69 Transitional	<i>Green Lacewing</i>
Order Thysanoptera	
70 Transitional	<i>Thrips</i>
<input type="checkbox"/> Invertebrates; Arachnida	
Order Acari	
71 Wetland	<i>Water Mites</i>
72 Terrestrial	<i>Ash Flower Gall Mite</i>
	<i>Leaf Gall Of Aspen</i>
	<i>Pocket Galls</i>
	<i>Poplar Bud Gall Mite</i>
	<i>Spider Mite Predator</i>
	<i>Spruce Spider Mite</i>
	<i>Two Spotted Spider Mite</i>
Order Araneae	
73 Terrestrial	<i>Jumping Spider</i>
	<i>Spider Species</i>
Order Opiliones	
74 Terrestrial	<i>Harvestmen</i>
<input type="checkbox"/> Invertebrates; Mollusca	
75 Wetland	<i>Slug Species</i>
	<i>Snails</i>
<input type="checkbox"/> Invertebrates; Crustacea	
Order Copepoda	
76 Wetland	<i>Calanoids (Common)</i>
	<i>Copepods (Common)</i>
Order Anostraca	
77 Wetland	<i>Fairy Shrimp</i>
Order Amphipoda	

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78 Wetland	<i>Gammarus</i>
Other	
79 Wetland	<i>Daphnia</i>
	<i>Ostracods</i>
<input type="checkbox"/> Invertebrates; Annelids	
80 Wetland	<i>Leeches</i>
<input type="checkbox"/> Invertebrates; Cnidaria	
Order Hydrozoa	
81 Wetland	<i>Hydras</i>
<input type="checkbox"/> Invertebrates; Platyhelminths	
82 Wetland	<i>Mesostoma</i>
	<i>Planarian Species</i>
	<i>Turbellarians</i>
<input type="checkbox"/> Invertebrates; Aschelminths	
83 Wetland	<i>Nematodes</i>
<input type="checkbox"/> Invertebrates; Chilopoda	
Order Scutigermorpha	
84 Soil	<i>Centipedes</i>
Fungi Classification	
<input type="checkbox"/> Ascomycetes	
85 Vegetation Groups	
a) <i>Apiosporina</i>	<i>Black Knot</i>
	<i>Witches Broom</i>
b) <i>Melampsora</i>	<i>Balsam Leaf Rust</i>
c) <i>Venturia</i>	<i>Poplar Leaf and Twig Blight</i>
d) <i>Ciborinia</i>	<i>Leaf Spot (Aspen)</i>
e) <i>Linospora</i>	<i>Leaf Spot (Balsam)</i>
f) <i>Uncinula</i>	<i>Powdery Mildew</i>
g) <i>Rhytisma</i>	<i>Tar Spot of Willow</i>
h) <i>Diplodia</i>	<i>Diplodia Gall of Poplar</i>
i) <i>Hypoxyton</i>	<i>Hypoxyton Canker of Aspen</i>
j) <i>Cytospora</i>	<i>Canker Associated on Aspen</i>
k) <i>Nectria</i>	<i>Canker Associated on Aspen</i>
<input type="checkbox"/> Basidiomycetes	
86 Ground Groups	
a) <i>Armillaria</i>	<i>Root Rot</i>
b) <i>Morchella</i>	<i>Common Morel</i>
c) <i>Amanita</i>	<i>Fly Agaric</i>
d) <i>Coprinus</i>	<i>Glistening Inkcap Mushroom</i>
	<i>Shaggy Mane</i>
e) <i>Calvatia</i>	<i>Giant Puff Balls</i>
f) <i>Lycoperdon</i>	<i>Puff Ball</i>
g) <i>Other</i>	<i>Mushroom Species</i>
87 Vegetation Groups	
a) <i>Phellinus</i>	<i>False Tinder Conk</i>
b) <i>Peniophora</i>	<i>Decay of Aspen</i>
c) <i>Ganoderma</i>	<i>Artists Fungus</i>

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	<i>Bracket Fungus</i>
d) <i>Lecanora</i>	<i>Rim Fungus</i>
e) <i>Other</i>	<i>Fungi Species</i>
<u>Lichens and Algae Classification</u>	
<input type="checkbox"/> Lichens	
88 Crust	
a) <i>Icmadophila</i>	<i>Spraypaint Fairy Puke Lichen</i>
b) <i>Arthonia</i>	<i>Aspen Comma Lichen</i>
c) <i>Caloplaca</i>	<i>Crusted Orange Lichen</i>
d) <i>Buellia</i>	<i>Button Lichen</i>
e) <i>Biatora</i>	<i>Dot Lichen</i>
89 Scale	
90 Leaf	
a) <i>Candelaria</i>	<i>Candleflame Lichen</i>
b) <i>Parmelia</i>	<i>Waxpaper Lichen</i>
c) <i>Flavopunctelia</i>	<i>Green Speckleback Lichen</i>
d) <i>Xanthoria</i>	<i>Powdered Orange Lichen</i>
e) <i>Physcia</i>	<i>Hooded Lichen</i>
f) <i>Peltigera</i>	<i>Dog Lichen</i>
g) <i>Phaeophyscia</i>	<i>Wreath Lichen</i>
91 Club	
a) <i>Cladonia</i>	<i>False Pixie-cup Lichen</i>
	<i>Sulphur Cup Lichen</i>
92 Shrub	
a) <i>Ramalina</i>	<i>Dusty Gristle Lichen</i>
93 Hair	
a) <i>Usnea</i>	<i>Old Man's Beard Species</i>
	<i>Sugary Beard Lichen</i>
b) <i>Bryoria</i>	<i>Simple Horsehair Lichen</i>
<input type="checkbox"/> Algae	
94 Terrestrial	<i>Algae Species</i>
95 Aquatic	<i>Algae Species</i>

*Note Re: Species List: The majority of natural habitat zones in this profile were not visited on-site for inventory purposes. As a result, the species list is a generalized compilation of the biodiversity of an area based on information collected in the development of previous ecological profiles. The species information has been applied to the comparable habitat zone based on analyses of each zone and its associated Habitat Zone Category A-E (Page 84). More detailed on-site information can be gathered and assessed if required as the Neighborhood Area Structure Plan (NASP) progresses.

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Digitally manipulated photograph of a local butterfly. Butterflies are commonly found throughout Red Deer and are an important source of biodiversity.

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8. Ecological Profile Guidelines

The following *Profile Guidelines* should be carefully considered and used where pertinent throughout different stages of a development. They apply to both public and private land developers and are to be used for this and future ecological profile areas. The guidelines will help to ensure the long-term sustainability and community enjoyment of the natural areas preserved within a development.

Section 1 – General: Applies to all zones

- The developer and associated contractors are encouraged to carry out site visits to become familiar with all natural habitat zones prior to any actual physical development. This is to ensure that any unique or valuable ecological features that they deem important for preservation are included in the final development plan; these features would be in addition to the preservation recommendations in the ecological profile. The developer may recognize extra value-added opportunities with increased habitat preservation
- The developer is encouraged to inform residents in established neighborhoods nearby a future development that their activities may prevent the preservation of all onsite natural habitat areas; residents should be surveyed to find out if the preservation of these additional natural areas is important for their own and surrounding neighborhoods
- The developer should investigate additional methods to preserve natural habitat. Some of these include private landowner conservation agreements/easements (EPEA 1992), applying the concept of conservation concessions (leasing of conservation resources and/or lands) (Hardner and Rice 2002), swapping of land of less ecological value for land of more ecological value, and donations of ecologically important habitat, amongst others. These methods would apply if there is a greater number of unique natural features worth preserving in addition to the normal requirements for municipal and environmental reserve
- Timely construction site meetings must be carried out before and throughout development phases to lessen impacts in and around natural areas
- An adequate sized construction area around any preservation zone must be marked or temporarily fenced to prevent incursion by equipment, fill and other unwanted material
- In some cases there are isolated yet very unique ecological features. An example would be an adjoining stand of valuable seed-source spruce trees, growing on and around the designated line between development and preservation. In these cases, the developer is encouraged to take a pro-active stance on preservation and make an attempt to ensure such sites are either incorporated into the preservation zone or are protected within the development area itself
- Soil moved into an area should come from a source free of prohibited noxious and noxious weeds
- The developer should enforce garbage and construction material pickup by builders for the entire length of the development
- Once development is completed, private property owners should be informed to avoid encroachment into municipal and environmental reserve areas; in some cases, fences may be required to prevent encroachment
- All preserved natural areas should eventually fall under an Adopt-a-Park program and potentially associated neighborhood Habitat Stewardship Program to ensure their long-term sustainability. This would provide education for residents and encourage them to take ownership of the area. Individuals and groups can monitor and survey wildlife activities, utilize trails, encourage garbage pickup and monitor detrimental activities including off trail biking and building of forts

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Section 2 – Tree Zones: Applies to tree zones including shelter belts, small and large tree stands

- Clearing of land in treed areas should be timed to cause the least impact on nesting birds, aquatic organisms and other living creatures; fall and winter prior to spring breakup are preferable
- The developer should adopt architectural landscape standards that promote the selection of native plant material rather than non-native material; this will help to reduce the spread of invasive pest species associated with non-native shrubs and trees
- Tree material brought into a development for planting must come from sources clean of insect pathogens and pests; this will help prevent contamination of private and publicly owned trees and the need for controls using pesticides
- The developer should promote the use of Integrated Pest Management (IPM) strategies by landscape contractors
- Hazardous trees should be removed from preserved areas on the advice of the City Urban Forester
- A percentage of habitat trees removed from an area must be chipped or used for firewood; the remainder may be disposed of in some other manner

Section 3 – Wetland Zones: Applies to wetland zones

- Clearing of land in wetland areas should be timed to cause the least impact on nesting birds, aquatic organisms and other living creatures; fall and winter prior to spring breakup are preferable
- Site specific soil (e.g. wetland substrate) should be stockpiled and reused in a similar location onsite
- Drainage into and out of a wetland designated for preservation should be engineered effectively to prevent damage to surrounding vegetation.

Section 4 – Seasonal Stream Zones: Applies to seasonal stream zones including non-habitat and habitat streams

- Seasonal streams should be considered for use in the storm water drainage and cleansing process where feasible
- Additional vegetation growth should be promoted (e.g. enhanced plantings; naturalization) to facilitate water cleansing capabilities

Section 5 – Other Guidelines and Information

- The following is a list of additional information for enhancing residential and other developments when considering the integration and long-term sustainability of ecological and development features. The developer should:
 - Be aware of innovative environmental, economic, development and recreational initiatives and objectives of the Federation of Canadian Municipalities (FCM), the National Round Table on the Environment and Economy (NRTEE), the Alberta Recreation and Parks Association (ARPA), the Alberta Urban Municipalities Association (AUMA) and of innovative initiatives in municipalities and communities
 - Investigate the use of alternative, low reflection light sources
 - Investigate the installation of solar panel and other alternative energy sources
 - Investigate the use of environmentally friendly building and infrastructure products

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- Plan around the demographics; as the population ages, there is a greater desire for more passive and nature based activities such as walking and bird watching close to ones own community; this requires increased conservation efforts nearby
- Encourage occupants to plant native vegetation and naturalize areas of their property where possible
- Provide the above information to builders, contractors and landscapers

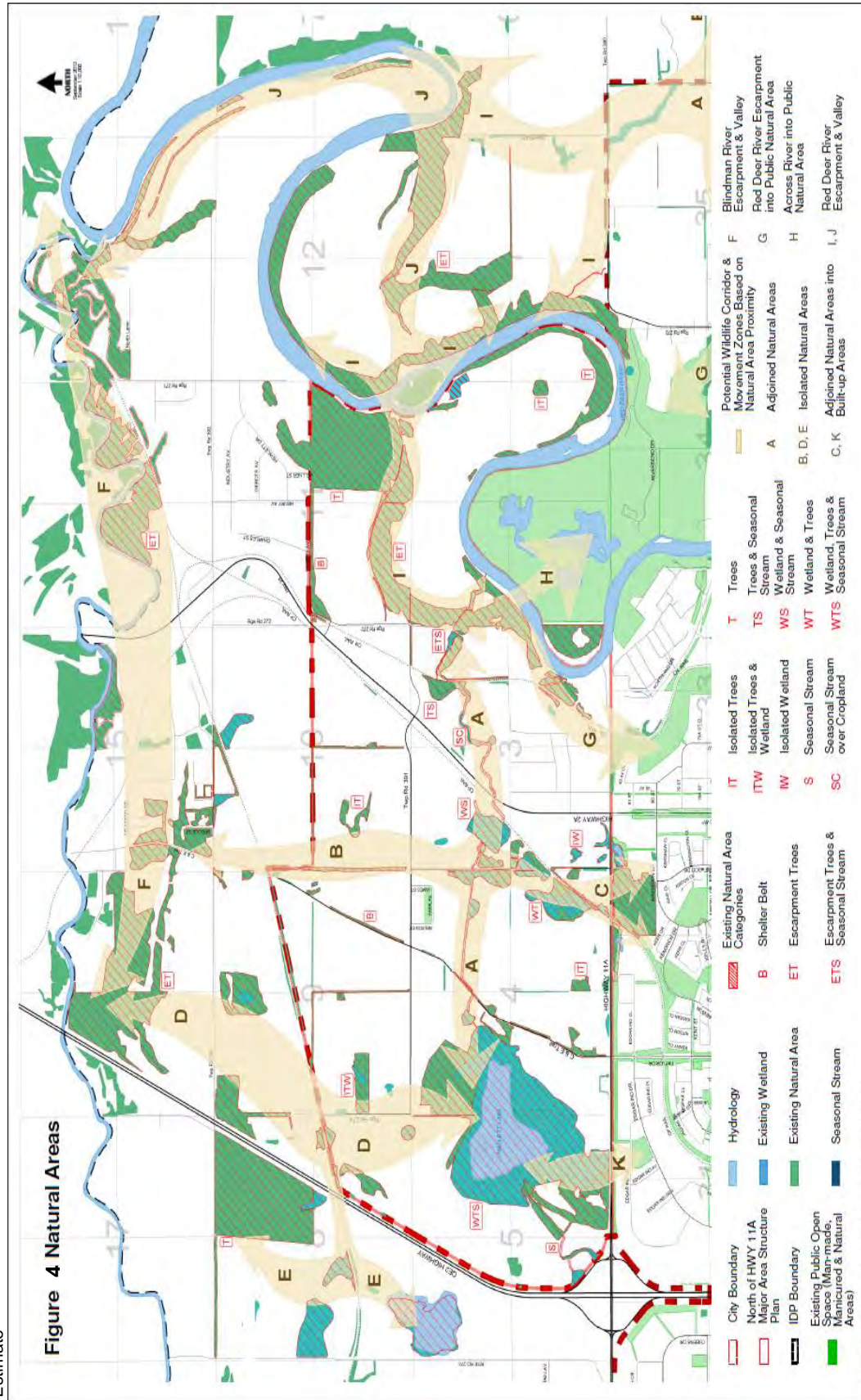


Hazlett Lake Area providing ecosystem goods and services.

City of Red Deer Ecological Profile
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PROFILE #4: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #5: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #6: (NW ¼ SEC 4, TWP 39, RNG 27, W4M);
PROFILE #7: (NE ¼ SEC 4, TWP 39, RNG 27, W4M); 8 REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #8 & #9)

9. Natural Areas in Figure 4.0 in the Draft Discussion Paper of the North of Highway 11A Major Area Structure Plan (2014*)
Figure illustrates existing natural areas and movement zones based on natural area proximity.

*Estimate



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10. Acknowledgements

For the purpose of this ecological profile, the following City of Red Deer staff positions are noted for their much appreciated contributions*. Staff is derived from the Parks Planning and Technical Services (PPTS), Information Technology Services/Geographic Information Systems (ITS/GIS) sections, and the Planning Department**. Apologies are extended to any staff inadvertently missed. In addition, some information related to wildlife locations is kindly submitted by non-city sources:

- Ecological Services Technician(s) – Review of profile map sites; generalized inventory review; assimilation of wildlife information
- Parks Ecological and Planning Specialist – Field confirmation of wildlife tracks
- PPTS Supervisor – Department support and report review
- PPTS Parks Planning Coordinator – Report review
- ITS/GIS Staff – GIS map development; data compilation; department support
- Ecological Services Coordinator – Report compilation; photographs; technical data; facilitation of staff functions
- Red Deer River Naturalists Member – Wildlife locations (personal contribution)

*Note: Some information gathering components of the profile, such as the gathering of wildlife data, have extended over many years with valuable input from a number of past City of Red Deer employees. Their input is equally appreciated.

**Note: Planning Department input is related to development of the map of *Natural Areas* in the *North of Hwy 11A Major Area Structure Plan* on Pg. 108.
Additional Note: Landowners around Hazlett Lake should be recognized for their stewardship efforts over the years in ensuring that a significant natural area like this can now be enjoyed by many people as the city develops.

11. References

The following is a short list of earlier and more recent references that form a basis of support for the established methodology of the ecological profile and that describe more fully the intent and context of the profile. The profile has continually evolved in form and content to the present. The references listed below (except highlighted material) are included in the 'Policy and Documents' section of the 'Preservation Conditions and Options Reference Table' (Page 27):

- City of Red Deer Canadian Biodiversity Strategy (1994)
- City of Red Deer and District Ecospace (Natural Habitat) Evaluation Process (1996)
- City of Red Deer Growth Study (2004)
- City of Red Deer Discussion Paper on Environmental Initiatives (2004)
- City of Red Deer Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas (2005/6)
- City of Red Deer Municipal Development Plan (2008)
- City of Red Deer Environmental Master Plan (2011)
- Draft Discussion Paper of the North of Highway 11A Major Area Structure Plan (2013)
- Hazlett Lake Management Plan Recommendations (February 7, 2017)
- City of Red Deer North of Highway 11A MASP (2017) Amended
- Hazlett Lake Draft NASP (2017) for South and West of Lake Area
- Alberta Wetland Policy Implementation (2017)

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12. Appendix 5 – Table of Profile Habitat Zone Statistics (Ha)

The following table contains the approximate area (Ha) of each habitat zone.

Profile Map Grid Number	*Habitat Site Number	**Habitat Zone Number	Tree (TE) Zone Area (Ha)	Wetland (WE) Zone Area (Ha)	Stream (SE) Zone Area (Ha)	Wetland Mitigation (Restoration) Potential (WC) Zone Area (Ha)	Total Area/ Grid
D03-SE	D03-15TE	1	0.30				
	D03-16TE	5	2.61				
	D03-18TE	7	0.08				
	D03-10TE	10	0.55				
	D03-8TE	3	0.59				
	D03-17TE	6	0.08				4.21
	D03-12WE	4		0.10			
E03-SW	D03-14WE	11		0.33			0.43
	E03-10TE	19	0.27				
	E03-13TE	18	0.06				
	E03-11TE	30	3.93				4.26
	E03-15WE	20		0.25			
	E03-WE	664		0.36			
D04-NW & SW	E03-11WE	29		0.58			1.19
	D04-2SE	85			0.01		
	D04-1SE	83			0.19		0.20
	D04-8TE	82	0.04				
	D04-9TE	84	0.44				
	D04-7TE	81	1.04				1.52
	D04-3WE	86		0.68			
D04-NE	D04-4WE	87		0.34			1.02
	D04-1TE	90	1.57				1.57
	D04-2TE	92	0.71				
	D04-3TE	93	9.73				
	D04-4TE	101	0.68				
	D04-5TE	100	1.80				12.92
	D04-6WE	99		4.58			
D04-SE	D04-2WE	91		50.50			55.08
	D04-1WC	98				5.12	5.12
	E04-1SE	109			0.01		
	E04-1SE	111			0.02		0.03
	E04-1TE	107	17.27				
	E04-4TE	115	1.33				
	E04-7TE	120	0.42				19.02
E04-NW	E04-2WE	110		0.68			
	E04-1WE	114		28.67			29.35
	E04-4WC	112				1.95	1.95
	E04-23TE	130	0.53				
	E04-24TE	131	0.28				
	E04-18TE	134	1.59				
	E04-19TE	138	0.22				2.62
E04-SW	E04-WE	665		0.30			0.30
Total Area			46.12	87.37	0.23	7.07	140.79

*Note: The map site number is replaced by the zone number in the profile; the site number is used here as a reference to the actual mapped site number in the GIS

**Note: Only zones that contain and describe natural features, offer potential for preservation and that are associated with a *natural feature type/class* are listed

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13. Appendix 6 – Ecological Profile Wetland and Mitigation Features and likely Comparable Designation and/or Interpretation in the New Wetlands Policy

Profile Map Grid Number	Habitat Site Number	Habitat Zone Number	Ecological Profile Wetland and Mitigation Feature Description ⁺	*Likely Comparable New Alberta Wetland Policy Designation and/or Interpretation
D03-SE	D03-12WE	Zone 4	Wetland Class III** (Seasonal Ponds and Lakes)	Marsh or swamp
	D03-14WE	Zone 11	Wetland Class III (Seasonal Ponds and Lakes)	Marsh or swamp
E03-SW	E03-15WE	Zone 20	Wetland Class II (Temporary Wetlands)	Marsh
	E03-WE	Zone 664	Wetland Class II (Temporary Wetlands)	Marsh
	E03-11WE	Zone 29	Wetland Class III (Seasonal Ponds and Lakes)	Marsh
D04-NW & SW	D04-3WE	Zone 86	Wetland Class II (Temporary Wetlands)	Marsh
	D04-4WE	Zone 87	Wetland Class II (Temporary Wetlands)	Marsh
D04-SE	D04-6WE	Zone 99	Wetland Class II (Temporary Wetlands)	Marsh
	D04-2WE	Zone 91	Wetland Class V (Permanent Ponds and Lakes)	Shallow open water wetland
	D04-1WC	Zone 98	Wetland Mitigation Potential: Type (Compensate for Impacts) ▪ Restoration Potential	Habitat zone number to remain classified as a potential wetland restoration area
E04-NW	E04-2WE	Zone 110	Wetland Class II (Temporary Wetlands)	Marsh
	E04-1WE	Zone 114	Wetland Class V (Permanent Ponds and Lakes)	Shallow open water wetland
	E04-4WC	Zone 112	Wetland Mitigation Potential: Type (Compensate for Impacts) ▪ Restoration Potential	Habitat zone number to remain classified as a potential wetland restoration area
E04-SW	E04-WE	Zone 665	Wetland Class III (Seasonal Ponds and Lakes)	Marsh

⁺Note: Wetland descriptions and classifications in this chart are based on approximations derived in the context of the larger annexation profile wetland assessment. They do not represent detailed field assessment of these wetlands for either final classification and/or mitigation purposes, however the classifications that have been assigned are believed to be reasonably accurate based on information currently available.

*Note: Information noted below is a loose interpretation of how the new wetland policy may compare different wetland classes as they have been used as a basis of assessment in the Wetland Restoration/Compensation Guide; the comparable information may be subject to different interpretations of the new wetland policy at this time.

**Note: As of summer 2014 the Wetland Restoration/Compensation Guide under which the current ecological profile wetland classification system sits e.g. Wetland Class III, will be phased out and replaced with the new Alberta Wetland Policy (2013) tools and systems for classifying wetlands. In most cases this will be a straight forward change in description as noted in the table. As a more detailed descriptor of wetland variety however, the current classification of wetlands into classes will still be utilized to retain technical cohesion with the established biodiversity index used in the ecological profiles. As additional modifications to the classification system arise the ecological profile will assimilate the changes.

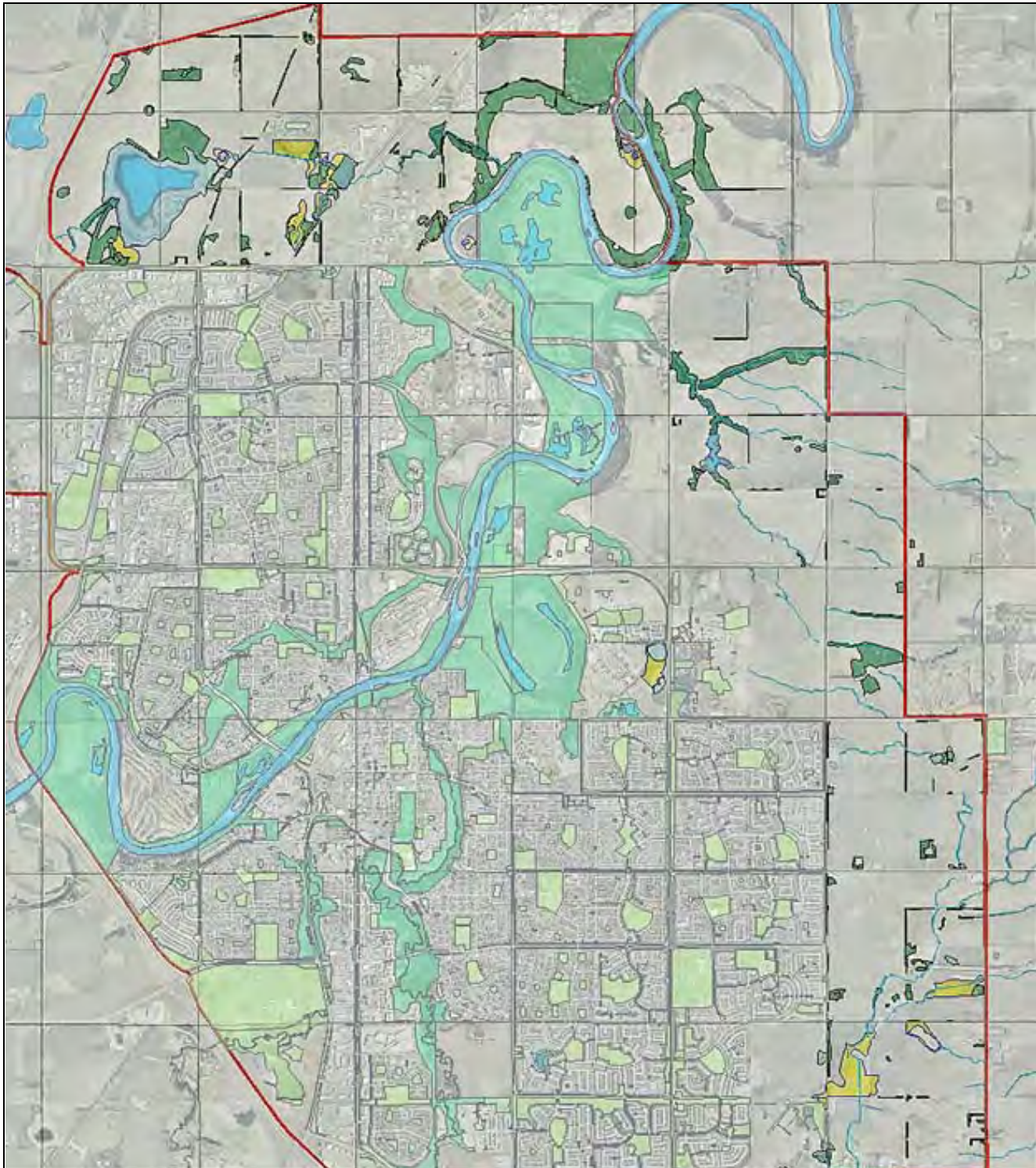
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14. Appendix 7 – Map of Potential Wetland Mitigation Sites in the North and East Annexation Areas of the City

The following three figures illustrate potential wetland mitigation sites (yellow zones) throughout the north and east annexation areas now incorporated in the City of Red Deer. The type of potential mitigation that could be applied to these areas includes wetland restoration and/or wetland enhancement. All of the sites are adjacent to or in close proximity to established wetlands and with properly engineered drainage and associated restoration work could re-establish as valuable wetland or riparian habitat.

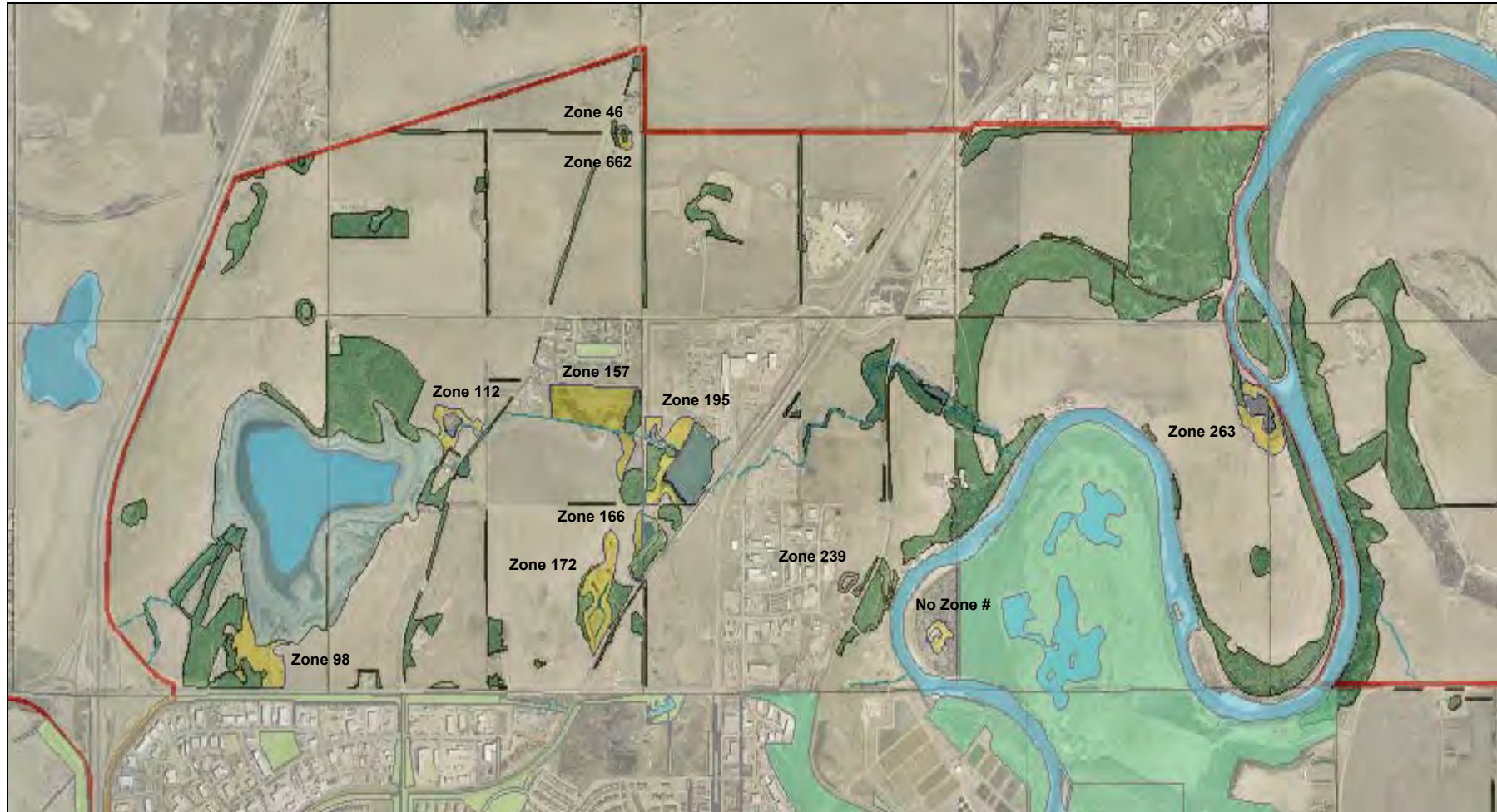


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The potential wetland mitigation sites were mapped and described in 2008 as part of the initial assessment of wetlands in the early stage of the annexation area ecological profile. The Government of Alberta wetland policy indicates that compensation for the removal of wetlands can be mitigated through the restoration and/or enhancement of areas that offer this potential. Most of the potential areas identified are low lying; may have at one point been associated with a nearby established wetland but are now dry as a result of altered drainage patterns; retain various amalgamations of wetland substrate and semi-aquatic/terrestrial surface vegetation; may be associated with a seasonal drainage course that could be engineered to provide a continuous supply of water; and could help to satisfy the compensation requirements for mitigation. This would require a willingness to plan for and purchase the lands associated with drainage and these low-lying areas and to establish the necessary engineered conditions required to sustain any newly restored and/or enhanced wetlands.



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The inclusion of this information in the ecological profile is to point out the close proximity of these potential wetland mitigation sites with natural features, like wetlands and seasonal streams, that otherwise are being proposed for preservation. During the early phases of planning these areas should be closely scrutinized for their potential as wetland restoration and/or enhancement sites in close association with established wetlands and seasonal streams. Any resulting mitigation may then be applicable in fulfilling the compensation requirements of the wetland policy.



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15. Appendix 8 – Index of Forty Nine Quarter Section Profiles in the North and East Annexation Areas and of External Profiles Adjacent to the Annexation Area

Note: Completed or near-completed profiles are shaded

Profile #	Map Grid, Quarter Section and Common Name	Legal Description
1	D03-SE (Hazlett Lake)	SE ¼ SEC 8, TWP 39, RNG 27, W4M
2	E03-NW & NE	NW/NE ¼ SEC 9, TWP 39, RNG 27, W4M
3	E03-SW (Hazlett Lake)	SW ¼ SEC 9, TWP 39, RNG 27, W4M
4	E03-SE	SE ¼ SEC 9, TWP 39, RNG 27, W4M
5	F03-SW	SW ¼ SEC 10, TWP 39, RNG 27, W4M
6	F03-SE	SE ¼ SEC 10, TWP 39, RNG 27, W4M
7	G03-SW (Northeast Annexation)	SW ¼ SEC 11, TWP 39, RNG 27, W4M
8	G03-SE (Northeast Annexation)	SE ¼ SEC 11, TWP 39, RNG 27, W4M
9	D04-NW & SW (Hazlett Lake)	NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M
10	D04-NE (Hazlett Lake)	NE ¼ SEC 5, TWP 39, RNG 27, W4M
11	D04-SE (Hazlett Lake)	SE ¼ SEC 5, TWP 39, RNG 27, W4M
12	E04-NW (Hazlett Lake)	NW ¼ SEC 4, TWP 39, RNG 27, W4M
13	E04-SW (Hazlett Lake)	SW ¼ SEC 4, TWP 39, RNG 27, W4M
14	E04-NE	NE ¼ SEC 4, TWP 39, RNG 27, W4M
15	E04-SE	SE ¼ SEC 4, TWP 39, RNG 27, W4M
16	F04-NW	NW ¼ SEC 3, TWP 39, RNG 27, W4M
17	F04-SW	SW ¼ SEC 3, TWP 39, RNG 27, W4M
18	F04-NE	NE ¼ SEC 3, TWP 39, RNG 27, W4M
19	F04-SE	SE ¼ SEC 3, TWP 39, RNG 27, W4M
20	G04-NW (Northeast Annexation)	NW ¼ SEC 2, TWP 39, RNG 27, W4M
21	G04-NE (Northeast Annexation)	NE ¼ SEC 2, TWP 39, RNG 27, W4M
22	G04-SE (Northeast Annexation)	SE ¼ SEC 2, TWP 39, RNG 27, W4M
23	H04-NW (Northeast Annexation)	NW ¼ SEC 1, TWP 39, RNG 27, W4M
24	H04-SW (Northeast Annexation)	SW ¼ SEC 1, TWP 39, RNG 27, W4M
25	H05-NW	NW ¼ SEC 35, TWP 38, RNG 27, W4M
26	H05-SW	SW ¼ SEC 35, TWP 38, RNG 27, W4M
27	H05-NE	NE ¼ SEC 35, TWP 38, RNG 27, W4M
28	H05-SE	SE ¼ SEC 35, TWP 38, RNG 27, W4M
29	H06-NW (Larratt Wetland Area)	NW ¼ SEC 26, TWP 38, RNG 27, W4M
30	H06-NE	NE ¼ SEC 26, TWP 38, RNG 27, W4M
31	H06-SE	SE ¼ SEC 26, TWP 38, RNG 27, W4M

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PROFILE #1: (SE ¼ SEC 8, TWP 39, RNG 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RNG 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M);
PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

32	I06-NW	NW ¼ SEC 25, TWP 38, RNG 27, W4M
33	I06-SW	SW ¼ SEC 25, TWP 38, RNG 27, W4M
34	I07-NW (West of Balmoral)	NW ¼ SEC 24, TWP 38, RNG 27, W4M
35	I07-SW (West of Balmoral)	SW ¼ SEC 24, TWP 38, RNG 27, W4M
36	I08-NW	NW ¼ SEC 13, TWP 38, RNG 27, W4M
37	I08-SW	SW ¼ SEC 13, TWP 38, RNG 27, W4M
38	I08-NE	NE ¼ SEC 13, TWP 38, RNG 27, W4M
39	I08-SE	SE ¼ SEC 13, TWP 38, RNG 27, W4M
40	I09-NW	NW ¼ SEC 12, TWP 38, RNG 27, W4M
41	I09-SW	SW ¼ SEC 12, TWP 38, RNG 27, W4M
42	I09-NE	NE ¼ SEC 12, TWP 38, RNG 27, W4M
43	I09-SE	SE ¼ SEC 12, TWP 38, RNG 27, W4M
44	H10-NE (Lancaster)	NE ¼ SEC 2, TWP 38, RNG 27, W4M
45	H10-SE (Vanier Woods East)	SE ¼ SEC 2, TWP 38, RNG 27, W4M
46	I10-NW	NW ¼ SEC 1, TWP 38, RNG 27, W4M
47	I10-SW	SW ¼ SEC 1, TWP 38, RNG 27, W4M
48	I10-NE	NE ¼ SEC 1, TWP 38, RNG 27, W4M
49	I10-SE	SE ¼ SEC 1, TWP 38, RNG 27, W4M
External Profile #	Map Grid & Quarter Section and Common Name	Legal Description
50	G07-NE/SW/SE (Michener Area)	NE/SW/SE ¼ SEC 22, TWP 38, RNG 27, W4M
51	H07-SW (Michener Area)	SW ¼ SEC 23, TWP 38, RNG 27, W4M
52	G08-NW (Michener Area)	NW ¼ SEC 15, TWP 38, RNG 27, W4M
53	D03-SW (External Hazlett Lake)	SW ¼ SEC 8, TWP 39, RNG 27, W4M
54	D04-NW (External Hazlett Lake)	NW ¼ SEC 5, TWP 39, RNG 27, W4M

City of Red Deer Ecological Profile

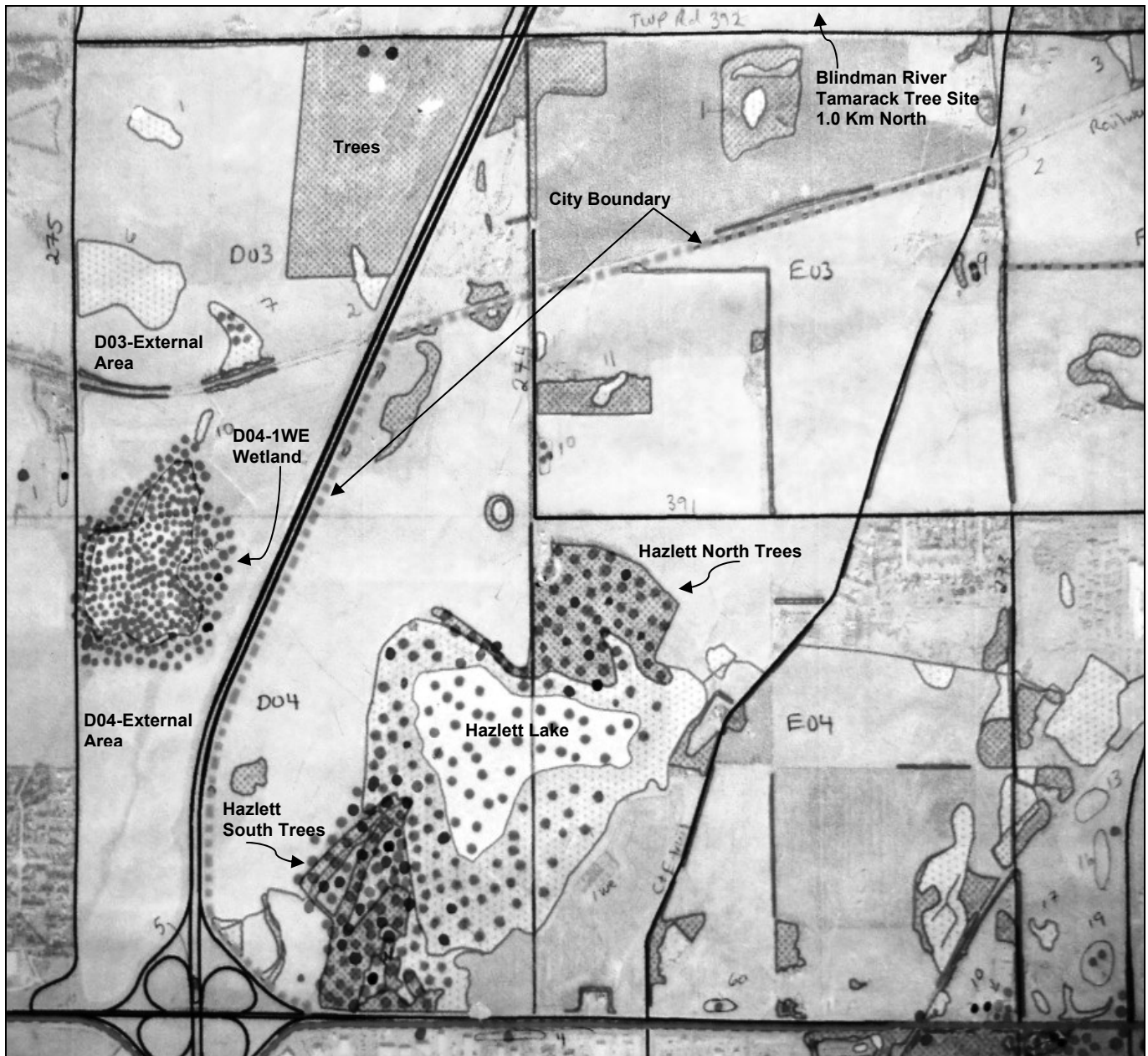
Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RNG 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP 39, RNG 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M);
PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP 39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

16. Appendix 9 – Draft Map and Methods Used for Wildlife Sightings

The figure below illustrates a cumulative set of wildlife* sightings in the area of Hazlett Lake and the surrounding region.

Sightings outside of the immediate area of Hazlett Lake are of an incidental nature, largely based on observations made by City of Red Deer staff at different times while driving by or during the process of monitoring in various zones. Sightings have been compiled to attempt to show that wildlife occupies these natural area zones. Several sightings were derived from other sources. The observations of wildlife around Hazlett Lake are also of an incidental nature however they are based on contributions in large part by a member of



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PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

the Red Deer River Naturalists (RDRN) who has followed a more focused and consistent approach at logging wildlife sightings over time within that geographic area.

The logging of wildlife information in the Red Deer Parks Department has a long history with the bulk of observations extending over a 1987-2013 monitoring timeframe. The majority of Parks sightings e.g. D04-1WE wetland on the enclosed map however can be placed in approximately two major timeframes of observational activity in 1992 and 1996-2001. This set of temporal and geographic based data actually encompasses a much larger area of the city and surrounding region with much of it collected as part of regular city monitoring programs. Besides data from the city and RDRN, wildlife information related to observations and public complaints has also been acquired from other sources.

Regardless of the observation technique employed over time at any of the geographic locations noted above or throughout the region, it is important to point out that the **data on the map has not been collected and recorded as part of a formal scientific wildlife study or data collection process****. Rather it is a compilation of random wildlife sightings in most cases over time based on opportunity and timely proximity of the observer armed with the intent to note down any wildlife sightings in their day-to-day activities. There was no means employed to distinguish whether the animals recorded were repeat observations of the same animals or whether they were different. This approach therefore carries inherent bias and as a result only informal conclusions are being drawn from the data.

Also, the observation that wildlife over time has been noted in natural areas does not preclude the fact that wildlife moves and likely lives in more populated built-up areas of the city as well. The larger set of citywide data supports this, so wildlife is not only confined to natural areas.

Where the sighting data does point at wildlife congregating in natural areas it is inferred that the purpose for this is for food, shelter and other purposes. In addition, the data can provide some benefit in revealing potential patterns of wildlife movement that can be extrapolated based on the proximity of natural habitat areas. Besides ground based movement of wildlife such as deer and moose in-and-between these areas, there are also populations of birds and insects that rely on aerial movement between loosely connected natural areas in search of food and shelter.

Natural areas and their proximity to each other provide the sustenance required to support populations of wildlife in the urban setting. To cite an example, the beneficial and aesthetically pleasing dragonfly requires specific types of wetlands to complete its immature stages of development prior to emerging as an adult. Remove wetlands and it follows that dragonfly numbers will likely diminish in areas close to those wetlands.

The following describes the map features in more detail:

- The distribution of the dots in any one zone or location has no bearing on actual distribution of wildlife within that area and is an artifact of our current mapping process in pulling together and associating all of the data within close proximity of the various natural feature zones i.e. the dot distribution in the Hazlett Lake area has no bearing on the actual temporal or geographic position of any one wildlife sighting, rather the dots simply indicate that within the geographic confines of Hazlett Lake, such and such

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PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

wildlife at some point in the total monitoring timeframe was present and was recorded at some location in the Hazlett Lake area.

- Each dot is representative of the scientific Order that an animal falls in, but each dot can represent any number of individuals and/or species within the Order. As a result the number of dots on the map currently underrepresents the total number of sightings of individual animals.
- There are two sets of dots on the map. The dark dots represent three groups of wildlife including ungulates (e.g. deer and moose), carnivores (e.g. fox), and rodents (e.g. beaver and muskrat). The larger animals in these groups likely transit back and forth between habitats throughout the area. The light dots generally represent waterfowl and songbirds that likely follow aerial corridors or flight paths back and forth. In the case of waterfowl, the presence of remaining surrounding wetland zones would be an important type of habitat resource as wetland loss particularly in the river valley has been ongoing over the years in turn providing less opportunity for movement between these areas.
- Zones 99, 100, and 101 amongst others on the map on Page 41 are examples in the Hazlett Lake Area that all show some presence of wildlife over time.
- Wetland D04-1WE in the D04-External Area on the left side of the map (no zone number) has been monitored on a regular basis over the years and accounts for a significant number of wildlife sightings.
- On the map there is a reference arrow pointing to the Blindman River tamarack tree site approximately 1.0 Km north of the city boundary (also see Section K, Page 80 for additional information on this site)

In summary, there is no question that a wide diversity of wildlife, including larger animals like deer and moose, make use of natural habitat areas in the urban setting. The informal data of wildlife sightings that has been collected over the years shows this to be the case. Wildlife is seen to feed and seek refuge in-and-around natural features. However wildlife also inhabits other parts of the urban setting and appears to have adapted to the built environment as well.

To sustain healthy populations of wildlife in the urban and urban/rural interface though, there are some wildlife requirements that can only be met within the context of natural areas and the inherent features they possess. Several examples of these include the need for mixed native treed and grassy spaces for deer to give birth and raise their young; for larger well vegetated wetlands for waterfowl to safely nest and raise their young; wetlands for a multitude of insect varieties to complete their lifecycles; native tree stands for songbird nesting and trees as protective refuges for small mammals and so forth.

If natural areas are overly fragmented or completely removed and if adequate connectivity between natural areas is not retained where those opportunities exist, then it is most probable that the numbers and diversity of urban wildlife populations will diminish.

Additional information describing important links between habitat and wildlife can be found in *Appendix 10 Wildlife Movements In and Out of the Sanctuary* on Page 122.

Addendum The following italicized information is taken from an internal communication sent June 24, 2013. It is in response to a request for information about wildlife corridors in a specific development area of the city; superfluous information has been edited out:

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RNG 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RNG 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RNG 27, W4M);
PROFILE #10: (NE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RNG 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RNG 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RNG 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

"Reference was made throughout about the need to preserve natural features for the requirements of wildlife and associated biodiversity. These natural tree, wetland, stream and shelterbelt features by nature embody tracks and corridors made by wildlife for movement and feeding. It would take fairly detailed study, tracking, observation and time to clearly define specific corridor routes that are consistently used by any one group of animals. It is likely that some wildlife will modify their behavior of seeking out habitat according to which habitat areas ultimately end up preserved within the context of development. As a result, it is not always possible to clearly define any one specific route or wildlife track as being a corridor and the term itself may be loosely used to infer wildlife movement between habitats in general. The intent of our conservation efforts is to identify any contiguous and non-contiguous natural features and to try to ensure that they are preserved so as to provide sheltered areas that wildlife will use as feeding zones and potential wildlife corridors.

The definition of corridors is not strictly limited to contiguous natural features. Often wildlife makes its way to the many isolated natural zones throughout a developed area based on natural area proximity – what is important is that in situations with limited choices of contiguous habitat, then the next best thing is to preserve the isolated habitat features that in turn act as movement, rest and feeding points for the whole array of wildlife. Some of the larger mammals (e.g. ungulates) do utilize shelter belts, however as witnessed by the abundance of deer and sometimes moose throughout urban residential areas, they also freely move about and do not confine their activities strictly to natural feature corridors. The same is likely to be true in a future industrial area where ungulates and other wildlife will move and seek out habitat areas that have been preserved.

Prior to any development there are a set number of habitat areas based on historical land use. In the initial ecological profile for the MASP the natural areas are the focus of preservation efforts and most are surrounded by crop land. Any and all of the natural features, including crop land, are utilized by wildlife as zones of movement and feeding. The Parks section has always looked at wildlife as including the full complex of living organisms and their needs, not necessarily limited to four legged mammals, but includes invertebrates, songbirds, waterfowl and anything else that lives in and requires natural habitat areas to move to and from.

Information noted above and that found in the ecological profile and MASP indicates that wildlife does utilize a number of pre-development habitat types for living, feeding and movement, some of which could be considered as more defined corridors. This includes shelterbelts as areas that ungulates and other larger mammals gravitate to for protection and to facilitate movement and feeding. Also birds and other wildlife use shelterbelts as transit points and feeding areas and so forth.

Note: Recent representations of wildlife in the East Hill MASP (Supplementary Note: This would also apply to recent representations of wildlife in the Draft Discussion Paper of the North of Highway 11A Major Area Structure Plan (2014) on Pages 15-18 and 108) described as 'potential corridor and movement zones based on natural area proximity' is intended to portray an updated approach to the mapping that is meant to try to represent that wildlife use whatever habitat is available, whether contiguous or otherwise, and that in future planning there is only a limited number of these natural areas and that these should be a priority for preservation within the context of a much larger expanse of land. The East

City of Red Deer Ecological Profile

Ecological Services, Parks Planning and Technical Services, November 5, 2014

PROFILE #1: (SE ¼ SEC 8, TWP 39, RING 27, W4M); PROFILE #3: (SW ¼ SEC 9, TWP39, RING 27, W4M); PROFILE #9: (NW/SW ¼ SEC 5, TWP 39, RING 27, W4M);
PROFILE #10: (NE ¼ SEC 5, TWP 39, RING 27, W4M); PROFILE #11: (SE ¼ SEC 5, TWP 39, RING 27, W4M); PROFILE #12: (NW ¼ SEC 4, TWP39, RING 27, W4M);
PROFILE #13: (SW ¼ SEC 4, TWP 39, RING 27, W4M); & REGIONAL ZONES IN D03 AND D04 EXTERNAL TO THE ANNEXATION AREA (PROFILE #53 & #54)

Hill map is trying to represent in visual form the information that has been described in text above.

In conclusion several key points about wildlife sightings in the City of Red Deer based on observational methods, habitat use, and potential corridors follow:

- Wildlife sightings in most cases over time are based on opportunity and timely proximity of the observer. This sighting data can provide some potential patterns of wildlife movement that can be extrapolated based on the proximity of natural habitat areas.
- A wide diversity of wildlife, including larger animals like deer and moose, make use of natural habitat areas in the urban setting. Wildlife also includes populations of birds and insects that rely on aerial movement between loosely connected natural areas in search of food and shelter.
- Wildlife is seen to feed and seek refuge in-and-around natural features. Wildlife also inhabits other parts of the urban setting and appears to have adapted to the built environment as well.
- It is likely that some wildlife will modify their behavior of seeking out habitat. It is not always possible to clearly define any one specific route or wildlife track as being a corridor and the term itself may be loosely used to infer wildlife movement between habitats in general.
- Some of the larger mammals (e.g. ungulates) do utilize shelter belts however as witnessed by the abundance of deer and sometimes moose throughout urban residential areas, they also freely move about and do not confine their activities strictly to natural feature corridors. Ungulates and other wildlife will move and seek out habitat areas that have been preserved.
- The intent of our conservation efforts is to identify any contiguous and non-contiguous natural features and to try to ensure that they are preserved so as to provide sheltered areas that wildlife will use as feeding zones and potential wildlife corridors.
- What is important is that in situations with limited choices of contiguous habitat, then the next best thing is to preserve the isolated habitat features that in turn act as movement, rest and feeding points for the whole array of wildlife.
- To sustain healthy populations of wildlife in the urban and urban/rural interface though, there are some wildlife requirements that can only be met within the context of natural areas and the inherent features they possess. If natural areas are overly fragmented or completely removed and if adequate connectivity between natural areas is not retained where those opportunities exist, then it is most probable that the numbers and diversity of urban wildlife populations will diminish.
- Representations of wildlife corridors as '*potential corridor and movement zones based on natural area proximity*' is intended to portray an updated approach to the mapping that is meant to try to represent that wildlife use whatever natural habitat is available, whether contiguous or otherwise, and that in future planning there is only a limited number of these natural areas and that these should be a priority for preservation within the context of a much larger expanse of land.

*Note: For the purposes of this report wildlife encompasses all animals

**Note: Additional data and explanatory information can be obtained from the City of Red Deer Parks Section if required.



REGIONAL ECOLOGICAL PROFILE

DRAFT

**Proposed Industrial Lands &
Associated Natural Areas**

September 2005



DRAFT Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas (2005) – City of Red Deer**2. An Additional Approach for Conserving and Draining Storm Water Runoff from Servicing Areas 1, 4A, 4B and Surrounding Region to the Northwest Using Proposed Groundwater Replenishment Area GR.**

This approach may be considered in addition to, or in conjunction with, the Sanitary and Storm Trunk Project; in other words, the information in Part I – 1 and 2 of the report is developed to consider the best options for conservation either way, regardless of whether 1 and 2 are considered independently or as compatible approaches to increased conservation of water in the region. It is suggested, however, that considering 1 and 2 in a mutually compatible way may lead to greater conservation of groundwater over the long term.

The approach in this section includes strategies for preservation and/or incorporation of natural habitat in proposed groundwater replenishment Area GR (Figure 8), development of a slow seepage zone leading into the wetland area and focus on the possible retention in this significant local wetland of as much eventual storm water flow from the surrounding region to the northwest, as well as potential excess runoff from servicing Areas 1, 4A and 4B; the intent is to reduce the runoff from this extensive area, mainly south of Highway 11A, from being directed into the proposed storm trunk and river; some of the runoff from this area would gain the added advantage of additional cleansing along the way in preserved and constructed wetlands in Area 1 prior to reaching Area GR; a slow seepage outlet from the area, possibly required to accommodate any overcapacity, could potentially be directed down through established streams towards the Blindman River.

Recommendation 1 – The following a-f are presented as recommendations for conserving and draining storm water runoff:

- a) Landowner and Conservation Easement
- b) Conserving, Cleansing and Draining Storm Water vs. Direct Runoff to River
- c) Meet Alberta Government Water Standards
- d) Reduced Cost Requirements of Pipe Line Size and Construction
- e) Follow Natural Flow Patterns for Overcapacity to Proposed Groundwater Replenishment Area GR
- f) Develop Area for Seepage, Filtering and Groundwater Replenishment

Recommendation 2 – a) Landowner and Conservation Easement: creation of new habitat with landowner; conservation agreement held jointly by landowner and city; tax break; incentives; all such possibilities to be investigated with landowner interest and agreement. A significant area around Zones 133 and 135 is marginal, semi-aquatic to dry land, however is not available for agricultural purposes; the potential holding capacity for excess runoff from Area 1 etc. in this area alone would appear significant; may be potential for additional surrounding land to the south to be placed into seepage type habitat. Would require landowner negotiations as to the feasibility of this.

Recommendation 3 – b) Conserving, Cleansing and Draining Storm Water vs. Direct Runoff to River: as much water as possible should be retained, re-directed and/or filtered through seepage back as groundwater into Area GR (Zones 133 and 135) via proposed outflow D-H from Area 1; then possible overcapacity in Area GR designed to slowly drain via proposed outlets 1 and 2 (yellow circles) (the area from 1 and 2 may have to be prepared for some of the distance under the railway tracks etc.) and down established streams to the Blindman River. Any outflow through streams would provide additional cleansing of storm water prior to reaching the river.

DRAFT Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas (2005) – City of Red Deer

Recommendation 4 – c) Meet Alberta Government Water Standards: for filtering off site water more efficiently through established and constructed wetlands.

Recommendation 5 – d) Reduced Cost Requirements of Pipe Line Size and Construction: keeping in mind the very large area currently being considered for storm drainage and the need for a storm line with the capacity and size to drain this region, by attempting to retain as much of the prospective runoff in the natural wetlands in place, by enhancing and developing these to hold greater capacity where possible and by redirecting runoff into areas like Area GR, utilizing natural flow channels currently in place, this could substantially reduce the capacity and cost requirements of the proposed storm trunk. Derived cost savings could be re-directed to potential purchase or development of a wetland such as Area GR in conjunction with the landowner.

Recommendation 6 – e) Follow Natural Flow Patterns for Overcapacity to Proposed Area GR: direct overcapacity to this area from the north sector storm (via section D - having already flowed through proposed storm detention wetlands 1 and 2 in Area 1) to Area GR via seasonal streams (Zones 98 and 137) that are currently providing drainage from the Linn Valley area to Zones 133 and 135; would ensure additional cleansing; a proposed storm pond referred to in the growth study in that area could potentially be developed in conjunction with stream drainage.

Recommendation 7 – f) Develop Area for Seepage, Filtering and Groundwater Replenishment: design features would require developing (Re: Drawing 1); if proposed Area GR is considered a possibility for decreasing the capacity of the proposed storm trunk and its incorporation is timed to coincide with the priority and/or staged development sections of Area 1, then any excess wetland substrate from Zones 20, 21 and 22 could be used to facilitate the creation of seepage areas.

Recommendation 8 – Consider recommendations from Part I – 1 and Part II - 1 and how those potential developments may impact the above recommendations, particularly conservation based arguments, potential cost reductions on storm trunk construction and concurrent land acquisition.

□ **DEVELOPMENT CONSIDERATIONS – PART II**

1. Considerations for Preserving and/or Incorporating Natural Habitat in Servicing Area 1 into Parts of Subsequent Engineering Servicing Stages (e.g. On-site Development and Road Works).

Recommendation 1 – The following table lists all shelter belts, small tree stands, large tree stands, wetlands and seasonal stream habitat zones in Area 1 (Figure 5) that may be impacted as a result of development.

*Habitat Zone #	**Habitat Zone Category	Approximate Area (ha)	Lower (L) and/or Higher (H) Priority
1(1)	C	0.32	H
2(1)	C	2.53	H
3(1)	B	0.13	L&H
4(1)	B	0.07	L&H
5(1)	B	0.27	L&H
6(1)	A	1.10	L&H
7(1)	D	10.39	H
8(1)	B	0.13	L&H

FIGURE 8.0 - Regional Ecological Profile of the Proposed Industrial Lands and Associated Natural Areas (2005) - City of Red Deer

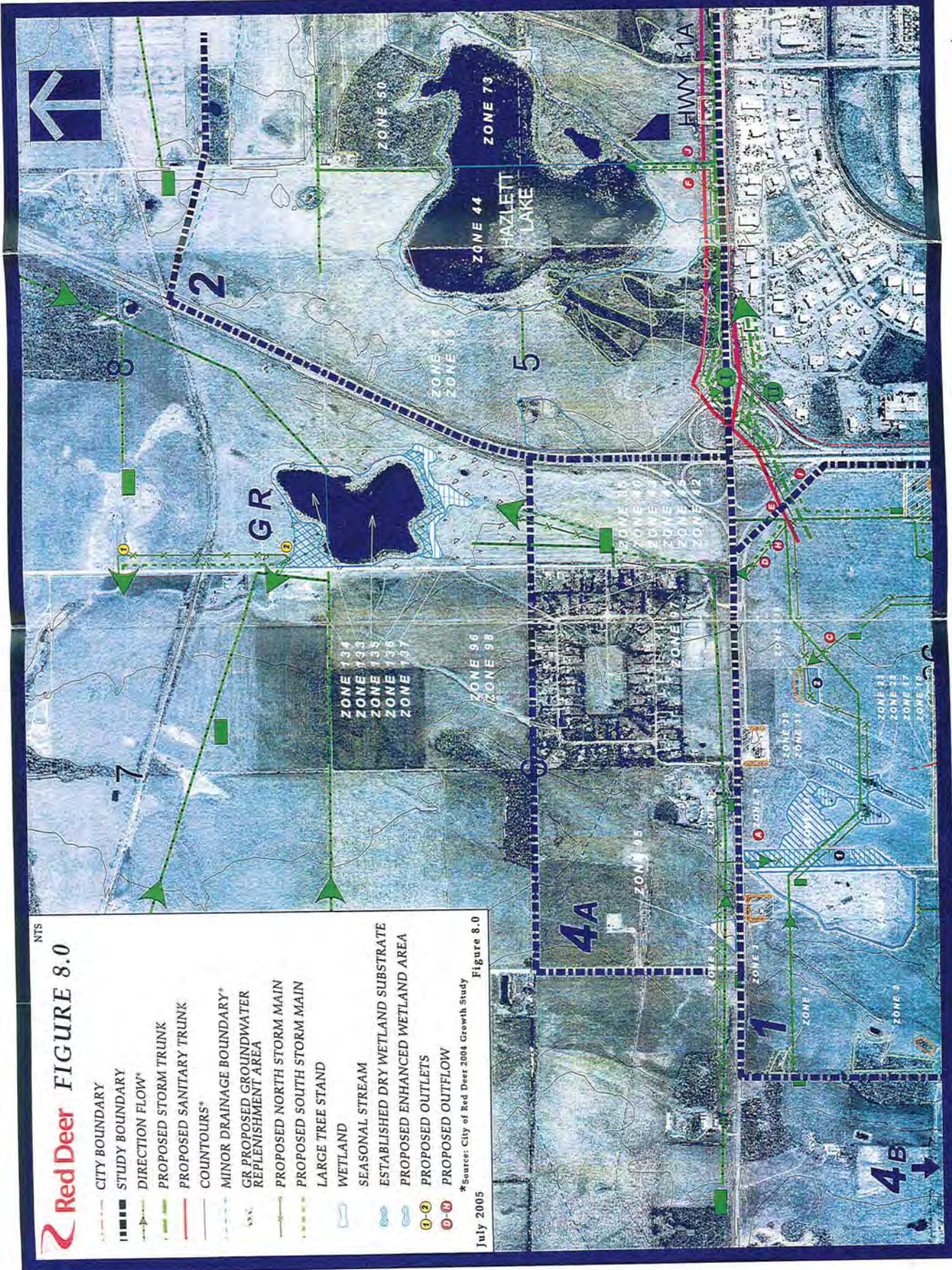


Table 2 – Cont. Compilation of Habitat Zone Numbers in Figure 6 (Servicing Areas 2, 4A, 4B, S11A and Proposed Area GR)

*Habitat Zone #	**Habitat Zone Category	Approximate Area (ha)	***Source Map Zone #
79(2)	A	0.72	F03-6TE
80(2)	A	0.72	F03-7TE
81(2)	C	1.66	F04-1TE
82(2)	C	0.89	F04-2TE
83(2)	C	0.49	F04-3TE
84(2)	A	0.37	F04-4TE
85(2)	D	0.30	F04-2AWE
86(2)	D	8.06	F04-3WE
87(2)	E	0.05	
88(2)	D	0.46	F04-17WE
89(2)	D	0.13	F04-18WE
90(2)	D	0.32	F04-24WE
91(2)	D	0.83	F04-25WE
92(2)	E	0.05	
93(2)	D	0.32	F04-20TM
94(2)	D	0.20	E04-9/11TM
95(4A)	D	0.89	
96(4A)	E		
97(4A)	E		
98(4A)	E	0.42	
99(4B)	C	6.32	B06-4TE
100(4B)	C	0.43	B06-5TE
101(4B)	A	0.28	B06-6TE
102(4B)	A	1.26	B06-7TE
103(4B)	C	0.85	B06-8TE
104(4B)	B	0.29	B06-9TE
105(4B)	E	0.06	B06-1SE
106(4B)	E		B06-2SE
107(4B)	D	21.56	B06-1WE
108(4B)	D	0.66	B06-8WE
+109(4B)	C	1.10	C06-4TE
+110(4B)	C	3.25	C06-5TE
111(4B)	A	0.16	
+112(4B)	E		
+113(4B)	D	0.12	
114(4B)	C	4.45	C06-10TE
115(4B)	A	1.25	C06-11TE
116(4B)	B	0.03	C06-12TE
117(4B)	B	0.15	C06-13TE
+118(4B)	D	++26.59	C06-1WE
119(4B)	D	2.04	C06-3WE
120(4B)	A	0.46	B07-4TE
121(4B)	E	0.36	B07-3SE
122(4B)	C	0.39	C07-1TE
123(4B)	C	0.40	C07-2TE

Table 2 – Cont. Compilation of Habitat Zone Numbers in Figure 6 (Servicing Areas 2, 4A, 4B, S11A and Proposed Area GR)

*Habitat Zone #	**Habitat Zone Category	Approximate Area (ha)	***Source Map Zone #
124(4B)	A	0.49	C07-3TE
125(4B)	E		C07-1SE
126(4B)	D	5.02	C07-1WE
127(S11A)	C	1.34	E05-1TE
128(S11A)	C	2.05	E05-2TE
129(S11A)	C	12.51	E05-3TE
130(S11A)	D	1.03	E05-5WE
131(S11A)	D	0.77	E05-10AWE
132(S11A)	D	1.20	E05-14WE
133(GR)	D	4.81	D03-11WE
134(GR)	E	0.13	D03-13TM
135(GR)	D	16.90	D04-1WE
136(GR)	E	0.30	
137(GR)	E	0.34	
138(1)	B	0.19	

*Servicing area numbers in brackets

+Located in Area 1 'study boundary extension'

**Zone Category and Description

- A) Shelter belt
- B) Small tree stand (< 0.3 ha)
- C) Large tree stand
- D) Wetland
- E) Seasonal stream

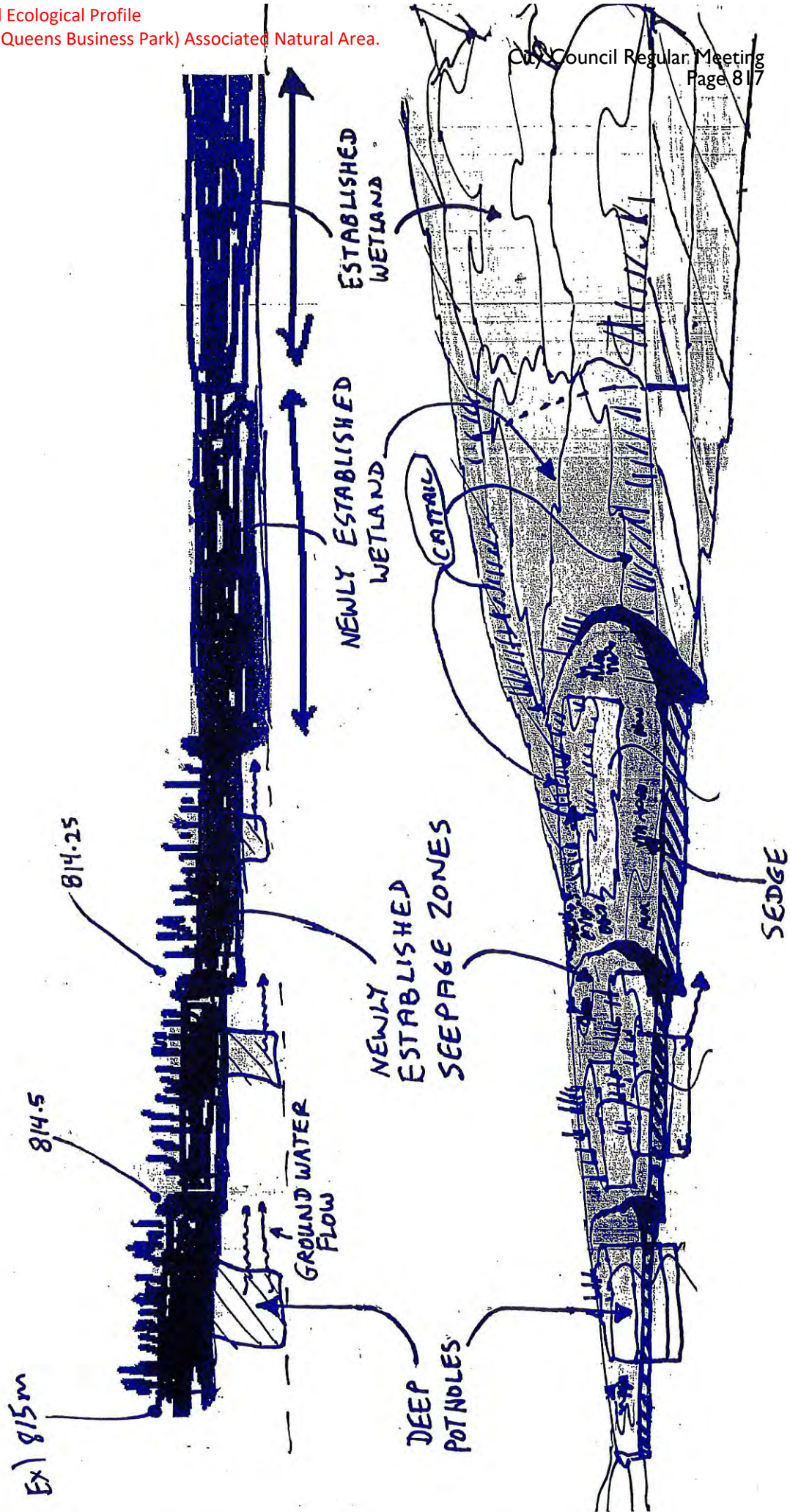
Note: Refer to Section C 'Ecological Considerations – Habitat Zone Categories and Description' of the report for a detailed description of the zone categories A-E.

++Size of wetland zone in both Area 1 and 4B

***Information from the City of Red Deer Recreation, Parks and Culture Department Integrated Ecospace (Natural Habitat) Management Area Map (1995) (Updated 1998; Minor Updates 2004)

ECOLOGICAL PROFILE DRAWING 1 (ROUGH DRAFT)

q.moir



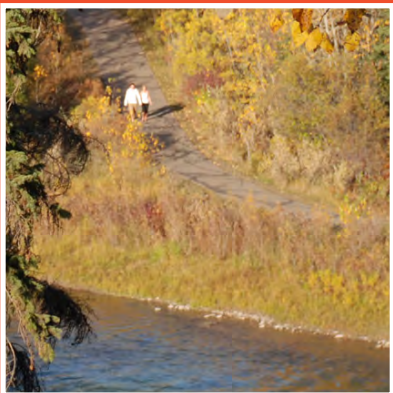
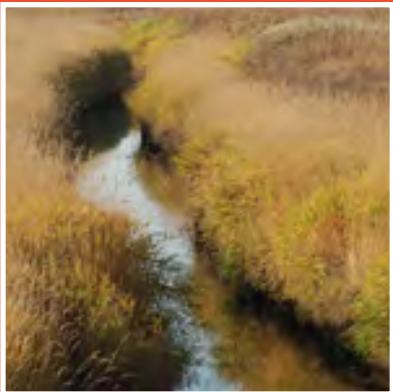
Appendix K

River Valley and Tributaries Park Concept Plan

River Valley + Tributaries Park Concept Plan

Presented to:
**City of Red Deer
and Red Deer County**

June 2010





ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

The purpose of the River Valley & Tributaries Park Concept Plan (RVTPC Plan) is to identify lands best suited for potential trails and parks within the City of Red Deer Growth Area.

The vision for a linear open space system for the Red Deer River Valley began 30 years ago and led to the development of Waskasoo Park, a system that today includes 994 hectares of parkland, 95 kilometres of trails, sports fields, recreation facilities, cultural and nature centres.

The City of Red Deer and Red Deer County are working together to plan the next 30 to 50 years of urban development in the region. To encourage efficient expansion, the City of Red Deer and Red Deer County recently adopted an Intermunicipal Development Plan (IDP) that identified growth areas to accommodate new population and economic activity. One of the objectives of the IDP is:

“To establish, where possible, a linear park system focused on the Red Deer River, Blindman River, Piper Creek and Waskasoo Creek.”

Projections put the city’s population at 185,000 by 2031. Planners are anticipating the city’s population will reach 300,000 by mid-century. Unless the city expands its park system, the quality of life indicators related to parks will decline significantly.¹

- The percentage of the city’s total land area dedicated to Waskasoo Park will fall from 13.1% to 3.9%
- The hectares of Waskasoo Park per 1,000 residents will shrink from 11.3 to 5.4 (assuming 185,000 population)
- The hectares of Waskasoo Park per 1,000 residents will shrink from 11.3 to 3.3 (assuming 300,000 population)

Note: The above calculations do not include hectares of neighbourhood parks.

Just to maintain these indicators at their current level would require as much as 2,394 hectares of new parkland to be added to the Waskasoo Park system.

The process of identifying new parklands for the RVTPC Plan made natural resources a priority, especially water resources. Lands adjacent to the rivers; small, intermittent or ephemeral streams; wetlands and sloughs are included in the concept. As part of the public park system these sensitive or significant environmental lands and their associated ecological services can be protected, and fulfill the community’s desire for more natural parkland. The RVTPC Plan is based on the following principles:

¹ The indicators were calculated based on the City’s land area (prior to 2009 annexation), the land area of Waskasoo Park (does not include land dedicated for neighbourhood parks), and the City’s population projection for 2031.

Follow the River. The park concept must protect and celebrate the Red Deer River and its tributaries.

Connect with Trails. Trails are the major connective tissue, linking people to park destinations, nature, views and wildlife.

Respect Nature. Valuable ecological resources included in an expanded park system can be managed, protected and preserved for future generations.

Mix It Up. A balanced park system can satisfy desires for lively populated places as well as quiet, solitary respites from urban life.

Fair Play. A regional park can provide quantity and diversity of open spaces and recreational experiences to all residents.

Grow Smart. A forward thinking park plan can support the City/County's long-term growth strategy by providing amenities where and when growth should occur.

Learn Outside. A more extensive river park system expands opportunities to tell the stories of the city and the region through interpretation and hands-on experiences.

This RVTPC Plan is a proposal. It illustrates how Waskasoo Park could expand as the City annexes and develops lands within the Growth Area. Some aspects and recommendations may never be realized, but others will become reality. The Park Concept for the Study Area includes 3,655 hectares of land (2,889 hectares of Proposed Parkland plus 766 hectares of Special Study Area), 136 km of trails, and 13 park nodes.

Recommendations

The plan includes recommendations for implementation related to costs, funding, land acquisition and additional studies.

1. Develop More Detailed Plans and Costs for Phase 1 Annexation Lands, Which Were Annexed Effective September 1, 2009
2. Aggressively Pursue Provincial and Federal Funding
3. Identify Dedicated Municipal Funding
4. Explore Partnerships and Joint Development Projects
5. Expand the Role of the Friends of Waskasoo Park Fund to Leverage Private Funding
6. Maximize the Use of Environmental Reserve to Acquire Lands Adjacent to Rivers, Tributaries, Lakes, Sloughs, Escarpments and Other Environmentally Sensitive Lands
7. Use Municipal Reserve and/or Land Purchase to Establish Buffers Along Indefinite or Recurrent Streams

8. Develop a Tool to Evaluate Municipal Reserve Dedications
9. Reflect RVTPC Plan in Future Statutory Plans for the Growth Area
10. Make Elements of the RVTPC Plan a Condition of Subdivision Approval to the Greatest Extent Possible
11. Identify Parcels for Land Purchase and Begin Working with Landowners
12. Consider Alternatives to Fee Simple Land Purchases
13. Integrate the RVTPC Plan into Green Infrastructure Planning for the Study Area
14. Negotiate the Use of Non-Environmental Buffers and Setbacks for Parklands, Trails and Trail Connections
15. Update the Waskasoo Park Master Plan
16. Reflect Red Deer County's Environmentally Significant Areas Study in Future Planning
17. Undertake a Floodplain Study for the Study Area
18. Explore a Canadian Heritage River Designation for Red Deer River
19. Initiate Peer Exchange with the River Valley Alliance
20. Document the Economic Benefits of the RVTPC Plan
21. Explore Designating the Red Deer River a Municipal Park

INTRODUCTION

The vision of a linear open space system for the Red Deer River Valley was born 30 years ago. Much of that vision was realized in the 1980s through the development of Waskasoo Park, a system that today includes 994 hectares of parkland, and 95 kilometres of trails, sports fields, recreation facilities, cultural facilities and nature centres.

Red Deer is fortunate to have a system so well integrated with its waterways. Many cities, cut off from their rivers by industrial development or highways, are only now just starting to reconnect. Because of its past investment in proactive planning, the City of Red Deer has a park and open space system that provides excellent public access to the river while being sensitive to the natural environment.

The City has placed a high value on regional trails that link citizens to rivers, and neighbourhoods to parks. These values are consistently reflected, not only in plans for parks and trails, but in plans for roads, downtown redevelopment, new subdivisions and other community facilities.

It is a vision created with and supported by the community. Involvement in the planning process is ongoing. Resident surveys and other community input over the years, reflect strong values of conservation and stewardship. In many plans, passive use and preservation of sensitive environments are favoured over more active uses. Yet, there is a need and desire for active recreation that is sited to avoid or minimize impacts to natural features.

As plans for the next 30 to 50 years of urban development in the Red Deer region proceed, the original Waskasoo Park vision remains robust and relevant. This study begins a new phase of proactive park planning to extend this linear park system into new growth areas. It is one more tool that the City and the County can use to protect sensitive areas and offer public access to new reaches of the Red Deer River and its tributaries.



Purpose of the Study

The City of Red Deer is located in central Alberta, midway between the province's two largest cities, Calgary and Edmonton. The City is surrounded by Red Deer County, and lies just south of Lacombe County. The City serves as a regional centre for the residents of towns, villages and rural areas within Lacombe and Red Deer Counties. Therefore, a broader regional perspective is essential when considering future growth.

See Figure 1 - Regional Context

The City of Red Deer and Red Deer County adopted in 2007 an Intermunicipal Development Plan (IDP) that identified growth areas to accommodate new population and economic activity. One of the objectives of the IDP is:

"To establish, where possible, a linear park system focused on the Red Deer River, Blindman River, Piper Creek and Waskasoo Creek."

The IDP area identifies growth areas for the City of Red Deer and Red Deer County. The primary purpose of the River Valley & Tributaries

Park Concept Plan (RVTPC Plan) is to identify lands best suited for potential trails and parks within the City of Red Deer Growth Area. The concept will extend the existing Waskasoo Park system into the city's future growth area.

The IDP anticipates that the City will annex lands in the City Growth Area within 10 years of the date of adoption of the IDP, by July 2017. In general, the City does not intend to acquire parkland or develop parks until annexation occurs and an Area Structure Plan has been adopted. However, if opportunities arise earlier, the City will act proactively to acquire parkland before development pressures increase land values.

Phase I Annexation occurred in September 2009 when the City of Red Deer received provincial approval to expand its boundary by annexing 3,000 hectares from Red Deer County. The annexation encompasses roughly 100 hectares south of the Red Deer River and east of the Queen Elizabeth II highway; 1,300 hectares along the north side of Red Deer; and 1,600 hectares along the east side of the city. Therefore, RVTPC Plan will focus on lands that are part of this annexation and the remainder of the City's Growth Area as delineated in the IDP— referred to throughout this report as the "Study Area."

See Figure 2 – Study Area

Within the Study Area there are opportunities to link the City of Red Deer's parks and trail network with Red Deer County's future open spaces and trails. While the County endorses this project, it does not intend to implement the concepts contained in the RVTPC plan. Red Deer County's OSMF will guide all County park development within the City of Red Deer Growth area. This study includes a brief review of the 1982 *Waskasoo Park Master Plan* to ensure new parklands are successfully integrated into the existing Waskasoo Park system.

The planning process was guided by the RVTPC Plan Team composed of representatives from: City of Red Deer, Parkland Community Planning Services, Red Deer County, CARTS, Alberta TrailNet Society, Red Deer River Naturalist and Waskasoo Environmental Education Society. A Stakeholder Workshop was held in September 2008 to gather input from stakeholders to help shape and refine the Park Concept and other recommendations. The process of study and consultation extended over nine months, July 2008 through March 2009.

The City of Red Deer and Red Deer County are also working together on a Joint Planning Initiative (JPI) to plan the IDP area.. The results of the JPI Background Report may guide future amendments to the IDP and other planning documents.

History of River Parks

The first river park concept for the Red Deer Valley was put forth in a 1975 report, *Red Deer River Corridor Park: An Integral Park of a Regional Recreation Plan* drafted by the City of Red Deer Regional Planning Commission. It was an ambitious, extensive plan that included lands along the Red Deer River, Blindman River, Sylvan Creek and Piper Creek in three municipalities—City of Red Deer, Red Deer County and Lacombe County. The most extensive land areas included in the concept were the highly meandering reaches of the Red Deer River.

In 1978, a second proposal was prepared, “*Red Deer River Valley Parks and Recreation: A Proposal for Cooperative Action.*” This proposal was prepared at the request of the Alberta Minister of Recreation and Parks in support of a new urban parks program. The 1978 concept focused on a 35-kilometre reach of the Red Deer River from Fort Normandeau downstream to the Joffre Bridge and incorporated short stretches of the Blindman River, Waskasoo Creek and Piper Creek.

As a result of this proposal, the new Provincial Urban Parks Program announced that \$22 million in capital and operating costs would be available to the City of Red Deer to create a river park system.

The City completed a detailed master plan in April 1982 for a 994-hectare park system encompassing the Red Deer River, Waskasoo Creek and Piper Creek. Recommended implementation included the acquisition of 191 hectares from the Province and 433 hectares from private landowners. The preliminary budget for the park totalled \$26 million (\$10.5 M land acquisition, \$1.5 M planning/design, \$14 M capital).

See Figure 3 – Waskasoo Park 1982 Master Plan

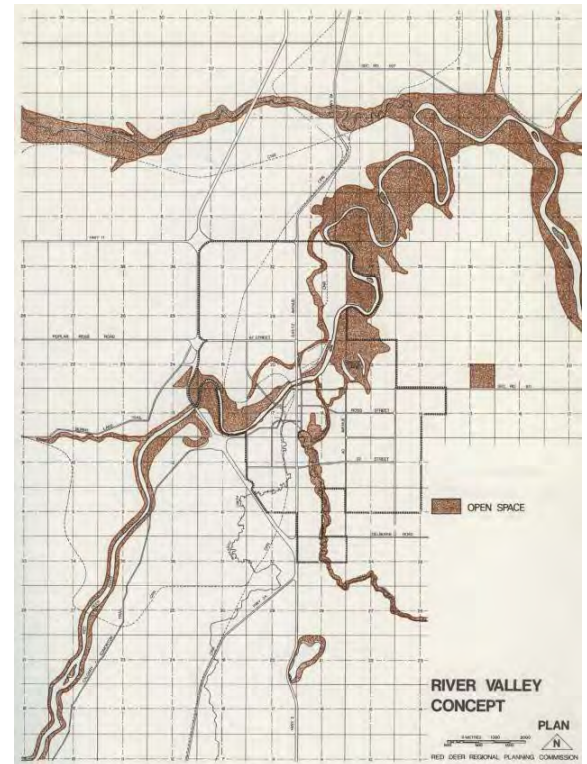
Since the approval of the Master Plan, much of the envisioned park system has been achieved.

Trends

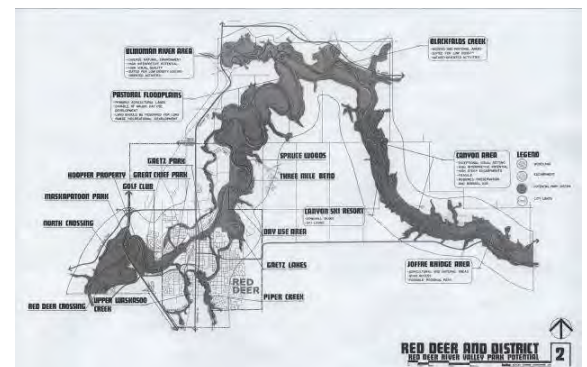
Population Change

The Waskasoo Park Master Plan was conceived when the population of Red Deer was approximately 45,000 and expected to grow to 91,000 over the next 20 years (*Waskasoo Park Master Plan*). The city's population is expected to exceed 91,000 this year (2010) and may reach 185,000 by 2031 (Schollie, 2006).

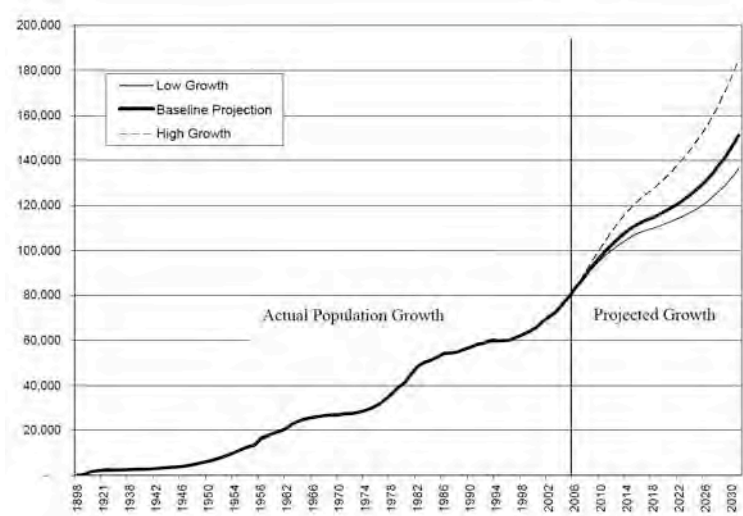
The City of Red Deer is strategically located in Central Alberta, midway between Calgary and Edmonton; the province's two largest cities. The Calgary–Edmonton corridor is one of the fastest growing areas in Canada. Population growth in Alberta has out-paced Canada for the past decade. Population growth in the City of Red Deer has expanded three times faster than the nation.



1975



1978



Source: *City of Red Deer Population Projections 2007-2031 Final Report*. Schollie Research & Consulting. August 25, 2006.

In the future, the city will experience demographic changes that are playing out throughout North America. The population will be older as the last of the baby boomers reach 65 in 2026. Family size and household size will continue to decline due to an aging population, increasing age of marriage and growing percentage of unmarried adults. International immigration will increase as workers from around the globe come to augment the aging and shrinking workforce.

Park and Recreation Trends in Alberta

Demographic trends and other influences will affect future recreation needs and desires. How people live and play is already changing. The Alberta Recreation Survey conducted every three to four years since 1981, tracks recreation indicators such as: participation, favourite activities, barriers to participation and other preferences. The survey results shown below have implications for planning new parks and trails in Red Deer.

"In the new Waskasoo system, I can walk with my grandchildren along a running river tributary where we can toss small stones and hear the plunk or hear the water as it rushes over its course. Where the reality of urban life blends with nature instead of competing with it." - a vision from stakeholder workshop

More interest in outdoor activities, especially walking. Activities with the highest household participation rates are walking (93%), gardening (72%), craft/hobby (64%), bicycling (56%), attending a sports event (60%), attending a fair/festival (57%), swimming in pools (54%), playing video/computer games (53%), attending live theatre (52%), and visiting a museum/gallery (51%). The number of outdoor activities in the top ten has increased since 1981. Outdoor activities on the rise since 1981 include walking and picnicking in the city, while baseball/softball, football, fishing and motor boating appear to be declining. The percentage of people identifying outdoor pursuits as a favourite activity increased from 46% in 2000 to 57% in 2004. The 10 most frequently mentioned favourite outdoor activities were walking, golfing, camping, bicycling, swimming, jogging/running, gardening, reading, fishing and ice hockey.

Growing popularity of individualized activities that can be done frequently, on a flexible schedule and close to home. Not surprisingly, people participate more frequently in outdoor pursuits that are close to home (walking, bicycling, gardening, jogging/running and swimming). Outdoor activities such as camping, fishing, hiking and boating require more travel, planning, and equipment, resulting in less frequency. Team sports are also experiencing declining levels of participation. Due to the stressful and busy nature of modern life, recreation that does not require a lot of planning seems to be more appealing.



Changing demographics and lifecycles influence recreation preferences. Age and lifestyle influence the demand for different types of recreation. Walking is popular among all age groups. Older age groups tend to favour less strenuous activities such as gardening and fishing, while younger people choose more active pursuits such as running, skiing and team sports. Boomers are expected to be more active as seniors, but will drive demand for less energetic, but challenging recreation. Rising immigration will also affect demand. Flexible facilities will allow parks and recreation systems to adapt to a wide range of preferences and serve niche audiences, i.e., youth, women, seniors, and various ethnic groups.

There are additional park trends that should be acknowledged. Researchers are examining the connections between parks, human and ecosystem health. Parks can be positioned and valued differently— as key community infrastructure rather than recreational and visual amenities.

- **Active Living.** Increasingly inactive lifestyles are being blamed for alarming health impacts, including an obesity epidemic. There is a strong positive relationship between public health and the design of communities. Proximity to clean, safe, accessible, connected green space is likely to lead to higher levels of physical activity. Even passive exposure to green space improves mental health, levels of stress, and symptoms of attention deficit disorder and mood disorders. Walking remains one of the best ways to exercise, and living in a walkable community has health benefits.
- **No Child Left Indoors.** Statistics show that children spend too much time indoors. Even though the number of children involved in organized team sports is at an all-time high, they have little time to explore everyday nature. Research suggests that children who experience unstructured play in the outdoors thrive intellectually, spiritually and physically in ways that "shut-ins" do not. Engaging in outdoor activities, such as hiking with parents or other adults, helps to build a lifelong appreciation of nature. Without such direct experiences, future generations will lack an understanding of the natural world.
- **Value of Ecological Services.** Parklands are natural capital providing ecological services to clean air and water. Red Deer's expanding urban footprint will produce more stormwater runoff, air pollution and greenhouse gas emissions. Parks can be part of the overall stormwater management system helping to slow runoff, replenish ground water, buffer wetlands, sloughs and streams. Expanding or preserving areas of healthy vegetation that can absorb air pollution and greenhouse gas emissions will help the City meet future sustainability goals.

- **Limited Public Resources.** Public funds for parks and recreation are growing increasingly scarce. More and more park systems are relying on partnerships, user fees, and other non-tax revenues to fund capital projects and operations. The need to generate revenue and attract private resources may influence the kinds of parks that are built in the future.
- **Preference for Larger Parks, Multi Use and Joint Use Facilities.** Very small neighbourhood parks are becoming less well used while regional parks and trails are in higher demand. Multi-use recreation facilities that can serve a variety of ages and interests are preferred as people try to use limited leisure time more efficiently. Joint-use facilities pair recreation with other compatible communities uses—schools, community centres, libraries—that allow public funds to stretch further and allow a wider population to be served by new public investments.

Local Park and Recreation Trends

Both the City of Red Deer and Red Deer County have conducted needs assessments to gauge the changing local preferences in recreation and leisure. Both assessments concluded that trails are one of the most widely used and desired recreation resource for local residents.

The *Red Deer County 2004 Community Service Needs Assessment* reported:

- Outdoor activity preferences were similar to those in the Alberta survey, but participation rates were higher for some of the most popular activities: gardening (82%), bicycling (76%) and attending fairs/ festivals (70%). Participation, in trail and pathway-related activities like walking and cycling were particularly strong.
- Respondents also preferred recreation options that are less time-consuming, more flexible (more individual and drop-in activities), offer tranquillity (minimize the intrusion of development on the park space), provide more contact with nature and promote interpretive opportunities.
- An increase in the non-farm population has led to needs and preferences similar to the urban dwellers, a higher preference for outdoor recreation opportunities over indoor-based recreation programs and services, and the need to connect to adjacent communities to access regional recreation and culture facilities via pathways.
- The most important outdoor facilities included ball fields, playgrounds, outdoor grounds and outdoor arenas. Additional outdoor facilities/components include playgrounds, day use shelters/covered sitting and trails.

An intercept survey that was part of the *Red Deer Trails Master Plan* and the *City of Red Deer 2008 Community Assets Needs Assessment* provide insight into the needs and preferences of the City of Red Deer's residents. Major findings included:

- The intercept survey shows a high level of use, satisfaction and appreciation for the trail network. The survey indicates significant usage from residents outside the city—about 10% of the survey respondents identified the neighbourhood as out of town, Lacombe, Sylvan Lake, Blackfalds or Springbrook.
- The needs assessment found outdoor leisure activities were, by far, the most popular. Walking on trails and pathways was the most common of these activities, with a 66.6% household participation rate. Walking had the highest participation rate across all demographic categories.
- The development of parks, trails and pathways is assigned high importance. In particular, the development of trails linking new residential areas to the Waskasoo system is widely supported – more so than any other development option.

Authors of the *Community Assets Needs Assessment* concluded that, “The public reaffirms this principle and the research makes it clear that trails and pathways that link the rest of the city to this network are of critical importance to the community. Trails provide a no-cost (to users) alternative for recreation and fitness that is easily accessed for spontaneous, unscheduled activities, for a link to nature, and for health and fitness. This aligns with trends across the country.”

Economic & Cultural Trends

Beyond the realm of parks and recreation are broader societal trends that could influence future parks and trails.

- **An Economy in Crisis.** The rapidly weakening economy has created great uncertainty about the future. It is hard to say how this situation will affect parks. Build-out of the Study Area may be slower, and land values may be lower. Although public tax revenues are down at all levels of government, economic stimulus strategies are likely to increase public investment in public works—perhaps even in park infrastructure.
- **Higher Energy Costs.** Alternative transportation use has climbed in tandem with the price of gas. New York City reported a 38% increase in bicycle commuting in just one year. Bike sharing systems are increasing in North America—systems are operational in Washington DC and Montreal, and many other cities are gearing up. Demand for safe and convenient trails, especially alternative transportation commuter infrastructure, is likely to increase.
- **Green is Mainstream.** A 2008 Ekos poll found that nearly two-thirds of Canadians see global warming as the most important issue facing the country in the medium to long-term. A growing segment of the population has a profound sense of social and environmental responsibility. “Green enthusiasts” are driving demand for more green products and services—everything from energy-efficient products, recycled materials, ecotourism, organic foods and environmentally safe cleaning products. This green trend could translate to public support for growing the park system.

"The trail system along the riverbanks has an "urban quiet," but is rich in sounds of Mother Nature (birds, animals, the water). There are lots of trees and natural vegetation and people laughing and enjoying surroundings." - a vision from stakeholder workshop

- **Cities Becoming More Sustainable.** In Alberta, the Province is directing funds to local governments to develop sustainability initiatives. Local governments are responding and leading by example—investing in energy efficient fleets, green buildings, alternative energy sources and LED lighting. Governments are forming partnerships with citizens and community-based organizations to encourage more sustainable behaviours—transit use, recycling and water and energy conservation. Parks and environmental education centres are well positioned to expand their public education mission to include sustainability.
- **Growing concerns about environment and climate change.** There is heightened awareness of the unmitigated, accelerated effects of climate change—increased flooding, drought, heat waves and changing vegetation patterns. Making Red Deer less vulnerable and more adaptable to the effects of climate change may require setting aside more natural lands in anticipation of expanding flood zones.
- **Changing Travel Habits.** In 2004, the World Tourism Organization found that nature-based or eco tourism was growing three times faster than the whole tourism industry. These are travel experiences that focus on nature and/ or sustainable environments. Weekend travel is becoming more popular, while longer trips are declining. In the current economic climate, more people may choose to “vacation” at outdoor places close to home.

Implications for Planning

The City of Red Deer's plans for the future Waskasoo Park could be shaped by the trends described above in the following ways:

- A continued emphasis on connected, linear park space that hosts an extensive network of trails for leisure and transportation.
- An increasing recognition of the environmental functions and services provided by a linear park system, and its role in protecting the watershed.
- An increasing importance of trails and greenways to connect local neighbourhoods with the larger region.

PLANS AND POLICIES

The RVTPC Plan builds on previous planning by the City of Red Deer to create a parks and open space system along its rivers. Statutory plans, non-statutory plans and other related studies from Red Deer and the greater Red Deer region were reviewed for context. Consideration was given to the specific recommendations about parks and open space within the Study Area. Because the Study Area includes areas planned by both the City of Red Deer and Red Deer County, this review included both municipalities. Selected plans from Lacombe County were also reviewed to identify possible open space linkages.



Many documents reviewed are policies related to growth and development: Intermunicipal Development Plan (IDP), Municipal Development Plans (MDP), Major Area Structure Plans (MASP), Area Structure Plans (ASP), Neighbourhood Area Structure Plans (NASP), Area Redevelopment Plans (ARP), and Urban Design Studies. A complete list of documents reviewed appears in Appendix A. Major findings that informed the development of RVTPC Plan are discussed below.

Intermunicipal Development Plan (IDP)

The IDP is a statutory plan jointly developed and adopted by Red Deer County and The City of Red Deer. The goals of the IDP are to improve communication, cooperation and orderly development between municipalities within a planning area; to provide for future growth areas; and to allow development without impeding the growth plans of another. The plan provides for land-use planning cooperation between municipalities, particularly with respect to a number of key planning issues, as well as policy direction, to deal with subdivision and development in the City's fringe area.

The previous Red Deer County and City of Red Deer IDP, adopted in 1999, set a long-term planning horizon of 15 to 20 years. Updating this document to the current IDP provided for a much longer-term planning horizon, 45 to 75 years, creating increased certainty, substance and direction for both municipalities as they grow. The IDP includes a specific policy regarding the development of a park system along the rivers. Although Policy 3.2.3 (3) (a) does not include a reference to the Sylvan River or small, intermittent or ephemeral streams, Policy 3.2.3 (3) (b) recognizes the need to include these resources as part of a linear park system.

Policy 3.2.3

(3) In planning and developing open space systems both municipalities shall:

- (a) Establish a continuous intermunicipal park system, where possible, focused on the floodways and flood fringes, and other natural areas of Waskasoo Creek, Piper Creek, Red Deer River and Blindman River.*

- (b) *Require the dedication of reserves or easements or, as may be mutually agreed between the City and the County, the use of other methods in order to protect and preserve natural areas, riparian habitat and flood fringes and associated slopes and establish a continuous linear park system connecting a series of larger open space units.*

City of Red Deer Municipal Development Plan (MDP)

The City of Red Deer MDP clearly supports extending its river focused Waskasoo Park system into the Growth Area.

Policy 14.4

As new areas are planned and developed, the City shall ensure the design of the parks and open space systems provides:

- *linkages to the major open space, including along the Red Deer River and its Tributaries;*
- *linear corridors and pedestrian connections within and between neighbourhoods; and*
- *consideration of continuous wildlife corridors and key wildlife habitat as identified in the Natural Area / EcoSpace Classification Prioritization System.*

Red Deer County Municipal Development Plans (MDP)

Although the Red Deer County MDP does not include a specific policy about a river park or trail system, it does contain strong policies to protect environmental lands. The following policies could be used by the County to preserve lands along the Red Deer River and its tributaries as open space.

Policy 3.1

Lands identified as being environmentally significant shall be protected with particular emphasis on protecting the environmental integrity of the County's rivers, streams and lakes.

Policy 3.2

A review and update of the Environmentally Significant Areas Study shall be undertaken.

Policy 3.3

The purchase of particularly unique or significant environmental features may be considered to protect these features from development for future generations.

Policy 3.6

A minimum 30-metre (100 feet) wide Environmental Reserve setback or Environmental Reserve easement from the top of the bank of a river or stream and/or the high water mark of a lake shall be applied, subject to the discretion of Council/Development Authority. Changes in the setback distance may result if recommended by a qualified professional. As well, lesser Environmental Reserve setbacks may be considered for minor water features such as unnamed creeks or sloughs.

Policy 3.7

Environmentally significant features and setbacks that link to municipal reserve parcels or are required to provide public access to the feature may be dedicated as Environmental Reserve at the time of subdivision, and subsequently managed by the municipality.

Policy 8.2

A Strategic Open Space Master Plan that considers the recommendations of the Red Deer County Community Services Needs Assessment Project shall be developed and implemented.

Community Assets Needs Assessment: A Directional Plan for the City of Red Deer

This plan, adopted by Council as a planning tool, details strategies for recreation, parks and culture assets for the next 25 years. It reaffirms the importance of the existing river park system. Citizens rate trails, access to natural areas, integration of park spaces and connections to the Waskasoo Park system as major priorities.

The majority of recommended initiatives are for immediate (within 2 years) or short-term (3 to 8 years) actions. However, the report did include strategies and actions specific to future park development that can be incorporated into the RVTPC Plan.

- Emphasize acquisition of large tracts of land to create larger and connected greenspaces.
- Maintain the current ratio of greenspace at 12.7 hectares per capita.
- Confirm the river valley as the backbone of the parks system, especially as the city grows into annexed areas.
- Create trails that link neighbourhoods to the larger park system, especially neighbourhoods located far from the Red Deer River.
- Accommodate alternative activities—mountain biking, BMX, dog parks, skateboarding.
- Develop a twin arena in the north central area in the vicinity of Hazlett Lake.



"My favourite place in the new Waskasoo Park is a place that allows me to get away from the hectic pace of the City and enjoy nature. I can walk or bike through natural areas and feel as if I am a world away from the City even though I am still in the middle of it." - a vision from stakeholder workshop

- Develop a major athletic park to replace the Edgar Industrial Athletic Park that includes alternative recreation activities.
- Plan for implementation of a multi-use regional recreation complex in north Red Deer in the Hazlett Lake area.
- Develop a multi-use recreation complex to serve future development east of the city and north of 67th St.
- Explore three options for a new festival site: new site within existing green space, The Westerner or Bower Ponds.

The plan includes a tool to set priorities by applying a standardized evaluation process to all projects under consideration. This process can be used by City staff to evaluate the future park nodes identified in the RVTPC Plan.

Red Deer County Open Space Master Plan (OSMP)

The OSMP, completed in June 2009, contains more explicit policies that demonstrate support for the river park concept. Policies directly relevant to the RVTPC Plan include:

A. Natural & Semi-Natural Green Space or Watercourses

Policy 1. Natural processes in Red Deer County shall be preserved to the greatest extent possible, and all natural systems (creeks, wetlands, woodlands) shall be integrated into new communities and/or parkland areas.

Policy 3. Red Deer County is encouraged to create Natural Area Management and Enhancement Plans for open spaces set aside as natural or semi-natural areas. Any new developments adjacent to such areas shall be required to mitigate cumulative affects or other potential development impacts prior to construction.

F. Linear Systems, Green Corridors, Paths and Streets

Policy 1. Red Deer County shall support, create, enhance, and expand a regional pathway system to promote healthy living, and sustainable recreation and transportation. Optimally, regional pathways should be designed for walkers, runners, cyclists, equine, and persons with reduced mobility. Designs should also consider access, safety and adequate signage.

Policy 2. Community level pathways (including those in adjacent municipalities) should connect with Red Deer County's regional pathway, and/or other key destinations within the community, such as neighbourhood scale parks, schools, recreational facilities, and commercial areas.

Policy 3. Regional pathway connections should be routed along the edges of ESAs or into locations with less sensitivity to the natural ecology to minimize the impact on the natural space and to minimize desire lines.

Policy 4. The County should continue to collaborate with adjacent and internal municipalities to seek opportunities to connect Red Deer County's regional pathway with others in the area.

Open Space Concepts

Policy 5. An environmental corridor (buffer) shall be enforced along all watercourses, lakes and significant sloughs. Identifying this corridor as environmentally significant will aid in the protection of its ecological integrity while allowing evolution of part of a high quality path system.

Policy 10. Linkages between nodes are encouraged, to form vital ties between them and population centres. This includes a north-south corridor in west RDC linking together many of the lakes; two east-west corridors to tie together various nodes; and connection to the Waskasoo Trails in Red Deer and Gasoline Alley.

The County-Wide Open Space Concept (Figure 4 in the OSMP) shows green buffers along the Red Deer River, Blindman River, Waskasoo Creek and Piper Creek. Although Sylvan Creek is not illustrated with a buffer, its value is recognized and protected by the other policies to preserve natural capital.

The OSMP offered more detailed concepts for some selected "project zones" within the county that can be part of the RVTCP Plan. The following trail and park concepts are located within the RVTCP Plan Study Area:

- Link Waskasoo Park and Sylvan Lake following the abandoned Alberta Central Railway Right-Of-Way and crossing the Alberta Central Railway Bridge.
- Link Alberta Central Railway Right-Of-Way and the population node of Poplar Ridge.
- Link the population node of Springbrook with destinations to the east (Gasoline Alley), west (Red Deer River), south (Penhold) and north (Fort Normandeau).
- Link the population node of Balmoral with destinations to the east (Red Deer River / Joffre Bridge) and the west (Waskasoo Park).
- A day use area on county-owned land with riverfront access to the Red Deer River, located west of Springbrook.
- Neighbourhood parks on county-owned lands in Springbrook and Balmoral.
- Trail link across the Alberta Central Railroad Bridge.
- Trail link to Slack's Slough.

Major Area / Area / Neighbourhood Area Structure Plans

More detailed and specific land use plans for areas adjacent to or within the Study Area were also reviewed. Open space concepts that can inform the RVTCP Plan are listed in the table below. The review also provided an understanding of how trail and park opportunities have been treated in previous plans, especially those plans that might contribute to a regional open space system.

CITY OF RED DEER PLANS	Regional Open Space Linkages
Garden Heights NASP	Links to Waskasoo Trail network
East Hill Major ASP	Natural area along unnamed tributary could link new town centre to Growth Area Natural area along Piper Creek Proposed natural area on east bank of Red Deer River
Northwest ASP	Links along collector road trails
West QE2 Major ASP	Municipal reserve and environmental reserve on north side of Cameo Lake
Timberlands Neighbourhood ASP	No regional links
Clearview North Development Concept	Municipal reserve and environmental reserve along escarpment
Timberstone Park Development Concept	Links along collector roads linking neighbourhoods
Sunnybrook South Neighbourhood ASP	Environmental reserve along Piper Creek
Queens Business Park Industrial ASP	Linear green buffer, potential trail
Riverlands ARP	Improved public space along Red Deer River in downtown

RED DEER COUNTY PLANS	Regional Open Space Linkages
Blindman ASP	Natural areas, fairly continuous, along the Red Deer River and escarpment Limited natural areas along the Blindman River
Burnt Lake ASP	Natural area along the Red Deer river across QE2 Hwy from Maskapatoon Park Natural areas along Sylvan Creek, around

	Cameo Lake, around wetland near Hwy 11A
Calgary Edmonton Trail ASP	"River Valley" land use along Red Deer River and Waskasoo Creek
Central Park ASP	No trail or public open space along Blindman River or around Hazlett Lake
Gasoline Alley - Springbrook MASP	Trail to Red Deer River, Waskasoo Creek and Slack's Slough
Gasoline Alley West Urban Design Plan	Open space and trail along Waskasoo Creek
Gasoline Alley East Urban Design Plan	Trail from Slack's Slough to Piper Creek
Hidden Springs	No regional links
Piper Creek Business Park	Environmental and municipal reserve along Piper Creek
Wolf Creek Area Concept Plan	Environmental reserve along the Blindman River

LACOMBE COUNTY	Regional Open Space Linkages
Lacombe/ Blackfalds Rural Fringe ASP	Continuous trail and open space along the Blindman River Regional trail connection (Trans Canada Trail)
Blackfalds/ Lacombe County IDP	Open space along the Blindman River Regional Park west of Highway 2 and Blindman River

PLANS BY OTHERS	
Westerner Redevelopment Plan	Additional open space and trails along Piper Creek

EXISTING CONDITIONS

Land Use

The Study Area, including the 2009 annexed lands and the remainder of the City's Growth Area, is lightly populated and the primary land use is agriculture. Population centres in the remainder of the IDP area include the hamlet of Springbrook with over 900 people and four rural residential subdivisions: Balmoral (pop. 167), Central Park (pop. 85), Linn Valley (pop. 235) and Poplar Ridge (pop. 693). Adjacent to the Study Area is Gasoline Alley, a cluster of existing and future commercial and residential activity along Highway 2.

Parks and Trails



The City of Red Deer's regional park system, Waskasoo Park, includes 994 hectares. See Appendix B for a detailed list of areas included in Waskasoo Park. In addition to Waskasoo Park, the City manages additional facilities—neighbourhood parks, recreation centres and facilities.

See Figure 4 - Existing Trails, Parks + Open Space



As a rural municipality with a smaller dispersed population, Red Deer County has a more limited need for parks and recreation facilities. To best serve its citizens, the County has intermunicipal recreation and culture agreements with adjacent municipalities, including the City of Red Deer. These agreements give county residents access to numerous indoor recreational and cultural facilities and programs in surrounding cities and towns.

An inventory for the entire County was performed as part of the OSMF. It found various types and amounts of County-owned lands: environmental reserves, municipal reserves, deferred reserves or other publicly owned lands. The study concluded that most of the current county owned open spaces were too small for parks or recreational facilities.

Natural Features



The Study Area is located in the Aspen Parkland, a natural region in Alberta that sits between the Boreal Forests to the north, the Foothills to the west and the Grasslands to the south. It is considered a transition zone between grasslands and forests and characterized by a mix of woodlands, wetlands, and grasslands. The Aspen Parkland provides valuable habitats for a wide variety of species. The majority of the Aspen Parkland region has been disturbed by agricultural use, so only remnants of native vegetation patches remain in uplands. Continuous areas of native vegetation are more likely to survive in river valleys where more moisture is available and agricultural use is more limited.

The Plan presents an opportunity to incorporate remaining natural features into the expanded park system. Natural features, especially those associated with the river and its tributaries, were identified early in the planning process. The natural features analysis relied on existing data from the City, the County and Alberta Environment.

See Figure 5 – Natural Features

Surface waters are the most prominent natural feature of the Study Area. There are five major permanent streams: Red Deer River, Blindman River, Waskasoo Creek, Piper Creek and Sylvan Creek. Permanent streams are those that have some base flow all year.

Extensive networks of recurrent and indefinite streams flow into the Red Deer River and its tributaries. The network is most dense in the eastern part of the Study Area. Recurrent streams are characterized by a defined bed and banks and have flows at least some of the time each year. Indefinite streams have no defined bed and banks and are easily lost if the land is disturbed. Some limited field checking by Red Deer Parks staff was used to update the stream data received and eliminate some indefinite streams that no longer exist.

The value of these smaller, non-permanent streams is often overlooked. Yet, they provide essential functions in the watershed — maintaining both the quantity and the quality of the water supply. Small creeks and streams collect surface water over very large areas and feed it to larger streams and rivers that are often sources of drinking water.

The Red Deer River becomes highly sinuous and meandering as it flows downstream just north of the city boundary. Natural processes associated with erosion and sediment deposition in this reach of the river likely will result in undercut banks and lateral migration of the river channel over time. Evidence of the formations of oxbows upstream, what is now Gaetz Lakes, supports this interpretation.

Three lakes or ponds are located within the Study Area: Hazlett Lake, Cameo Lake and an unnamed pond west of Hazlett Lake.

Land cover information (trees, wetlands) for the Study Area was drawn from the City of Red Deer's EcoSpace data. For the remainder of the Study Area land cover information (grassland, trees/shrubs) from Alberta Environment was used. One of the largest remaining patches of trees and shrubs is along the lower Red Deer River near the Canyon Ski Area.

A 1990 study for Red Deer County identified three environmentally significant areas (ESA) of regional significance within the Study Area (see list below). The County's environmentally significant study is currently underway and scheduled to be completed in the Spring 2011.

- Blindman River – Significant for its vegetation and habitat: dense coniferous, deciduous woodland, riparian willow, tamarack swamp birch wetland, deer habitat and great blue heron colony.



Indefinite or recurrent stream



Red Deer River



Hazlett Lake



Fort Normandeau



Red Deer River from Burbank Park



Red Deer Canyon

- North Red Deer Wetlands (includes Hazlett Lake) - Significant for its important waterfowl and marsh bird habitat.
- Red Deer Canyon – Significant for its steep and canyon-like valley, its vegetation and diverse bird breeding habitat and deer habitat.

Visual Analysis

The visual analysis measures the places in a landscape that may be seen from one or more viewpoints. To begin, points are marked within a 10-metre buffer along the Red Deer River corridor. A computer model then measures the total number of times a pixel (a small geographic subarea) would be visible from each individual point. Based on the total number of times each pixel is visible, an aggregate value for observation frequency is established.

This frequency is used to designate three visibility classes: Low Visibility, Medium Visibility and High Visibility. Areas of High Visibility are shown in the deepest colour, meaning the pixel is visible from a high number of points. Areas that are uncoloured are not visible from any of the points along the river.

Views affect the quality of the park experience for users. Generally, trail users consider views of nature areas enhancing to the park experience, while views of urban development detracts from the experience of those walking, bicycling or boating along the river trail.

Potential views were interpreted using topographic information provided by the City and the County. Members of the Plan Team identified additional views.

See Figure 6- Visual Analysis

Constraints

The major constraints to park-related development within the Study Area include hazard lands such as floodplains and steep slopes as well as physical barriers that hinder access to parks and trails.

See Figure 7- Constraints

Floodplain

Alberta Environment provides information on the extent of the floodplain and flood fringe, but only within areas already developed. The Provincial Land Use Framework recognizes the need to manage flood risk to protect human life, manage natural resources, and limit disaster damage faced by communities. The Province will address this policy gap by developing policy to minimize exposure of developments and settlements to flood risk.

Floodplain and flood fringe information is especially crucial for the undeveloped lands adjacent to the Red Deer River immediately to the northeast of the City of Red Deer. This reach of the river is highly sinuous and meandering. Because it is undeveloped, the provincial flood hazard information does not cover this area. The Red Deer County's 1990 study, *Environmentally Significant Areas of Red Deer County*, appears to identify part of this area as floodplain (area with dot pattern).

Other gross estimating methods could result in a much larger delineation of the floodplain. Topographic information and an estimated 100-year flood elevation could be used to delineate the floodplain (area outlined in red).

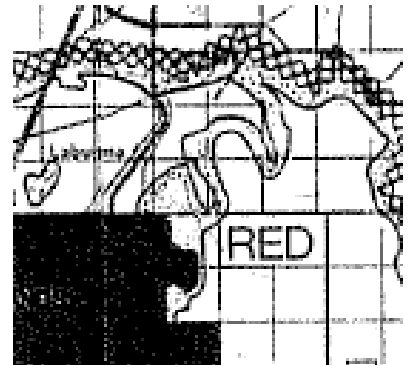
Alberta Sustainable Resource Development (ASRD) method for estimating the meander belt could be applied to this area:

"The width of meander belt for watercourses that tends to meander or entire floodplain if it is highly constrained within a confined valley. The width of the meander belt is determined by multiplying the bankfull width by 20 for each reach, and is split equally on either side of the creek along axis of meander belt." (area outlined in purple)

Ultimately, delineating accurate floodplain boundaries along this highly dynamic and shifting reach of the Red Deer River requires a study by a fluvial geomorphologist, who can use information on soil texture and hydraulics to model where the river is likely to migrate in the near future.

Steep Slopes

The steep slopes interpreted from topographic information occur along the Red Deer River just north and south of the city. Steep slopes are also found at the confluence of the Red Deer River and Sylvan Creek. Red Deer County's 1990 Environmentally Sensitive Area study identified much of the escarpment in the downstream area of the Red Deer River as unstable.



Floodplains as shown in Red Deer County 1990 ESA Study



Illustration of a floodplain based on topography and estimated flood elevation.

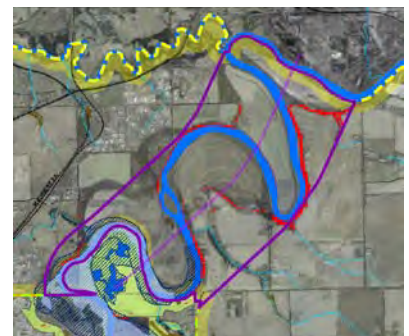


Illustration of a floodplain based on SRD delineation of a meander belt.

Wetlands

Wetlands have an intricate connection between surface and subsurface waters that is easily disturbed. There is a large cluster of wetlands within the Study Area near Hazlett Lake. Smaller scattered wetlands are located south/southeast of the city near Waskasoo Creek and Piper Creek.

Barriers to Access

The Red Deer River is a barrier for developing a connected trail system. There are few crossings beyond the city. Bridging the river is very expensive, and would occur only when traffic congestion would warrant such an investment.

The major highways, Highway 2A and the QE2 Highway, are also barriers to trail connectivity.

PARK CONCEPT

Indicators

Indicators help evaluate if the supply of parkland is adequate given the land area and population of a city. Two widely used indicators are:

- Park area as a percent of total land area
- Park area per 1,000 people

These gross indicators have limits. They cannot compare the quality of one park system to another, or determine which system has a more equitable distribution of parkland. When using comparisons, it is best to compare cities of similar size and density. Higher density cities with smaller land areas and static borders tend to have a higher percentage of their total land area in parkland, but a lower amount of parkland per capita. Lower density cities with large land areas and expanding borders tend to have higher parkland per capita, but a lower percentage of land area as parks.

Calculations can vary depending on what greenspace or open space is included or excluded in the overall total—parks, regional parks, open space, cemeteries, reserves, forests, etc.

Without additional parkland, park and open space indicators in the City of Red Deer will decline significantly.

Parks as a percentage of Total Land Area (assumes no additional parkland)

	Park/ Open Space (ha)	City Land Area (ha)	%
Current	994 ¹	7,585 ²	13.1%
Future	994 ¹	25,730 ³	3.9%
Other Cities in Alberta			
Calgary	7,500	72,650	10.3%
Edmonton	7,400	68,437	10.8%
Lethbridge	2,434	12,719	19.1%
Medicine Hat	1,458	11,201	13.0%

¹ Does not include neighbourhood parks

² Does not include Phase 1 annexation

³ Assumes entire Growth Area is annexed

**Hectares Park/ Open Space per 1,000 Residents
(assumes no additional parkland)**

	Park/ Open Space (ha)	Pop. (000)	Ha/ 1,000 Pop
Current (2008)	994 ¹	87.8	11.3
Future (projected to 2035)	994 ¹	185.0	5.4
Future (projected to 2050)	994 ¹	300.0	3.3
Red Deer Current & Goal (Rec Parks & Culture Needs Assessment)			12.7
Waskasoo Park 1982 Master Plan (Projected population for 2001)	994	91.0	10.9
Other Cities in Alberta			
Calgary	7,500	1,042.9	7.2
Edmonton	7,400	752.4	9.8
Lethbridge	2,434	84.0	28.9
Medicine Hat	1,458	60.4	24.1
Average of 24 Canadian Cities (Common Grounds, Evergreen)			9.2 average 6.1 median
National Average (Rec Parks & Culture Needs Assessment)			8.0

¹ Does not include neighbourhood parks

Applying the current indicators to future land area and population projects the City of Red Deer will need between 1,488 to 4,100 hectares of additional parks/ open space. The Park Concept presented in the RVTPC Plan identifies 3,655 hectares of additional parks / open space within the Study Area.

Projected Need for Additional Parkland

Future Land Area	25,730 ha
Desired % of Land for Parks / Open Space (Waskasoo Park only)	13.1% (current)
Projected Parks / Open Space	3,370
Additional Parks / Open Space Needed	2,374
Future Population 2050	300,000
Desired Hectares Park / Open Space per 1,000 Pop	11.3

(Waskasoo Park only)	(current)
Projected Parks / Open Space (ha)	3,390
Additional Parks / Open Space Needed (ha)	2,394
Future Population 2035	185,000
Desired Hectares Park / Open Space per 1,000 Pop (Waskasoo Park only)	11.3 (current)
Projected Parks / Open Space (ha)	2,090
Additional Parks/ Open Space Needed (ha)	1,094

Existing Park Classifications and Standards

Park classifications and standards are used to plan and manage large park systems. For Waskasoo Park, the City considers a major park node as 40 or more hectares and minor park node as less than 40 hectares. The *Recreation, Parks and Culture Community Assets Needs Assessment* proposed the following park classification standards. The RVTPC Plan would focus on park nodes of regional or citywide scale. However, some park nodes may ultimately be classed as a city or multi-neighbourhood park. There may be opportunities to create smaller neighbourhood parks in places where fingers of the regional Waskasoo Park extend along minor streams deep into future neighbourhoods.

Park Classifications

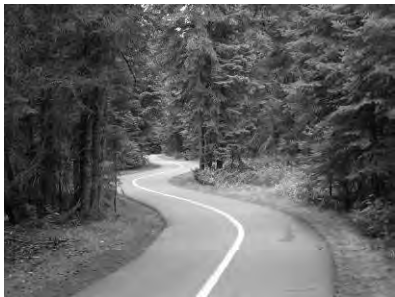
Class	Size (ha)	Definition
Regional Park	> 85	City of Red Deer or Red Deer County
City Park	25 to 85	Located entirely within the City of Red Deer boundaries
Multi-Neighbourhood Parks	6 to 25	Too large for current classification of Neighbourhood Parks and smaller than City Parks (25+ hectares)
Neighbourhood Park	2.5 to 6	Designed to serve a single neighbourhood
Linear Park/ Parkette	maximum size 2.5	Green spaces that are larger than current Parkette definitions but smaller than Neighbourhood Park definitions
Parkette	0.2 to 0.8	Designed for a tot lot, active and/or passive recreational

	hectares	components and trail systems
Downtown Vest Pocket Park		Small green spaces specifically developed within the downtown

Source: Recreation, Parks and Culture Community Assets Needs Assessment

New trail standards were adopted for Waskasoo Park and along public roads as the result of the Trail Master Plan. These standards were used in developing the RVTPC Plan for new Waskasoo Trail segments and suggestions of where additional trail connections (neighbourhood, arterial or connector) are possible. Nature trails are delineated in finer scale concepts for individual park nodes.

Trail Standards



Class	Width	Definition
Waskasoo Trail	5 m	3m asphalt + 1m clearance on each side; rest node every 1-1.5 km
Nature Trail	2 m	Wood chip or compacted gravel; rest node every 500 m
Arterial Trail	3 m	Asphalt paved
Collector Trail	2.5 m	Concrete sidewalk
Bikeway		Within vehicular travel lane
Neighbourhood Trail	4.5 m	2.5m Asphalt + 1m clearance on each side

Source: Red Deer Trails Master Plan

Principles

The mandate statement of the City of Red Deer Department of Recreation Parks and Culture is:

“Support a quality of life for all citizens of Red Deer by ensuring people have access to recreation, parks, and cultural resources”

An expanded park system will allow the department to meet this challenge. As the city grows in size, it must grow its park system to sustain the quality of life that citizens expect. The Park Concept relies on broad principles to guide the next phase of development for rivers and tributaries in the Red Deer Valley.

Follow the River. The Red Deer River Valley inspired a compelling vision for a regional park system. The river and its tributaries continue to be the defining natural and cultural feature of the region. It remains the backbone of the existing, and any future, park system. First and foremost, the park concept must take advantage of opportunities to include, protect and celebrate the Red Deer River and its tributaries.

Connect with Trails. Red Deer loves trails. Whatever the survey, poll, meeting or project, the love of the Waskasoo trail system comes through. Trails are the major connective tissue of the RVTPC Plan. Physically, elements within the park system are connected with trails. On another level, the trails connect people with nature, taking them to less accessible parts of the river, revealing inspiring views and hidden wildlife. New and old are joined—parks, neighbours and larger communities.

Respect Nature. The natural environment is highly valued by the citizens of the region, especially the rivers, wetlands, escarpments and forested areas. By including valuable ecological resources in an expanded park system, these resources can be managed, protected and preserved for future generations.

Mix It Up. A desire for urban amenity and active recreation need not conflict with the yearning for peaceful natural areas. A balanced park system can satisfy desires for lively peopled places as well as quiet, solitary respites from urban life. An expanded park can create different experiences and include areas for newer or growing activities that have been missing.

Fair Play. As the city expands in population and area, new neighbourhoods throughout the Growth Area deserve easy access to parks, trails and rivers. A regional park should provide a sufficient quantity and diversity of open spaces and recreational experiences to all residents of the expanded urban area.

Grow Smart. The City will need to house 60,000 to 100,000 more people. A forward thinking plan can support the City's long-term growth strategy, specifically to increase residential opportunities in the north, west and east and expand job opportunities to the south.

Learn Outside. Much of the region's cultural and natural history is tied to its rivers. A more extensive river park system expands opportunities to tell the stories of the city and the region through interpretation and hands-on experiences.



The RVTPC Plan is built around rivers and tributaries, but recognizes that each is unique, varying in physical character, environmental sensitivity and visual quality. The RVTPC Plan reflects this hierarchy of rivers and tributaries within the future park system.

Red Deer River will continue to be the main open space spine, the most important element of the park system. The Park Concept seeks to reinforce the river's importance with generous setbacks, numerous nodes and a continuous Waskasoo Trail on each sides of the river.

Tributaries (Blindman River, Waskasoo Creek, Sylvan Creek and Piper Creeks) are the second tier of the linear park system. Physically, these valleys are smaller, narrower and more intimate. A single continuous Waskasoo Trail will parallel the tributaries, crisscrossing to allow trail access from each side. Nodes are fewer in number and more natural in character.

Small Waterways are linear open spaces along the indefinite streams. The Waskasoo Trail is proposed for select segments of small waterways where the trail creates loops or links to nodes. The parkland along small waterways extends far into new residential areas, often far from the river and tributaries. Their long narrow configuration maximizes green edges and connections to the larger regional trail system.

See Figure 8 – Park Concept

Note that this Park Concept for the City of Red Deer Growth Area may include trail and park concepts that are NOT part of the Red Deer County Open Space Master Plan. Red Deer County does not intend to implement any park or trail projects that are not part of the adopted Red Deer County Open Space Master Plan. For more information about the Open Space Master Plan, visit the Red Deer County website (www.reddeercounty.ab.ca).

Land

The Park Concept includes two categories of land:

1. Proposed Parkland

Lands within the Study Area that are recommended as part of an expanded Waskasoo Park (2,889 hectares).

2. Special Study Area

Lands within the Study Area that need further study to determine how much of this area should be recommended as part of an expanded Waskasoo Park (766 hectares).

Available imagery and natural features data were interpreted to delineate a boundary for potential parklands. As a starting point, minimum buffer widths were established for riparian areas, lakes, sloughs and wetland areas.

- 100-metre buffer on each side of the Red Deer River
- 60-metre buffer on each side of other named streams (Waskasoo, Piper, Blindman, Sylvan) and unnamed streams

- 60-metre buffer from the edge of lakes, sloughs and wetlands
- 30-metre buffer on each side of indefinite or recurrent streams

The City is in the process of creating a setback policy for rivers, streams, lakes, sloughs and wetlands that may differ from the above buffer assumptions. However, for the purpose of this study, these buffers were applied. See Appendix D for a full discussion of ecological functions associated with buffers of varying widths.

Potential park boundaries were refined to include adjacent natural areas, vegetation, escarpments and the confluence of streams. Other information was used to refine this analysis— a narrated video of a flyover of the Red Deer River, additional imagery interpretation by UMA (consultants for the Joint Planning Initiative) and limited field work by O2 Planning + Design Inc. and the City of Red Deer Department of Recreation, Parks and Culture. The analysis did not use or consider parcel boundaries to define boundaries for potential parkland.

In some locations, boundaries were narrowed to respect existing rural residential acreages. Generally, it was assumed that existing rural residential developments along a river or creek would have an Environmental Reserve setback sufficiently wide to have a trail.

See Figure 8– Park Concept

Because of the emphasis on the river and its tributaries, the process of identifying potential parklands / natural areas relied heavily on natural features. In the future, the City may wish to consider additional criteria to guide future parkland acquisition opportunities. The tool could incorporate weighted criteria to reflect priorities of the City.

Note that implementation assumptions, including land acquisition, are discussed in a later section of this report.

Suggested Land Evaluation Criteria

Area of Consideration	Criteria	+ / -
Location	Within Growth Area	+
	Within IDP area	+
Proximity	Population	+
	School	+
	Transit	+
Connectivity	To existing park or trail	+
	To town centre	+
	To underserved neighbourhoods	+
	Helps connect over Red Deer River	+
	Helps connect over major highway	+
Natural Features	Waterways (rivers, creeks, streams)	+
	Floodway or flood fringe	+
	Wetlands	+
	Forests	+
	Steep slope (> 15 %)	+
	Unstable slopes	+

Area of Consideration	Criteria	+ / -
	Environmentally Significant Areas	+
	Geological outcroppings	+
	Unique or rare vegetation	+
Ecological Functions	Water quality buffer	+
	Restoration potential	+
	Wildlife habitat and corridors	+
Cultural Features	Heritage buildings	+
	Archaeological sites	+
	Palaeontology sites	+
	High visual quality of site	+
	Good views from site	+
Recreational Potential	Boat access	+
	Potential for alternative recreation	+
Educational Potential	Environmental or historical interpretation and education	+
Existing Land Use	Presence of oil / gas resources	-
	Industrial development	-
	Potential hazardous conditions	-
	Rural residential	-
	Agriculture	+
Ease of Acquisition	Current public ownership	+
	Willing seller or donor	+
	Potential Environmental Reserve	+
	Possible wetland mitigation site	+
Costs	Low maintenance requirements	+
	Low cost of acquisition/ maintenance	+
	Potential to provide eco services	+
	Potential for multiple, shared or joint use	+

Trails

Park trails are envisioned for year round use—walking, running bicycling and cross-country skiing (assuming winter maintenance). The Park Concept includes 136 km of proposed trails and trails located in the former rail line right-of-way. The trails are divided in three categories:

1. Proposed Trail

The Park Concept extends the Waskasoo Trail within the Study Area to new reaches of the Red Deer River and its tributaries. It also proposes to incorporate some existing utility rights-of-way as part of the overall trail systems.

Proposed trails along the rivers and tributaries would adhere to the existing Waskasoo Park trail standard — a 3 metre wide paved trail (5 metre right-of-way)—and would include the new signage system. The Proposed Trail is suggested as follows:

- To ensure equitable access to new river trails, continuous trails are proposed for both sides of the Red Deer River. The only new bridge crossing proposed is Northland Drive, within the existing city limits. No new river bridges are proposed for the study area as part of this Park Concept. If the concept limited trails to just one side of the river, access from new residential areas on one side of the river would be limited.
- A single continuous trail is proposed for the following tributaries: Piper Creek, Waskasoo Creek and Sylvan Creek. The trail will crisscross the tributary to provide access from each side.
- A single continuous trail is proposed for the south side of Blindman River.
- Single continuous trails are proposed for select segments of small waterways to link to nodes, create east/west connections and trail loops.

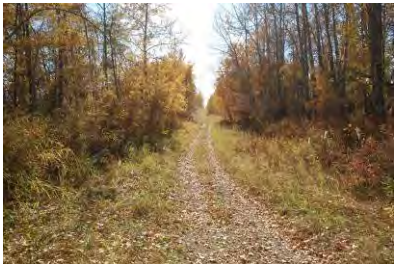
Additional trails are proposed within the ALTA Link right-of-way. These trails provide important linkages east of Red Deer where there are no major tributaries.

2. Potential Trail Connection

Potential Trails Connections show places where a trail should extend beyond the proposed parkland boundary. Potential Trail Connections could be built as part of new neighbourhoods or transportation projects. The trail connection would be constructed according to City of Red Deer trail standards for arterial trail, collector trail and bikeway or neighbourhood trail.

3. Former Rail Line Right-of-way

Trails could be located within abandoned or unused rail right-of-way. The Canadian Pacific Rail right-of-way links three river corridors and Sylvan Lake, a major destination located outside the Study Area.



CP Rail right-of-way

Other Trails

1. Trans Canada Trail

The proposed route for the Trans Canada Trail is part of the proposed trails shown on the Park Concept. The trail winds its way through the region linking to the Waskasoo Trail, Slack's Slough, Piper Creek, Waskasoo Creek, Hazlett Lake, and Blindman River. Within the Study Area, the trail continues north from Hazlett Lake along the C&E Trail over the Blindman River via Lacombe County's pedestrian bridge. Lacombe County and Blackfalds have plans to extend the trail north.

2. Nature Trails

Nature Trails are not shown on the Park Concept, but would be reflected on finer scale concepts for park nodes. In general, the plan assumes that natural areas within the Waskasoo Park will have nature trails that are designed to take walkers away from more active,

developed areas to quieter settings where nature can be enjoyed and appreciated. Bicycles and other vehicles are not permitted. Nature Trails will adhere to the standard recommended in the Trail Master Plan—2 metres wide with a woodchip or gravel surface. Nature Trails will traverse sensitive areas where wildlife and native vegetation can be viewed and interpreted- sloughs, lakes, wetlands, tamarack forests, floodplains and escarpments.

3. Water Trail

The Red Deer River itself acts as a trail for boaters. The Park Concept has identified over a dozen locations, both existing and new, for boat access to Red Deer River. Each boat launch is recommended to include parking, while a boat stop is envisioned as a mid-trip stop without parking, ramps or other facilities.

See Figure 8 – Park Concept

Nodes & Features

The Park Concept identifies a total of 13 potential nodes within the Study Area. High priority areas for node development include natural features, locations identified by stakeholders and Plan Team members, the confluence of rivers and streams, major trail intersections, proximity to pedestrian river crossings, publicly-owned lands with river access and viewpoints. Because the Red Deer River is the most important natural feature in the Park Concept over 38% of the nodes (five nodes) are suggested along this corridor.

Two types of nodes are part of the Park Concept:

1. Major Node

Major nodes are located within the Study Area and are larger than 100 acres (40 hectares). Eight major nodes are recommended including four along the Red Deer River. These nodes are part of Waskasoo Park. Two Major Nodes, Hazlett Lake and Northeast Park, include a mix of active and passive uses. The six remaining major nodes feature natural areas, passive recreation and offer a high level of visitor amenity: parking, signage, trailhead for Waskasoo Trail and more specialized park and recreation facilities.

Node	Type	Rationale
Blindman Tamarack Natural Area	Major	Protect and interpret natural features - tamarack forest; pedestrian river crossing
Maskapatoon Park Extension	Major	Extend and complement natural areas of Maskapatoon Park
Cameo Lake	Major	Protect and interpret natural feature
Northeast Park/ Special Study Area	Major	Encourage appropriate use of flood prone lands
Hazlett Lake	Major	Protect and interpret natural feature

Piper Creek Wetlands Complex	Major	Protect and interpret natural feature
Red Deer River Natural Area- East	Major	Encourage appropriate use of flood prone lands
Red Deer River Natural Area – West	Major	Protect and interpret natural feature; pedestrian river crossing

2. Minor Node

Minor nodes are located within the Study Area and are less than 100 acres (40 hectares). Five minor nodes are recommended including two along the Red Deer River. Two minor nodes feature a mix of active and passive uses. The remaining three are natural areas. These nodes are part of Waskasoo Park. Minor nodes would offer basic visitor amenities: parking, signage and trailhead for Waskasoo Trail.

Node	Type	Rationale
Balmoral	Minor	From County OSMP; serve Balmoral population centre
Burbank-Blindman River Park	Minor	Confluence of Red Deer and Blindman Rivers
East Hill Park	Minor	Serves future population centre; connection to existing Waskasoo Park
North Red Deer Wetlands	Minor	Protect and interpret natural feature
Waskasoo Creek Meanders	Minor	Protect and interpret riparian area; intersection of regional trails

See Figure 8 – Park Concept

IMPLEMENTATION

Funding

The implementation of the plan will require tapping a broad range of funding sources for both land acquisition and capital development. Park agencies are particularly challenged to provide and maintain high quality parks with limited resources. The City will need to gather resources across agencies to bring the RVTPC Plan vision to reality.



Recommendation 1 – Develop More Detailed Plans and Costs for Phase 1 Annexation Lands

More detailed plans for Phase I Annexation Lands, annexed as of September 1, 2009, are critical. Phase I Annexation adds lands to the north and east of the city. The park must be ready to grow before development occurs. Early land acquisition planning and thorough site analysis prior to drafting a Major Area Structure Plan (MASP) may help minimize land acquisition costs and maximize environmental reserve dedication.

This early (pre-MASP) planning should delineate the extent of the floodplain associated with the Red Deer River, as discussed previously. This analysis will influence land acquisition costs and provide clarity on environmental reserve dedication. Land documented to be located within the floodplain will have significantly lower value. If a parcel containing flood prone lands is subdivided, those lands could be acquired at no cost by the City as environmental reserve.

RVTPC Plan Park nodes within the Phase 1 annexation area include Hazlett Lake, Red Deer River Natural Area and East Hill Park. Conceptual design of these nodes would inform MASP and more detailed neighbourhood plans.

Recommendation 2 – Aggressively Pursue Provincial and Federal Funding

Provincial funding was a key component of the development of the original Waskasoo Park—the Province provided \$22 million of the \$26 million estimated cost. The involvement and support of provincial and federal governments will be critical for the next generation of Waskasoo Park's growth. Federal funds were not mentioned as a factor in original plan's implementation, but should be pursued for this project. The City should consider programs beyond traditional parks funding and seek funding opportunities with Transportation, Environment, Tourism, etc. Government programs that could potentially support the RVTPC Plan include:

- Alberta Lottery Fund
- Alberta Urban Parks Program
- Alberta Transportation (trails)

- Community Facilities Enhancement Program
- Infrastructure (economic stimulus initiatives)
- Canadian Wildlife Service

Spotlight

River Valley Alliance, Action Plan for the Capital Region North Saskatchewan River Valley

The initial concept of creating an integrated park along the river valley began 20 years ago. The River Valley Alliance (RVA) was formed in 1996 as a group of volunteers representing five Capital Region municipalities. They shared a vision of transforming an 88 km stretch of river valley into a world-class metropolitan river front integrated park.

Other municipalities joined and RVA was formally incorporated in March 2003. Its founding shareholders include the seven municipalities holding lands in the Capital Region North Saskatchewan River Valley – the Town of Devon, Parkland County, Leduc County, City of Edmonton, Strathcona County, Sturgeon County and City of Fort Saskatchewan. The RVA partners share a common goal - to protect, preserve and enhance the Capital Region's river valley park system for year-round accessibility, and enjoyment of its citizens and visitors. Each of the seven municipal shareholders appoint members of their respective Council and public members to serve on The RVA Board of Directors.

The RVA attracted \$1.5 million in Provincial funding to develop a Draft Action Plan for the river valley that was adopted in 2007. In 2008, the Province awarded \$50 million to support implementation of the plan. The RVA has also prepared and submitted a nomination to have this reach of North Saskatchewan River be designated as a Canadian Heritage River.

Recommendation 3 – Identify Dedicated Municipal Funding

The City of Red Deer will need to commit substantial municipal resources. Dedicated long-term funding is required. Leveraging outside public or private funding may require City matching funds. Even if a match is not required, funders will want the City to demonstrate a commitment with dedicated funds. Some of the municipal funds or funding mechanisms that should be considered include:

- General fund revenue
- Capital program funds
- Water revenues / fees (to fund stormwater management services of new parks)
- Dedicated tax (% of property or sales tax)
- Developer contributions
- Funds received in-lieu of municipal reserve lands
- User fees
- Voluntary fees (many users willing to pay a suggested donation)
- Special purpose bonds (user fees create revenues stream to repay part or all of bonds)
- Transportation program funds (for trails and trail connections)
- Mitigation funds (to mitigate the effects of major infrastructure projects)
- Revenues from “strategic marketing initiatives” (naming rights, vendors contracts, advertising)
- Revenue generating uses (cafes, restaurants, rentals, events, concessions)

Recommendation 4 – Explore Partnerships and Joint Development Projects

The City has previously cooperated with school boards and adjacent municipalities in developing park and recreation facilities as well as joint developments (sites that house multiple, but complimentary facilities such as a school, library and recreation centre).

Potential partnership ideas contained within the RVTPC Plan that could be pursued by the City of Red Deer include:

- Trail development with ALTA Link

- Trails along Waskasoo Creek and Piper Creek in partnership with Red Deer County and Gasoline Alley business community
- Park and trail development along the Blindman River with Lacombe and Red Deer Counties
- Development of Maskapatoon Park Extension with Aboriginal and Métis communities

The City has prior experience with joint developments—libraries/recreation centres developments and shared parking. The development of the future park system is an opportunity to advance local partnerships that can jointly fund or manage sites or facilities. Potential partners include:

- School Boards
- Red Deer County and Lacombe County
- Red Deer College (expansion to serve larger population, educational opportunities in environment)
- Non-profits
- Businesses

Recommendation 5 – Expand the Role of the Friends of Waskasoo Park Fund to Leverage Private Funding

The Friends of Waskasoo Park Fund is administered the Red Deer & District Community Foundation. A private donor established this “designated fund” specifically to benefit the Waskasoo Park with an endowment. Each year the interest generated by the endowment is used to support the operations of Waskasoo Park. In 2008, the endowment generated about \$900. The fund could accept contributions from the community to increase the fund endowment or support current programs. However, the Red Deer & District Community Foundation does not solicit such donations.

However, park funds elsewhere proactively leverage funds for capital projects, manage capital campaigns and promote individual giving. An expanded role for Friends of Waskasoo Park Fund could help to support and promote the RVTPC Plan. The City will be celebrating its centennial in 2013—an attractive theme for a multi-year fundraising effort. Some of the charitable or corporate funding sources include:

- Charitable foundations (TD Friends of Environmental Foundation)
- Alberta Fish and Game Association
- Corporate sponsorships
- Individuals contributions

- Ecogifts (donations of ecologically sensitive land in exchange for tax benefits)
- Donation of conservation easements
- Park Trust (non-profit partner to raise funds, run a capital campaign, hold easements, etc.)
- Partnerships with charitable organizations (Ducks Unlimited, Nature Conservancy)

Land Acquisition Strategies

Lands for the initial Waskasoo Park system were assembled over a relatively short period of time—within years of the 1979 “River Valley Concept.” About 42% of the land included in the 1982 Waskasoo Park Master Plan was already in public ownership—City, Public School Board or the Province.

Land acquisition and capital improvements to make the RVTPC Plan a reality are likely to occur incrementally over a 30-50 year time frame as the Study Area is planned and developed. A broader range of implementation strategies will be required for both land acquisition and capital improvements.

Recommendation 6 – Maximize the use of Environmental Reserve to acquire lands adjacent to rivers, tributaries, lakes, sloughs, escarpments and other environmentally sensitive lands.

The Municipal Government Act describes requirements for environmental reserve during subdivision. Environmental Reserve is dedicated primarily to avoid environmental hazards, including “a swamp, gully, ravine, coulee or natural drainage course” and “land that is subject to flooding or is unstable.” Environmental Reserve can also be dedicated to provide buffer zones around water bodies to protect them from pollution and/or provide public access. Although the Municipal Government Act refers to a minimum setback of six metres for these purposes, a municipality is free to specify larger setback distances as required. An alternative to Environmental Reserve is environmental reserve easements, where the land title remains private but a caveat is registered against the lands subject to the easement.

The Park Concept aims for a minimum 100-metre buffer on each side of the Red Deer River, a 60-metre buffer surrounding permanent streams, lakes, sloughs and wetlands; and a 30-metre buffer on each side of indefinite or recurrent streams. See Appendix D for a full discussion of ecological functions associated with buffers and why 60 to 100-metres buffers are recommended. Because so much of the proposed park lies within areas that may be subject to dedication as Environmental Reserve, the City’s new policy regarding setbacks and buffers will be critical. The use of Environmental Reserve is the most powerful tool the City can use to acquire parklands designated in the RVTPC Plan. By justifying more than the minimum setback of six metres, the City can more effectively protect environmental resources from pollution and degradation, and ensure public access. Note that

undeveloped parcels that are not subdivided would not be subject to Environmental Reserve.

Currently, the City of Red Deer's Subdivision Authority establishes the width of the required Environmental Reserve dedication along streams and other features. The City is in the process of creating a new setback policy for rivers, streams, lakes, sloughs and wetlands that may differ from the buffer assumptions used in the Park Concept. However, for the purpose of this study, the buffers previously noted were applied.

Red Deer County's land Use Bylaw states that a minimum building setback of 30-metres is required from the high water mark of a water body or from the highest valley break of any named watercourse. This set back is subject to the sole discretion of Council/Development Authority. Sustainable Resource Development guidelines for Environmental Reserve suggest more generous environmental reserve setbacks could be justified.

Once the City has adopted its new setback policy, environmental inventories should be updated to ensure maximum lands along rivers, lakes, wetlands and escarpments can be acquired as Environmental Reserves. Such a policy would consider the important ecological services provided by riparian areas— stormwater management, water quality improvement, wildlife and fish habitat and flood protection.

Recommendation 7 – Use Municipal Reserve and/or Land Purchase to Establish Buffers Along Indefinite or Recurrent Streams.

The Park Concept includes a 30-metre buffer along each side of recurrent and indefinite streams. In practice, many recurrent streams and most indefinite streams are not protected as Environmental Reserve and their ecological value is often overlooked.

Dedication of Municipal Reserve and/or School Reserve is also required during subdivision development. According to Section 666(2) of the Municipal Government Act, the amount of land dedicated as Municipal Reserve may not exceed 10% of the parcel of land less the land required to be provided as Environmental Reserve and land made subject to an Environmental Reserve easement.

These small streams provide important water management functions— they slow and retain runoff, reduce peak flow during flood events and maintain baseflow in receiving streams. Retaining this “green infrastructure” for stormwater management lessens the needs for pipes and storm sewers that send high velocity storm flows to receiving streams causing undercutting and erosion.

These small streams and swales extend deep into neighbourhoods, and can help retain direct stormwater to the larger streams, and provide linear open space for local trails that connect to the regional park and trail system. These areas are likely to be part of future residential subdivision schemes. As more detailed Concept Plans are developed, the City should give priority to these linear connected greenspaces over other forms of passive neighbourhood open space.

Recommendation 8 – Develop a Tool to Evaluate Municipal Reserve Dedications

The City should establish criteria for Municipal Reserve dedications and develop a tool to evaluate parcels offered by developers. If the offered parcels “score” poorly, and better parcels cannot be negotiated, the City should choose cash-in-lieu funds and use those funds to acquire lands that are part of the RVTPC Plan.

The tool would reduce the number of Municipal Reserve parcels that are simply “left-over” land. This system would direct resources to acquire more valuable connected open spaces that are part of the regional open space system. This approach echoes the finding of the Needs Assessment that encourages the City to assemble “larger parcels of contiguous park space, rather than smaller disconnected spaces.”

Recommendation 9 – Reflect RVTPC Plan in Future Statutory Plans for the Growth Area

As the City develops statutory plans for the Growth Area, parkland, trail, and node concepts contained in the RVTPC Plan should be reflected.

Recommendation 10 – Make Elements of the RVTPC Plan a Condition of Subdivision Approval to the Greatest Extent Possible

Section 655 of the Municipal Government Act allows municipalities to impose conditions on a subdivision approval, such as the construction of pathways that serve a subdivision or connect adjacent subdivisions. The City should use this strategy where capital improvements associated with the RVTPC Plan are within a proposed subdivision.

Recommendation 11 – Identify Parcels for Land Purchase and Begin Working with Landowners

Some major and minor nodes identified in the plan may require the purchase of entire parcels. Municipal and Environmental Reserve will not apply in areas where the realization of the RVTPC Plan negates subdivision. The City is encouraged to begin a dialogue with landowners of these parcels as early as possible.

This recommendation is consistent with Strategy 2.3.2 of the Needs Assessment to focus on “the development of larger parks with a mix of leisure amenities.”

Recommendation 12 – Consider Alternatives to Fee Simple Land Purchases

In some cases, there may be a lower cost alternative to a fee simple purchase of land. Depending on the site, the motivations of the seller or other factors, some parcels might be acquired through alternative means.

The Alberta Land Stewardship Act (ALSA) describes several conservation tools that will be used in Alberta to conserve land.

Conservation Easements – Conservation easements are legally binding agreements that limit certain types of uses and development from taking place in order to protect the environment, natural scenic or aesthetic values and agricultural land. Conservation easement legislation was introduced in Alberta in 1996. In 2009, agricultural lands was added as an easement purpose. ALSA specifies the acceptable uses for properties with conservation easements (i.e. recreation, open space, environment education and research and scientific studies of natural ecosystems). Easements are voluntarily donated or sold by the landowner to a non-government organization or a government agency. Easements are typically in place for perpetuity and run with the land (i.e. apply to future land owners). When sold, the value of an easement is the difference between a property's estimated current fair market value and the estimated value of the property subject to the restrictions of the easement. If donated, property owners may receive tax benefits.

Conservation Offsets – Conservation offsets are a new tool in Alberta designed to counterbalance the impacts of an activity on public and private lands. For example, a company could offset heavy industrial activity in one area by restoring an environmentally significant area elsewhere. In effect, the offsets work as an exchange. ALSA specifies that offsets can be used for restoration, mitigation or conservation.

Conservation Directives – (ALSA tool) Conservation directives are a new tool in Alberta that can be used to permanently protect, conserve, manage, and enhance environmental, natural scenic, aesthetic, or agricultural values expressly declared in a regional plan. The Alberta Government will compensate property owners for any decrease in market value brought about by the directive.

Transfer of Development Credits – (ALSA tool) Transfer of development credits (TDC) programs are typically set up to compensate landowners for the protection of ecologically sensitive areas, agricultural land, scenic and historical areas. These programs are commonly administered by creating zoning overlay districts where specific districts are designated as 'sending' or 'receiving' areas. Sending areas are those where development credits will be transferred away from because they are slated for protection. Receiving areas are those areas identified for accommodating growth. Regional, sub-regional or municipal land-use plans may allow the use of TDCs and may designate the areas to be conserved and the areas to be developed.

Notably, the ALSA states that conservation easements and transfer of development credits programs must provide for any or all of the following uses; recreation, open space, environmental education, research and scientific study as long as land use is consistent with environmental, scenic, aesthetic and agricultural protection.

In addition to these tools, the Province may adopt additional programs and tools. ALSA includes provisions for research and development of:

- Market-based instruments;
- Programs and measures to support regional plans; and
- Funding to support conservation, environmental and agricultural values.

In addition to conservation tools described in ALSA, the City may use other strategies to acquire land for parks and trails.

Land Swaps – A City-owned parcel (surplus lands, less valuable municipal reserve, etc.) is swapped for desired parklands.

Ecological Gifts Program - A program of the Canadian Wildlife Service that enables owners of property with sensitive natural features to donate their land (fee simple or easement) and receive tax benefits – no capital gains on disposition, tax credit or deduction for value of land.

Trail Easements – A trail easement may be possible in some locations.

Recommendation 13 – Integrate the RVTPC Plan into a Green Infrastructure Plan for the Study Area

The City's MDP calls for the use of "Green Infrastructure" whereby the City "should incorporate significant natural features as part of the overall infrastructure systems. This should include using existing wetlands as storm water management facilities and planting and preserving shrubs and trees to improve air quality."

The RVTPC Plan is a perfect opportunity to demonstrate how this can be achieved in the Study Area. As the future land use pattern become clearer, the City should evaluate how the parklands identified in the RVTPC Plan can become part of this infrastructure, and how public or private infrastructure funding can support the implementation of the plan.

Recommendation 14 – Negotiate the Use of Non-Environmental Buffers and Setbacks for Parklands, Trails, and Trail Connections

The City requires setbacks and/or buffers for industrial uses buffers landfills, solid waste disposal sites, abandoned wells, transportation, railways and other utilities. In some cases these setbacks and/or buffers could be used for trails. The Alta Link Trail and the CP Rail are examples. The City should look for additional opportunities as they plan infrastructure and utilities to support future growth.

Additional Studies

To move forward with planning and implementation of the RVTPC Plan, the following additional studies are recommended.

Recommendation 15 - Update the Waskasoo Park Master Plan

Many changes have occurred since the 1982 Master Plan was completed. Since that time, the City has completed complementary studies such as *Waskasoo Park Special Gathering Place Study*, *Red Deer Trails Master Plan*, and *Recreation, Parks and Culture Community Assets Needs Assessment*. The City has adopted many statutory plans that include park and trail elements. Major landowners adjacent to Waskasoo Park, such as The Westerner and Red Deer College are developing plans that may impact the park. An update of the master plan can reflect changing needs, redevelopment, new development, and to tie together the recommendations of related studies. The updated Master Plan could also address in finer detail the potential interface between the existing park and the RVTPC Plan.

Recommendation 16 – Reflect Red Deer County’s Environmentally Significant Areas Study in Future Planning

Red Deer County is currently undertaking a study of Environmentally Significant Areas. Much growth has occurred since their last study was conducted in 1990. A new study will provide important information that will help the City of Red Deer to identify and preserve natural areas throughout the Growth Area. The study is expected to be completed in spring 2010.

Recommendation 17 – Undertake a Floodplain Study for the Study Area

The Park Concept includes a Special Study Area for the extreme meandering reach of the Red Deer River. Bends in the river have formed over time as moving river water has eroded the outer banks and deposited sediment on the inner banks. This natural process affects the extent of the floodplain and makes floodplain delineation more challenging. Alberta Environment performs Flood Hazard studies for urban areas— those already developed. Yet, the best time to undertake a floodplain study is before development occurs. Keeping development out of floodplains is the most cost effective way to reduce or avoid property damage. Property values of flood prone areas are significantly lower than other lands. Having the best information about the extent of the floodplain will allow the City to justify Environmental Reserve dedications and minimize land costs. The study would also provide information about the extent of the floodplain in the “Special Study Area.”

This is also an area of provincial interest. The Land Use Framework identifies “managing flood risk” as a policy gap and commits to developing policy to “minimize exposure of developments and settlements to flood risk.”

Recommendation 18 – Explore a Canadian Heritage River Designation for Red Deer River

The Canadian Heritage Rivers System (CHRS) is Canada's national river conservation program. It promotes, protects and enhances Canada's river heritage, and ensures that Canada's leading rivers are managed in a sustainable manner.

The implications of such a designation should be investigated to determine the costs and benefits associated with such designation. Typically, the local community benefits from the partnerships formed through the heightened awareness of the river heritage, and the enhanced management and monitoring of the river by cooperating governments. Designation can translate into economic benefits—residents and businesses can be attracted to a region with a heritage river. Government programs may give priority to heritage rivers because of their special status.

Currently there are three Canadian Heritage Rivers in Alberta and several applications pending. Although two of the designated river reaches in Alberta are within National Parks, there are many river reaches in urbanized areas of other provinces that have been designated. One pending nomination is for the Capital Region North Saskatchewan River Valley, a reach that passes through many urban communities.

There is currently a moratorium on accepting new nominations while a nationwide system assessment of the program is underway. It is likely the criteria for designation may change to encourage nominations to “fill gaps” in the system. However, CHRS staff believes the collaborative work evidenced by the RVTPC Plan is the type of partnership that CHRP will continue to encourage and support.

Alberta Environment and the Red Deer River Watershed Alliance completed a “State of the Watershed” in 2009. The Alliance is now working on the Integrated Watershed Management Plan for the Red Deer River. These activities lay important groundwork for a future application.

Recommendation 19 – Initiate Peer Exchange with the River Valley Alliance

Peer exchange is a method of sharing information and best practices among professionals. The vision created by the River Valley Alliance for the North Saskatchewan River Valley is very similar to the RVTPC Plan. Because their planning process is more advanced, the City of Red Deer, Red Deer County and other members of the Plan Team have an opportunity to learn from their experience— formalize a partnership, secure funding for planning and implementation, etc. (Contact Billie Mulholland, RVA 780-496-5577)

Recommendation 20 – Document the Benefits of the RVTPC Plan

The high price tag of an expanded park system can be off-putting for elected officials, especially in uncertain economic times. A study that documents the multiple benefits of the new parks system can be an effective tool to attract resources, justify funding requests and move the vision forward. Some of the benefits that can be measured using current research methods include increased property values, lower stormwater management costs, pollution removal (including greenhouse gases), recreation expenditures and lower health costs through more active living.

Spotlight

There are several existing studies that document the benefits of municipal parks in Canadian cities.

Green Among the Concrete: The Benefits of Urban Natural Capital.
Canada West Foundation, April 2004

Healthy Parks, Healthy People, Healthy Communities: Assessing the Proximate Value of Parks and Open Space to Residential Properties in Alberta. Alberta Real Estate Foundation, June 2007.

Recommendation 21 – Explore Designating the Red Deer River a Municipal Park

In addition to the Canadian Heritage River designation, another way to recognize and protect the Red Deer River may be to designate the river itself a park. Suggested designations include naming the Red Deer River a Water Trail, Water Park, Wildlife Corridor. Creating this park would not require any land acquisition. Because the Province has ownership and management responsibility over the natural resources within their territory, a legal opinion regarding this type of designation is required.

REVIEW OF WASKASOO PARK MASTER PLAN

"The new Waskasoo Park has an urban square on the riverbank overlooking the Bower Ponds. I imagine sitting drinking espresso by an outdoor cafe and watching the crowds drift by – watching kids play in a large fountain." - a vision from stakeholder

As part of the RVTPC Plan process, O2 Planning + Design Inc. was asked to include a brief overview of the 1982 Waskasoo Master Plan (see Figure 2). This review includes:

- comparison of the 1982 plan to the existing park
- identify development gaps (areas not yet developed or preserved) and recommend actions to encourage development or preservation

Comparison of Master Plan to Existing Park

As is expected, there are a number of differences between the 1982 Master Plan and what Waskasoo Park is today. The table below summarizes these changes and what should be reflected in an updated Master Plan. Only changes within the 994-hectare Master Plan area are listed.

✓	Keep in Plan (Not yet developed, but still planned)	
✗	Delete from Plan (Not developed, not planned)	
+	Add to Plan (not in original plan, but is developed or planned)	
	Railway Realignment / Park Development in SE 19	✗
	Bower Ponds - playground	+
	Great Chief Park - Pitch & Putt Golf Course	+
	Gaetz Park - Parking	✗
	Gaetz Park - Warming Hut & Picnic Facilities	+
	Gaetz Park - Playground	✗
	Pines Escarpment - Parking	✓
	Trail- from Three Mile Bend to 77 th St	✗
	Trail - along Riverside Drive to Northlands Drive	✓
	Riverside Athletic Park	✗
	Three Mile Bend - Model Airplane Strip, Shotgun Range, Archery Range	✗

Three Mile Bend - Washroom/Warming Hut, Off Leash Dog Area, Radio Car Track, Ski Jump (redevelopment)	+
River Escarpment/McKenzie Ponds - Canoe Launch	+
Spruce Woods (name from original Master Plan; is superceded by the East Hill MASP)	✓
River Bend - Bike Trail, Fishing Pond, Skating Pond (redevelopment)	×
Barrett Park – Skateboard Park, Community Garden	+
Kin Canyon - Partcipark	×
Waskasoo Creek Park – Parking, Picnic, Washroom	×
Fort Normandeau – Trail to Heritage Ranch	✓
Fort Normandeau - Playground, Equestrian trail	×
Fort Normandeau – Interpretive Centre	+

Development Gaps & Recommendations

Spruce Woods

The 1982 Master Plan included an area called Spruce Woods that was envisioned as a conservation area. The plan proposed a hiking trail (nature trail) in the interior and a bicycle/ pedestrian trail (Waskasoo Trail) along the ridge of that connected to River Bend and River Escarpment (what is now McKenzie Ponds). This area was never developed and is now shown as a “proposed natural area” as part of the East Hill Major Area Structure Plan and is in the vicinity of the Northland Drive bypass project.

Recommendation

The conservation use is still appropriate for parts of the site. The site has large stands of mature, mostly spruce forest and is within the floodplain of the Red Deer River. Since 1982, gravel operations have disturbed a portion of the site. Large ponds remain and the site is revegetating. Additional restoration would be needed to return it to a conservation area. The Waskasoo Park Master Plan Update (Recommendation 15) should evaluate how the disturbed area of the site might best enhance the overall park system and the new East Hill community.

Plan Team and Stakeholder Suggestions

Plan Team and Stakeholders offered a number of suggestions about the existing Waskasoo Park during the RVTPC Plan process. While some ideas are unlikely to go forward, planning for other improvements are underway. The responses of the City administration to these suggestions are summarized in the table below.

Suggested Action	Response/ Recommendation
Improvements to existing parks & amenities	Gathering Places Study recommendations to redevelop River Bend and Three Mile Bend moving forward Plan & Studies underway for Barrett Park, Bower Ponds, Recreation Park, and Heritage Ranch
Address missing trail links	Trails Master Plan will be updated 2010
Improved access to river	New parking lot at Fort Normandeau New river access in Spruce Woods/ East Hill Park
Expand interpretation	Waskasoo Park Interpretation Master Plan is slated for 2010
Dog Park near Piper Creek, 40th Ave & 19th Street	Will be developed in summer 2010
Protect Natural Areas from parking and quad vehicles	Effort to address is ongoing, especially in Maskapatoon Park
Confluence of Piper and Waskasoo Creek in downtown area	Greater Downtown Action Plan provides recommendations
Pedestrian link from Heritage Range to Fort Normandeau	Still in plans, but requires land acquisition
River Shuttle and Tram access	Potential idea for future planning

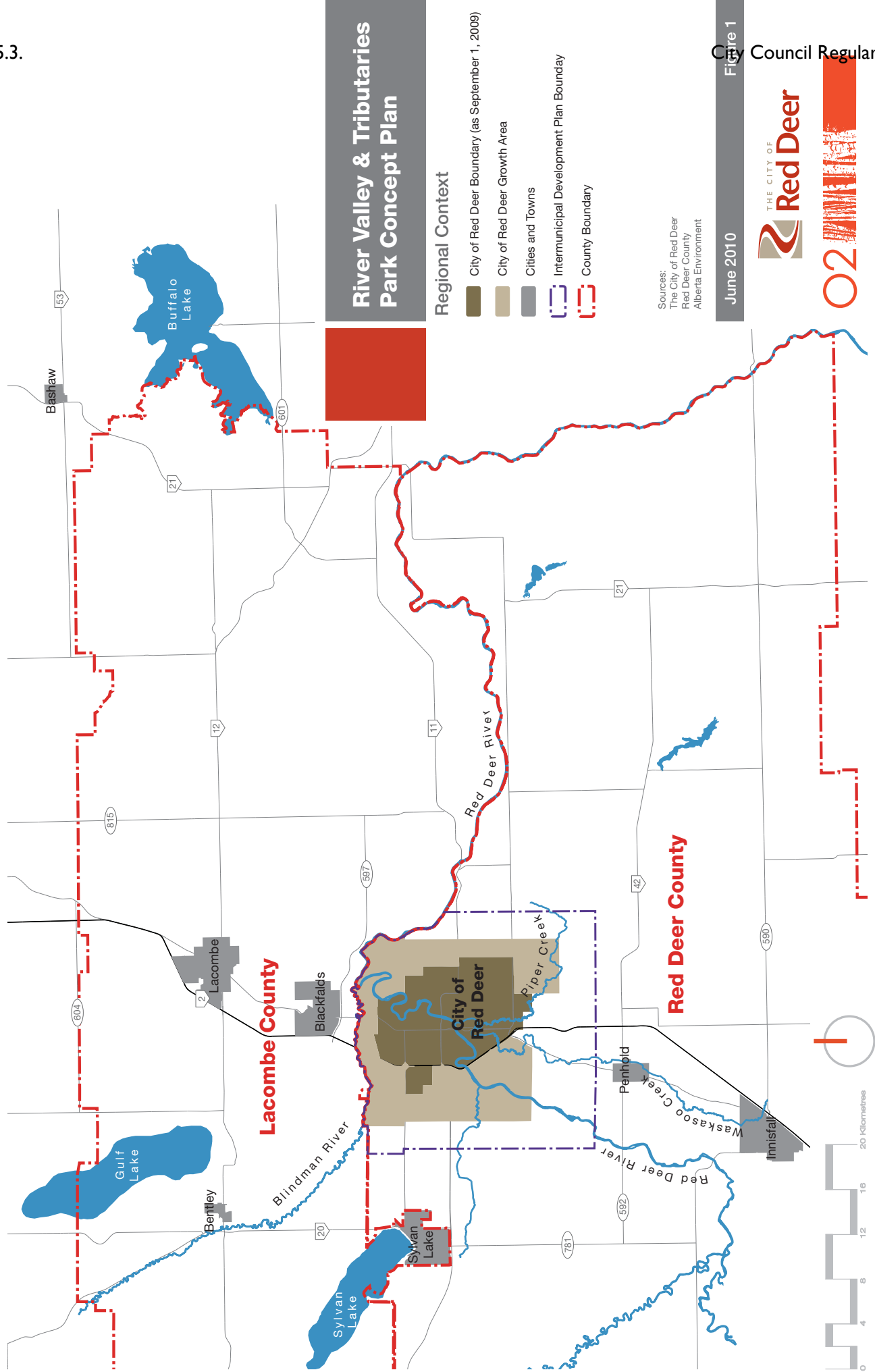
Recommendations from Other Plans

In addition to the statutory plans and park-related plans, a number of other plans include suggestions for changes or improvements to Waskasoo Park. Recommendations contained in the following plans should be considered as part of the Waskasoo Park Master Plan Update (Recommendation 15).

Greater Downtown Action Plan	<p>Prepare a park / open space plan for the river's edge pathway system and City land holdings in the area</p> <p>Construct a pedestrian bridge connecting the Downtown to Bower Ponds as an extension to the 48 Street Promenade</p> <p>Urban open spaces as part of the Riverlands redevelopment—a hard-edged riverfront plaza development with access to the river's edge, a pedestrian bridge to Bower Ponds, a major all-season public market and water features</p>
Westerner Park Strategic Development Plan	<p>Improved pedestrian connections to Piper Creek walking trails</p>
Riverlands Area Redevelopment Plan	<p>A new major riverside park and trail system</p>
Recreation, Parks and Culture Community Assets Needs Assessment	<p>Improved interface between the parks and the downtown</p> <p>Develop a major (50 to 60 acre) athletic park that includes alternative recreation: camping, skate park, a BMX track and mountain bikes</p> <p>Explore options for new festival site—within existing park system, as part of the Westerner redevelopment or part of the redevelopment of Bower Ponds and Great Chief Park</p>
Heritage Management Plan	<p>Expand Municipal Heritage Inventory to include cultural landscapes and natural features</p>

FIGURES





River Valley & Tributaries
Park Concept Plan

Study Area

Legend

- City Boundary (as September 1, 2009)
- Red Deer City Growth Area
- Phase 1 Annexation (September 1, 2009)
- Intermunicipal Development Plan Boundary
- Red Deer County Growth Areas
- Agriculture or Open Space
- Existing Waskasoo Park

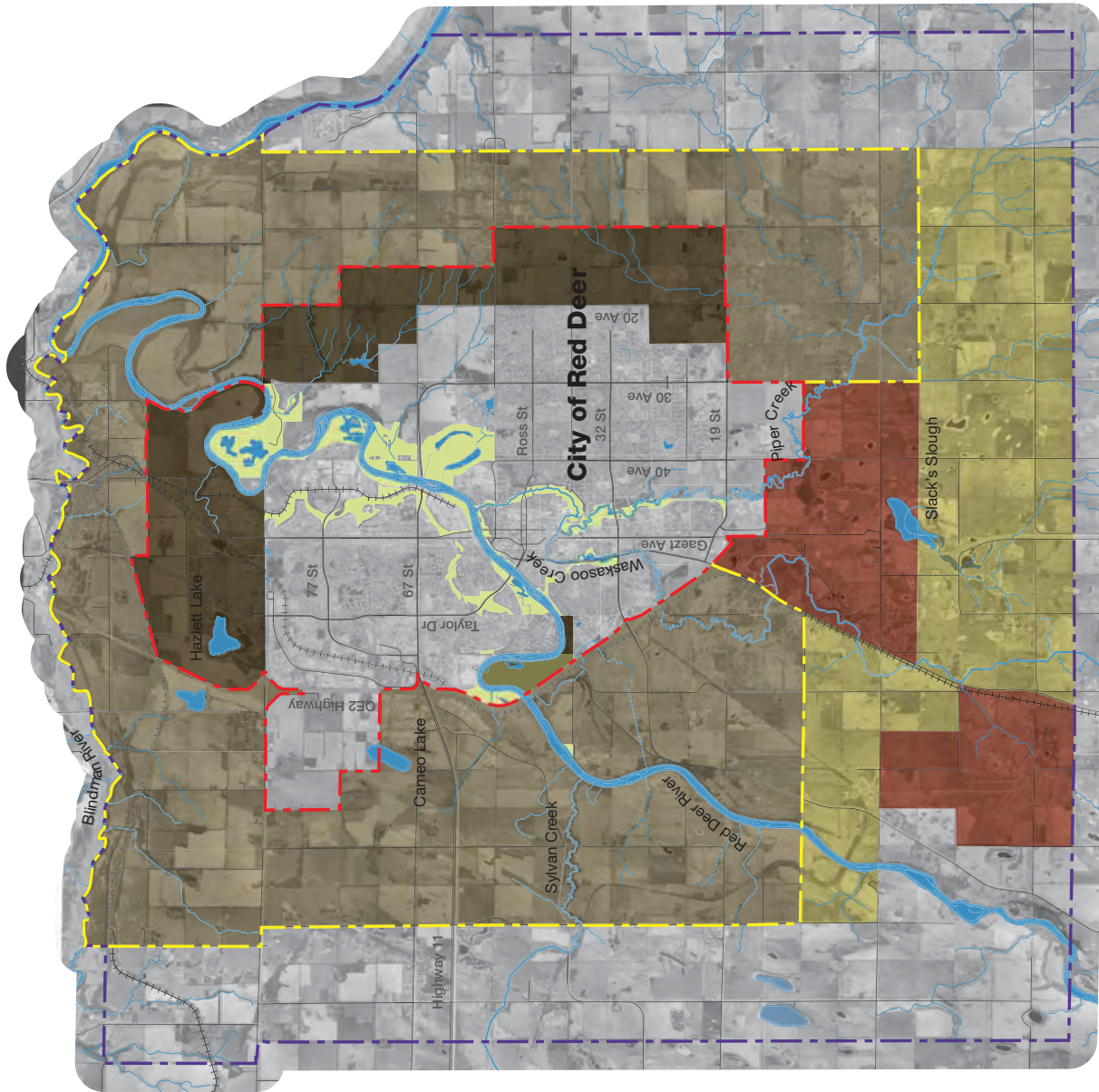
Sources:
The City of Red Deer
Red Deer County
Alberta Environment

June 2010

Figure 2



02



CITY OF RED DEER

WASKASOO PARK

A MASTER PLAN



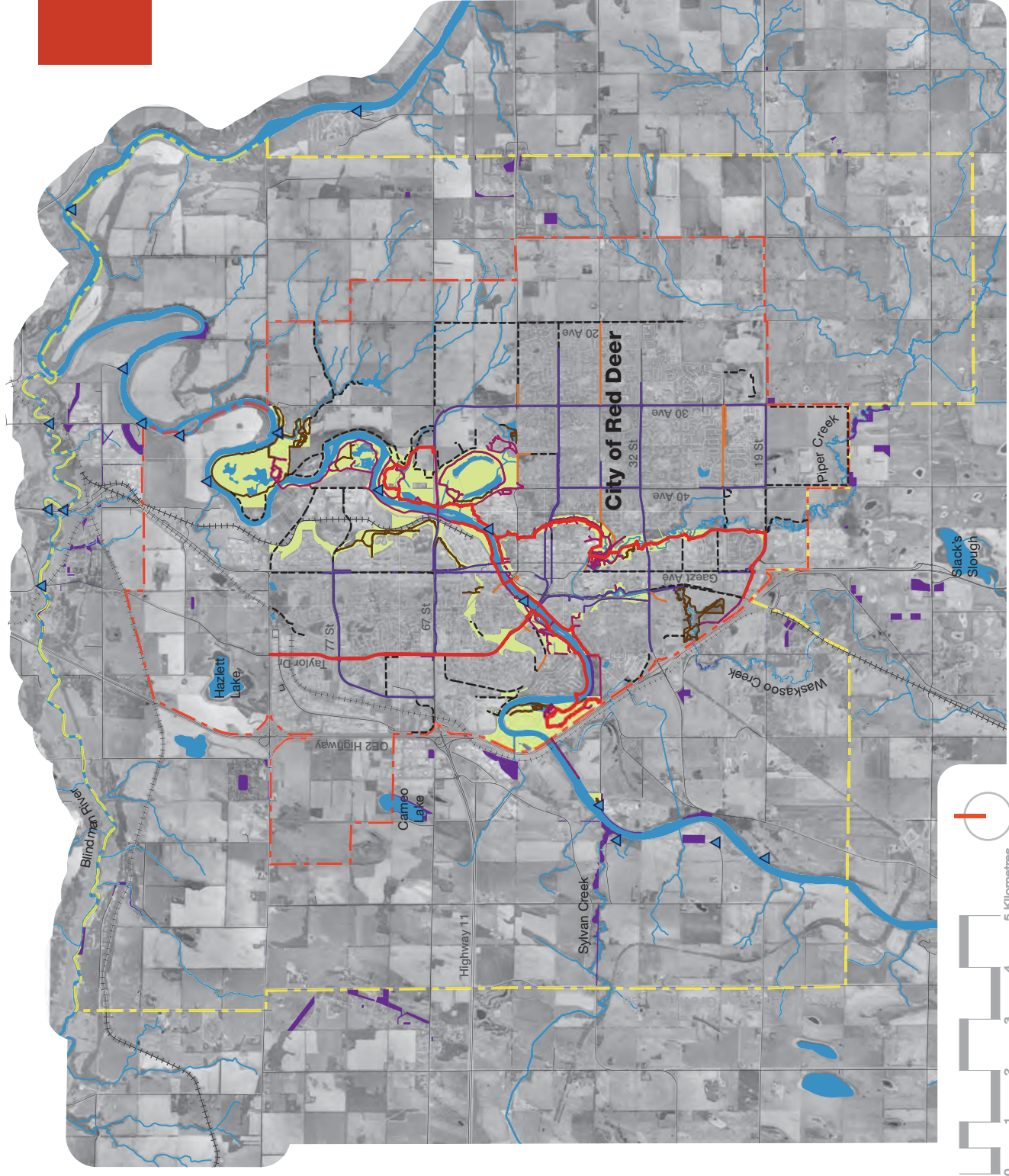
River Valley & Tributaries
Park Concept Plan

Existing Trails, Parks + Open Space

- Legend
- City Boundary (as September 1, 2009)
 - Growth Area Boundary
 - Existing Waskasoo Park
 - County Owned Open Space
 - River Access
 - Major Trail Classification
 - Trans Canada Trail
 - Waskasoo Trail
 - Collector Trail
 - Arterial Trail
 - Shale Trail
 - Future Trail as Shown in the Trails Master Plan

Sources:
The City of Red Deer
Red Deer County
Alberta Environment

Figure 4



Appendix L

Red Deer County Municipal Development Plan

RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

Red Deer County



Bylaw No. 2020/20
Adopted Date: September 21,
2021

Planning & Development Services
38106 Range Road 275
Red Deer County, AB T4S 2L9

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RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

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1.0 INTRODUCTION

1.1 Preamble

The Red Deer County Municipal Development Plan (MDP) is the County's primary land use planning policy document and provides a framework for future growth and development within the municipality.

The overall goal of the MDP is to guide the future development of Red Deer County in an orderly, economical and sustainable manner by:

- clearly defining the goals, objectives and policies of the County with respect to planning matters;
- minimizing land use conflicts;
- promoting sustainable development practices; and
- providing support and direction for the administration of the Land Use Bylaw.

1.2 General Plan Interpretation

This MDP has been prepared under the direction and in accordance with the Municipal Government **Act** Alberta 2000 Chapter M-26 (MGA) that requires all municipalities to adopt a Municipal Development Plan. Its policies align with Provincial legislation and will be implemented through lower level Plans (i.e. **Area Structure Plans**, Area Redevelopment Plans) and the Land Use Bylaw to assist Council, approving authorities, and appeal boards in making land use decisions that reflect the collective vision for Red Deer County in the future.

If a development is proposed within the plan area of a higher-order **statutory plan**, (i.e. **Intermunicipal Development Plan** (IDP)

or Land-use Framework Regional Plan), the development must consider and conform to the policies of the higher-order **statutory plan(s)** (please refer to Appendix C Planning Hierarchy). If there is a conflict with a policy or regulation within a higher-order **statutory plan** and the policies of this MDP, the higher-order plan shall prevail.

All provincial and federal policies and regulations in effect shall also apply and shall prevail over the policies contained within this Municipal Development Plan.

In addition, this MDP does not assume or bear any jurisdictional authority over provincially or federally owned lands, and lands under another municipal jurisdiction.

Maps and figures have also been provided as part of this MDP in order to indicate the general location of major future growth areas, IDP boundaries, major transportation corridors, **environmentally significant areas** and sand and gravel resources. Boundaries will be refined through subsequent stages of planning including **Area Structure Plans**, Local **Area Structure Plans**, Area Redevelopment Plans, Redistricting and Subdivisions. Minor changes to alignments or locations of map features may be undertaken as part of subsequent planning processes without an amendment to this plan.

Key terms or words that are defined in this MDP are highlighted in bold italics. For terms not defined in this MDP, the definition contained in the Municipal Government **Act** or the Land Use Bylaw shall apply.

1.3 Planning Rationale

The County's previous MDP (Bylaw 2012/26) was adopted in 2012. Best practice directs regular reviews of the MDP in order to ensure that its policies remain current and responsive to emergent community needs.

The process to update the MDP was initiated in 2019 due largely to recent changes to Provincial legislation, as well as the need for additional clarity regarding the subdivision of agricultural land and country residential development.

1.4 Public Input

The public was invited to participate in the MDP review and update through various means including survey, several planning workshops and open houses beginning in the fall of 2019 and concluding over the summer of 2020.

2.0 GENERAL POLICIES

The purpose of this section is to clearly define the policies that apply to subdivisions or **major developments** irrespective of location or land use. These policies identify the criteria for more detailed plan preparation, and clearly define developer responsibilities.

2.1 Future Growth Areas Concept Map

The future use and development of land within the County shall generally be consistent with the general policy areas as illustrated on the Future Growth Areas Concept Map (Map 1).

2.2 Area Structure Plan

All new **Local** and **Major Area Structure Plans** required as per the policies of this MDP shall adhere to the County's ASP Terms of Reference and shall ensure the following matters are addressed where applicable:

- a. Conformity with this Municipal Development Plan, other **Statutory Plans**, other non-statutory documents and the **Land Use Bylaw**;
- b. Impacts on adjacent uses, **Important Water-Related Features**, **Environmentally Significant Areas**, and recreational uses, including provision for buffers and development setbacks;
- c. Proposed land uses, population and may include employment projections for those land uses;
- d. Proposed methods of water supply, storm water management and sewage disposal;
- e. Access point(s) and internal circulation network and impacts on the external existing transportation network;
- f. Allocation of **Municipal Reserve**, **School Reserve**, and **Environmental Reserve**;
- g. Suitability of the site for development in terms of soil stability, groundwater level, and drainage;
- h. Confirmation of the location and geographic extent of any **Environmentally Significant Areas**, **Important Water-Related Features**, forests, wildlife corridors, hazard lands, and historic or archaeological sites;
- i. Integration of natural areas into the design of developments to form part of a future linked and integrated parks and open space system, including the retention of forests, wildlife corridors, wetland areas, and the provision of storm water ponds and parks to form continuous open spaces; and
- j. Any other matters identified by the County.

RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

2.3 Major Development

The developer of a **Major Development** shall, at the discretion of the County, prepare a comprehensive site development plan that includes the following information:

- a. A comprehensive site design in accordance with the **Land Use Bylaw**;
- b. An analysis of the estimated number of employees and users;
- c. The impact of the proposed development and a mitigation strategy to address the impacts on adjacent land uses including interface and buffers, and on **Environmentally Significant Areas**, and **Important Water-Related Features**;
- d. A traffic impact assessment to determine impacts on the existing transportation network;
- e. The method of providing **municipal services** and storm water management to control storm water runoff onto adjacent lands;
- f. An **Environmental Review** in accordance with Policy 6.1.7 (**Environmental Reviews**) which, amongst other items, identifies the capability of the site to accommodate the development of the proposed facility, the impacts associated with the proposed facility, and recommended mitigative measures; and
- g. Any additional information required at the discretion of the County.

2.4 Reports Required

- a. Applications for rezoning and **multi-lot subdivisions** and **major developments** contained within County approved

plans shall, at the discretion of the County, be accompanied by the necessary professional technical reports including but not limited to Engineering Servicing Design Reports, Geotechnical Reports, Hydrogeological Reports, Traffic Impact Assessments, Sound Mitigation Studies, and an **Environmental Review** as determined by the County. For the purpose of this policy, previously approved reports affecting the subject lands may be acceptable.

- b. An **Environmental Review** shall refer to the **Environmentally Significant Areas (ESAs) Inventory (2011)** pursuant to Section 6.1 as a guideline for reviewing a site proposed for subdivision and/or **Major Development**. The **Environmental Review** shall identify and assess the environmental significance and sensitivity of existing vegetation, wetlands, other water bodies and groundwater, **Alluvial Aquifers**, wildlife habitat and unique physical features, and shall recommend appropriate measures for mitigating, enhancing and protecting environmentally significant features, which may be incorporated into the subdivision and/or development review process.

2.5 Evaluation of Applications

All applications for **Land Use Bylaw** amendments, subdivisions and development permits shall be evaluated by the County according to the following criteria:

- a. Compliance with the **Act, Regulation**, this Plan, **Land Use Bylaw**, and any other **Statutory Plan** or non-statutory

RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

- document that is in effect at the time of passing of this Plan;
- b. Adequacy of road access and off-site traffic impacts generated by the proposed development;
 - c. Compatibility with adjacent land uses;
 - d. Site suitability in terms of soils, topography, and size;
 - e. Environmental factors, including the potential for erosion, flooding, loss of fish and wildlife habitat, riparian vegetation, forests, native grazing land, contamination of surface water bodies and groundwater, impacts on **Important Water-Related Features**, or **Environmentally Significant Areas**, and impact of storm water runoff on adjacent lands;
 - f. The potential impact on **Agricultural Operations**; and
 - g. The fragmentation and loss of agricultural lands.

Notwithstanding Section 9.3.5, Water Supply, the County may also require the proposed methods of water supply and sewage disposal, supported by hydrogeological and geotechnical testing and results provided by the developer with the application.

2.6 Referral of Applications

- a. All subdivision and development permit applications located within 1.6 kilometres (1 mile) of a highway shall be circulated to Alberta Transportation for review and comment.
- b. All **multi-lot subdivisions** and **major development** proposals shall be referred to the Provincial agencies responsible for culture and community

Services for comment in order to determine the need for a Historic Resources Impact Assessment.

- c. A subdivision or development permit application may be referred to any other agency as deemed necessary by the **Act, Regulation**, this Plan, **Land Use Bylaw**, and the County.
- d. A subdivision or development permit application proposed within 800m of an adjacent municipality shall be referred to the adjacent municipality for comment if no **Intermunicipal Development Plan** is in effect.

2.7 Developer Responsibility

As a condition of subdivision or development permit approval, the County shall require developers to enter into an agreement with respect to the provision of all infrastructure required to service the site, including the payment of applicable fees. Developers shall be responsible for all infrastructure and utility costs associated with development.

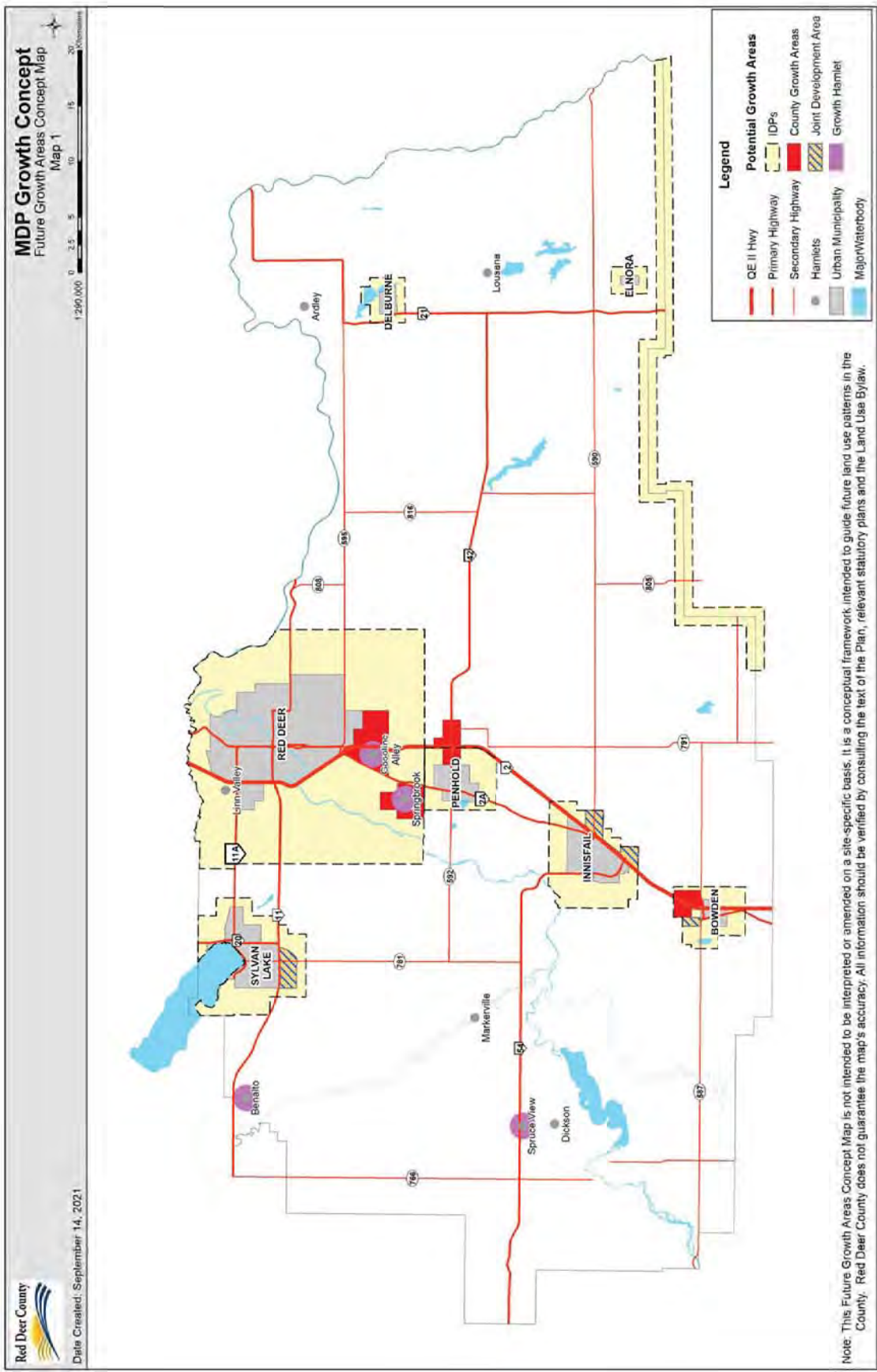
2.8 Land Use Bylaw Amendments

If rezoning or other form of amendment to the **Land Use Bylaw** is required to accommodate a proposed subdivision or development, the amendment shall receive third reading from Council prior to subdivision approval taking place.

Some planning terms are delegated to definition in the **Land Use Bylaw**, as they are more appropriate in a regulatory document. Where such definitions are not included in the **Land Use Bylaw** at the time this MDP is approved, the **Land Use Bylaw** will need to be amended.

2.9 Fiscal Impact Assessment

The applicant of a subdivision and/or development permit for any ***Multi-lot Subdivision, Major Development*** or ***Land Use Bylaw*** amendment (pursuant to Section 2.8) may be required to complete a ***fiscal impact assessment*** that considers the life cycle cost to the County of maintaining the infrastructure required to service the subdivision and/or development.



3.0 AGRICULTURE

Agriculture is the County's primary industry and mainstay of its history, rural character, and culture. The protection of **agricultural operations** and minimizing the conversion of agricultural lands to non-agricultural uses is a priority.

GOAL

- Maintain the long term viability of **agricultural operations** and agricultural land base in the County.

OBJECTIVES

- To conserve agricultural lands and soils in order to maintain the predominantly agricultural nature of the County.
- Recognize agriculture as the predominant land use in the County and minimize the impacts of non-agricultural development on agricultural uses.
- Provide guidance on the establishment of new or expansion of existing **Confined Feeding Operations**.

3.1 Agricultural Land & Operations

3.1.1 Agriculture as a Priority Use

Agriculture is the predominant land use in the County. As such, agriculture will have priority over all other land uses. The County shall protect existing **agricultural operations** from incompatible non-agricultural land uses wherever possible.

3.1.2 Right to Farm

Notice shall be provided to all development applicants within the Agricultural District of the **Land Use Bylaw** that the primary purpose of the Agriculture District is to support agriculture and that **agricultural operations** have precedence over any other form of land use.

3.1.3 Value-Added Agricultural Industry

The development of value-added agricultural industries, as defined in the **Land Use Bylaw**, for the establishment of supportive businesses involved in the processing and sale of agricultural products is supported in the County.

3.1.4 Agricultural Soil Conservation

The County shall use the tools available to it to conserve healthy, productive agricultural soils for future generations. These tools shall include:

- a. The Soil Conservation Act;
- b. Education and awareness programs that inform landowners of beneficial management practices that protect and enhance soil health and productivity;
- c. Supporting landowners in using Agricultural **Conservation Easements** to conserve agricultural lands in perpetuity;
- d. Actively supporting sustainable agriculture practices that increase the health of the soil; and
- e. Considering policies to remove and stockpile or transport topsoil for future use from land development preparation.

3.2 Agricultural Subdivision

3.2.1 Parcel Density

A maximum of one agricultural parcel out of an **Unsubdivided Quarter Section** resulting in the creation of two titles with the remainder being one title, may be supported provided the parcel minimizes to the greatest extent possible:

- a. disturbance to and loss of **Environmentally Significant Areas, Important Water-Related Feature**, or tree stands; and
- b. impacts on existing **agricultural operations** directly adjacent to the proposed parcel.

3.3 Additional Agricultural Subdivision Considerations

3.3.1 Farmsteads

If the proposed agricultural parcel is for the purposes of subdividing an existing **farmstead** the parcel **should** include the existing buildings, shelter belts, septic and ground water systems, associated with the **Farmstead**.

If the proposed agricultural parcel is for the purposes of subdividing a previously established **Farmstead** an access and at least two of the following features must exist within the proposed parcel boundaries:

- i. an accessory building(s) (i.e. barn, garage, sheds, etc.)
- ii. an abandoned house or house foundation
- iii. a water well
- iv. a septic tank or field
- v. a shelter belt(s)

- vi. utility services (i.e. gas power)

3.3.2 Severances

If the proposed agricultural parcel is for the purposes of subdividing a **Severance** the parcel **must** contain the entire severed portion of the quarter section, regardless of the size of the severed area.

3.3.3 Value Added Agricultural Operations

If the proposed agricultural parcel is for the purposes of subdividing an existing or new **Value Added Agricultural Operation** the parcel **must** have direct access to hard surfaced roads and be compatible with existing **agricultural operations**.

3.3.4 Bare Agricultural Parcels

If the proposed agricultural parcel is not for any of the purposes as described in Policies 3.3.1, 3.3.2, and 3.3.3 it is considered a bare agricultural parcel. The approval of bare agricultural parcel subdivision will be entirely a discretionary decision on the part of the Subdivision Authority, guided by balancing the interests of the landowner and the impact of subdivision on the County and the public in general. A bare agricultural may only be considered if the following criteria are met to the satisfaction of the County:

- a. The applicant has had the parcel assessed and a report prepared by a qualified engineering professional that determines the availability of an onsite water supply that does not negatively impact neighbouring licensed wells and is adequate for domestic purposes, and proving out capacity for onsite sewage

disposal prior to subdivision endorsement;

- b. The proposed subdivision boundary and building site adheres to Provincial Regulations regarding setback distances between property lines, buildings, water sources, private sewage disposal systems, oil and gas well and pipeline rights-of way;
- c. Legal and year round physical access to a developed County road;
- d. The proposed use of the parcel does not negatively impact adjacent agricultural operations, including the remnant parcel;
- e. In the sole discretion of the County, the parcel is in a location that minimizes to the greatest extent possible:
 - i. disturbance to and loss of ***Environmentally Significant Areas, Important Water-Related Feature,*** or tree stands; and
 - ii. the need for new public infrastructure;
- f. In the sole discretion of the County, the parcel is located:
 - i. adjacent to or near quarter section boundaries (see Figure 1) to minimize the fragmentation of agricultural land and without constraining or otherwise impacting agricultural operations;
 - ii. where possible, in close proximity to existing rural residential collector roads in order to minimize increased traffic impacts on County roads and to reduce conflict between residential and agricultural traffic; and
- g. Any other considerations as may be determined by the County.

3.4 Parcel Size and Zoning

All new Agricultural Parcels shall be appropriately zoned and sized in accordance with the County's ***Land Use Bylaw***.

RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

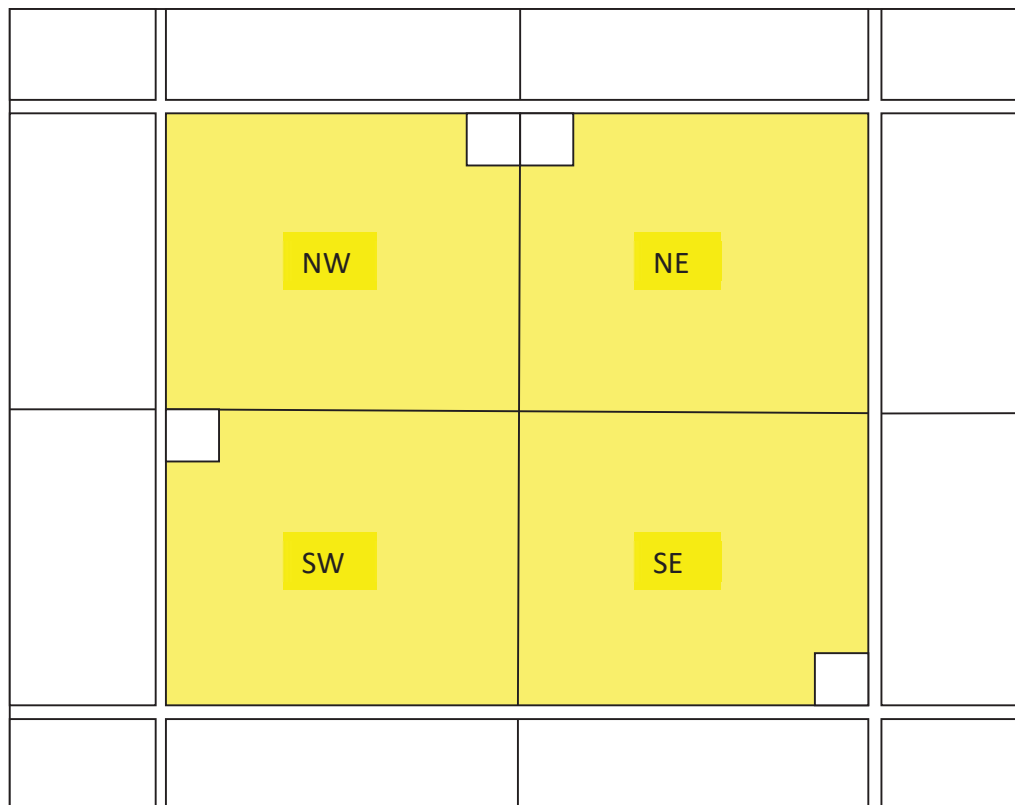


Figure 1. Example of bare agricultural parcel subdivision location. Note: The subject quarter sections are shown in yellow divided into NE, NW, SE, and SW. The small square boxes within the quarter sections are the preferred location of bare agricultural parcel subdivisions in each quarter section. All developed roads abutting the quarter sections provide access to all parcels.

3.5 Confined Feeding Operation (CFO)

3.5.1 Support for CFOs

The County encourages the development of **Confined Feeding Operations (CFOs)** at appropriate locations, as a means of supporting the local economy and creating employment.

3.5.2 Criteria for Input

The criteria used in responding to applications for new **CFOs** or expansions to existing **CFOs** are:

- a. Scale and size of operation;
- b. Proximity to incompatible uses;
- c. Minimum Distance Separation (MDS) as determined by the Agricultural Operation Practices Act;
- d. Proximity to **Important Water-Related Features, Alluvial Aquifers**, flood plains, Environmental significant areas, and natural areas;
- e. Transportation access and impacts on the existing transportation network; and
- f. Other matters of potential conflict.

3.5.3 Conditions for County support of CFOs

- a. The County shall provide input to the Natural Resources Conservation Board (NRCB) in responding to applications for new or expanded **CFOs**.
- b. Applications to the NRCB for the establishment of new **CFOs** shall be supported by the County if they:
 - i. are not located within an “Exclusion Area Buffer” as illustrated on the New **Confined Feeding Operation (CFO)** Exclusion Areas Map (Map 2);
 - ii. are compatible with adjacent land uses;
 - iii. are not located within an **Urban Fringe** pursuant to Policy 3.4.5 (Prohibit **CFOs** in **Urban Fringe**); and
- c. Applications made to the NRCB for the expansion of existing **CFOs** may be supported if they:
 - i. are located within an **Intermunicipal Development Plan** (IDP) and are in accordance with the policies contained within the IDP regarding new **CFOs** and expanding **CFOs**; and
 - ii. are compatible with adjacent land uses.

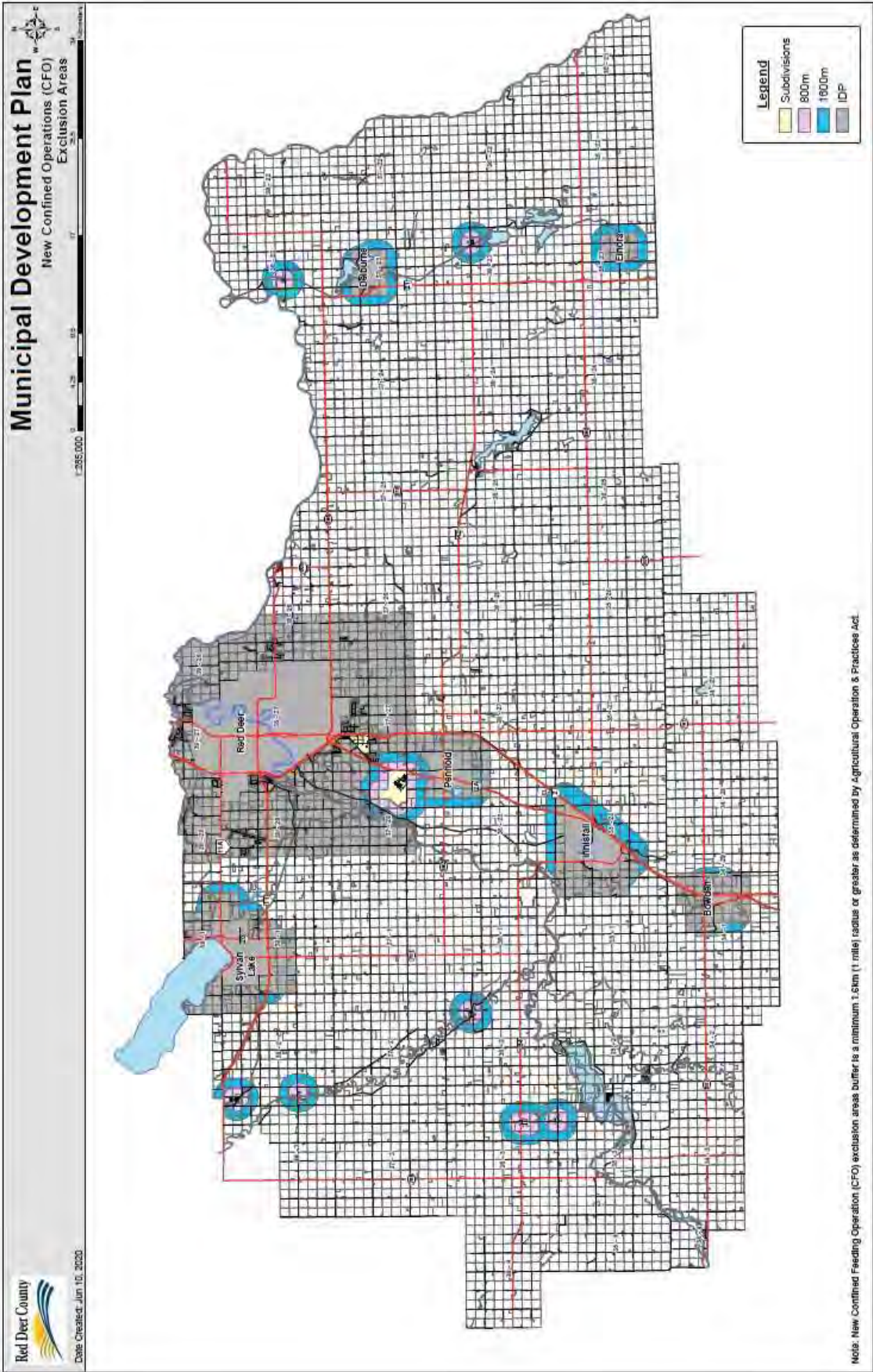
3.5.4 Maintain Minimum Distance Separation (MDS) from an Existing CFO

The County shall not approve rezoning lands to a residential district located within the Minimum Distance Separation (MDS) of an existing or approved **CFO** as contained in the Regulations for the Agricultural

Operation Practices Act as determined by the NRCB.

3.5.5 Prohibit CFOs in Urban Fringe

The County does not support new **CFOs** being established within a minimum of 1.6 kilometres (1 mile), or as determined by the NRCB, of any recognized approved and future development area. This includes **urban fringe** or an **Intermunicipal Development Plan** boundary, or into an area of an existing or approved residential subdivision situated within the County, or a **hamlet**.



4.0 HOUSING

GOALS

- To facilitate the development of appropriately located, serviced, and diverse housing and lifestyle choices for its residents.

OBJECTIVES

- To provide for a diversity of housing options and increase related commercial and public land uses to increase jobs and improve access to services.
- Make more efficient use of existing infrastructure and improve service delivery.
- To reduce the non-agricultural development footprint outside of existing **hamlets** in the County.

4.1 Housing Strategy

The County shall allow for and direct new residential development to areas considered appropriate for residential uses which include:

- Areas within and adjacent to Priority **Growth Hamlets**;
- Areas identified for multi-lot residential development within approved **area structure plans**

4.2 Country Residential Development

There are currently a number of Country Residential developments located throughout the County. This form of development will continue to be supported as an alternative form of housing; however, all new Country Residential developments

shall adhere to the following:

- Country Residential** development must be located within areas identified for this form of development within approved **Area Structure Plans** or on lands zoned Country Residential at the time of the adoption of this MDP;
- an ASP shall be required for all new multi-lot Country Residential developments;
- the developments shall be zoned in accordance with the County's **Land Use Bylaw**;
- lands being considered for Country Residential development shall be proven by the developer to be safe from flooding, erosion, subsidence, groundwater inundation, or other hazards utilizing guidelines prepared by Alberta Environment or successor agencies;
- The development shall minimize, to the greatest extent possible, the impacts on adjacent land uses, including existing **agricultural operations**;
- The subdivision is designed in a manner intended to reduce overall footprint on the land, therefore minimizing the use of land;
- It is located a minimum of 2.5 kilometres (1.5 miles) from a Heavy Industrial development unless demonstrated by a Risk Assessment Study that a lesser distance would be appropriate;
- The development shall not fragment contiguous natural areas, or have a negative impact on adjacent **Environmentally Significant Areas** or **Important Water-Related Features**;

RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

- i. the development shall not impact existing ***confined feeding operations*** (i.e. ability to expand);
- j. the development shall be designed to minimize fragmentation of agricultural land;
- k. the development shall be serviced in accordance with Policy 4.2.1 (Servicing Requirements);
- l. Access roads to the development, and all internal roads shall be constructed and paved to County standards and provided in accordance with Policy 9.2.3 (Pavement to Pavement);
- m. developments in excess of 20 lots shall require two access points from the internal road system to a paved County road;
- n. each proposed Country Residential lot shall be proven to have a suitable building site;
- o. The adequacy of proposed site drainage and incorporation of ***Low Impact Development*** strategies respecting the provision for storm water management;
- p. The size and density of lots are in accordance with the requirements of the ***Land Use Bylaw***;



Figure 4.1a Conventional Country Residential Subdivision



Figure 4.1b Conservation Country Residential Subdivision

Source: Southwestern Illinois Resource Conservation & Development, Inc. (2006). Conservation Subdivision Design Handbook: Moving toward a profitable balance between conservation and development in Southwestern Illinois.

Figure 4.1a shows a conventional or traditional country residential subdivision design with large lots, individual servicing, large development footprint, longer internal subdivision roads, insensitive to the land's natural features. Figure 4.1b shows smaller development footprint, retain existing vegetation and developed on previously cultivated land, smaller lots, less road, sensitivity to the land's natural features, and communal servicing. The number of lots created in both developments are the same (18 lots) and site features for conservation were firstly identified prior to laying out the buildable areas.

RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

- q. When located in an **Environmentally Significant Area**, the development shall retain and conserve a large portion of the site in its natural state (as per Figure 4.1b) and be provided in the form of common area, **Environmental Reserve**, **Municipal Reserve**, or open space and natural areas;
- r. any impact(s) of the development on the existing transportation network in the area are identified along with measures to upgrade the existing network as necessary; and
- s. Any other considerations as may be determined by the County.

Figure 4.1a and 4.1b show an example of what residential conservation subdivision may look like relative to conventional country residential subdivision.

4.2.1 Servicing Requirements

All new multi-lot Country Residential developments shall be serviced as per the following:

- a. Connection to **Municipal Services** if the subdivision is located in proximity to a Priority **Growth Hamlet**, or urban municipality, per approved IDP policies;
- b. Communal services developed as a condominium may be permitted on an interim basis in areas where regional service lines are proposed until such time as connection to regional service lines can be made (note: landowners will be required to connect to regional lines at their own expense once available); and
- c. If the requirements of subsections (a) and (b) cannot be met, the County may, at its discretion, consider individual on-site water and wastewater systems for

Multi-Lot Subdivisions within approved **Area Structure Plans**.

4.2.2 Limitations on Location

The County shall not support a Country Residential development within:

- a. The **urban fringe** of a City, Town, Village and Summer Village unless it is supported under an approved **Intermunicipal Development Plan**;
- b. The setback area of an active or non-operating sanitary landfills and waste water treatment plant in accordance with the **Regulation**;
- c. The Minimum Distance Separation of an approved or registered **Confined Feeding Operations**;
- d. 1.6 kilometres (1 mile) of a highway, unless accommodated in an approved **Area Structure Plan**;
- e. The setback area of existing sand and gravel extraction sites in accordance with provincial guidelines; and
- f. The setback area of sour gas facilities in accordance with Provincial guidelines, or other potentially hazardous industrial operations.

4.2.3 Exceptions to Requirement

The requirements of Section 4.2 shall not apply to infill within existing country residential subdivisions, or the redevelopment of existing country residential lots.

4.3 Recreational Residential

4.3.1 Recreational Residential Development

No new ***Recreational Residential Development*** shall be allowed, other than what is currently considered within existing County ASPs and ACPs at the time of the adoption of this MDP.

4.3.2 Recreation Residential Development Infill

Infill of areas identified for potential ***Recreation Residential development*** within existing County plans may be considered in accordance with the following:

- a. The subdivision is serviced by ***Municipal Services***, unless developed as a condominium, in which case a communal water and sewer system meeting Provincial standards may be considered;
- b. Access roads to subdivisions and internal subdivision roads are to be paved;
- c. The subdivision is zoned to an appropriate Land Use District in accordance with any existing ***Area Structure Plans*** and the ***Land Use Bylaw***.

5.0 HAMLETS

The County has nine Hamlets which include the Hamlets of Springbrook, Benalto, Spruce View, Ardley, Dickson, Lousana, Markerville, and Linn Valley as well as the recently recognized Hamlet of Gasoline Alley. Many of these Hamlets include a wide variety of land uses, housing, and amenities. They are also recognized as important employment hubs that serve the surrounding areas.

5.1.1 Hamlet Growth

The County shall encourage growth within all **hamlets** that have the infrastructure capability to support growth.

5.1.2 Growth Hamlets

- a. The Hamlets of Benalto, Springbrook, Spruce View, and Gasoline Alley, as illustrated on the Future Growth Areas Concept Map (Map 1), are recognized as **Growth Hamlets** that include a mix of existing employment that will continue to provide sustained residential, employment, community services and recreation opportunities;
- b. The County shall prioritize investment in **Growth Hamlets**, and may consider incentives, such as deferral of offsite infrastructure costs, to encourage growth of residential, commercial and light industrial uses in order to encourage employment opportunities and improve access to and quality of services.

5.1.3 Rural Hamlets

The Hamlets of Ardley, Dickson, Lousana, Markerville, and Linn Valley are recognized as predominantly **rural hamlet** communities that shall be encouraged to

grow by way of infill development, but are not generally considered as employment or service centres and therefore will not be the main focus of County **hamlet** investment.

5.1.4 Hamlet Development

The County recognizes that each of its **Hamlets** are unique communities therefore development within each **Hamlet** should occur in a manner that enhances and complements the character of the **hamlet** through proper urban and architectural design.

5.1.5 Fringe Development and Boundary Expansion

The County may consider multi-lot Country Residential development to be located adjacent to **Growth Hamlet** boundaries in accordance with Section 4.2.

5.1.6 Hamlet Subdivision Requirements

All new **multi-lot subdivisions** within, and including Country Residential developments adjacent to **Hamlets** shall adhere to the following criteria:

- a. the subdivision is serviced by **Municipal Services**;
- b. communal water and sewer system may be considered to service condominium developments if **Municipal Services** are unavailable or cannot be accessed; and
- c. access roads to subdivisions and internal subdivision roads are to be paved.

6.0 ENVIRONMENTAL STEWARDSHIP

One of the County's most significant and enduring resources is the natural environment. The County's wetlands, riparian areas, lakes, rivers, ponds, forests, native range, ground water and streams are irreplaceable and contribute immensely to the high quality of life enjoyed by County residents and the ecological systems required to support the health of the land, flora and fauna. Responsible stewardship of these ecological features is essential to retain their integrity and value for the benefit of future generations.

The County is committed to a protection and enhancement strategy for the **Environmentally Significant Areas** (ESAs) located in the County. In 2011, the County prepared an updated ESA Inventory and drafted policies specific to ESAs after a significant public input process.

The resulting strategies and policies will encourage the protection and rehabilitation of ESAs in Red Deer County over a 50 year implementation horizon. ESA policy will be refined over time and adjustments to conservation techniques and ESA protection policy will be re-examined during future MDP reviews.

GOAL

- To protect natural environmental resources including lakes, rivers, streams, wetlands, riparian areas, forests, native range, groundwater, and healthy, productive soils in the County.

OBJECTIVES

- To identify, enhance and protect ESAs, hazard lands, and other natural and environmental resources from inappropriate development through the use of voluntary policy wherever possible and prescriptive policy when required for the purposes of due diligence and planning applications.
- Implement an **Environmental Review** process as part of the **statutory planning**, subdivision and development process in ESAs.
- Ensure that all new development is carried out in accordance with appropriate water management strategies.
- Ensure that all new development is carried out in a way that minimizes negative impacts on rivers, streams, lakes, wetlands, riparian areas, forests, native range, groundwater, and healthy, productive soils in the County.

6.1 Environmentally Significant Areas (ESAs)

6.1.1 Protect Environmental Integrity

As a general policy, **Environmentally Significant Areas** shall be protected from inappropriate development and, in unique situations, all development.

6.1.2 ESA Inventory

The Red Deer County **Environmentally Significant Areas** (ESAs) Inventory (2011) as illustrated on the **Environmentally Significant Areas** Map (Map 3) shall be the

primary reference document that identifies the location and extent of ESAs in the County.

6.1.3 Changes to ESA Boundary

The County shall only consider varying an ESA “Boundary” if the relevant stakeholders (including the affected landowners) are able to demonstrate, based on sound science provided by a qualified professional, and the use of the same ESA determination criteria described in the ESA Inventory, why the boundaries should be changed either as part of a planning application or as a stand-alone request. In the interim, the County shall apply the “boundaries” as defined in the 2011 ESA Inventory, when defining ESA boundaries.

6.1.4 Changes to ESA Boundaries

In processing changes to ESA boundaries, the County shall retain the ESA as a single landscape-unit rather than permit the fragmentation of an ESA. The County will only consider site specific variations for the perimeter of ESA boundaries.

6.1.5 Potential Areas of Future Research

The Red Deer County ESA process identified a number of research gaps respecting ESAs. The County shall consider these research gaps during future revisions of this policy. The purpose is to catalogue areas of knowledge that, once researched and evaluated, would assist future County decision-making.

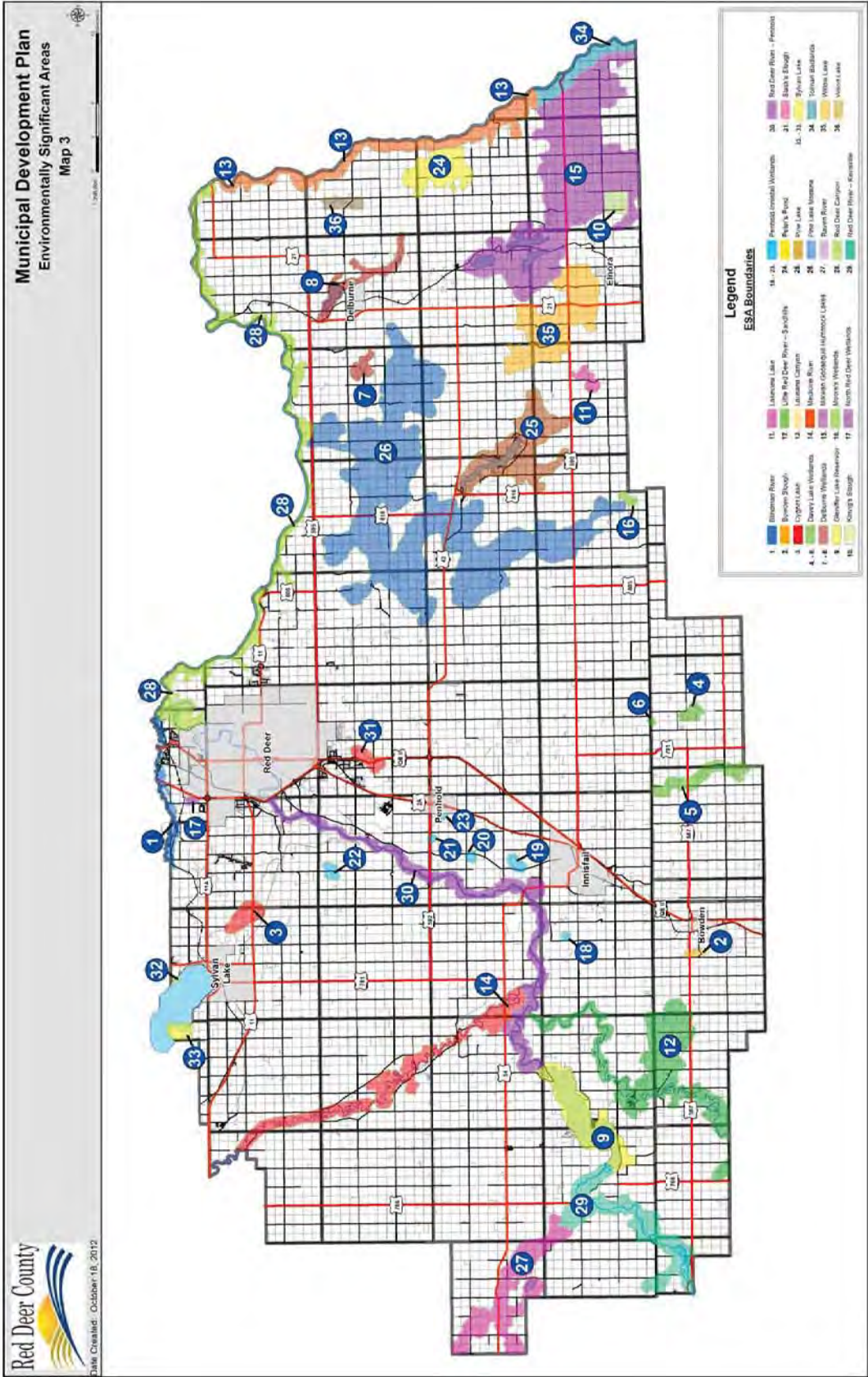
6.1.6 Provincial and Federal Land- Use Applications

The ESA inventory and policies shall be

submitted to relevant Provincial and Federal agencies where there are applications for linear infrastructure and other development projects that are exempt from the consideration of the **Act** and County jurisdiction.

6.1.7 Environmental Reviews

- a. The County shall establish a clear, timely, transparent and comprehensive **Environmental Review** process for specified County-regulated planning applications within ESAs. The **Environmental Review** terms of reference shall identify:
 - i. the breadth and scope of topics that are required to be examined;
 - ii. a process for evaluation of the **Environmental Review**; and
 - iii. a mechanism for third-party review where required.
- b. Where applicable, the **Environmental Review** process shall direct what portions of the parcel shall be protected.
- c. Planning applications that may be considered eligible for an **Environmental Review** shall be evaluated on the environmental condition of the land prior to the application as well as any proposed mitigations that would assist in restoring past environmental assets.
- d. Future planning applications requiring an **Environmental Review** shall identify designs and servicing methods that specifically minimize and mitigate ESA loss or degradation.
- e. **Environmental Reviews** shall be undertaken for **Area Structure Plans** (ASPs) and development permit



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- f. applications for land uses having high potential for a significant impact on the ESA.
- g. Planning applications located within approved ASPs with an approved **Environmental Review** are not required to undertake a further review except to ensure the mitigations stated within the initial **Environmental Review** are implemented within the terms of the subdivision or development agreement.
- h. Approved ASPs or subdivision applications with approved **Environmental Reviews** and associated mitigations shall be included as part of the subdivision or development agreement.
- i. Developers shall be required to undertake **Environmental Reviews** at their own cost to the satisfaction of Red Deer County.

6.2 Environmental Reserve

6.2.1 Dedication of Environmental Reserve

Lands within an **Important Water-Related Feature**, or are subject to potential erosion, high water tables, or other matters consistent with Section 664(1) of the **Act**, shall be dedicated as **Environmental Reserve**(ER) at the time of subdivision. In accordance with the **Act**, ER may be dedicated in parcel form or in the form of an easement.

6.2.2 Establishment of Setbacks

A **Environmental Reserve** setback or ER easement shall be provided from the top of the bank of a river or stream and/or the high water mark of a wetland or lake in

accordance with the **Land Use Bylaw**, or the specific setback requirement shall be determined by a qualified professional including geotechnical and hydrogeological studies to establish a site specific setback requirement.

6.2.3 Confirmation of Environmental Reserve Requirements

- a. Where the need for **Environmental Reserve** requires confirmation, or situations arise where the amount of **Environmental Reserve** proposed to be dedicated exceeds the allocations identified in the **Act**, the County may require that a geotechnical report, biophysical assessment, and/or hydrogeological study be prepared to support the proposed dedication.
- b. For subdivisions adjacent to a water course, the top of bank shall, at the discretion of the County, be required to be surveyed by a registered Alberta Land Surveyor as part of the application process. This documentation shall serve as the basis for determining **Environmental Reserve** requirements.

6.2.4 Environmental Reserve in Proximity to Water Bodies

For subdivisions adjacent to water bodies, **Environmental Reserve** shall include sufficient shore lands so as to provide adequate protection for waterfowl, fish, and wildlife habitat, and public shoreline access. In these areas, the **Environmental Reserve** allocation may be supplemented by **Municipal Reserve** in accordance with Policy 8.2.6 (**Municipal Reserve** Adjacent to Lakeshores and River or Stream Banks) where the additional lands are required to

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accommodate parks or playground areas, trail corridors or walkways.

6.2.5 Environmental Reserve in ESAs

For all subdivision applications located in ESAs, with the exception of first parcel out of an **Unsubdivided Quarter Section**, the County shall acquire **Environmental Reserve** in accordance with Policy 6.2.1 (Dedication of **Environmental Reserve**) or encourage the establishment of **Conservation Easements** pursuant to Policy 6.2.7 (**Conservation Easements**) as a mitigative and/or conservation tool.

6.2.6 Environmental Reserve Easement Criteria

The County shall actively manage its **Environmental Reserve** lands and shall actively monitor the management of **Environmental Reserve Easements** by the landowner in ESAs, so that the ecological values of the ESA are conserved and public safety is maintained.

6.2.7 Conservation Easements

- a. The County will actively support the use of voluntary **Conservation Easements** (CEs), to protect ESAs, by actively promoting the use of voluntary CEs in the County subdivision process, and by actively promoting voluntary CEs generally. (*Active support* by the County implies that the County will promote the use of CEs by working with agencies that promote private conservancy to provide education on their advantages during normal County application procedures.)
- b. The County and other CE grantee agencies shall offer, on a case by case

basis, the option for a CE for lands that may or may not be eligible for **Environmental Reserve** but that contains high-quality, natural or environmentally significant features.

- c. The County shall encourage **Conservation Easements** but they will not be used as a mandatory condition of subdivision approval.
- d. The County will work jointly with other organizations to determine programs that may provide funds to landowners for the restoration and preservation of ESA lands.
- e. The County shall explore the concept of allowing or accommodating conservation lands in parcel form.

6.2.8 Conservation Reserve

A **conservation reserve** is a new tool provided under the Municipal Government **Act**, which allows the Subdivision Authority to require land as part of a subdivision approval of that land has environmentally significant features which does not fall under the criteria of an **environmental reserve**. A **conservation reserve** is different from an **environmental reserve** in that the landowner would be compensated by the municipality for lands designated **Conservation Reserve**.

Circumstances in which the County may consider utilizing **conservation reserves** include:

- a. land that is located within a Provincial or National ESA;
- b. land that is located within a **multi-lot subdivision** proposal;
- c. landowner endeavors to protect the land in perpetuity but is unable to meet

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the criteria of a **Conservation Easement**;

- d. land that is developable;
- e. land that is immediately adjacent to / contiguous with existing conserved areas (ex. adjacent lands that are in **Conservation Easements** or **Environmental Reserves**) or other areas of high natural value.

6.3 Private Conservancy

6.3.1 ESA Conservation Programs as a First Priority

Existing and future voluntary land and water conservation programs delivered under the guidance of the County's Agricultural Services Board shall be focused towards ESAs and ESA landowners as a first priority. Non-ESA lands, and non-ESA landowners will continue to be encouraged to participate in these programs, but participation will have a secondary priority in the event of limited resources.

6.3.2 Landowner Recognition in ESAs

ESA landowners shall be publicly recognized by the County (through non-financial means) for their ESA conservation efforts, past and present. The County shall undertake a program to recognize landowner conservation efforts that includes regular features in local media such as the County News, meetings with conservation-minded individuals/ groups and continued assistance to apply for conservation programs and awards.

6.3.3 Land Trust Potential

The County shall explore the potential to

support the establishment of a local '**Land Trust**.' A **Land Trust** is a private, non-profit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or **Conservation Easement** acquisition, or by its stewardship of such land or easements.

6.3.4 County Operations in ESAs

Red Deer County will continue using environmental best practices as part of its normal operational activities (including maintenance of municipal lands) in and around ESAs.

6.4 Water Management

6.4.1 Protection of Watersheds

All County policies shall be consistent with modern watershed management policies, processes and science. The County shall work with landowners, senior government agencies, neighbouring municipalities and other stakeholders to protect and enhance wetlands, riparian areas, forests, native range lands, groundwater and surface water bodies, in order to minimize negative impacts on watersheds in the County.

6.4.2 Groundwater Evaluation and Protection

- a. To protect the quality and quantity of surface water bodies and groundwater, at a minimum, Alberta Environment's Interim Guidelines for Evaluation of Groundwater Supply for Unserved Residential Subdivisions, and any subsequent amendments, as well as the groundwater evaluation and licensing requirements of the Water Act shall be applied to all applications for unserved subdivision.

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- b. The County shall not approve development that will negatively affect surface water bodies and groundwater quality and quantity. In order to ensure the protection of surface water, groundwater and **Alluvial Aquifers**, the following provisions shall apply:

- i. Red Deer County and the Alberta provincial agency responsible for monitoring surface water bodies and groundwater shall work co-operatively on permitting processes for sand and gravel operations. While the Province is primarily responsible for obtaining information to review water and groundwater aspects, and Red Deer County is responsible for obtaining and reviewing information on the location and land use aspects of these operations, the two will exchange information to ensure informed decision-making and efficient regulatory processes. In particular, environmental data the County has collected in relation to the Environmental Significant Areas of the County shall be actively shared. The County shall also consider and record hydrogeological information that the Province may collect.

- ii. Industrial development may be required to submit a hydrogeological assessment prepared by a qualified engineer demonstrating to the satisfaction of Red Deer County and the Province, that surface water bodies and groundwater will not be negatively affected.

- c. The County shall require that developers submit with their applications proof of water supply if accessing groundwater, or identify the proposed method of water servicing, for all residential, industrial, and commercial developments.

6.4.3 Groundwater Protection

The County shall continue to work with landowners to better protect groundwater quality by promoting programs such as capping abandoned water wells.

6.4.4 Storm Water Management

The County shall require developers to provide storm water management plans for **multi-lot subdivision** proposals, and any site grading/drainage plans for individual development sites that may be required by the County shall be in conformance with the storm water management plan.

6.4.5 Water Conservation

The County shall encourage builders to incorporate water conservation measures in new residential, commercial, institutional and industrial development.

6.5 Hazard Lands

6.5.1 Flood Plains

Permanent structures except some accessory buildings (as defined in the **Land Use Bylaw**) shall not be permitted within the flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect shall be required by the County to confirm that the development has been properly flood proofed. In addition,

developers may be required to submit an Emergency Response Plan.

6.5.2 Steep Slopes

The County shall require that a geotechnical report be prepared in support of all developments that are proposed in proximity to the top or bottom of a valley slope which exceeds a 15% grade. A setback greater than 30 metres (98 feet) may be required where a riverbank is higher than 10 metres (33 feet). Lesser setbacks may be considered only if mitigative measures recommended by a qualified engineering professional are implemented, and if ecological areas of value will not be lost.

6.5.3 Water Table

The County may require that geotechnical testing be undertaken to ensure that proposed developments do not negatively affect water tables, or to ensure that developments are not negatively affected by potential fluctuations in water table levels.

6.6 Fire Smart & Crime Prevention Through Environmental Design (CPTED)

Design principles such as Fire Smart and ***Crime Prevention Through Environmental Design (CPTED)*** are initiatives supported by the County to ensure the highest standards of safety and security for its residents.

Effective fire prevention for wildfires and structural fires can safeguard lives and property. To protect against wildfires that are common within the region, the County shall require developers to recognize Fire

Smart: Protecting Your Community from Wildfire design principles when preparing ***Area Structure Plans***, and subdivisions to minimize the potential for wildfire damage.

CPTED is based on the premise that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in quality of life. The County shall support and encourage the incorporation of ***Crime Prevention Through Environmental Design Standards (CPTED)*** to help mitigate crime in and around developments.

7.0 INDUSTRY AND COMMERCE

Red Deer County has adopted an Economic Development Strategy that encourages new industrial and commercial growth and diversification of its economy.

The County is located in one of the strongest economic regions in North America between two metropolitan areas. One of its advantages is having the provincially significant Queen Elizabeth II Highway corridor (QEII/Hwy 2) running through its jurisdiction. This is the major corridor linking the two cities and is part of the Canada, America, and Mexico (CANAMEX) highway network.

The County recognizes the advantages for businesses to interact with and learn from each other. Future commercial and industrial development is intended to be nodal in form, concentrated at highway intersections or interchanges, and at approved access points along highway corridors. Other preferred locations are in existing **hamlets**, or established industrial and commercial parks where support for **hamlet** growth and efficient use of infrastructure may be realized. This in turn will preserve and not compromise the rural quality and rural landscapes of the County.

Natural resources within the County have potential to contribute to quality of life and economy. These resources come in the form of natural landscape and resources under the earth, or its geology. Industry is encouraged to pursue discovery and recovery of these natural resources in a responsible manner. Respect, care, and due diligence are encouraged in carrying out

these activities with consideration of their effects on the quality of life, environment, health, and wellbeing of our community.

GOAL

- The County supports new industrial and commercial development on undeveloped land in existing commercial and industrial park areas to take advantage of the synergies that will result; in existing **hamlets**; in nodes concentrated at highway intersections or interchanges; and at access points along highway corridors as a means of maintaining a competitive position in the global marketplace and in Central Alberta.

OBJECTIVES

- Encourage new industrial and commercial subdivision and development at appropriate locations in a nodal form at highway intersections or interchanges and approved access points along highway corridors; in existing **hamlets**; and to infill existing commercial and industrial park areas.
- Provide a diverse range of economic development and employment opportunities.
- Provide for the responsible extraction of natural resources.
- Encourage economic and environmental synergies between businesses.

7.1 New Industrial and Commercial Development

- a. New industrial and commercial development shall be encouraged to locate where lands are identified for Commercial and Industrial land uses in approved statutory plans and in **Growth Hamlets** where municipal service capacity is available or may be extended.
- b. All commercial and industrial development shall be developed within approved County plans which shall address the requirements of this MDP.
- c. The County shall support future commercial and industrial Nodal Development that occurs at appropriate locations pursuant to Policy 7.1.5 (Highway Commercial and Business Park Development).
- d. The County may provide incentive for **brownfield** redevelopment.

7.1.2 Infill and Intensification in Existing Parks

Infill and intensification of existing industrial and commercial parks shall be encouraged through amendments to existing approved plans as a means of promoting the efficient use of land and infrastructure.

7.1.3 Industrial and Commercial Subdivisions

Industrial and commercial subdivisions shall comply with the following criteria:

- a. The subdivision is within approved County Plans;
- b. the subdivision has the proper district designation;

- c. the subdivision, meeting Provincial standards, is serviced by the following:
 - i. **Municipal Services** wherever possible;
 - ii. **Municipal Services** developed as a condominium may only be considered on an interim basis in areas where regional service lines are proposed until such time as connection to regional service lines can be made (note: landowners will be required to connect to regional lines at their own expense); or
 - iii. Individual on-site water and wastewater systems may only be considered if the development is for the sole purpose of developing new sites, redeveloping or infilling of existing industrial or commercial as contained within County approved plans;
- d. that access roads to subdivisions, and internal subdivision roads, be paved; and
- e. storm water management plans shall be prepared and approved by the County as a condition of approval for subdivision or development permit approvals.

7.1.4 Future Annexation Areas

New industrial and commercial development in the County shall not be approved on lands that are proposed for annexation or have the potential to be annexed in future unless the lands are so

identified in an ***Intermunicipal Development Plan***.

7.1.5 Highway Commercial and Business Park Development

The County may support the Nodal Development of new highway commercial, business park, and rural industrial park development that is concentrated at appropriate locations where highway access can be designed and coordinated, and shall be reviewed in accordance with the following:

- a. the proposed development does not negatively impact lands adjacent to the proposed development;
- b. the development is located in proximity to supportive industrial or commercial uses and activities that are complementary in order to concentrate development in nodes at highway intersections or interchanges or at approved and planned access points along highway corridors;
- c. the site is suitable in terms of soil stability, groundwater level, and drainage;
- d. provisions for access and impacts on the transportation network are addressed in collaboration with the Province; and
- e. the proposal conforms with relevant ***Statutory Plans***, non-statutory documents, and the ***Land Use Bylaw***.

7.1.6 Review of Industrial Subdivision & Development Proposals

All industrial development proposals shall

be evaluated according to the following:

- a. Any impact on quality and quantity of water supplies and water bodies, and conformity with guidelines, policies and conditions as required by the applicable provincial departments or agencies;
- b. An environmental impact assessment prepared in accordance with Provincial guidelines may be required for all heavy industrial developments and industrial park proposals;
- c. proximity to residential, recreational, and public uses, and ***Environmentally Significant Areas, Important Water-Related Features, alluvial aquifers, or hyporheic zones***;
- d. the proposal does not interfere with ***agricultural operations***;
- e. sufficiency of on-site water storage for fire protection purposes in accordance with Fire Underwriters Survey guidelines and Alberta Safety Code requirements;
- f. impacts on the local transportation network; and
- g. conformity with relevant ***Statutory Plans***, non-statutory documents, and the ***Land Use Bylaw***.

7.1.7 Site-specific Heavy Industrial Development

Site-specific heavy industrial development may be considered based on the individual merits of each application for such development. Any site proposed for such development shall be within an approved ***area structure plan*** and exhibit most of the following characteristics:

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- a. conformity with relevant **Statutory Plans**, non-statutory documents, and the **Land Use Bylaw** proximity to existing heavy industrial sites and supportive industrial uses;
- b. mitigative measures to protect any affected **Important Water-Related Features** and **Environmentally Significant Areas**, water bodies and **alluvial aquifer** areas;
- c. The County may require the preparation of a Risk Assessment at the cost of the developer, when considering heavy industrial use or determining the location of a potentially noxious industry that may pose potential for environmental contamination of land, air or water.
- d. provision for distance separation and buffering from existing **agricultural operations** that may be negatively impacted in accordance with sound risk management practices;
- e. provision for distance separation and buffering from existing residential uses, schools, and hospitals, that may be negatively impacted;
- f. availability of **Municipal Services**;
- g. proximity to rail service; and
- h. proximity to highways or other paved roads.

7.1.8 Heavy Industrial Facility Setback

A minimum setback of 2.5 kilometres (1.5 miles) for a heavy industrial facility shall be implemented from any land use that is deemed incompatible, unless an approved Risk Assessment suggests a lesser distance would be appropriate. Land uses such as,

but not limited to, residences, schools and hospitals, and livestock operations are considered incompatible.

7.1.9 Industrial Use in Agricultural Areas

The County may support rezoning certain agricultural areas to an industrial district on a site-specific basis if the proposal:

- a. is site-dependent and caters directly to the needs of the agriculture or oil and gas resource extraction sectors;
- b. is within an approved **Area Structure Plan**;
- c. is not suited to an urban area or an industrial park setting;
- d. is supported by an environmental impact assessment conducted by a qualified professional that indicates the proposed development will not impact adjacent land uses in terms of its air and waste emissions, noise and other nuisance effects, traffic generation, and appearance unless suitable buffers are provided;
- e. is located on a site that is suitable for the proposed development in terms of soil stability, groundwater level, and drainage and the applicant has made provision for sewage disposal in accordance with provincial requirements;
- f. will not fragment agricultural land or have a detrimental effect on the viability of existing **agricultural operations**;
- g. has minimal servicing requirements; and

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- h. any other matters identified by the County.

7.2 Home Based Business

- a. Home businesses are generally recognized and supported as a viable lifestyle and economic development opportunity when they are appropriately scaled. This land use is considered as a business start-up that has a potential to become bigger than what the home, as a principal use, can accommodate.
- b. Inappropriately scaled home businesses shall be directed to an appropriate land use district.

7.3 Resource Extraction

7.3.1 Limitation on Resource Extraction

New resource extraction development proposals within County jurisdiction may not be allowed:

- a. in close proximity to **Hamlets** or urban municipalities; and
- b. in areas which are known to possess unique historical and/or environmental features that would be disturbed or destroyed by resource extraction.

In addition, support for resource extraction operations shall be contingent on the mitigation or minimization of the cumulative adverse impacts upon adjacent land uses, soil, water, and farming operations.

7.3.2 Resource Extraction Industry Cooperation

A proactive approach shall be applied by the County to encourage the resource

extraction industry, in advance of exploration and extraction activities, to review the cumulative impacts of such activities on existing and future land uses, and **Important Water-Related Features**. The industry should also work with the County in determining appropriate setback distances from existing residences and livestock operations, preparing reclamation and end use plans, and in educating the public.

7.3.3 Separation from Natural Resource Extraction Activities

New subdivision and development, particularly residential, may be directed away from non-renewable surface resource extraction areas to minimize the potential for conflict between incompatible land uses. Gravel and Sand Deposits and Extraction Map in Appendix A is provided for reference only which may change from time-to-time.

7.3.4 Gravel Extraction Permits

The permitting and licensing process for sand and gravel operations will be coordinated between Red Deer County and the Province.

7.3.5 Site Reclamation

The development of sand and gravel extraction operations is subject to reclamation in accordance with the Code of Practice for Pits as set out by the Province.

7.4 Energy Development

Oil and gas exploration, energy development, and regulation is outside the jurisdiction of the County; therefore the County will participate in Provincial or

industry initiatives to mitigate the impacts of energy activities on land use and local infrastructure within the County.

facilities including wells and pipelines either active or abandoned meet Provincial legislation, directives, guidelines, and the **Regulation**.

7.4.1 Responsible Energy Development

As part of the energy resource development and exploration process, the County supports Provincial directives with respect to the energy industry to engage the County and its residents in forward looking and constructive consultation to address the following issues when they propose development within the County:

- a. the potential threat to surface and ground water and existing water wells;
- b. the impact of development on the ability to farm affected land;
- c. dust, noise, and other consequences with potential to affect domestic life;
- d. road maintenance and the establishment of traffic corridors; and
- e. safety management coordination.

7.4.2 Citizen Engagement

As energy development grows within specific areas of the County, the County may encourage industry and residents to establish a local Alberta Synergy Group or Advisory Board to facilitate and support mutually satisfactory outcomes by providing information, mutual learning, communication, skill development, facilitation and resources.

7.4.3 Oil and Gas Setback Requirements

- a. The County shall require that development and subdivision applications in close proximity to sour gas facilities, and other oil and gas

8.0 RECREATION AND OPEN SPACE

The County is characterized by an abundance of natural resources which are ideally suited for a variety of outdoor recreation activities. In anticipation of increasing pressures for use of these resources, it is the intent of this MDP to encourage recreational development opportunities in appropriate locations and to provide for the acquisition of open space as required to meet the needs of the community.

GOAL

To support the development of recreation and park facilities and services that address the diverse needs of County residents and the broader population.

OBJECTIVES

- Continue to support urban communities in the provision of recreational services and opportunities that enhance the quality of life of County residents.
- Encourage community involvement in the planning, development and operation of open space areas.
- Ensure that **Municipal and/or School Reserves** are planned in the best interests of the community.

8.1 Recreation

8.1.1 Compliance with County Plans

All new recreation developments shall be required to comply with the relevant provisions of the County's Open Space Master Plan, the Heritage Management

Plan, and the Recreation Facility Master Plan. In addition all **Intermunicipal Development Plans, Area Structure Plans, Area Redevelopment Plans**, and non-statutory documents shall be evaluated in accordance with these plans.

8.1.2 Trails

The County generally supports the development of destination-focused trail networks at appropriate locations in accordance with the recommendations of the Open Space Master Plan. In general terms, the development of trails will be encouraged when they do not interfere with private property rights, and:

- are located within an existing residential neighbourhood or will connect existing and planned residential neighbourhoods; or
- are located within **Hamlets**; or
- are to be developed as part of a regional or national trail network.

8.1.3 Recreation Agreements

Existing recreation agreements with neighbouring urban municipalities are supported by the County and shall be reviewed periodically and/or as per the timelines set out in approved **Intermunicipal Collaboration Frameworks** in order to ensure that they remain responsive to community needs.

8.1.4 Local Partnerships

Partnership agreements may be considered with urban neighbours or community organizations to jointly develop and support community recreational facilities.

8.1.5 Local Management Agreements

Resident groups may be encouraged to assume management of local park facilities through a variety of management strategies.

8.2 Municipal Reserve

The **Act** enables municipalities to require that **Municipal and/or School Reserves** be dedicated at the time of subdivision for park, buffer and school site purposes. The **Act** allows municipalities to require such dedication in the form of land or as cash in lieu of land or a combination of both.

8.2.1 Municipal and/or School Reserve Dedication

At the time of subdivision, the full reserve dedication entitlement under the **Act** shall be required as land dedication, cash-in-lieu of land or a combination of both, in accordance with the policies of this MDP.

8.2.2 Determination of Municipal Reserve Needs

In determining the allocation of **Municipal Reserve** under Policy 8.2.1 (**Municipal and/or School Reserve Dedication**), the County shall adhere to the land use plans and policies contained in the applicable **Area Structure Plan, Area Redevelopment Plan**, or non-statutory document. In addition, the Open Space and Land Acquisition Strategies of the Open Space Master Plan shall be applied where applicable.

8.2.3 Cash-in-Lieu

Cash-in-lieu of land for **Municipal and/or School Reserve** dedication may be accepted

in circumstances where the amount of land to be dedicated as reserve is too small to be useful, or the area does not benefit from **Municipal and/or School Reserve** lands.

The funds received will be allocated to the County's **Municipal Reserve** fund and may be used for **Municipal and/or School Reserve** purposes to acquire lands for recreational purposes, or for the development of regional parks, school sites or recreation facilities. For subdivisions located adjacent to a municipal boundary in situations where MR dedication is not addressed in an applicable **Intermunicipal Development Plan**, the dedication of MR as cash-in-lieu shall be reviewed with the other municipality to ensure that the interests of the other municipality are not negatively impacted.

8.2.4 Value of Reserve Lands

The applicant shall provide a market value appraisal certified by a qualified appraiser to determine the amount of cash-in-lieu of land for **Municipal and/or School Reserve** dedication, pursuant to the **Act**. If the applicant for a subdivision and the County cannot agree on a land value; alternatively, the rate of payment may be based on the assessed value of the subject land as determined by the County assessor.

8.2.5 Urban Fringe Reserves

Municipal and/or School Reserves within the **urban fringe** of urban municipalities shall be allocated in accordance with the applicable **Intermunicipal Development Plan**. In cases where dedication is not addressed in an IDP, reserves may be deferred in order to provide opportunities for the urban municipality to make the best use of the lands once annexation occurs.

8.2.6 Municipal Reserve Adjacent to Lakeshores and River or Stream Banks

For new residential subdivisions adjacent to lakeshores, rivers or stream banks, **Municipal and/or School Reserve** should be linked with shoreline **Environmental Reserve** parcels to create public access to the water body, where appropriate. The location and configuration of **Municipal and/or School Reserve** parcels should recognize its potential public access function.

8.2.7 Community Service Reserve

The County may, through the **Municipal Reserve** allocation process, acquire lands for the purpose of accommodating public or quasi-public uses. Such lands shall be designated as Community Service Reserve in accordance with the **Act**.

8.2.8 Development of Reserves

The development of parks and/or community facilities may be encouraged on **Municipal and/or School Reserve** parcels in country residential subdivisions or **Hamlets** which are physically suited and/or of sufficient size to accommodate development.

8.2.9 Quality of Reserve Land

Land dedicated as **Municipal and/or School Reserve** shall be of similar quality as the land being subjected to development. Land that is deemed undevelopable in its natural state, or is otherwise more suited as **Environmental Reserve** will not be accepted as **Municipal Reserve**.

8.2.10 Disposition of Municipal Reserve Lands

Municipal and/or School Reserve parcels which serve no existing or potential open space or school purpose may be sold. Revenue obtained from the sale of such lands shall continue to be allocated as specified in the **Act**.

9.0 COMMUNITY INFRASTRUCTURE

The maintenance and operation of viable, affordable and sustainable community infrastructure is extremely important to County residents. Road maintenance, for example, is one of the County's largest budgetary requirements. In addition, new development must be managed so that associated infrastructure pays for itself and does not result in a burden on ratepayers now or into the future.

Community infrastructure is not, however, limited to transportation and utility services, but community and emergency services as well. A strong system of community services is equally important in maintaining the County as a desirable place to live.

Where opportunities exist for regional cooperation with other municipalities and service providers, the County should endeavour to achieve economically sensible solutions.

GOAL

- The County supports maintaining safe and efficient transportation and utilities systems, and a strong system of community and emergency services.

OBJECTIVES

- Operate transportation and utility systems responsibly, safely and effectively.
- Plan and manage transportation and utility systems in co-operation with any affected provincial agencies, and

neighbouring municipalities.

- Coordinate the provision of protective, emergency, and community services to provide residents with efficient and affordable programs and services

9.1 General

9.1.1 Servicing Capacity

The County will evaluate subdivision and development applications based on, amongst other considerations, the existing available and projected capacity of its transportation and utility systems, including those that are governed by agreements with other municipalities.

9.1.2 Buffering Required

Buffering, fencing and landscaping techniques may be required in order to enhance public safety and visual aesthetics, and to mitigate noise or other nuisance caused by transportation and utilities infrastructure.

9.1.3 Update Engineering Guidelines & Standards

The County's Design Guidelines & Contract Specifications shall be revised and updated regularly to include appropriate design standards for transportation and utilities infrastructure construction that recognize acceptable engineering standards, **Green Infrastructure** and sustainable approaches such as **Low Impact Development**. As part of the review, the need for comprehensive storm water management plans and on-site fire protection shall be considered.

9.1.4 Future Right-of-Way

Future rights-of-way for utilities (e.g. pipelines and power lines) shall be encouraged to be co-located to parallel existing rights-of-way in order to minimize the visual or other impacts on residential and commercial areas, agricultural lands, **Environmentally Significant Areas** and **Important Water-Related Features**, and natural areas. If it can be demonstrated that co-location is not feasible, then future rights-of-way for utilities shall be located to follow property lines.

9.2 Roads

9.2.1 Future of Road Planning

The County shall regularly review and update its 10-Year Pavement Implementation Strategy and 10-Year Road Work Plan as a means of budgeting and prioritizing future road construction and maintenance requirements. For information on the County's road network and upgrading priorities, refer to the Road Network & Future Regional Wastewater Line and Road Improvements Map in Appendix A.

9.2.2 Provision of Roads by Developer

All subdivision and development proposals shall have access to developed roads. The provision or required upgrade of roads within a proposed subdivision and approaches to individual developments shall be developed in accordance with County engineering standards and are the sole responsibility of the developer.

9.2.3 Pavement to Pavement

The local internal subdivision and access roads shall be paved and connected to an external paved road in accordance with County approved Plans.

9.2.4 Efficient Use of Transportation Network

The efficient use of existing transportation facilities will be encouraged through the subdivision approval and development permit processes. Developments with the potential to generate substantial transportation impact (high traffic volumes or heavy trucks) will be directed to those networks which have been designed and constructed to accommodate such development. County road networks that can accommodate heavy volume and weight are non-ban status paved roads.

9.2.5 Road Right-of-Way Widening

If required, road widening for municipal roads shall be dedicated at the time of subdivision. Road widening shall be provided by caveat or plan of survey at the discretion of the County along the frontage of the subdivision as well as the balance of the quarter section.

9.2.6 Road Use Agreement

A Road Use Agreement as determined by the County will be required to address haul routes, maintenance and/or upgrading if necessary, dust control, and any other matters relative to the road use.

9.2.7 Traffic Impact Assessments

The County may require traffic impact assessments (TIA) as a means of determining road access and roadway improvement and upgrading requirements. TIAs shall be a condition of approval for subdivision, development permit approvals, or prior to the adoption of a proposed **area structure plan** and redesignation.

9.2.8 Development in Proximity to Highways

Developments that are expected to generate relatively large traffic volumes will be encouraged to locate near highways, in specific areas where access can be designed and coordinated, such as at highway intersections or interchanges. Any improvements to the highway system that are required as a result of a development or subdivision proposal shall be carried out at the developer's expense.

9.2.9 Coordination with the Province

The County will work with the Province to coordinate the planning of future highway upgrades and routing. In addition, the County shall work with the Province to coordinate land use in the vicinity of highways. To this end the County may negotiate a highway vicinity management agreement in accordance with the **Regulation**.

9.2.10 Pedestrian Accommodation in Highway Facilities

When highway overpasses or underpasses are proposed for upgrading by the Province,

the County shall, through the consultation process encourage that pedestrian facilities be included in the design and construction of said overpasses or underpasses on an opportunity basis, and where warranted given the nature of land use.

9.3 Utilities

9.3.1 Utility Master Plans

The County shall undertake or support the preparation of Master Plans for the County's existing and future water distribution, sewage collection, and storm water management systems.

9.3.2 Water and Sewer Systems

- a. **Municipal Services** are required for Priority **Growth Hamlets**, for new Residential Subdivisions, **Recreational Residential Developments** and commercial and industrial parks as indicated in the policies of this Municipal Development Plan.
- b. Privately owned communal water and sewer systems that comply with all provincial regulatory and licensing requirements may be considered as part of a condominium development.
- c. Individual private sewage disposal systems shall comply with Provincial standards.
- d. Water well construction shall comply with the installation and operational requirements of the Nuisance and General Sanitation Regulation of the Public Health Act and the licensing requirements of the Water Act.

9.3.3 Regional Utility Systems

The County supports the development of regional water and sewer systems.

9.3.4 Sewage Disposal

- a. As part of a subdivision or development permit application which proposes servicing with an on-site sewage system, the County shall require that the developer submit information respecting the proposed location and type of sewage disposal system intended to serve the proposed development. The County shall require that soil tests be undertaken by the developer to determine that the soils are suitable to accommodate on-site sewage disposal systems. This soils assessment must consider the cumulative impacts of all on-site sewage disposal systems in the immediate area
- b. The County shall use sewage disposal best practices in the review of all subdivision applications.
- c. To encourage the sustainability of communal on-site private sewage systems, the County shall ensure each newly constructed onsite wastewater treatment system includes a maintenance plan in accordance with Provincial legislation

9.3.5 Water Supply

The County shall require all developers to submit valid license, permit, report or information from a qualified professional or provincial authority to demonstrate proof of potable water supply if accessing groundwater. The information provided must consider the cumulative impacts on water supply to existing and approved development on lands in the immediate area.

9.4 Airports

9.4.1 Development in Proximity to Red Deer Regional Airport

The County shall encourage the development of appropriate commercial and industrial uses, consistent with County approved plans, in proximity to Red Deer Regional Airport with the intent of creating multimodal development nodes that combine rail, trucks, and other types of transportation modes.

9.4.2 Airport Planning

In order to facilitate the intent of Policy 9.4.1, Development in Proximity to Red Deer Regional Airport, the County may prepare or update **Area Structure Plans** or Master Plans for the Red Deer Regional Airport.

9.4.3 Big Bend Airport

The County will continue to maintain its support for Big Bend Airport.

9.5 Waste Management

9.5.1 Regional Waste Management

- a. The County shall, in cooperation with other local authorities, continue to establish and encourage the use of solid waste disposal sites, solid waste transfer stations, and recycling depots, and shall ensure that all sites and stations are located and developed in a manner that will minimize impacts on surrounding land uses.
- b. In cooperation with its regional partners, the County shall explore the

implementation of new technologies and waste diversion strategies.

9.5.2 Recycling Facilities

The County shall continually review its materials recycling program and commits to expanding the range of materials that are to be accepted for recycling as the market for such materials feasibly permits.

9.5.3 Development near Waste Facilities

The County shall ensure that all subdivision and development applications for locations in the vicinity of an active or reclaimed landfill site, sewage treatment facility or waste transfer station, comply with the provisions of the **Regulation**.

9.6 Community & Emergency Services

9.6.1 Provision of Services

The County shall continue to support the provision of emergency and community services to its residents. The County promotes healthy communities by supporting the development and sustainability of facilities, projects and programs that benefit our residents. The location of emergency services such as fire protection shall be provided where needed, and not be limited to Priority **Growth Hamlets**.

9.6.2 Libraries

The County shall continue to support the provision of library services to its residents through participation in regional library systems.

9.6.3 Historical Resources

The County shall endeavour to conserve its cultural heritage through the voluntary designation of structures, the placement of recognition plaques, and listing on the Heritage Register.

9.7 Alternate Utility Systems & Energy Conservation

9.7.1 Public Utilities

Public utilities, such as telecommunication facilities may be developed, provided they meet the regulations of the applicable Federal or Provincial legislation, the **Land Use Bylaw**, and are compatible with adjacent development; therefore:

- a. The County may also require the proponent to conduct a public meeting, and provide studies, such as but not limited to a geotechnical report, Environmental Site Assessment, and Environmental Impact Assessment to support the development.
- b. The County may provide fibre optic infrastructure within the County and partner with urban municipalities for delivery of this service where feasible.

9.7.2 Alternative Energy

The County shall support the development of renewable energy such as wind, solar, geothermal and waste energy and similar types of developments as appropriate, in terms of location and scale. The County may encourage the location and development of these sources of energy to fuel local needs and encourage environmental stewardship.

9.7.3 Energy Conservation

The County may encourage the promotion of energy conservation practices through educational programs, and public awareness campaigns.

10.0 INTERMUNICIPAL RELATIONS

The **Act** places significant emphasis on the importance of intermunicipal planning and cooperation as a means of maintaining orderly development. Strong relationships with neighbouring municipalities are critical to the long term sustainability of the County.

The County has a long history of cooperating with its urban and rural neighbours to improve the quality of life, and economic strength and diversity of the region. Such cooperation will continue to benefit all Central Alberta communities and residents.

GOAL

- The County supports promoting compatible land use patterns and infrastructure with neighbouring municipalities and other levels of government through joint cooperative planning initiatives.

OBJECTIVES

- To support and implement the **Intermunicipal Development Plans** (IDPs) and **Intermunicipal Collaboration Framework** (ICFs) which are currently in place with adjacent urban municipalities.
- Create opportunities to jointly plan fringe land uses and infrastructure with some of the County's rural and urban neighbours.
- Promote compatible land use patterns and infrastructure within an **urban**

fringe.

- To support, in principle, annexation proposals that incorporate and emphasize sustainable development principles.

10.1 Intermunicipal Development Plans (IDPs)

10.1.1 Maintain Existing IDPs

The County shall continue to support its **Intermunicipal Development Plans** with adjacent municipalities. The County shall participate in the monitoring and review of these Plans to ensure they remain current and reflect the needs of the respective municipalities and area residents.

10.1.2 County Plans

The County shall not approve any rezoning proposal in contravention of an **Intermunicipal Development Plan** (IDP) or **Area Structure Plan** (ASP). If such development is proposed and deemed to have merit, then an amendment to the **Intermunicipal Development Plan** or **Area Structure Plan** shall be pursued in accordance with the provisions of the Plan.

10.2 Intermunicipal Collaboration Frameworks (ICFs)

The Municipal Government **Act** stipulates that Municipalities that have a common boundary must create an **Intermunicipal Collaboration Framework** (ICF).

The County shall have and maintain an ICF with each municipal neighbour that identifies the services provided by each municipality, which services are best provided on an intermunicipal basis, and

how services to be provided on an intermunicipal basis will be delivered and funded. The County shall also include a dispute resolution mechanism for resolving disputes that involve the ICF and any agreements referred to within the ICF, is also included within the document.

Red Deer County along with the municipalities that are parties to an ICF shall review the framework at least every 5 years after the document is created, or within a specified shorter period of time as provided for in the framework.

10.3 Annexation

10.3.1 Promoting Land Stewardship

In considering the long term planning and annexation needs of urban neighbours, the County shall promote the following principles:

- a. The County supports, in principle, annexation proposals that recognize and respect the value of its agricultural land base and the viability of its existing and planned non-agricultural tax base;
- b. The County supports, in principle, annexation proposals that incorporate sustainable development principles, including higher density residential development and compact urban form to minimize the development footprint on agricultural lands;
- c. The County supports, in principle, annexation proposals that provide sufficient land to meet the growth needs of urban neighbours in accordance with sound Planning principles.

10.3.2 Annexation to be Consistent with IDPs

The County will support the annexation of lands into neighbouring urban municipalities provided that the following criteria are met:

- a. the proposal conforms with any applicable **Intermunicipal Development Plan**; and
- b. the lands in question represent a logical extension to urban land use patterns and servicing networks.

10.3.3 Annexation Principles

The Municipal Government Board has developed a series of annexation principles in absence of criteria authorized by section 76 of the Municipal Government **Act**.

The County will endeavor to support annexation requests from neighbouring municipalities that provide rational and justification for a proposed annexation based on the following criteria:

- a. Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an **intermunicipal development plan** will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.
- b. Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of

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- the purposes of a municipality described in the **Act**.
- c. An annexation or annexation condition should not infringe on the local autonomy given to municipalities in the **Act** unless provisions of the **Act** have been breached or the public interest and individual rights have been unnecessarily impacted.
 - d. An annexation must be supported by growth projections, availability of lands within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).
 - e. An annexation must achieve a logical extension of growth patterns, transportation and infrastructure servicing for the affected municipalities.
 - f. Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.
 - g. Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.
 - h. Coordination and cost effective use of resources will be demonstrated when annexations are aligned with and supported by **intermunicipal development plans**, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.
 - i. Annexation proposals must fully consider the financial impact on the initiating and responding municipality.
 - j. Inter-agency consultation, coordination and cooperation is demonstrated when annexation proposals fully consider the impacts on other institutions providing services to the area.
 - k. Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.
 - l. Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.
 - m. Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.
 - n. Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in section 3 of the **Act**. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.

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- o. Conditions of annexation must be certain, unambiguous, enforceable and be time specific.

11.0 IMPLEMENTATION

The Municipal Development Plan is a dynamic plan that must be monitored and updated as required for it to continue to be effective in managing growth and development. Monitoring and updating is particularly important since the **Act** requires the Municipal Development Plan be adopted as a bylaw and that all **Statutory Plans** be consistent with one another.

GOAL

- To provide for the implementation and amendment of the Municipal Development Plan.

OBJECTIVES

- Convey the intent of the Municipal Development Plan policies to all aspects of the County's planning and development related activities.
- Ensure consistency of other statutory and non-statutory documents with the Municipal Development Plan.
- Ensure the validity and effectiveness of the Municipal Development Plan over time.

11.1 Lower Level Plans

11.1.1 Implementation

The policies contained in this Municipal Development Plan shall be implemented through the **Land Use Bylaw**, **Statutory Plans**, and non-statutory documents. The County's **Statutory Plans** shall reflect the contents of this Municipal Development Plan in order to provide a consistent and coordinated system for development.

11.1.2 Statutory Plan Amendments

To ensure that lands in the County are subdivided and developed in accordance with the vision, objectives and policies of this Municipal Development Plan, Council may amend or adopt a **Statutory Plan** or other non-statutory document in accordance with the **Act** provided that the plan conforms to this Municipal Development Plan.

11.1.3 Intent of Policies

The intent of the policies of this Municipal Development Plan shall guide amendments to the **Land Use Bylaw**, the preparation or changes to **Statutory Plans**, and other non-statutory decisions.

11.2 Plan Review and Amendment

11.2.1 Administrative Review

This Municipal Development Plan should be reviewed by County Administration and amended as deemed necessary. The review should include:

- consistency with Provincial or Federal legislation;
- relevancy of policies in achieving the intended goals of the MDP; and
- reflects planning and development best practices.

11.2.2 MDP Revision Timeline

A comprehensive update of the Municipal Development Plan shall take place every five to ten years. In undertaking such an update, consideration shall be given to:

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- a. reviewing annual land use changes and issues;
- b. the views and opinions of County residents obtained through a meaningful consultation process;
- c. reviewing best practices and new development trends; and
- d. changes to applicable Provincial and Federal legislation.

11.2.3 Amending the Plan

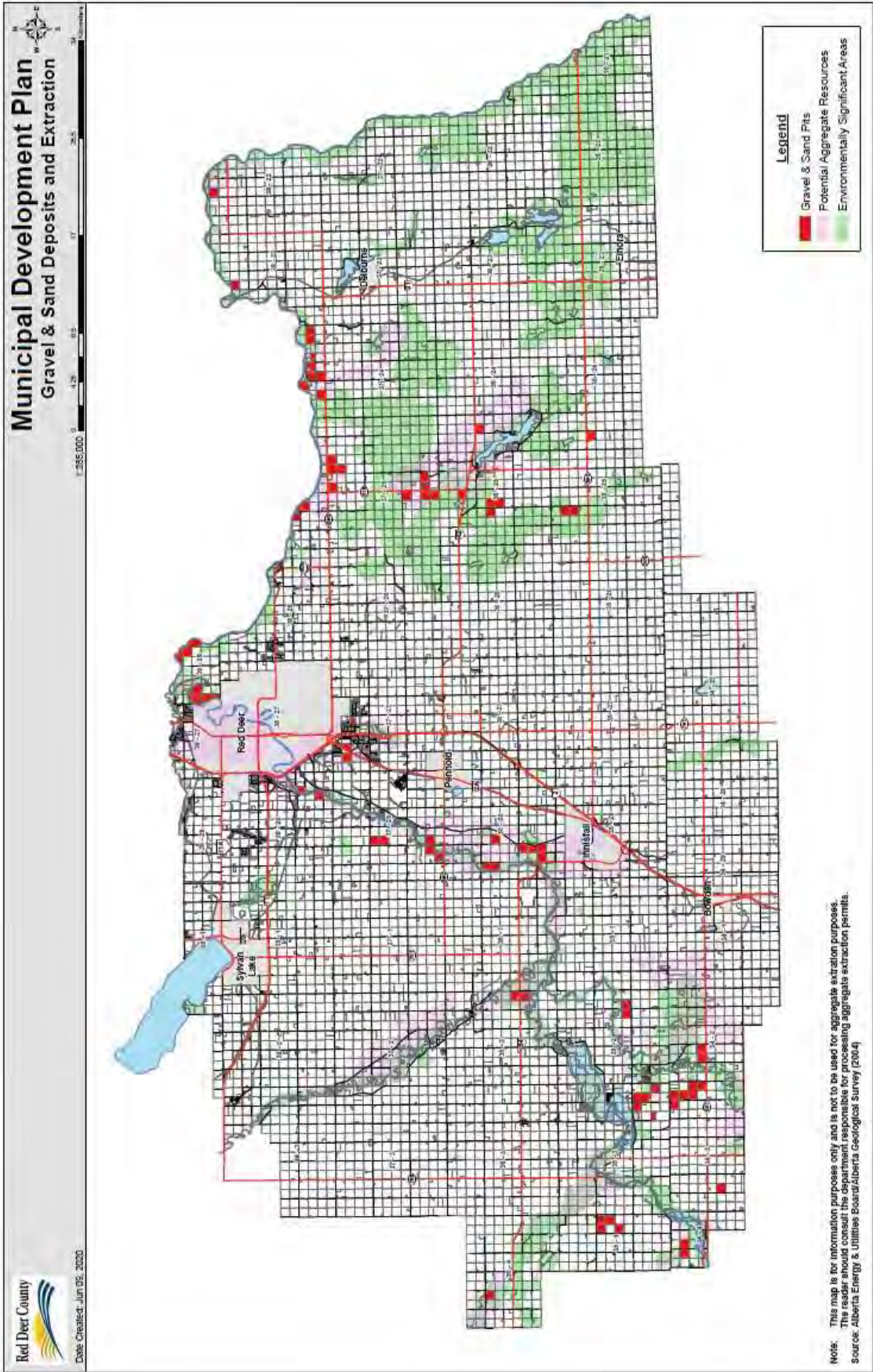
- a. Amendments to this Municipal Development shall be required if a proposed development or subdivision is determined by the County to be in the public interest but is deemed to be in contravention of this Municipal Development Plan. Such amendments shall be initiated by the applicant, and approved by County Council in advance of any subdivision or development approval.
- b. Pursuant to Policy 11.2.1 (Administrative Review), the County may initiate an amendment to this Municipal Development Plan if it is deemed in the public interest to do so.
- c. The requirements of the **Act** shall be applied when updating or amending the Municipal Development Plan.
- d. The County shall provide opportunities for citizens to review and comment on any amendments to the Plan.

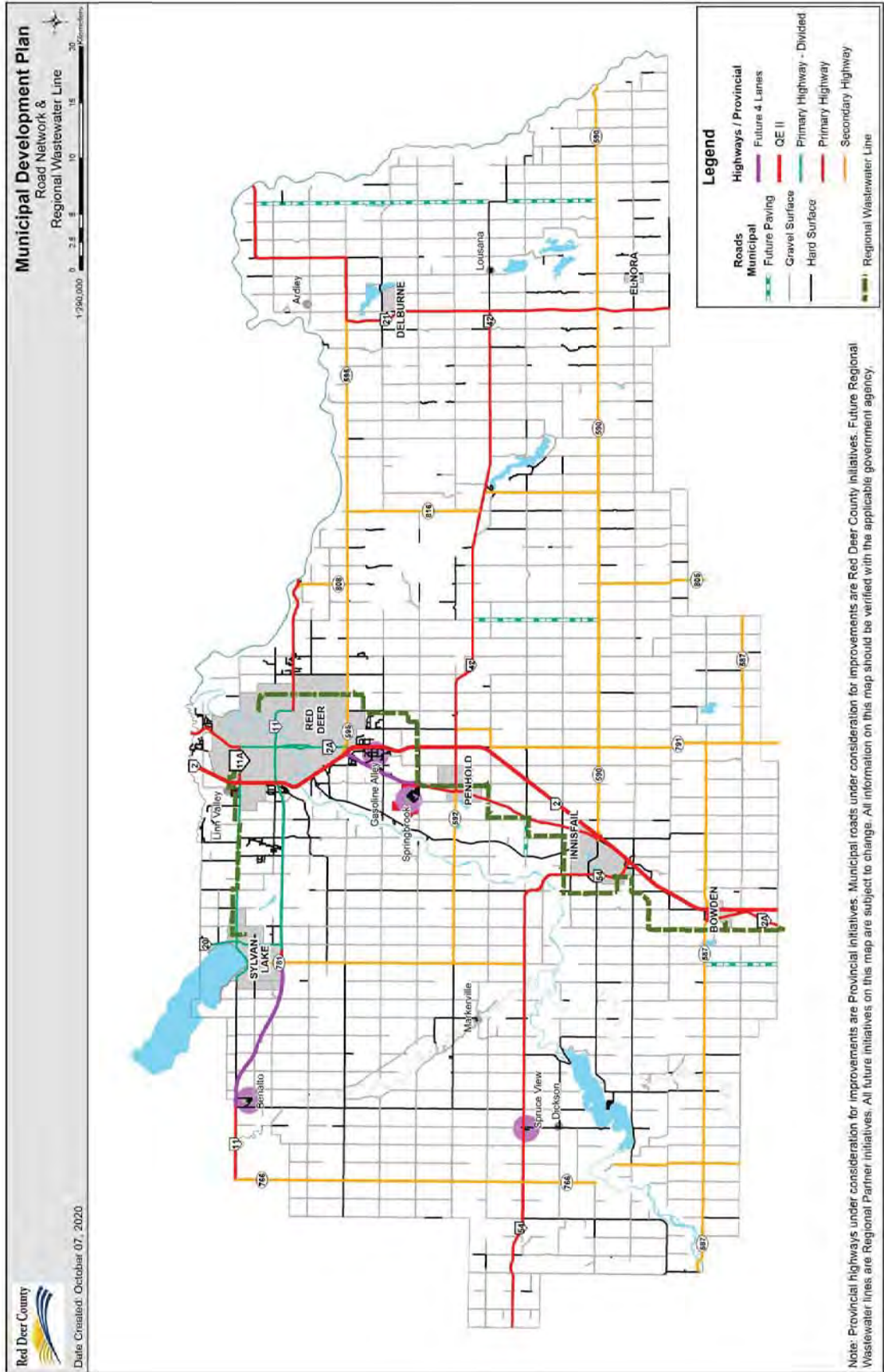
12.0 APPENDIX A: REFERENCE MAPS

The following maps are for reference purposes only and intended as supplementary information of a technical nature which may be amended from time to time as new information becomes available:

- Gravel and Sand Deposits and Extraction
- Road Network & Regional Wastewater Line

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13.0 APPENDIX B: DEFINITIONS

All words or expressions contained in this Municipal Development Plan that are not listed in this Appendix shall have the meanings respectively assigned to them in the Municipal Government **Act**, the Subdivision and Development **Regulation**, and the Red Deer County **Land Use Bylaw**.

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Act - The Municipal Government **Act**, SA 2000, Chapter M-26 as amended.

Agricultural Operation - As defined by the Agricultural Operation Practices Act means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes (i) the cultivation of land, (ii) the raising of livestock, including domestic cervids within the meaning of the Livestock Industry Diversification Act and poultry, (iii) the raising of fur-bearing animals, pheasants or fish, (iv) the production of agricultural field crops, (v) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops, (vi) the production of eggs and milk, (vii) the production of honey, (viii) the operation of agricultural machinery and equipment, including irrigation pumps, (ix) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes, (x) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and (xi) the abandonment and reclamation of **confined feeding operations** and manure storage facilities.

Alluvial Aquifer - An aquifer formed by materials, such as silt, gravel and sand, laid down by physical processes in a river channel or on a floodplain.

Area Redevelopment Plan (ARP) - A **statutory plan** prepared pursuant to the **Act** that provides a framework for the preservation, rehabilitation, removal and replacement of buildings, the construction of new buildings, and the rezoning and subdivision of land to facilitate the

redevelopment of a specified area. The timeline for build out may be related to an implementation program or be general.

Area Structure Plan (ASP) (Local) - A land use and servicing plan adopted by bylaw and prepared in accordance with the **Act** for a small land base, typically covering two quarter sections of land or less. It provides a site-specific, detailed framework for rezoning, subdivision and development, and addresses the staging of development, land use, density and infrastructure matters. A Local ASP shall be prepared at the expense of the owner/developer, and may be located within the boundaries of a Major ASP.

Area Structure Plan (ASP) (Major)
A long-range land use and servicing plan adopted by bylaw and prepared in accordance with the **Act** for a large land base, typically with a longer than five-year anticipated build out and covering more than two quarter sections of land. It provides a high-level framework for future land use patterns and infrastructure provision.

Brownfield — a former commercial or industrial development that has since become derelict, vacant, or underutilized which may or may not have environmental contamination.

Confined Feeding Operation (CFO) - As defined by the Agricultural Operation Practices Act (AOPA), means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose, but does not include residences, livestock

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seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

Conservation Easement - A voluntary legal agreement, as defined in the Environmental Protection and Enhancement Act, between a landowner and government or conservation agency. The easement protects the natural assets of the agreed upon land area by restricting the landowners' ability to develop within the easement area.

Conservation Reserve - is a planning tool, that allows for the purchase of environmentally significant lands by a municipality to form a **Conservation Reserve** in accordance with Section 664.2 of the Municipal Government **Act**.

CPTED - Crime Prevention Through Environmental Design is a design approach based on the premise that the built environment can be designed effectively to reduce or discourage the potential for crime to take place and enhance the sense of user safety thereby improving the quality of life.

Environmental Reserve – land, as described in the **Act**, that is considered to be hazardous and/or undevelopable because of its natural features or location (e.g. unstable slopes or flood prone); and therefore is required to dedicate at the time of subdivision in accordance to the **Act**.

Environmental Reserve Easement – is a planning tool that allows for a caveat to be registered with Land Titles in favour of the municipality for lands that may be dedicated as **environmental reserve** in accordance with the **Act**.

Environmental Review - a document prepared by a qualified professional that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands and other water features, wildlife habitat and unique physical features and includes recommendations regarding the protection of any significant environmental features.

Environmentally Significant Area – an area that has important and/or unique characteristics that are essential to the long-term maintenance of biological diversity, soil, water and other natural processes as defined in the County's 2011 Environmentally Significant Areas Study and identified on the Environmentally Significant Areas Map.

Farmstead - That portion of a quarter section that contains, or previously contained, a dwelling and related out-buildings, and other improvements including corrals, shelterbelts, and driveways.

Green Infrastructure - a range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, storm water harvest and reuse, or landscaping to store, infiltrate, or evapotranspire storm water and reduce flows to sewer systems or to surface waters.

Growth Hamlet - is a **Hamlet**, as defined by the **Act**, that has the potential for economic and population growth due to its location and existing services, and has the municipal infrastructure to support future growth.

Hamlet - as defined by the **Act**, means an unincorporated community consisting of

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five or more buildings as dwellings, a majority of which are on parcels of land smaller than 1,850 square metres (0.46 acres), has a generally accepted boundary and name, and contains parcels of land that are used for non-residential purposes.

Hyporheic Zone - a region beneath and alongside a stream bed where there is mixing of shallow groundwater and surface water. The flow dynamics and behavior in this zone is recognized to be important for surface water/groundwater interactions, as well as fish spawning, among other processes.

Important Water-Related Feature - Refers to all perennial water bodies plus the 15-metre (50 foot) wide riparian area along the top of bank and includes all areas within a 1:100 year flood plain.

Intermunicipal Collaboration Framework – a tool, as mandated by the Province, that facilitates cooperation between neighbouring municipalities in order to ensure **municipal services** are provided to residents in an efficient and cost effective manner.

Intermunicipal Development Plan - a jointly agreed upon **statutory plan** adopted pursuant to Section 631 of the **Act** that addresses the future development of lands adjacent to neighbouring municipalities where joint efforts by municipalities for cooperation, collaboration and coordination for mutually agreed upon outcome.

Land Use Bylaw – a regulatory document, as required under the **Act**, that includes rules and regulations describing how individual properties may be used or developed within a municipality.

Land Trust - a private, non-profit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or **Conservation Easement** acquisition, or by its stewardship of such land or easements.

Low Impact Development - A stormwater management strategy designed to minimize run-offs that ends up in piped stormwater sewer. This method is intended to maintain the site's pre-development hydrology using design techniques that infiltrate, store, and evaporate runoff close to its source of origin. Examples include permeable pavement, bioswales, constructed wetlands, and re-use of grey water.

Major Development - A large scale residential, industrial, commercial or recreational facility that, in the opinion of the County will create significant off-site impacts in terms of traffic generation, environmental impact, and similar effects.

Multi-Lot Subdivision – the subdivision of a parcel of land that results in the creation of a minimum of two new parcels not including the remainder.

Municipal and/or School Reserve - is parcel of land, or cash value equivalent, that is dedicated at the time of subdivision in accordance to **Act**, to a municipality for the purposes of providing public parks, public recreation areas, schools or to separate areas of land that are used for different purposes.

Municipal Services – includes municipal infrastructure such as water, sanitary sewer, storm water and fibre optic telecommunication systems that are under the ownership of the County or other

RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

regional authority, developed in accordance with County standards, and are licensed by the province.

Recreational Residential Development - A planned recreational residential subdivision located in association with water and other amenity features that may be serviced with communal or regional water and sewer systems and may be used as seasonal or permanent accommodation.

Regulation - Refers to the Subdivision and Development **Regulation**, AR 43/2002.

Rural Hamlet - is a **Hamlet** that has limited services and lacks the municipal infrastructure required to support additional growth.

Severance - A piece of land that is physically separated from the balance of a quarter section by a registered public road plan, an active railroad, a ravine, a permanent water course, a permanent water body or a naturally occurring permanent wetland, and is, in the opinion of the County, deemed to be impassable. For a permanent water course or a permanent water body to apply, there (a) must be written confirmation from Alberta Sustainable Resource Development that the title of the bed and shore of the permanent water course or water body is vested in the Crown in the right of Alberta; or (b) a visually defined riparian area where the vegetation and soils are strongly influenced by the presence of water.

Statutory Plan – a plan that that is adopted by bylaw in accordance with the **Act** and includes: **Intermunicipal Development Plans**, Municipal Development Plans, **Area Structure Plans**, or **Area Redevelopment Plans**.

Unsubdivided Quarter Section – a parcel of land pursuant to the definition of un-subdivided quarter section provided in the Subdivision and Development **Regulation** (AR 43/2002);

OR

a quarter section that contains approximately 160 acres in one title from which no subdivision has occurred for purposes of a private title;

OR

if additional private titles exist on the date this Plan is originally adopted by bylaw due only to fragmentation by a natural feature, a road or a railway line, then the remainder of the quarter section that contains at least 100 acres in one title shall be deemed to be an un-subdivided quarter section;

OR

that portion of land that lies partially in the County and partially in an adjacent municipality shall be deemed to be an **unsubdivided quarter section** regardless of its size.

Urban Fringe - a distance equal to 800m (0.5 miles) from any defined urban, rural, or **hamlet** boundary.

Value Added Agricultural Operation – means a secondary agricultural activity or development that adds value to a primary agricultural activity or product such as agricultural product manufacturing, food-processing activities, and non-food processing activities.

14.0 APPENDIX C: PLANNING HIERARCHY

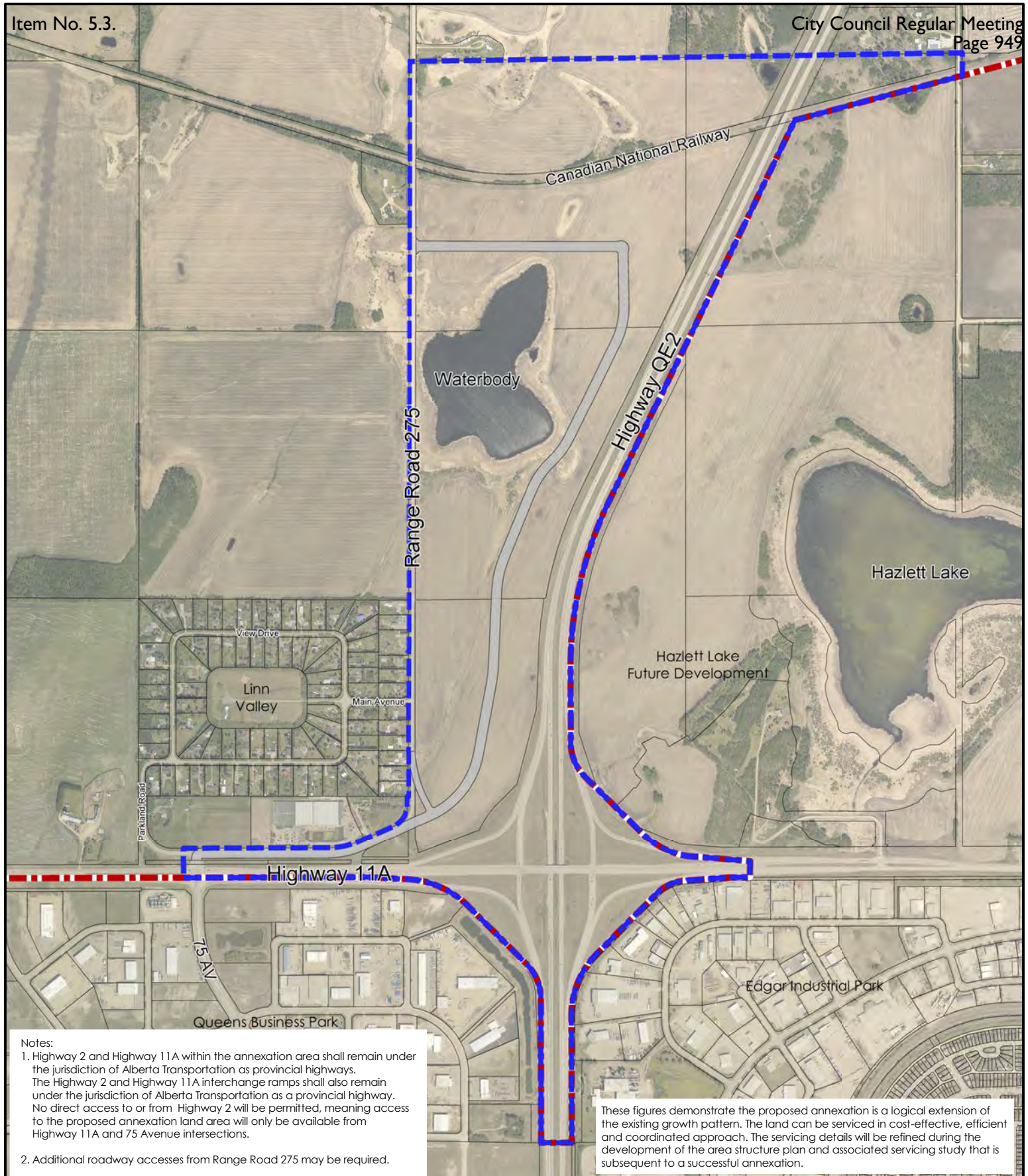
Hierarchy of planning document as provided for in the Municipal Government **Act**.



RED DEER COUNTY MUNICIPAL DEVELOPMENT PLAN 2020

Appendix M

Servicing Overview of the Annexation Area

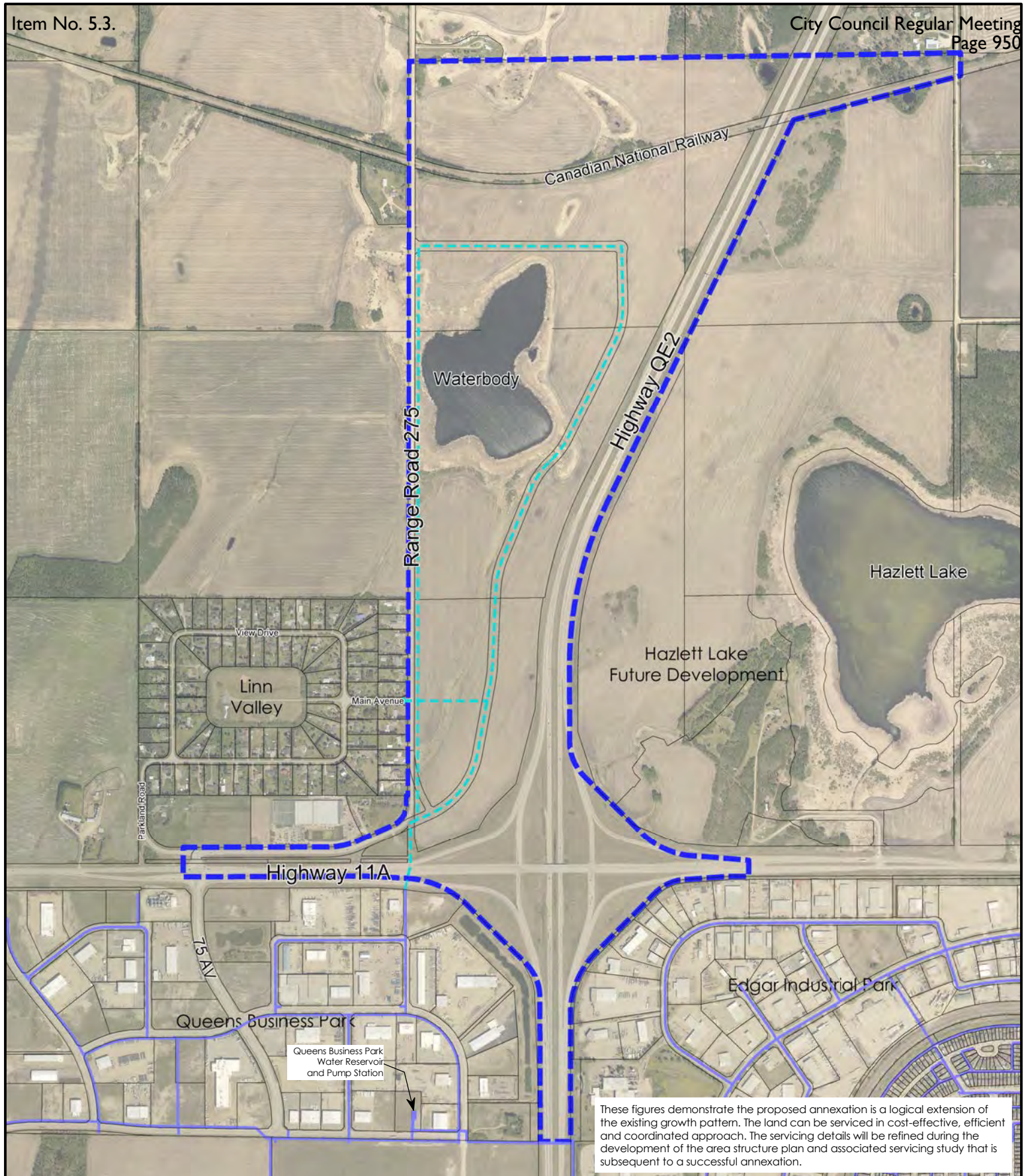
**Legend**

- Proposed Annexation Boundary
- Proposed Roadway



Proposed Annexation Area
Figure 2.0 - Roadway Access

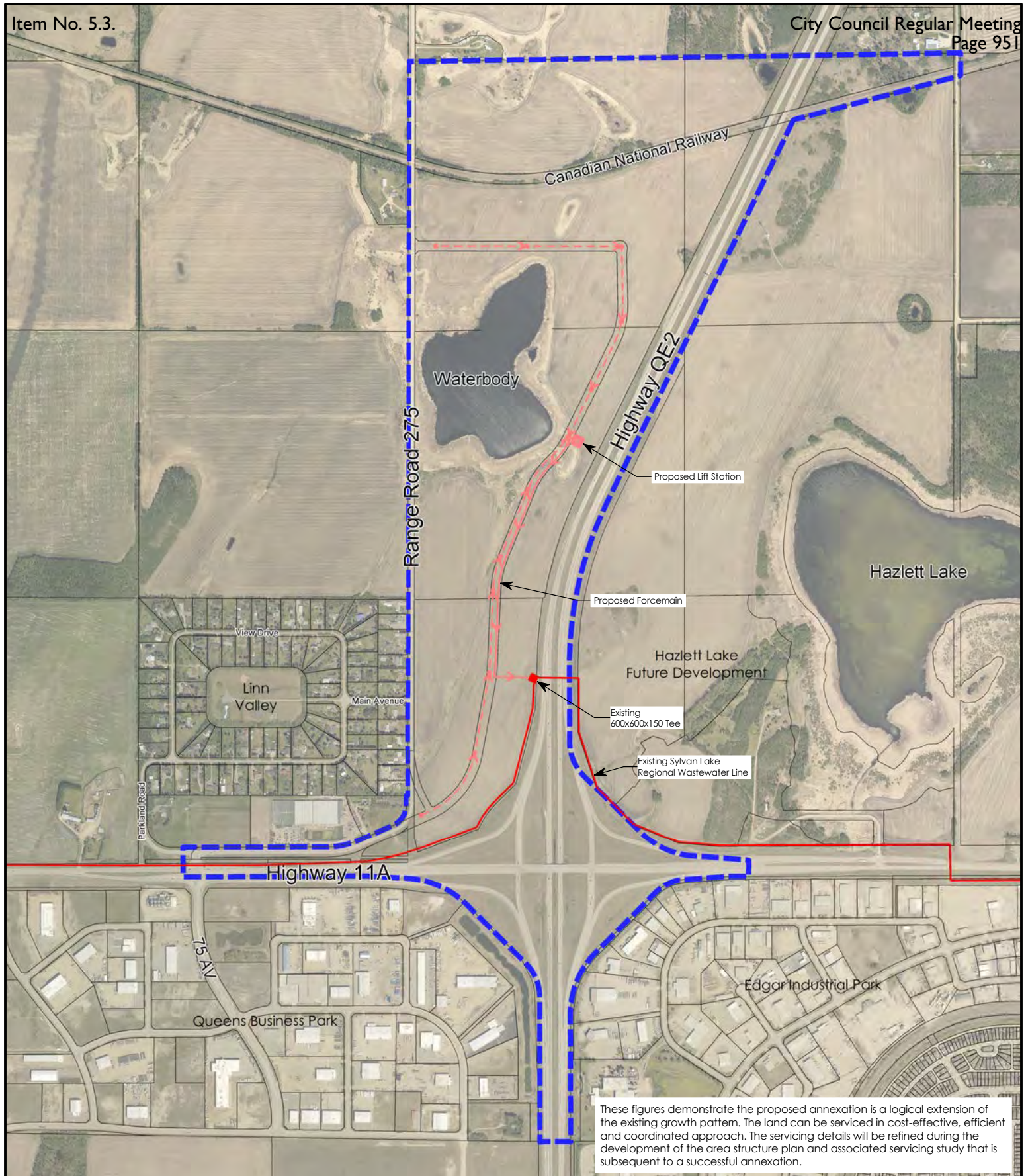
November 2022
Scale 1:15,000



- Legend**
- Proposed Annexation Boundary
 - Existing Water Servicing
 - Proposed Water Servicing



Proposed Annexation Area
Figure 3.0 - Water Distribution

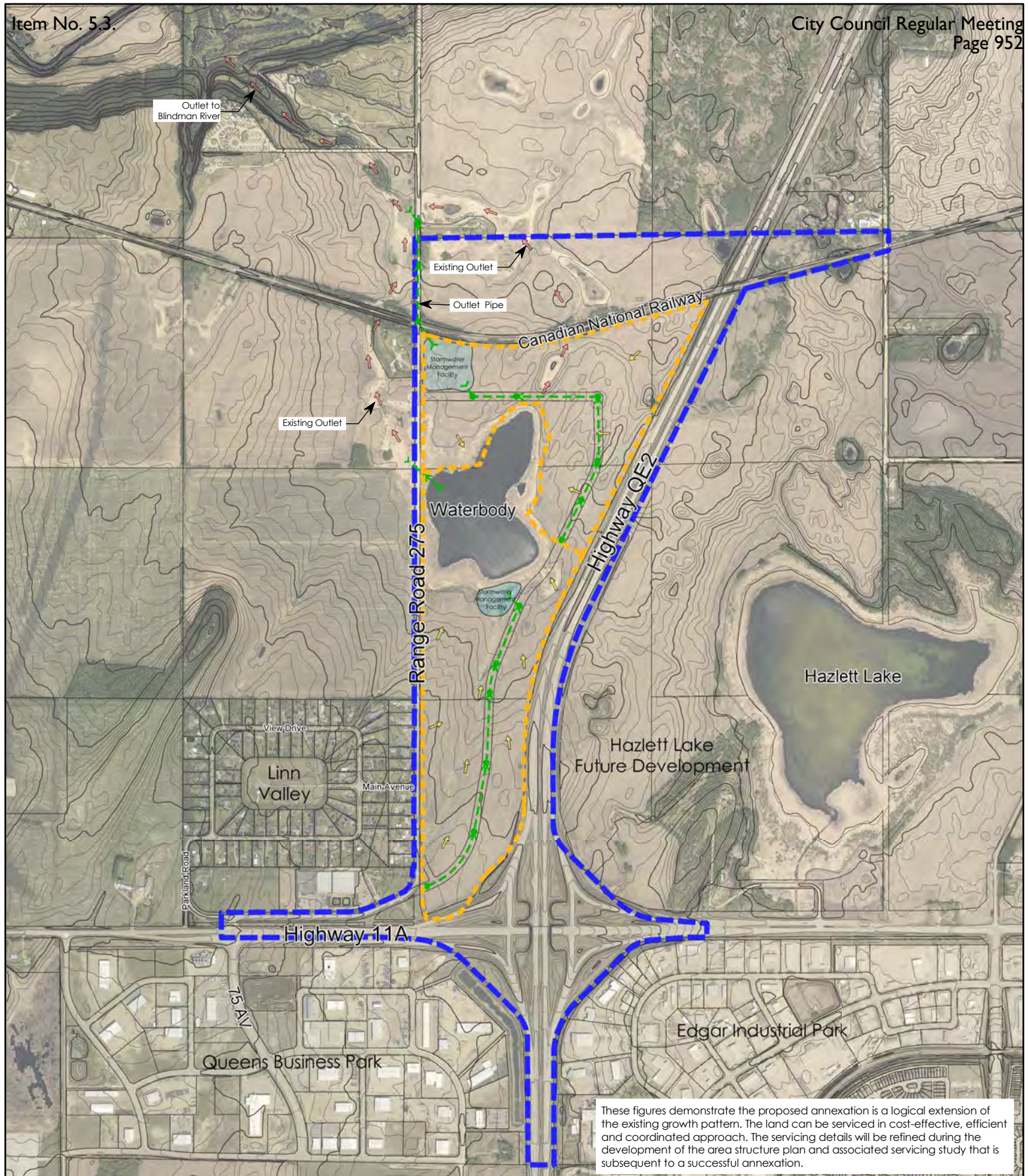


Proposed Annexation Area
Figure 4.0 - Sanitary Sewer

- Legend**
- Proposed Annexation Boundary
 - Existing Sylvan Lake Regional Wastewater Line
 - Proposed Sanitary Gravity Main
 - Proposed Sanitary Force Main



November 2022
Scale 1:15,000

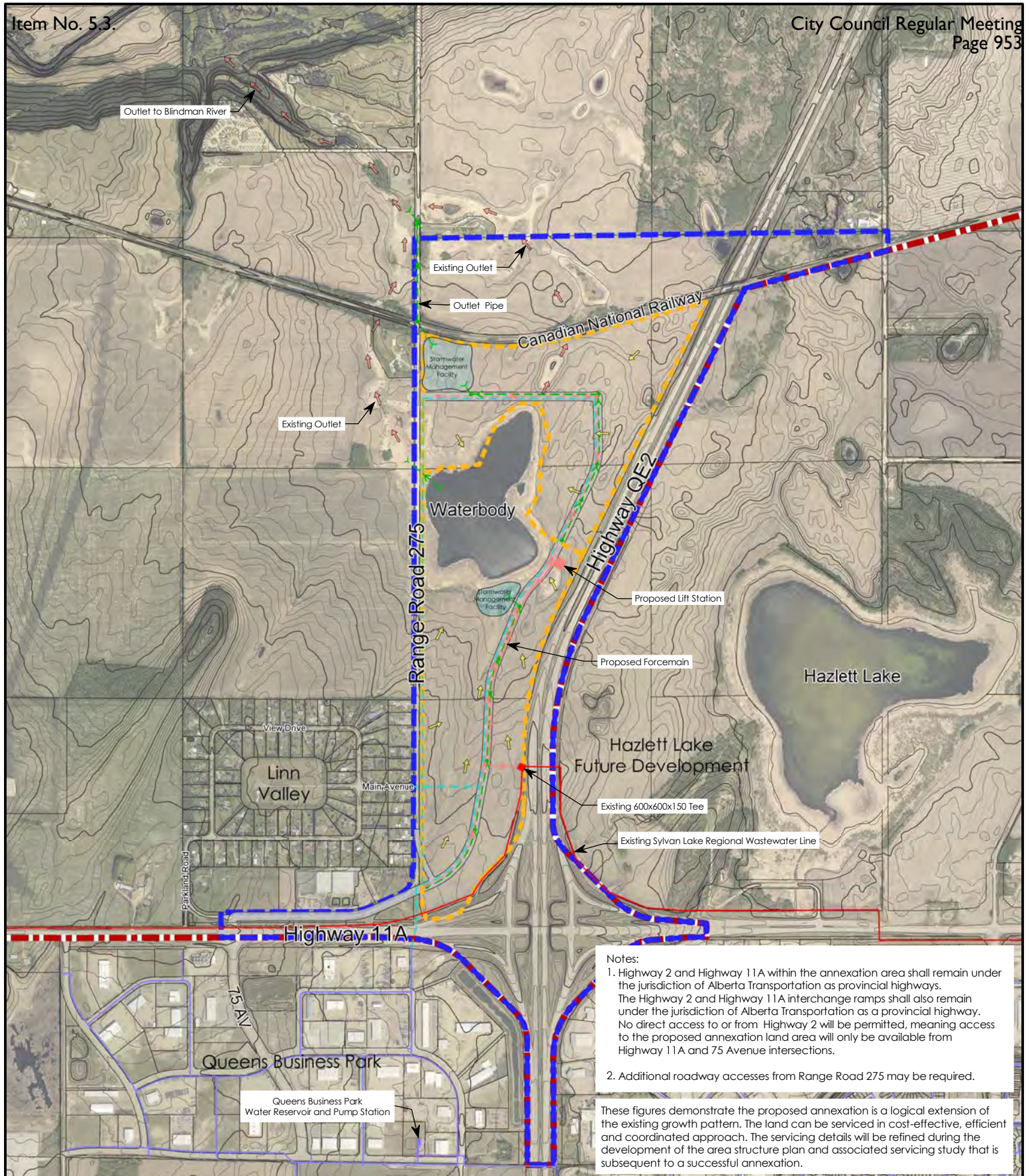


Proposed Annexation Area
Figure 5.0 - Stormwater Management

- Legend**
- Proposed Annexation Boundary
 - Major Overland Drainage
 - Existing Overland Drainage Course
 - Drainage Catchment Boundary
 - Proposed Storm Servicing



November 2022
Scale 1:17,500

**Legend**

- Existing City Boundary
- - - Proposed Annexation Boundary
- Proposed Roadway
- Existing Sylvan Lake Regional Wastewater Line
- - - Proposed Sanitary Gravity Main
- Proposed Sanitary Force Main

- Major Overland Drainage
- Existing Overland Drainage Course
- Drainage Catchment Boundary
- Proposed Storm Servicing
- Existing Water Servicing
- Proposed Water Servicing



November 2022
Scale 1:17,500

Proposed Annexation Area
Figure 6.0 - Overall Utilities

Appendix N

Record of the Public Consultation Activities and Events

The City has provided effective consultation opportunities with the public and the owners of the land. The City has followed the proposed public consultation program as outlined in the Notice of Intent to Annex Land (Appendix B). The City intends to continue keeping the landowners and the public informed about the ongoing progress of any annexation hearing or proceedings after filing its application.

The Notice of Intent to Annex Land outlined the following items for the public consultation program.

- website
- letters to affected landowners
- email list
- advertising
- open house
- individual meetings
- telephone calls
- consultation with Alberta Transportation
 - (See 6.3 Affected Authorities Who Responded to the Notice of Intent to Annex Land)

The below table and attachments provide a detailed summary of the consultation activities and events. Additional information related to the consultation activities is also attached in Appendices O-R.

Record of the Consultation Activities and Events	
Activity Type	Description of Activity
Website Information	<p>The City of Red Deer maintained a webpage (www.reddeer.ca/annexation) with information about the annexation and how people could participate in the annexation process. Information about the annexation process was added to the webpage as it became available. This includes:</p> <ul style="list-style-type: none"> • general information about the annexation and the annexation process • Notice of Intent to Annex Land • conceptual servicing figures • administrative negotiations • how to participate in the annexation <ul style="list-style-type: none"> ○ how to provide annexation comments ○ open house advertising • comment form • contact information for city staff to answer questions and provide additional information about annexation. • how to sign up for the email list • frequently asked questions based on public consultation with administrative answers. <p>The City intends to continue updating the webpage after the submission of the annexation application. A screen grab of the webpage on December 21, 2022, is attached as item 1.</p> <p>Red Deer County at The City's request hosted information on its website that redirected users to the City's annexation webpage. A screen grab of The County webpage from January 6, 2023, is attached as item 2.</p>

Filing of the Notice of Intent to Annex Land	<p>The City of Red Deer sent by mail a letter to notify all landowners, mines and mineral owners, and affected authorities about the Notice of Intent to annex land.</p> <ul style="list-style-type: none"> • A copy of the letter and responses is attached as Appendix R. One letter was returned as undeliverable. The City followed up with the landowner by telephone and email. (See Appendix P) • A list of all authorities was first identified in the Notice of Intent to Annex Land (Appendix B). • A list of all authorities with their addresses has been attached as item 3.
Advertising of Notice of Intent to Annex Land	<p>The City of Red Deer took the following steps to advertise the filing of the Notice of Intent to Annex Land to the general public and to the nearby landowners who were most likely to be impacted by the proposed annexation.</p> <ul style="list-style-type: none"> • News release through The City website for the public and media outlets. (item 4)
Notification of the Annexation to Adjacent Landowner.	<p>The City of Red Deer sent letters to the nearby landowners to increase awareness of the annexation.</p> <ul style="list-style-type: none"> • Mailed notice to adjacent landowners – Dated October 14, 2022 (item 5) <ul style="list-style-type: none"> ○ 57 City landowners for 163 properties in proximity to the annexation area were sent letters about the annexation and consultation opportunities. ○ 119 County landowners for 127 properties in proximity to the annexation area were sent letters about the annexation and consultation opportunities. ○ 3 letters were returned as undeliverable. • List of address and corresponding map attached (item 5).
Advertising of Open House and Annexation	<p>The City of Red Deer advertised the annexation and open house in the following publications as a method to increase general awareness of the annexation and the open house.</p> <ul style="list-style-type: none"> • The information posted to the City's annexation webpage www.reddeer.ca/annexation • Notice sent to the annexation email list. (item 8) • Red Deer Advocate Daily Newspaper – Advertising (item 6). These notices appeared in their daily printed publication and their online website. <ul style="list-style-type: none"> ○ November 25, 2022 ○ December 2, 2022 ○ December 6, 2022 • Red Deer County News Monthly Newspaper – December 2022 issues. (item 6) <p>The Red Deer advocate also independently wrote an article about the annexation which include information about the open house and the city's annexation webpage on November 25, 2022. (item 6)</p>
Open House	<p>The City of Red Deer hosted an Open house on Thursday, December 8, 2022, from 4:00 pm to 7:00 pm in the Events Room at the Northside Community Centre YMCA located at 6391 76 Street, Red Deer. This location was selected as it was the nearest city-owned facility capable of hosting an open house to the annexation lands. The distance from the proposed annexation area to the venue is approximately 6.0km or 8 mins by private vehicle.</p> <p>The open house was advertised on the City's Website, the Red Deer Advocate Daily Newspaper, Red Deer County News Monthly Newspaper, and by the annexation email list (see above).</p> <p>There were 37 attend that signed the attendance sheet (item 7). There were additional attendees that declined to sign the attendance sheet. The city is unable to provide a total number of these attendees. 31 attendees requested to be added to the annexation email list to receive updates.</p> <p>During the meeting, City of Red Deer staff and Red Deer County staff were available to provide information about the annexation and answer questions. Participants were encouraged to provide their comments on comment sheets at the open house or alternately drop off, mail, or email them at a later date.</p>

	<p>The open house materials included poster boards with annexation information for attendees.</p> <ul style="list-style-type: none"> • Overview of the Annexation Process from the LPRT (item 7) • Map of the proposed annexation area (Figure 1 of Annexation Application) • Conceptual servicing information for municipal services (Figure 9 of Annexation Application) • Intermunicipal Development Plan Map (Figure 6 of Annexation Application) • City of Red Deer orthographic map • Red Deer County landowner map • City of Red Deer anticipated annexation timelines. (item 7) • Copies of North of 11A MASP for ecological information. • Copies of the Hazlett Lake NASP as an example of recent planning adjacent to a significant water body and wetlands. • Comment sheets that could be submitted at the meeting or later date (item 7) • Take away information card directing attendees to the city website for more information. (item 7) • Annexation project lead's business card with contact information. (item 7)
Annexation Email List	<p>The City provided the opportunity to sign up for updates by email. The Annexation email list has been used to provide 3 updates. The email list now has 60 people who have signed up to receive emails. Copies of these email updates are attached as item 8.</p> <ul style="list-style-type: none"> • October 27, 2022 • November 30, 2022 • January 25, 2023 • March 27, 2023 <p>The city intends to continue using the annexation email list to provide updates after the Annexation Application and Negotiations Report has been filed. The City will continue to provide updates on the annexation process such information on the City and County Council process, as well as the LPRT public hearings, and any subsequent annexation information.</p> <p>Current list of Annexation Email List attached as item 8.</p>
General Communications and Meetings	<p>Throughout the annexation process City staff has made itself available to answer questions and provide information by telephone, video chat, email, and in-person meetings. A variety of options were provided to accommodate all comfort levels for meetings and to also accommodate individual preferences coming out of the COVID-19 pandemic.</p> <p>In the letters to the nearby landowners dated October 14, 2023, The City offered one-on-one meetings to discuss the annexation. These meetings were offered to provide dedicated time to individuals which can be a challenge during a public open house. Two parties made requests for a meeting via video chat, though, one of the meetings was instead held over the telephone due to limitations. These meetings are summarised in item 9 and took place on:</p> <ul style="list-style-type: none"> • November 17, 2022 • November 25, 2022 <p>City administration has answered questions and provided information more informally over the telephone. A record of telephone conversations is summarised in item 9.</p> <p>The City has answered questions and provided information via email. The city has corresponded by email with the landowners, mines and mineral owners, and approximately 37 people from the general public, mostly made up of nearby landowners.</p>

The image is a screenshot of a web browser displaying the City of Red Deer's annexation webpage. The browser's address bar shows the URL: https://reddeer.ca/city-government/plans-and-projects/growth-and-annexation/annexation/. The page has a dark red header with the City of Red Deer logo on the left and navigation links (About Red Deer, City Government, City Services, Recreation and Culture, Business) on the right. Below the header, there is a large banner image of a red maple leaf. The main content area is titled 'Annexation' and contains a paragraph about the City's decision to prepare a Notice of Intent to Annex for the land north of the Queen's Industrial Business Park and west of Highway QELI. The page also features a sidebar with links to various city services and a footer with contact information.

Annexation - The City of Red Deer x
https://reddeer.ca/city-government/plans-and-projects/growth-and-annexation/annexation/
will be further refined only in the event of a successful annexation where the at
s About Red Deer e d e n Business Recreation and Culture City Services City Government What's Happening City Achievements Search...
Our vision and mission

Administrative Negotiations - Proposal for Annexation (pdf)

During an annexation, both municipalities must discuss the annexation proposal and negotiate in good faith. A detailed record of these negotiations must be included in The City's annexation application when it is submitted to the Land and Property Right Tribunal. This report provides a summary of the negotiations and the agreed to items and conditions of annexation. It will form the basis for the Report on Negotiations that will be included in The City's annexation application. This draft document will need to be endorsed by both City and County Councils before it can be submitted to the Land and Property Right Tribunal.

What are the next steps for annexation?

Once the Annexation Application has been submitted, the Land and Property Right Tribunal (LPRT) will decide whether the annexation requires a hearing based on whether the annexation is contested or supported. If the LPRT decides that a hearing is required, the process typically provides the public and landowners with the opportunity to attend and address the Tribunal, who will subsequently provide a recommendation on the proposed annexation to the Minister of Municipal Affairs.

How do I provide feedback?

The City of Red Deer is beginning the landowner and public consultation process for the proposed annexation. Landowner and public consultation are a requirement of all annexations in Alberta. The City of Red Deer wants to ensure that all residents have the opportunity to provide feedback regarding the proposed annexation.

Please add any comments you wish to share on the proposed annexation in the form below. The comment period has been extended to December 18, 2022.

In addition to submitting written comments, you may also book a one-on-one meeting, in person or virtually, with staff from the Planning and Growth department by calling David Girardin at 403-406-8707 or by emailing david.girardin@reddeer.ca

Annexation - The City of Red Deer

https://reddeer.ca/city-government/plans-and-projects/growth-and-annexation/annexation/

What's Happening

City Government

City Services

Recreation and Culture

Business

Planning and Growth

Development

Investment

Infrastructure

Environment

Emergency Services

Public Works

Community Development

City of Red Deer

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Guest

Name *

Mailing address *

Postal code *

Phone number *

Email address *

e.g. your.email@example.com

Civic address or legal description of your lands *

Comments in consideration of the proposed annexation *

Submit

Annexation - The City of Red Deer

https://reddeer.ca/city-government/plans-and-projects/growth-and-annexation/annexation/

Guest

Search...

What's Happening

City Government

City Services

Recreation and Culture

Business

About Red Deer

Submit

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

What will happen with my feedback?

The comments you provide will be included in The City's Annexation application which will be submitted to the Land and Property Right Tribunal (LPRT). The LPRT is a provincial, quasi-jurisdictional tribunal that makes decisions and recommendations on a variety of matters, including annexation.

How can I find out more information?

Residents interesting in finding out more information about this annexation, or who wish to be kept up to date on the progress can email: planning@reddeer.ca to be added to a mailing list.

Residents who want more information or to talk to City staff about this annexation are welcome to attend the upcoming information session and open house.

DATE: December 8, 2022
TIME: 4 - 7 p.m.
LOCATION: North Side Community Centre YMCA

Annexation - The City of Red Deer

https://reddeer.ca/city-government/plans-and-projects/growth-and-annexation/annexation/

TIME: 4:27 PM

About Red Deer

Side Community

Business

Recreation and Culture

City Services

City Government

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Frequently Asked Questions

What is annexation?

Are annexation and expropriation similar?

What is the annexation process?

What is the rationale for The City's growth?

Why did we choose this area to annex?

Why such a small annexation at this time?

How much will it cost to annex this area?

Why is the City annexing land when it has flat population growth and a sufficient commercial land supply?

What types of businesses will be in the proposed development?

How will the annexed land be accessed by vehicles; will it be next to Linn Valley?

Is Linn Valley included in the Annexation Area?

Will my property taxes change?

https://reddeer.ca/recreation-and-culture/

Annexation - The City of Red Deer

https://reddeer.ca/city-government/plans-and-projects/growth-and-annexation/annexation/

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City Services

Recreation and Culture

Business

Property

About Red Deer

How will The City mitigate development impacts on nearby properties?

How will development affect wildlife and the existing wetlands and waterbody?

Will the development of these lands impact the quality and quantity of water from my well?

Will the development impact drainage on adjacent land?

Will there be an increase in noise?

Will this increase crime in the area?

I live next to the annexation area; how will this affect my property values?

The Highway 11A and 75 Avenue intersection has issues with people blocking the adjacent intersection, will annexation make this worse?

Share This:

Contact

Site Map

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Red Deer County

ANNEXATION

THE CITY OF RED DEER


Annexation Information Open House

The City of Red Deer is proposing to annex ±216 hectares from Red Deer County to a deficiency in highway-fronting commercial lands. The proposed annexation is north of the Queen's Industrial Business Park and west of Highway 92E.

The City of Red Deer invites affected citizens to provide comments through The City's website at www.reddeer.ca/annexation. Your comments will be considered by The City in preparing its proposal and also included in the annexation application that will be submitted to the Land and Property Rights Tribunal. The comment submission period has been extended to December 18, 2022.

Citizens are invited to attend an information open house to learn about Red Deer's proposed annexation on Thursday, December 8, from 4:00 to 7:00 p.m. in the Event Room at the Northside Community Centre YMCA located at 6391 76 Street, Red Deer.

For more information, please contact the City of Red Deer - David Girardin, Major Projects Planner at planning@reddeer.ca or 403-406-8707.



AUTHORITY	STREET ADDRESS 1	STREET ADDRESS 2	CITY	PROVINCE	POSTAL CODE
Minister of Municipal Affairs	320 Legislature Building	10800 - 97 Avenue	Edmonton	AB	T5K 2B6
Land and Property Right Tribunal	1229 91 St SW		Edmonton	AB	T6X 1E9
Alberta Health Services Board	14th Floor North Tower Seventh Street Plaza	10030 107 Street NW	Edmonton	AB	T5J 3E4
Minister of Health	423 Legislature Building	10800 - 97 Avenue	Edmonton	AB	T5K 2B6
Chinook's Edge School Board	4904 - 50 Street		Innisfail	AB	T4G 1W4
Conseil Scolaire Centre-Nord	8627 - 91 Street	Office 322	Edmonton	AB	T6C 3N1
Red Deer Catholic Regional School Board	5210 - 61 Street		Red Deer	AB	T4N 6N8
Red Deer Public School Board	4747 53 Street		Red Deer	AB	T4N 2E6
Sylvan Lake Regional Wastewater Services Commission	Lacombe County	RR3	Lacombe	AB	T4L 2N3
Alberta Transportation	132 Legislature Building	10800 - 97 Avenue	Edmonton	AB	T5K 2B6
Bell Canada	1, Carrefour Alexander-Graham-Bell		Verdun	QC	H3E 3B3
Shaw Communications Inc.	4761 62 Street		Red Deer	AB	T4N 2R4
Telus Corporation	circulations@telus.com	Requested notification by email instead of mail.			
Valo Networks	#5, 2080 39th Avenue NE		Calgary	AB	T2E 6P7
Direct Energy Regulated Services	P.O. Box 1520, Station M		Edmonton	AB	T2P 5R6
ENMAX Power Corp.	141 50 Avenue S.E.		Calgary	AB	T2G 4S7
EPCOR Utilities Inc.	2000-10423 101 Street NW		Edmonton	AB	T5H 0E8
Fortis Alberta Inc.	320 - 17 Avenue SW		Calgary	AB	T2S 2V1
TransAlta Utilities Corporation	110 – 12th Avenue SW	PO Box 1900, Station "M"	Calgary	AB	T2P 2M1
AltaGas	1700, 355 4 Avenue SW		Calgary	AB	T2P 0J1
Bonavista Energy Corporation	900, 207 9 Avenue SW		Calgary	AB	T2P 1K3
Chevron Canada Limited	500, 5th Ave SW		Calgary	AB	T2P 0L7
AltaLink	2611 - 3rd Avenue SE		Calgary	AB	T2A 7W7
ATCO Electric	10th Floor ATCO Centre	PO Box 2426	Edmonton	AB	T5J 1C8
ATCO Gas	reddeerengineering@atcogas.com	Requested notification by email instead of mail.			
ATCO Pipelines	7210 42 Street		Edmonton	AB	T6B 3H1
TransCanada Pipelines, LP	600, 215 – 9th Avenue SW		Calgary	AB	T2P 1K3
Trans-Northern Pipelines Inc. & Alberta Products Pipeline Ltd.	109-5305 McCall Way NE		Calgary	AB	T2E 7N7
Alberta Energy Regulator	Suite 1000, 250 – 5th Street SW		Calgary	AB	T2P 0R4
Alberta Utilities Commission	info@auc.ab.ca	Requested notification by email instead of mail.			
Alberta Environment and Parks	323 Legislature Building	10800 - 97 Avenue	Edmonton	AB	T5K 2B6
Alberta Culture	224 Legislature Building	10800 - 97 Avenue	Edmonton	AB	T5K 2B6
Canada Post	1100 49 Ave NE, Suite 839		Calgary	AB	T2E 9A9
Red Deer Chamber of Commerce	3017 - Gaetz Avenue		Red Deer	AB	T4N 5Y6
Red Deer Housing Authority	#302, 4719 - 48 Avenue		Red Deer	AB	T4N 3T1
Red Deer Regional Airport Authority	3801 Airport Drive		Springbrook	AB	T4S 2E8
Red Deer Public Libraries	4818 - 49th Street		Red Deer	AB	T4N 1T9
Canadian National Railway	935 de La Gauchetiere Street West		Montreal	QC	H3B 2M9
Canadian Pacific Railway	Building 1	7550 Ogden Dale Road S.E	Calgary	AB	T2C 4X9
Minister Adriana LaGrange, MLA Red Deer North	#202, 5913 - 50 Avenue		Red Deer	AB	T4N 4C4
Jason Stephan, MLA Red Deer South	#201, 4327 - 54 Avenue		Red Deer	AB	T4N 4L9
Minister Devin Dreesen, MLA Innisfail-Sylvan Lake	P.O. Box 6086		Innisfail	AB	T4G 1S7

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The City begins small-scale annexation process

February 14, 2022 2:45 PM

(Red Deer, Alberta)

At today's City Council meeting, City Council passed a resolution endorsing a Notice of Intent to Annex, therefore supporting for the proposed annexation and directing administration to begin the formal annexation process.

On June 22, 2021, Council gave direction to administration to prepare a Notice of Intent to Annex for the land north of the Queen's Industrial Business Park and west of Highway QEII. This small-scale annexation, encompassing approximately 137 hectares, addresses The City's deficiency in highway fronting commercial land.

"This annexation speaks to a potential economic development opportunity to attract and retain business investments, create employment opportunities, and boost the economy," said Mayor Ken Johnston. "Commercial development along Highway QEII leverages Red Deer's central location and contributes to expanding and diversifying Red Deer as a long-term economic hub."

Annexation is used by municipalities to realign jurisdictional boundaries to ensure a sufficient land supply for long-term development. The Intermunicipal Development Plan (IDP) between The City and Red Deer County recommends The City have within its boundary a 30-to-50-year supply of developable land for growth purposes. Recent data indicates The City has 22 years of developable land available.

Residents interesting in learning more information about this small-scale annexation are encouraged to visit www.reddeer.ca/annexation (<http://www.reddeer.ca/annexation>) to find information about the boundaries, how to request regular updates on the process, and information about upcoming public engagement opportunities.

See [FAQ Annexation \(pdf\) \(/media/reddeerca/whatx27s-happening/news-room/2021/February-14-2022-FAQ-Annexation.pdf\)](/media/reddeerca/whatx27s-happening/news-room/2021/February-14-2022-FAQ-Annexation.pdf) for details.

For more information, please contact:

Corporate Communications
The City of Red Deer

- end -

[<< Back to News Article List \(/whats-happening/news-room/news-archive/2022-news-archive/february-2022-news-archive/#d.en.5919690\)](/whats-happening/news-room/news-archive/2022-news-archive/february-2022-news-archive/#d.en.5919690)



October 14, 2022

Address 1
Address 2
Address 3

To: Nearby Landowners to the Proposed City of Red Deer Annexation

RE: Public Consultation for the City of Red Deer Annexation Application

The City of Red Deer will be applying to annex ±216 hectares of land from Red Deer County. The proposed annexation is located north of Highway 11A and west of the Queen Elizabeth II Highway as identified in the attached map. The City is pursuing this small annexation to increase the supply of land fronting the Queen Elizabeth II Highway to accommodate future commercial development. The annexation is proposed to be effective on September 1, 2023.

Why am I receiving this letter?

The City of Red Deer is beginning the landowner and public consultation process for the proposed annexation. Landowner and public consultation are a requirement of all annexations in Alberta. As a nearby landowner, the City of Red Deer wants to ensure that you are offered the opportunity to provide feedback regarding the proposed annexation.

The City of Red Deer welcomes any comments you may have about the proposed annexation. You may provide your comments on the attached comment form. We kindly request that all comments be submitted by November 14, 2022.

In addition to submitting written comments, you may also book a one-on-one meeting, in person or virtually, with staff from the Planning and Growth Department by calling 403-406-8711.

What will happen with my feedback?

The comments you provide will be included in the City's Annexation Application which will be submitted to the Land and Property Right Tribunal (LPRT). The LPRT is a provincial, quasi-jurisdictional tribunal that makes decisions and recommendations on a variety of matters, including annexation.

Do I have to provide comments?

It is optional to provide comments. If you wish to provide comments, please submit them by 4:30 pm on Wednesday, November 16, 2022. All comments provided will form part of the public record and will appear in the City's Annexation Application that will be submitted to the Land and Property Right Tribunal. Personal information will not be redacted, and anonymous comments will not be included in the submission.

Public Consultation Comment sheets can be submitted by:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

What are the next steps for annexation?

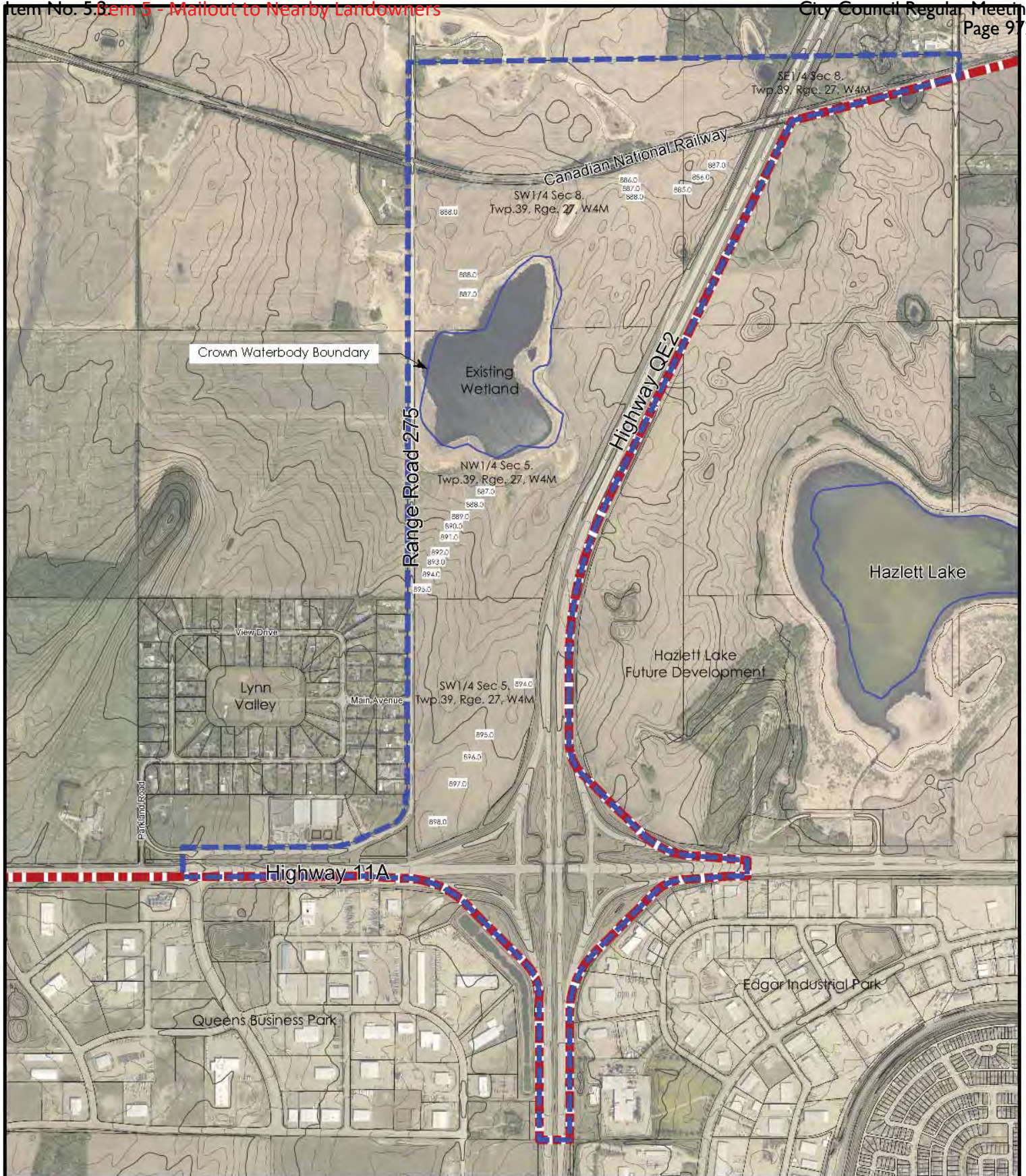
Once the Annexation Application has been submitted, the LPRT will decide whether the annexation requires a hearing based on whether the annexation is contested or supported. If the LPRT decides that a hearing is required, the process typically provides the public and landowners with the opportunity to attend and address the Tribunal, who will subsequently provide a recommendation on the proposed annexation to the Minister of Municipal Affairs.

Where can I find more information about the Annexation?

Detailed information about the annexation can be found at www.reddeer.ca/annexation.

Questions regarding the proposed annexation can be forwarded to:

David Girardin RPP, MCIP
david.girardin@reddeer.ca
403.406.8707



Hazlett West Lands
Revised Annexation Area

Legend

- Proposed Annexation Boundary (Area = 215.77 ha)
- Revised Based on Landowner Comments
- Existing City Boundary



April 2022
Scale 1:15,000



CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave. Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Civic Address or Legal Description of your Lands:

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

[illegible]

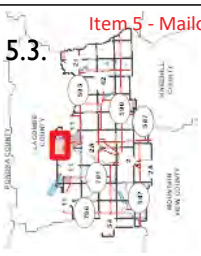
This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

Please Note:

- Submissions will appear in the City's Annexation Application to the Land and Property Right Tribunal in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a legible legal name will not be accepted.
- Administration may withhold a public submission if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall attempt to contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions that they, or their delegate, will be given the option to submit a revised submission prior to the deadline.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB



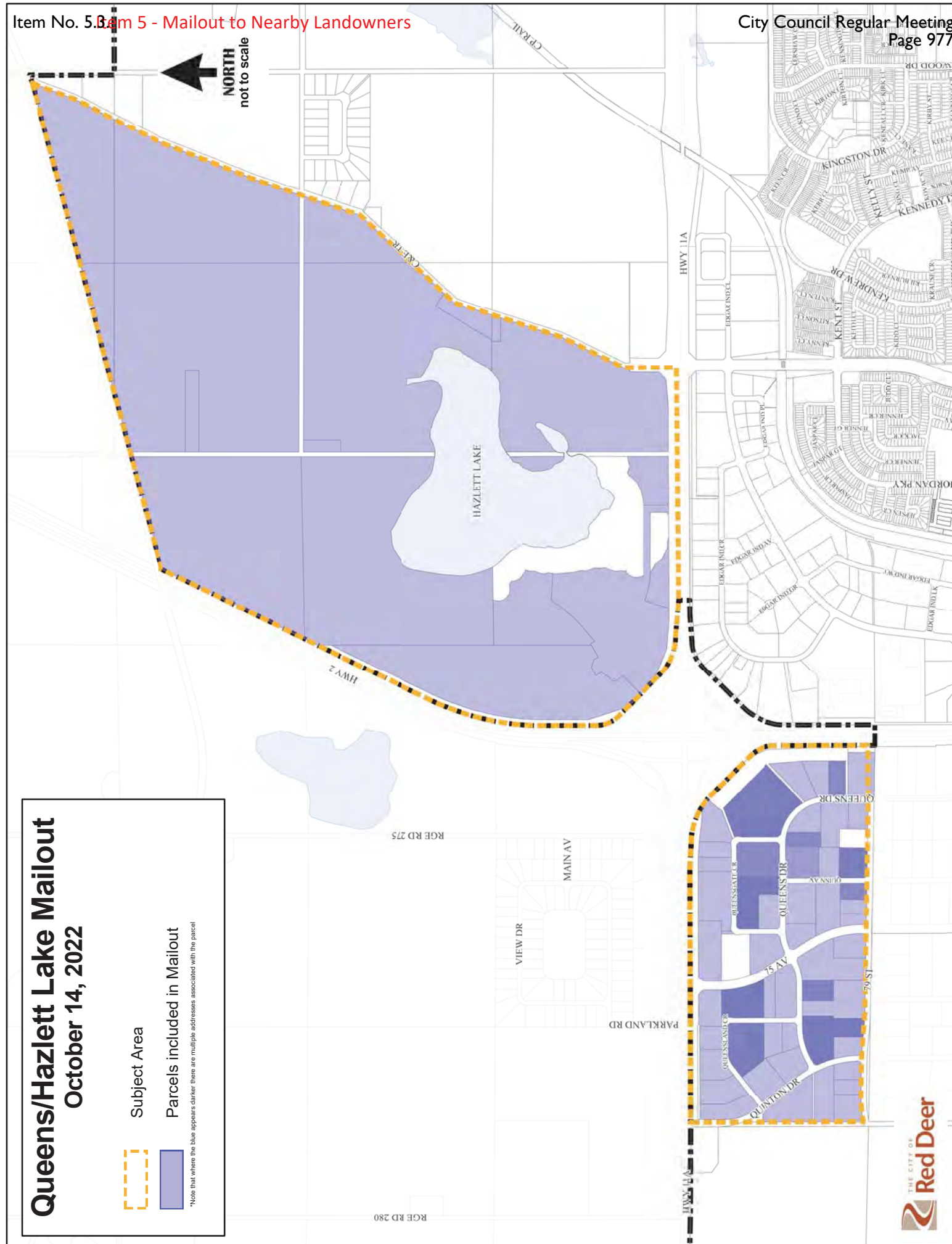
Queens/Hazlett Lake Mailout
October 14, 2022

1503

Subject Area

Parcels included in Mailout

*Note that where the blue appears darker there are multiple addresses associated with the parcel



[illegible]

RED DEER COUNTY

Undelivered - Return to Sender



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FOLLOW us @CityofRedDeer

www.reddeer.ca

Development Officer Approvals

On November 22, 2022, the Development Officer issued approvals for the following applications:

Permitted Use

Morrisroe

1. Thody, G. - a 0.38 m variance to the Minimum Rear Yard and a 0.98 m variance to the Maximum Height, for a proposed addition to an existing Accessory Building (detached garage), to be located at 40 Markle Crescent.

Discretionary Use

Anders

2. Kim, M. - a Home Occupation (esthetics services), to be located at 106 Arthur Close.

For further information, please phone 403-342-8190.

Development Officer Approvals will also be advertised on Tuesdays, in addition to the Friday advertisement. Advertisements can also be viewed at: <https://www.reddeer.ca/whats-happening/news-room/city-advertisements/2021-city-advertisements/>

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, at appeals@reddeer.ca, prior to 4:30 p.m. on December 13, 2022. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. For information regarding the appeal process you can visit www.reddeer.ca/SDAB or contact appeals@reddeer.ca or call 403-342-8132.

Annexation Information Open House

The City of Red Deer is proposing to annex ±216 hectares from Red Deer County to a deficiency in highway-fronting commercial lands. The proposed annexation is north of the Queen's Industrial Business Park and west of Highway QEII.

The City of Red Deer invites affected citizens to provide comments through The City's website at www.reddeer.ca/annexation. Your comments will be considered by The City in preparing its proposal and also included in the annexation application that will be submitted to the Land and Property Rights Tribunal. The comment submission period has been extended to December 18, 2022.

Citizens are invited to attend an information open house to learn about Red Deer's proposed annexation on Thursday, December 8, from 4:00 to 7:00 p.m. in the Event Room at the Northside Community Centre/YMCA located at 6391 76 Street, Red Deer.

For more information contact David Girardin, Major Projects Planner at planning@reddeer.ca or 403-406-8707.



NOTICE OF PUBLIC HEARING OF RED DEER CITY COUNCIL

Red Deer City Council will hold a Public Hearing on **Monday, January 16, 2023 at 3:00 p.m. in Council Chambers, 2nd Floor, City Hall** to consider Municipal Development Plan Bylaw 3404/A-2022 and East Hill Major Area Structure Plan Bylaw 3499/A-2022. Bylaw amendments for the removal of the future potential Molly Banister Drive road extension and bridge. You may view the proposed bylaws at www.reddeer.ca/publichearings.

City Council will receive comments from any person claiming to be affected by the proposed bylaw and will consider these at the Public Hearing. The public is welcome to participate in this Public Hearing by submitting written comments or by participating in the Public Hearing in person.

Written Submission

Members of public wishing to submit written comments on this Public Hearing matter may do so by:

- Completing and submitting the Public Hearing Submission Form online at www.reddeer.ca/publichearings;
- Emailing your comments to publichearings@reddeer.ca.
- Dropping off a written copy of your submission at City Hall (4914 48 Avenue) during business hours to the attention of Red Deer City Council c/o Clerk, Legal & Legislative Services; or
- Mailing your submission to Red Deer City Council c/o Clerk, Legal & Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

Deadline to submit written comments is **4:30 p.m. on Friday, January 6, 2023.**

Late submissions will not be included in the published Council Agenda. Written comments must be received by the Clerk, Legal & Legislative Services by the deadline in order to be included in the published Council Agenda.

Material(s) submitted for Council's consideration at the Public Hearing must form part of the public record and will appear on the Council Agenda in the same format that they are received by the Clerk. Personal information will not be redacted. The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains: hate speech; discriminatory language; or defamatory language.

If you miss the deadline to submit written comments, have additional information to share, or wish to speak directly to Council, you may still participate by notifying the City Clerk prior to the end of the business day prior to the commencement of the meeting during which the Public Hearing will be held at 403-342-8132 or email publichearings@reddeer.ca.

Any person who wishes to address Council on this Public Hearing matter may do so for a period of five (5) minutes. The five (5) minutes does not include the time required to answer questions from City Council. Persons addressing Council shall limit their comments to this Public Hearing matter and the recommendations being discussed.

For more information on participation visit www.reddeer.ca/publichearings. For more information on Molly Banister visit www.reddeer.ca/mollybanister

View the Public Hearing

The Public Hearing and Council's debate will be live streamed at <https://meeting.reddeer.ca>.

Questions

If you have questions about the proposed bylaw, please contact Christi Fidek, Senior Planner, at 403-406-8701 or email christi.fidek@reddeer.ca.

If you have questions regarding the use of your submission, participation, or Public Hearing procedures, contact the Clerk at 403-342-8132 or email publichearings@reddeer.ca.



Development Officer Approvals

On November 29, 2022, the Development Officer issued approvals for the following applications:

Permitted Use

Mountview

1. Bearchell, J. & D. - a 0.69 m variance to the Minimum Rear Yard (SW corner door to lane), for an existing Accessory Building (detached garage), located at 4113 38 Street.

Discretionary Use

Lancaster

2. The Workun Garrick Partnership- a proposed 8 classroom Addition to an existing Institutional Service Facility (high school), located at 150 Lockwood Avenue.

For further information, please phone 403-342-8190.

Development Officer Approvals will also be advertised on Tuesdays, in addition to the Friday advertisement. Advertisements can also be viewed at: <https://www.reddeer.ca/whats-happening/news-room/city-advertisements/2021-city-advertisements/>

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, at appeals@reddeer.ca, prior to 4:30 p.m. on December 21, 2022. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. For information regarding the appeal process you can visit www.reddeer.ca/SDAB or contact appeals@reddeer.ca or call 403-342-8132.

Annexation Information Open House

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Citizens are invited to attend an information open house to learn about Red Deer's proposed annexation on Thursday, December 8, from 4:00 to 7:00 p.m. in the Event Room at the Northside Community Centre YMCA located at 6391 76 Street, Red Deer.

For more information contact David Girardin, Major Projects Planner at planning@reddeer.ca or 403-406-8707.



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- Mailing your submission to Red Deer City Council c/o Clerk, Legal & Legislative Services, Box 5008, Red Deer, AB T4N 3T4.

Deadline to submit written comments is **4:30 p.m. on Friday, January 6, 2023.**

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Material(s) submitted for Council's consideration at the Public Hearing must form part of the public record and will appear on the Council Agenda in the same format that they are received by the Clerk. Personal information will not be redacted. The Clerk may withhold a public submission from the Council Agenda if the Clerk, after consulting legal counsel, concludes the submission contains: hate speech; discriminatory language; or defamatory language.

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EMPLOYMENT

Regional jobless rate
only part of jobs pictureBY PAUL COWLEY
ADVOCATE STAFF

Red Deer region's November unemployment numbers do not tell the whole jobs story.

While unemployment increased from 5.5 per cent in October to 6.2 per cent in November — the highest rate among the province's seven economic regions — employment also went up, said Andrew Fields, an analyst with Statistics Canada's Centre for Labour Market Information.

"If unemployment goes up and employment goes down, then you have a little bit of a situation, people are losing jobs and essentially can't find a new one," said Fields.

But that is not the case in the region. The November numbers show there were 900 people more people looking for work. However, total employment grew by 1,900 people from October.

"So both of them are going up, resulting in the total number of people participating in the labour force in Red Deer region going up by almost 3,000.

"In some ways, it's a little bit of a mixed signal, but it could be people are seeking out opportunities. There are more people entering the labour market.

"So, all that together. That's the story. It's not just that the unemployment rate is going up because we're not seeing job losses on the employment side."

'IN SOME WAYS, IT'S A LITTLE BIT OF A MIXED SIGNAL, BUT IT COULD BE PEOPLE ARE SEEKING OUT OPPORTUNITIES. THERE ARE MORE PEOPLE ENTERING THE LABOUR MARKET.'

— ANDREW FIELDS, STATISTICS CANADA

The numbers suggest that more people might be getting into the region's labour market, but not all are immediately finding jobs, prompting the unemployment rate increase.

"It's not that people are leaving the labour market, or leaving employment or giving up on work."

Among the region's key employment sectors, wholesale and retail trade, health care, construction, education and natural resources employment remains relatively stable year over year.

Year-over-year statistics also indicate the region's employment situation is improving. In November 2021, unemployment was at 6.6 per cent.

Since then, there are 4,100 more people working in the region — a 3.8 per cent increase that has driven the workforce up to about 111,000 in the region, which has a population of about 181,000. In November, there were about 7,300 unemployed people.

That is significantly higher than the Canadian average of 2.2 per cent and not far off the provincial average of 4.2 per cent.

communities to align with the economic and social priorities of Alberta," says Cullum.

Brett Lower, a current Bachelor of Science Nursing student and member of the Kings Volleyball team, is one of the students profiled in the campaign.

Lower says when considering post-secondary education after graduating from Lindsay Thurber Comprehensive High School in Red Deer, he wanted to attend an innovative institution that offered program excellence, technology integration, experiential learning opportunities, positive connections, and a strong athletics program.

The "Polytechnic Means More" campaign also highlights how applied research benefits students.

"By collaborating to solve complex social, technical and business challenges with industry, community partners, entrepreneurs and other stakeholders, RDP students are gaining the skills and competencies needed for their success in work and life," says RDP.

For more information go to rd-polytech.ca.

NEWS IN BRIEF

RDP launches promotional
campaign

Red Deer Polytechnic has launched a campaign pitching its unique programs, hands-on-training and applied research work.

The "Polytechnic Means More" campaign will be launched across Alberta on various platforms over the next six months.

"Within a polytechnic model, our students receive outstanding learning experiences, focused on where industry is going, and the innovations required to get there. Through this campaign, our learners share their experiences about Red Deer Polytechnic's impact," says RDP president Stuart Cullum in a statement.

"As a polytechnic institution, we will continue to leverage our regional strengths to create a bigger and broader impact across the province, nationally and around the world. We are strongly positioned to respond to the needs of learners, industry and

Red Deer



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www.reddeer.ca

Development Officer Approvals

On December 1, 2022, the Development Officer issued approvals for the following applications:

Permitted Use

None

Discretionary Use

Bower

1. Red Deer Pickleball Club — a proposed Commercial Recreation Facility (pickleball courts), to be located at 420-422, 4900 Molly Banister Drive.

For further information, please phone 403-342-8190.

Development Officer Approvals will also be advertised on Tuesdays, in addition to the Friday advertisement. Advertisements can also be viewed at: <https://www.reddeer.ca/whats-happening/news-room/city-advertisements/2021-city-advertisements/>

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, at appeals@reddeer.ca, prior to 4:30 p.m. on December 22, 2022. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. For information regarding the appeal process you can visit www.reddeer.ca/SDAB or contact appeals@reddeer.ca or call 403-342-8132.

Annexation Information Open House

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The City of Red Deer invites affected citizens to provide comments through The City's website at www.reddeer.ca/annexation. Your comments will be considered by The City in preparing its proposal and also included in the annexation application that will be submitted to the Land and Property Rights Tribunal. The comment submission period has been extended to December 18, 2022.

Citizens are invited to attend an information open house to learn about Red Deer's proposed annexation on **Thursday, December 8, from 4:00 to 7:00 p.m.** in the Event Room at the Northside Community Centre YMCA located at 6391 76 Street, Red Deer.

For more information contact David Girardin, Major Projects Planner at planing@reddeer.ca or 403-406-8707.



WHAT'S HAPPENING

NEW


Seniors'
Coffee Break

Delburne Drop In Centre

Come for coffee and socialize with your neighbours

Every Monday Morning
9:30am - 11:00am
STARTING ON:
MONDAY, DECEMBER 5/22

2107-20st.




McMAN CENTRAL REGION

NEEDS FOSTER PARENTS

IN CENTRAL ALBERTA

For more information on how to become a Foster Parent with McMan please contact Jacki @ 403-348-3008



Alberta Sports Hall of Fame's Rockin' New Years Family Party

December 31, 2022
6 pm - 10 pm

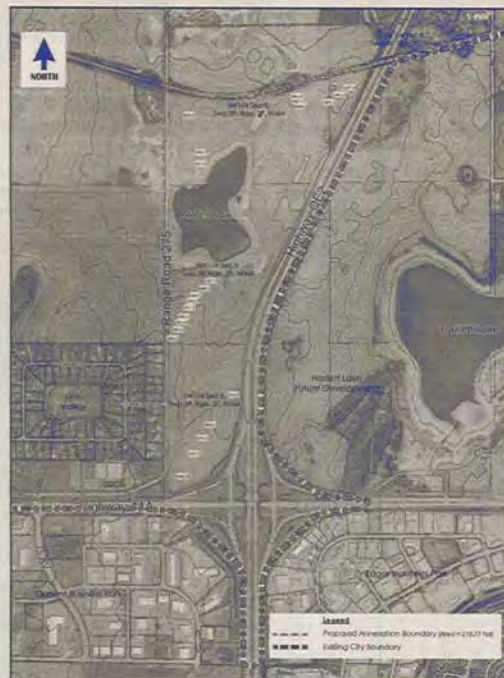
Supported By
On the Mark Productions

DJ, Party
Games, Pizza,
Dancing

Ball Drop at 9:00 pm \$50/Family




THE CITY OF RED DEER ANNEXATION



ANNEXATION INFORMATION OPEN HOUSE

The City of Red Deer is proposing to annex ±216 hectares from Red Deer County to a deficiency in highway-fronting commercial lands. The proposed annexation is north of the Queen's Industrial Business Park and west of Highway QEII.

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For more information, please contact the City of Red Deer - David Girardin, Major Projects Planner at planning@reddeer.ca or 403-406-8707.

NEWS IN BRIEF

Young musicians highlighted at RDSO's Strings for the Season concert on Dec. 3

Christmas tunes from around the world, from the sugary to the poignant, will be performed at the Red Deer Symphony Orchestra's Strings for the Season concert.

To ensure everyone leaves infused with holiday cheer, music director Claude Lapalme plans to end the Dec. 3 show at the Red Deer Polytechnic Arts Centre with a sing-along of popular carols.

But first, listeners will be treated to the traditional English tune *Tomorrow Shall Be My Dancing Day*, the German *Still, Still, Still*, and the Scottish *Highland Holiday Medley* — as performed by the Rosedale Valley Strings Youth Orchestra, which is featured in the first half of the concert program.

The young musicians will join strings players from the RDSO on everything from Tchaikovsky's lighthearted *March of the Toy Soldiers* from the *Nutcracker Suite* to U.S. composer Morton Lauridsen's *O Magnum Mysterium*.

The latter piece tends to bring people to tears, said the RDSO's music director, Claude Lapalme. "It is so extraordinarily beautiful..."

Xmas Eve/Sarajevo, by the Trans-Siberian Orchestra, will also be performed by the Rosedale Valley players. This medley of *God Rest Ye Merry Gentlemen* and the Ukrainian *Shchedryk* was written to pay homage to the cello player of Sarajevo, Vedran Smailovic, who played in the war-torn Bosnian capital during its siege in the early 1990s.

Associated with longings for

peace amid terrors of war, *Xmas Eve/Sarajevo* highlights more poignant aspects of the holiday season, said Lapalme.

After intermission, a pared-down RDSO will perform a charming medley of French Christmas carols — particularly four adapted by Louis-Claude Daquin, the organist for Notre Dame Cathedral in 1755.

Daquin's arrangements were so popular in their day that church officials swung open the doors of the packed cathedral to allow the wonderful music to be heard by throngs of people who were gathered outside, said Lapalme.

The RDSO music director has also woven some of his own carol adaptations into this background medley for when singer Helen Hassinger's narrates a short Christmas story by Lucy Maude Montgomery.

The *Christmas Surprise at Enderly Road* will tug at people's heartstrings, said Lapalme. But it will also offer a message that he believes was close to Montgomery's heart: about the need to reach out with kindness to "outsiders," including the poor, the lonely and the unlikely or misunderstood.

For more information about the 7:30 p.m. concert, please visit www.rdsoc.ca.

Red Deer Games Foundation accepting grant applications

The Red Deer Games Foundation is now accepting grants for individuals demonstrating a high level of ability and strong devotion to their sport.

Deadline for Red Deer and area athletes to submit applications is Dec. 2.

The grants may be used by elite

athletes to help offset the costs of training and equipment as they continue to pursue their training and competition programs.

The athletes represent a variety of sports recognized by Provincial Sport Associations within the Province of Alberta. The grants are awarded to individuals living in Red Deer and area who have demonstrated a high level of ability and a strong commitment to their sport. These athletes have achieved competence at the international, national, provincial, or regional level.

Since the grant program began in 1975, over \$195k has been contributed to deserving athletes.

For more information on the program and guidelines, check out asdccentral.ca/.

Rotary Club of Red Deer hosting Seniors' Christmas Concert

The Rotary Club of Red Deer is bringing some Christmas spirit to the city with a free concert for seniors next week.

The Red Deer Seniors' Christmas Concert will be held at the Red Deer Polytechnic Arts Centre on Tuesday, Nov. 29, from 7-9 p.m.

In addition to the local talent being showcased, there will be snacks and drinks for attendees.

Doors open at 6:15 p.m.

Open house planned for proposed annexation of county land west of Hwy 2

An open house will be held on Dec. 8 regarding the City of Red Deer's proposed annexation of county lands along Hwy 2.

The city wants to annex 216 undeveloped hectares from the county to fix its "deficiency" of highway-fronting commercial lands.

To learn more about the city's proposed annexation of county lands north of the Queen's Industrial Business Park and west of Hwy 2, area residents can attend this information session from 4 to 7 p.m. in the Event Room of the Northside Community Centre YMCA, 6391-76th St. in Red Deer.

The City of Red Deer is also inviting impacted citizens to comment through the city's website, www.reddeer.ca/annexation until Dec. 18. These comments will be considered when the city submits an annexation application to the Land and Property Rights Tribunal.

For more information, please contact the city's major projects planner, David Girardin at planning@reddeer.ca or by calling 403-406-8707.

Mounties in southern Alberta help owner round up ostriches that escaped from a pen

TABER, Alta. — RCMP in southern Alberta had an unusual chase this morning after 20 ostriches escaped their pen.

Mounties say in a statement that they started receiving reports just before 8 a.m. about the birds on the road near Taber, Alta.

They say one of the 20 ostriches was hit and killed on the road.

With the help of the farmer, officers were able to locate and capture most of the other loose birds.

Mounties say a video taken by a local resident shows an RCMP vehicle with the ostrich owner on the passenger side trying to grab one of the birds by the neck.



**A smiling face is
a beautiful face**

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FREE DENTURE CLEANING**



**THE DENTURE
IMPLANT CENTRE**

#100, 4918 - 46 St., Red Deer

Tel: 403.343.7266

thedenturecentre.ca





ATTENDANCE SHEET

December 8, 2022

Annexation Information Session

Name (Please Print)	Email	Would you like to receive email updates about the annexation?
		com Yes
		✓
		Yes.
		yes
		✓
		✓
		Yes.
		Yes
		Yes
		YES
		Yes

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.



ATTENDANCE SHEET

December 8, 2022

Annexation Information Session

Name (Please Print)	Email	Would you like to receive email updates about the annexation?
		Yes
		yes
		Yes
		yes
		yes.
		Please
		YES
		yes
		Yes
		yes
		NO
		Yes
		Yes.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.



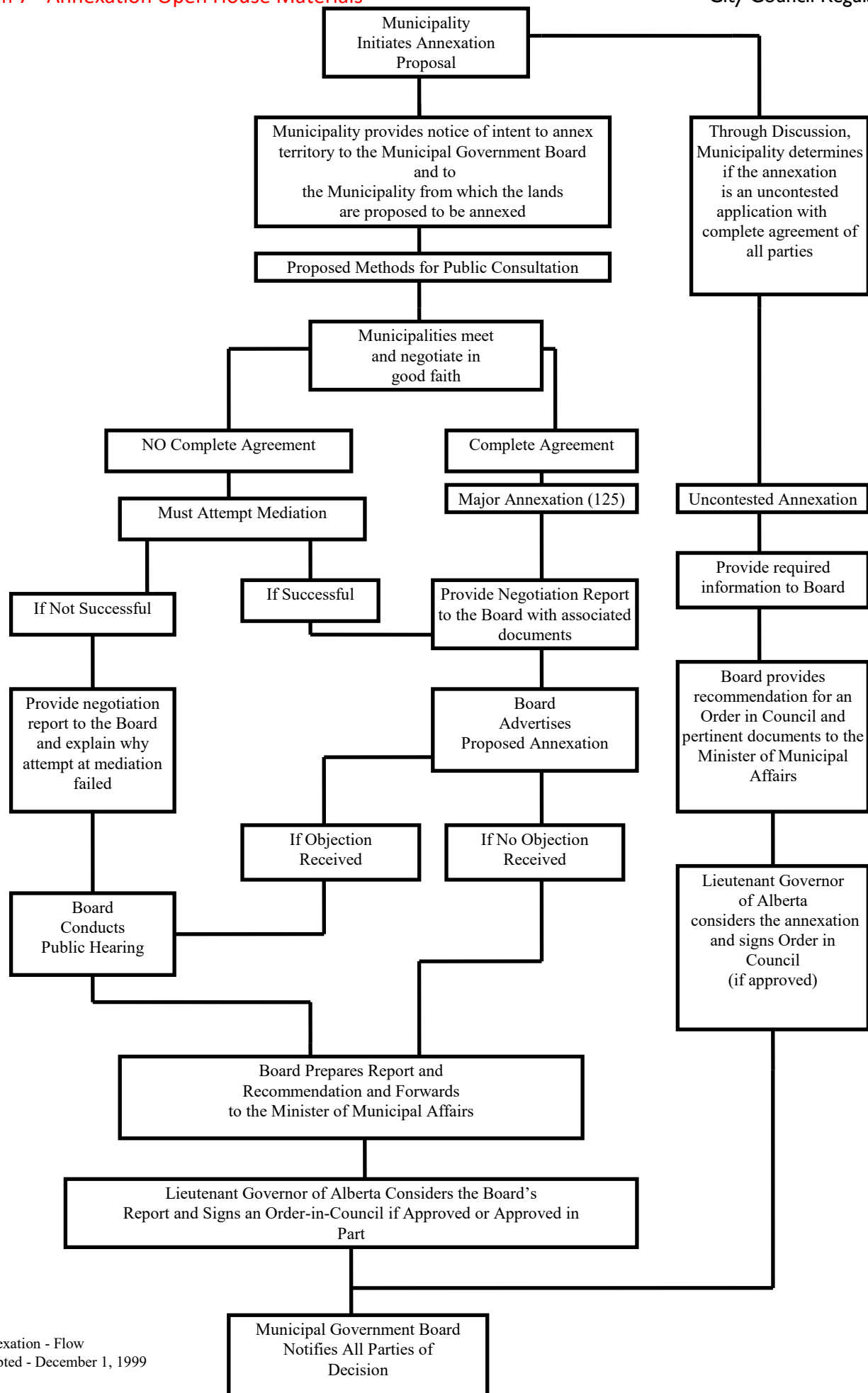
ATTENDANCE SHEET

December 8, 2022

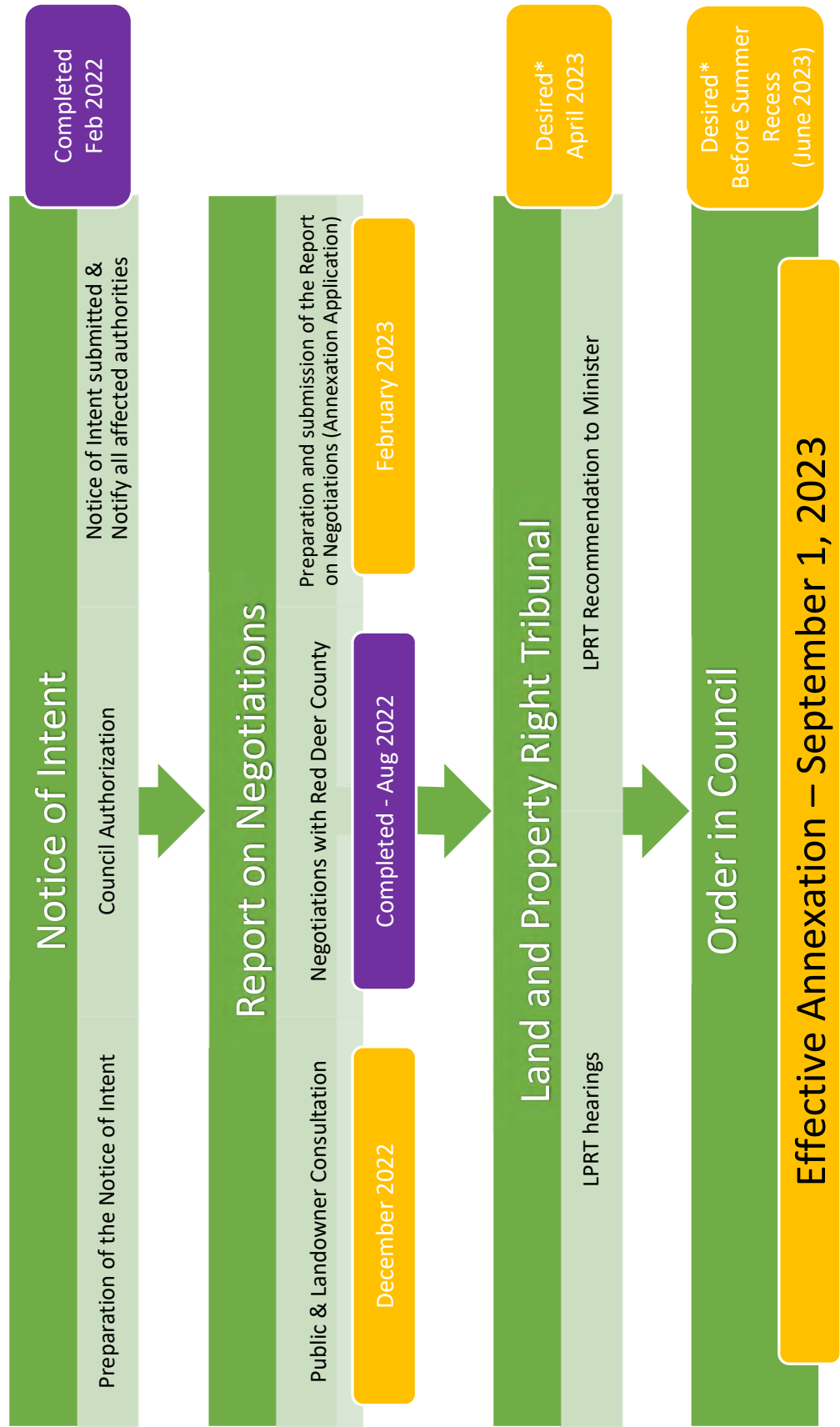
Annexation Information Session

Name (Please Print)	Email	Would you like to receive email updates about the annexation?
		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted to Council that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.



Annexation Process & Timelines



*** Dates for LPRT hearings & an Order in Council are set by their respective governing bodies.



CITY PLANNING & GROWTH DEPARTMENT

**Public Consultation
Comment Sheet
City of Red Deer Annexation**

We invite you to provide feedback regarding the City of Red Deer’s proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Civic Address or Legal Description of your Lands: _____

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:


This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please Note:

- Submissions will appear in the City's Annexation Application to the Land and Property Right Tribunal in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a legible legal name will not be accepted.
- Administration may withhold a public submission if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall attempt to contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions that they, or their delegate, will be given the option to submit a revised submission prior to the deadline.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB




THE CITY OF
Red Deer

Annexation

Need more information?
Provide your comments.

www.reddeer.ca/annexation



THE CITY OF
Red Deer

David Girardin, RPP, MCIP
Major Projects Planner

Office 403.406.8707
david.girardin@reddeer.ca

Planning Department

City Hall
4914 - 48 Avenue
Red Deer, Alberta T4N 3T4

Mail to: Box 5008 Red Deer, Alberta T4N 3T4 • www.reddeer.ca

David Girardin

From: David Girardin
Sent: October 27, 2022 10:59 AM
To: David Girardin
Subject: Public Consultation on The City of Red Deer's Proposed Annexation
Attachments: Mailout - Public (for email list).pdf

Good Morning,

You are receiving this email as you had previously indicated that you would like to receive updates on the City's proposed annexation. The City of Red Deer is beginning the landowner and public consultation process for the proposed annexation.

Landowner and public consultation are a requirement of all annexations in Alberta. The City of Red Deer wants to ensure that you are offered the opportunity to provide feedback regarding the proposed annexation. Please note that if you are a nearby landowner you may have already received this information by mail.

The attachment in this email provides information on the annexation and a comment sheet should you wish to provide feedback on the proposed annexation. The comments you provide will be included in the City's Annexation Application which will be submitted to the Land and Property Right Tribunal (LPRT). The LPRT is a provincial, quasi-jurisdictional tribunal that makes decisions and recommendations on a variety of matters, including annexation.

Thank you for your interest,

David Girardin RPP, MCIP | Major Projects Planner

City Planning & Growth | The City of Red Deer

T: [403-406-8707](tel:403-406-8707)

www.reddeer.ca



October 14, 2022

RE: Public Consultation for the City of Red Deer Annexation Application

The City of Red Deer will be applying to annex ±216 hectares of land from Red Deer County. The proposed annexation is located north of Highway 11A and west of the Queen Elizabeth II Highway as identified in the attached map. The City is pursuing this small annexation to increase the supply of land fronting the Queen Elizabeth II Highway to accommodate future commercial development. The annexation is proposed to be effective on September 1, 2023.

Why am I receiving this letter?

The City of Red Deer is beginning the landowner and public consultation process for the proposed annexation. Landowner and public consultation are a requirement of all annexations in Alberta. The City of Red Deer wants to ensure that you are offered the opportunity to provide feedback regarding the proposed annexation.

The City of Red Deer welcomes any comments you may have about the proposed annexation. You may provide your comments on the attached comment form. We kindly request that all comments be submitted by November 14, 2022.

In addition to submitting written comments, you may also book a one-on-one meeting, in person or virtually, with staff from the Planning and Growth Department by calling 403-406-8711.

What will happen with my feedback?

The comments you provide will be included in the City's Annexation Application which will be submitted to the Land and Property Right Tribunal (LPRT). The LPRT is a provincial, quasi-jurisdictional tribunal that makes decisions and recommendations on a variety of matters, including annexation.

Do I have to provide comments?

It is optional to provide comments. If you wish to provide comments, please submit them by 4:30 pm on Wednesday, November 16, 2022. All comments provided will form part of the public record and will appear in the City's Annexation Application that will be submitted to the Land and Property Right Tribunal. Personal information will not be redacted, and anonymous comments will not be included in the submission.

Public Consultation Comment sheets can be submitted by:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

What are the next steps for annexation?

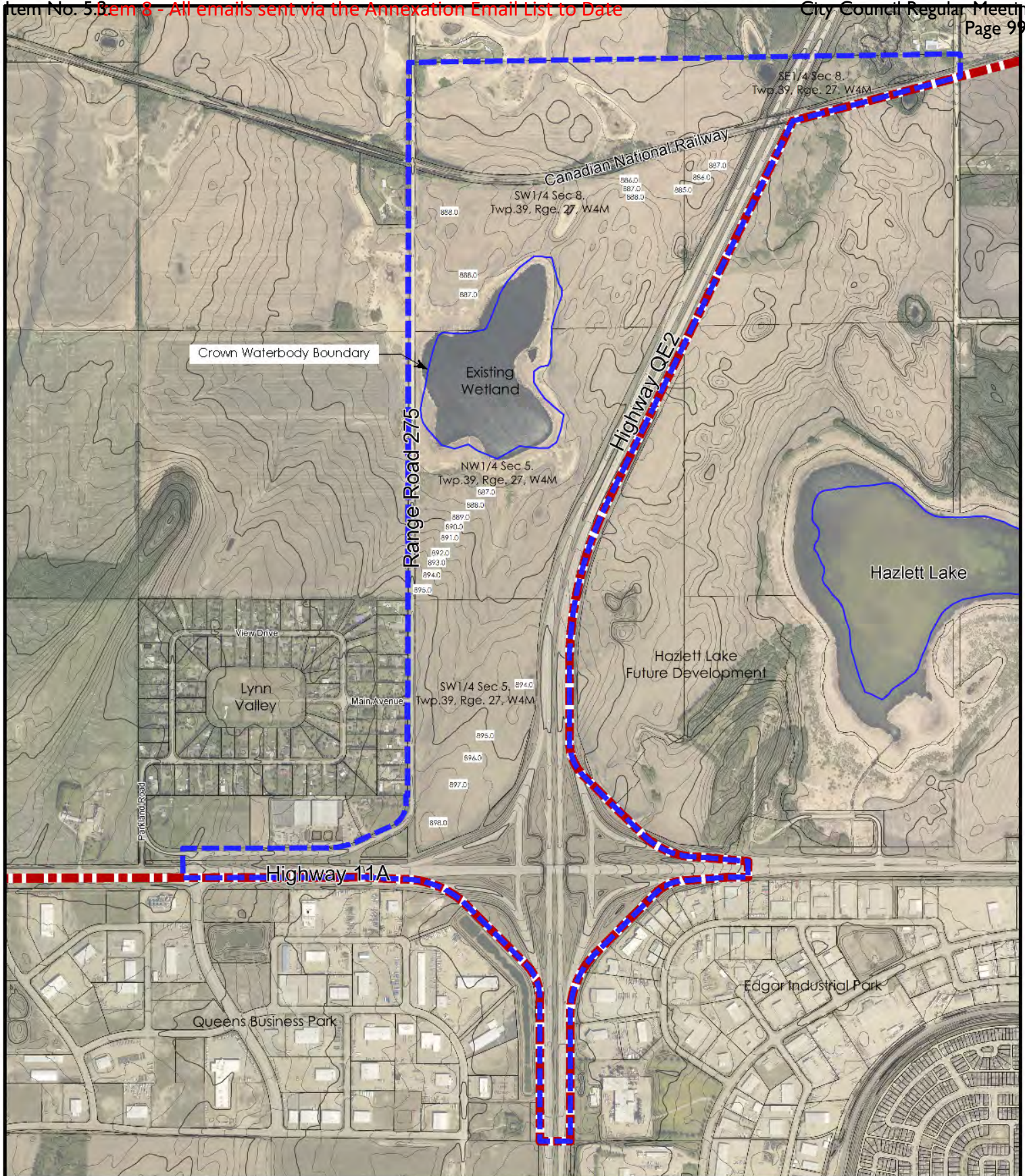
Once the Annexation Application has been submitted, the LPRT will decide whether the annexation requires a hearing based on whether the annexation is contested or supported. If the LPRT decides that a hearing is required, the process typically provides the public and landowners with the opportunity to attend and address the Tribunal, who will subsequently provide a recommendation on the proposed annexation to the Minister of Municipal Affairs.

Where can I find more information about the Annexation?

Detailed information about the annexation can be found at www.reddeer.ca/annexation.

Questions regarding the proposed annexation can be forwarded to:

David Girardin RPP, MCIP
david.girardin@reddeer.ca
403.406.8707



Hazlett West Lands
Revised Annexation Area

Legend

- Proposed Annexation Boundary (Area = 215.77 ha)
- Revised Based on Landowner Comments
- Existing City Boundary



April 2022
Scale 1:15,000



CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave. Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Civic Address or Legal Description of your Lands:

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

[illegible]

[illegible]

Please Note:

- Submissions will appear in the City's Annexation Application to the Land and Property Right Tribunal in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a legible legal name will not be accepted.
- Administration may withhold a public submission if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall attempt to contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions that they, or their delegate, will be given the option to submit a revised submission prior to the deadline.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

David Girardin

From: David Girardin
Sent: November 30, 2022 10:16 AM
To: David Girardin
Subject: Annexation Information Update

**Annexation Information Update**

You are receiving this information as you have requested this information or have previously submitted comments for the City of Red Deer's proposed annexation. If you no longer wish to receive emails about the proposed annexation please respond to this email and let us know.

Comment Submission Deadline Extended

The submission deadline for comments for the proposed annexation has been extended to **December 18, 2022**. If you have not had a chance to submit comments or you would like to provide supplemental comments please head over to the [annexation webpage](#) and submit comments through the comment form. Comments can also be submitted by email to planning@reddeer.ca.

Open House Information Session

Citizens are welcome to attend an information session for the proposed annexation. City of Red Deer staff will be in attendance and available to answer questions. We will also have comment sheets so that attendees can submit written comments to be included in the City's annexation application when it is submitted to the Land and Property Rights Tribunal.

DATE: December 8, 2022

TIME: 4 - 7 p.m.

LOCATION: North Side Community Centre YMCA, 6391 - 76 Street, Red Deer

Annexation Website Information

The City of Red Deer continues to update annexation information on its website as it becomes available. The Annexation webpage is located at <https://www.reddeer.ca/annexation>. Some of the updates include:

- New questions and answers are based on the questions that we have received from comment sheets submitted from nearby residents.
- Administrative annexation negotiations between The City of Red Deer and Red Deer County.
- Conceptual servicing figures

Questions About Annexation

If you have any questions about the annexation please contact:

David Girardin RPP, MCIP

Major Projects Planner, The City of Red Deer

david.girardin@reddeer.ca

403-406-8707

David Girardin

From: David Girardin
Sent: January 25, 2023 10:43 AM
To: David Girardin



Annexation Information Update – January 25, 2023

You are receiving this information as you have requested this information or have previously submitted comments for the City of Red Deer's proposed annexation. If you no longer wish to receive emails about the proposed annexation please respond to this email and let us know.

City's Annexation Application Update

At the annexation open house, city administration had indicated that we anticipated having the annexation application prepared for City Council's consideration in February 2023 and filed shortly thereafter with the Land and Property Right Tribunal. The preparation is taking longer than predicted and the timeframe for the annexation application being presented to Red Deer City Council has been delayed to April 2023.

Information about the annexation will continue to be posted to the City's [annexation webpage](#) as it becomes available.

Questions About Annexation

If you have any questions about the annexation please contact:

David Girardin RPP, MCIP
Major Projects Planner, The City of Red Deer
david.girardin@reddeer.ca
403-406-8707

David Girardin

From: David Girardin
Sent: March 27, 2023 4:10 PM
To: David Girardin
Subject: Annexation Information Update – March 27, 2023



Annexation Information Update – March 27, 2023

You are receiving this information as you have requested this information or have previously submitted comments for the City of Red Deer's proposed annexation. If you no longer wish to receive emails about the proposed annexation please respond to this email and let us know.

City's Annexation Application Update

The Annexation Application & Negotiation Report will be presented to Red Deer City Council on Monday, April 3 for endorsement. The City is pleased to be able to bring this item to Council sooner than anticipated. There is no public hearing as a part of this process, however, we anticipate the Land and Property Rights Tribunal to schedule public hearings after it is filed as a part of their process. Once we know those dates, we will share them with you.

Interested parties can attend the City Council meeting in person, or view it live online here:

<https://meeting.reddeer.ca/onbaseagendaonline/>

The City is anticipating the Annexation Application & Negotiation Report will be presented to Red Deer County Council on Tuesday, April 4. For more information please visit <https://www.rdcountry.ca/Agendas>.

Information about the annexation will continue to be posted on <http://www.reddeer.ca/annexation> as it is available.

Questions About Annexation

If you have any questions about the annexation please contact:

David Girardin RPP, MCIP
Major Projects Planner, The City of Red Deer
david.girardin@reddeer.ca
403-406-8707

[REDACTED]

[REDACTED]

[REDACTED]

Annexation Email List - City of Red Deer

[REDACTED]

Name	Interest in Annexation	Date	Time	Duration	City Administration	General Notes
	Land Developer Partnered with Landowner	09-Mar-22	9:00	60 Minutes	Mayor Ken Johnson Sean McIntyre David Girardin	who is a landowner in the annexation area met with City administration via video chat. The meeting was primarily to share with The City the concerns that not the entirety of the land parcel was included in the Notice of Intent to Annex Land. This would result in fragmentation and splitting their parcel across the two municipalities. The landowner was requesting the annexation area be amended to include the entirety of their land parcels.
	Land Developer Partnered with Landowner	07-Sep-22	12:32	7 Minutes	David Girardin	called on behalf of the and provided with information on the annexation process, project, and timelines.
	Linn Valley Resident	21-Oct-22	15:42	11 Minutes	David Girardin	Returned a call from a message left at 11:54 on the same day called to inform The City that he had dropped off a comment sheet at City Hall. David confirmed receipt of said comment sheet. would like to ensure that it's documented that the area south of him should not be residential when it is developed. He owns a kennel and is concerned that if residential is planned south of him that complaints will come in from the dogs barking. Similar to what has occurred in Sylvan Lake or with Evraz after the city annexed the land.
	Linn Valley Resident	27-Oct-22	16:21	5 Minutes	David Girardin	left a message and sent an email. He indicated that his previous email would not be his comments to include. He was informing himself on how best to provide comments and to better understand the annexation and future development processes on how and when to comment. The phone connection was not good. indicated that he would call back on Friday. David indicated he was available all day and would take the time and explain the annexation process.
	Linn Valley Resident	02-Nov-22	14:26	45 Minutes	David Girardin	This conversation was a continuation of the prior day's discussion. David explained the annexation process and subsequent development processes with David shared information on the anticipated development of the area as commercial development and the anticipated road access location, as well as the province's position to not allow any access from Highway 2. explained his concerns about the roadway in front of his place and the future traffic on that roadway. He also shared his concerns about potential crime and his concerns that the annexation would reduce the value of his property. David encouraged to submit written comments of his concerns and position about the proposed annexation for the LPRT's consideration. The call was dropped about 5 minutes into the phone call, but we were able to reconnect and continue the conversation.
	Linn Valley Resident	15-Nov-22	13:59	15 Minutes	David Girardin	called to clarify when the deadline for comments was, as multiple dates have been published due to the extension to provide more time for submissions. David explained to that the deadline was extended to December 18, 2022. the following day David followed up and updated this information on the website to clarify the deadline has been extended. also had a few general questions about the data sources being used to justify the annexation. David followed up by email to provide a link to the Council Agenda and report from when the Notice of Intent to Annex was endorsed by Red Deer City Council.

██████████	Linn Valley Resident	17-Nov-22	17:00	1.5 Hours	David Girardin Orlando Toews	<p>This was a scheduled meeting with ██████████. The meeting was scheduled to occur over MS Teams, but due to some technical difficulties, it was held over the phone. The meeting was extended to 90 minutes to provide more time to answer questions.</p> <p>David & Orlando provided as much information as possible on the annexation and the process, including the differences between the annexation process and subsequent development processes and who were the approving authorities for each respective process. David & Orlando answered all questions to the best of their abilities. The day following the meeting, David followed up with emails to provide data and reports that the ██████████ had requested, generally related to growth and council decisions.</p> <p>The majority of the conversation was held between ██████████ and David, with participation by ██████████ and Orlando.</p>
██████████	Land Owner	25-Nov-22	9:58	4 minutes	David Girardin	<p>A ██████████ representative was following up on David's email and phone messages. David was following up as The City had not received a response from our previous mailing to this landowner and wanted to ensure they were aware of the annexation. David provided information on the annexation by phone and by email. The city received responses by email from ██████████ with respect to their position on the annexation.</p>
██████████	Linn Valley Resident	25-Nov-22	13:30	55 Minutes	David Girardin	<p>██████████ requested a meeting over MS Teams. David met with ██████████ and answer questions related to the annexation process as well as future development processes if the annexation is approved.</p>
██████████	Red Deer River Naturalists	08-Nov-22	10:26	23 Minutes	David Girardin	<p>David explained the difference between annexation and the subsequent planning processes of area structure plans. ██████████ identified the importance of having a more regional perspective in planning for ecological preservation. David & ██████████ agreed to discuss more at the open house on December 8, 2022.</p>
██████████	Landowner Mines Owner	14-Nov-22	11:30	3 Minutes	David Girardin	<p>██████████ had called to get clarification on the landowner and mines and miner owner consent forms. David explained that The City was requesting the forms to be submitted so that their comments and concerns would be included in the annexation process as well as their positions in respect to the annexation. David also clarified that The city required separate forms as the landowner and as the mines and mineral owners. David followed up with an email that attached the comment forms previously provided by mail.</p>
██████████	Land Developer Partnered with Landowner	25-Jan-23	12:32	3 Minutes	David Girardin	<p>██████████ had called on behalf of the ██████████ and ██████████. David provided ██████████ with updated information on the project timelines and explained that they had been extended to provide more time for public consultations.</p>
██████████	Land Developer Partnered with Landowner	09-Mar-22	9:30	30 Minutes	Mayor Ken Johnson David Girardin	<p>██████████ from ██████████ on behalf of the ██████████ who is a landowner in the annexation area met with City officials and administration via video chat. The meeting provided similar information to the previous phone call related to updated timelines for the annexation process.</p>

<div><div></div><div></div><div></div></div>	Landowner Family Developer Engineering Consultant	22-Mar-23	3:30	70 Minutes	Mayor Ken Johnson Tara Lodewyk (CAO) David Girardin Sean McIntyre	<p>The [REDACTED] and their associates met with City officials and administration in person and over video chat.</p> <p>City representative provided information on the anticipated annexation timelines.</p> <p>The [REDACTED] provided a copy of a letter they had received from Minister of Transportation and Economic Corridors Devin Dreeshen to be added to their prior landowner submission in Appendix P. The letter indicates support for Hazlett Lake Ventures project and requests the company provide an economic analysis outlining the incremental economic benefit from southbound Highway 2 access. The letter also approves Hazlett Lake Ventures' request to initiate a Traffic Impact Assessment for Alberta Transportation to review as a quantifiable justification for considering a deviation from the existing Order in Council 587/2009.</p>
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Appendix O

Notification to Landowner and Mines and Mineral Owner and Subsequent Info Package



February 25, 2022

Address
Address
Address

ATTN: Name

RE: Notice of Intent to Annex Land, City of Red Deer Annexation Application

On behalf of the City of Red Deer, I wish to the City of Red Deer's Notice of Intent to Annex Land from Red Deer County. On February 14, 2022, Red Deer City Council authorized City Administration to proceed with a Notice of Annexation Application to annex approximately 137 hectares of land north of Queen's Industrial Park and west of the Queen Elizabeth II Highway. The purpose of this letter is to fulfill the requirement of section 116(1) of the *Municipal Government Act*, which requires that owners of the land proposed to be annexed be kept informed of the negotiations. The City will now undertake the process outlined in the attached Notice of Intent to Annex Land.

The City of Red Deer is pursuing this small annexation in order to address an immediate need for highway fronting commercial lands. Further rationale is provided within the Notice of Intent to Annex Land. Additionally, an information package is enclosed that details what the impacts of this proposed annexation will be for you as a landowner, as well as an overview of what this process will entail. For more information on the progress of negotiations please visit www.reddeer.ca/annexation.

If you have any further questions regarding the proposed annexation please contact David Girardin, Major Projects Planner, at the City of Red Deer by telephone at 403-406-8707 or by email at david.girardin@reddeer.ca.

Thank you for your consideration in this matter.

Sincerely,

David Girardin,
Major Project Planner
City Planning & Growth | The City of Red Deer



October 14, 2022

Name
Address
Address

To: The Landowners and Mines and Miner Rights Owners in the proposed City of Red Deer Annexation Area

RE: Consultation of Landowners and Mines and Miner Rights Owners for the City of Red Deer Annexation Application

The City of Red Deer will be applying to annex ±216 hectares of land from Red Deer County. The proposed annexation is located north of Highway 11A and west of the Queen Elizabeth II Highway as identified in the attached map. The City is pursuing this small annexation to increase the supply of land fronting the Queen Elizabeth II Highway to accommodate future commercial development. The annexation is proposed to be effective on September 1, 2023.

Why am I receiving this letter?

The City of Red Deer is beginning the landowner and public consultation process for the proposed annexation. Landowner and public consultation are a requirement of all annexations in Alberta. As a landowner and/or mines and mineral rights holder in the proposed annexation area, the City of Red Deer wants to ensure that you are offered the opportunity to provide feedback regarding the proposed annexation.

The City of Red Deer is proposing one-on-one meetings, in person or virtually, with all landowners and/or mines and minerals rights holders. This meeting can be booked by calling David Girardin at 403-406-8707. This will provide an opportunity for City staff to answer any questions you may have related to the annexation.

Attached to this letter is additional information explaining how landowners will be affected by the annexation. Also attached to this package is a consent and comment form, upon which you can declare whether you are in favour, undecided, or opposed to your land being annexed by The City of Red Deer. The City of Red Deer also welcomes any comments you may have about the proposed annexation, which can be included on the attached consent and comment form. We kindly request that all consent and comment forms be submitted by November 16, 2022.

What will happen with my feedback?

The consent form and comments you provide will be included in the City's Annexation Application which will be submitted to the Land and Property Right Tribunal (LPRT). The LPRT is a provincial, quasi-jurisdictional tribunal that makes decisions and recommendations on a variety of matters, including annexation.

Do I have to provide comments?

It is optional to provide comments. If you wish to provide comments, please submit them by 4:30 pm on Wednesday, November 16, 2022. All comments provided will form part of the public record and will appear in the City's Annexation Application that will be submitted to the Land and Property Right Tribunal. Personal information will not be redacted, and anonymous comments will not be included in the submission.

Landowners and Mines and Mineral Rights Owners Consent and Comment sheets can be submitted by:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

What are the next steps for annexation?

Once the Annexation Application has been submitted, the LPRT will decide whether the annexation requires a hearing based on whether the annexation is contested or supported. If the LPRT decides that a hearing is required, the process typically provides the public and landowners with the opportunity to attend and address the Tribunal, who will subsequently provide a recommendation on the proposed annexation to the Minister of Municipal Affairs.

Where can I find more information about the Annexation?

Detailed information about the annexation can be found at www.reddeer.ca/annexation.

Questions regarding the proposed annexation can be forwarded to:

David Girardin RPP, MCIP
david.girardin@reddeer.ca
403.406.8707

Landowners and Mines and Mineral Rights Owners Annexation Information

Proposed Annexation Area

On February 14, 2022, Red Deer City Council passed a resolution endorsing a Notice of Intent to Annex land from Red Deer County, which began the formal annexation process. The Notice of Intent was sent to Red Deer County, all authorities, all landowners, and all Mines and Mineral Rights Holders.

The one landowner in the annexation area requested that the entirety of their land parcel be included in the annexation. The City of Red Deer was amenable to this request and will be proposing in its annexation application to the LPRT to adjust the annexation area to include the entire parcels as illustrated in the attached map.

The adjustment to the originally proposed annexation area will result in the partial annexation of the railway parcel that intersects the revised annexation area. There are now two landowners within the proposed annexation area.

Proposed Assessment and Tax Transition Period

The proposed annexation area includes parcels of land that are both exempt and taxable. All taxable parcels are currently assessed as farmland with the exception of the Railway lands that transect the annexation area.

The City of Red Deer is proposing that no provisions for an assessment and tax transition period be included in the proposed annexation. The elimination of a tax transition period is proposed for the following reasons:

- Typically, the assessment and tax transition ceases upon subdivision or rezoning (by request of the landowner) of annexed lands. It is The City's understanding that the landowner of the undeveloped farmland intends to rezone and subdivide their lands for commercial development at the earliest possible opportunity.
- The municipal portion of the taxation rate for farmland in The City of Red Deer is currently lower than the municipal portion of the tax rate in Red Deer County. Historically they have been nearly identical.
- The rail lands are assessed by the province as Designated Industrial. Due to the small parcel size and limited improvements of the rail lands being annexed, the transition from Red Deer County to the City of Red Deer would be modest.

The City is proposing an effective annexation date of September 1, 2023. Landowners would commence paying property taxes to the City of Red Deer in 2024.

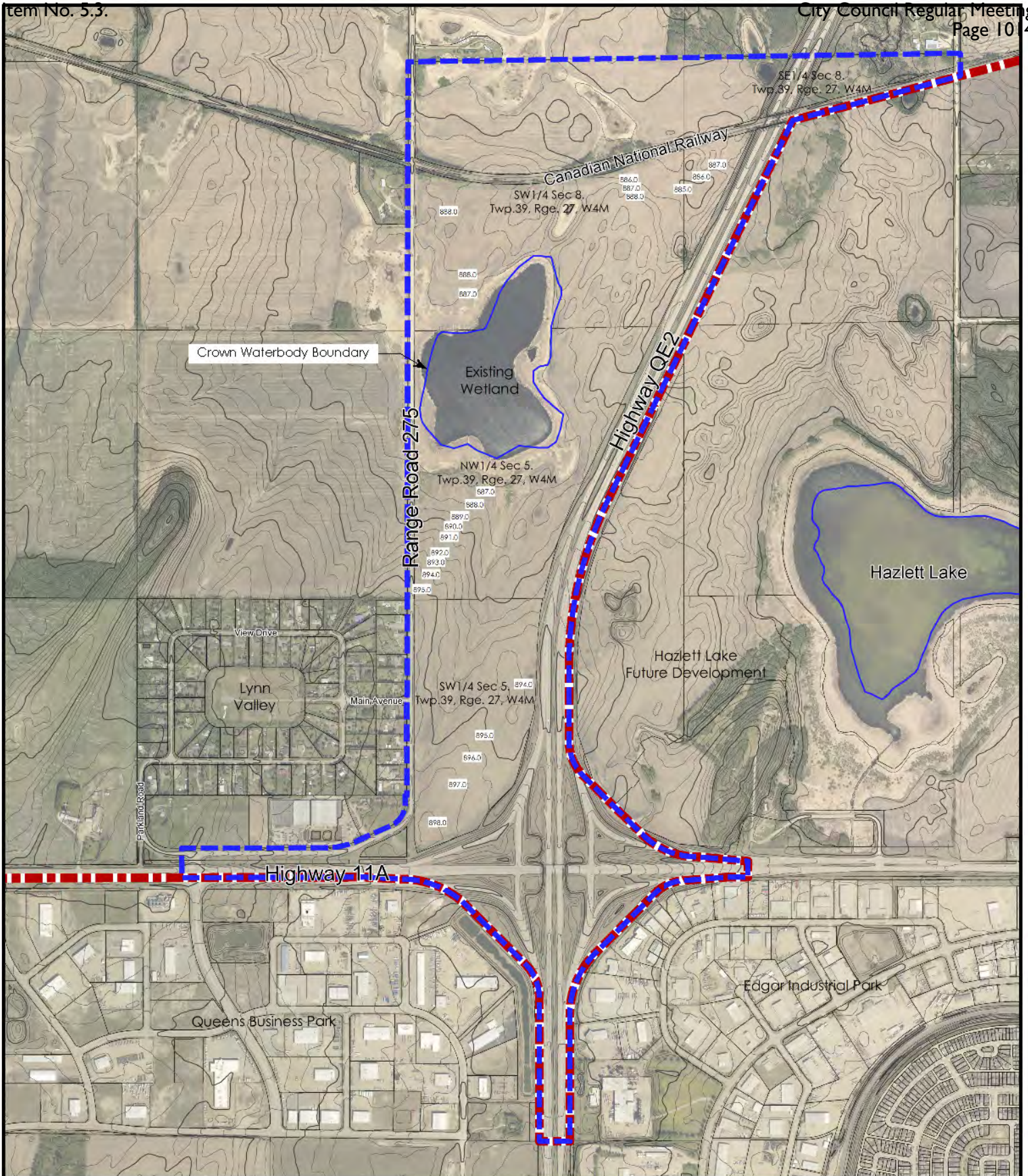
Statutory Planning, Bylaws, and Development Approvals

The responsibility for approving planning and development of the lands will become the responsibility of the City of Red Deer on the effective annexation date, which is proposed for September 1, 2023. New developments will need to conform to the City's Municipal Development Plan and the statutory framework, as well as all city bylaws. Land use and development approvals will be transferred to the City of Red Deer.

The City of Red Deer intends to rezone the farmlands from the County's land use district to a district within the City's Land Use Bylaw that will allow the continuance of the existing uses. Until the land is rezoned, the uses and regulations of the County's land use bylaw will continue to apply to the lands.

Municipal Infrastructure and Servicing

The provision, operation, and servicing of municipal services will become the responsibility of the City of Red Deer upon the effective annexation date.



**Hazlett West Lands
Revised Annexation Area**

Legend

- Proposed Annexation Boundary (Area = 215.77 ha)
- Revised Based on Landowner Comments
- Existing City Boundary



April 2022
Scale 1:15,000



CITY PLANNING & GROWTH DEPARTMENT

Landowners and Mines and Mineral Rights Owners Consent and Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Civic Address or Legal Description of your Lands: _____

1. As a property owner affected by The City of Red Deer's annexation application, I am:
 - ☐ **In favour** of having my property annexed into the city.
 - ☐ **Undecided** about having my property annexed into the city.
 - ☐ **Opposed** to having my property annexed
2. Your views on The City's proposed annexation are important. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

[illegible]

Please Note:

- Submissions will appear in the City's Annexation Application to the Land and Property Right Tribunal in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a legible legal name will not be accepted.
- Administration may withhold a public submission if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall attempt to contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions that they, or their delegate, will be given the option to submit a revised submission prior to the deadline.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

David Girardin

From: David Girardin
Sent: November 24, 2022 4:21 PM
To: Raymond.Beshro@cn.ca; proximity@cn.ca
Subject: City of Red Deer Annexation
Attachments: Mailout - Consultation - CN Rail.pdf; 2022-02-14 - Annexation - Notice of Intent (Final) - CN Rail Cover Page.pdf

Hello, The City of Red Deer has previously sent the attached form related to our proposed annexation by mail in October. As we have not received any correspondence, I thought I'd try to reach out again by email.

CN Rail is one of two landowners in the City of Red Deer's proposed annexation. It would be helpful if you could review the attached information and submit a completed comment sheet. Landowner consultation is extremely important to the annexation process as it allows the City and by extension, the Land and Property Right Tribunal to know whether CN Rail has any concerns with the proposed annexation and whether CN Rail supports, opposes, or is neutral about the proposed annexation. If CN Rail does not want to submit a comment form, could you kindly let me as it would be helpful for the City to know as we prepare our annexation application?

In addition to the comment sheet, I have also attached the Notice of Intent to Annex that was also mailed to CN Rail in February of this year. Additional information about the annexation can be found at www.reddeer.ca/annexation.

Lastly, I want you to know that I am available for one-on-one meetings, whether in person, online, or over the phone. I'd be happy to answer any questions you might have about the proposed annexation or the annexation process. Please reach out by email or telephone and I'd be happy to schedule a time for us to meet.

Thank you for your assistance on this matter,

David Girardin RPP, MCIP | Major Projects Planner

City Planning & Growth | The City of Red Deer

T: [403-406-8707](tel:403-406-8707)

www.reddeer.ca

Appendix P

Landowner and Mines and Mineral Owner Comments and Consent Forms

The items in Appendix P include the landowner comment forms and supplementary submissions.

Items in Appendix P	
Item 1	Landowner Consent and Comment Form
Item 2	Landowner supplemental submissions – Received December 15, 2022 <ul style="list-style-type: none"> • Hazlett Family Comments • Letter of Support from the Chamber of Commerce • Letter of Support from Red Deer Construction Association • Letter of Support from Adriana Lagrange, MLA Red Deer North • Letter of Support from Jason Stephan, MLA Red Deer South • Letter of Support from Blue Grass Nursery & Garden Centre
Item 3	Landowner supplemental submission – Received March 3, 2023 <ul style="list-style-type: none"> • Letter from the Minister of Transportation and Economic Corridors
Item 4	Email correspondence with CN Rail. Email outline neutral consent and annexation comments
Item 5	Undeliverable Notice of Intent to Annex Land to CN Rail and subsequent emails to ensure the land owner was notified of the annexation and ensure they were consulted.
Item 6	Mines and Mineral Owners Consent and Comment Form



Landowners and Mines and Mineral Rights Owners Consent and Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: Hazlett Farm Ltd. (share holders Geoff + Delaine Hazlett)

Civic Address or Legal Description of your Lands: SW5, NW5, SW8, SE8 of 39-27 W of 4th

- As a property owner affected by The City of Red Deer's annexation application, I am:
 - ☒ In favour of having my property annexed into the city.
 - ☐ Undecided about having my property annexed into the city.
 - ☐ Opposed to having my property annexed
- Your views on The City's proposed annexation are important. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

We are very much in favour of the annexation
and have been working on it for over 10 years.

David Girardin

From: Geoff Hazlett [REDACTED]
Sent: December 15, 2022 2:19 PM
To: David Girardin
Cc: Russ Watson; Greg Hazlett; Tim Hazlett
Subject: [External] The Hazlett Family ("Hazlett Farm Ltd"): A. Public Consultation Comments / B. Landowner Comments re Annexation
Attachments: Landowner Comments - Hazlett Farm Ltd - Geoff Hazlett - Dec 15, 2022.docx; Letters of Support re Annexation.PDF
Importance: High

Good afternoon David.

I hope this email finds you well.

I understand the annexation process is proceeding well.

Please find The Hazlett Family ("Hazlett Farm Ltd") comments and related re: A. Public Consultation Comments / B. Landowner Comments re Annexation, which has been both inserted below and attached for your reference. Also attaching past Letters of Support.

Please confirm receipt of the above.

Thanks David.

Geoff Hazlett
Hazlett Farm Ltd
Hazlett Lake Ventures
The Hazlett Family

A. Public Consultation Comments

- The landowner and 'both' The City of Red Deer and The County of Red Deer support the development of this project. Furthermore, The Red Deer & District Chamber of Commerce, Red Deer Construction Association, the largest business in Linn Valley, are all highly supportive of this project – they even took it upon themselves to submit Letters of Support (attached). Furthermore, it has been made very clear to us that our proposed project very clearly aligns with provincial aspirations (Red Deer MLA Letters of Support attached) and is only one of two Red Deer projects that have been placed on the Premier's "Quick Win List".

B. Landowner Comments re Annexation: The Hazlett Family ("Hazlett Farm Ltd")

It is important that the Tribunal understands:

- Everything should continue to move forward quickly as:

- **There is only one landowner, that being Hazlett Farm Ltd, which is very much in favour of the annexation and has been working on it for over 10 years,**

and ‘both’ The City of Red Deer and The County of Red Deer are supportive of development.

- From what we understand, this is because both municipalities understand that this is the best use of for Red Deer’s **‘only’ undeveloped highway fronting lands.**
- All parties involved clearly understand and agree that from a major regional commercial perspective, not only is this the **‘ideal’ location** due to its ability to meet the requirements for such development, it is also the **only location.**
- In addition, the *subject area’s ability to exceed several of the characteristic requirements*, namely its visibility and access from QE2 will attract the interest of a major destination retailer(s).
- The Subject Area is essentially *the last location available along Red Deer’s QE2 corridor for such a development* and should be considered a priority for economic development and meeting municipal and provincial goals.
- While The City of Red Deer has some commercial land available for development, this commercial land supply consists of small parcels (most are 1% the size of this parcel) spread throughout the city. **Currently, the City of Red Deer does not have a large parcel of land in inventory suited for a large-scale regional commercial development. More importantly, there is no commercial land with direct access to Highway 2 (highway commercial land) to attract big box retailers to Central Alberta.** Without a regional shopping hub like this, with direct highway access and exposure, there are many retailers who will never come to Central Alberta. While Red Deer may be investment ready when it comes to small scale development, this is not the case regarding large scale development. *This proposed development site is critical to ‘round out’ Red Deer’s commercial portfolio and makes it investment ready on multiple fronts, including large-scale highway commercial development.*
- All parties involved are cognizant of the economic benefits that this development will bring. The development of a major regional site in the north of Red Deer will have a positive impact on the environment by reducing the travel time for thousands and thousands of shoppers from north Red Deer, Sylvan Lake, Blackfalds, Lacombe and all the surrounding smaller communities who presently must travel to Southpoint Common and Gasoline Alley in the south for goods and services. Also, this will facilitate the construction of stores that Central Albertan’s are currently commuting to Calgary and Edmonton to visit. *Central Alberta has gone without such a development for too long and is deserving of this development.*
- Based on the requirements of Regional Centre Commercial Development and the City of Red Deer’s existing policies, it is our belief that our project would be a *huge benefit to the City of Red Deer and the Central Alberta region through economic development, job creation, investment attraction, and increased tax base, while also providing balance to the City’s existing retail landscape.* Furthermore, it achieves Red Deer’s ‘preferred land supply’, increased Regional Centre Commercial land supply, and related. Lastly, this development capitalizes on Red Deer’s identified need for Regional Centre Commercial Development identified in **“Red Deer’s 2010 Commercial Market Opportunities Study”.**
- This project checks a lot of economic development boxes in terms of:
 - Putting Albertans back to work (**almost 2000 permanent jobs**, not including construction or induced employment),
 - Attracting investment (**investment range of approx. \$300M**), and

- Making life better for citizens via ongoing municipal/provincial revenues (**\$5.5M/yr in property taxes alone**).
- Annexation should definitely not come as a surprise - to anyone:
 - In fact, The Hazlett Family is surprised the land was not developed regional highway commercial a very long time ago.
 - The City of Red Deer clearly drew its annexation boundary, which included a large section in the NW quadrant including Hazlett Lands, Linn Valley, and way past Linn Valley to the West, approx. **15 years ago**.
 - The City of Red Deer's study ("*Red Deer's 2010 Commercial Market Opportunities Study*") publicly identified a major need for Regional Centre Commercial Development **over 12 years ago!** Since then, the need for Regional Centre Commercial lands has increased further.
 - This project provides balance to the City's existing retail landscape. Furthermore, it achieves Red Deer's 'preferred land supply', increased Regional Centre Commercial land supply, makes it investment ready for large-scale development, and the list goes. This is all public information and has been for a long time.

Background: The Hazlett Family - Good Neighbors

- The Hazlett family takes pride in being good neighbors, something that we have done for a very long time and something that will continue.
- In 1894/5, Paddy Hazlett, an educated widower that came from Ireland with 9 kids aged 4-17, homesteaded the ¼ section directly west of what today is Linn Valley. Starting in the Spring of 1919, Bill Hazlett purchased additional land directly to the north and east of Linn Valley. The only land around Linn Valley that the Hazlett family did not own was to the north where Hgy 11A is located. The Hazlett Family has been farming beside Linn Valley before it became a subdivision.
- Mr. Bill Hazlett, Mr. Linn and Mr. Bell founded The Crossroads School District, and the school was built just east of Hazlett and Linn homesteads.
- Despite impacts on Hazlett farming practices as a result of the subdivision of Linn Valley being developed in the middle of Hazlett-owned lands, the family did not speak out. In fact, the family did the opposite – The Hazlett family decided not to put livestock on lands surrounding Linn Valley. Nor did the family put up hog barns, ag machinery manufacturing, and related. Furthermore, the family did not sell its land to developers that have been knocking on our doors for the last 35 years. The Hazlett family takes its history, relationship, and environmental stewardship (-one of pioneers of direct seeding-) of our lands (and adjacent lands) seriously.
- When it came time to develop lands, The Hazlett family selected a partner that also has strong ties to the City of Red Deer – North American Development Group (NADG), who has been involved in Red Deer's economy for over 25 years.
- The Hazlett family ("Hazlett Farm Ltd") is well known to the community as we have farmed land surrounding Red Deer since the early 1900s, assisted with the creation of Crossroads School, were awarded Farm Family of the Year (The Golden Furrow Award) a couple years back (for community support achievements and still working the land), and recently completed the planning for the new Hazlett Lake residential development in northwest Red Deer.
- **Hazlett-owned lands will be developed in consort with Hazlett family values and continued respect for our neighbors.**

Benefits to adjacent residents are substantial:

- According to the last StatsCan census, the land area of Linn Valley is 0.62 sq km (0.26 sq mi). Red Deer has 103,588 inhabitants within 104.3 sq kms. Linn Valley is 0.002% the current population of Red Deer and 0.005% of its current landmass.
- In talking to The City of Red Deer, they have told us that only typical traffic and noise concerns have been raised by a few residents, which will be appropriately addressed during the MASP/NASP process.
 - Traffic upgrades, based on Traffic Impact Assessments (TIAs), will of course take place. Note: In addition to The City of Red Deer's letter to Alberta Transportation in support of an additional ingress is highly justified in the southbound direction off the 11A ramp/lane, we are in dialog with Alberta Transportation re securing an "Order to Cabinet and moving forward with Traffic Impact Assessments (TIAs) and conducting/providing engineering and design concepts for consideration as it relates to building a safe ingress off the 11A ramp/lane.
 - Our future development will limit noise and visibility of adjacent houses from the QE2 via commercial buildings, proposed separation berm, and a green space.
 - Our development will bring both water and wastewater lines to the boundary of adjacent homes and enable the opportunity for residents to be brought onto city servicing.
- Additional benefits to adjacent residents:
 - Jobs will be created which will subsequently mean local employment opportunities for local residents. This has been the case with Blue Grass Nursery, Sod Farm & Garden Centre, which is currently the largest employer in Linn Valley (and highly supportive of our development), and this trend is likely to increase as per multiple options for employment with our development.
 - This development will also dramatically increase local convenience, amenities, recreation, ... for local residents.
 - Most City of Red Deer lands east of QEII are in the form of industrial lands/parks. If we were to develop our lands as an industrial park, the value of local homes would decrease. It needs to be understood that the fact it will be a shopping centre, the opposite will occur - the value of adjacent resident's home will increase.



**RED DEER & DISTRICT
CHAMBER OF
COMMERCE**

3017 Gaetz Avenue
Red Deer, Alberta
Canada T4N 5Y6

May 18, 2021

To Minister Ric McIver:

On behalf of The Red Deer & District Chamber of Commerce, we are writing to encourage the Province of Alberta to help expedite and facilitate the annexation process between Red Deer County and the City of Red Deer to allow for a region-defining economic development project in Central Alberta.

The project proponent is planning to develop a Major Central Alberta Regional Commercial Centre, which will include a mix of highway commercial, regional commercial, retail and office uses for the region. The Hazlett west lands are a prime location on the North-East intersection of QE2 and 11A. This development and the long-awaited annexation request should be considered a priority for the government as it directly aligns with provincial and local economic development goals.

We understand the project is in the advanced planning stages in conjunction with the experienced development partner, North American Development Group (NADG), an organization that has developed and managed over 200 shopping centres across the continent.

At this stage, future progress on the project requires the lands presently located in the County of Red Deer, be annexed into The City of Red Deer. Doing so opens the potential for an estimated \$300 million in construction - the largest ever single commercial investment in Red Deer's history. This will result in hundreds of construction jobs and an estimated 2,000 full-time jobs following completion; a clear fit with this government's focus on growing the economy, creating jobs and eliminating red tape.

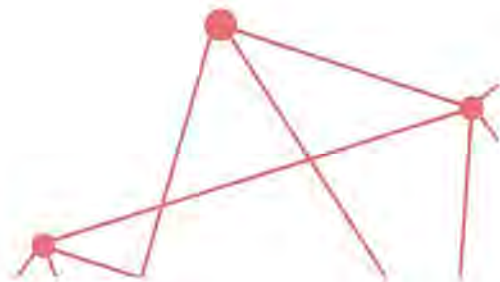
In closing, we reiterate our association's support for this project and wholeheartedly encourage your government to prioritize and expedite the process so we can get Albertan's back to work and rejuvenate our struggling economy.

Respectfully yours,

Rick More
CEO

Reg Warkentin
Policy & Government Relations Manager

Cc. Minister Adriana LaGrange
Minister Doug Schweitzer
Minister Devin Dreeshen
Mayor Tara Veer
Mayor Jim Wood
City of Red Deer Interim City Manager Tara Lodewyk
Red Deer County CAO Curtis Herzberg



April 27, 2021

Red Deer
Construction
Association**Re: Letter of Support to Annex and Expedite Hazlett West Lands for Major Central Alberta Regional Commercial Centre and Related/Subsequent Processes**

To whom it may concern:

The Red Deer Construction Association (RDCA) understands that an opportunity exists to expedite the annexation of Hazlett west lands presently located in the County of Red Deer in the northwest quadrant of the QEII-11A intersection into the City of Red Deer.

We understand that the intent is to develop a Major Central Alberta Regional Commercial Centre, which is envisioned to incorporate a mix of highway commercial, regional commercial, retail and office uses for the region. Hazlett west lands are essentially the last location available along Red Deer's Highway 2 (QEII) corridor for such a development and should be considered a priority for economic development and meeting provincial and municipal goals. In short, what is being proposed exemplifies what the region deserves, and, from an economic development perspective, what is required 'now'; while also providing balance to the region's existing retail landscape.

We are highly supportive of this proposed project, especially during these challenging economic times. Our reasons include, but are not limited to the following:

- Alignment with the Government of Alberta's first priority, that being "Getting Albertans back to work" as the proposed project could provide approximately 2,000 permanent regional jobs, not including additional indirect and induced jobs/employment that would result or workers required for construction. In a robust economy, there are approximately 1 in 15 citizens that are employed in the City of Red Deer.
- Attracting needed investment into the region as well providing significant tax revenues to help the province make life better for Albertans in the areas such as education, health care and supporting our most vulnerable.

The Red Deer Construction Association has existed for 64 years, representing on average 300 construction companies across Central Alberta. We are a resource for owners, contractors, consultants, and suppliers providing construction opportunities, along with being their voice for representing the local industry, working with government to promote economic development.

Again, we are highly supportive of this project and optimistic that the annexation process (and related Major Area Structure and Neighborhood Areas Structure plans) can be expedited to make this trendsetting project a reality.

Yours truly,

Kelly Voyni
RDCA President



LEGISLATIVE ASSEMBLY
ALBERTA

May 18, 2021

To whom it may concern

LETTER OF SUPPORT

Dear Sir/ Ma

Please accept this letter of support for the Hazlett family concerning the annexation of their land in Red Deer County to Red Deer City.

As MLA for Red Deer North, I have met with the Hazlett family, and support the opportunity to expedite the annexation of Hazlett West lands presently located in Red Deer County, in the northwest quadrant of the QEII-11A intersection into the City of Red Deer.

Hazlett West lands are one of the last locations along Highway 2 Red Deer available to be developed into a major corridor for retail and office space. This development should be considered a priority for economic development during these challenging economic times.

I am highly supportive of this proposed project for multiple reasons:

- Getting Albertans back to work, 2000 permanent regional jobs not including workers required for construction.
- Attracting investment as well providing significant tax revenues.
- The project will inject 300 million dollars into our local economy.

It is my sincere hope that the annexation process can be expedited to make this much needed project a reality in the very near future.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Adriana LaGrange', written over a light blue horizontal line.

Adriana LaGrange
MLA for Red Deer North

LEGISLATURE OFFICE:
9820 107 St, 6th Floor
Edmonton, AB T5K 1E7

780.638.3176



CONSTITUENCY OFFICE:
201, 4327 54 Ave
Red Deer, AB T4N 4L9

403.340.3565

LEGISLATIVE ASSEMBLY
ALBERTA

Jason Stephan, MLA
Red Deer-South

To whom it may concern:

I understand that an opportunity exists to expedite the annexation of Hazlett west lands presently located in the County of Red Deer in the northwest quadrant of the QEII-11A intersection into the City of Red Deer.

I understand that the intent is to develop a Major Central Alberta Regional Commercial Centre, which is envisioned to incorporate a mix of highway commercial, regional commercial, retail and office uses for the region. Hazlett west lands are essentially the last location available along Red Deer's Highway 2 (QEII) corridor for such a development and should be considered a priority for economic development and meeting provincial and municipal goals. In short, what is being proposed exemplifies what the region deserves, and, from an economic development perspective, what is required 'now'; while also providing balance to the region's existing retail landscape.

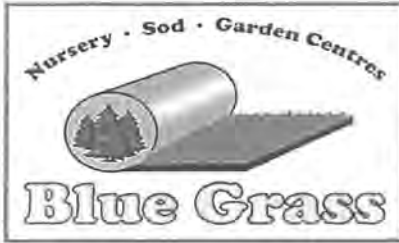
During these challenging economic times, **I am highly supportive of this proposed project for multiple reasons**, including but not limited to:

- Alignment with the Government of Alberta's first priority, that being "Getting Albertans back to work" as the proposed project could provide approximately 2000 permanent regional jobs, not including additional indirect and induced jobs/employment that would result or workers required for construction.
- Attracting needed investment into the region as well providing significant tax revenues to help the province make life better for Albertans in the areas such as education, health care and supporting our most vulnerable.

Again, I am highly supportive of this project and sincerely hope that the annexation process (and related Major Area Structure and Neighborhood Areas Structure plans) can be expedited to make this trendsetting project a reality.

Yours truly,

Jason Stephan
MLA for Red Deer South



Blue Grass Nursery & Garden Centre

A division of **Blue Grass Sod Farms Ltd.**
102, 39026 Range Road 275, Red Deer County, AB T4S 2A9
Tel: (403) 347-7211 • Fax: (403) 309-7701

Re: Letter of Support to Annex and Expedite Hazlett West Lands for Major Central Alberta Regional Commercial Centre and Related/Subsequent Processes

To whom it may concern:

We understand that an opportunity exists to expedite the annexation of Hazlett west lands presently located in the County of Red Deer in the northwest quadrant of the QEII-11A intersection into the City of Red Deer.

We understand that the intent is to develop a Major Central Alberta Regional Commercial Centre, which is envisioned to incorporate a mix of highway commercial, regional commercial, retail and office uses for the region. Hazlett west lands are essentially the last location available along Red Deer's Highway 2 (QEII) corridor for such a development and should be considered a priority for economic development and meeting provincial and municipal goals. In short, what is being proposed exemplifies what the region deserves, and, from an economic development perspective, what is required 'now'; while also providing balance to the region's existing retail landscape.

During these challenging economic times, **we are highly supportive of this proposed project for multiple reasons**, including but not limited to:

- Alignment with the Government of Alberta's first priority, that being "Getting Albertans back to work" as the proposed project could provide approximately 2000 permanent regional jobs, not including additional indirect and induced jobs/employment that would result or workers required for construction.
- Attracting needed investment into the region as well providing significant tax revenues to help the province make life better for Albertans in the areas such as education, health care and supporting our most vulnerable.

Again, we are highly supportive of this project and sincerely hope that the annexation process (and related Major Area Structure and Neighborhood Areas Structure plans) can be expedited to make this trendsetting project a reality.

Yours truly,

ALBERTA
TRANSPORTATION AND ECONOMIC CORRIDORS*Office of the Minister
MLA, Innisfail-Sylvan Lake*

March 7, 2023

AR 92190

Mr. Tim Hazlett
Hazlett Lake Ventures
205 14127-23 Avenue
Edmonton, AB T6R 0G4

Dear Mr. Hazlett:

I appreciated hearing about the Hazlett Lake Ventures project at our meeting. As we discussed, I asked department staff to evaluate your proposal for access into the development area and can now provide a response.

Transportation and Economic Corridors is supportive of the opportunity Hazlett Lake Ventures is looking to bring to the area, as a project of this type would support and enhance economic development for both the local communities, and the province. As such, the department is requesting Hazlett Lake Ventures provide an economic analysis outlining the incremental economic benefits that will directly result from the proposed project having a direct at-grade off-ramp from southbound Highway 2, relative to access from the existing Highway 11A/75 Avenue/Range Road 275 intersection.

In addition, Transportation and Economic Corridors approves Hazlett Lake Ventures initiating a Traffic Impact Assessment as per your initial request. The request for additional information related to the economic analysis and Traffic Impact Assessment stems from the department's need for quantifiable justification to consider a deviation from the existing Order in Council 587/2009, restricting freeways and access locations specific to the designation of Highway 2 as a freeway with high-capacity, high-speed, free-flow roadways void of at-grade accesses.

Upon receipt of the requested information, department staff will initiate a thorough, timely review of any materials provided. In the interim, department staff will continue to work with you to identify possibilities regarding an all-turns access at the existing Highway 11A/75 Avenue/Range Road 275 intersection.

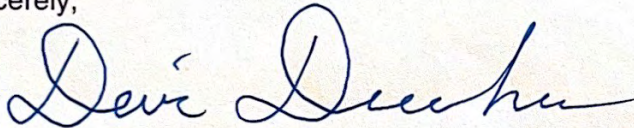
.../2

Mr. Tim Hazlett
Page 2

AR 92190

Please continue to work with Mr. Stuart Richardson, Infrastructure Manager.
Mr. Richardson can be reached toll-free by dialing 310-0000, then 403-340-5209, or at
stuart.richardson@gov.ab.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Devin Dreeshen".

Honourable Devin Dreeshen, ECA
Minister of Transportation and Economic Corridors

cc: Honourable Adriana LaGrange, ECA, MLA for Red Deer-North

Tom Loo, ADM, Construction and Maintenance, Transportation
and Economic Corridors

Stuart Richardson, Infrastructure Manager, Transportation
and Economic Corridors

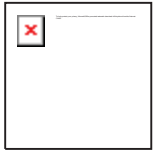
David Girardin

From: [REDACTED]
Sent: November 25, 2022 2:27 PM
To: David Girardin
Cc: [REDACTED]
Subject: [External] RE: Annexation (CID:dc2vql486pxn6\$w3jh)
Attachments: Mailout - Consultation - CN Rail.pdf


Good afternoon David,

Further to our discussion CN is neutral to the proposed annexation as it won't impact CN's Right of Way. Does the annexation impact the property tax? If so, can you provide us with further details.

Thank you,



[What's New at CN](#) | [Quoi de neuf au CN](#)

This e-mail and any attachments contain  confidential information that may be proprietary or privileged. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

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

From: david.girardin@reddeer.ca [<mailto:david.girardin@reddeer.ca>]
Sent: Thursday, November 24, 2022 18:36:32
To: CONTACT
Subject: Annexation

From: David Girardin

E-mail: david.girardin@reddeer.ca

Telephone: 403-318-6957

Company Name: City of Red Deer

City: Red Deer

Province/State: Alberta

Message: Hello, I'm in need of a new contact in your Community Planning and Development Department. It appears that my previous contact is outdated and no longer works for CN Rail. Hello, The City of Red Deer has previously sent the attached form related to our proposed annexation by mail in October. As we have not received any correspondence, I thought I'd try to reach out again by email. CN Rail is one of two landowners in the City of Red Deer's proposed annexation. It would be helpful if you could review the attached information and submit a completed comment sheet. Landowner consultation is extremely important to the annexation process as it allows the City and by extension, the Land and Property Right Tribunal to know whether CN Rail has any concerns with the proposed annexation and whether

CN Rail supports, opposes, or is neutral about the proposed annexation. If CN Rail does not want to submit a comment form, could you kindly let me as it would be helpful for the City to know as we prepare our annexation application? In addition to the comment sheet, I have also attached the Notice of Intent to Annex that was also mailed to CN Rail in February of this year. Additional information about the annexation can be found at www.reddeer.ca/annexation. Lastly, I want you to know that I am available for one-on-one meetings, whether in person, online, or over the phone. I'd be happy to answer any questions you might have about the proposed annexation or the annexation process. Please reach out by email or telephone and I'd be happy to schedule a time for us to meet.

Attachment: Mailout - Consultation - CN Rail.pdf

David Girardin

From: [REDACTED]
Sent: November 28, 2022 2:58 PM
To: David Girardin
Cc: [REDACTED]
Subject: RE: [External] RE: Annexation (CID:dc2vql486pxn6\$w3jh)

Good afternoon David,

As per our property tax group, the impact is nominal and we have no further concerns. Once the annexation is completed, we would ask you to contact our property tax group who I've cc'd on this email thread so we can update our records accordingly.

Thank you,
 Calvin

From: David Girardin <David.Girardin@reddeer.ca>
Sent: Monday, November 28, 2022 1:17 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [External] RE: Annexation (CID:dc2vql486pxn6\$w3jh)

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

AVERTISSEMENT : ce courriel provient d'une source externe au CN : NE CLIQUEZ SUR AUCUN lien ou pièce jointe à moins de reconnaître l'expéditeur et d

Hi Calvin, here is the follow-up information you requested. Sorry for the messy format, but I've copy pasted what I think will be useful for you and the Property Tax Department.

- Designated Industrial Properties are assessed by the provincial government of Alberta. These estimates have been provided to us by the province.
- The estimated assessment is based on the 1700m of rail lands within the proposed annexation area.
- I don't believe there are any improvements that qualify as Machinery and Equipment, but the City does not tax Machinery and Equipment.
- The estimated annual difference (increase) in property taxes for the municipal portion of the property taxes based on the 2022 rates is **\$82.88**. I've included this information as the LPRT can only recommend tax protection over this portion of property taxes.
- The estimated annual difference (increase) in property taxes for the entire property taxes (municipal and provincial fees) based on the 2022 rates is **\$78.49**

Once you've had a change to review, could you please let me know if your previous comments on the proposed annexation remain the same or if they have changed.

Thank you.

Municipal Portion of the Tax Rate			
	CN Rail (1700m) Total Taxable Assessment	2002 Designated Industrial Properties Tax Rate (Municipal Portion only)	Estimated <u>Municipal</u> <u>Portion</u> of the Property Taxes

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



Handwritten signature or initials.



CANADIAN NATIONAL RAILWAY COMPANY
16TH FLOOR, CN TWR, 10004-104 AVE
EDMONTON ALBERTA

To: The Landowners and Mines and Miner Rich

David Girardin

From: CONTACT <contact@cn.ca>
Sent: November 25, 2022 6:12 AM
To: David Girardin
Subject: [External] RE: Annexation (CID:dc2vql486pxn6\$w3jh)

You don't often get email from contact@cn.ca. [Learn why this is important](#)

Good day,

Thank you for contacting the CN Public Inquiry Line.

Your inquiry has been forwarded to our Real Estate Manager for Western Canada, [REDACTED], who will review the situation.

He can also be reached at [REDACTED]

Kind regards,



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

From: david.girardin@reddeer.ca [<mailto:david.girardin@reddeer.ca>]
Sent: Thursday, November 24, 2022 18:36:32
To: CONTACT
Subject: Annexation

From: David Girardin

E-mail: david.girardin@reddeer.ca

Telephone: 403-318-6957

Company Name: City of Red Deer

City: Red Deer

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Attachment: Mailout - Consultation - CN Rail.pdf



Red Deer

CITY PLANNING & GROWTH DEPARTMENT

Landowners and Mines and Mineral Rights Owners Consent and Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name:

108-4446 Alberta Ltd (12-1) Lee Jeffrey J. Hackett

City Address or Legal Description of your Lands:

1. As a property owner affected by The City of Red Deer's annexation application, I am:

- ☒ In favour of having my property annexed into the city.
☐ Undecided about having my property annexed into the city.
☐ Opposed to having my property annexed.

2. Your views on The City's proposed annexation are important. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

NO comments.



Red Deer

CITY PLANNING & GROWTH DEPARTMENT

Landowners and Mines and Mineral Rights Owners Consent and Comment Sheet City of Red Deer Annexation

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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper frame for the party sending the comments will not be accepted.

Name

1284476 Alberta (403) 304-8383

Civic Address or Legal Description of your Lands: _____

1. As a property owner affected by The City of Red Deer's annexation application, I am:

- ☒ In favour of having my property annexed into the city.
- ☐ Undecided about having my property annexed into the city.
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the comments

Appendix Q

Comment Submissions from the Public, Nearby Landowners, and Special Interest Groups



CITY PLANNING & GROWTH DEPARTMENT

**Public Consultation
Comment Sheet
City of Red Deer Annexation**

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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: Mark & Tricia Bateman

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

- 1) Preservation of the pond & surrounding wet lands is important for the multiple species of birds that nest in this area and use this during migration in the spring & fall.
- 2) There is significant land currently zoned for commercial use away from existing residential areas that sits undeveloped. Not seeing a need for commercial development immediately adjacent to a long-standing rural residential area.
- 3) Increased volume of traffic jeopardizes the safety of the many walkers/cyclists on Range Rd 275 as well as those families with young children who face

this road.

- 4) Potential for increased noise & idling vehicles negatively impacting air quality
- 5) Potential negative impact on water quality - for both the wetland/pond and property owners who rely on well water.
- 6) Moved to this area for its rural nature and to be away from commercial buildings
- 7) Increased traffic throughout the subdivision, concerns with more drivers exceeding the 30 km/hr speed zone; increased potential for property damage/theft
- 8) Many lots in Linn Valley drain to the east; therefore drainage a concern

Please Note:

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Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

David Girardin

From: webcontent@reddeer.ca
Sent: December 18, 2022 9:21 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: GERALD A BLAKE



Comments in consideration of the proposed annexation: Spirit Slough - Class V wetland (provincial property) - appears to be a significant staging area for migratory waterfowl (possible federal interest) - the natural capital needs to be protected (biodiversity, wildlife habitat, ecological function, water levels and water quality) - requires a thorough assessment by a well-qualified and INDEPENDENT professional before planning begins - assessment should also evaluate past and on-going effects of agricultural use needs adequate buffer zone to protect from roads, buildings, and other anthropogenic disturbance - habitat losses need to be fully evaluated, and full compensation amount determined, as required by the AB Wetland Policy - compensation needs to be effectively applied to a nearby habitat. (mitigation measures like constructed wetlands do NOT count as compensation!) Spirit Creek drainage - Spirit Creek is an ephemeral watercourse that runs NNWest from Spirit Slough to the Blindman River - remnant riparian vegetation is important to water quality and flow regulation - efficient natural corridor for wildlife movement - inappropriate development on main channel and tributaries will degrade watershed function - there is potential to enhance corridor utility through strategic planning - future development needs to follow Best Management Practices to minimize harmful effects of urban run-off - development plan needs to require periodic review of mitigation measures and specify remedies for failures Highway 2 overpass over CNR -grade separation allows safe passage under Highway 2 (safe for deer AND motorists!) -connects high quality native habitats native woodlands on Blindman escarpment to Hazlet Creek drainage (eastward to Red Deer River) -development should not impair wildlife movement under the highway -any plan should consider using compensation funds to enhance its function Natural waterbody NEast of CNR overpass needs to be evaluated before planning or development - straddles north boundary ~1.2 Hectares surrounded by native vegetation General comments - Unwise to annex and develop such a small property - The lack of a comprehensive area major area structure plan (MASP) can lead to inefficient and inappropriate land uses. - Financial benefits for developers and local municipalities won't necessarily benefit the Central AB region, or serve the public interest. - suggest the City of Red Deer annex the whole Spirit Creek drainage and do a proper MASP before considering any further development west of Highway 2. - It's not too early to review the North of 11 MASP to see if it can't be modified to satisfy the city's perceived need for highway commercial land



THE CITY OF

Red Deer

CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

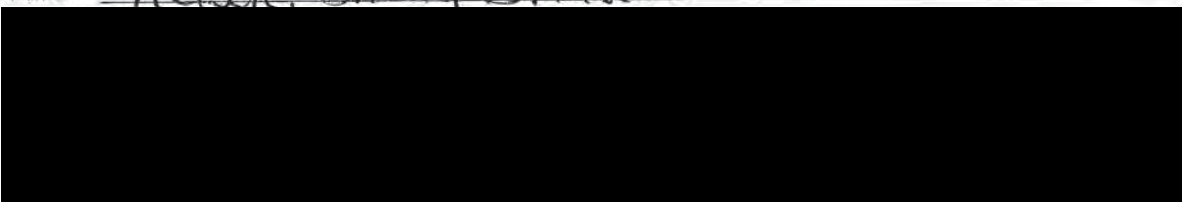
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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name:

Nelson & Shelly Brinson



2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

1. Property Value
2. Extra Traffic
3. Security
4. Exhaust Fumes
5. TAXES
6. Noise
7. Roads
8. Privacy

Shelly Brinson
4/16/22

David Girardin

From: webcontent@reddeer.ca
Sent: November 16, 2022 12:41 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

You don't often get email from webcontent@reddeer.ca. [Learn why this is important](#)

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Katherine & Duncan Brook

Comments in consideration of the proposed annexation: Katherine & Duncan Brook

RD County I Duncan, Katherine Brook are against the Annexation. We have lived in Linn Valley for 25 years & raised our children in the wonderful community. We are against the annexation due to the privacy of our neighborhood. Linn Valley is a quiet, peaceful and remote community. The city of Red Deer has acquired the land on the east side of highway 2 (adjacent to the proposed annexation) and have not yet developed this property as of yet. That should be developed before the west side of highway 2 is developed. Should this proposed development take place the noise level in our community will be overwhelming, coming from the increased traffic flow which comes with any commercial development. As community members of Linn Valley we would like to propose a sound bearer wall be erected to reduce noise & to keep our community safe from transients entering our community from a commercial development. The community of Linn Valley should also be compensated by the city of REd Deer. A suggestion would be a new community hall for our Community association.



CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

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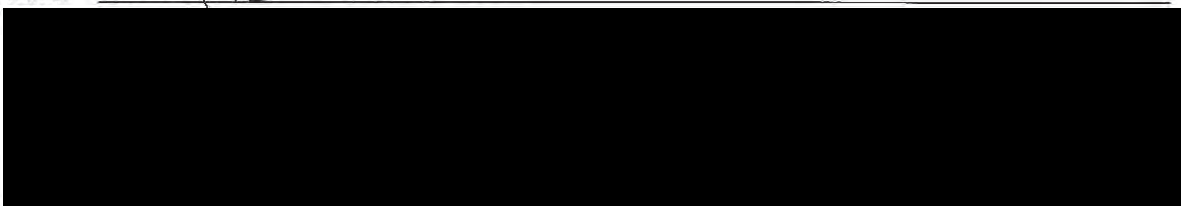
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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name:

Wayne Butler



2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

- ① How does the city justify annexing this land, when the land between Burnt Lake + Queens Industrial has not been fully developed.
- ② How much of Edgar, Burnt Lake + Queens Industrial sits empty.
- ③ Noise pollution in Hinn Valley has increased considerably with the addition of Queens Industrial. How much more will noise pollution

increase for the residents of Linn Valley with this proposed annexation

④ What kind of businesses will be in the proposed commercial development

⑤ How much heavy truck traffic will enter the proposed commercial development

⑥ Is there a plan to upgrade RR 275 to accommodate extra traffic

⑦ How will the proposed development affect the wild life in the area, & the existing wetlands

⑧ How much will this proposed annexation and development affect our property values in Linn Valley.

⑨ Will our taxes be affected

⑩ Would it be easier for Red Deer to buy out Linn Valley & bulldoze it.

Please Note:

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CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

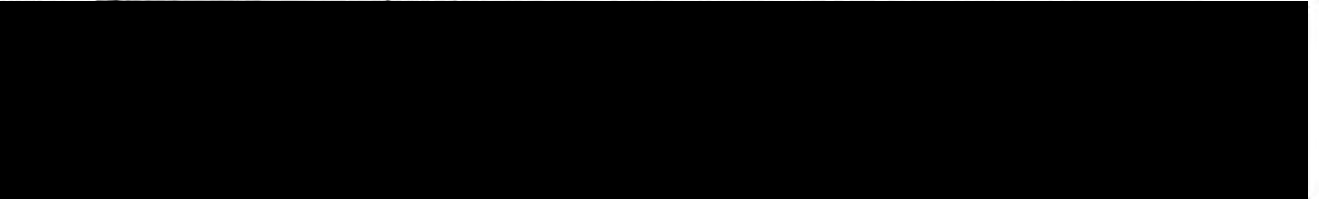
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Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name:

Brent Chantler

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

- The existing entrance into Linn VALLEY is busy enough with Blue GRASS + Residence. This Development would increase traffic by the thousands DAYLEY - how is the Development business/stores etc going to enter the AREA?
- The Development NORTH OF 11A was STARTED and now on hold, houses were sold + land was bought. Now on Red Deer city website it says

- Rising cost & no Developer interest ARE the Reason For the hold.
- IF there is no interest FOR NORTH OF 11A, How can there be interest beside Linn Valley.
 - Red Deer city already has Land proposed FOR Development on 11A - so Develop it BEFORE Linn Valley AREA.
 - Red Deer City electric / Light / Power (ELP) are pricing to move 6" utility Duct Banks all the way FROM Taylor Drive East to Hwy 2A - so is this development FOR 11A ~~off to~~ Really on hold
 - Develop the Areas you have now BEFORE annexing more

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Program Management
Safety Training and Resources
Certified Auditing.

Stephen Davies, CRSP, CHSMSA, NCSO, RSO.



Richard,

Thank you for providing the details for the proposed annexation of the land adjacent to Linn Valley.

Once the land has been annexed and handed over to the developer does the city still maintain control of the surveys and due diligence reports that will be required. Specifically, the wetlands and access off Hwy 11a (The recent incident on the highway 2 over pass.

The main items arising were the many steps and processes to be completed within the process. You had mentioned that the two planning departments at the County and City are in regular contact. I firmly believe that the County has a duty to provide these details to the homeowners within Linn Valley. The councillors confirmed that they have no experience in this process, therefore it would make sense to have the departments issue communications. This may include their involvement in any further issues at any of the other progress stages.

With regards to the annexation process, I think the City of Red Deer should focus on the Linn Valley community and the services it may introduce or upgrade, with the developer and the County.

This would include Linn Valley being include in the capacity of the Water system and sewage. This could be brought into the community and capped, whilst the infrastructure is being implemented for the commercial site. This would allow homeowners to upgrade to soft water and the installation of on-demand water heaters, greatly reducing energy costs.

The project should also include the review of sustainable/ renewable energy initiatives introduced to the business area,

This would also include upgraded power lines, that could be moved underground, rather than tracked through the trees, the tie into the back up system, updates to specific internet provision.

These options would allow Linn Valley homeowners to maintain property values, in line with the potential new home develops across the highway and part of the planned Highway 11a expansion.

Hopefully we can review the plans after the completion of the annexation

Stephen Davies

Hello- my name is Jim de Boon. My wife and I own Klassic Kennels. We have been in operation at this location for 34 years. our facility is directly adjacent to the North east corner of this annexation. My concern is for future Developement with in 500 meters of our kennel facility. If the city permits residential construction within that zone, they will be creating future noise complaints from the new occupants. I would like this NOTED so when and if residential occupation happens. The city alone will bear all the responsibility for any consequences of such Developement

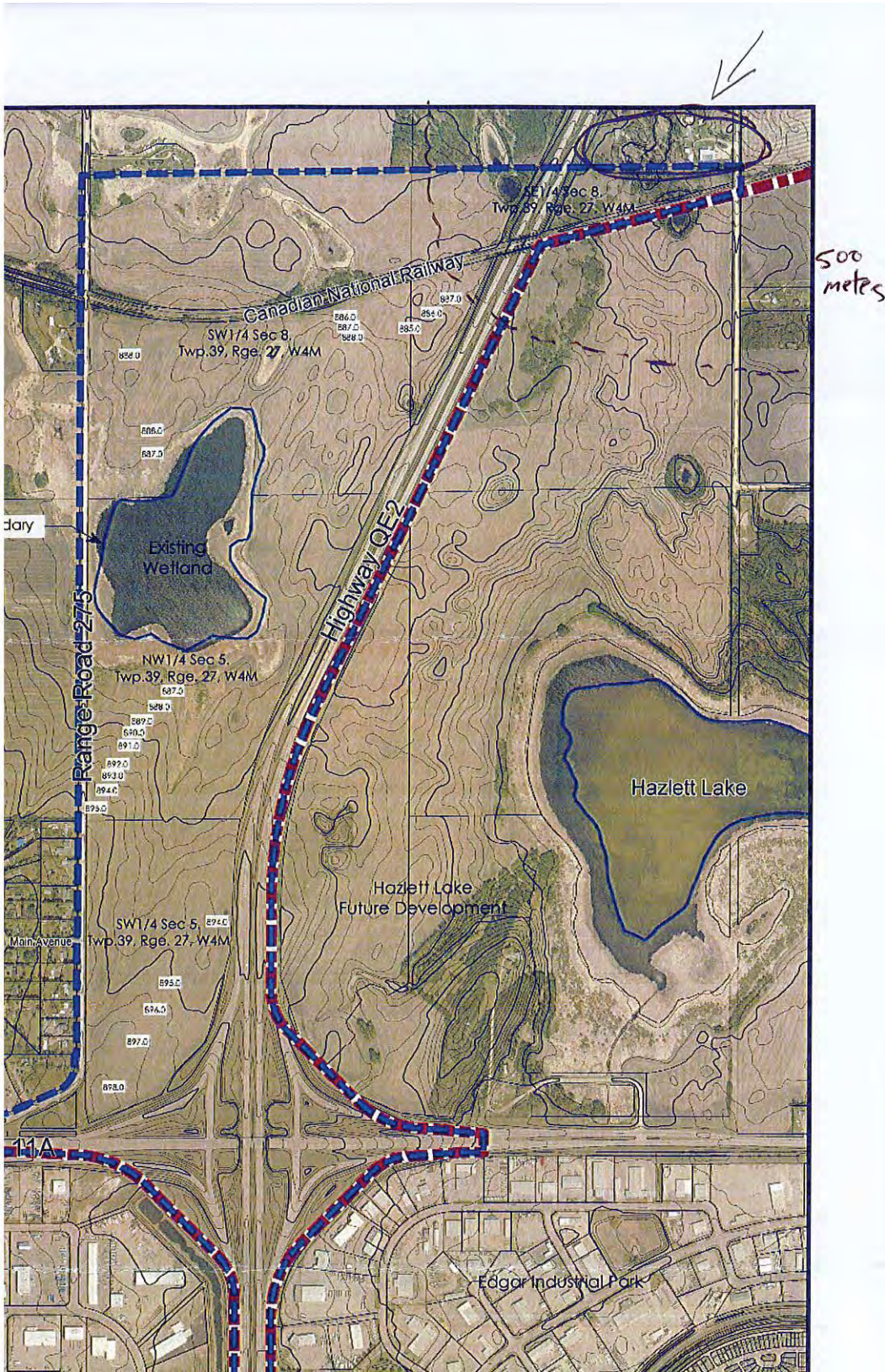
Jim de Boon [REDACTED]

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THE CITY OF

Red Deer

CITY PLANNING & GROWTH DEPARTMENT

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City of Red Deer Annexation**

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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.


Name:

Dan + Lori Doné

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

We have significant concerns about the increased volume of traffic with people accessing services. The current access and intersection on hwy 11A will be extremely busy and potentially backed up for residents in Linn Valley. This will cause daily delays for us as we simply try to exit and enter our own

community. During peak summer hours there is already increased traffic on the service road with the location of the greenhouse. Further developments will mean traffic getting backed up as has happened in other similar proposals. We need to retain our own access and the new development would require their own access to minimize traffic on this residential road. We are also concerned about maintaining the integrity of the existing wetland. The preservation of the wetland is important for the numerous birds, ducks and other species that live here as well.



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Name:

Dan & Lori Dore

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

We are concerned about the increased traffic at the existing light/intersection on Hwy 11A into Linn Valley. Residents in Linn Valley will be significantly impacted by higher volumes. During peak times the wait to exit is already significant. This area is residential; adding a development that is zoned commercial

will ^{negatively} change the character integrity and enjoyment of the area for residents.

They need to build an overpass with direct access alone + leave the existing access for residents.

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Name:

Bridey Edgar

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

I would like to make it known that I am
STRONGLY opposed to the annexation of Hazlett
west lands. The reasons pertaining to this are as
follows:

1. - The city of Red Deer annexed a parcel of land west
of the current Queens bussinos park a number of years
ago from the Edgar Family. The lands were striped of
top soil, and then have remained desolate and undeveloped

I fear not only will that become jeopardized, but things like our water table will be affected, the wild life in the area will lose homes, near by landowners who hunt will no longer be able to do so on their lands.

I urge the city to please reconsider annexation at this time. Our acreage community of Linn Valley does not desire to be in the city.

Sincerely,

Bridget Edgal





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Name: Dave & Elaine Ellis

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

We need a entrance to this Annexation other
then the one thats there now. Hwy entrance would
be great.

What about our water wells. We have exebant water
with the construction that would be happening I don't
think our wells would be any good anymore. I am
100% againt city water coming in.



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Name:

Taylor and Kelly Fairall

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

First off, you have misspelled Linn Valley on your proposed Annexation map, which already raises concerns about the importance you've put on the residents of this area.

We have major concerns around traffic flows, traffic control and congestion at the intersection on Highway 11A. The City of Red Deer does not have a good track record for traffic control (i.e. Edgar Industrial) What is the plan for this? There

(Blue Grass Sod Farm) is often times a high volume of traffic just for the commercial property located in Linn Valley, as it is. One entrance into such a large commercial zone is not sustainable! Will there be entrances/exits off of Highway 2?

Another concern is the properties currently facing Highway 2. Will there be berms, trees, or walls installed to mitigate excess noise, create a more appealing ambience for these residents? We live in the interior but were concerned for our neighbours. We are a wonderful community and look out for one another.

In closing, the residents of Linn Valley Do Not want to become part of the City of Red Deer, this is the reason we moved out here in the first place!

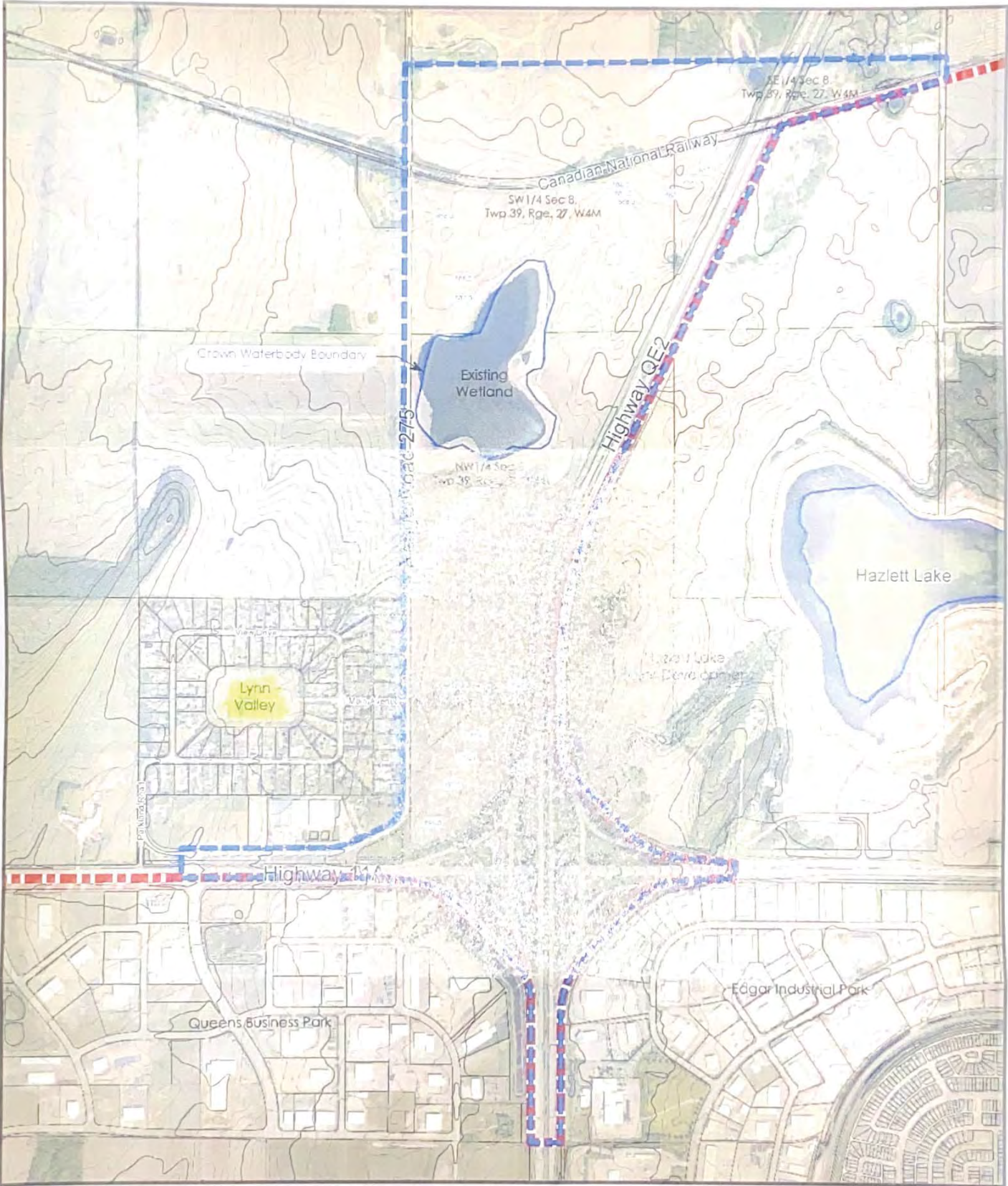
Thank you,
Taylor and Kelly Fairall

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Hazlett West Lands
Revised Annexation Area

- Legend**
- Proposed Annexation Boundary (Area = 216.77 ha)
 - Revised Based on Landowner Comments
 - Existing City Boundary



April 2022
Scale 1:15,000

David Girardin

From: webcontent@reddeer.ca
Sent: November 30, 2022 6:11 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Taylor Fairall

[REDACTED]

Comments in consideration of the proposed annexation: If the City of Red Deer has such a “high need for commercial highway frontage” why have you not considered the Hazlett Lake future development as a commercial area instead? You’ve already annexed that area, why wouldn’t the City of Red Deer utilize that as commercial highway frontage? There may be plans already in place for that area, but if it’s a 17 year land supply then change the plans and put it there.



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Name: Jillian + Dustin Graham

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

We purchased our acreage to be away from the city and do not want commercial development in our front yard. Doing so will dramatically affect our property value, will increase the traffic and dangers that come with that on our already busy road. There is an existing wetland in the proposed annexation area that is home to many birds + wildlife. - Development will poorly affect this wildlife.

The city has other areas they have not yet developed. Including the annexation of land east of Hwy 2. The city should be required to develop this prior to annexing further County land. We do not want taxes to increase or any further urbanization that will result in the loss of rural character in this area, which is the reason we chose to move here.

This annexation is only beneficial to city finances and does not consider the people whom have purchased homes based on their rural living.

We strongly oppose the annexation and will join our fellow neighbors in fighting this.

[Signature]

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David Girardin

From: [REDACTED]
Sent: November 16, 2022 4:27 PM
To: Planning Services
Subject: [External] City of RD Annexation

You don't often get email from gibster7201@gmail.com. [Learn why this is important](#)

I am very opposed to the recent announcement of annexation by the city of Red Deer. Why commercialize the side of the highway with approx 90 FAMILY homes on it? Please use the other side of highway 2.

My name is Deanna Hall (Runge)

[REDACTED]

I am concerned with increased traffic around our neighborhood, noise levels, the use of MORE engine retarder brakes, the removal of 2 areas of wetlands and most of all the safety of our children and pedestrians. People ride bikes, walk dogs, jog and even ride horses on these roads surrounding Linn Valley. Having a commercial annexation will GREATLY decrease everyone's safety and quality of life.

Please rethink this,
Deanna Hall

Chat soon!

Deanna

David Girardin

From: webcontent@reddeer.ca
Sent: December 08, 2022 1:21 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Kiley Helmer

[REDACTED]

Comments in consideration of the proposed annexation: I just recently purchased my home and land in Linn Valley. I worry, with the proposed annexation, that it may bring unfortold concern surrounding the safety of the community with industrialized areas tend to attract more crime and unfamiliar traffic through the community. How can i rest assured that my children are safe from strangers, and that my business equipment is safe from theft with the potential crime this proposed annexation could bring along with it. Currently I feel like I have a safe place to raise my children in a closed safe community. I fear the new changes will detract from that feeling of security. Thank you for your time and consideration in reviewing my feedback

David Girardin

From: webcontent@reddeer.ca
Sent: December 11, 2022 3:31 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Ed Karpuk

Comments in consideration of the proposed annexation: The following comments are based on the intent to maintain native land covers particularly wetlands and wildlife habitats: 1. Is there a Master Drainage Plan for the local watershed which should be specified? This plan should include among other items identification of all the wetlands, drainage corridors and pre-disturbance discharge rates of all streams both permanent and ephemeral that flow northward into the Blindman River. This drainage plan should identify the local sub-watershed which extends beyond the boundary of the current area of annexation being considered. 2. Requirement to have a certified professional namely a Qualified Wetland Science Practitioner to map out and classify every wetland according to the Alberta Wetland Classifications system and to provide a relative wetland value for each according to the Alberta Wetland Policy. 3. Once a proper mapping and assessment of relative wetland values have been completed determine the ownership for each of the wetlands (Crown owned and privately owned) and follow the guidelines in the Alberta Wetland Policy. Make all attempts to first avoid impacts to each wetland, and where not possible minimize impacts to those wetlands and as a last resort replace wetlands again according to the Alberta Wetland Policy. 4. Regarding the local watershed insure any development that takes place does not alter the drainage that flows into the Blindman River. 5. Ensure development plans that avoid contaminants flowing into drainage course, wetlands and ultimately into the Blindman River. Design proper stormwater ponds to capture and contain overflows from the development that would likely contain contaminants like petroleum-based products and excess fertilizers. 6. This development if and when it goes through will sterilize some of the best fertile farmland in the province which is a valuable resource. Please consider maintaining remnants of this farmland for small local gardens and/or creation of new wildlife habitat. Also consider green spaces for recreational purposes like sports fields and paths. 7. Map out the wildlife habitat (e.g., large lake as waterfowl habitat) and attempt to preserve and maintain corridors for safe movement of animals which also be safe to humans using the facilities in the commercial development. 8. Access to the development needs to be improved. Current access from Hwy 11A and 75th Avenue will not efficiently and effectively handle increases in traffic volume to a new development. It will also affect current developments like Blue Sod nurseries and the Linn Valley residential subdivision. Thanks for your attention.
Ed Karpuk, Dec. 11, 2022



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Name:

HOWARD KATHOL

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

I am in favour of the proposal
to annex the designated area as it is
very important for future city growth.

However I have some concerns about
the land annexed by the city in 2009. Very
little development has begun in this area.

Developers seem more interested in County
lands and surrounding towns and cities for

development.

The city has to be competitive with these areas outside the city so developers will consider newly annexed lands.

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Name:

Daniel Lee

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:



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Name:

Bonnie Wagner-Hautey

A. J. AB

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

I do not understand why the city needs to annex the land west of Hwy 2 and north of Hwy 11A. The land east of Highway 2 and north of Hwy 11A to Hwy 2A was annexed previously and has not had anything done to ~~put~~ it to warrant any new annexations, or a need for more land to develop.



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Name: Daniel Lee, Ashley May, Grayson(8) Maddex(6)

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

Our family is strongly opposed to the annexation
and ~~the~~ future development of the Hazlett
Property. ~~That~~ Our acreage is the last house
on the North side of Linn Valley, directly on
Ranger Road 275. We moved out here 9 years
ago to get out of the city and now the
city will be on our front steps. RR 275
is already very busy with speeding traffic →

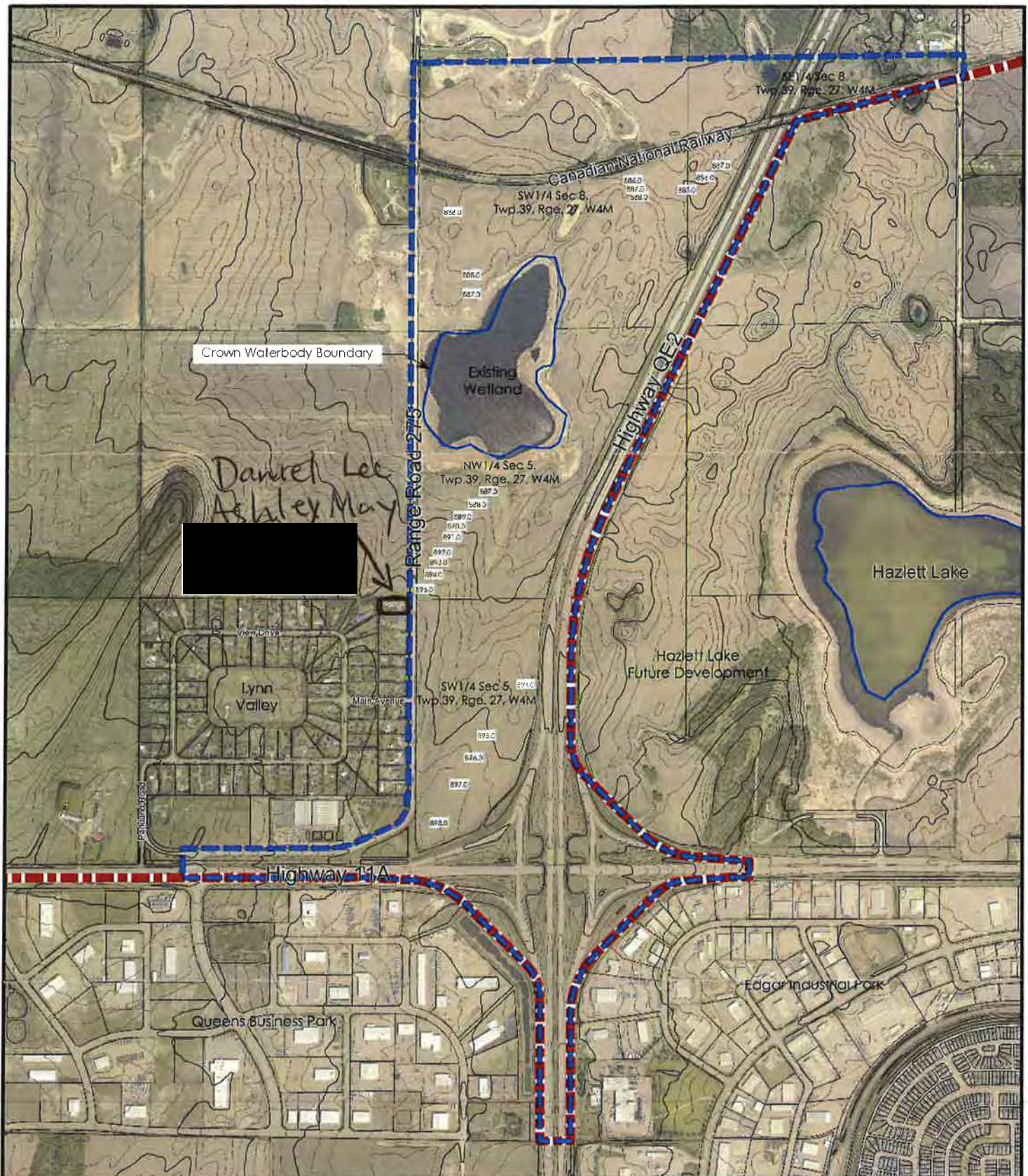
and drunk drivers from the golf course. With this new development comes more unwanted traffic, semi jack brakes all day & night, graders clearing snow and parking lots, invasion of privacy etc and the list goes on. The Hazletts own the land across QE2 around Hazlett Lake which is already within the City of Red Deer Limits and only has 1 residential property (house) on it... likely owned by the Hazletts. I think it is completely unnecessary to annex & develop this piece of land when there is already land across the highway they can use without affecting livelihoods. Our property value will decrease and we will be forced to move. I could go on and on about how my family and neighbors oppose this annexation.

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- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

**Legend**

- Proposed Annexation Boundary (Area = 216.77 ha)
- Revised Based on Landowner Comments
- Existing City Boundary



Hazlett West Lands
Revised Annexation Area

April 2022
Scale 1:15,000

David Girardin

From: webcontent@reddeer.ca
Sent: November 18, 2022 8:31 AM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

You don't often get email from webcontent@reddeer.ca. [Learn why this is important](#)

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Bruce McEwen

[REDACTED]

Comments in consideration of the proposed annexation: I am in support of the proposed annexation. While new development is critical to city growth, uncertainty can be scary for adjacent residents. Thank-you for this opportunity to influence the type of development that will occur. This annexation is an opportunity to generate healthy growth and development for North Red Deer. It will positively support both economic growth and jobs for citizens in North Red Deer. It ties in nicely to the proposed Ring Road and bridge through Chiles industrial, which will support residents in southern Red Deer to travel and shop in North Red Deer. The proposed annexation is an ideal location as it will encourage albertans travelling on highway 2 to stop and spend time in Red Deer. I suggest a retail development such as boutiques, stores (a mall) , fitness, and restaurants would be a fantastic addition to this side of our city. In respect for the community of Lynn Valley, I would prefer not to see an industrial park/development. Instead, development that supports entertainment and lifestyle may be more palatable- increasing the value of our residential properties rather than detracting from them. It would be excellent if the design in annexed development was unique and reflective of a high end quality opportunity for new business.



CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: ELISA MCLELLAN

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

I DISAGREE WITH THE ANNEXATION OF THE PROPERTY
EAST OF LINN VALLEY. THE CITY HAS ANNOUNCED THAT
THEY HAVE HALTED WIDENING OF 11A DUE TO NO INTEREST
IN DEVELOPMENT IN THE AREA. THE CITY HAS AVAILABLE
LAND NORTH OF 11A AND LOCATED EAST OF Q&E2.
I BELIEVE THAT LAND IS BETTER SUITED FOR COMMERCIAL USE.
IT IS LOCATED NORTH OF LIGHT INDUSTRIAL AND SHOULD
BE DEVELOPED FIRST. THE AREA IS BETTER ACCESSED FROM
11A AND Q&E2, THAT LAND IS NOT LOCATED BESIDE A RESIDENTIAL
COMMUNITY.

- THIS DEVELOPMENT WILL BRING UNWANTED TRAFFIC TO OUR COMMUNITY.
- THE INTERSECTION ONTO IIA FROM RR275 & VIEW CRES IS ALREADY BUSY AND LEADS TO VEHICLES DRIVING THROUGH OUR COMMUNITY AND PARKING ALONG THE ROAD SIDE. THIS MAKES THAT INTERSECTION UNSAFE. AND TRAFFIC IN FRONT OF OUR HOME.
- REDDEER ALREADY HAS OTHER LANDS WEST OF TAYLOR DR WITH ACCESS TO THE HIGHWAY IN A COMMERCIAL AREA THAT HAS YET TO BE DEVELOPED AND IS NOT NEXT TO A RESIDENTIAL AREA (NORTH OF LOWES)
- THE ONLY ACCESS TO THIS AREA BY LINN VALLEY IS THROUGH OUR COMMUNITY. I BELIEVE THE LAND NORTH OF IIA SHOULD BE DEVELOPED FIRST BEFORE TAKING ANY MORE LANDS WEST OF QER.

Please Note:

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Name:

Darrell Nordby

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

It is my understanding that plans for development of a shopping center are already in the works so this is not merely an annexation but the first step in a major development.

I have some major concerns above such a development including but not limited to the following:

(over)

Pollution - 1) NOISE - from traffic and day to day operations.
 2) LIGHT - the neighborhood has already been negatively affected by 24 hour lighting in Queen's Park, this new development will be much closer and affect more residences.

Traffic - the neighborhood has already had negative effects from the Queen's Park development (drivers making u-turns and blocking residents w/ increased traffic).

- the neighborhood has only one entrance and egress; the increased traffic will create a great inconvenience for residents as well as create a significant potential safety issue (preventing emergency vehicles from entering or leaving, complicating a potential evacuation in a large scale emergency).

Environmental - there is a substantial wetland on the land. What will be done to preserve or mitigate damage?

- What measures will be taken to maintain drainage from the neighborhood and protect the water table?

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David Girardin

From: webcontent@reddeer.ca
Sent: December 07, 2022 1:51 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: DARRELL NORDBY

[REDACTED]

Comments in consideration of the proposed annexation: Additional comments - There is already land better suited and available for this type of development that can be used before this annexation is needed. There is the large block of land just North of the Lowe's store which is undeveloped and adjacent to Hwy 2. There is a large amount of undeveloped land on the North side of Hwy 11A between Hwys 2 and 2A. And there are also undeveloped lands West of the Burnt Lake industrial area along Hwy 11 and very close to Hwy 2. All of these lands have much better access to developed roadways and have multiple access points versus the lands in question where access is problematic. In addition development of any of these lands, which are adjacent to industrial or existing commercial will have little to no impact on existing residential areas.

David Girardin

From: webcontent@reddeer.ca
Sent: November 16, 2022 12:31 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

You don't often get email from webcontent@reddeer.ca. [Learn why this is important](#)

Hi

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Name: Janice Penney

[REDACTED]

Comments in consideration of the proposed annexation: Have owned a home in Linn Valley for 20 years. Have had some minor issues with crime. This annexation will invite more crime into the neighbourhood. I have invested a lot of time and money into the property and raised a family here. It would be disrespectful to the long standing residents of LV to develop this land. There is also a wetlaad on the property that acts as a groundwater recharge area. We are on a floodplain and we are all on well systems. We drink ground water here and the environmental impacts of devlopment and commercial/retail activites could be dangerous to the residents of linn valley. The area also acts as a migration corridor for wildlife including migratory birds and sensitive amphibians/mammals. Removing the wetland or developing near/ around it will impact the land, water and the animals. We will expect to see a full environmental impact assessment. There is so much land around red deer and so little serenity left. Please do not develop this land. We deserve better. This land should be annexed to a conservation easement if ANYTHING.

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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name:

Jennifer Pasma

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

- Extremely concerned to commercial planning. I do not believe RD requires two gasoline alley developments.
- Residents near gasoline alley have to deal with increased traffic, increased crime and homeless population coming through their property.
- The wetland being disturbed - the view going from wetlands, farm land and rolling hills. To concrete buildings.
- I do not believe Red Deer City requires this development

... it would take away business from gasoline alley currently and other business's on the outskirts of the city.

- Although I do not believe the city will take our concerns seriously, I hope you will reconsider.
- There are hundreds of us in this hamlet and the harm to our peaceful neighbourhood will outweigh some economic OVER development.

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Name: Clint & Lisa Purves

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

1 concern is the road being used in front of my house. Using RR 275 should not be considered.

2 is noise from multiple sources, traffic, people, back up beepers, jake brakes.

3 traffic equals theft and loitering. Safety and security issues.

4 Injurious affection. I have attached my appraisal dated Oct 2, 2022.

5 Construction. We know this is happening. I would like a sound barrier wall during construction. Also a permanent barrier when construction is finished.

6 There is only one access to Hwy 11a. With all the traffic will we have an intersection busier than burnt lake intersection. It is horrible and a complete traffic jam. We will have drivers ripping through Linn Valley.

Note to the city council.

Range Road 275 is the number two problematic road in the county. I have had many incidences ever since we moved in July of 2021. I have had great regret purchasing this house due to the existing traffic and problems. I am not going to live here with a busier road at my doorstep. The plans need to be disclosed to me so I can make life decisions. I do not want to or can afford to lose hundreds of thousands of dollars due to this annexation. Our family will not be able to handle or support any more traffic, theft or break ins. We would like to take a stand against the developer making RR275 an access road to their "commercial development".

The oil companies that I work with have a great respect for residents. I would like to see a sound barrier wall same as the oil companies use. Every time it snows, I don't think we should have to deal with the scraping noises and back up beepers from the equipment all night long. I would like to see a permanent barrier put in place. If the Hamlet of Lynn Valley could keep the existing road with their own entrance and exit similar to College Heights would prevent traffic jams at the Hwy 11a intersection. With traffic jams people will be racing through the middle of Lynn valley to avoid traffic. With the province not willing to have any access from the highway it has become a major problem for us. This is the developer's problem please do not make it the residents of Lynn Valley's problem.

We have completed an appraisal and will continue to do so annually. There has to be some liability to Red Deer City. I am positive that the value of my home will be depleted if we have 3,000-10,000 vehicles ripping past my door daily. Vehicles with loud exhaust, stereos and squealing tires. We own a shop in the Red Deer County and it was broken into 4 times in 2 years when we occupied it. This is now a major concern with security and theft of my family. We chose to live here for the disconnect with the City. My worst nightmare has come true.

Clint and Lisa Purves.

PS. If the Hazletts want to buy my house please let them know it's for sale!

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- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

David Girardin

From: webcontent@reddeer.ca
Sent: December 13, 2022 11:01 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Scott and Louise Reid



Comments in consideration of the proposed annexation: The notes say "The City is deficient in highway fronting commercial land." This is a direct result of poor planning by the city. The city annexed the land east of highway 2 in 2009. According to the area structure plan for that area, it is zoned residential. So the City does not have enough highway fronting commercial, but then didn't zone the land it already annexed in 2009, to use in the way they need. What kind of planning is that? There is currently nothing on the east side of highway 2 leaving it wide open for that type of use. It has not been developed in the 13 years since annexation, so why is this current annexation required? The city also currently has highway frontage land from 19th st to 32 st that is not seeing any development, as well as the whole old Woody's RV area. The area on the east side is also directly north of the existing Edgar industrial area and would not disturb that area. Instead, the City wants to develop a commercial area next to an existing residential area that has been here for 60 years. Common sense would indicate that the commercial development should be on the east side of the highway and if the city needs to annex the proposed land on the west side, it should be zoned residential. This is similar to when the city and railway spent years, and millions of dollars relocating the rail yards out to their current location, building an industrial area around them, and then building Johnstone Crossing in an area that obviously should have been industrial. Then the city had no more industrial land and had to jump across the highway. The city then had all of the highway frontage in the Queens Business park, but developed it as industrial instead of doing commercial next to the highway. We are being told that there will be no highway access allowed to the proposed commercial development, therefore all of the traffic will have to access the area directly adjacent to Linn Valley. We do not feel that the increased noise and congestion are truly being considered in a realistic manner. "The landowner would like to develop a highway fronting commercial power centre." This appears to be a landowner driven request for annexation that is not considering the current residents of the area, and the overall impact a commercial development will have on them. We know that we cannot stop annexation, but based on the undeveloped lands that the city currently has, the slow growth rate, and the type of use being proposed, we do not feel that this annexation is required, or should be allowed at this time.



CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

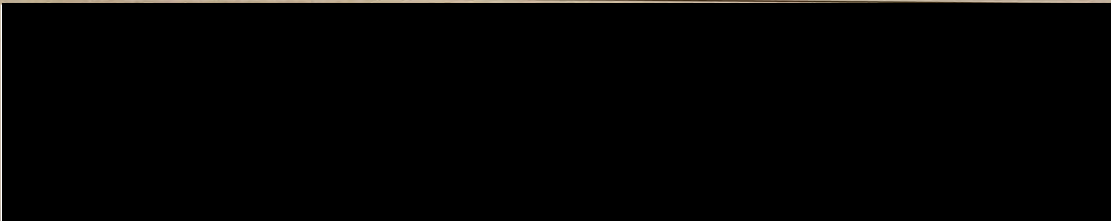
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Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: SEAN ROBERTSON



2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

11 YEARS AGO WE DECIDED TO MOVE TO LINN VALLEY
TO HAVE SINCE INVESTED IN THIS PROPERTY TO BE OUR FOREVER
HOME. LOOKING OUT OUR FRONT WINDOWS, ACROSS THE FIELDS
WATCHING DEER PLAY & THE GESE GET READY FOR THERE
JOURNEY SOUTH IS MUCH MORE PLEASANT THEN BUILDINGS & INDUSTRY
THERE ARE KIDS THAT RIDE THERE BIKES ON 275 & I SUSPECT
THAT WILL BE OVER WITH THE TRAFFIC MULTIPLICATION.
THIS PLAN IS ONLY THOUGHT OUT FOR THE INVESTORS

OBVIOUSLY



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Name:

Barrie Smith

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

I have the following comments regarding the proposed annexation:

- It does not seem that the city of Red Deer has a deficiency of highway fronting land. There seems to be plenty of undeveloped land along the highway.
- This annexation appears to only benefit the land owners (Hazlet brothers) and the developers. I do not believe the the citizens of Red Deer (County & City) will benefit from this. But they will pay for it!

- Has vehicular access been considered? With the railway tracks & the 11A over pass, there does not appear to be anywhere along the highway to add direct access. This would leave this "major commercial development" with one way in & out. With Gasoline Alley just down the road, who would choose to navigate back through the bottle necked, single access that would be required?
- With all the other paused projects around Red Deer, does the City of Red Deer even have the budget to properly develop & service this project?
- The land that's being considered is low & wet. How can it be developed w/out effecting the water table (that we all drink from) or the drainage (that we all rely on to keep our homes dry)?
- It seems very short ~~in~~ sighted to develop this into "major commercial" w/ such a large residential subdivision next door.
- Between noise, light & air pollution, crime & increased traffic, the residents of Lim Valley should expect a noticeable reduction in quality of life & property value.

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David Girardin

From: webcontent@reddeer.ca
Sent: November 10, 2022 3:11 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

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Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Tessa Smith

Comments in consideration of the proposed annexation: Good Day. My name is Tessa Smith and I am a 35 year old mother of two daughters. We purchased a home in Linn Valley in 2021 after living in the City for 15 years on the North end and seeing it greatly affected by the homeless situation. For the past two years we have experienced a lovely but dying culture of community that we worked hard to be able to provide our children. It was and is a dream come true to own a piece of property just off the beaten path for our family. Unfortunately, if the City Annexes the land in question, it will only bring the city's problems to our doorstep once again. It will not matter if my address says Red Deer County; if I look out my window and see the city at my doorstep. Needless to say, this proposed annexation has truly been sad news. We are hoping to raise our family away from the city's ever growing problems and Linn Valley is one of the last affordably attainable pieces of property in Red Deer County to be able to do that while living close enough to the city where we don't have to spend a fortune on commuting costs to work in the City. I know we are just 1 family with 1 set of needs and wants and I hope I can express myself with earnest in the hopes the city will choose otherwise in this proposed annexation of land and let the community of Linn Valley raise the ever-growing amount of children who have moved in in the most recent years to enjoy the community we thought we were buying into. The purpose of the annexation as described is to procure more highway commercial frontage. I ask why when I drive through the city's south end and look West do I see a beautiful Gasoline alley frontage and services provided by the County of Red Deer but look East and see an aging commercial landscape in desperate need of re-vamping. I also look West across the QE2 highway from Linn Valley and see empty land the City has already procured but sits empty. I look to every commercial business in Edgar Industrial facing the Highway as frontage and see empty lots. Are we going to annex this land just to spend money and wait for these lots to empty and go unnoticed until decerped as well? I see more potential in using what the city already has then buying new land when it will greatly affect the 100+ houses and peoples' quality of life who live in them that reside in the Linn Valley community. Please take this as my formal dispute against the proposed annexation of the land in question. I look Forward to hearing from someone. Thank you



David Girardin

City Hall

4914-48 Ave

Red Deer, Ab. T4N 3T4

David:

As you know wetlands are critical to Alberta's Biodiversity and we cannot afford to lose any.

We must protect these areas.

RDRN fully endorses Tony Blake's analysis of this annexation proposal (as per below). Thank you for your consideration in this matter.

- Spirit Slough
 - Class V wetland (provincial property)
 - appears to be a significant staging area for migratory waterfowl (possible federal interest)
 - the natural capital needs to be protected (biodiversity, wildlife habitat, ecological function, water levels and water quality)
 - requires a thorough assessment by a well-qualified and INDEPENDENT professional before planning begins
 - assessment should also evaluate past and on-going effects of agricultural use
 - needs adequate buffer zone to protect from roads, buildings, and other anthropogenic disturbance
 - habitat losses need to be fully evaluated, and full compensation amount determined, as required by the AB Wetland Policy
 - compensation needs to be effectively applied to a nearby habitat. (mitigation measures like constructed wetlands do NOT count as compensation!)
 -
- Spirit Creek drainage
 - Spirit Creek is an ephemeral watercourse runs to the NNW from Spirit Slough to Blindman River

- remnant riparian vegetation is important to water quality and flow regulation
- efficient natural corridor for wildlife movement
- inappropriate development on main channel and tributaries will degrade watershed function
- there is potential to enhance corridor utility through strategic planning
- future development needs to follow Best Management Practices to minimize harmful effects of urban run-off
- development plan needs to require periodic review of mitigation measures and specify remedies for failure
-
- Highway 2 overpass over CNR
 - grade separation allows safe passage under Highway 2 (safe for deer AND motorists!)
 - connects high quality native habitats native woodlands on Blindman escarpment to Hazlet Creek drainage (eastward to Red Deer River)
 - development should not impair wildlife movement under the highway
 - any plan should consider using compensation funds to enhance its function
 -
- Natural waterbody in the extreme N East corner needs to be evaluated before planning or development
 - ~1.2 Hectare's surrounded by native vegetation
 - straddles north boundary
 -
- Unwise to annex and develop such a small property
 - The lack of a comprehensive area major area structure plan (MASP) can lead to inefficient and inappropriate land uses.
 - Financial benefits for developers and local municipalities won't necessarily benefit the Central AB region or serve the public interest.
 - suggest the City of Red Deer annex the whole Spirit Creek drainage and do a proper MASP before considering any further development west of Highway 2.
 - its not to early to review the North of 11 MASP to see if it can't be modified to satisfy the city's perceived need for highway commercial land

Thank you

Rick Tallas RDRN President

David Girardin

From: webcontent@reddeer.ca
Sent: November 30, 2022 4:11 PM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Donna Vassberg

[REDACTED]

Comments in consideration of the proposed annexation: if you look at the amount of land available in queens and burnt lake subdivisions there is absolutely no need to annex in more of red deer county ... you are going to create more traffic problems 11a off ramp already has enough accidents the traffic is already bad enough when blue grass farms has events or even daily sales during the summer so you want to add to that? are you going to upgrade all the roads you cant even maintain roads in red deer... the railroad track on 11a is a disgrace and you cant even maintain that .. snow and maintance in red deer is horrific so your going to also deal with more ??????? i do not think that at this time red deer is able to handle adding to the huge problem you already have the lights at the subdivision are a constant hazzard with people doing u turns to go into queens ... maybe in 10 years when you get things straightened out in town you could deal with adding another area

David Girardin

From: Jamie Vesey [REDACTED]
Sent: November 04, 2022 8:57 AM
To: Planning Services
Subject: [External] Attention David Girardan
Attachments: City of Red Deer Annex..pdf

You don't often get email from jamievesey@yahoo.com. [Learn why this is important](#)

Hey David,

Please see the attached Public Consultation Comment Sheet.

I do not believe the City of Red Deer needs to develop the proposed 216 hectares of land from Red Deer County, at this time. The City of Red Deer already has numerous locations of land that could be developed in the same area, that would cause less disruption to human and animal life and achieve the same commercial development goal. This really an unnecessary annexation. Just because the land owner wants to propose this development doesn't mean that it is in the best interest of the area. Especially when there has already been land already reviewed and accepted for commercial development in the area: The land directly across Hwy2 from Linn Valley, land (already with commercial development) across Hwy 11a extending down to Burnt Lake and land within Edgar Industrial.

Thanks, Jamie



CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name:

Jamie Veseu

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

- I do not support the proposed annexation.
- Linn Valley has a lot of wildlife and proposed annexation area is a huge part of that.
- Putting commercial in the annexation area would bring traffic concerns to the area.

2 Hwy + 11A is already a "troubled" area for traffic
- Most importantly Red Deer doesn't need anymore land to develop on. The City all ready has land available across from Linn Valley along Hwy 2. Along with Edgar having space and in the industrial area across from Linn Valley

on 11A. The City of Red Deer could easily develop other parcels of land all around Linn Valley before it develops this proposed area. It is an unnecessary disruption and development.

Please Note:

- Submissions will appear in the City's Annexation Application to the Land and Property Right Tribunal in the same format that they were received. No personal information will be redacted.
- Anyone who submits materials marked "in confidence" or "confidential" will be contacted by Administration who will explain that materials cannot be submitted "in confidence" or "confidentially" as all material submitted must form part of the public record. The submitter will be given the option to withdraw their submission, submit a revised submission prior to the deadline or have their original submission included in the Agenda with the notation that the submission is not "confidential".
- Unsigned or anonymous letters or emails that do not provide a legible legal name will not be accepted.
- Administration may withhold a public submission if, after consulting legal counsel, they conclude the submission contains hate speech, discriminatory language, or defamatory language. Administration shall attempt to contact the party making a submission that is being withheld under this section and advise them that the submission is being withheld and that if the party wants to make submissions that they, or their delegate, will be given the option to submit a revised submission prior to the deadline.

Comment sheets may be submitted using the following options:

- Email: planning@reddeer.ca
- Mail: Attn David Girardin, City Planning & Growth, Box 5008, Red Deer, AB T4N 3T4
- Drop off at City Hall: Attn David Girardin, City Planning & Growth, 4914-48 Ave, Red Deer, AB

David Girardin

From: webcontent@reddeer.ca
Sent: November 19, 2022 9:21 AM
To: Planning Services
Subject: TERMINALFOUR form submission - Annexation

You don't often get email from webcontent@reddeer.ca. [Learn why this is important](#)

Hi

Below are the results of the submission of the form Annexation via TERMINALFOUR.
If you feel you have received this in error [please contact your TERMINALFOUR Administrator](#).

Name: Sheri Wall

[REDACTED]

Comments in consideration of the proposed annexation: - would affect all the wildlife in the area from birds to the local moose that we have and deer. - traffic is definitely a concern as it would bring more traffic to the area and we already see alot from the bluegrass nursery. - also worried about more theft if the area with be so close to commercial land - what effect is it going to have on our water table? Our Taxes ? There is many empty buildings that are in queens that should be utilized first. Also what about the proposed land on hwy 11A east of here. I am against the annexation of the land. These are my concerns. Sheri Wall



CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name: DARCY WANDLER

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

Linn Valley is a bedroom community for Red Deer. We have a population of approximately 400 people. 60% of the residents have resided here for 20 plus years. We enjoy the quiet country life, wildlife running through the yards, nightly walks around the Valley with the neighbors and the low crime rate.

We have one entrance in and one exit out of the Valley. Our infrastructure is having trouble with the increased seasonal traffic caused by Blue Grass Sod Farm and Spirit Creek Golf Course with no feasible solution to the problem. We can not handle much more.

Municipalities have always been strongly discouraged from mixing residential and industrial for good reasons. It does not end well.

Incurable traffic problems, noise, pollution, crime, endangerment to human life, lower property values, destruction of community life as we know it, not to mention disappearance of natural wetlands for the wildlife.

The city has more than enough unused industrial land and empty industrial buildings already:

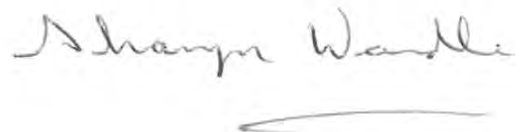
Edgar Industrial Park, Queens Industrial Park, 11A to Gaetz Ave, Burnt Lake Industrial, West of Taylor Drive and QE2, North of Lowes (Taylor and QE2)

Need we go on?

Use what you have instead of destroying our beloved community.

The City of Red Deer has a 99% strong disapproval rating on this annexation.

THIS IS OUR HOMES YOU ARE PLAYING WITH.





CITY PLANNING & GROWTH DEPARTMENT

Public Consultation Comment Sheet City of Red Deer Annexation

We invite you to provide feedback regarding the City of Red Deer's proposed annexation. Your comments are important to us.

Collection & Release of Your Information: The City is collecting your information and comments to be included in a report submitted in an Annexation Application to the Land and Property Right Tribunal (LPRT) that will form part of the public record. Personal information will not be redacted. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and the protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of City Planning & Growth at The City of Red Deer, 4914- 48 Ave, Red Deer, AB 403-304-8383.

Please provide comments by 4:30 PM, Wednesday, November 16, 2022

Contact Information (please print) Unsigned or anonymous letters or emails that do not provide a proper name for the party sending the comments will not be accepted.

Name:

RANDY WOLKOWSKI

2. Do you have comments that you would like to provide in consideration of the proposed annexation? If yes, please provide them below:

- 1) IS THE QUALITY AND QUANTITY OF WATER FROM MY WELL GOING TO BE AFFECTED? IF SO, WHAT IS THE CITY GOING TO DO?
- 2) WILL ACCESS TO THE ANNEXED LAND BE PAST LINN VALLEY?
- 3) DEPENDING ON HOW THE LAND IS DEVELOPED, WILL SOUND BARRIERS BE PUT IN PLACE?

Appendix R

Notices to and Responses from Affected Authorities

Items in Appendix R	
Item 1	Letter mailed or emailed to all Affected Authorities
Item 2	Letter from the Minister of Municipal Affairs
Item 3	Letter from the Minister of Transportation
Item 4	Email from Alberta Transportation Infrastructure Manager
Item 5	Letter from the Land and Property Right Tribunal Case Manager
Item 6	Email from Telus



February 25, 2022

Authority Name

Address

Address

ATTN: Authority Name

RE: Notice of Intent to Annex Land, City of Red Deer Annexation Application

On behalf of the City of Red Deer, I wish to submit to the Minister of Municipal Affairs the City of Red Deer's Notice of Intent to Annex Land from Red Deer County. On February 14, 2022, Red Deer City Council authorized City Administration to proceed with a Notice of Annexation Application to annex approximately 137 hectares of land north of Queen's Industrial Park and west of the Queen Elizabeth II Highway. The purpose of this letter is to fulfill the requirement of section 116(1) of the *Municipal Government Act*, which indicates that authorities having jurisdiction to operate or provide services in the initiating municipal authority or in any of the municipal authorities from which the land is to be annexed must be provided written notification of the proposed annexation. The City will now undertake the process outlined in the attached Notice of Intent to Annex Land.

The City of Red Deer is pursuing this small annexation of land in order to address an immediate need for highway fronting commercial lands. Further rationale is provided within the Notice of Intent to Annex Land. For more information on the progress of negotiations please visit www.reddeer.ca/annexation, where you will also find instructions on how to comment on the proposed annexation if desired.

If you have any further questions regarding the proposed annexation please contact David Girardin, Major Projects Planner, at the City of Red Deer by telephone at 403-406-8707 or by email at david.girardin@reddeer.ca.

Thank you for your consideration in this matter.

Sincerely,

David Girardin,
Major Project Planner
City Planning & Growth | The City of Red Deer

Item 2: Letter from the Minister of Municipal Affairs



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Calgary-Hays*

AR108285

March 21, 2022

His Worship Ken Johnston
Mayor
City of Red Deer
PO Box 5008
Red Deer AB T4N 3T4

Dear Mayor Johnston:

Thank you for the letter of February 25, 2022, advising that the City of Red Deer is initiating the annexation of land from Red Deer County.

The Land and Property Rights Tribunal is responsible for dealing with annexations, and I have confirmed it has received your notice. I wish you well with the development of your annexation report and completion of the required negotiation and public consultation processes. After the report is finalized and submitted, the Land and Property Rights Tribunal will review it and make a recommendation on the proposed annexation.

Should you have questions about the annexation process or require assistance, please contact Rick Duncan, Case Manager, at 780-422-8652, or richard.duncan@gov.ab.ca.

Thank you for writing to inform me of the annexation.

Sincerely,

A handwritten signature in black ink, appearing to read "Ric McIver".

Ric McIver
Minister

cc: Mayor James Wood, Red Deer County
David Girardin, Major Project Planner, City of Red Deer

Item 3: Letter from the Minister of Transportation



March 17, 2022

AR 89159

Mr. David Girardin
Major Project Planner
City of Red Deer
4914 - 48 Avenue
Red Deer, AB T4N 3T4

Dear Mr. Girardin:

Thank you for your February 25, 2022 letter regarding the City of Red Deer's notice of intent to annex land.

Alberta Transportation is supportive of responsible growth and development across Alberta. I am pleased to confirm the department has no objections to the City of Red Deer's proposed annexation.

In the spirit of transparency and to ensure clarity for all parties, I offer the following. Highway 2 and Highway 11A within the annexation area shall remain under the jurisdiction of Alberta Transportation as provincial highways. The Highway 2 and Highway 11A interchange ramps shall also remain under the jurisdiction of Alberta Transportation as a provincial highway. Finally, no direct access to or from Highway 2 will be permitted, meaning access to the annexed land area will only be available from the Highway 11A and 75 Avenue intersection.

If you require additional information or have any questions, please contact Mr. Stuart Richardson, Infrastructure Manager. Mr. Richardson can be reached at 403-340-5209, or at stuart.richardson@gov.ab.ca.

Thank you for taking the time to write.

Sincerely,

Rajan Sawhney
Minister of Transportation

cc: Stuart Richardson, Infrastructure Manager, Alberta Transportation

Item 4: Email from Alberta Transportation Infrastructure Manager

David Girardin

From: Stuart Richardson <Stuart.Richardson@gov.ab.ca>
Sent: December 07, 2022 4:25 PM
To: David Girardin
Subject: RE: [External] RE: City of Red Deer Annexation

Thanks,

Yes the letter covers the important Highway access concerns. Access would only be available from the Hwy 11A and 75 ave intersection, with nothing granted from Highway 2 or the interchange ramps.

I have nothing else to add.

Thanks,

Stuart Richardson

Tel 403-340-5209
Cell 403-318-4927
stuart.richardson@gov.ab.ca

Classification: Protected A

From: David Girardin <David.Girardin@reddeer.ca>
Sent: Wednesday, December 07, 2022 4:20 PM
To: Stuart Richardson <Stuart.Richardson@gov.ab.ca>
Subject: RE: [External] RE: City of Red Deer Annexation

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Thanks for getting back to me Stuart.

I've attached a map of the area to refresh your memory. I've also attached the letter we received from the former minister. I assume the letter covers the most important issues, but I wanted to ensure that I've done my due diligence with respect to the [ANNEXATION BULLETIN NO. 2 – 2008](#). Were there any other positions/issues that we should be addressing when we put our application together in the new year?

If you would like to review the Notice of Intent that was provided to all authorities, including Alberta Transportation, it is on our project webpage at www.reddeer.ca/annexaiton.

Let me know if you need more information or clarity on anything.

David Girardin RPP, MCIP | Major Projects Planner

City Planning & Growth | The City of Red Deer

T: [403-406-8707](tel:403-406-8707)

www.reddeer.ca



2nd Floor, Summerside Business Centre
1229 – 91 ST SW
Edmonton, AB T6X 1E9

Tel (780) 427-2444
Email lprt.appeals@gov.ab.ca
Website www.lprt.alberta.ca

NOTICE OF ACKNOWLEDGEMENT

Our File: AN22/REDD/C-001

March 14, 2022

Tara Lodewyk
City Manager
City of Red Deer
PO Box 5008
Red Deer AB T4N 3T4

Curtis Herzberg
County Manager
Red Deer County
38106 Range Road 275
Red Deer County AB T4S 2L9

Re: Notice of Intent to Annex Acknowledgement – City of Red Deer

This is to confirm the Land and Property Rights Tribunal (LPRT), formerly known as the Municipal Government Board (MGB), has received a notice of intent from the City of Red Deer (City) to annex land from Red Deer County (County).

Information the City may find useful as it develops its annexation application can be found here: <https://www.alberta.ca/annexation-board-orders.aspx>. The bulletins explain the annexation process, identify assessment and taxation provision considerations, and discusses issues related to annexations that cross a primary highway. The LPRT Annexation Principles list the areas that have been used in the past to evaluate annexation requests. The Annexation Application Checklist specifies the information that should be included as part of an application submitted to the LPRT. In order to avoid a delay in the processing of your eventual annexation request, please ensure your application contains the information identified by the Application Checklist and addresses all 15 of the LPRT Annexation Principles.

If you require any additional information about the annexation application requirements, please feel free to contact me. My direct line is (780) 422-8652, or you can contact me by e-mail at richard.duncan@gov.ab.ca.

Yours truly,

Rich Duncan
Rick Duncan
Case Manager

David Girardin

From: Lisa Mendonsa <Lisa.Mendonsa@telus.com> on behalf of circulations <circulations@telus.com>
Sent: February 28, 2022 1:25 PM
To: Genevieve Davis
Subject: [External] TELUS Reply: Notice of Intent to Annex Land - City of Red Deer

Good afternoon,

TELUS Communications Inc. has no objections to the above circulation.

Thank you,

Lisa Mendonsa
Real Estate Specialist | TELUS Rights of Way
Customer Network Implementation
18811 107 Avenue NW, Edmonton, AB T5S 2L9
circulations@telus.com



[Facebook](#) [Instagram](#) [Twitter](#) [LinkedIn](#) [YouTube](#)

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to rightofwayAB@telus.com

From: Genevieve Davis [mailto:Genevieve.Davis@reddeer.ca]
Sent: Friday, February 25, 2022 1:10 PM
To: circulations <circulations@telus.com>
Subject: Notice of Intent to Annex Land - City of Red Deer

ATTENTION: This email originated from outside of TELUS. Use caution when clicking links or opening attachments. | Ce courriel provient de l'extérieur de TELUS. Soyez prudent lorsque vous cliquez sur des liens ou ouvrez des pièces jointes.

Good afternoon,

Please see attached notification from the City of Red Deer.

Sincerely,
Gemma

Gemma Davis
Planner | City Planning & Growth
The City of Red Deer
P: 403.406.8703 E: genevieve.davis@reddeer.ca

Appendix S

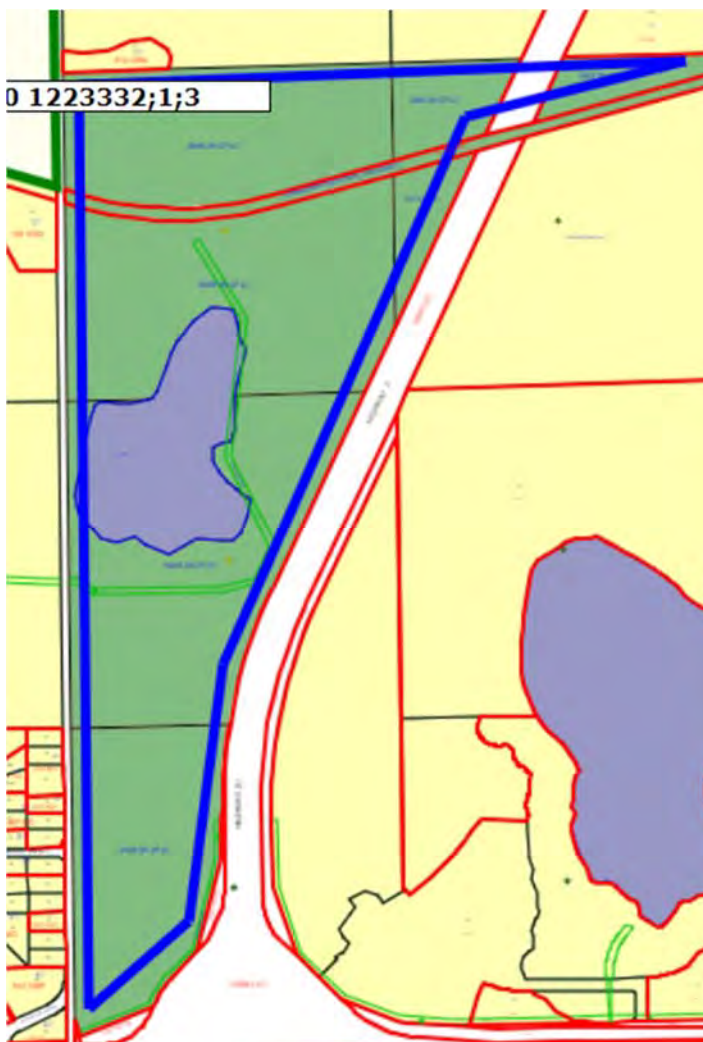
Land Title Certificates

March 15, 2023 – Title Searches

6 titles (3 surface, 3 M & M) in first area

Title Number	Type	LINC Number	Short Legal	Rights
182185215	Current Title	0021687538	4;27;39;8;SW	Mineral
182185215002	Current Title	0025012949	4;27;39;5;NW	Mineral
182185215003	Current Title	0021686993	4;27;39;8;SW	Mineral
202025268005	Current Title	0038561420 (more)	4;27;39;5;NW	Surface
792279956	Current Title	0018690982	2712AK;RLY;39	Surface
7F213	Current Title	0021686134 (more)	4;27;39;8;SW	Surface

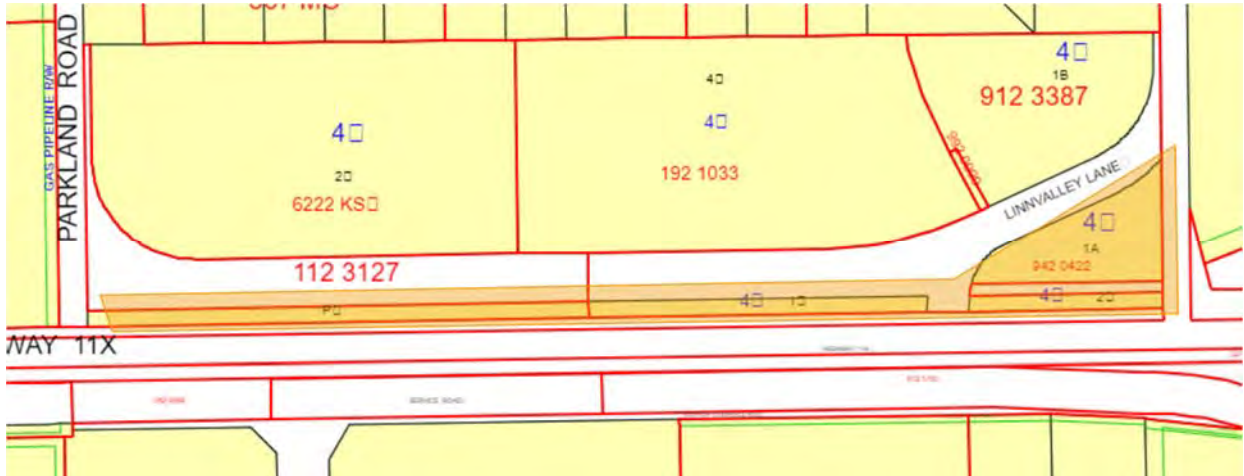
< Previous Next >



4 titles in second area

4 Result(s) Found - 0 Selected

Title Number	Type	LINC Number	Short Legal	Rights
912322043004	Current Title	0020638300	6222KS;4;P	Surface
952014259	Current Title	0026161372	9123387;4;1	Surface
952014260	Current Title	0026161380	9123387;4;2	Surface
952016738	Current Title	0025909508	9123387;4;1A	Surface
< Previous Next >				





LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0021 686 134	4;27;39;8;SW	7F213
0021 686 142	4;27;39;8;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 27 TOWNSHIP 39

SECTION 8

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:

A) 2.48 HECTARES (6.14 ACRES) MORE OR LESS, TAKEN FOR RIGHT OF WAY OF THE CANADIAN NORTHERN WESTERN RAILWAY COMPANY AS SHOWN ON RAILWAY PLAN 2712AK.

B) 0.591 HECTARES (1.46 ACRES) MORE OR LESS, FOR ROAD, AS SHOWN ON ROAD PLAN 2058LZ.

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 27 TOWNSHIP 39

SECTION 8

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT: (A) 2.52 HECTARES (6.22 ACRES) MORE OR LESS

TAKEN FOR RIGHT OF WAY OF THE CANADIAN NORTHERN WESTERN RAILWAY COMPANY AS SHOWN ON RAILWAY PLAN 2712AK

(B) 7.30 HECTARES (18.03 ACRES) MORE OR LESS FOR ROAD, AS SHOWN ON ROAD PLAN 2058LZ

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY / CITY OF RED DEER

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
7F213	17/07/1965		\$30,000	8020L

OWNERS

HAZLETT FARM LTD.

(CONTINUED)

OF BOX 384
RED DEER
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
972 231 304	06/08/1997	CAVEAT RE : LEASE , ETC. CAVEATOR - ROGERS CANTEL INC. ONE, MOUNT PLEASANT ROAD TORONTO ONTARIO M4Y2Y5 AGENT - LAUREEN HUTTON
972 310 732	09/10/1997	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AFFECTED LAND: 4;27;39;8;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 002354528) (DATA UPDATED BY: CHANGE OF NAME 042526786)
042 006 245	06/01/2004	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - MARK HAMEISTER AFFECTED LAND: 4;27;39;8;SE (DATA UPDATED BY: CHANGE OF NAME 042504115)
052 020 773	17/01/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - BONA VISTA PETROLEUM LTD. P.O. BOX 22192, BANKER'S HALL CALGARY ALBERTA T2P4H5 AGENT - PIONEER LAND SERVICES LTD. AFFECTED LAND: 4;27;39;8;SW
052 202 389	25/05/2005	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - BONA VISTA PETROLEUM LTD. P.O. BOX 22192, BANKER'S HALL

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

7F213

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY
ALBERTA T2P4H5
AGENT - PIONEER LAND SERVICES LTD.
AFFECTED LAND: 4;27;39;8;SW

TOTAL INSTRUMENTS: 005

PENDING REGISTRATION QUEUE

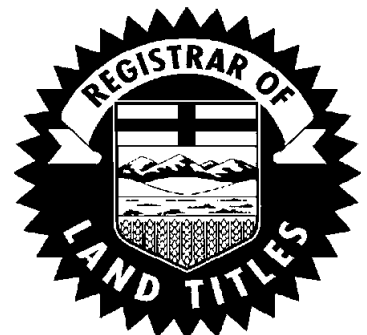
DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E000H6Z	16/01/2023	ALBERTA INFRASTRUCTURE 780-499-4843 CUSTOMER FILE NUMBER: EMILY BRABANT - HAZLETT	
001		NOTICE OF INTENTION TO EXPROPRIATE	0021 686 134 0021 686 142
E000JEZ	01/02/2023	BONAVISTA ENERGY CORPORATION 4036488691 CUSTOMER FILE NUMBER: SCA NORTH BPL TO HWN 18TC	
005		TRANSFER OF INSTRUMENT	#7F213
E000JFC	01/02/2023	BONAVISTA ENERGY CORPORATION 4036488691 CUSTOMER FILE NUMBER: SCA NORTH BPL TO HWN 19TC	
006		TRANSFER OF INSTRUMENT	#7F213

TOTAL PENDING REGISTRATIONS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,
2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0038 561 420	4;27;39;5;NW	202 025 268 +5
0038 561 438	4;27;39;5;SW	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 27 TOWNSHIP 39

SECTION 5

ALL THAT PORTION OF THE NORTH WEST QUARTER

NOT COVERED BY ANY OF THE WATERS OF A CERTAIN SURVEYED LAKE

AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP

SIGNED AT OTTAWA ON 27 JUNE, 1893

CONTAINING 49.4 HECTARES (122 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 2058LZ	ROAD	8.06	19.92	
B) PLAN 1324012	ROAD	1.998	4.937	
C) PLAN 2020258	SUBDIVISION	11.59	28.64	

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 27 TOWNSHIP 39

SECTION 5

QUARTER SOUTH WEST

AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP

SIGNED AT OTTAWA ON 27 JUNE, 1893

CONTAINING 65.6 HECTARES (162 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 3564JY	ROAD	0.741	1.83	
B) PLAN 2058LZ	ROAD	16.80	41.38	
C) PLAN 1324012	ROAD	3.358	8.30	
D) PLAN 2020258	SUBDIVISION	20.50	50.66	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 202 025 229 +1

REGISTRATION	DATE (DMY)	DOCUMENT	REGISTERED OWNER(S) TYPE	VALUE	CONSIDERATION
--------------	------------	----------	--------------------------	-------	---------------

202 025 268 31/01/2020 SUBDIVISION PLAN

OWNERS

HAZLETT FARM LTD.
OF 411 6 MICHENER BOULEVARD
RED DEER
ALBERTA T4P 0K5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

042 054 709 04/02/2004 CAVEAT
RE : SURFACE LEASE UNDER 20 ACRES
CAVEATOR - BONAVISTA PETROLEUM LTD.
P.O. BOX 22192, BANKERS HALL POSTAL OUTLET
CALGARY
ALBERTA T2P4H5
AFFECTED LAND: 4;27;39;5;NW
(DATA UPDATED BY: TRANSFER OF CAVEAT
042145941)

042 375 364 02/09/2004 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - BONAVISTA PETROLEUM LTD.
P.O. BOX 22192, BANKER'S HALL
CALGARY
ALBERTA T2P4H5
AGENT - PIONEER LAND SERVICES LTD.
AFFECTED LAND: 4;27;39;5;NW

052 202 389 25/05/2005 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - BONAVISTA PETROLEUM LTD.
P.O. BOX 22192, BANKER'S HALL
CALGARY
ALBERTA T2P4H5
AGENT - PIONEER LAND SERVICES LTD.
AFFECTED LAND: 4;27;39;5;NW

132 350 611 29/10/2013 CAVEAT
RE : PURCHASERS INTEREST
CAVEATOR - NORTH AMERICAN ACQUISITION (ALBERTA)
CORP.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

202 025 268 +5

NUMBER	DATE (D/M/Y)	PARTICULARS
		#2500, 10303 JASPER AVENUE EDMONTON ALBERTA T5J3N6 AGENT - JOHN S LITTLE
182 183 084	31/07/2018	UTILITY RIGHT OF WAY GRANTEE - SYLVAN LAKE REGIONAL WASTEWATER COMMISSION. AFFECTED LAND: 4;27;39;5;SW
182 238 313	25/09/2018	UTILITY RIGHT OF WAY GRANTEE - SYLVAN LAKE REGIONAL WASTEWATER COMMISSION. AFFECTED LAND: 4;27;39;5;SW
202 025 222	31/01/2020	CAVEAT RE : ROADWAY CAVEATOR - RED DEER COUNTY. 38106 RANGE ROAD 275 RED DEER COUNTY ALBERTA T4S2L9
202 025 279	31/01/2020	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CITY OF RED DEER. C/O P.O. BOX 5008, RED DEER ALBERTA T4N3T4
212 192 674	08/09/2021	DISCHARGE OF UTILITY RIGHT OF WAY 182183084 PARTIAL EXCEPT AS TO PLAN 2122048, AREA A
212 192 675	08/09/2021	DISCHARGE OF UTILITY RIGHT OF WAY 182238313 PARTIAL EXCEPT AS TO PLAN 2122048, AREA B
TOTAL INSTRUMENTS: 010		

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E000H6Z	16/01/2023	ALBERTA INFRASTRUCTURE 780-499-4843 CUSTOMER FILE NUMBER: EMILY BRABANT - HAZLETT	
001		NOTICE OF INTENTION TO EXPROPRIATE	0038 561 420

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 4

202 025 268 +5

LAND ID

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E000JCT	01/02/2023	BONAVISTA ENERGY CORPORATION 4036488691 CUSTOMER FILE NUMBER: SCA NORTH BPL TO HWN 13TC	
005		TRANSFER OF INSTRUMENT	#202 025 268 +5
E000JE9	01/02/2023	BONAVISTA ENERGY CORPORATION 4036488691 CUSTOMER FILE NUMBER: SCA NORTH BPL TO HWN 16TC	
006		TRANSFER OF INSTRUMENT	#202 025 268 +5
E000JEZ	01/02/2023	BONAVISTA ENERGY CORPORATION 4036488691 CUSTOMER FILE NUMBER: SCA NORTH BPL TO HWN 18TC	
005		TRANSFER OF INSTRUMENT	#202 025 268 +5
E001FLL	14/02/2023	NAVIGATION SURVEYS LTD. 4033964472 CUSTOMER FILE NUMBER: 0130-22	
002		PUBLIC WORKS PLAN	#202 025 268 +5

TOTAL PENDING REGISTRATIONS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,
2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:

END OF CERTIFICATE



(CONTINUED)

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0018 690 982	2712AK;RLY;39	792 279 956

LEGAL DESCRIPTION

RAILWAY PLAN 2712AK
RIGHT OF WAY IN TOWNSHIP 39
RANGE 27, WEST OF THE 4TH MERIDIAN
COMPRISING PARTS OF,

SECTION	HECTARES	(ACRES)
S.E. 24	2.78	6.88
S.W. 24	1.15	2.83
N.E. 14	0.040	0.10
S.E. 14	2.67	6.60
S.W. 14	2.49	6.15
N.E. 10	0.534	1.32
N.W. 10	2.69	6.65
N.E. 9	2.53	6.24
N.W. 9	1.90	4.70
S.W. 9	0.619	1.53
S.E. 8	2.52	6.22
S.W. 8	2.48	6.14
S.E. 7	2.56	6.32
S.W. 7	0.538	1.33
N.W. 7	2.02	4.99

EXCEPTING THEREOUT: 0.073 HECTARES (0.18 ACRES) MORE OR LESS,
OUT OF THE N.E. 1/4 - 9 FOR ROAD, AS SHOWN ON ROAD PLAN 2105BM
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;39;7;S
ATS REFERENCE: 4;27;39;7;NW
ATS REFERENCE: 4;27;39;8;S
ATS REFERENCE: 4;27;39;9;N
ATS REFERENCE: 4;27;39;9;SW
ATS REFERENCE: 4;27;39;10;N
ATS REFERENCE: 4;27;39;14;S
ATS REFERENCE: 4;27;39;14;NE
ATS REFERENCE: 4;27;39;24;S
ESTATE: FEE SIMPLE

MUNICIPALITY: LACOMBE COUNTY / RED DEER COUNTY

REGISTRATION	DATE (DMY)	DOCUMENT	REGISTERED OWNER(S) TYPE	VALUE	CONSIDERATION
--------------	------------	----------	-----------------------------	-------	---------------

792 279 956 13/11/1979

OWNERS

CANADIAN NATIONAL RAILWAY COMPANY.
OF 16TH FLOOR, CN TWR, 10004-104 AVE
EDMONTON
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

012 392 618 04/12/2001 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - CHAIN LAKES GAS CO-OP LIMITED.
BOX 60,TEES
ALBERTA T0C2N0
AGENT - RODD C THORKESSON
AS TO THE SE 24 CONTAINING 6.88 ACRES

012 392 619 04/12/2001 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - CHAIN LAKES GAS CO-OP LIMITED.
BOX 60,TEES
ALBERTA T0C2N0
AGENT - RODD C THORKESSON
AS TO THE SE 24 CONTAINING 6.88 ACRES

032 340 228 11/09/2003 CAVEAT
RE : EASEMENT
SW 24-39-27-4

162 086 186 29/03/2016 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
AS TO PORTION OR PLAN:1421889
AS TO THE N 10-39-27-4

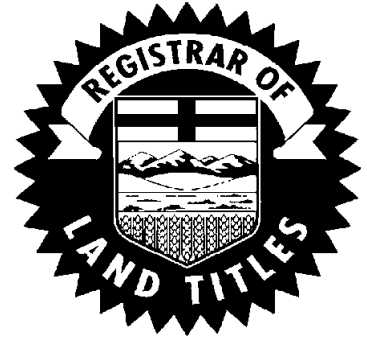
192 082 367 10/04/2019 AGREEMENT
RE: RESTRICTIVE COVENANT AND EASEMENT

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,
2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0025 909 508 9123387;4;1A 952 016 738

LEGAL DESCRIPTION

PLAN 9123387
BLOCK 4
LOT 1A
CONTAINING .8080 HECTARES (2 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 9420422 ROAD	0.116	0.29	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;39;6;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 942 038 702

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
952 016 738	18/01/1995	TRANSFER OF LAND	\$100	\$1

OWNERS

RED DEER COUNTY.
OF 38106 RGE RD. 275 RED DEER COUNTY
ALBERTA T4S 2L9

(DATA UPDATED BY: CHANGE OF NAME 042508542)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 161 380 9123387;4;2 952 014 260

LEGAL DESCRIPTION
PLAN 9123387
BLOCK 4
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;39;6;SE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 942 290 247 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

952 014 260 16/01/1995 NOTIFICATION
 PUBLIC WORKS ACT

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
AS REPRESENTED BY THE MINISTER OF TRANSPORTATION AND UTILITIES
OF PROPERTY SERVICES BRANCH, MAIN FLOOR, TWIN ATRIA BLDG
4999 - 98 AVE., EDMONTON
ALBERTA T6B 2X3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 128 377 04/06/2018 CAVEAT
 RE : UTILITY RIGHT OF WAY
 CAVEATOR - SYLVAN LAKE REGIONAL WASTEWATER
 COMMISSION.
 C/O LACOMBE COUNTY
 R.R.3
 LACOMBE
 ALBERTA T4L2N3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

952 014 260

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - ROBERT JENKINS

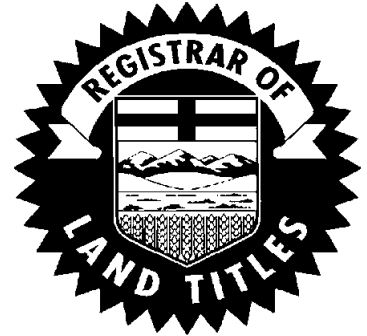
(DATA UPDATED BY: CHANGE OF ADDRESS 192289696)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,
2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 161 372 9123387;4;1 952 014 259

LEGAL DESCRIPTION
PLAN 9123387
BLOCK 4
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;39;6;SE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 942 290 247

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

952 014 259 16/01/1995 NOTIFICATION
 PUBLIC WORKS ACT

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
AS REPRESENTED BY THE MINISTER OF TRANSPORTATION AND UTILITIES
OF PROPERTY SERVICES BRANCH, MAIN FLOOR, TWIN ATRIA BLDG.
4999 - 98 AVE., EDMONTON
ALBERTA T6B 2X3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 128 376 04/06/2018 CAVEAT
 RE : UTILITY RIGHT OF WAY
 CAVEATOR - SYLVAN LAKE REGIONAL WASTEWATER
 COMMISSION.
 C/O LACOMBE COUNTY
 R.R.3
 LACOMBE
 ALBERTA T4L2N3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

952 014 259

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - ROBERT JENKINS

(DATA UPDATED BY: CHANGE OF ADDRESS 192289696)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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CUSTOMER FILE NUMBER:



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0020 638 300 6222KS;4;P 912 322 043 +4

LEGAL DESCRIPTION

PLAN 6222KS
BLOCK FOUR (4)
LOT (P) (PUBLIC RESERVE)
CONTAINING TWO AND THIRTY HUNDREDTHS (2.30)
ACRES MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS.
A) PLAN 9123387 SUBDIVISION 0.498 1.23
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;39;6;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 65D241A

 REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

912 322 043 22/11/1991 SUBDIVISION PLAN

OWNERS

RED DEER COUNTY.
OF 38106 RGE RD. 275 RED DEER COUNTY
ALBERTA T4S 2L9
(DATA UPDATED BY: CHANGE OF NAME 042508381)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

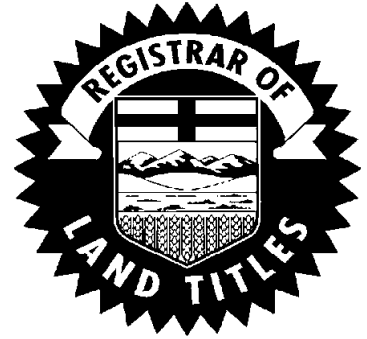
TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

M

LINC	SHORT LEGAL	TITLE NUMBER
0021 687 538	4;27;39;8;SW	182 185 215
0021 687 546	4;27;39;8;SE	

LEGAL DESCRIPTION

FIRST

*ALL MINES AND MINERALS WITHIN UPON OR UNDER -

MERIDIAN 4 RANGE 27 TOWNSHIP 39
SECTION 8

ALL THAT PORTION OF THE SOUTH WEST QUARTER
CONTAINING 2.48 HECTARES, MORE OR LESS TAKEN FOR RIGHT OF WAY FOR THE
CANADIAN NORTHERN WESTERN RAILWAY COMPANY AS SHOWN ON RAILWAY PLAN 2712AK.

SECOND

*ALL MINES AND MINERALS WITHIN UPON OR UNDER -

MERIDIAN 4 RANGE 27 TOWNSHIP 39
SECTION 8

ALL THAT PORTION OF THE SOUTH EAST QUARTER
CONTAINING 2.52 HECTARES, MORE OR LESS TAKEN FOR RIGHT OF WAY FOR THE
CANADIAN NORTHERN WESTERN RAILWAY COMPANY AS SHOWN ON RAILWAY PLAN
2712AK.

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 042 017 231

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
182 185 215	03/08/2018	TRANSFER OF LAND			SEE INSTRUMENT

OWNERS

1084476 ALBERTA LTD.
OF 411,6 MITCHENER BLVD
RED DEER

(CONTINUED)

ALBERTA T4P 0K5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
042 087 841	02/03/2004	CAVEAT RE : LEASE CAVEATOR - BONAVISTA PETROLEUM LTD. P.O. BOX 22192,BANKERS HALL POSTAL OUTLET CALGARY ALBERTA T2P4H5 AFFECTED LAND: 4;27;39;8;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 072328519)
042 087 844	02/03/2004	CAVEAT RE : LEASE CAVEATOR - BONAVISTA PETROLEUM LTD. P.O. BOX 22192,BANKERS HALL POSTAL OUTLET CALGARY ALBERTA T2P4H5 AFFECTED LAND: 4;27;39;8;SW (DATA UPDATED BY: TRANSFER OF CAVEAT 072328521)

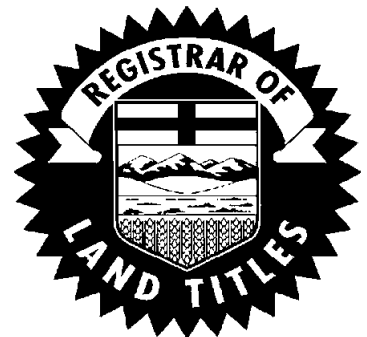
TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,
2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:

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LAND TITLE CERTIFICATE

M

LINC	SHORT LEGAL	TITLE NUMBER
0025 012 949	4;27;39;5;NW	182 185 215 +2
0025 012 957	4;27;39;5;SW	

LEGAL DESCRIPTION

FIRST

*ALL MINES AND MINERALS WITHIN, UPON OR UNDER:

MERIDIAN 4 RANGE 27 TOWNSHIP 39
SECTION 5
ALL THAT PORTION OF THE NORTH WEST QUARTER
NOT COVERED BY ANY OF THE WATERS OF A CERTAIN SURVEYED LAKE
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
DATED 27 JUNE 1893
CONTAINING 49.4 HECTARES (122 ACRES) MORE OR LESS

SECOND

*ALL MINES AND MINERALS WITHIN, UPON OR UNDER:

MERIDIAN 4 RANGE 27 TOWNSHIP 39
SECTION 5
QUARTER SOUTH WEST
AREA: 65.6 HECTARES (162 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

REFERENCE NUMBER: 179Y212A

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
182 185 215	03/08/2018	TRANSFER OF LAND			SEE INSTRUMENT

OWNERS

1084476 ALBERTA LTD.
OF 411,6 MITCHENER BLVD
RED DEER
ALBERTA T4P 0K5

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

182 185 215 +2

NUMBER	DATE (D/M/Y)	PARTICULARS
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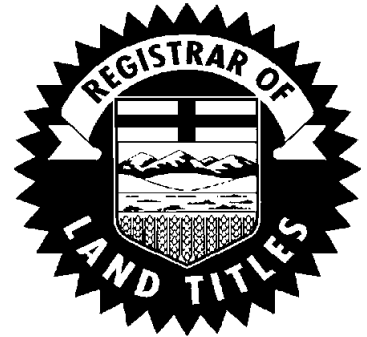
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,
2023 AT 01:19 P.M.

ORDER NUMBER: 46730192

CUSTOMER FILE NUMBER:



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LAND TITLE CERTIFICATE

M

LINC	SHORT LEGAL	TITLE NUMBER
0021 686 993	4;27;39;8;SW	182 185 215 +3
0021 687 009	4;27;39;8;SE	

LEGAL DESCRIPTION

FIRST

*ALL MINES AND MINERALS WITHIN UPON OR UNDER -

MERIDIAN 4 RANGE 27 TOWNSHIP 39

SECTION 8

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES, MORE OR LESS.

EXCEPTING THEREOUT:- (A) 2.48 HECTARES, MORE OR LESS TAKE FOR RIGHT OF
WAY OF THE CANADIAN NORTHERN WESTERN RAILWAY CO. AS SHOWN ON RAILWAY
PLAN 2712AK.

SECOND

*ALL MINES AND MINERALS WITHIN UPON OR UNDER -

MERIDIAN 4 RANGE 27 TOWNSHIP 39

SECTION 8

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES, MORE OR LESS.

EXCEPTING THEREOUT:- (A) 2.52 HECTARES, MORE OR LESS TAKEN FOR RIGHT OF
WAY OF THE CANADIAN NORTHERN WESTERN RAILWAY CO. AS SHOWN ON RAILWAY
PLAN 2712AK.

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

REFERENCE NUMBER: 7F213A

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 185 215	03/08/2018	TRANSFER OF LAND		SEE INSTRUMENT

(CONTINUED)

OWNERS

1084476 ALBERTA LTD.
OF 411,6 MITCHENER BLVD
RED DEER
ALBERTA T4P 0K5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
042 087 842	02/03/2004	CAVEAT RE : LEASE CAVEATOR - BONAVIDA PETROLEUM LTD. P.O. BOX 22192,BANKERS HALL POSTAL OUTLET CALGARY ALBERTA T2P4H5 AFFECTED LAND: 4;27;39;8;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 072328520)
042 087 843	02/03/2004	CAVEAT RE : LEASE CAVEATOR - BONAVIDA PETROLEUM LTD. P.O. BOX 22192,BANKERS HALL POSTAL OUTLET CALGARY ALBERTA T2P4H5 AFFECTED LAND: 4;27;39;8;SW (DATA UPDATED BY: TRANSFER OF CAVEAT 072328522)

TOTAL INSTRUMENTS: 002

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END OF CERTIFICATE



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Appendix T

Certifications of Endorsement from The City of Red Deer and Red Deer County

City of Red Deer 2023 annexation from Red Deer County

Certificate of the Report on Negotiations

Pursuant to Section 118(2) of the Municipal Government Act, the City of Red Deer and Red Deer County do hereby certify the Annexation Application and Negotiation Report and Appendices of the City of Red Deer 2023 Annexation Application report accurately reflect the results of negotiations with respect to the annexation.

The City Council and County Council's endorsement of the negotiations is attached to this certificate.

City of Red Deer

Tara Lodewyk, Chief Administrative Office

Dated this ____ day of _____ 2023.

Red Deer County

Curtis Herzberg, Chief Administrative Office

Dated this ____ day of _____ 2023.

Page to be replaced with City of Red Deer Council Resolution

Page to be replaced with Red Deer County Council Resolution



April 3, 2023

Request for Loan Forgiveness

Prepared by: Sarah Tittlemore, General Manager Community Services
Ray MacIntosh, Chief Financial Officer

Report Summary and Recommendations

Administration has been working with the River Bend Golf and Recreation Society (RBGRS) on renewing the operating agreement for the site since 2020. With the adoption of the River Bend Golf and Recreation Site Master Plan, we have alignment with the future for the site, and can move forward with the detailed structure of our operating agreement. The financial sustainability and viability of the RBGRS and the operationalizing of our new Master Plan will be impacted by the terms and conditions as negotiated in the operating agreement we establish.

In 2007, Council approved Bylaw 3391-2007 that provided \$1,700,000 for the purposes of clubhouse expansion in the form of a loan to the RBGRS. The actual amount forwarded for the construction of the facility was \$1,614,506. With one payment made to the debt recorded in 2007, the outstanding balance remains at \$1,544,519.

As the RBGRS Board prepared for negotiations, they unanimously voted in favor of asking The City of Red Deer to forgive the clubhouse expansion loan. For the reasons noted within, Administration is recommending that Council give three readings to the Bylaw in Appendix B that will result in the removal of Bylaw 3391-2007 and the requirement for the Society to repay the loan noted within.

Proposed Resolution

That Bylaw 3698/2023 be read a first time.

That Bylaw 3698/2023 be read a second time.

Resolved that with the unanimous consent of Council members present, that Bylaw 3698/2023 be presented for third reading.

That Bylaw 3698/2023 be read a third time.

Rationale for Recommendation

1. Both parties have a newly established Master Plan that sets sights on a future park node that benefits all citizens of Red Deer. In establishing this guiding document, we have direction in the capital investments to be prioritized in Golf, and an implementation plan for Civic and Natural areas is underway.
2. We are in process of establishing a new operating agreement, and this is a key point in negotiations.
3. Without a significant change to our financial relationship, RBGRS will not be in position to re-invest in any capital or operating as prioritized in the Master Plan.
4. The City did not use debt or set up a receivable for repayment of the loan and therefore does not have a liability outstanding on our financial statements for the same.

Background

A detailed history on the Riverbend Golf and Recreation Site and Society is included in Appendix A. The Clubhouse at the RBGRS site is owned by The City of Red Deer, and operated by the RBGRS in all four seasons to accommodate not just golfers, but community events, public washroom facilities, warming for cross country skiers and other outdoor winter enthusiasts, and so much more. In 2004, RBGRS received a capital loan from The City to expand and renovate the Golf Clubhouse in the amount of \$1.54 Million.

Administration retained Deloitte in January 2020 to conduct a Municipal Golf Course and Recreational Amenity Financial and Operational Assessment. Deloitte did identify several opportunities to streamline operations or generate new revenues with the potential to increase profitability for RBGRS. At the time, the Operating Agreement required the society to invest in Golf Capital, and Deloitte's recommendation acknowledged that if this requirement were to continue, RBGRS's financial sustainability would only be achieved if the City forgives the outstanding loan for the 2008 clubhouse expansion. In short, Deloitte concluded that RBGRS couldn't afford to both repay the loan under the current requirements and invest in golf capital.

On Feb 21, 2023 The River Bend Golf and Recreation Society unanimously voted in favor of asking The City of Red Deer to forgive the clubhouse expansion loan with the following motion:

"The River Bend Golf and Recreation Society requests that The City of Red Deer forgive the clubhouse expansion loan in the amount of \$1, 544, 519 to allow for the reinvestment of revenues into capital projects."

Prior Council/Committee Direction

In 2007, Council approved Bylaw 3391/-2007 that provided \$1,700,000 for the purposes of clubhouse expansion in the form of a loan to the RBGRS. The actual amount forwarded for the construction of the facility was \$1,614,506.

Through multiple resolutions, Council has deferred all payments on this loan for the past 16 years.

Legislative Context

A bylaw can only be repealed by another bylaw. In service to the Administrative Recommendation, the required bylaw is attached as Appendix B for Council's consideration.

Strategic Alignment

In Q4 2022, Council approved its new 2023-2026 Strategic Plan. The Strategic Plan is divided into three key focus areas: Thriving City, Community Health & Wellbeing and Connected & Engaged City. These focus areas contain aspirational goals and outcomes to achieve by 2026.

Community Health & Wellbeing is defined as: "Red Deerians cherish the spaces, places and year-round experiences Red Deer offers to promote physical, mental, and social wellbeing. The community is proud of the welcoming and inclusive city Red Deerians call home."

By finding solutions to continue to be future focused at the River Bend Waskasoo Park Node, we will continue to contribute to creating year-round spaces and places valued by residents and visitors alike. Removing financial barriers of the Society will ensure they can focus on maintaining and operating, as well as exploring opportunities for growth as identified in the River Bend Golf and Recreation Site Master Plan, which Council also approved in Q4 2022.

In this plan the newly created Vision for the site is as follows:

The River Bend of the future will be a known as the jewel of Red Deer's parks system as we will have cared for and enhanced the essence of this wonderful place. This will be made possible by thoughtful planning, intentional decisions, and a shared love for the recreation opportunities River Bend provides. Above all, River Bend will be a place of connection.

With regard to the above vision, the master plan process tested the following guiding principles with the public. They can be used as a tool for future decision making: (page 48 of the 2022 Master Plan)

- Protecting the natural environment
- Connecting people and nature
- Supporting accessibility for the general public
- Educating people about the natural environment
- Encouraging drop-in uses of the site
- Supporting inclusivity
- Balancing structured and drop-in uses of the site
- Supporting tourism and encouraging visitation
- Developing new amenities/facilities
- Encouraging structured uses of the site

- Increasing revenue generation and cost recovery – by reducing the liabilities owing for the Society, both parties are in a better financial position to invest in new ways, including new revenue generating opportunities in future.

Stakeholder Consultation

Council and Administration have worked together with the River Bend Golf and Recreation Society for many years on trying to become financially sustainable decreasing costs, increasing revenues while working to provide highest level of access, stewardship and service to our community. This has been an allusive balance to reach, as the requirement to repay the loan under the current terms and conditions has remained out of reach for the Society for over 16 years.

Timelines and Impending Deadlines

A new operating agreement must be established prior to December 31, 2023 when the current agreement expires.

Following Council approved loan deferrals, the Society must make a loan payment with interest by December 1, 2024.

Analysis

Each party recognizes our traditional operating agreement is not set up in a way to best facilitate debt repayment, ongoing sustainability, and exploring reinvestment in the site. How and where changes are made is a key point in our negotiations at present and remains to be determined. However, the financial framework of our traditional agreement includes the following sections:

1. Fee for Service: The City provides the Society an annual Fee for Service to operate the subsidized areas of the Site based on outlined service levels as directed by The City.
2. License Fee: Up until December 2021, the Society provided 2.5% of gross Golf revenues to The City each year as the License Fee to operate.
 - a. In the 2022 agreement extension, Council agreed to reinvest these funds at River Bend for the general sustainability and betterment of this Waskasoo Park Node as a whole, rather than being deposited to City general revenues. To that end, these 2022 funds were used to fund a portion of the River Bend Golf and Recreation Master Plan in partnership with The City.
 - b. For the year 2023, Council agreed that the License Fee revenues be granted back to the Society to help offset the cost of the financial reporting required by The City.
3. Profit Sharing Contribution: the Society provides The City 50% of the net revenues generated.
 - a. As part of our future focused work in 2022, Council approved the use of these dollars to repay any outstanding debts, instead of being deposited to City

reserves as “Unplanned Revenue”. This resulted in all other debts to the City being repaid in full.

- b. For 2023, Council agreed these funds could be reinvested to address immediate operating priorities as identified by the Master Plan document, to be negotiated and agreed with Administration once the plan is complete. This will allow both The City and the Society to move quickly at setting the foundation for success related to the Master Plan outcomes.

River Bend Licence & Operating Agreement									
Summary of License Fees & Annual Surplus Distribution with CoRD									
		2016	2017	2018	2019	2020	2021	2022	
License Fee		6,995.47	13,628.09	18,810.69	25,565.91	34,754.75	41,888.74	42,210	
Surplus Distribution		0	0	0	0	235,296.00	168,770.36	137,730.62	
Annual Total		6,995.47	13,628.09	18,810.69	25,565.91	270,050.75	210,659.10	179,940.62	
Total Fees Paid to CoRD Over 2017-2022 Contract Term: \$725,650.62									

4. Capital Loan Repayment: In 2007, Council approved Bylaw 3391/-2007 that provided \$1,700,000 for the purposes of clubhouse expansion in the form of a loan to the RBGRS. The actual amount forwarded for the construction of the facility was \$1,614,506. With one payment made to the debt recorded in 2007, the outstanding balance remains at \$1,544,519. RBGRS has consistently demonstrated an inability to repay this debt year over year (as confirmed and reported by the City's CFO as late as 2019 and Deloitte in 2020). Council has deferred all payments on this loan for the past 16 years.

It is noteworthy to mention that as a legislated requirement outside of our operating agreement, the RBGRS also pays annual taxes to The City. In 2022, this amount was \$79,362.84.

In future agreements, the following opportunities exist:

1. Outcome driven service levels are a significant negotiating point for both parties in relation to Fee for Service for 2023 and beyond. Cost accounting is being undertaken by the Society to best understand the operating costs per activity for consideration by the City when setting service levels within established budgets.
2. As we address the future sustainability at the site, new financial concepts are being explored. In particular, where net revenues are generated by operating the amenities on the Site, we are exploring the benefits that might be experienced by both parties if these revenues were reinvested at the site. (in service to the newly established River Bend Golf and Recreation Site Master Plan) At present, any funds received to the City from the site are credited to Unplanned Revenue and placed in ORTS. (Operating Reserve Tax Supported)
3. Both parties look forward to operationalizing the 2022 River Bend Golf and Recreation Site Master Plan and the many opportunities to make the site efficient and more marketable, while also balancing investment in recreational amenities.

Financial

Financial Services supports the City forgive the outstanding balance of the long-term loan with RBGRS.

The best predictor of the future is what has happened in the past. If RBGRS has made one loan payment over the past sixteen years, the expectation is that future payments are very unlikely.

The City and RBGRS have not identified new or increased sources of revenue that would allow loan payments by the Society. The Fee for Service, Licence Fees and Profit Sharing have not been used by the City as an avenue for loan payments.

The following is taken from 2020's "City of Red Deer – RBGRA Financial and Operational Assessment" prepared by Deloitte, page 5:

The Society has an outstanding mortgage of \$1.54 million for the clubhouse expansion and has not been able to make the annual payments of \$140,000 for more than 10 years. The Society has not allocated meaningful funds to a capital reserve for future use over that 10 year period. Under common models, since the clubhouse is a City owned asset, the expansion would typically be funded and financed by the City. In comparison, the Royal Mayfair Golf Club in Edmonton leases land from the city under a long-term lease and takes responsibility for all capital assets and maintenance. However, it 100% of the profits can be reinvested into the club without exception. If the Society is successful in implementing the changes identified to generate \$650,000 in incremental savings and revenues, it will still not generate enough cash flow to replenish capital reserves while repaying the loan.

A common question regarding the RBGRS loan is why it does not appear in The City's annual financial statements. The answer is that RBGRS is a controlled entity and the financial statements consolidate between controlled entities: a loan payable to one organization is a loan receivable to another; upon consolidation, both disappear. In essence, we have provided a loan to ourselves.

The City currently has loans outstanding with the Humane Society, Westerner Exposition Association and RBGRA. Of these, only the loan to RBGRA is a controlled and consolidated organization. Providing a loan to a controlled entity is unique to The City.

If The City wishes to pursue loan payments from the Society, then The City must consider using existing revenue streams as repayment, such as profit sharing.

Alternate Options Considered***Option #1: Council could keep the loan in place*****Benefits:**

- Ensures previous financial decisions are upheld.
- Contributes unplanned revenue to ORTS

Disadvantages:

- Does not work to solve outstanding sustainability issues for the operator of The City asset.

- Does not find alternate sources of revenue for investment in the capital as identified in the Master Plan.
- May create relationship issues with our operator.
- Will result in the lack of ability to pay and put the Society's future at risk.

Appendix A - History of River Bend Golf and Recreation Site

Appendix B - Bylaw to Repeal Loan

Appendix A - History of River Bend Golf and Recreation Site

The River Bend Golf and Recreation Area (RBGRA) was developed in 1987 as part of the Waskasoo Park system in The City of Red Deer. RBGRA is located on forested parkland next to the Red Deer River. The Area features:

- an 18 hole championship golf course,
- driving range and golf academy,
- Clubhouse including pro shop, banquet facility and restaurant,
- a lazy river (Discovery Canyon),
- 9 hole “mini links” course,
- biathlon range, boat launch, playground and picnic areas,
- 80 acres of Environmentally sensitive areas (old growth forest, escarpment, and river frontage), and
- numerous mixed use trails used year round.

The RBGRA is owned by the City and since its inception, has been operated by the River Bend Golf and Recreation Society (RBGRS), through an agreement. The site and operating model are extremely unique because of the integration of golf, intense use public recreation amenities and extensive natural areas with most being operated and maintained by RBGRS. The physical size of the overall site and golf course surface impose challenges of their own as they impact the financial viability of the operations. The full site is 425 acres, with 165 acres dedicated to golf (footprint) and 16 acres for the driving range.

River Bend Golf and Recreation Area provides a platform for a multitude of recreational opportunities. Aside from golf, the lands are used in all four seasons for a spectrum of passive and active outdoor events. The amenities support physical activity pursuits and provide spaces for individuals and families to connect socially learn new skills and increase their health, well-being and quality of life. Operation of the facility is rooted in accessible and inclusive recreation opportunities.

The golf course and natural areas at River Bend Golf & Recreation Area provide areas that are a reprieve from the built environment, offering needed space for uses like wildlife corridors (and habitat), flight pathways and urban wetlands. The municipal land is within established communities, contributing to Red Deer’s urban forest and adjacent to natural features such as the Red Deer River. The Waskasoo Park Trail System currently has its most northern trail point in the River Bend Golf & Recreation Area, allowing citizens an important opportunity to move from one end of the city to the other while surrounded by and connecting with nature.

The operation of the River Bend Golf & Recreation Area is an economic driver, employing seasonal and permanent staff in park service delivery. The acquisition of materials and services also supports local employment and business opportunities. The amenities provide green space and affordable recreation options that make Red Deer an attractive place for residents, visitors and businesses alike. In addition, as Red Deer grows to the northeast and trails further connect the Waskasoo Park, the property can add value to the surrounding community and increase the tax base for The City.

The original vision for the municipally-owned golf course was to provide reasonably priced and accessible golf opportunities to Red Deerians, while generating sufficient revenue to self-support golf operations and potentially offset the Waskasoo Park operational costs. Initially, the environment for sustainable golf was favorable with a strong economic climate, and this vision appeared to be achievable with solid uptake in both regular golf play and secondary revenue generating events (tournaments & special events). Over time, golf courses in general have come under financial strain due to low profitability margins. While The RBGRS was once financially sustainable, it began to rely more heavily on the City to provide additional funding to support capital maintenance initiatives and day to day operations. In 2004, RBGRS received a capital loan from The City to expand and renovate the Golf Clubhouse and by 2008, the financial situation of the Society was such that it was unable to meet their financial obligations to The City (payment of the annual license fee or loan payment). In 2011, The City began providing Fee for Service payments to the RBGRS, and began to work closely with them to put them back on a path of sustainability, as well as targeted investment to properly maintain the assets in the area. Unfortunately, golf revenue shortfalls have required further deferrals to the capital clubhouse loan, with only one annual payment ever being made, cash advances, and other supports provided by the City.

Facing pressure to assess the viability, sustainability, and principle of subsidization of golf operations, Administration retained Deloitte in January 2020 to conduct a Municipal Golf Course and Recreational Amenity Financial and Operational Assessment. Finalized in October 2020, the Deloitte report completed a Current State Assessment, a Jurisdictional Scan and Benchmarking, and a Strategic Option Analysis to identify opportunities to improve the financial sustainability of RBGRA. This review considered several golf and recreational governance and operational models including:

- Society Model with Operational Improvements
- Society Model with City Taking on More Recreation Activities
- City Procures a New Non Profit Operator
- City Procures a New For-Profit Operator
- Privatization
- City Managed

Although each operational model presented both pros and cons, Deloitte overwhelmingly recommended continuing with the existing Society Model with amendments. Deloitte noted that the current model with the RBGRS operating the entire site provides some financial benefits as well as a strong emphasis on community based outcomes.

Deloitte did identify several opportunities to streamline operations or generate new revenues with the potential to increase profitability, which should allow the RBGRS to cover their core operating and capital requirements related to golf going forward. However, this sustainability would only be achieved if the City forgives the outstanding loan for the 2008 clubhouse expansion.

Along with the physical and financial challenges, comes the mindset associated with municipality run and tax funded golf courses. During the 1980's there was a resurgent of the popularity of golf. More recently a shift has occurred, partially due to the economic conditions and

constraints of local governments, where it can be said that Golf operations cater to a narrow market and the benefit of invested dollars is quite small compared to investment in a multi-purpose recreation facility.

However, the Waskasoo Park system and the various amenities within remain the jewel of Red Deer coveted by many. Maintaining this key outdoor amenity is a priority.

At present, the requirement for the RBGRS to manage capital asset budgets and reserves is not consistent with the other Third Party Operators of municipal assets. Because a non-profit society can be somewhat like an operational tenant, they possess little equity and as such there is a risk of solvency when the relationship becomes strained due to an imbalance in expectations and conditions. In our other third party agreements, the City either directly manages the life cycle planning and submits maintenance and improvements to the City's capital budget and plan, or requires the contractor to contribute to a capital reserve fund for reinvestment at the Site as a way to ensure the City's assets are kept in good repair. However, in 2007, the City went forward in a Loan relationship with RBGRS for a major reinvestment at the site, instead of a typical capital grant or direct investment in a municipally owned asset.

The City currently benefits from the RBGRS's role to provide Golf operations to the community at a reasonable rate and is accessible to the public. It would be significantly more expensive to provide this golf opportunity if the City continued to expect capital investments from the Not for Profit, or secured a For-profit agency to manage this site. In April 2021, Council resolved (in camera) to continue our relationship with the River Bend Golf and Recreation Society as the operator of this City asset.

Administration began negotiations with the Society in May 2021, and have continued to meet regularly to advance discussions. In general, negotiations are very positive. It is noteworthy to mention:

- All parties are committed to continuing working together in an open and cooperative manner to achieve the deepest and broadest community benefit possible.
- The City recognizes and appreciates the many benefits and overall value that is generated from contracting out operations of the lands and amenities to the Society. This partnership has been in place for over 30 years, with financial and operational benefits that would not be achievable by the City on its own.
- At the same time, the Society recognizes the City's need to be accountable and transparent to the public in the efficient and responsible operation of the Lands and Amenities.
- Together with the Society, we will consider new and emerging needs, interests, and opportunities while balancing fiduciary responsibilities and ensuring care and maintenance of our assets, amenities and infrastructure.
- There is qualitative data and community benefit statistics that are not being tracked and reported. Both commit to working together in future to better to share the successes the Site generates. This obligation will be included in the new agreement.
- Both the City and the Society acknowledge a key and important next step is to work together on optimizing the site through a River Bend Golf and Recreation Area Master Planning process to establish a comprehensive 15-20 year vision. The City has the

planning process in the 2021/2022 budget and both want to get started on it immediately so our future operating agreement is reflective of our future focused momentum for the Site. It is also acknowledged that a specific planning related to the Golf site is required to manage lifecycle investments and course alterations to improve operating efficiency.

- The Society has a commitment to ongoing financial sustainability, and through COVID restrictions have made solid business decisions and taken full advantage of all COVID relief funding available. In future, they have a deep desire to operate efficiently, contribute resources to Master Planning, Capital and Operating Reserves, and repay outstanding debts. However, both recognize that the existing operating agreement is not set up in a way to best facilitate this outcome. How and where changes are made is a key point in our negotiations at present and remains to be determined. However, both agree this financial commitment is key to our shared success moving forward.

As per the above, both parties were negotiating in good faith, and had very future focused and opportunistic approach to the Site operation. Each of us was eager to land an agreement that sets the community and the Society up for success. However, it was clear that more time was required to ensure the best agreement is executed to reflect each of our needs moving forward. Council approved two, one-year extensions to the Operating agreement so that both parties could:

- Understand the “New Normal” operations post pandemic and a better projection and analysis for ongoing financial sustainability. Despite the Society’s fiscally responsible approach to operations, the additional monies generated from COVID relief programs artificially inflate the Society’s revenues making 2020/2021 anomalies as financial comparators.
- The Master Planning work will drive how the agreement reflects our future focused partnership, with specific impacts related to tourism development and golf operational efficiencies considered.
- Complete the 2022 Tax assessment review with any potential adjustments to the levied at the Site. This will impact the financial sustainability analysis and ultimately, the Society’s ability to contribute financially to other areas such as Golf Capital.

Per above, The City had a 5-year License and Operating Agreement with the River Bend Golf and Recreation Society for the operations of the River Bend Golf and Recreation Area that expired December 30, 2020. During the 2020 Local State of Emergency, Council extended this agreement for 1 year. Administration was able to begin negotiations with River Bend representatives in the Spring of 2021. However, with the impacts of COVID on operations still providing uncertainty, future focused planning still not complete (Master Plan) and questions regarding taxation at the site remaining unresolved Council granted a second, one-year extension, until December 31, 2022.

At August, 2022, discussions on the future of operations in the area were going well, but were so closely tied to the Master Plan document and the financial sustainability opportunities of the Society as identified within, that Council approved another one-year extension at the site until December 31, 2023.

RBGRS has completed the 2022 Tax Assessment Review and concedes that they will continue to pay the legislated and required taxes for the site. However, this will impact their financial sustainability year over year.

In Q4 2022, Council approved the River Bend Golf and Recreation Site Master Planning document. The newly created Vision for the site is as follows:

The River Bend of the future will be a known as the jewel of Red Deer's parks system as we will have cared for and enhanced the essence of this wonderful place. This will be made possible by thoughtful planning, intentional decisions, and a shared love for the recreation opportunities River Bend provides. Above all, River Bend will be a place of connection.

Guiding Principles for Future Decision Making include:

- Protecting the natural environment
- Connecting people and nature
- Supporting accessibility for the general public
- Educating people about the natural environment
- Encouraging drop-in uses of the site
- Supporting inclusivity
- Balancing structured and drop-in uses of the site
- Supporting tourism and encouraging visitation
- Developing new amenities/facilities
- Encouraging structured uses of the site
- Increasing revenue generation and cost recovery

Appendix B – Bylaw to Repeal Loan

Bylaw 3698/2023

Being a bylaw to repeal Bylaw 3391/2007, a loan bylaw for Riverbend Golf & Recreation Society.

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

- I Bylaw 3391/2007, known as a loan bylaw for Riverbend Golf & Recreation Society, is
hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of , 2023.

READ A SECOND TIME IN OPEN COUNCIL this day of , 2023.

READ A THIRD TIME IN OPEN COUNCIL this day of , 2023.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2023.

MAYOR

CITY CLERK