

FILE

DATE: December 6, 1994
TO: All Departments
FROM: City Clerk
RE: PLEASE POST FOR THE INFORMATION OF EMPLOYEES

SUMMARY OF DECISIONS

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL
HELD IN THE COUNCIL CHAMBERS, CITY HALL,
MONDAY, DECEMBER 5, 1994
COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of November 21, 1994

DECISION - CONFIRMED AS TRANSCRIBED

PAGE

- (2) **UNFINISHED BUSINESS**

- 1) City Clerk - Re: Red Deer Cabs - Driver's
Association/Creation of a Separate Taxi Commission

.. 1

DECISION - REQUEST FOR SEPARATE TAXI COMMISSION DENIED

- 2) City Clerk - Re: Request for Traffic Control Device/Northey Avenue/South Greenham Drive . . . 3

DECISION - PEDESTRIAN ACTIVATED SIGNALS NOT CONSIDERED, AGREED TO ADD MORE VISIBLE ZEBRA PAINTED CROSSWALK MARKS, INCREASE RCMP PATROL AND REMOVE PARKING FOR 20 METERS EACH SIDE OF CROSSWALK

- 3) City Clerk - Re: Dog Control Bylaw Amendment 2943/A-94/Fees and Fines . . . 13

DECISION - BYLAW GIVEN 3RD READING

(3) **PUBLIC HEARINGS**

- 1) City Clerk - Re: Land Use Bylaw Amendment 2672/X-94/New C1-B District in the Downtown Area . . . 19

DECISION - 2ND READING OF BYLAW DEFEATED, AGREED TO HAVE DOWNTOWN PLANNING COMMITTEE REVIEW PARKING IN C1 AREA

(4) **REPORTS**

- 1) Director of Financial Services - Re: Short Term Borrowing Bylaw 3121/94 . . . 26

DECISION - BYLAW GIVEN 3 READINGS

- 2) Land & Economic Development Manager - Re: MCC Former Rail Yard Lands/Request to Purchase by Swell Investments and Birch Creek Development . . . 27

DECISION - OFFER OF \$1.00 PER SQUARE FOOT NOT ACCEPTED, SALE PRICE FOR LAND BASED ON \$2.58 PER SQUARE FOOT

- 3) City Clerk - Re: Disposal of Municipal Reserve/Lot 5 MR,
Block A, Plan 942-2275/West of Drummond Brewing for
Corner Cut Off on Taylor Drive . . 35

**DECISION - NO OBJECTIONS RECEIVED THEREFORE A PUBLIC
HEARING WAS NOT NECESSARY**

- 4) Recreation, Parks & Culture Board - Re: Culture Policy
Review . . 37

DECISION - APPROVED THE CULTURE POLICY

- 5) Red Deer Regional Planning Commission - Re: Home
Occupations/Floodproofing/Land Use Bylaw Amendment
2672/Z-94 . . 38

DECISION - BYLAW GIVEN 1ST READING

- 6) Assistant City Clerk - Re: Special Transportation Advisory
Board/Appointment of Alternate . . 39

**DECISION - ALDERMAN STATNYK APPOINTED ALTERNATE COUNCIL
MEMBER TO THE SPECIAL TRANSPORTATION ADVISORY BOARD**

- 7) Senior Management Team - Re: Organization Change - First
Steps . . 40

**DECISION - APPROVED REPORT AND RECOMMENDED CHANGES AS
SUBMITTED**

- 8) Director of Community Services - Re: Community Facility Enhancement Program (CFEP II) . . 41

DECISION - ENDORSED GRANT APPLICATIONS AND APPROVED MUNICIPAL SUPPORT FOR PROJECTS

(5) **CORRESPONDENCE**

- 1) Pitch-In Canada - Re: Pitch-In Week/Request for Support . . 48

DECISION - APPROVED \$750.00 CONTRIBUTION TO THE 1995 PITCH-IN PROGRAM

- 2) FCM - Re: National Infrastructure Program . . 52

DECISION - AGREED TO COMMUNICATE CONCERN ABOUT FUNDING FOR THIS PROGRAM TO FCM

- 3) I.D. Group Inc. - Re: Save-On-Foods Store/Proposed Access Modifications . . 55

DECISION - DENIED REQUEST FOR PROPOSED ACCESS MODIFICATIONS ON TAYLOR DRIVE

- 4) Bemoco Land Surveying Ltd. - Re: Save-On-Foods/Relaxation of Regulations . . 67

DECISION - AGREED RELAXATION OF REGULATIONS SUBJECT TO CONDITIONS

- 5) Alberta Municipal Affairs - Re: Alberta Planning Act Review '94/Proposals . . 74

DECISION - APPROVED SENDING REPORT FROM PRINCIPAL PLANNER AND COMMUNITY SERVICES DIRECTOR TO ALBERTA MUNICIPAL AFFAIRS

- 6) St. John Ambulance - Re: Request for "Statement of Municipal Opinion" . . 80

DECISION - AGREED NOT TO PROVIDE STATEMENT OF MUNICIPAL OPINION FOR CFEP GRANT REQUEST. FURTHER AGREED TO ONLY SUBMIT LETTERS OF OPINION FOR CITY PROJECTS

- 7) County of Red Deer No. 23 - Re: Bylaw 3122/94/Bylaw to Adopt the Joint General Municipal Plan . . 83

DECISION - BYLAW GIVEN 1ST READING

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN ENQUIRIES**

(9) **BYLAWS**

- 1) 2672/X-94 - Re: Land Use Bylaw Amendment/New C1-B District in the Downtown Area - 2nd & 3rd readings . . 19

DECISION - 2ND READING DEFEATED . . 86

- 2) 2672/Z-94 - Re: Land Use Bylaw Amendment/Home Occupations/Floodproofing - 1st reading . . 38
.. 91

DECISION - BYLAW GIVEN 1ST READING

- 3) 2943/A-94 - Re: Dog Control Bylaw Amendment/Fines & Fees - 3rd reading . . 13

DECISION - BYLAW GIVEN 3RD READING

- 4) 3121/94 - Re: Short Term Borrowing Bylaw - 3 readings . . 26
.. 92

DECISION - BYLAW GIVEN 3 READINGS

- 5) 3122/94 - Re: Adoption of Joint General Municipal Plan Bylaw - 1st reading . . 83
.. 94

DECISION - BYLAW GIVEN 1ST READING

A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

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Committee of the Whole:

- 1) Land Matters
- 2) Land Matters
- 3) Appointments
- 4) Legal Opinion
- 5) Administrative Matter

U N F I N I S H E D B U S I N E S SNO. 1

DATE: NOVEMBER 30, 1994

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: RED DEER CABS - DRIVER'S ASSOCIATION / CREATION OF A
SEPARATE TAXI COMMISSION**

At the Council Meeting of November 7, 1994, consideration was given to correspondence from Red Deer Cabs - Driver's Association dated September 19, 1994, concerning the above topic with the following resolution being introduced:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Red Deer Cabs - Driver's Association dated September 19, 1994, re: Request to Create a Separate Taxi Commission Independent of the Policing Committee, hereby agrees that said request be denied and as presented to Council November 7, 1994."

Prior to voting on the above resolution, Council agreed that same be referred to the Policing Committee to allow Mr. Cliff Simpson, representing the Driver's Association, to make a presentation to the Policing Committee regarding the creation of a separate Taxi Commission.

Mr. Simpson attended the Policing Committee meeting of November 22, 1994 and attached is the report from the Policing Committee in that regard.



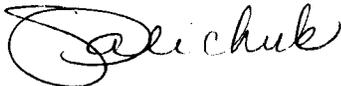
KELLY KLOSS
City Clerk

DATE: NOVEMBER 28, 1994
TO: CITY COUNCIL
FROM: POLICING COMMITTEE/TAXI COMMISSION
RE: **CLIFFORD SIMPSON, RED DEER CABS DRIVER'S ASSOC.
REQUEST THAT SEPARATE TAXI COMMISSION BE ESTABLISHED.**

Mr. Clifford Simpson of Red Deer Cabs attended the Policing Committee/Taxi Commission meeting of Tuesday, November 22, 1994, and gave a presentation on the reasons for his request that a Taxi Commission separate from the existing Policing Committee/Taxi Commission be established. Following discussion, it was agreed that the Committee be more open to communication with members of the industry, in an effort to satisfy their future concerns. Mr. Simpson advised that he is satisfied with the existing Committee. The following resolution was therefore introduced and passed:

"THAT the Policing Committee/Taxi Commission, having discussed with Mr. Simpson and other members of the taxi industry the creation of a Taxi Commission separate from the existing Policing Committee/Taxi Commission, recommend to City Council that said new Commission not be established."

Respectfully submitted,



COLLEEN PALICHUK
Chairman
RED DEER POLICING COMMITTEE/TAXI COMMISSION

Commissioners' Comments

We concur with the recommendation of the Taxi Commission.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: SEPTEMBER 20, 1994
TO: CITY CLERK
FROM: SANDRA LADWIG
RE: TAXI COMMISSION - EDMONTON AND CALGARY.

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

EDMONTON:

Contact - Secretary of the Taxi Commission
City Clerk's Department (Vicki - 496-8151)

Commission is made up of 9 members appointed by Council:

- 1 member of Council
- 5 citizens at large
- 1 police officer
- 1 enforcement officer
- 1 traffic engineer

They have been approached by drivers and brokers, but have never placed any of them on the Taxi Commission up to this time. A member of the industry may apply as a citizen-at-large, however, Council may or may not appoint one of those members of the industry as a citizen-at-large. In the past, ex-taxi drivers have been on the Taxi Commission in Edmonton - but they have never had an "existing member of the industry" on the Commission up to this point - there being no reason why. Mr. David Edy advised me that they would have no reason not to put a member of the industry on the Commission - it has just never happened. They choose who will best represent the community !!

CALGARY:

Contact: City of Calgary Taxi Commission
221-3580 - Bob Kennedy

Make up of Commission is 7 Members:

- 5 citizens at large
- 2 City employees

- A memo is sent to Department Managers asking for two City employees to go on the Taxi Commission. It is up to the Department Managers to designate certain employees - who can be any two city employees, even if they have no prior knowledge of the taxi industry. (Presently the two employees are - one from Social Services, and one from Corporate Resources.)

Members of the industry have asked to be placed on the Taxi Commission in Calgary, however, Council will not allow it because they feel it is a direct "conflict of interest". It is specifically stated that no member of the Taxi Commission must have an interest of any kind in the taxi industry.

The Taxi Commission in Calgary was established to ensure that taxi transportation is up to public standards, and for that reason alone, they will not allow any member of the industry to be on the Commission.

SANDRA



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 7, 1994

Red Deer Cabs -
Driver's Association
4411 - 46 Avenue
Red Deer, Alberta
T4N 3M9

Att: Mr. Cliff Simpson

Dear Sir:

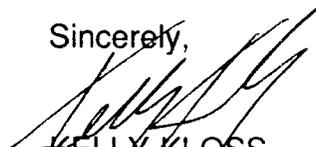
At The City of Red Deer's Council Meeting held December 5, 1994, consideration was again given to the matter concerning the creation of a separate taxi commission. At the above noted meeting, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Red Deer Cabs - Driver's Association dated September 19, 1994, re: Request to Create a Separate Taxi Commission Independent of the Policing Committee, hereby agrees that said request be denied and as presented to Council December 5, 1994."

The decision of Council in this instance is submitted for your information. Thank you for taking the time to address your concerns to City Council and the Policing Committee/Taxi Commission.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Bylaws and Inspections Manager
Insp. Beaton
Policing Committee



*a delight
to discover!*

NO. 2

DATE: NOVEMBER 30, 1994

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: REQUEST FOR TRAFFIC CONTROL DEVICE
NORTHEY AVENUE/SOUTH GREENHAM DRIVE**

At the Council Meeting of November 21, 1994, consideration was given to correspondence from various Normandeau residents relative to the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Normandeau School Parent Advisory Council dated October 26, 1994, re: Request for Traffic Control Device on Northey Avenue/South Greenham Drive, hereby agrees that prior to consideration of the installation of any pedestrian actuated signals or stop signs at the south intersection of Greenham Drive and Northey Avenue, a warrant analysis be undertaken as soon as possible with same to be funded from the anticipated surplus in the Engineering Department's 1994 budget, and as presented to Council November 21, 1994."

Attached is a further report from the Engineering Department Manager outlining the outcome of the above noted analysis.



KELLY KLOSS
City Clerk

DATE: November 29, 1994

TO: City Clerk

FROM: Engineering Department Manager

RE: NORTHEY AVENUE AND GREENHAM DRIVE PEDESTRIAN SIGNAL

The Engineering Department completed a field survey on November 22 and 23, 1994 at the following locations (see Appendix 1), to determine if Northey Avenue meets the City Warrant for a Pedestrian Signal installation.

1. Northey Avenue and Greenham Drive - south intersection
2. Northey Avenue and Greenham Drive - north intersection
3. Northey Avenue and Greenham Drive - mid block

Our general field observations during the survey were noted as follows:

- a. Northey Avenue was in good winter driving condition with snow in the parking lane and bare asphalt in the driving lanes.
- b. The marked crosswalks were visible to pedestrians as well as motorists.
- c. The signing of the marked crosswalks was unobstructed and installed as per The City of Red Deer and M.U.T.C.D. (Manual of Uniform Traffic Control Devices for Canada) standards.
- d. The weather conditions were sunny with a temperature of -4° C.
- e. There were no visual problems apparent with pedestrians crossing Northey Avenue during the time of the survey.
- f. Two RCMP vehicles were observed on Northey Avenue.
- g. On occasion, children stopped in the middle of the crosswalk playfully jumping about, which underscores the importance of education in the role of reducing the potential conflict between pedestrians and vehicles.

Appendix 2, contains the minimum requirements adopted by a previous Council of 60 pedestrians, 400 vehicles, and an average pedestrian delay of 60 seconds.

Appendix 3, contains the actual field results recorded on November 22 and 23, 1994. The pedestrian peak hour occurred between 3:00 p.m. and 4:00 p.m. while the peak traffic movement occurred between 4:30 p.m. and 5:30 p.m.

City Clerk
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November 29, 1994

With the surveyed peak hour volumes of 50 pedestrians, 258 vehicles, and an average delay of less than 5 seconds, the Northey Avenue and Greenham Drive intersections do not meet any of the three requirements.

The measured traffic volumes were down approximately 17% when compared to a traffic count taken in October of 1993. The surveyed peak hour mid-block pedestrian crossings were 20. The majority occurred north of the north leg of Greenham Drive, opposite the local convenience store. This was not added to the pedestrian volume at the south leg of Greenham Drive, as it is doubtful that the convenience store pedestrians would walk that much further south to a controlled crossing.

The pedestrian delay is measured from the time the pedestrian displays an intention of crossing the street. Quite often younger students tend to wait for their friends or just play around prior to crossing the street and this time is not included in the pedestrian delay calculation. The measured pedestrian delays ranged from 0 seconds (where a pedestrian just walks out onto a street) to a maximum of 18 seconds (which occurred when a group of students crossed under the guidance of a parent). Most pedestrians experienced a 1 - 2 second delay prior to crossing Northey Avenue in this area. This short delay is due to the frequent availability of safe gaps in vehicle traffic and due to pedestrians being quickly able to determine that this gap is adequate for them to cross the street.

If a pedestrian signal is installed, pedestrians will have to wait from 0 - 60 seconds for a crossing light. This waiting period is required to give motorists adequate warning to stop their vehicles in advance of the crossing light. With the measured vehicle movement, it is doubtful if pedestrians would wait for and obey the signal much of the time. A similar example can be seen at downtown intersections where traffic and pedestrians are much greater, and where pedestrians do not wait for the signal but choose to cross or jaywalk when there is a safe gap in traffic.

On November 25, 1994, we received the attached letter addressed to City Council from Mr. Michael Leboldus, which is attached for Council's information. In addition, the E. L. & P. Department has just revised their estimate of cost for a pedestrian activated signal to \$45,000.

SUMMARY

- 1) Based on the current City warrant criteria, pedestrian actuated signals are not required for the Northey Avenue and Greenham Drive south intersection or the Northey Avenue and Greenham Drive north intersection.
- 2) As most pedestrians presently believe that there is a safe gap to cross Greenham Drive within one or two seconds, they are unlikely to obey or properly use a pedestrian signal that requires them to wait up to 60 seconds before crossing.

City Clerk
Page 3
November 29, 1994

- 3) We do not know the origin of the 1973 City Warrant Criteria and there is not a pedestrian warrant analysis procedure in the current Manual of Uniform Traffic Control Devices for Canada. The City Warrant has been used in determining many of the existing 12 pedestrian signals locations; however, the final decision has remained with Council. If the warrant criteria is not followed, the City may well receive more requests for signalization.

RECOMMENDATION

In view of the actual field information and the warrant criteria that has been adopted by the City for pedestrian control devices, it is our recommendation that:

- a) Pedestrian activated signals not be considered in this instance.
- b) The existing pedestrian crosswalks be replaced in the spring by the more visible zebra type painted markings (see Appendix 4), at the Northey Avenue and Greenham Drive south intersection to provide additional notification to motorists.
- c) Parking be removed for a distance of 20 m in advance of the Northey Avenue and Greenham Drive south intersection to improve motorists visibility of the pedestrian in the crosswalk.
- d) The RCMP regularly patrol the area looking for vehicles speeding and failing to yield the right of way to the pedestrians.
- e) Three-way stop signs not be considered in this instance, as past information has indicated that multi-way stop signs do not reduce traffic operating speed or volume.

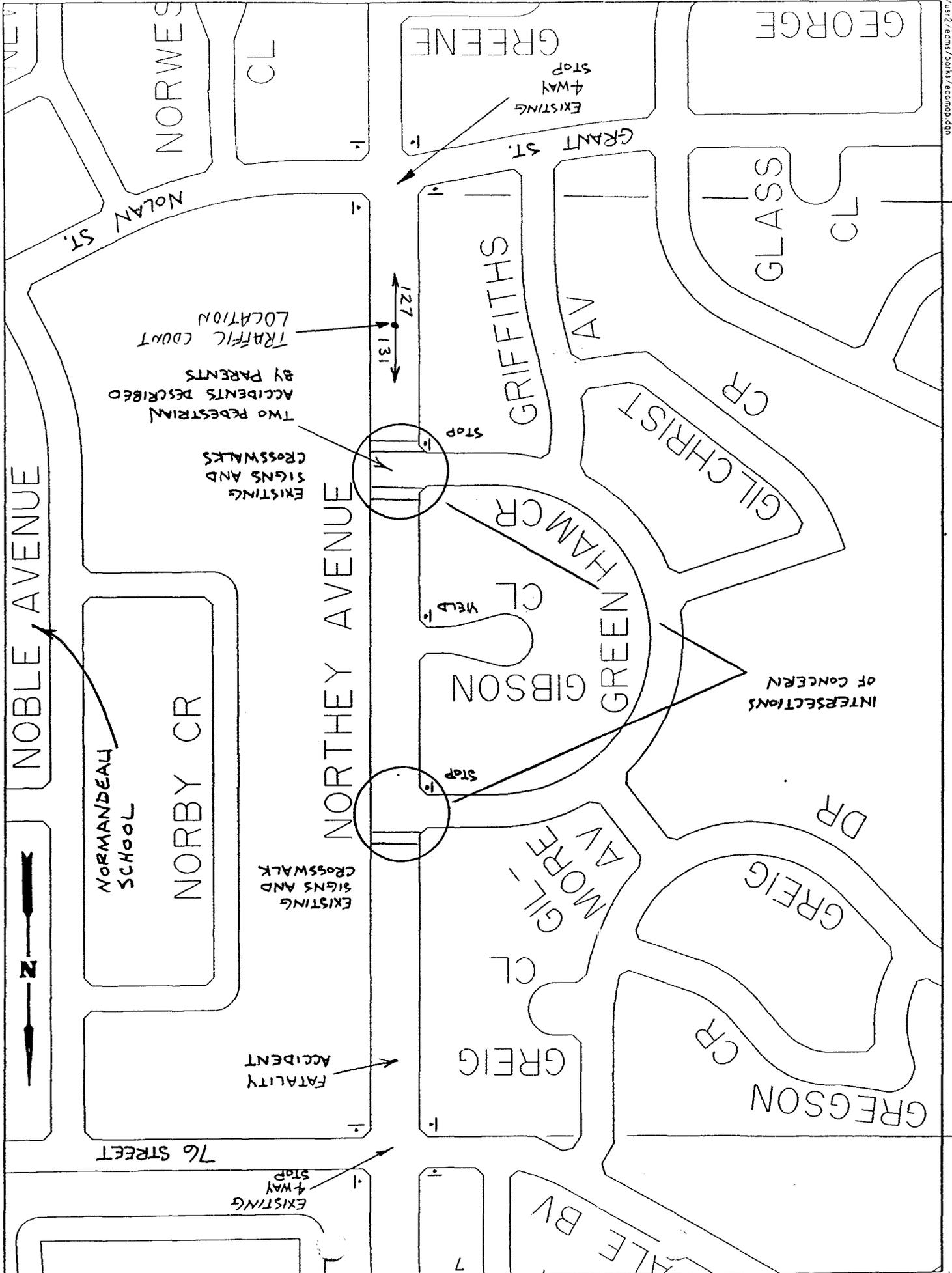


Ken G. Haslop, P. Eng.
Engineering Department Manager

KGH/emg

c.c. RCMP

us2/edms/pdhs/ecomap.dgn



APPENDIX 2

THE CITY OF RED DEER ENGINEERING DEPARTMENT

WARRANTS FOR SCHOOL AND PEDESTRIAN CROSSINGS

Adopted by Council Resolution
November 5, 1973

TYPE	MEASURED PEDESTRIAN VOLUME (PEAK HOUR)	PEAK HOUR VOLUME TRAFFIC	AVERAGE PEDESTRIAN DELAY	RECOMMENDED LOCATION	MARKING OR DESIGNATION	SIGNS/CONTROLS	REMARKS
Unmarked Crosswalks	Less than 40	Less than 200 vph		At Intersections	Nil	Nil	
Marked Crosswalks	40 - 60	200 - 400 vph	60+ seconds	Signalized Intersections	Paint Striping	Pedestrian Lights	
				Business District	Paint Striping	Nil	
				Playgrounds	Paint Striping and X-sign		Overhead signing on multi-lane optional.
				School Routes	Paint Striping and X-sign	School Patrol Recommended	Overhead signing on multi-lane optional.
Pedestrian Actuated Controlled Crosswalk	60+	400+	60+ seconds	1,000 ft. from Nearest Signal	Paint Striping	Pedestrian Actuated Signal	

APPENDIX 3

FIELD SURVEY RESULTS

TYPE/LOCATION	MINIMUM CITY REQUIREMENT	SURVEY RESULTS DURING THE PEAK PEDESTRIAN HOUR OF 3 - 4 P.M.
NORTHEY AVENUE AND GREENHAM DRIVE - SOUTH INTERSECTION		
Number of Pedestrians / hour	60+	50
Number of Vehicles / hour	400+	258
Average Pedestrian Delay (seconds)	60+	1
NORTHEY AVENUE AND GREENHAM DRIVE - NORTH INTERSECTION		
Number of Pedestrians / hour	60+	4
Number of Vehicles / hour	400+	258
Average Pedestrian Delay (seconds)	60+	2
NORTHEY AVENUE AND GREENHAM DRIVE - MID-BLOCK		
Number of Pedestrians / hour	60+	13
Number of Vehicles / hour	400+	258
Average Pedestrian Delay (seconds)	60+	0

- * The peak traffic hour occurs between 4:30 p.m. and 5:30 p.m. The traffic volume at that time was 370 vehicles per hour, which does not meet the warrant requirement.

#4 4817 52 Street
Red Deer, Alberta
T4N 2C6
November 24, 1994

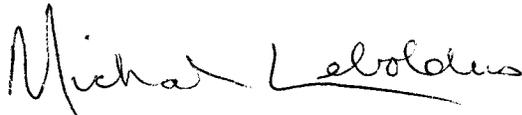
To Members of Red Deer City Council:

Today I watched a news report on the Northey Avenue crossing light issue. The news crew filmed multiple incidents of cars proceeding through the crosswalk even though there were children waiting to cross the street. According to neighborhood parents, this warrants spending \$65,000 on crossing signals.

A much simpler and cheaper method of achieving child safety in this situation would be to teach the children to extend their arm while on the sidewalk to signal that they wish to cross. An informal study done last year by the same Edmonton news outlet saw practically 100% compliance by drivers when confronted by a simple extended arm.

I am tired of the city of Red Deer seemingly putting up another stop sign, traffic light, or pedestrian light on every corner in this city. It is time for people to take responsibility for themselves and their children and to quit trying to have City Hall coddle them every minute they are outside their own home.

Sincerely,



Michael Leboldus

cc: Red Deer Traffic Department

THE CITY OF RED DEER
CLERK'S DEPARTMENT

RECEIVED	
TIME	10:30
DATE	Nov. 25/94
BY	TL

TYPICAL
ZEBRA CROSSWALK



TYPICAL
STANDARD
CROSSWALK

APPENDIX #4

/usr2/edms/drafting/project/traf/d6s14

REVISION	DRAWN BY:	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY:
	DATE:	TYPICAL CROSSWALK MARKINGS	ENGINEER
	SCALE:		DRAWING NO.
	N.T.S.		

Commissioners' Comments

We concur with the recommendation of the Engineering Department Manager. As we have indicated previously, there is no substitute for manned crossing supervision even when this supervision is conducted by properly trained students themselves. Pedestrian signals often give a false sense of security and statistics have shown they do not necessarily reduce accident levels. We recommend that the parents work with the school board to set up some form of crossing patrol and in addition the parents work with the school to ensure the children are aware of the importance of the appropriate conduct while crossing the street.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

DATE: DECEMBER 6, 1994
TO: INSP. BEATON
FROM: CITY CLERK
**RE: REQUEST FOR TRAFFIC CONTROL DEVICE -
NORTHEY AVENUE / SOUTH GREENHAM DRIVE,
REQUEST FOR REPORT / RESULT OF PATROLS**

At the Council Meeting of December 5, 1994, consideration was again given to the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Normandeau School Parent Advisory Council dated October 26, 1994, re: Request for Traffic Control Device on Northey Avenue/South Greenham Drive, hereby agrees as follows:

1. That pedestrian activated signals not be considered in this instance;
2. That existing pedestrian crosswalks be replaced in the Spring of 1995 by the more visible type zebra painted markings at the Northey Avenue and Greenham Drive South intersection to provide additional notification to motorists;
3. That parking be removed for a distance of 20 metres in advance of the Northey Avenue and Greenham Drive South intersection to improve motorists' visibility of pedestrians in the crosswalk;
4. That the R.C.M.P. regularly patrol the area looking for vehicles speeding and failing to yield the right of way to pedestrians;
5. That three-way stop signs not be considered in this instance,

and as presented to Council December 5, 1994."

Insp. Beaton
December 6, 1994
Page 2

As outlined in the above resolution, Council is requesting the R.C.M.P. to regularly patrol the area. In addition to this, at the noted Council Meeting it was requested that your office provide Council with a report outlining the results of the regular patrols.

As you will probably require some time to see the effects of the increased patrols, I ask that this report be submitted back to this office in the New Year. Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: City Commissioner
Director of Engineering Services



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 6, 1994

Normandeu School Parent Advisory Council
61 Noble Avenue
Red Deer, Alberta
T4P 2C4

Att: Mrs. Joanne Curtis

Dear Mrs. Curtis:

RE: NORMANDEAU SCHOOL PARENT ADVISORY COUNCIL /
NORTHEY AVENUE PEDESTRIAN SIGNALS

At the City of Red Deer's Council Meeting held December 5, 1994, consideration was again given to the above topic and at which meeting the following resolution was passed:

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4. That the R.C.M.P. regularly patrol the area looking for vehicles speeding and failing to yield the right of way to pedestrians;

... / 2



*a delight
to discover!*

Normandeau School Parent
Advisory Council
December 6, 1994
Page 2

5. That three-way stop signs not be considered in this instance,

and as presented to Council December 5, 1994."

The decision of Council in this instance is submitted for your information. Thank you for bringing this matter to Council's attention. If you have any questions please do not hesitate to contact the undersigned.

Sincerely,

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

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 6, 1994

Mrs. Jenan Goldsack
165 Northey Avenue
Red Deer, Alberta
T4P 2C7

Dear Madam:

RE: NORMANDEAU SCHOOL PARENT ADVISORY COUNCIL /
NORTHEY AVENUE PEDESTRIAN SIGNALS

At the City of Red Deer's Council Meeting held December 5, 1994, consideration was again given to the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Normandeau School Parent Advisory Council dated October 26, 1994, re: Request for Traffic Control Device on Northey Avenue/South Greenham Drive, hereby agrees as follows:

1. That pedestrian activated signals not be considered in this instance;
2. That existing pedestrian crosswalks be replaced in the Spring of 1995 by the more visible type zebra painted markings at the Northey Avenue and Greenham Drive South intersection to provide additional notification to motorists;
3. That parking be removed for a distance of 20 metres in advance of the Northey Avenue and Greenham Drive South intersection to improve motorists' visibility of pedestrians in the crosswalk;
4. That the R.C.M.P. regularly patrol the area looking for vehicles speeding and failing to yield the right of way to pedestrians;

... / 2



*a delight
to discover!*

Mrs. Jenan Goldsack
December 6, 1994
Page 2

5. That three-way stop signs not be considered in this instance,

and as presented to Council December 5, 1994."

The decision of Council in this instance is submitted for your information. Thank you for bringing this matter to Council's attention. If you have any questions please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 6, 1994

Ms. Cindy O'Connor
184 Northey Avenue
Red Deer, Alberta
T4P 2X1

Dear Madam:

RE: NORMANDEAU SCHOOL PARENT ADVISORY COUNCIL /
NORTHEY AVENUE PEDESTRIAN SIGNALS

At the City of Red Deer's Council Meeting held December 5, 1994, consideration was again given to the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Normandeau School Parent Advisory Council dated October 26, 1994, re: Request for Traffic Control Device on Northey Avenue/South Greenham Drive, hereby agrees as follows:

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2. That existing pedestrian crosswalks be replaced in the Spring of 1995 by the more visible type zebra painted markings at the Northey Avenue and Greenham Drive South intersection to provide additional notification to motorists;
3. That parking be removed for a distance of 20 metres in advance of the Northey Avenue and Greenham Drive South intersection to improve motorists' visibility of pedestrians in the crosswalk;
4. That the R.C.M.P. regularly patrol the area looking for vehicles speeding and failing to yield the right of way to pedestrians;

... / 2



*a delight
to discover!*

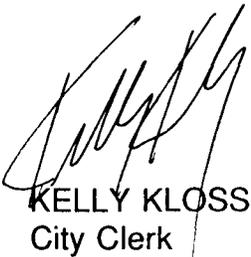
Ms. Cindy O'Connor
December 6, 1994
Page 2

5. That three-way stop signs not be considered in this instance,

and as presented to Council December 5, 1994."

The decision of Council in this instance is submitted for your information. Thank you for bringing this matter to Council's attention. If you have any questions please do not hesitate to contact the undersigned.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services

DATE: DECEMBER 6, 1994
TO: DIRECTOR OF ENGINEERING SERVICES
FROM: CITY CLERK
**RE: REQUEST FOR TRAFFIC CONTROL DEVICE -
NORTHEY AVENUE/SOUTH GREENHAM DRIVE**

At the Council Meeting of December 5, 1994, consideration was given to the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Normandeau School Parent Advisory Council dated October 26, 1994, re: Request for Traffic Control Device on Northey Avenue/South Greenham Drive, hereby agrees as follows:

1. That pedestrian activated signals not be considered in this instance;
2. That existing pedestrian crosswalks be replaced in the Spring of 1995 by the more visible type zebra painted markings at the Northey Avenue and Greenham Drive South intersection to provide additional notification to motorists;
3. That parking be removed for a distance of 20 metres in advance of the Northey Avenue and Greenham Drive South intersection to improve motorists' visibility of pedestrians in the crosswalk;
4. That the R.C.M.P. regularly patrol the area looking for vehicles speeding and failing to yield the right of way to pedestrians;
5. That three-way stop signs not be considered in this instance,

and as presented to Council December 5, 1994."

Director of Engineering Services
December 6, 1994
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. With regard to the parking removal, this is to confirm that you will advise those properties affected by this removal prior to the work being done.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
E. L. & P. Manager
Insp. Beaton
Principal Planner

NO. 3

DATE: NOVEMBER 23, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: DOG CONTROL BYLAW AMENDMENT 2943/A-94

At the Council Meeting of November 21, 1994, first and second readings were given to the above noted bylaw. However, third reading was withheld as unanimous consent was not received.

For Council's information, the report from the Bylaws and Inspections Manager outlining the fees and fines proposed is attached hereto.

RECOMMENDATION

That Dog Control Bylaw Amendment 2943/A-94 be given third reading.



KELLY KLOSS
City Clerk

KK/clr
attchs.

DATE: 16 November 1994
 TO: City Clerk
 FROM: Bylaws and Inspections Manager
 RE: **DOG CONTROL BYLAW**

FILE NO. 94-1540

During the November 7, 1994 meeting of City Council, an Ad Hoc Committee was struck to review the fines charged for Dog Control Bylaw infractions. The committee consisted of Aldermen Lawrence, Pimm, and Volk.

This committee has met and, after discussions with the representatives of the S.P.C.A. and Alberta Animal Services, are prepared to recommend the following licensing fees and offense penalties:

Offence	Current 1st Offence	Current 2nd Offence	Recommended 1st Offence	Recommended 2nd Offence	Recommended 3rd Offence
No Kennel License	\$ 40.00	\$ 60.00	\$50.00	\$50.00	
No Dog License	\$ 35.00	\$ 60.00	\$50.00		
Failure to Confine Dog In Heat	\$ 40.00	\$ 60.00	\$50.00	\$50.00	\$50.00
Failure to Remove Defecation	\$ 60.00	\$ 80.00	\$60.00	\$80.00	\$80.00
Dogs on Parkland *	\$ 60.00	\$ 80.00	\$60.00	\$80.00	\$80.00
Dogs Damaging Property	\$ 60.00	\$ 80.00	\$60.00	\$80.00	\$80.00
Dogs Barking or Howling	\$ 40.00	\$ 60.00	\$80.00	\$100.00	\$100.00
Dogs Running at Large	\$ 40.00	\$ 60.00	\$50.00	\$100.00	\$100.00
Dogs Chasing a Person	\$ 60.00	\$ 100.00	\$100.00	\$150.00	\$150.00

* Dog running at large (off-leash) in City park system.

License - Neutered - \$15.00/year Not Neutered - \$30.00/year

Also, the Committee agreed that the administration, the S.P.C.A. and Alberta Animal Services work together on items of mutual concern, such as licensing. The issue of cat control was discussed; however, Council had decided that this service would not be included in this contract term. No further action was taken.

DOG CONTROL BYLAW
November 14, 1994
Page 2

Recommendation: That the recommended rates be approved by Council and that the Committee be disbanded as their mandate has been fulfilled.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Mayor Surkan & Council

Re: Bylaw 2943/A-94

Amendment of license fees to \$30.00 for dogs & bitches not neutered or spayed.

Many dogs you are targeting are as follows

- ① Show dogs
Purebred show dogs cannot be neutered and shown. These animals are well looked after, expensive to own and definitely not allowed to run loose.
- ② Purebred Pets
Also expensive and not allowed to roam. Puppies at 7 weeks old can cost as much as \$2000.00
- ③ Field Trial dogs
These animals can range in price to \$20,000 at 18 months of age. Needless to say

they too are well watched.

If you must raise the fee to \$30.00
I believe pedigreed purebred animals
should be exempt.

R. D. Stevens

DATE: 30 November 1994

FILE NO. 94-0135

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **L.D. STEVENS - DOG LICENSE**

Please be advised that a meeting was held with representatives from the S.P.C.A. and the animal control contractor, during which we discussed the above request.

The fee for dog licenses, which is now \$15.00 for neutered and \$30.00 for intact animals was intended to provide an incentive for neutering dogs. While we agree that the type of dogs referred to in L.D. Stevens's letter are required to remain intact, purebred animals are just as likely to be found in animal pounds as any other kind of dog. An unneutered purebred dog, running at large, will cause the same amount of concern to the S.P.C.A. the animal contractor or The City as a mixed breed. Given the purchase price of these dogs as referred to in the letter, the license fee is, percentage-wise, smaller than for an animal purchased from the S.P.C.A. or animal control contractor.

Recommendation: That the dog license fee structure remain as shown in the Bylaw.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

Commissioners' Comments

We concur with the recommendation of the Bylaws & Inspections Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE:

November 24, 1994

TO:

DIRECTOR OF COMMUNITY SERVICES

DIRECTOR OF ENGINEERING SERVICES

DIRECTOR OF FINANCIAL SERVICES

**BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL**

X

BYLAWS & INSPECTIONS MANAGER

CITY ASSESSOR

COMPUTER SERVICES MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF

PARKS MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM:

CITY CLERK

RE:

L.D. STEVENS/DOG LICENSES

Please submit comments on the attached to this office by ~~November 28~~, 1994, for the
Council Agenda of December ~~8~~, 1994. *12*

19

"Kelly Kloss"
City Clerk

**Ms. A. Oseen
26 Comfort Close
Red Deer, Alberta
T4P 2T7**

April 25, 1994

Red Deer City Council
Mayor Surkan
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

On April 24, 1994, I was out with my nine year old son, Andrew, riding on the bike trails in Red Deer. While we were returning home, I saw my son suddenly stop up ahead, and immediately I heard a large hostile German Shepherd barking and growling at my son.

When I was a child we owned a German Shepherd, and as much as I loved him, I also feared his irrational mood swings. German Shepherds can be extremely unpredictable and I was at an absolute loss as to know what to do to protect my son. When Andrew started to place his foot on the bike pedal, the dog became even more incensed and his hair rose on the back of his neck; he emitted a low warning growl and his legs were braced for attack. When my girlfriend came forward, the animal turned his attention to us and I quietly told Andrew to leave. The dog lunged at us, but when Judy yelled, he growled and thankfully turned away.

I resent the fear that my boy and I were placed in because of this irresponsible dog owner. This, however, is not my first encounter with large dogs on the loose. Often, I have been confronted with Doberman Pinchers and German Shepherds in Clearview park while I'm out for a stroll. I chose to live in Red Deer because of the beautiful parks and bike trails, but I am increasingly afraid to venture out at night because of the number of stray animals.

cont'd...

I understand and appreciate the fiscal restraint the city is currently facing, but the responsibility and the cost of monitoring the dogs must be placed on to the owners through higher license fees and fines.

I have chosen not to own a dog because I firmly believe they are more suited to the country rather than the city. I have had to say no to my boy's often repeated tearful requests, but I made that choice and my decision does not endanger or harm others.

When we choose to live in a city with so many others, we must make sacrifices and why should we have to sacrifice our freedom and safety because of these thoughtless and irresponsible pet owners. My son could have been seriously injured and permanently scarred from this uncontrollable animal.

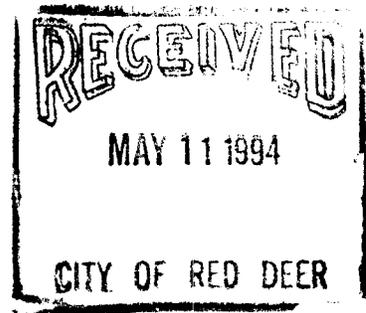
If the city cannot afford to properly patrol the area for strays, then the dog owners must assume it through the cost of higher license fees and fines.

Sincerely,

Ms. Audrey Oseen

Ms. A. Oseen

AO/jm



DATE: DECEMBER 7, 1994
TO: BYLAWS AND INSPECTIONS MANAGER
FROM: CITY CLERK
RE: DOG CONTROL BYLAW AMENDMENT 2943/A-94

At the Council Meeting of December 5, 1994, third and final reading was given to the above noted Bylaw, a copy of which is attached hereto. This office will be updating the consolidated copy of the Dog Control Bylaw in due course.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Financial Services
D. Souch



THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 7, 1994

Ms. A. Oseen
26 Comfort Close
Red Deer, Alberta
T4P 2J7

Dear Ms. Oseen:

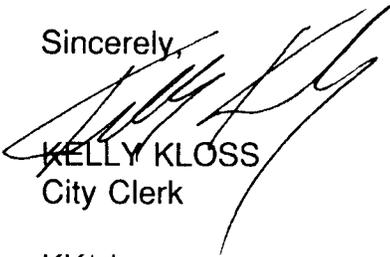
Further to my letter of November 14, 1994 concerning dog control, I would like to advise as follows.

At the Council Meeting of December 5, 1994, consideration was given to dog license fees and fines and at which meeting Dog Control Bylaw Amendment 2943/A-94, a copy of which is attached hereto, was passed.

This bylaw outlines what the rates will be for licensing fees and fines which will take effect January 1, 1995.

This is submitted for your information. If you have any questions, please do not hesitate to call.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Bylaws and Inspections Manager



*a delight
to discover!*

PUBLIC HEARINGSNO. 1

DATE: NOVEMBER 30, 1994

TO: CITY COUNCIL

FROM: CITY CLERK

**RE: LAND USE BYLAW AMENDMENT 2672/X-94
NEW DOWNTOWN C1B DISTRICT**

At the Council Meeting of November 7, 1994, a Public Hearing was held concerning the above topic. Prior to the closing of the Public Hearing, the following resolution was passed agreeing to adjourn said Public Hearing to December 5, 1994 at 7:00 p.m.:

"RESOLVED that Council of The City of Red Deer hereby agrees that the Public Hearing for Land Use Bylaw Amendment 2672/X-94 be adjourned to the Council Meeting of December 5, 1994 at 7:00 p.m., or as soon thereafter as Council may determine."

Attached is a report from the Planning Commission outlining proposed changes to Land Use Bylaw Amendment 2672/X-94. If Council agrees with the changes, it will be necessary to pass a resolution, following the public hearing and prior to second reading, amending the bylaw.

Also attached, in the bylaws section of the agenda, is Land Use Bylaw Amendment 2672/X-94 with the changes recommended by the Planning Commission incorporated.

RECOMMENDATION

That the public hearing for Land Use Bylaw Amendment 2672/X-94 be reconvened.



KELLY KLOSS
City Clerk



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

TO: City Council **DATE:** November 27, 1994

FROM: Paul Meyette, Principal Planner
Phil Newman, Associate Planner

RE: Bylaw 2672/X-94 (C1B District)

As Council is aware, the purpose of the C1B District is to institute parking standards in a portion of the downtown and to provide for overhead power line setbacks. This bylaw has been the subject of two public meetings and part of a public hearing. While Planning Staff have tried to address most of the concerns, we were unable to address them all. As you will note from the results of the public meeting, there are still some property owners who have concerns regarding the proposed requirements for parking. Some property owners feel there will also be a loss of property value. Many of these property owners in the proposed C1B District are willing to accept the implementation of parking standards but only if parking standards are also implemented in the C1 District in order to create a "level playing field". Although there were some initial concerns with the overhead power line setbacks, there seems to be an acceptance of the need for these setbacks.

The bylaw amendments which are currently proposed (as detailed in the attached November 25 memorandum) are intended to ensure that no existing businesses will be affected by this bylaw; the bylaw has been worded to allow renovations, including structural renovations and minor expansions of existing buildings without any parking requirements. The parking requirements will be enforced when a new building is constructed or a substantial increase in the existing building size occurs.

In addressing the future of this bylaw, Council has three options:

1. **To Pass Bylaw 2672/X-94 as amended:**

In passing the bylaw with amendments as proposed by Planning Staff, Council will address many of the concerns of business. The bylaw will ensure that all new construction contains provision for parking.

2. **To Defeat Bylaw 2672/X-94:**

By defeating the bylaw, Council will exempt all future buildings from parking requirements. If the bylaw is defeated, Council should request the Downtown Planning Committee to amend the Downtown Plan to address the issue of who should provide parking in the downtown and how it should be provided. In the absence of individual owners providing their own parking, an alternative means of providing parking should be identified. A new bylaw would have to be prepared to implement the overhead power line setbacks.

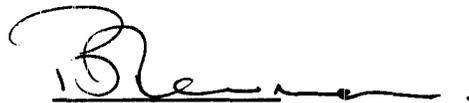
3. **To Pass Bylaw 2672/X-94 as amended and request that the Downtown Planning Committee investigate the implications of implementing parking standards in the remainder of the downtown C1 lands:**

In passing this bylaw, Council will ensure that all new construction in the C1B District contains provisions for parking. Council would also address the concerns of some businesses about the need for a level playing field between the C1 and the C1B Districts.

Planning staff recommend Option #3. Please find enclosed a copy of the revisions proposed to Bylaw 2672/X-94 as well as a copy of the actual revisions to the Bylaw.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER



Phil Newman, ACP, MCIP
Associate Planner

PM/pm

File:C1B.LET



M E M O R A N D U M

DATE: November 25, 1994

TO: City Council

FROM: Paul Meyette, Principal Planner
Phil Newman, Associate Planner

SUBJECT: CIB DISTRICT - BYLAW 2672/X-94 Proposed Amendments

Proposed Amendments

For Council's information, we are enclosing a list of concerns which have been received regarding Bylaw 2672/X-94 and the Planning Staff response to these concerns.

CONCERN	RESPONSE
1. Existing buildings should be exempt from the bylaw	Although this was intended, it was not explicitly stated in the Bylaw. Planning staff recommend that the Bylaw be amended to ensure that existing buildings are exempt.
2. The proposed floor area of 1/3 site area is strongly opposed.	Planning staff recommend that this be changed to 3 times site area
3. Clarify that developers could provide parking offsite.	The Bylaw allows for offsite parking in Section 4.10. An amendment to this section is proposed to give developers greater flexibility.

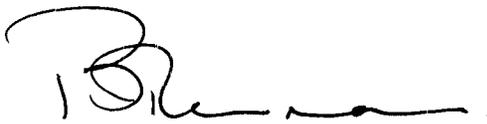
- | | |
|---|---|
| 4. Retail Parking Requirements are too onerous in the downtown | Planning staff have reviewed this issue. Downtown Parking requirements appear to be slightly higher than in other municipalities; an amendment is being proposed. |
| 5. There are numerous concerns regarding the setbacks | A number of people have misunderstood the setbacks. The setbacks are intended to provide for overhead power requirements. Where the power is underground, (most of the C1B District) the setbacks will be similar to the C1 District. This section is proposed to be reworded to make the intent clearer. |
| 6. Eliminate the 5% landscaping requirement | This is a minimal amount of landscaping which is intended to add to the aesthetics in the downtown. A landscape standard was recommended by the Downtown Planning Committee. The neighbouring C1A District has a landscaping requirement of 15%. No change has been recommended. |
| 7. Require Parking in the C1 Area | Planning staff do not support extending parking requirements to the C1 area as there is an intent to develop a continuous shopping area in the downtown uninterrupted by large parking lots unless parking requirement are implemented in combination with a parking fund. |
| 8. Re-institute the Parking Fund for people who cannot provide parking on site and for redevelopment in the C1 Area | Planning staff recommend that this issue be referred to the Downtown Planning Committee for consideration |
| 9. Add residential use to the C1B District | Residential use above the ground floor is already proposed to be included in the District |

- | | | |
|-----|---|--|
| 10. | Change the C1 Boundary to include the Canadian Western Bank, Blinds Plus, the Fixters Furniture area and the IGA Building | Planning staff feel that the prior amendments will address most of the concerns, however, we agree with the desirability of adding the Blinds Plus property as it is surrounded on three sides by C1 property (the fourth side is C1A). |
| 11. | Allow a second storey addition on an existing building without triggering the parking requirements on the main floor. | An amendment of this nature has been discussed with the Development Officer and Planning staff are prepared to recommend the amendment to Council. |
| 12. | Allow an existing building to rebuilt in the case of fire damage without having to meet the requirements of the land use bylaw. | Although the intent of this bylaw is to ensure that all new development will meet the requirements of the land use bylaw, we have received a submission from the insurance industry that has caused us to look at an amendment which would allow owners to use the remaining outer walls in reconstructing their building. |
| 13. | Delete the existing R2 area north of 55th Street from the proposed C1B District. | This small area contains a few residences and includes Harry Moe Prosthetics. Planning staff agree to delete this area. |
| 14. | Reduce the C1 Area to a maximum four blocks | The Downtown Planning Committee indicates that the boundary was based upon existing intensity of land use and do not support a major reduction in size. |

Recommendation

Planning staff feel that the Bylaw requires significant revision. In view of this, we recommend that Council adopt the Bylaw with the amendments proposed. An amended bylaw is enclosed.


PAUL MEYETTE, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION
 File: 2672X-94.mem


PHIL NEWMAN, ACP, MCIP
ASSOCIATE PLANNER, CITY SECTION

DATE: NOVEMBER 28, 1994
TO: CITY COUNCIL
FROM: DOWNTOWN PLANNING COMMITTEE
RE: **LAND USE BYLAW 2672/X-94**

At the Downtown Planning Committee meeting of Tuesday, November 22, 1994, the following resolution was introduced and passed:

"THAT the Downtown Planning Committee recommend that amendments be made to Land Use Bylaw 2672/X-94 by the Red Deer Regional Planning Commission and approved by the City Solicitor, and that said Bylaw, together with amendments be submitted to City Council for a Public Hearing and Second and Third Readings of said Bylaw on December 5, 1994."

Respectfully submitted,


ALDERMAN R. SCHNELL
Chairman
DOWNTOWN PLANNING COMMITTEE

Commissioner's Comments

It would appear that most of the issues have been resolved by the proposed amendments, and we recommend Council agree to Option #3 as outlined in the report from the Planners.

One remaining issue is that of providing an even playing field in the C1 area. We recommend that this issue be referred to the Downtown Planning Committee and they be requested to provide recommendations as to how any real inequities might be resolved.

"H.M.C. DAY"
City Commissioner



PHOENIX CONSTRUCTION INC.

BAY 5 - 88 HOWARTH STREET, RED DEER, ALBERTA T4N 6V9 (403) 342-2225 FAX 341-3120

Submitted to City Council
Date: Dec 5/94

December 2, 1994

VIA FAX #346-6195

City of Red Deer
ATTENTION: MAYOR GAIL SURKAN

Dear Mayor:

RE: BYLAW NO. 2672/X-94
DOWNTOWN ZONING CHANGES

It has come to my attention that the above bylaw may receive third reading (and therefore approval) at the next City Council meeting on Monday, December 5, 1994.

I believe that certain conditions for development in the new C1B area (Commercial Downtown District) (i.e. off-street parking requirements) will prove so onerous and costly, that future development in this area will come to a halt.

The recent removal of downtown power grid charges by City Council was a positive step in promoting downtown development. Approval of this bylaw with off-street parking requirements is a definite step backward.

Yours truly,

PHOENIX CONSTRUCTION INC.

Ray Dunham, C.E.T., C.I.M.

RD/sg

COUNCIL MEETING OF DECEMBER 5, 1994

ATTACHMENT TO REPORT ON OPEN AGENDA

RE:

**LAND USE BYLAW AMENDMENT 2672/X-94
PUBLIC HEARING**

PROPOSED BY-LAW 2672/X-94

PUBLIC OPEN HOUSE #1

OCTOBER 25, 1994

**REGISTRATION FORM, COMMENT SHEETS
&
LETTERS**

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

PIONEER LODGE
OCT 25, 1994

REGISTRATION (PLEASE PRINT)

NAME	ADDRESS	PHONE
S. C. SIMPSON	10-4700 FOUNTAIN DR.	346 2412
Andy B. ...	347-3700	
Larry Petersen / Donna Comesu	55 2049A Ave	340-0974
Bob Downey	229- 54 Bell St	346-4055
Doug Martz	1064820-47 Ave	3475152
Glen Banglo	#137 Dickenson Cres. Red Deer	342-1007
CHES PYE (REINCO MEMORIALS LTD)	5017-45 ST.	347-4817
Marg. Nicks (ANSA)	4827-55th St.	346-1455
W. Thompson	#204-4929 Ross.	390 0180
J. Cameron	28 CONNELL CLOSE	341-5404
Alfred ...	471 PETERSON ST	343-2577
Alex Sully	200 4825-47 ST	342-7711
Jack Haverick	121 Castle Cres	347-7747
Harry ...	216 Westport Office Centre	3722-5722
Robert A. ...	4405-52 Ave.	340-8000
Ross / Linda Fletcher	4838-52ND STREET	347-3396
BILL SCOTT	71-DENISON CRES.	340-2737
Dick Mc Donnell	303, 4202-49 ave.	342-2820
Al Collins	5913 Gaetz Ave	346-4134
S M BARTELINGS	4813 54th Ave.	346-7776

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

PIONEER LODGE
OCT 25, 1994

NAME: Al Collins
ADDRESS: 5913 Gaetz Ave
PHONE: 346-4134

Please provide your comment below;

Concern with the proposal to restrict floor area to 1/3 site area. Whole heartedly support the proposed change to back to 3x.

Concern with the application of the bylaw in the event the building is destroyed by fire. My understanding of our insurance is that we are insured for replacement of the building. If we are prevented from replacing then insurance is reduced accordingly.

We have also been advised the mortgage company may have some difficulty with this aspect.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

PIONEER LODGE
OCT 25, 1994

NAME: W. R. SCOTT.
ADDRESS: 71 - DENISON CRES.
PHONE: 340 - 2737

Please provide your comment below;

It would appear that under the new proposal we would be unable to further develop the second floor of the IGA. Bldg. Owing to supply the parking for the entire building if we apply for a building permit would make the development uneconomical - Therefore this building could remain in its present position for ever.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

PIONEER LODGE
OCT 25, 1994

NAME: ^{NORM.} N. CAVANACH

ADDRESS: 5202 - 48 AVE.

PHONE: 341-5404

Please provide your comment below;

Concerned re. $\frac{1}{2}$ site area, concern would be answered ~~with~~ by amendment proposed at open house to change to $\frac{3}{4}$ site area.

heard concern - re proposed overhead electrical - July 6, 1994 - Downtown electric system area map shows lines between 52nd street + 53 street and between 48 ave + 49 ave as underground. Please advise if in fact underground exists in that line as all buildings are hooked up to overhead as far as I am aware.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RECEIVED		
OCT 28 1994		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	CITY	TECH

PIONEER LODGE
OCT 25, 1994

NAME: Susan M. Bartelings
ADDRESS: 4813 54 Street Red Deer
PHONE: 346 7776

Please provide your comment below;

I am expressing my concerns pertaining the
changes from C1 to C1B because the
proposals as they are now will devalue
my property: my concerns are

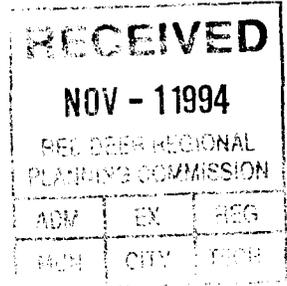
1. The Floor area restriction to one third of the
site area
2. The omission of residential as required by MPC
in C1B, (Can the property not be used as a residence?)
3. The additional setback requirements
mean restrictions in case of future developments
4. All the electrical requirements incl overhaul
wires from the existing system to the house an
the easements for it

Again I am insisting I do not agree with
the proposal and I would like to see it
cancelled! Thank you

Susan M Bartelings
4813 54 Street
Red Deer AB
T4N 2G5
Tel 403-346-7776 Fax 342 6116

October 28, 1994

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



Attention: Phil Newman
Regional Planning Commission

Dear Sir:

re: C1-B Commercial Downtown District
Proposed Land Use Bylaw Amendment 2672/X-94
4738 - 4752 Ross Street, Red Deer, Alberta

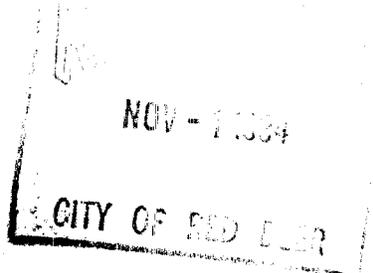
In reference to our telephone conversation of today's date, I wish to reconfirm the information related to me that our property at 4738-4752 Ross Street is presently in the existing C1 zone and will remain the same. You also confirmed that the land areas immediately south of the school ground, specifically where the city parking meters are located also remains the same zoning. Also confirmed by you in our conversation was that the additional land purchased from the City of Red Deer which is located to the north of our land and building also runs in the same C1 zoning.

Trusting my understanding of this information you relayed to me is correct as noted above. If this is the case no reply will be necessary. If however, there is any further clarification, please contact my office.

Yours truly,

Philip Libin

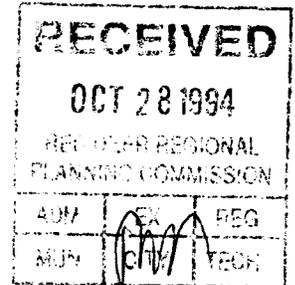
PL/ko



Ing & McKee Insurance Ltd.

All Classes of General Insurance

5225 Gaetz Avenue • Box 698 • Red Deer, Alberta T4N 5G9



October 25, 1994

The City of Red Deer
Box 5008,
Red Deer, Alberta.
T4N 3T4

Attention: Kelly Kloss, City Clerk

Dear Sir:

Further to your proposed land use by-law amendment 2672/X-94, I would like to make the following points clear as a property owner and business located in the proposed C1-B district.

1. The investment we have is lost if we cannot recreate size and efficiencies of land site.
 - A redeveloped site would have to comply with proposed zoning and would not generate sufficient revenue because of reduced square footage thus devaluating property.
 - Existing bare land that is available would be worth much less because of the economics of development.
2. New development would be stifled because of economics of the development. You can't charge \$16.00 to \$20.00 per square foot for rent in this city which I calculate would be needed to make development viable under the proposed amendments.
3. Many or most property owners carry fire insurance subject to replacement cost coverage to allow them to rebuild totally new for old.
 - Replacement cost is subject to the following
 - a. Same site clause
 - b. Building must be repaired or rebuilt to like kind and quality.
 - By-laws coverage is available to cover
 - Increased building costs
 - Removal of undamaged portions



Friendly & Courteous Service

This cover is however quite expensive and could conceivably triple a landlords cost of insurance further weakening the economic viability of a property. This by-law also says existing structures which are damaged by more than 75% above foundation value would have to be built according to current by-law. This should be made known to all property owners. All these points lead back to a very serious devaluation of property values.

In talking to Paul Meyette, he felt existing building would be grandfathered - that on the surface may prove adequate but continuing redevelopment, further investment in existing properties and the potential arising out of unforeseen loss i.e. fire, causes a great deal of concern for the future.

If parking is a cause of concern, perhaps more reasonable guidelines should be considered.

If the electrical grid system is part of the problem forcing a need for change, there has to be alternate options.

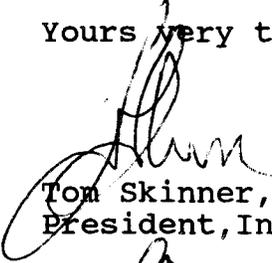
By segregating downtown into two zones, you have effectively limited any potential for future downtown improvement. New developments such as Mooney's on 45th Street do not even meet the criteria re 1/3 of site area. My property here would be cut back to a building of less than half of it's existing square footage. The five city lots to the rear of my office could only support a 5,156 square foot building in a site which is over 15,000 square feet.

Further study and consideration is obviously needed to fully comprehend the desired goals and effects of any plan.

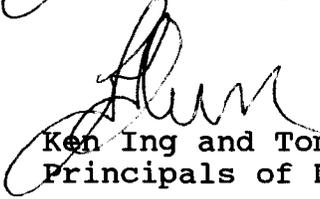
continued

As proposed, this plan is certainly not viable. I trust further study will be undertaken to resolve the concerns. As long term taxpayers who have invested time, money, created jobs and contributed reasonably to our fair city, we object to this plan.

Yours very truly,



Tom Skinner, C.I.B. (Alta.)
President, Ing and McKee Insurance Ltd.



Ken Ing and Tom Skinner
Principals of Don Shar Holdings Ltd.

cc: Mayor Gail Surkan, City of Red Deer

✓cc: Paul Meyette, Red Deer Regional Planning Commission

cc: John Ferguson, Town Centre Association

Kendon Holdings

4718 - 43A Avenue, Red Deer, Alberta T4N 3G8 ☆ Phone 346-3198

RECEIVED

OCT 28 1994

RED DEER REGIONAL
PLANNING COMMISSION

ADM	EX	REG
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ADMIN	CITY	TECH
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October 25, 1994

The City of Red Deer
Box 5008,
Red Deer, Alberta.
T4N 3T4

Attention: Kelly Kloss, City Clerk

Dear Sir:

Further to your proposed land use by-law amendment 2672/X-94, I would like to make the following points clear as a property owner and business located in the proposed C1-B district.

1. The investment we have is lost if we cannot recreate size and efficiencies of land site.

- A redeveloped site would have to comply with proposed zoning and would not generate sufficient revenue because of reduced square footage thus devaluating property.

- Existing bare land that is available would be worth much less because of the economics of development.

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3. Many or most property owners carry fire insurance subject to replacement cost coverage to allow them to rebuild totally new for old.

- Replacement cost is subject to the following

- a. Same site clause

- b. Building must be repaired or rebuilt to like kind and quality.

- By-laws coverage is available to cover

- Increased building costs

- Removal of undamaged portions

continued

This cover is however quite expensive and could conceivably triple a landlords cost of insurance further weakening the economic viability of a property. This by-law also says existing structures which are damaged by more than 75% above foundation value would have to be built according to current by-law. This should be made known to all property owners. All these points lead back to a very serious devaluation of property values.

In talking to Paul Meyette, he felt existing building would be grandfathered - that on the surface may prove adequate but continuing redevelopment, further investment in existing properties and the potential arising out of unforeseen loss i.e. fire, causes a great deal of concern for the future.

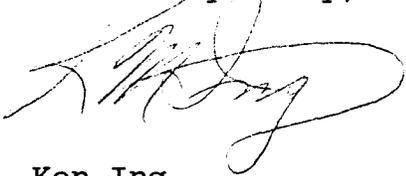
If parking is a cause of concern, perhaps more reasonable guidelines should be considered.

If the electrical grid system is part of the problem forcing a need for change, there has to be alternate options.

Further study and consideration is obviously needed to fully comprehend the desired goals and effects of any plan.

As proposed, this plan is certainly not viable. I trust further study will be undertaken to resolve the concerns. As long term taxpayers who have invested time, money, created jobs and contributed reasonably to our fair city, we object to this plan.

Yours very truly,



Ken Ing
Principal Ken Don Holdings Ltd.

cc: Mayor Gail Surkan, City of Red Deer
✓ cc: Paul Meyette, Red Deer Regional Planning Commission
cc: John Ferguson, Town Centre Association

M & C Joint Venture

2nd Floor, 5913 - 50 Avenue
Red Deer, Alberta
T4N 4C4

RECEIVED		
OCT 28 1994		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	AM	TECH

October 26, 1994

**COPY FOR YOUR
INFORMATION**

The City Clerk
City of Red Deer
Box 5008
RED DEER AB T4N 5E9

Dear Sir:

Re: Proposed Land Use Bylaw Amendment 2672/X-94
Regarding 5913 - 50 Avenue, Red Deer Proposed Rezoning from C1 to C1B

We are responding to your letter of October 19, 1994 advising us that Council of The City of Red Deer propose to consider Land Use Bylaw Amendment 2672/X-94. The essence of this proposal is to rezone our property to the new designation C1B to be established as Section 6.2.1-B - C1B Commercial Downtown District under the provisions of ***The Planning Act 1980***.

The proposal as we understand it, following discussion with the Red Deer Regional Planning Commission staff, concerns us greatly. We believe a C1B zoning will result in a significant devaluation of our property. We purchased the property on the understanding that it was zoned C1 with all the uses allowed under The Planning Act 1980 of such a zoned property. Our concerns are explained below with a little history provided as background.

5913 - 50 Avenue was built by the Alberta Motor Association (AMA) in two stages, the first part was built in 1956 with an addition on the east side added in 1976. Parking in front of the building (approximately 10,000 sq.ft. - 36 individual stalls) was leased from the City by the AMA.

In 1980 A. Clive Matthew Professional Corporation and William G. Craig Professional Corporation purchased 5913 - 50 Avenue ("the property"). The property was zoned C1 at the time of purchase and consisted of a two floor office building of approximately 4,200 sq.ft. per floor (Total 8400 sq.ft.), together with a garage of approximately 1,600 sq.ft. and 600 sq.ft. of parking located at the rear of the building. In all approximately 6,400 sq.ft. of land which would be considered the site area.

The reasons for acquiring the property were that it was a good investment considering its location and C1 zoning, it would meet the needs of our accounting practice with space to grow and give us control over our office needs.

In 1993 we purchased the City parking lot in front of the building (formerly leased). This land, which is zoned C1, was purchased with the caveat that it could only be used as a parking lot.

Given this background we are extremely concerned that the proposed zoning change from C1 to C1B will adversely affect the value of our property. This concern is based on the restriction placed on the floor area allowed on the property. Under C1 zoning a building equal to a maximum of three times the site area can be constructed whereas under the proposed C1B zoning a building will be restricted to one third the site area. This is obviously a significant change which will impact any valuation of the property.

In theory, we could currently build a three storey building of approximately 6,400 sq.ft. per floor which equals the site area excluding the parking lot. Under the proposed rezoning to C1B we would be restricted to building of one third the site area or 2,133 sq.ft. in total. This hardly seems fair given the fact that the original property was purchased on the understanding that the zoning was C1 which allowed for a three storey building of approximately 19,200 sq.ft.

While recognizing that the rezoning to C1B is meant to only apply to new developments there is the issue of equity to those owners of existing property, such as ours, that was purchased on the basis of a C1 zoning and the development standards that go with such a zoning. Consider the situation of the building being destroyed by fire. Under the current zoning we could use the insurance proceeds to rebuild the building to a maximum size of 19,200 sq.ft. However, under a C1B zoning the new building would be restricted to 2,133 sq.ft. and further we understand that the insurance proceeds would be restricted to the cost of the replacement building. There would be a significant loss in insurance coverage and a replacement building that could not provide for the purposes to which the original investment was made. We do not believe this should be the intended result of the Amendment to Bylaw 2672/X-94.

In summary, we are concerned that the proposed amendment to Bylaw 2672/X-94 will result in an immediate devaluation of our property and a great deal of uncertainty as to the adequacy of our space should a disaster strike requiring replacement of the building. We trust Council will take these very real concerns into consideration when deciding on this proposal.

One of our members attended the open house last night and we understand that many of our concerns are being addressed. Please keep us informed with regard to this matter.

Should you require any clarification or further explanation please call.

Yours very truly,



M&C Joint Venture

William G. Craig Professional Corporation
A. Clive Matthew Professional Corporation
Michael G. Davies Professional Corporation
A. Collins Professional Corporation

ACM/ce


CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

PIONEER LODGE
OCT. 25, 1994



Jack Laverick
#121 Castle Crescent
Red Deer, Alberta
Phone - 347-7747

I agree with 6.2.1.1-B, 6.2.1.2-B and 6.2.1.3-B, but disagree with portions of 6.2.1.4-B and 6.2.1.5-B in it entirety. Changes displayed at the Public Meeting of October 25th, are steps in the right direction. I suggest the following changes:

6.2.1.4-B Regulations:

- 1) Floor Area - three times site area
- 3) Front Yard - 1.5 M
- 4) Side Yard - nil unless side yard abuts a street or lane, in which case it should be 1.5 M
- 5) Rear Yard - 1.5 M
- 6) Landscape Area - Commercial - None

6.2.1.5-B - Site Development:

Addition Setback Requirements

- 2) Delete entirely
- 3) Delete entirely
- 4) Delete entirely

The By-law should specify ~~how~~, allowing for floor area of three times site area, be reconciled to Section 4.10. I would suggest that providing off site parking be permitted.

Thank you for considering my opinions and suggestions.

Yours truly,

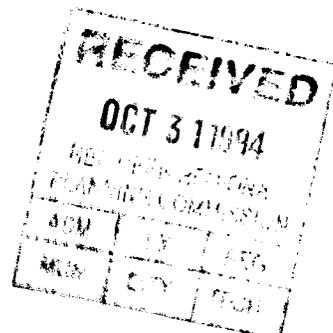


JACK LAVERICK

To Paul MEYETTE
Phil NEWMAN

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

PIONEER LODGE
OCT 25, 1994



NAME: STAN C SIMPSON

ADDRESS: #10-4700 FOUNTAIN DRIVE

PHONE: 403-246-2412

Please provide your comment below;

I STRONGLY DISAGREE WITH THE PRINCIPLE OF TWO DIFFERENT TYPES OF C-1 ZONING FOR DOWNTOWN RED DEER WHY SHOULD SOME PROPERTIES BE DOWN GRADED IN VALUE BY SOME PERSONS IDEA OF WHAT IS C1 & WHAT IS C1B.

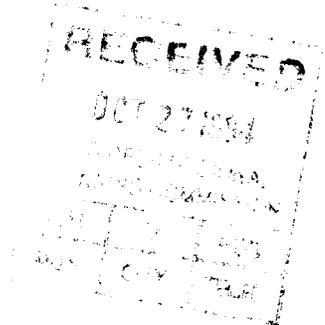
I DO NOT DISAGREE THAT PARKING NEEDS TO BE PROVIDED, NOT BY THE CITY BUT BY THE DEVELOPER.

WE SHOULD BRING BACK BY LAW THAT THE DEVELOPER PROVIDES PARKING OR PAYS THE CITY AN AMOUNT FOR EACH STALL THEY ARE SHORT ACCORDING TO ZONING REQUIREMENTS. ON ALL NEW DEVELOPMENTS THE CITY WOULD THEN USE THIS FUND TO PURCHASE THE NEEDED PARKING.

Box 491
Red Deer, Alberta
T4N 5G1

October 27, 1994

Red Deer Regional Planning Commission,
2830 Bremner Avenue,
Red Deer, Alberta
T4R 1M9



ATTENTION: MR. PHIL NEWMAN, A.C.P., M.C.I.P., M.R.T.P.I.
SENIOR PLANNER

Dear Sir:

RE: PROPOSED LAND USE BYLAW AMENDMENT 2672/X-94
C1B COMMERCIAL DOWNTOWN DISTRICT

Pursuant to our conversation at the open house on October 26, 1994, we, being involved in the ownership of Lots 21 - 24 Block 28 Plan K, wish to submit our comments on the proposed Bylaw amendment.

Considering that Block 28 is already developed, we would like to see all of that Block remain in the present C1 area rather than being divided into C1 and C1B as proposed. The portion of Block 28 proposed for C1B as it exists, includes a banking facility, an A.G.T. building eight or nine stories in height, a parking structure, an apartment complex and a retail store.

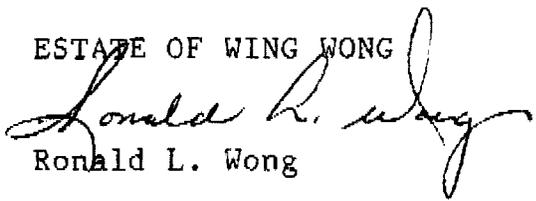
We believe that if the new zoning were to take place on the north half of Block 28, any re-development under the new regulations would not improve the functional or visual effect of that area.

Because of the existing development in Block 28, any re-development under the new guidelines may not be harmonious with the structures that are now in place.

Your consideration in this matter would be appreciated.

Yours truly,

ESTATE OF WING WONG


Ronald L. Wong

PROPOSED BY-LAW 2672/X-94

PUBLIC OPEN HOUSE #2

NOVEMBER 17, 1994

**REGISTRATION FORM, COMMENT SHEETS
&
LETTERS**

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

REGISTRATION (PLEASE PRINT)

NAME	ADDRESS	PHONE
Mike Hennessy	4837-54 Street	346-2251
Bill Scott	71 DENISON CRES	340-2737
Frank Stollert	300, 310 12 Ave SW Calgary	234 9565
Don Sandall	4817-48 th	342-2500
U WUNISCH	CONWOOD CONSTR	347 5353 ^{19 53}
K. H. REESON	5017 45th St	347 2205
Bella Tindal	RR1 Clive Fax/Ph	784 3655
Jim Cram	96 Denman Cr	346-5828
Jack Laverick	121 Castle Cres	342-0667
Ron Coleman	7627-49 AVE	346-2496
Tony DOENBACH	103-5920 - Gaulty Ave	346-6535
Toby Lampard	209-4929 Ross St	340 0180
Jan Manning	5233 49 th Ave + 20th th 53 rd Ave	343-0584
Wayne Pander	202-4708 50 Ave	0-1986
Susan Bastelmas	4813.56 th Street	346-9746
RICHARD OLSEN	2nd Floor 4620-48 Ave	342-2248
Jeffrey Dawson	21, 4711-51 Ave	346 3663
Glen Pangle	#610-4808-50 St	346-3600
Cliff Mc Donnell	303, 4702-49 Ave	342-2820
Edrick + Jack Macaulay	5130-47 St	346-4774
PATRICK TODD	#212-5326-4TAVR	343-2229
		347-6465

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: DAVID RIDEOUT
ADDRESS: 316 5012, R1D TUN GR4
PHONE: 347-8866

Please provide your comment below;

WE FEEL THE PROPOSED REZONING WOULD
IMPACT OUR PROPERTY VALUES. THE LAND
ASSEMBLY OF 12 LOTS - ACQUIRED AS C1
@ C1 VALUES WOULD BECOME SECOND
CLASS VALUE WITH A TWO TIER / CLASS
SYSTEM.

THANKS FOR YOUR TIME & EXPLANATIONS

ALL NEW DEVELOPMENT SHOULD BE REQ'D
TO PROVIDE SUFFICIENT PARKING FOR
CLIENTS / STAFF / RESIDENTS.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: Bill Scott
ADDRESS: 71 DENISON CRES
PHONE: 340-2737

Please provide your comment below;

RE. I.G.A-BLDG.
As co owner of this building
I would request that the new
proposed plan does not include
this building in the new C1B
but request it remain as C1.

This building is zero developed
on the lot and there is no way
to increase parking to meet the
new proposed parking requirements.
The building on this ~~site~~
location is undeveloped and
at least the balance of the
second story should be completed.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: Mike Dawson
ADDRESS: 4702-51 Avenue, Red Deer, T4N 4H1
PHONE: 342-1700

Please provide your comment below;

Please allow existing structures that add one
floor to be exempt from 5% landscaping
requirement when existing lot does not allow
for this possibility.
Thank You.
[Signature]

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: DOUG SANDALL
ADDRESS: 4817 - 48 ST.
PHONE: 342-2500

Please provide your comment below;

THE PROPOSED CHANGES FROM C1
TO C1B FOR OUR PROPERTY PREVENTS
OUR FUTURE EXPANSION PLANS FOR
OUR BUILDING BECAUSE OF THE PARKING
REQUIREMENTS OF C1B. OUR INITIAL
PLANS IN 1991 WERE TO EXPAND OUR
BUILDING WHEN THE ECONOMICS JUSTIFIED
THE AN ADDITIONS
THE NEW PARKING REQUIREMENTS OF
C1B WILL STYMIE OURS AND OTHER
COMMERCIAL DOWNTOWN DEVELOPMENT

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: Mike Hennessy
ADDRESS: 4837 - 54 Street
PHONE: 346 - 2251

Please provide your comment below;

Thank you for your time and very
attentive attention to my questions.

We are at the present, with your
information, not at any concern with
the planned changes.

There appears to be no concern for us
with any aspect of parking alterations.

As ~~from~~ discussed with you, we are
at no apparent concern with the
electric power lines or transformer installation.
We have only 8 feet roughly from building
(to south) to laneway. Our parking is limited
and not likely a useable location for
transformer installation.

Thank you.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: RENCO MEMORIALS LTD. CHES PYE
ADDRESS: 5017-45 ST.
PHONE: ~~347-2206~~ 347-2206 FAX 347-7570

Please provide your comment below;

① SET BACK FOR POWER WOULD NOT APPLY DUE TO POWER
LINE BEING ACROSS STREET.

② SET BACK REQUIREMENT WOULD BE 8' FROM OUR
PROPERTY LINE; IF WE DECIDE TO REBUILD

③ PARKING CLASSIFICATION.
PART OFFICE AREA + WAREHOUSE ALSO MANUFACTURING.
WHAT % OF OUR AREA IS UNDER EACH CLASSIFICATION??

④ IF WE WERE TO MOVE OUR OPERATION WHERE WOULD
WE HAVE TO LOCATE TO CONFORM TO CITY BYLAWS.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: FOURELL ALBERTA LIMITED
ADDRESS: 860 WHEELER ROAD EDMONTON
PHONE: 487-7607 FAX 487-7066

Please provide your comment below;

HOW/WHERE WILL POWER POLE BE NECESSITATED
TO PROVIDE POWER TO OUR SITE?
SITE ADDRESS - 5136 47 ST.
LOTS 21-22-23
BLOCK 4
PLAN K
RED DEER

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: Frank Stollbert Regional Group
ADDRESS: 300, 340 12 Ave S.W. Calgary
PHONE: 234-9565

Please provide your comment below;

Re: 4755 49 st.

Bldg - 27000 ft² (inc. 2000 ft² storage).

Parking - 81 stalls.

Question: If a second storey development is undertaken, eg. office, what are the parking requirements given the proposed wording of C1B?

Was speaking to Paul M.

CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: Jack & Edith Macaulay - CONTRACTOR
ADDRESS: 5130 - 47 ST RED DEER (Lots 23-28)
PHONE: 346-4774, 346-2101

Please provide your comment below;

We object to the Bylaw 2672/X-94
because of the parking requirements.
We purchased this lot as C1
and feel the change would
devalue our property greatly.
We currently have buildings
with 4000 and 3500 sq ft which
would require a lot of land for
parking so we couldn't build
on our two vacant lots. We
realize the bylaw doesn't apply
to existing buildings but redevelopment
could create a definite problem
with the land.

E. Macaulay
M. J. Macaulay

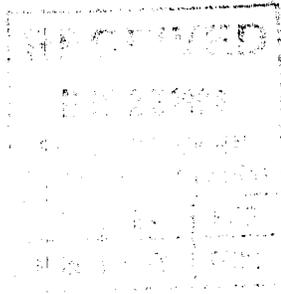
CITY OF RED DEER
C1B DISTRICT
PUBLIC OPEN HOUSE

RED DEER LODGE
NOV 17, 1994

NAME: Ducrom Corp. Ltd. per D.J. Manning
ADDRESS: 5233-49 Ave.
PHONE: 343-0812.

Please provide your comment below;

Ducrom owns the commercial building at 5233-49 Ave as well as 2 lots east of 49th Ave on 53 St. 53 St may be rezoned to C1B. These lots have been purchased with the long range view to develop the land as C1. The property was purchased as C1 with intended future use C1. The proposed re-zoning to C1B will deprive Ducrom of existing property rights & value. It would appear as if the lot on the south side of 53rd St won't be affected by the additional set back requirements because it is in the underground electrical zone but the lot on the north side of 53rd will be. This is a vacant lot which has always been intended for commercial development. The proposed rezoning will curtail the intended use of this land because of proposed set backs, parking & landscape requirements. We bought the land zoned C1 @ C1 prices & now the proposed zoning change will restrict the use & diminish value. Compensation for this loss will be required. D. Manning



Jack Laverick,
121 Castle Cres.,
RED DEER, Alberta.
T4P 2E8

Red Deer Regional Planning Commission,
2830 Bremner Avenue,
RED DEER, Alberta
T4R 1M9

RE: The Proposed C1B District

Dear Sirs:

Further to my memo of Oct. 25th, 1994 I have been able to consider the above at greater length and wish to advise that I, as an property owner, at 4825 - 47th Street am opposed to this proposal.

We purchased this property which includes a lot to the east of our building now utilized as a parking lot but available for building expansion as C1 property and at C1 prices. I believe it fundamentally unfair to place restrictions on my property but not to apply those restrictions to the entire C1 District.

I also disagree with, and in fact am unable to understand the proposed boundaries between C1 and C1B. C1 extends as far east as 47th Ave. and as far south as the corner of 47th Street and 49th Avenue. This does not seem compatible with any plan that I can understand to develop a high density downtown core with parking on the perimeter of that core.

I cannot anticipate the day when that amount of property would be used as a high density retail area. I would suggest that it would be fairer to all property owners of C1 if parking restrictions were uniform throughout the area with an exception in a very small core area. By small I mean about four square blocks.

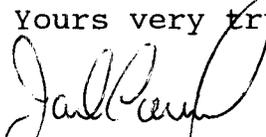
I would suggest that the proposed C1B District is fundamentally flawed and should be scrapped. The issues currently affecting and in my opinion damaging the downtown core should be examined not just from the view point of property owners of the core area but from the view point of all owners in C1.

The present proposals will not revitalize the downtown core but will simply allow for random development without parking requirements in a favoured area at the expense of property owners in the proposed C1B District.

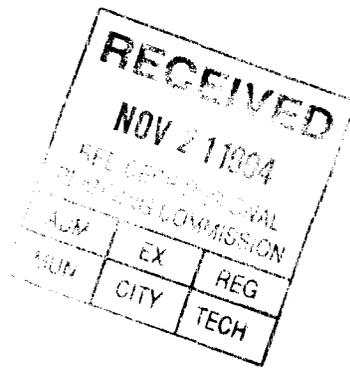
I appreciate that developement of the core is required. However developement will be hindered rather than encouraged by unfair changing of the rules.

Thank your for considering my opinions and suggestions.

Yours very truly,



Jack Laverick



Jack Laverick,
121 Castle Cres.,
RED DEER, Alberta.
T4P 2E8

Red Deer Regional Planning Commission,
2830 Bremner Avenue,
RED DEER, Alberta
T4R 1M9

RE: The Proposed C1B District

Dear Sirs:

Further to my memo of Oct. 25th, 1994 I have been able to consider the above at greater length and wish to advise that I, as an property owner, at 4825 - 47th Street am opposed to this proposal.

We purchased this property which includes a lot to the east of our building now utilized as a parking lot but available for building expansion as C1 property and at C1 prices. I believe it fundamentally unfair to place restrictions on my property but not to apply those restrictions to the entire C1 District.

I also disagree with, and in fact am unable to understand the proposed boundaries between C1 and C1B. C1 extends as far east as 47th Ave. and as far south as the corner of 47th Street and 49th Avenue. This does not seem compatible with any plan that I can understand to develop a high density downtown core with parking on the perimeter of that core.

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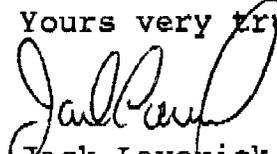
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The present proposals will not revitalize the downtown core but will simply allow for random development without parking requirements in a favoured area at the expense of property owners in the proposed C1B District.

I appreciate that development of the core is required. However development will be hindered rather than encouraged by unfair changing of the rules.

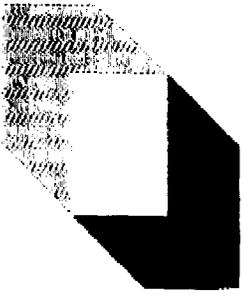
Thank your for considering my opinions and suggestions.

Yours very truly,



Jack Laverick

RECEIVED		
NOV 18 1994		
RED DEER REGIONAL PLANNING COMMISSION		
ADM	EX	REG
MUN	CITY	TECH



Olsen & Joly

1201

2000
 (403) 342-2248, FAX 343-2650
 2ND FLOOR, 4620 - 48 AVENUE
 RED DEER, ALBERTA T4N 3S9

November 18, 1994

City of Red Deer
 C1B District
 Public Open House

Attention: Paul Meyette

Dear Sir:

We appreciate the City allowing us this opportunity for further input related to the C1B District rezoning bylaw. Although the changes made by planning have improved the bylaw we oppose the rezoning based on the following:

- (i) Future downtown development will be enhanced by less regulation not by further restrictions.
- (ii) Any requirements placed on C1B property reduce the value to present C1B landowners for two reasons:
 - (1) C1 property becomes more attractive for future development
 - (2) C1A property also becomes more attractive because less regulatory differences will exist between C1A and C1B property. This will result in more C1A development and less C1B.
- (iii) As C1B property owners, we can accept fluctuations in property values due to market forces. However, we cannot accept property value fluctuations of this magnitude due to City Hall regulations.
- (iv) Recent downtown developments (our own included), have demonstrated that private business will provide for sufficient parking, landscaping and setbacks without city regulations. Today's business environment, demands developers provide these as part of the project. Previous developers felt that parking, landscaping and downtown aesthetics were to be provided by government. We feel that government should not and cannot continue to provide these "extras".

. . . 2



- (vi) We see the need to instill stability and consistency in downtown zoning regulations. With the recent grid charge "flip-flop" and now these proposals, we as downtown business people are developing an "Oh no, what next?" attitude. We feel that consistency will enhance downtown development.
- (vii) Wording of the bylaw included exclusions which "may" be accepted by City Hall. We feel that this type of subjective wording creates uncertainty and inconsistency to the bylaw.

In summary, we bought into the downtown plan before the grid charge was removed. We found the downtown to be a good investment then and we think it still is today. Through consistent, fair leadership by City Hall, with minimal government regulation, downtown development will flourish. We hope that City Hall will not allow further evasion of our investment through this bylaw. Let private business and the market place determine downtown development with City Hall and you will be pleased with the outcome. We respectfully recommend that City Hall reject the C1B bylaw.

Yours truly,

Richard R. Olsen

Richard R. Joly

On behalf of the directors of 387109 Alberta Ltd., Bob Mills, Nicole Mills, Richard Olsen and Richard Joly.



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 6, 1994

Mr. Ken Arnold
4205 - 46 Avenue
Red Deer, Alberta
T4N 3M7

Dear Sir:

RE: DOWNTOWN ELECTRICAL GRID CHANGES

Further to my letter of November 9, 1994, concerning the above topic, I would like to advise as follows.

As indicated in the above noted letter, Council passed a resolution agreeing to refund to you a portion of the amount you paid for underground power, subject to the passage of Land Use Bylaw Amendment 2672/X-94. At the Council Meeting of December 5, 1994, however, Land Use Bylaw Amendment 2672/X-94 was **defeated** and as such did not come into force. Council did however, pass the following resolution:

"RESOLVED that Council of The City of Red Deer hereby agrees as follows:

1. That the Administration be directed to prepare a Land Use Bylaw Amendment to provide for overhead electrical setbacks relative to the Downtown Electrical Grid.
2. That the matter relative to parking requirements in the downtown area be referred to the Downtown Planning Committee for review and recommendation to Council."

As outlined in the above resolution, the administration will be preparing a Land Use Bylaw Amendment to provide for overhead electrical setbacks relative to the Downtown Electrical Grid. Unfortunately any refund to you for underground power will be held in abeyance until the passage of this new bylaw, which is anticipated to happen in the first part of 1995. In any event, I will advise you of the exact date this will be going to Council.

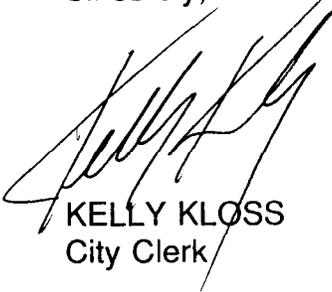


*a delight
to discover!*

Mr. Ken Arnold
December 6, 1994
Page 2

If you have any questions or require additional information, please do not hesitate to contact the undersigned. Thank you for your patience in this regard.

Sincerely,



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
E. L. & P. Manager
Principal Planner

DATE: DECEMBER 6, 1994
TO: DOWNTOWN PLANNING COMMITTEE
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/X-94
(DOWNTOWN C1B DISTRICT)

At the Council Meeting of December 5, 1994, consideration was again given to Land Use Bylaw Amendment 2672/X-94. At said meeting, Council defeated the Bylaw at second reading.

Further to the above, Council did however, pass the following resolution:

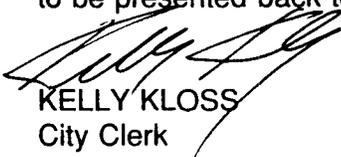
"RESOLVED that Council of The City of Red Deer hereby agrees as follows:

1. That the Administration be directed to prepare a Land Use Bylaw Amendment to provide for overhead electrical setbacks relative to the Downtown Electrical Grid.
2. That the matter relative to parking requirements in the downtown area be referred to the Downtown Planning Committee for review and recommendation to Council."

Council is now requesting that the Downtown Planning Committee review parking requirements to the Downtown Area as a whole, so as one area is not treated unfairly in relation to another area of the Downtown.

On behalf of Council, I would like to thank the Committee and City Staff for all of their efforts and work in regard to Land Use Bylaw Amendment 2672/X-94. This work was not in vain as it provided excellent feedback from the Community in the area of setbacks and parking requirements, which will help us to form the basis of future amendments.

I trust you will now be proceeding with the review of parking requirements with a further report to be presented back to Council in due course.


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
Bylaws and Inspections Manager
Land and Economic Development Manager
E. L. & P. Manager
Principal Planner

DATE: DECEMBER 6, 1994
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/X-94

At The City of Red Deer's Council Meeting held Monday, December 5, 1994, the Public Hearing for Land Use Bylaw Amendment 2672/X-94, dealing with the Downtown C1B District, was reconvened.

Following the Public Hearing, second reading of said Bylaw was defeated.

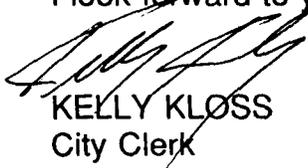
Further to the above, Council passed the following resolution relative to this matter:

"RESOLVED that Council of The City of Red Deer hereby agrees as follows:

1. That the Administration be directed to prepare a Land Use Bylaw Amendment to provide for overhead electrical setbacks relative to the Downtown Electrical Grid.
2. That the matter relative to parking requirements in the downtown area be referred to the Downtown Planning Committee for review and recommendation to Council."

In accordance with the above resolution, I ask that you now prepare the necessary Land Use Bylaw Amendment to provide for overhead electrical setbacks relative to the Downtown Electrical Grid, for consideration by Council at a future meeting. I will be corresponding with the Downtown Planning Committee relative to the parking requirements.

I look forward to your report being submitted to this office in due course.


KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Director of Community Services
E. L. & P. Manager
Bylaws and Inspections Manager
Council and Committee Secretary, S. Ladwig

R E P O R T SNO. 1

DATE: November 22, 1994
TO: City Clerk
FROM: Director of Financial Services
RE: SHORT TERM BORROWING BYLAW NO. 3121/94

Council approval is respectfully requested for the above.

The bylaw authorizes the short term borrowing of funds, as required, to meet current expenditures. The need for short term funds is expected to only occur if an unforeseen significant expenditure happens prior to the maturity of an investment.

The wording in the bylaw has been revised to comply with the requirements of the new Municipal Government Act to be effective January 1, 1995. One of the requirements is that a maximum rate of interest must be stated. The maximum rate has been set at 20%. The actual rate charged is the prime interest rate.

Council is reminded that funds are only borrowed when required and are repaid as soon as funds become available.

Recommendation

Approval of Bylaw No. 3121/94.



A. Wilcock, B. Comm., C.A.
 Director of Financial Services

AW/jt

Att.

Commissioners' Comments

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

"G. SURKAN"
 Mayor

"M.C. DAY"
 City Commissioner

DATE: DECEMBER 6, 1994
TO: DIRECTOR OF FINANCIAL SERVICES
FROM: CITY CLERK
RE: SHORT TERM BORROWING BYLAW NO. 3121/94

At the Council Meeting of December 5, 1994, consideration was given to your report dated November 22, 1994 concerning the above topic and at which meeting three readings were given to Bylaw 3121/94, a copy of which is attached hereto.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
attchs.

NO. 2

DATE: November 23, 1994
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **MCC FORMER RAIL YARD LANDS**

Attached are offers from Swell Investments Ltd. and Birch Creek Developments Ltd. to purchase additional land to the north of the 52 Street properties, which were acquired from the City early in 1994. Swell Investments Ltd. has completed a multi-tenant facility on their property, while Birch Creek Developments Ltd. intends to proceed with their project early in 1995.

Birch Creek Developments Ltd. is requesting that they be permitted to purchase an additional 3780 sq. ft., and Swell Investments Ltd. are making a similar request for 16,275 sq. ft. The purchase would square off the properties through the widest part of the former rail right-of-way, as indicated on the attached plans.

The offer is for \$1.00 per square foot. The original sale, based on an independent appraisal of the area, was at \$2.58 per square foot. The appraiser indicated at the time that he would value the land at that price regardless of depth. The resolution which was approved by Council, covering the sale of the properties, specifically stated that the selling price should be \$2.58 per square foot, and would apply to all property acquired regardless of depth.

As the land is part of the MCC Project and not the City Land Bank, all revenues flowing through from the sale of land are applied to the MCC accounts.

Attachments include a memo from the Engineering Department Manager in which he confirms the City's obligation to the Province of Alberta, which is to maximize revenues from the sale of surplus project land. The Engineering Department Manager does not support the offer. We have also attached a copy of the Major Continuous Corridor Agreement between the City of Red Deer and the Province of Alberta, which includes clause 13 relating to the sale of surplus lands.

RECOMMENDATION

The Land and Economic Development Department recommends that the City not accept the offer from Swell Investments Ltd. and Birch Creek Development Ltd. for the purchase of the property at \$1.00 per square foot. We would recommend that if the two companies wish to proceed with the purchase of the property, the sale price be based on \$2.58 per square foot, which is consistent with both the independent appraisal of the land and the original resolution of Council.



Alan V. Scott

AVS/mm

Att.

c: K. Haslop, Engineering Manager

BIRCH CREEK DEVELOPMENTS LTD.
#3 7965 - 49 th Avenue
Red Deer, AB
T4P 2V5

Phone: 343-1233
Fax: 342-2422

October 20, 1994

City of Red Deer
4914 - 48 Avenue
Red Deer, AB

ATTENTION: Allan Scott - Economic Development Department

Dear Sir:

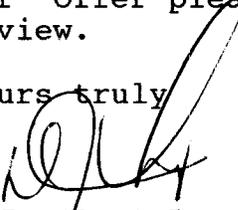
RE: Vacant Land Behind Our New Development on 52nd St. Red Deer

This letter is to confirm our interest in purchasing approximately 3780 sq. ft. of land marked up drawing "A".

We are assuming that the environmental state is the same as Lot 17 but please let us know if there is any difference.

Our offer is \$1.00 per square foot. If the City is interested in our offer please have the necessary documents prepared for our review.

Yours truly



D.J. (Don) Lang
President

DATE	10/20/94
TIME	3:00
INITIALS	

SWELL INVESTMENTS LTD.
4936 - 53 Avenue
Red Deer, AB

October 20, 1994

City of Red Deer
4914 - 48 Avenue
Red Deer, AB

ATTENTION: Allan Scott - Economic Development Department

Dear Sir:

RE: Vacant Land Behind Our new Development on 52nd St Red Deer

This letter is to confirm our interest in purchasing approximately 16.275 sq. ft. of marked up drawing "A".

We are assuming that the environmental state is the same as Lot 18 but please let us know if there is any difference.

Our offer is \$1.00 per square foot. If the City is interested in our offer please have the necessary document prepared for our review.

Yours truly,


Gene Watson

The City Of Red Deer	
Date:	941021
Time:	3:00
Rec'd By:	ABL

DATE: November 8, 1994

TO: Land and Economic Development Manager

FROM: Engineering Department Manager

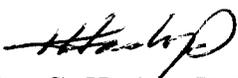
RE: SALE OF FORMER CP RAIL LANDS DOWNTOWN

Attached is a portion of the existing Corridor Agreement between the City and the Province. You will note from Page 7, Clause 13, that the City has an obligation to maximize the revenues from the sale of surplus project lands.

Additionally, the offer to purchase implies that the City will clean up either buried concrete foundations or footings, and any significant degree of soil contamination.

The offer to purchase translates into a \$31,600 loss in potential revenue, plus the potential for increased expenditures to clean up the site.

Although, we are not aware of either buried concrete or any more soil contamination than existed on the parcels that were previously purchased, the current offers to purchase, in our opinion, do not meet the obligations of the Agreement nor constitute a fair market price. Therefore, we concur with your comments that the land be made available at something near appraised or market value.



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

KGH/emg
Att.
c.c. Pat Grainger
c.c. Bryon Jeffers

LOT 4
PLAN 72 N.Y.

31

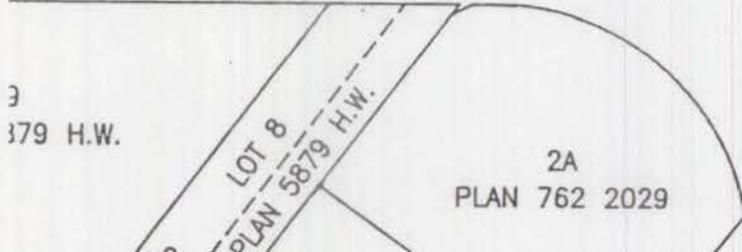
PLAN 6233

180° 00' 00"

h STREET

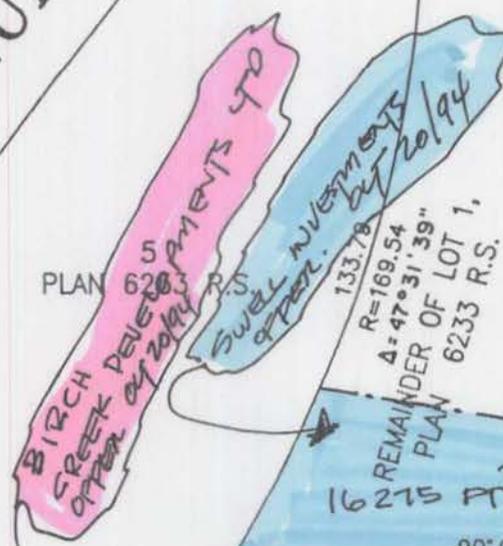
3
379 H.W.

3
PLAN 6233 R.S.



15

16



PLAN 6233 R.S.

Radial Brg = 97° 19' 48"

Radial Brg = 131° 39' 37"

PLAN 942-0968
SWELL
LOT 18 (0.377 Ha.)

BENT TED

10.23

166° 05' 20"

FD NO MK RE-EST

FD NO MK

PLAN 6233 R.S.

5128

R=121.04

RADIAL BEARING = 0° 03' 28"

FD. I BENT ACCEPTED BASE

24° 56' 52"

8.91

FD NO MK. RE-EST

R=121.04

41° 43' 40"

67.81

LOT 17 (0.260 Ha.)

BIRCH CREEK DEVELOPMENTS TO OPEN

5116

53.05

90°

FD. I BENT ACCEPTED BASE

6.90

90° 01' 58"

22.62

FD. I BENT DID NOT USE

6-1

22.75

01'

FD. I BENT RE-EST

17°

67.07

Radial Brg 111° 32' 06"

22.30

01'

FD. I BENT RE-EST

LOT 18 (0.377 Ha.)

LOT 19 PLAN 6233 R.S.

5108

22.30

01'

FD. I BENT RE-EST

86.39

RADIUS=465.8

13.69

99° 06' 49"

18.37

FD NO MK.

15.40

90° 01' 58"

43.11

PLAN 782 1850

FD NO MK

62.23

58"

FD. I BENT RE-EST

52nd

DRAWING A
OCT 20, 1994

STREET

12

42

PLAN 782 1850

FD NO MK

62.23

58"

FD. I BENT RE-EST

49'

49'

8A

PLAN 76.

12

42

PLAN 782 1850

FD NO MK

62.23

58"

FD. I BENT RE-EST

CITY OF RED DEER MAJOR CONTINUOUS CORRIDOR AGREEMENT

MEMORANDUM OF AGREEMENT made as of the 1st day of January, 1988.

BETWEEN:

HER MAJESTY THE QUEEN, in right of the Province of Alberta, herein represented by the Deputy Minister of Transportation and Utilities (hereinafter called the "Province")

OF THE FIRST PART

- and -

THE CITY OF RED DEER, in the Province of Alberta (hereinafter called the "City")

OF THE SECOND PART

WHEREAS, it is in the interest of both parties to construct a major continuous corridor roadway of high standard within the City;

- a) located and generally described as follows: construction of a basic four-lane divided arterial street extending from the south city limits within the existing Canadian Pacific Limited railway right-of-way, northerly to the downtown area, westerly on the Ross Street extension to Taylor Drive and across the Red Deer river on a new bridge, northerly on a widened Taylor Drive to 67 Street, then westerly on 67 Street to Highway 2; all as shown on the plan attached hereto as Schedule 'A';
- b) including the following: the relocation of the Canadian Pacific Limited's railway mainline through the City to a new alignment west of Highway 2; the relocation of the existing railway yards from the downtown area to the northwest part of the city; and construction of railway/highway grade separations for the new railway mainline at 32 Street, 67 Street and Edgar Drive; all as shown on the plan attached hereto as Schedule 'A'.

7. The parties further agree that if the cost of construction of the Corridor from January 1, 1988 is less than SIXTY-EIGHT MILLION AND EIGHT HUNDRED THOUSAND Dollars (\$68,800,000), the maximum contribution by the Province shall be limited to 90% of the actual shareable costs incurred to meet the standards specified in this Agreement or to meet the agreed upon alternative standards.
8. The parties agree that the City is not obligated to budget any given amount toward the Corridor in any given year but must contribute its share of the corridor costs on or before December 31, 1993.
9. The parties agree that unless specifically provided for in this Agreement and without restricting the generality of the foregoing, the cost of construction of the Corridor shall not include expenditures by the City that in the judgment of the Province exceeds the amount that was necessary for the purpose of constructing the Corridor in accordance with the project specification.
10. In the event that expropriation of a property by the City is necessary to obtain right-of-way for the Corridor and in the opinion of the City and the Province the anticipated expropriation costs are unreasonably high such that acquisition is not warranted within the time frame of this Agreement, the City and the Province may mutually agree to an alternative continuous Corridor route.

REVENUE FROM LAND SALES

11. The parties understand and agree that it will likely be many years after construction completion of the Corridor before all the surplus lands on the vacated CP mainline and downtown railway yard have been sold.
12. (i) The parties agree that the City shall be responsible for the management and administration of the surplus lands until they are sold.

(ii) Notwithstanding paragraph 12(i), the parties further agree that clause 12(i) may be revoked by either party at any time and the responsibility for the administration and management of the surplus lands assigned to a Project Agency consisting of three people, two of whom shall be appointed by the Province and one appointed by the City.

13. The parties agree that the surplus lands shall be sold in such a manner that the revenues from land sales are maximized. The parties further agree that all decisions pertaining to land sales shall rest with the City, unless paragraph 12(i) has been revoked, in which case all decisions will rest with the Project Agency.
14. The parties agree that revenues from the sale of surplus lands shall be credited to the respective parties in the following manner:
 - a) 90% to the Province
 - b) 10% to the City
15.
 - a) The parties agree that the City shall invest the provincial share of the revenues from land sales and that the "interest earned" on these revenues shall be determined by one of the methods specified in paragraph 5(d).
 - b) The City agrees to provide the Province annually with a calendar year-end financial statement and such other details as may be requested by the Province.
16. The City agrees to return to the Provincial Treasurer the provincial share of the revenues from land sales, including the accrued interest, whenever requested by the Province; or, to transfer such monies to other transportation projects within the City that are administered under the terms of the Urban Transportation Grant Program that may be in effect at that time, if so instructed by the Province.

GENERAL TERMS OF THE AGREEMENT

17. The City agrees to carry out the project in accordance with the rules, regulations and laws governing such projects and in accordance with the best general practice, in a manner agreeable to the Province.
7. 18. The City agrees to indemnify and save harmless the Province, its servants, agents and employees, from and against all actions, claims and demands arising directly or indirectly from the preparation for or implementation of the Corridor, whether or not the damage arose as a result of the actions or omissions of third parties.

Commissioners' Comments

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

"G. SURKAN", Mayor
"M.C. DAY", City Commissioner

NO. 3

DATE: NOVEMBER 24, 1994
TO: CITY COUNCIL
FROM: CITY CLERK
RE: DISPOSAL OF MUNICIPAL RESERVE

At the Council Meeting of October 24, 1994, a resolution was passed by Council indicating its intention to dispose of the municipal reserve as outlined on the attached plan and as described hereunder:

"All that portion of Lot 5 MR, Block A, Plan 942-2275, contained within Plan 942-_____, containing 0.034 hectares more or less.
Excluding therefrom all Mines and Minerals."

(West of Drummond Brewing for Corner Cut Off on Taylor Drive)

In accordance with the requirements of the Planning Act, we advertised and posted a notice on the site indicating Council's intention to dispose of the above noted municipal reserve. No objections to the proposed disposal were received within the specified deadline (Monday, November 28, 1994).

As no objections have been received, a Public Hearing is not necessary. The City will now proceed without further notice.

RECOMMENDATION

Submitted for Council's information only.



KELLY KLOSS
City Clerk

KK/clr
attch.

Commissioners' Comments

Submitted for Council's information.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

DATE: DECEMBER 6, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: MCC FORMER RAIL YARD LANDS
OFFERS FROM SWELL INVESTMENTS LTD. AND
BIRCH CREEK DEVELOPMENTS LTD.**

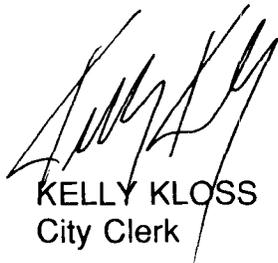
At the Council Meeting of December 5, 1994, consideration was given to your report dated November 23, 1994, concerning the above and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Land and Economic Development Manager dated November 23, 1994, re: Offers to Purchase from Swell Investments Ltd. and Birch Creek Developments Ltd. of former Major Continuous Corridor Rail Yard Lands north of their 52nd Street properties, hereby agrees:

1. That said offer for the purchase at \$1.00 per square foot not be accepted;
2. That the sale price for said lands be based on \$2.58 per square foot,

and as presented to Council December 5, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will be contacting Swell Investments Ltd. and Birch Creek Developments Ltd. to advise them of Council's decision in this instance.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services



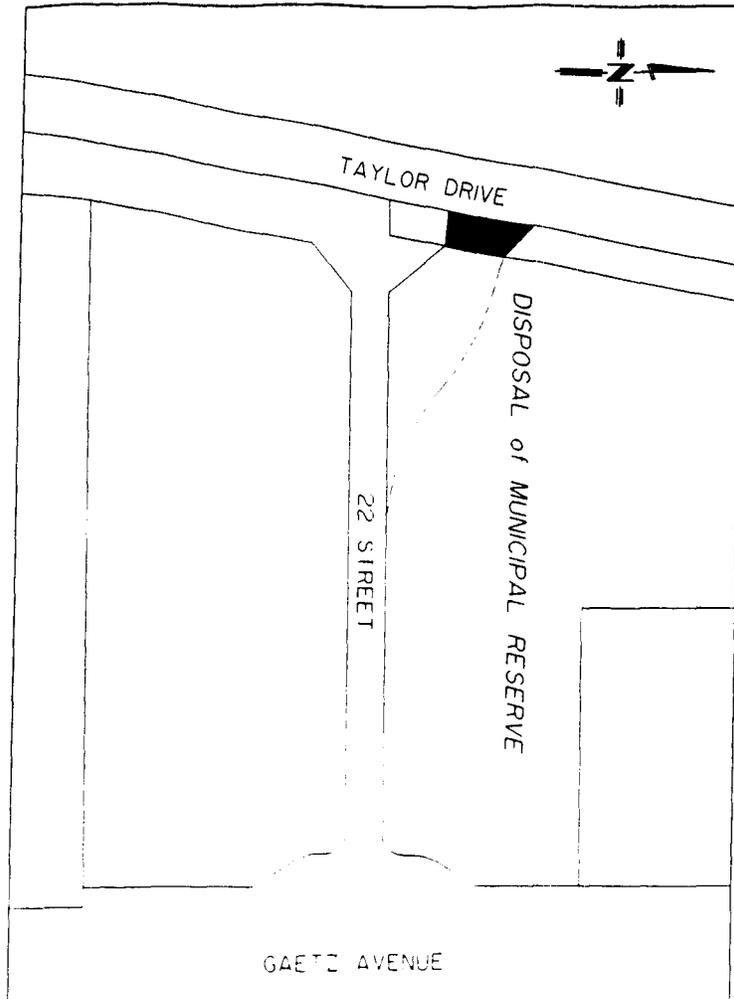
THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

DISPOSAL OF MUNICIPAL RESERVE



Pursuant to the provisions of The Planning Act, Chapter P-9, R.S.A. 1980 of the Province of Alberta, the Council of The City of Red Deer, at its meeting of October 24, 1994, passed a resolution indicating its intention to dispose of the Municipal Reserve as outlined in the above-noted plan and described as follows:

"All that portion of Lot 5 MR, Block A, Plan 942-2275, contained within Plan 942-_____, containing 0.034 hectares more or less.

Excluding therefrom all Mines and Minerals."

(West of Drummond Brewing for Corner Cut Off on Taylor Drive)

If no objection to the proposed disposal of Municipal Reserve, as noted above, is received by MONDAY, NOVEMBER 28, 1994, the Council of The City of Red Deer will proceed without further notice.

DATE: DECEMBER 6, 1994

TO: LAND AND ECONOMIC DEVELOPMENT MANAGER

FROM: CITY CLERK

**RE: CITY PURCHASE OF DRUMMOND BREWING COMPANY LTD.
PART OF LOT 9, BLOCK 8, PLAN 922-1625 FOR CORNER CUT-OFF,
ALSO PART OF LOT 5 MR, BLOCK A, PLAN 942-2275 - DISPOSAL OF
MUNICIPAL RESERVE**

At the Council Meeting of October 24, 1994, Council passed a resolution agreeing to dispose of the following portion of municipal reserve lands:

"All that portion of Lot 5 MR, Block A, Plan 942-2275, contained within Plan 942-_____, containing 0.034 hectares more or less. Excluding therefrom all Mines and Minerals."

In accordance with the requirements of the Planning Act, this office advertised and posted on site, Council's intention to proceed with the proposed disposal of municipal reserve. Any objections to the proposed disposal were to be received by Monday, November 28, 1994.

As no objections to the proposed disposal were received by the date noted above, it is in order for us to proceed without further notice and in this regard I am enclosing herewith a declaration as required by Land Titles, requesting the removal of the designation.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
Encls.

cc: Director of Engineering Services
Director of Community Services
Parks Manager
E. L. & P. Manager
Bylaws and Inspections Manager
Principal Planner
Council and Committee Secretary, S. Ladwig

CANADA)
)
PROVINCE OF ALBERTA)
)
TO WIT:)

IN THE MATTER OF SECTION 117
OF THE PLANNING ACT 1980 R.S.

I, Kelly Kloss, of The City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

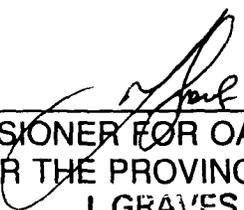
1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Sections 115 and 116 of The Planning Act, 1980.
4. THAT The City of Red Deer, in accordance with Section 117(1) of The Planning Act, 1980, requests the removal of the designation of municipal reserve from the lands described as follows:

"All that portion of Lot 5 MR, Block A, Plan 942-2275, contained within Plan 942-_____, containing 0.034 hectares more or less. Excluding therefrom all Mines and Minerals."

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at The City of Red Deer, in the Province of Alberta, this 7th day of December, A.D., 1994.)
)
)
)
)
)
)
)


KELLY KLOSS
City Clerk


A COMMISSIONER FOR OATHS
IN AND FOR THE PROVINCE OF ALBERTA
J. GRAVES
A Commissioner for Oaths
in and for the Province of Alberta
22/11/95 AUG 13/95

NO. 4

FILE NO. R-41394

DATE: November 9, 1994

TO: KELLY KLOSS
City Clerk

FROM: MONICA BAST, Chairman
Recreation, Parks & Culture Board

RE: CULTURE POLICY REVIEW

The Recreation, Parks & Culture Board, in our meeting held on November 8, 1994, considered the Culture Policy Review as recently completed by our Cultural Advisory Committee. Attached to this memo is a copy of the policy, which is an update of the 1989 policy, which committed us to an annual review and a five-year major update.

This policy has received significant community input through our "Arts Talk" conference, as well as an open house and public meeting. Following discussion of this, the Recreation, Parks & Culture Board passed the following resolution:

"That the Recreation Parks & Culture Board, having considered report from the Chairman, Cultural Advisory Committee, dated November 1, 1994 re: Culture Policy Review, hereby recommend to Council of the City of Red Deer adoption of the Cultural Policy recommendations and strategies attached to said report."



MONICA BAST, Chairman
Recreation, Parks & Culture Board

LH:lb
Attach.

cc. Craig Curtis, Director of Community Services

Commissioners' Comments

We concur with the recommendation of the Recreation, Parks & Culture Board.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

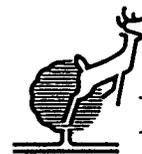
CULTURAL POLICY

BY

THE CITY OF RED DEER
RECREATION & CULTURE
DEPARTMENT

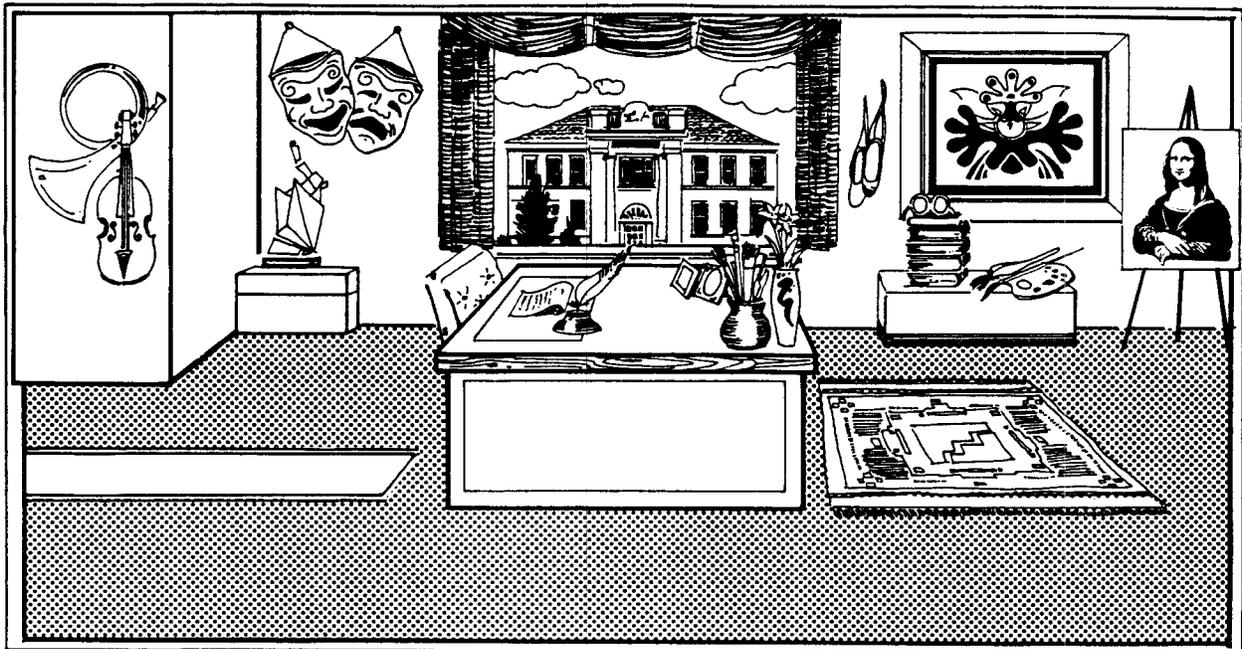


Recreation & Culture

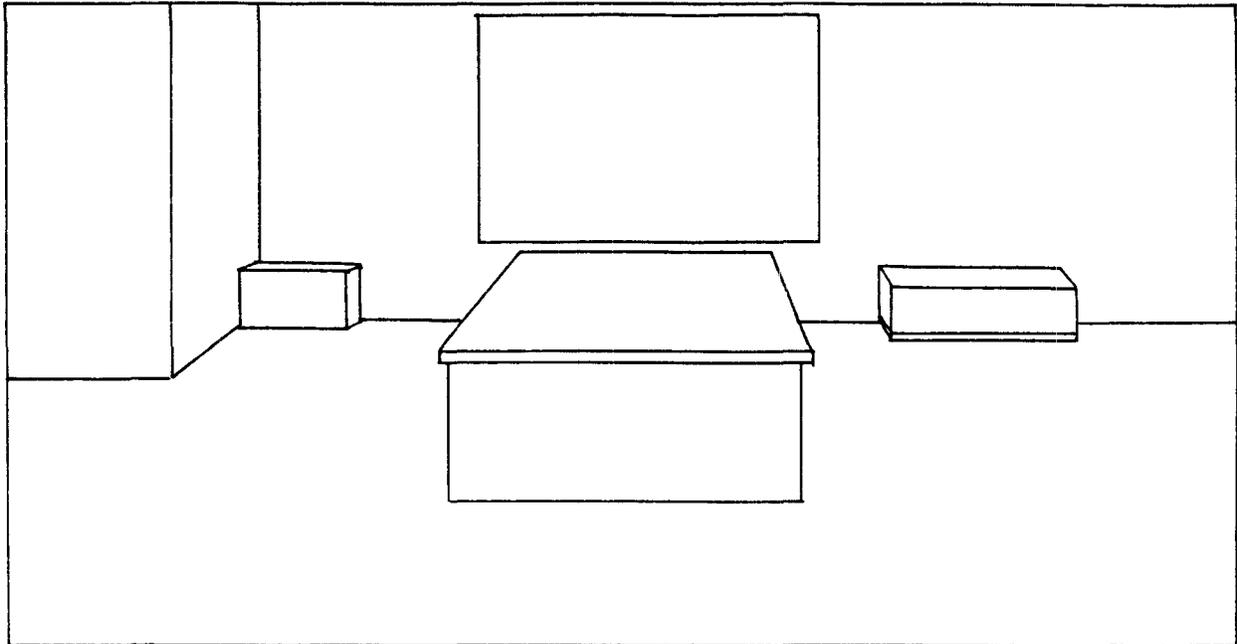


RED·DEER

CULTURAL POLICY



TAKE THE ARTS OUT OF THIS PICTURE...



...AND WHAT IS LEFT

INTRODUCTION

In May, 1985, the Recreation, Parks & Culture Board hired Richard Nuxoll, of Nuxoll Consulting Ltd., to undertake a cultural interest survey of Red Deer. His work was completed in April of 1986.

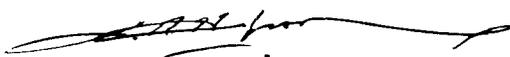
One of the significant recommendations of that report was that the Recreation & Culture Department develop a comprehensive policy that would articulate philosophy, goals, and objectives for culture services. This report stated that the Recreation & Culture Department is a key player in the field of cultural services, and that it is also in a catalytic position within the rapidly expanding cultural field. The democratic representation of citizens, continuity of existence, contact with most, if not all, cultural groups, and a mandate to foster the opportunity for a diverse range of accessible services all place the Recreation & Culture Department in a position to:

- coordinate service providers
- strategically plan for long-term cultural development
- provide leadership in developing appropriate cultural delivery systems and structures
- act as a catalyst as appropriate

A pivotal leadership role, such as described, requires a foundation on which City Council can base decisions. This framework of principles, goals, and policy statements, which was originally adopted by City Council in 1989, has been reviewed and updated. What follows is the updated municipal cultural policy that has been developed with the support of the Cultural Advisory Committee and public input.

Philosophy statements and the principles which underlie this policy are outlined on pages two and three. Strategies have been developed for each statement and, from these strategies, action plans will be part of the Three-Year Business Plan for the Culture Section of the department.

As with the writing of any policy such as this, the process is often as important as the product. We appreciate the input given and the constructive criticism offered as we have attempted to document philosophy and strategies. We encourage you to read on and become a part of the process that continues.



LOWELL R. HODGSON
Recreation & Culture Manager



LESIA DAVIS
Cultural Development Coordinator

TERMS OF REFERENCE

SCOPE

For purposes of this policy, the word "culture" is meant to include all aspects of the arts as well as heritage issues, knowledge services, and anything that could contribute to developing a unique sense of community identity and spirit in Red Deer. It certainly includes cultural services directed at all levels of individual expertise, from the youngest child first exploring creativity to professionals earning their livelihood in the arts.

Terms of Reference

For purposes of this plan, culture is defined as:

- i. The performing arts - such as music, theatre, dance, mime, puppetry.
- ii. The visual arts - such as painting, drawing, sculpture, photography, print-making, exhibitions.
- iii. The literary arts - such as languages, prose, creative writing, poetry.
- iv. Crafts - such as rug-hooking, lapidary, weaving, pottery.
- v. Recreation arts - such as gourmet cooking.
- vi. Environmental arts - such as architecture, urban design, town planning, landscaping.
- vii. Media arts - such as publishing, radio, video, library services.
- viii. Historical resources - such as the care and preservation of collections, objects, and documents as well as historic sites and buildings.
- ix. Ethno-cultural arts - any and all of the above art forms that have a predominant ethno-cultural focus.

PHILOSOPHICAL BASE

The City of Red Deer Recreation & Culture Department recognizes the following guiding principles which underlie the proposed policy:

1. Culture and the arts are an integral part of all aspects of community life.

On a daily basis, people engage in creative expression and cultural experience as part of what they are and do. Cultural services contribute to:

- developing the creative potential of people
- developing family strength and cohesion
- creating a sense of community identity and spirit
- creating diversity in an otherwise conforming society
- understanding our heritage
- intermixing generations and diverse groups

2. Cultural and artistic expression depends on a continuous striving for excellence which requires progressive, articulate steps in creative expression and skill development.

3. Culture and arts are creative processes.

The culture and arts cannot be valued solely through an economic or consumer perspective. Though the process of art making and creative expression may produce a product, the process is as valuable as the tangible object or commodity that results.

4. Cultural and artistic diversity is healthy and should be promoted.

The nature of culture and the arts is that they are individual and, therefore, diverse.

5. Nurturing cultural and artistic expression is a shared responsibility of a community.

All citizens of Red Deer will be best served by a collaborative effort in cultural development; a broad partnership between all public levels and private sources is required.

Even if public sector resources were not as limited as they are, no amount of dollars can buy cultural development. Although the Recreation & Culture Department is ideally suited to provide leadership, cultural objectives will only be achieved through shared initiatives and responses by a number of sectors of the community.

6. Opportunities for learning, appreciation, and participation within the arts and culture should be available to each resident in the community of Red Deer.
7. Cultural and artistic events by local participants play a vital role in creating a sense of community; just as the local hockey star who makes it to the NHL engenders a sense of civic pride, so culture and the arts contribute to a creation of a sense of identity.
8. Artistic and cultural activities generate real and valuable economic and urban development benefits to a community.

This occurs both directly through solid, proven revenue generated with a considerable multiplier effect, and indirectly through making a community more attractive for the location and growth of business and industry.

The following goal statements are in partnership with the above listed principles at a local level. The Recreation & Culture Department, in cooperation with the community, will strive to:

- Take the initiative in providing a city-wide context for the development of cultural resources.
- Integrate the arts into the daily life experiences of the community.
- Enhance the existing cultural infrastructure.
- Nurture a creative environment.
- Connect the "creator" and the audience.

FRAMEWORK: POLICY STATEMENTS & STRATEGIES

The following policy statements were formulated out of a broadly based community process. They provide guidelines for encouraging cultural opportunities in Red Deer. The policy statements also provide a framework within which to develop subsequent business plans which will provide the basis for implementation of the policies.

Issue: Role/Service Delivery

Policy Recommendation #1:

The Culture Section of the Recreation & Culture Department shall take a leadership role in working with the cultural community to strengthen the communication, coordination, and development of city-wide cultural resources, services, and facilities.

Strategies:

- 1.1 The Culture Section of the Recreation & Culture Department shall encourage cooperative ventures as appropriate in the development of cultural services and facilities in the community.
- 1.2 The Culture Section of the Recreation & Culture Department shall choose the most effective delivery of service considering, in order of priority, the following options:
 - 1.2.1 Facilitate individuals and organizations providing services
 - 1.2.2 Enter into partnerships to provide services
 - 1.2.3 Provide services directly
- 1.3 The Culture Section of the Recreation & Culture Department shall strengthen leadership skills and voluntarism in the cultural community wherever and whenever possible.
- 1.4 The Culture Section of the Recreation & Culture Department shall undertake a broadly based needs assessment of cultural services and facilities in 1995 in cooperation with other interested service providers in the city.
- 1.5 The Culture Section of the Recreation & Culture Department shall continuously monitor the culture needs as expressed by the public, both formally and informally.

Revised Nov. 1/94

Issue: Accessibility

Policy Recommendation #2:

The Culture Section of the Recreation & Culture Department shall strive to ensure accessibility to any services, programs, and facilities that are provided through the department.

Strategies:

- 2.1 The Culture Section shall adopt the "accessibility" policy statement of the Municipal Integration Strategy Team where applicable and appropriate, i.e.:

"The City will attempt to improve access to facilities and programs and reduce barriers to mobility for persons with disabilities."

- 2.2 The Culture Section shall assess cost, location, and special needs accessibility in developing programs, services, and facilities.

Revised Nov. 1/94

Issue: Funding

Policy Recommendation #3:

The Community Services Division shall maintain a commitment to support culture within the Recreation & Culture Department and the community, and promote equitable access to any public funding relating to culture.

Strategies:

- 3.1 The Community Services Division shall provide human, financial, and physical resources to the Culture Section of the Recreation & Culture Department.
- 3.2 The Culture Section of the Recreation & Culture Department shall continue to generate revenue within the guidelines given by City Council and administration, maximizing cost recovery where appropriate.
- 3.3 The Recreation & Culture Department and the Cultural Advisory Committee, through the Recreation, Parks & Culture Board, shall recommend policies to City Council for consideration in granting any available municipal funds to all cultural organizations and cultural agencies within the community.
- 3.4 The Cultural Advisory Committee shall act in an advisory capacity to the Recreation, Parks & Culture Board in recommending policy and granting criteria of non-municipal public, cultural funds.
- 3.5 All requests for cultural public funding to be granted by the authority of the municipality shall be reviewed by the Cultural Advisory Committee for recommendation to the Recreation, Parks & Culture Board.

Revised Nov. 1/94

Issue: Audience Development

Policy Recommendation #4:

The Culture Section of the Recreation & Culture Department shall work with others to develop strategies to increase audience participation and public awareness of cultural opportunities and benefits.

Strategies:

- 4.1 The Culture Section of the Recreation & Culture Department shall take a leading facilitative role in the establishment and maintenance of a cultural information base in Red Deer.
- 4.2 The Culture Section of the Recreation & Culture Department shall work with other cultural community organizations and agencies to develop a coordinated approach to marketing and audience development.
- 4.3 The Recreation & Culture Department shall promote Red Deer's cultural resources as a major component, contributing to quality of life and economic development of the community.
- 4.4 The Cultural Advisory Committee shall act as a representative of the city's cultural community by making recommendations on cultural issues to the Recreation, Parks & Culture Board.

Revised Nov. 1/94

Issue: Assessment and Review

Policy Recommendation #5:

The Recreation & Culture Department will annually review and revise, where appropriate, the Culture Policy objectives and will complete a major review every five years at a minimum.

Strategies:

- 5.1 The Recreation & Culture Department shall seek public input and work with the Cultural Advisory Committee on its Culture Policy Review.
- 5.2 The Culture Section of the Recreation & Culture Department will develop annual and bi-annual operational plans that support the Culture Policy recommendations and strategies.

Revised Nov. 1/94

DATE: DECEMBER 6, 1994
TO: RECREATION, PARKS AND CULTURE BOARD
FROM: CITY CLERK
RE: CULTURAL POLICY REVIEW

At the Council Meeting of December 5, 1994, consideration was given to your report dated November 9, 1994 concerning the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated November 9, 1994, re: Culture Policy Review, hereby approves the Culture Policy prepared by the City of Red Deer's Recreation and Culture Department and as submitted to Council December 5, 1994."

The decision of Council in this instance is submitted for your information. On behalf of Council I would like to thank the Board and City Staff for submitting an excellent report.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Recreation and Culture Manager



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

NO. 5

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394

Fax: (403) 346-1570

DATE: November 22, 1994

TO: City Council

FROM: Paul Meyette, Principal Planner

SUBJECT: Home Occupations/Floodproofing - Bylaw 2672/Z-94

Land Use Bylaw 2672/Z-94 proposes two minor amendments to the land use bylaw; the purpose of these amendments is described below:

Home Occupations

It has been the practice of the City of Red Deer that property owners and tenants (with the property owner's permission) could apply for a license to operate a home occupation in their home. A recent finding by the Development Appeal Board indicates that only home owners are allowed to have a home occupation; tenants are not allowed to have a home occupation.

Since it has been the City's practice to allow home occupations in a principal residence regardless of whether the occupant is the home owner or a tenant, Planning staff are proposing through Bylaw 2672/Z-94 to change the definition of home occupations to ensure that tenants may continue to apply for home occupation licenses. The Bylaws and Inspections Manager will continue to ensure through the application procedure, that the property owners' permission is obtained before a license is issued for a home occupation.

Floodproofing

In discussions with Alberta Environment and subsequently the Bylaws and Inspections Manager, Planning staff are concerned that recent bylaw amendments to require floodproofing are not flexible enough in the area of additions to an existing buildings. By deleting the phrase "providing such additions are adequately floodproofed", the Development Officer will have the flexibility to approve minor additions to a building without requiring the floodproofing of the minor addition.

The contents of this bylaw have been discussed with and have the support of the Bylaws and Inspections Department. Planning staff recommend that City Council proceed with first reading.

Yours truly

**PAUL MEYETTE, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION**

Commissioners' Comments

We concur with the recommendations of the Principal Planner.

"G. SURKAN"

Mayor

"M.C. DAY"

City Commissioner

DATE: DECEMBER 6, 1994
TO: RED DEER REGIONAL PLANNING COMMISSION
FROM: CITY CLERK
RE: LAND USE BYLAW AMENDMENT 2672/Z-94 -
HOME OCCUPATIONS / FLOODPROOFING

At the Council Meeting of December 5, 1994, consideration was given to your report dated November 22, 1994 concerning the above topic and at which meeting first reading was given to Land Use Bylaw Amendment 2672/Z-94, a copy of which is attached hereto.

Bylaw 2672/Z-94 proposes to change the definition of "Home Occupations" to ensure that tenants as well as home owners may continue to apply for home occupation licenses. In addition, said Bylaw provides for amendments to allow the Development Officer more flexibility in approving minor additions to a building without requiring the floodproofing of the minor addition.

This office will now proceed with advertising for the above noted Land Use Bylaw Amendment with a Public Hearing to be held Monday, January 16, 1995, at 7:00 p.m. or as soon thereafter as Council may determine.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr
atchs.

cc: Bylaws and Inspections Manager
Council and Committee Secretary, S. Ladwig

NO. 6

DATE: November 25, 1994
TO: City Council
FROM: Assistant City Clerk
RE: SPECIAL TRANSPORTATION ADVISORY BOARD

At the October 24, 1994, Organizational Meeting of Council, Alderman Pimm was appointed City Representative to the Special Transportation Advisory Board. Bylaw 3097/93, being the Special Transportation Advisory Board Bylaw, requires an alternate member of Council be appointed to this Board.

RECOMMENDATION:

That Council appoint an alternate member of Council to the Special Transportation Advisory Board for a one year term to expire October 1995.



Jeff Graves
Assistant City Clerk

JG/ds

Commissioner's Comments

I would appreciate an expression of interest from a member of Council to undertake the alternate position.

"G. SURKAN"
Mayor

DATE: DECEMBER 6, 1994
TO: SPECIAL TRANSPORTATION ADVISORY BOARD
FROM: CITY CLERK
RE: APPOINTMENT OF ALTERNATE COUNCIL MEMBER

At the Council Meeting of December 5, 1994, consideration was given to the above topic and at which meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer hereby agrees to appoint Alderman Statnyk as the alternate Council Member to the Special Transportation Advisory Board, for a term to expire October 1995."

The decision of Council in this instance is submitted for your information.



KELLY KLOSS
City Clerk

KK/clr

cc: Alderman Statnyk
C. Rausch, Committee Directory

NO. 7**MEMORANDUM**

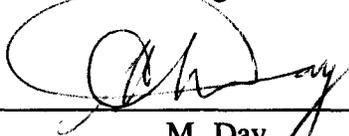
DATE: November 14, 1994
TO: City Council
FROM: Senior Management Team
RE: ORGANIZATION CHANGE - FIRST STEPS

As a part of the Strategic Planning process and a continuation of the Organization Review undertaken in September, this report is presented to update Council on progress to date and to obtain approval for recommendations on changes to the structure of the organization and in some of the roles of senior management.

A key component of the process being used is the involvement of staff in providing input to the decision-making process. Those directly affected have been involved in discussing recommendations contained in this report and they will be involved in providing knowledgeable input to future direction as the strategic planning process continues.

Three major recommendations are made in this report and your approval of these recommendations is requested

"The Senior Management Team"



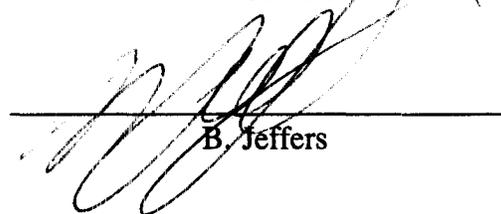
M. Day



G. Surkan



C. Curtis



B. Jeffers



A. Wilcock

COUNCIL MEETING OF DECEMBER 5, 1994

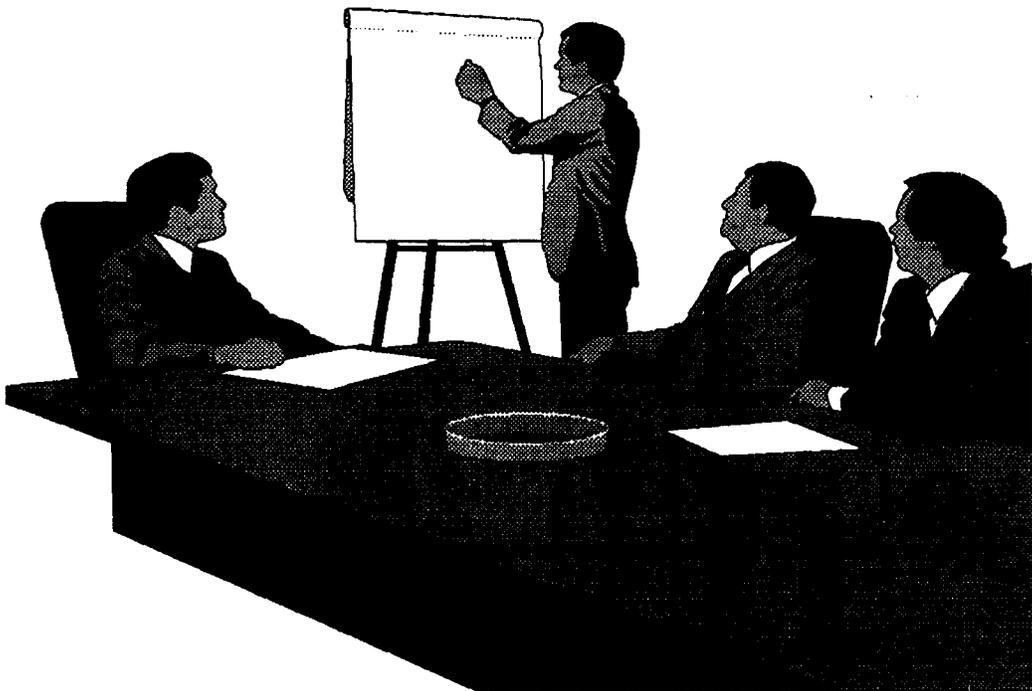
ATTACHMENT TO REPORT ON OPEN AGENDA

RE:

**REPORT
ORGANIZATION CHANGE - FIRST STEPS**

The City of Red Deer Organization Change

▶ First Steps ◀



November, 1994

BACKGROUND:

"One of the best lessons children learn through video games is that standing still will get them killed quicker than anything else." (Jinx Milea/Pauline Lyttle - University of Southern California)

Council and staff have by no means been standing still over the past two years. Rather, they have undertaken a great deal of work in establishing future direction for The City of Red Deer. Task forces, supported by Council members, did an enormous amount of work, a service analysis was completed, and an organization review was undertaken in September.

At its Organization Review, Council accomplished its goals of:

1. "establishing the principles to be followed by the administration in organizing to meet the needs of the community as seen by Council," and
2. "setting the senior management team that will utilize those principles to continue the review of the organization on an ongoing basis, making recommendations to Council on major changes to the organization as appropriate."

With respect to the first goal, (a), the principles adopted "to provide direction in planning and implementing organization change" were:

1. The organization will be determined by the services to be provided.
2. The organization will be oriented to support the front line in delivery of service to our customers.
3. We will have the least practical number of levels in all parts of the organization.
4. Responsibility and authority will be delegated to the lowest level practical, along with accountability for results.
5. We will continually look for opportunities to use teams, from the top of the organization to the bottom.
6. We will measure our progress in meeting organization (and other) goals.
7. Employees will be valued and treated with respect.

Regarding Council's second goal, (b), the newly formalized Senior Management Team was charged with responsibility for bringing a report back to Council, outlining:

1. Clearly defined roles for the Mayor and Commissioner, including the Mayor's role as a member of the Senior Management Team, and -
2. Formalized structure of the Senior Management Team including the roles of the Mayor, Commissioner and the Directors on the team, together with defined areas of responsibility and accountability for the "team as a whole."

Recommendations on the Mayor / Commissioner roles and new departmental reporting relationships are contained in this report, as well as the next steps we will be taking as the "Senior Management Team."

THE PROCESS:

The Senior Management Team has met for more than twenty-two hours over 9 sessions, dealing with the many issues arising from this amount of change. Three "givens" were used to guide the team in its deliberations:

1. There will be a Senior Management Team
2. The top of the Administrative organization will consist of the Commissioner and three directors.
3. The Commissioner's work will be focussed on long term strategic direction and Senior Management Team Development.

The team first dealt with the Mayor / Commissioner interface and differentiated between "what should be different?" and "what should be the same?" in this relationship, particularly when considering the intent of the new Municipal Government Act. The roles of the Directors were also considered in this manner. That information is included under " Recommendations and Rationale" later in this report.

Once the role of the "Senior Management Team" was defined, the team turned its attention to the reporting relationships of Departments to the Directorates.

Seven factors were identified that needed to be considered in the decisions about where departments would best fit. They were:

1. Interrelationship between departments
 - customer base
 - nature of the work
 - skills/qualifications of employees
 - resources used
 - location
 - legislation
 - how the Province is organized
2. Balancing workload between team (and division)members
3. Skills of leaders and those they lead
4. Span of control
5. Total amount and complexity of work to be done in each area - is it feasible?
6. Union affiliation
7. Changes in the nature of work

A great deal of input was obtained from Department Heads and others in this process through:

- meetings that the Commissioner had with each directly affected Department Head, followed by a meeting with the Department Head and a senior person from that department
- a meeting between the directly affected group and the Senior Management Team
- two meetings between all Department Heads and the Senior Management Team.

Throughout this process, the team has been very conscious of the impact this change is having on each of the Department Heads and all of their staff. The need to deal with not only the CHANGE itself, but also the TRANSITION employees face has been given strong consideration and will continue to be front and centre (see Appendix 1). It is the team's intent to continue utilizing input from affected employees at each stage of this change process.

RECOMMENDATIONS and RATIONALE

RECOMMENDATION # 1.

That Council endorse the following approach in setting the relationship between the Mayor and Commissioner and that The City Solicitor be directed to prepare a bylaw which reflects this approach.

Mayor	Commissioner
What should remain the same?	
<ul style="list-style-type: none"> • represent City at public functions (ceremonies) • communicate Council policy to media and public • be the liaison with all other elected officials • interpret and clarify Council policy and direction to Administration • continue to participate with senior management team • chair Council • review Council agendas and make recommendations with Commissioner • be the principle link between Council and Administration • be responsible for the initiation of corporate policy 	<ul style="list-style-type: none"> • supervise directors and some department heads • chair Senior Management Team meetings • be the chief administrative spokesperson to Council • continue as Director of Disaster Services • implement Council policy and decisions • approve administrative policy • review Council agendas and make recommendations with Mayor • review budgets in detail with the Director of Finance

Mayor	Commissioner
What should be different?	
<ul style="list-style-type: none"> formally becomes a member of the Senior Management Team 	<ul style="list-style-type: none"> corporate administrative policy (i.e. policies that would go into Administration Manual) will always be reviewed by the team
<ul style="list-style-type: none"> no longer operates as joint administrative head 	<ul style="list-style-type: none"> guidelines for budget preparation will be set by the team
<ul style="list-style-type: none"> plays leadership role in seeking public input on policy development 	<ul style="list-style-type: none"> the budget recommendation will be made to Council by the team
	<ul style="list-style-type: none"> as Chair of the team, the Commissioner will assume ultimate accountability for the corporate planning process
	<ul style="list-style-type: none"> proposed corporate-wide Council policy will be reviewed and recommended by the team

RATIONALE:

- The realignment of duties between the Mayor and the Commissioner supports the intent of the new Municipal Government Act and clarifies their unique duties. (Further clarification will come through the bylaw which will come before Council for approval in December or January).
- The formalized Senior Management Team will be able to lead the organization in dealing with policy and longer term planning issues, having a broad base of input from both the political and administrative perspectives.
- The organization will be much clearer on the roles of the Mayor and Commissioner when those duties appear in a Bylaw as being unique, rather than the "both are responsible for... approach" of the current Bylaw.
- This structure is closer to the way the Mayor and Commissioner actually work together now.

RECOMMENDATION # 2.

That Council endorse the primary role of the Team and Directors as follows:

- 1. The Senior Management Team will deal with corporate-wide matters, including budget strategy and recommendations, corporate-wide Council policy, corporate-wide administrative policy, corporate planning (including strategic planning and business plans) and corporate-wide issues brought by any member of the team.**
- 2. Matters that are specific to one or two areas will continue to be dealt with by the departments themselves.**
- 3. The Senior Management Team will serve as the model for developing other teams in the organization.**

The role of the Directors will change as they formally become more involved in setting the direction of the organization.

Directors - What Should Be the Same?
<ul style="list-style-type: none">• manage division operations• spokesperson for division on division-specific issues
What Should Be Different?
<ul style="list-style-type: none">• assume a corporate perspective in the review of policy development• bring the corporate viewpoint to the division• support the consensus of the Senior Management Team on items brought forward by departments

RATIONALE:

- This framework reinforces the leadership role of the team in setting the overall direction for the organization.
- Department Heads and their organizations will play the lead role in presenting to Council departmental issues that have **corporate implications**. This furthers the process of moving responsibility and authority into the organization as far as is practical.

RECOMMENDATION # 3.

- **Council endorse the revised organization structure (page 7)**
- **Titles of Senior Management Team members become:**
 - **City Manager (from Commissioner)**
 - **Mayor**
 - **Director of Development Services (from Engineering Services)**
 - **Director of Corporate Services (from Financial Services)**
 - **Director of Community Services**
- **Title of team to be "Senior Management Team"**
- **Reporting relationships to change January 1, 1995**
- **Business Plans and budgets to reflect these changes in 1996**

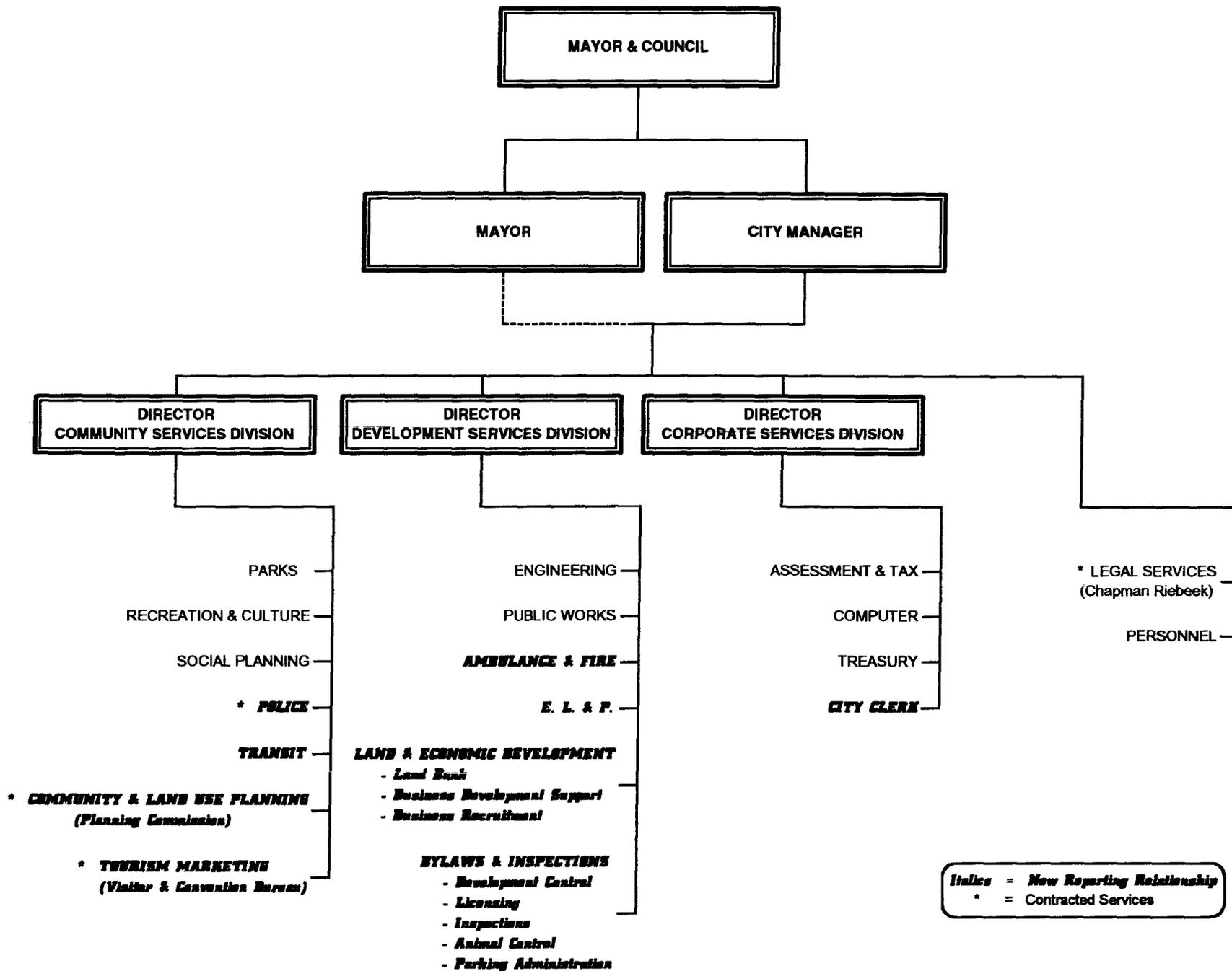
RATIONALE:

- There is, of course, no one "right way" to structure an organization. The seven factors listed on pages 2 and 3 were used to establish a structure that will meet our needs for a reasonable period. Fine tuning will obviously be necessary as more work is completed.
- The revised titles reflect the new direction being taken by the organization.

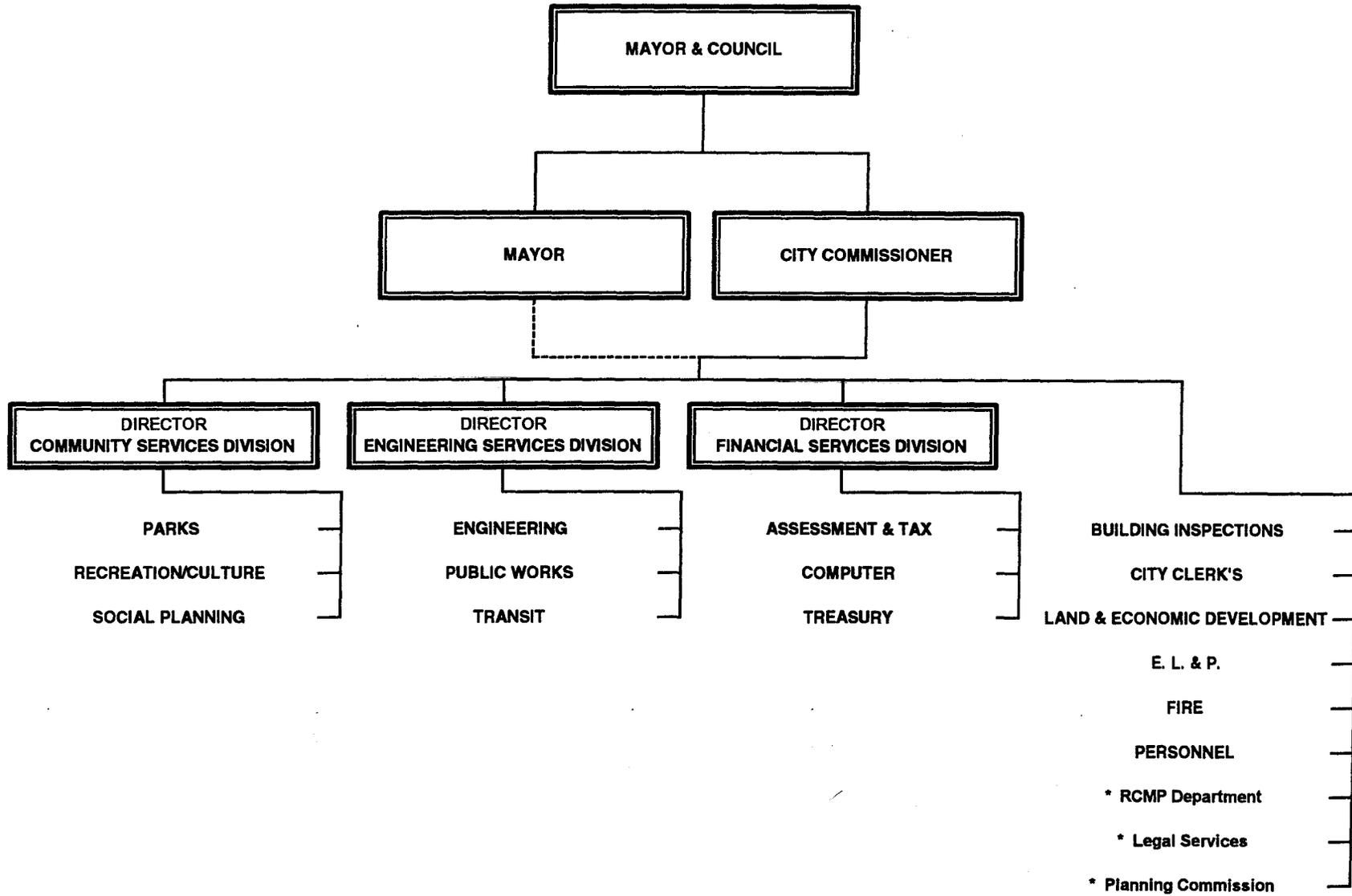
IMPACTS:

1. Police, Transit, The Planning Commission and The Visitor and Convention Bureau move under the Community Services Division.
Note: Due to its role, budget and number and type of interfaces, Transit will remain a department, with a Manager, under this proposal
2. Ambulance and Fire, E. L. and P., Land and Economic Development and Bylaws and Inspections move under the Development Services Division
3. City Clerk moves under the Corporate Services Division.
Note: From Council's perspective, there will be no change in the way the City Clerk's functions are performed. The City Clerk's Council-related duties, including agenda preparation and assistance to Council members, would remain direct.

THE CITY OF RED DEER



THE CITY OF RED DEER



* = Contracted Services

NEXT STEPS:

With roles and general organization structure issues settled, the team will be ready to move on to the next set of priorities, which are:

1. Review the "development function," including the effects on Bylaws and Inspections, Land and Economic Development and Engineering. Decision: March 31, 1995.
2. Recommend to Council a course of action for the establishment of an integrated "service centre" approach in the development function, by April 30, 1995, with implementation of the plan by July 31, 1995.
3. Make decisions on allocation of space in City Hall that include the "development service centre" approach, other customer service improvements and organization structure changes. This will be an ongoing process.

CONCLUSION:

The change process is well underway. While there is a considerable amount of uncertainty in the organization, we are impressed with the way that staff are dealing with the change and are working together very effectively. It is, however, important that decisions on change be made as quickly as is practical, and that the needs of employees are not neglected in the rush to make the right things happen.

MANAGING CHANGE AND MANAGING THE TRANSITION

Change and Transition - they are not the same

- ◆ Change is situational and externally focussed (the new procedure, the new location, the new organization structure, etc).
- ◆ Transition is the psychological process that people go through in coming to terms with the new situation.
- ◆ Without successful transition, change will not work well.

Transition

- ◆ Transition is composed of three phases: first an "ending," then a "neutral zone" and, finally, a "new beginning."
 - The "ending" is paradoxically the beginning of the transition process. Whereas change focusses on a "new" situation, transition has to first deal with letting go of a current or old situation. The old situation must be left behind before the new one can be embraced.
 - The "neutral zone" is the "no-man's-land" between letting go of a familiar situation and being settled in a new one. It is a very unsettling place and is both full of danger (dysfunctional behaviour, illness, turnover of key individuals) and opportunity (places for creative innovation). It requires close monitoring and active intervention to be managed well.
 - The "new beginning" comes when individuals come to terms with the change and begin to look to managing the new situation successfully.

William Bridges, one of the leading authorities on managing transitions, is very clear on the importance of managing the transition effectively, including ensuring that the planning for it is in place.

Attached is a list of questions he poses on an organization's readiness to implement a change. It is important that our next steps recognize the issues he brings up and that we incorporate those steps in our planning.

CHANGE PLANNING "CHECK LIST"
By William Bridges

1. Has the problem been "sold"? Are people aware of it?
2. Were representatives of the affected groups involved in the problem-solving process before changes were decided on?
3. Is the decided-upon change "big enough" or are other unacknowledged changes waiting to happen when people settle down from the disturbances caused by this one?
4. Has the organization's readiness for this change been assessed?
5. Is there a well planned communication scenario covering the who, what, how, and when?
6. Have transition-monitoring mechanisms been created? They should include representatives of the affected groups, and have effective links with the decision-making process.
7. Are leaders aware of the marathon effect and looking for ways to close the gap between their followers and them?
8. Has a moratorium been placed on additional unrelated or unnecessary changes, and is it being honoured?
9. Does the implementation plan recognize the organization's character-related weaknesses and include action to compensate for them?
10. Is there a detailed transition management plan in place, and is it being followed?

DATE: DECEMBER 7, 1994

**TO: MAYOR
CITY COMMISSIONER
DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF FINANCIAL SERVICES**

FROM: CITY CLERK

**RE: SENIOR MANAGEMENT TEAM,
ORGANIZATION CHANGE - FIRST STEPS**

At the Council Meeting of December 5, 1994, consideration was given to the document entitled "Organization Change - First Steps" and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Senior Management Team dated November 14, 1994, re: Organization Change - First Steps, hereby approves the report entitled "The City of Red Deer Organization Change - First Steps" dated November 1994 and the recommendations contained therein and as submitted to Council December 5, 1994."

The decision of Council in this instance is submitted for your information and appropriate action.



KELLY KLOSS
City Clerk

KK/clr

NO. 8

CS-4.487

DATE: November 7, 1994

**TO: KELLY KLOSS
City Clerk**

**FROM: CRAIG CURTIS, Director
Community Services Division**

**RE: COMMUNITY FACILITY ENHANCEMENT PROGRAM
(CFEP II)**

1. In February 1993, City Council endorsed a prioritized list of projects for submission to the Province under the Community Facility Enhancement Program (CFEP). Two further projects submitted by community associations were endorsed in June 1993.

The majority of the endorsed grant applications were approved, as outlined in Table 1, and funding in the sum of \$568,437 was received.

2. In January 1994, City Council endorsed a further list of projects for submission. The majority of these applications have also been approved as outlined in Table 2, and funding in the sum of \$105,550 has been received.
3. The Community Facility Enhancement Program (CFEP) is scheduled to continued during 1995/96 and it is necessary for The City to endorse a number of projects which have been submitted.

The Community Facility Enhancement Program has greatly assisted The City and a number of community agencies and associations to upgrade their facilities. CFEP funding has also been awarded to the Red Deer Regional Hospital Centre and a number of church groups, which do not require City endorsement.

As in previous years, the guidelines for the selection of the projects is as follows:

- Projects which are recommended in the approved Community Services Master Plan (CSMP); and/or
- Projects which are identified in the division's Infrastructure Maintenance Plan (IMP); and
- Projects for which the majority of matching funds have been approved or will not create additional demand on the tax levy.

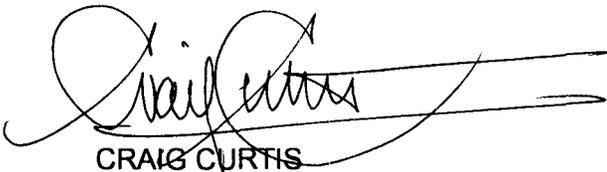
Based on the above guidelines, 14 projects have been identified as outlined in Table 3, which amount to a total grant request of \$115,800. It is recommended that City Council endorse these projects and authorize the administration to provide the required statements of municipal opinion.

City Clerk
Page 2
November 7, 1994
C.F.E.P. II

4. **RECOMMENDATION**

It is recommended that City Council:

- Endorse the grant applications to the Community Facility Enhancement Program (CFEP) II as outlined in Table 3.
- Approve funding of The City's share as outlined, subject to approval of the 1995 operating and capital budget.
- Authorize the administration to provide the required statements of municipal opinion in support of the projects.



CRAIG CURTIS

:dmg

Att.

TABLE 1

**Community Facility Enhancement Program: 1993 Applications/Priorities
Grants Status: May 7, 1994**

City #	Applicant	Approval (\$)	C.F.E.P. Ref. No.
1.	Red Deer Public Library (1993) Red Deer Public Library (1994)	125,000 125,000	2003 705 2012 003
2.	Eastview Estates Neighbourhood Park	40,000	
3.	Deer Park Shelter	no application	no application
4.	Family Service Bureau - Community Service Centre	30,000	2004 034
5.	G.H. Dawe: Engineering Study G.H. Dawe: Upgrading	10,000 28,350	2006 245 2006 237
6.	Rec. Centre: Engineering Study Rec. Centre: Pool Upgrading	2,800 24,150	2003 754 2003 770
7-A	Normandeau Day Care	2,750	2004 125
7-B	Red Deer Day Care	4,350	2004 133
8-A	Great Chief Park: Planning	3,675	2005 874
8-B	Great Chief Park: Upgrading	27,000	2005 866
9.	Bower Ponds: Upgrading	20,250	2003 747
10.	Kinsmen Arenas	29,850	2002 905
11.	Northside Sliding Hill	3,100	2004 026
12.	West Park Shelter	2,000	2004 091
13.	Normandeau Society: Roof Repairs	15,000	2004 232
14.	Golden Circle Shelter	3,000	2004 083
15.	Washroom/Warming Hut Upgrade	8,000	2003 721
16.	Normandeau Society: Disabled Access	2,550	2004 414
17.	Memorial Centre Upgrade	6,400	2003 036-4
18.	Normandeau Society: Palisade Repl.	3,500	2004 414
19.	Normandeau Neighbourhood Park: Multi-Purpose Pad	10,500	2003 739
20.	City Hall Park	denied	2003 713
21.	Lions Campground: Upgrading	6,250	2003 226

Table 1 (cont'd.)
Community Facility Enhancement Program
Grants Status: May 7, 1994

City #	Applicant	(\$)	C.F.E.P. Ref. No.
22.	Coronation Park Bridge	9,750	2010 502
23.	Water Well Replacement	6,500	2010 445
24.	Archives Shelving	Denied	2011 781
25.	Kerry Wood Nature Centre Exhibits	4,500	2004 422
26.	Gaetz Lakes Sanctuary Fence	3,212	2004 422
27.	Pines Playground	7,500	
28.	Maryview Playground	3,500	
	TOTAL	568,437	

TABLE 2

Community Facility Enhancement Program: 1994 Applications/Priorities
 Grants Status: November 7, 1994

City #	Applicant	Applied (\$)	Approved (\$)	C.F.E.P. Ref. No.
1.	City of Red Deer: O/D Rink Light Timers	9,000	9,000	201 2292
2.	City of Red Deer: O/D Pool Eng. Study	6,000	Denied	201 2243(a)
3.	Red Deer Curling Club	125,000	50,000	201 2235(b)
4.	City of Red Deer: Rec./Park Enhancement	12,000	Denied	201 2235
5.	Dawe Centre Advisory Council: Expan. & reno.	no applic.		
6.	R.D. Child Care Society: • Normandeau Day Care • Red Deer Day Care	3,350 5,150	3,350 5,150	201 2730 201 2722
7.	Golden Circle Society: Table tops, ext. garb.	No applic.		
8.	Kinsmen Club of Red Deer: Parking lot, etc.	10,344	7,500	
9.	Red Deer & District Craft Centre: Studio reno.	936	Denied Incorp. in #4	201 2243
10.	Gaetz Lakes Sanctuary: Walkway light & repair			
11-a	City of Red Deer: McKenzie Trail Eng. Study	2,250	2,250	201 2268
11-b	City of Red Deer: McKenzie Trail Dock	17,281	pending	201 2268
12.	City of Red Deer: Rink board replacement	4,000	4,000	201 2094*
13.	City of Red Deer: Sportsfields upgrading	3,000	3,000	201 2284(b)
14-a	Community Shelter: Bower Place	1,390	1,390	201 2086
14-b	Community Shelter: Oriole Park	1,410	1,410	201 2094*
15.	City of Red Deer: Great Chief Park	6,000	6,000	201 2144*
16.	Red Deer Curling Club: Eng. Study	7,680	5,000	
17.	Dawe Centre Advisory Council: Eng. Study	no applic.		
18.	Annie L. Gaetz Parents Assoc: Playground	7,500	7,500	
19.	Normandeau Society: Fort Palisade	10,000	pending	
	TOTAL		105,550	

Note: No priority order after Item #9.

* Combined

TABLE 3

**COMMUNITY FACILITY ENHANCEMENT PROGRAM (CFEP)
HIGH PRIORITY PROJECTS
IN ORDER OF PRIORITY**

CSMP - Community Services Master Plan
IMP - Infrastructure Maintenance Plan

APPLICANT	CSMP	IMP	TOTAL PROJECT COST (\$)	GRANT REQUEST (\$)	CITY SHARE (\$)	COMMENTS
1. CITY OF RED DEER: Dawe Arena Installation of dehumidification		Yes Enhancement	40,000	20,000	20,000 (1995 capital budget)	This facility is required for summer ice in 1995, due to the renovation of the downtown arena. The installation of dehumidification will increase the potential of this facility.
2. CITY OF RED DEER: Dawe Centre Arena truss painting. Replace thermal windows. Reline pool filter tank.		Yes	40,000	20,000	20,000 (1995 IMP)	All three maintenance projects are high priority.
3. RED DEER FAMILY SERVICE BUREAU: Community Services Centre Exterior maintenance, incl. brick, stucco and windows.		Yes	3,500	3,500		These repairs are urgently required to prevent moisture damage. Matching funds will be provided through the Facility Operating Budget.
4. CITY OF RED DEER: Sportsfield Upgrading		Yes	10,000	5,000	3,000 (1994 Parks Dept. operating surplus)	This is part of the ongoing project within neighbourhoods. The Kinsmen Club has approved \$2,000 toward this project.
5. RED DEER CHILD CARE SOCIETY: Normandeau Day Care Centre Miscellaneous upgrading and repairs, including painting and furnace replacement.		Yes	15,000	7,500	7,500 (1995 IMP)	This includes a variety of high-priority maintenance items. Including the upgrading of the playground to meet new provincial standards.
6. RED DEER CHILD CARE SOCIETY: Red Deer Day Care Centre Miscellaneous upgrading and repairs.		Yes	8,200	4,100	4,100 (1995 operating budget)	This includes a variety of high-priority maintenance items,

APPLICANT	CSMP	IMP	TOTAL PROJECT COST (\$)	GRANT REQUEST (\$)	CITY SHARE (\$)	COMMENTS
7. NORMANDEAU CULTURAL & NATURAL HISTORY SOCIETY: Kerry Wood Nature Centre Exhibit upgrading.		Yes	18,000	9,000	9,000 (1995 and 1996 operating budgets)	Continual upgarding and maintenance of permanent and temporary exhibits is required, in order to maintain a high level of interest and visitorship. KWNC is the city's major tourist attraction.
8. GOLDEN CIRCLE SENIORS SOCIETY: Golden Circle Seniors Centre Equipment and furniture repair and replacement.		Yes	19,400	9,700	5,000 (1995 IMP) 4,700 (1995 op. budget)	The equipment and furniture within the Centre is now being replaced and upgraded on a regular basis.
9. CITY OF RED DEER: Lions Campground Riverside trail repair and upgrading.		Yes	24,000	12,000	12,000 (1995 op. budget.)	This is a high-priority project due to root penetration and damage along this section of the trail system.
10. CITY OF RED DEER: Recreation Centre Cashier Wicket redesign (Category A application)		Yes	4,000	3,000	1,000 (1995 op. budget)	Cashier Wicket requires modifications to better serve the public and provide greater security.
11. CITY OF RED DEER: Recreation Centre Cashier Wicket upgrade.		Yes (Enhancement)	24,000	12,000	12,000 (1996 cap. budget)	Modifications in accordance with design study. 47
12. CITY OF RED DEER: Recreation Centre Landscape modifications.		Yes	6,000	3,000	3,000 (1995 op. budget)	Post and rock landscape features are a safety hazard for children and should be removed.
13. CITY OF RED DEER: Bower Ponds Aeration unit.		Yes (Enhancement)	8,000	4,000	2,000 (1994 Parks Dept. surplus)	Installation of a second aeration unit to improve quality. The Kinsmen Club has provided \$2,000 in funding towards this project.
14. CITY OF RED DEER: Tree replacement along 67 Street.			6,000	3,000	3,000 (1994 Parks Dept. surplus)	This project conforms with City Council's plan for upgrading major entrances to the city.

Commissioners' Comments

We concur with the recommendation of the Director of Community Services subject to:

1. Surplus funds being available in the Parks Department 1994 budget
2. Budget approval in 1995 and 1996 relative to those items affected.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

DATE: November 17, 1994

TO: X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF ENGINEERING SERVICES
X DIRECTOR OF FINANCIAL SERVICES
X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
COMPUTER SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF
PARKS MANAGER
PERSONNEL MANAGER
PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: ST. JOHN AMBULANCE
COMMUNITY FACILITY ENHANCEMENT PROGRAM

Please submit comments on the attached to this office by November 28, 1994, for the Council Agenda of December 5, 1994.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

November 17, 1994

Mr. T.C. Pickett
St. John Ambulance
3615 Gaetz Avenue
Red Deer, Alberta
T4N 3Y5

Dear Sir:

I acknowledge receipt of your letter dated November 15, 1994, re: Request for Statement of Municipal Opinion.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 5, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, December 2, 1994, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 2, 1994.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds



*a delight
to discover!*

DATE: DECEMBER 6, 1994

**TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF FINANCIAL SERVICES**

FROM: CITY CLERK

**RE: COMMUNITY FACILITY ENHANCEMENT PROGRAM -
STATEMENT OF MUNICIPAL OPINION**

At the Council Meeting of December 5, 1994, the following resolution was passed with regard to the above topic:

"REVOLVED that Council of The City of Red Deer hereby agrees that The City of Red Deer offer letters of either support or opposition to only Community Facility Enhancement Program projects that are part of The City of Red Deer's approved program, and as presented to Council December 5, 1994."

This is submitted for your information.



KELLY KLOSS
City Clerk

KK/clr

DATE: DECEMBER 6, 1994
TO: DIRECTOR OF COMMUNITY SERVICES
FROM: CITY CLERK
RE: COMMUNITY FACILITY ENHANCEMENT PROGRAM

At the Council Meeting of December 5, 1994, consideration was given to your report dated November 7, 1994 concerning the above topic. At this meeting the following motion was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Community Services dated November 7, 1994, re: Community Facility Enhancement Program, hereby agrees as follows:

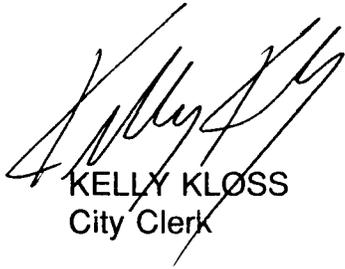
1. That the grant applications to the Community Facility Enhancement Program (CFEP) II as outlined in table 3 of the above noted report, be endorsed;
2. That funding of The City's share as outlined, be subject to approval of the 1995 and 1996 Operating and Capital Budgets and further surplus funds being available in the Parks Department 1994 Budget, as same relates to specific items;
3. That Council authorizes the Administration to provide the required statement of municipal opinion in support of the projects,

and as presented to Council December 5, 1994."

Director of Community Services
December 6, 1994
Page 2

The decision of Council in this instance is submitted for your information and appropriate action. I trust that your office will now be providing the required statement of municipal opinion in support of these projects as per the requirements of the program.

Trusting you will find this satisfactory.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Recreation and Culture Manager
Parks Manager
Social Planning Manager



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 6, 1994

St. John Ambulance
Red Deer Area Office
3615 Gaetz Avenue
Red Deer, Alberta
T4N 3Y5

Att: T. C. Pickett, Manager

Dear Sir:

At The City of Red Deer's Council Meeting held December 5, 1994, consideration was given to your correspondence dated November 15, 1994 concerning the Community Facility Enhancement Program. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from St. John Ambulance dated November 15, 1994, re: Request for Statement of Municipal Opinion, Community Facility Enhancement Program, hereby agrees that no statement of Municipal Opinion, either in support of opposition thereof, be granted and as presented to Council December 5, 1994."

For your information, in addition to the above resolution, the following resolution was also passed regarding Council's treatment of any organization's application to the Community Facility Enhancement Program:

"REVOLVED that Council of The City of Red Deer hereby agrees that The City of Red Deer offer letters of either support or opposition to only Community Facility Enhancement Program projects that are part of The City of Red Deer's approved program, and as presented to Council December 5, 1994."

... / 2

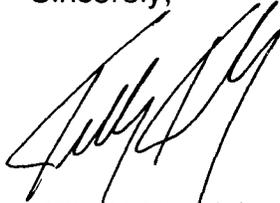


*a delight
to discover!*

St. John Ambulance
December 6, 1994
Page 2

Thank you for attending the Council Meeting. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a faint, illegible background.

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Community Services
Director of Financial Services



NO. 1

PITCH-IN CANADA

Waste management... in action!

National Office
Box 45011
Ocean Park RPO
White Rock, B.C., Canada
V4A 9L1

Telephone (604) 535-5695
Fax (604) 535-4653

November 10, 1994

Ms. Gail Surkan
Mayor
City of Red Deer
4914-48 Avenue, Box 5008
Red Deer, AB T4N 3T4

Dear Mayor and Members of Council:

Good News! The PITCH-IN WEEK campaign **will** be held May 1-7, 1995 under the control of my Alberta Directors and managed by PITCH-IN CANADA in order to reduce overhead costs.

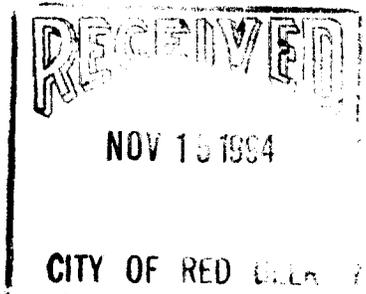
459,000 Albertans participated in 1994 PITCH-IN WEEK but **illegal dumping** continues to **rise**. And dumping will get worse and more costly to clean up as new disposal regulations continue to be imposed. Volunteers will be important to keep **your** clean-up costs under control.

PITCH-IN WEEK no longer receives **any** support from the Province. Only **your** continued financial support will now provide volunteers in **your** community with the information and materials they need. **Together we can make a difference!**

The Wild Rose Foundation has committed **limited** financial support for 1995 and decreasing support for 1996. It provides each community time to budget for PITCH-IN WEEK, assuming you **want** to keep PITCH-IN WEEK volunteers working.

Now is the time, if you have not supported PITCH-IN WEEK before. **Each** community will need to carry **their** load, as **all** receive **direct** benefits. The amount requested from you is \$750.00. Your funds will be spent **only in Alberta**, even though my Board asks you to send funds to PITCH-IN CANADA.

PITCH-IN CANADA is a founding member of CLEAN WORLD INTERNATIONAL and works in cooperation with Advisory Councils in British Columbia Alberta Saskatchewan Manitoba Ontario New Brunswick Prince Edward Island Newfoundland Northwest Territories Yukon Territory and The Ontario Federation of Anglers and Hunters The Clean Nova Scotia Foundation and



...page 2



Page 2
November 10, 1994

Please respond by **December 15 or earlier** so that we can send volunteers in your community their materials in January.

PITCH-IN ALBERTA

Allard van Veen, President

PS Our volunteers need **YOUR financial support!** Only if **all of us** contribute can we make a difference!

1994 ALBERTA CAMPAIGN SUMMARY

The Results

- 2,189 projects were undertaken throughout Alberta
- 1,135 organizations participated in PITCH-IN WEEK
- 459,865 volunteers were involved in the projects undertaken, some in more than one PITCH-IN activity (This number is up from 393,000 in '93)
- 635 volunteer coordinators directed programs at a local level
- projects took place in 240 communities
- donated labour totalled approximately \$11.5 million (this excludes donations of equipment, supplies, etc.) This was a direct saving to taxpayers.
- Public Service Advertising donated by print and electronic media towards making Albertans aware of their responsibility toward maintaining a clean and healthy environment totalled hundreds of thousands of dollars

The Projects and Number of People

<u>Description of Clean-Up Project</u>	<u>No. of Volunteers</u>	<u>No. of Projects</u>
Schoolyard	162,667	686
Neighbourhood	87,871	431
Park/Playground/Churchyard	79,961	406
Ravine	20,104	70
River/Stream	27,035	59
Highway	15,820	79
Cemetery	4,290	26
Entire Community	39,225	285
Lakeshore	2,993	42
Business	8,077	36
Beach	510	11
Other	8,509	58
	459,865	2,189

PREVENT LITTER...

Place PITCH-IN Decals on Litter Containers

Dear Mayor/Reeve & Council Members

It's great to clean-up your community...but wouldn't it be nice to control litter by encouraging your residents to use your litter containers !

One proven way is to identify your containers with the international, attractive two color PITCH-IN symbol. It will help your year-round anti-litter program.

Where should your Public Works and Recreation Directors place the symbols?

- *on streets*
- *in and around schools*
- *at the Town or City Hall*
- *at arenas, swimming pools, & other public facilities*
- *along public trails, parking lots etc...*
- *in parks and playgrounds*
- *at community centres*
- *hospitals & clinics*

Also, why not ask the merchants in your community to feature the PITCH-IN symbol on litter containers on their premises - corner stores, drive-ins, movie theatres, supermarkets, gas stations etc...

PITCH-IN Decals are sturdy 4 mil vinyl, 7.5 " in diameter (they fit on oil drums), visually attractive (green circle, black symbol) and inexpensive. Why not ask a local service club to purchase the decals as their contribution to keeping your community clean and beautiful?

YES, SEND US PITCH-IN DECALS IMMEDIATELY !

Limited time special offer:

0 - 25 decals \$ 1.00 each

26 - 50 decals \$ 0.90 each

50 - plus \$ 0.85 each

SEND ME _____ DECALS !

ADD 15% POSTAGE/HANDLING: CHEQUE FOR \$ _____ ENCLOSED

Contact Name: _____ Fax number: (____) _____

Mailing address: _____

Send your order, along with your cheque or money order to:
PITCH-IN CANADA, Box 45011, Ocean Park RPO, White Rock, B.C., V4A 9L1

DATE: November 18, 1994

TO: KELLY KLOSS
City Clerk

FROM: CRAIG CURTIS, Director of Community Services
DON BATCHELOR, Parks Manager

RE: PITCH-IN CANADA
Your memo of November 15, 1994 refers.

The City of Red Deer is in receipt of a request from Pitch-In Canada to again provide financial support for this national cleanup program. The Pitch-In Program no longer receives financial assistance from the Province of Alberta, but contributions from corporations, foundations and municipalities continue to provide the necessary funding for this annual program.

The City of Red Deer Pitch-In Program has had a long history of success, including being the recipient of the prestigious Clean World Award from the Governor General of Canada in 1993. Approximately 8,000 volunteers are coordinated by the Parks Department annually to clean up the 1,700 hectares (4,200 acres) of parkland in our city. Major partners in Red Deer's Pitch-In Program include:

- | | |
|--|-----------------------------|
| ■ All Schools - Red Deer Public School Dist. #104 | ■ Parkland Treatment Centre |
| ■ All Schools - Red Deer Catholic Board of Education | ■ S.P.C.A. |
| ■ Red Deer Fish & Game Association | ■ John Howard Society |
| ■ Red Deer Junior Forest Wardens | ■ Red Deer Christian School |
| ■ Red Deer Special Olympics | ■ Red Deer Scouts Canada |
| ■ Kerry Wood Nature Centre Association | ■ Rotary Clubs of Red Deer |
| ■ Various Residents | |

The collaborative support of these organizations and individuals has helped to keep our parkland and boulevard areas in a clean and safe condition.

Pitch-In 1995 is scheduled for May 1 - 7, 1995. I again support this program and agree with the contribution of the requested \$750. Promotional materials, litter can stickers and garbage bags are received from Pitch-In Canada to assist the many volunteers and the Parks Department with this program.

RECOMMENDATION

1. That City Council approve a \$750 contribution for the 1995 Pitch-In Program, May 1 - 7, 1995.



CRAIG CURTIS



DON BATCHELOR

Commissioners' Comments

We concur with the recommendation of the Admin.

DB:ad

- c. Neil Evans, Parks Facilities Superintendent

"G. SURKAN", Mayor

"M.C. DAY", City
Commissioner

DATE: November 15, 1994

TO: X DIRECTOR OF COMMUNITY SERVICES
X DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF FINANCIAL SERVICES
BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
COMPUTER SERVICES MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
FIRE CHIEF
X PARKS MANAGER
PERSONNEL MANAGER
X PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: PITCH-IN CANADA

Please submit comments on the attached to this office by November 28, 1994, for the Council Agenda of December 5, 1994.

"Kelly Kloss"
City Clerk

DATE: November 15, 1994

TO: X DIRECTOR OF COMMUNITY SERVICES

FROM X DIRECTOR OF ENGINEERING SERVICES

DIRECTOR OF FINANCIAL SERVICES

BYLAWS & INSPECTIONS MANAGER

CITY ASSESSOR

COMPUTER SERVICES MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

E.L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF

X PARKS MANAGER

PERSONNEL MANAGER

X PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

UNRECORDED
RECEIVED
NOV 16 1994
PUBLIC WORKS DEPT.

TO: [REDACTED]

FROM: CITY CLERK

RE: PITCH-IN CANADA

Please submit comments on the attached to this office by November 28, 1994, for the Council Agenda of December 5, 1994.

"Kelly Kloss"
City Clerk

Engineering
to respond on
our behalf
94-11-25
[Signature]

DATE: DECEMBER 6, 1994
TO: PARKS MANAGER
FROM: CITY CLERK
RE: PITCH-IN CANADA

At the Council Meeting of December 5, 1994, consideration was given to correspondence from Pitch-In Canada dated November 10, 1994, re: Contribution of \$750.00 and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Pitch-In Canada dated November 10, 1994, re: Pitch-In Week Campaign hereby approves a \$750.00 contribution for the 1995 Pitch-In Program May 1-7, 1995, and as presented to Council December 5, 1994."

The decision of Council in this instance is submitted for your information and appropriate action. I trust you will now be corresponding with Pitch-In Canada concerning Council's decision. Please note that they require a response by December 15, 1994.



KELLY KLOSS
City Clerk

KK/clr

cc: Director of Financial Services
Director of Community Services



NO. 2

November 9, 1994

FLASH BULLETIN - NATIONAL INFRASTRUCTURE PROGRAM ANNIVERSARY

Mayor D. Laurence Mawhinney
Lunenburg, Nova Scotia
President
Président

Mayor John Les
Chilliwack, British Columbia
First Vice President
Premier vice-président

Councillor Bryon Wilfert
Richmond Hill, Ontario
Second Vice President
Deuxième vice-président

Maire suppléant Claude Cantin
Québec (Québec)
Troisième vice-président
Third Vice President

Alderman Ron Hayter
Edmonton, Alberta
Past President
Président sortant

James W. Knight
Executive Director
Directeur général

December 21, 1994, marks the first anniversary of the National Infrastructure Program. One year ago on that day, Federal, Provincial and Territorial leaders unanimously approved the program. To date, over 7200 projects have been approved, representing \$4.8 billion in eligible costs, and 75,000 direct jobs.

A recent survey of FCM members to be released in December found that 94% of respondents have already applied for funding, and 83% are satisfied that municipal priorities are being met. These impressive statistics could not have been achieved had three orders of government not agreed to work together toward a common goal.

If the program is to be renewed for a full five years, consistent with FCM's original proposal, Federal, Provincial and Territorial Government leaders, as well as the general public, must understand how the program benefits our communities. I invite municipal governments across Canada to join together to mark December 21 by using the attached sample press release and resolution, or through other means, to communicate your community's own infrastructure success stories.

D. Laurence Mawhinney
President

Attachments



SAMPLE RESOLUTION* MUNICIPAL INFRASTRUCTURE

WHEREAS on December 21, 1993, the Federal, Provincial and Territorial Governments unanimously agreed to the establishment of a cost-shared National Infrastructure Program consistent with the program proposed by the Federation of Canadian Municipalities;

WHEREAS the purpose of the program is to renew municipal infrastructure, create jobs, improve the environment and enhance Canada's competitiveness;

WHEREAS the program has now been in place for one year and communities across Canada are benefiting from the program to update and refurbish all types of services;

WHEREAS in (our community)*, some \$(x)* program dollars have already been allocated, creating over (x)* jobs and helping to renew (types of projects)*;

THEREFORE BE IT RESOLVED that the municipality of (our community)* congratulate the Federal (Provincial/Territorial)* Government on this significant initiative, and communicate our appreciation for their support to the (Prime Minister of Canada/Premier of Province/Territorial Government Leader, Members of the Provincial Legislatures and Federal Members of Parliament).*

** Where the text is marked with an asterisk, please include information from your own municipality to reflect local circumstances.*

SAMPLE MEDIA RELEASE**For immediate release.****December 21, 1994****(OUR CITY) MARKS ONE-YEAR ANNIVERSARY OF
INFRASTRUCTURE PROGRAM**

"Anytown" -- Only one year after the Federal, Provincial and Territorial Governments joined together to launch unanimously a national program to renew municipal infrastructure, Mayor/Councillor "Jane Doe" of the Municipality of "Anytown" today stated: "Our community is already benefitting from the program, and the investment is vital to the competitiveness of our city/town, and of Canada." A total of \$(x) has already been awarded to "Anytown" from Federal and Provincial/Territorial sources. Major projects include: (describe projects and benefits).

Prior to the program in "Anytown", the state of the infrastructure was such that major capital repairs were postponed owing to the lack of financial resources.

For the past ten years, municipal governments, through the Federation of Canadian Municipalities, worked toward a national cost-shared program to renew Canada's deteriorating municipal infrastructure. On December 21, 1993, the Prime Minister and the Provincial First Ministers agreed on the concept of a tripartite \$6 billion program. To date, over 7,200 projects have been approved, creating some 75,000 jobs across Canada, representing \$4.8 billion in eligible costs.

For more information, please contact: (Director of Public Relations), telephone, fax.

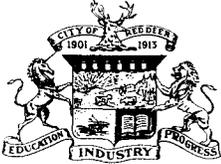
-30-

Commissioners' Comments

Council's direction is requested.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner



December 7, 1994

The Right Honourable Jean Chretien
Prime Minister
Government of Canada
Room 409-S, Centre Block
House of Commons
Ottawa, Ontario K1A 0A6

Dear Prime Minister:

RE: NATIONAL INFRASTRUCTURE PROGRAM

Council of The City of Red Deer has considered the attached letter, concerning the National Infrastructure Program, from the Federation of Canadian Municipalities. I know you are aware of the strong need to reduce both provincial and national debt; however, the Infrastructure Program only adds to this debt. My Council has passed the following resolution outlining its concerns for the program; and until such time as budgets are balanced and the debt is in control, we cannot support the renewal of the Infrastructure Program:

"RESOLVED that Council of The City of Red Deer hereby communicate concern to our Prime Minister and Premier about the Federal Infrastructure Program; in particular, that unless their budgets are balanced, we cannot support their initiatives as there is only one set of taxpayers in our country and eventually such expenditures will cost the taxpayer much more than the gain we are realizing today;

AND FURTHER that The City of Red Deer reiterate these concerns to the Federation of Canadian Municipalities and let the Federation of Canadian Municipalities know that we strongly disagree with their direction."

I strongly urge your Government to reevaluate any decision to renew the National Infrastructure Program until the Federal Budget is balanced and the National Debt reduced significantly.

Yours truly,


GAIL SURKAN
Mayor

KK/mm
attchs.

c Mr. Bob Mills, M.P.


THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 346-6195



December 7, 1994

The Honourable Mr. Ralph Klein
Premier, Province of Alberta
Room 307, Legislative Building
Edmonton, Alberta
T5K 2B6

Dear Premier Klein:

RE: NATIONAL INFRASTRUCTURE PROGRAM

Council of The City of Red Deer has considered the attached letter, concerning the National Infrastructure Program, from the Federation of Canadian Municipalities. I know you are aware of the strong need to reduce both provincial and national debt; however, the Infrastructure Program only adds to this debt. My Council has passed the following resolution, outlining its concerns for the program; and until such time as budgets are balanced and the debt is in control, we cannot support the renewal of the Infrastructure Program:

"RESOLVED that Council of The City of Red Deer hereby communicate concern to our Prime Minister and Premier about the Federal Infrastructure Program; in particular, that unless their budgets are balanced, we cannot support their initiatives as there is only one set of taxpayers in our country and eventually such expenditures will cost the taxpayer much more than the gain we are realizing today;

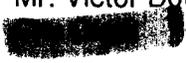
AND FURTHER that The City of Red Deer reiterate these concerns to the Federation of Canadian Municipalities and let the Federation of Canadian Municipalities know that we strongly disagree with their direction."

I support your Government's proactive move in reducing expenditures and strongly urge the Federal Government to follow this example by not renewing the Infrastructure Program.

Yours truly,


GAIL SURKAN
Mayor

KK/mm
attchs.

c The Honourable Stockwell Day
Mr. Victor Doerksen, M.L.A.


THE CITY OF RED DEER



December 7, 1994

Mr. D. Laurence Mawhinney, President
Federation of Canadian Municipalities
24, Rue Clarence
Ottawa, Ontario
K1N 5P3

Dear Mr. Mawhinney:

RE: NATIONAL INFRASTRUCTURE PROGRAM ANNIVERSARY

Council of The City of Red Deer has considered your letter of November 9, 1994, concerning your organization's desire that the National Infrastructure Program be renewed for a full five years.

This program, which has been a benefit to many communities, is funded with money that this country neither has nor can afford. My Council has passed the following resolution outlining its concerns regarding the renewal of the National Infrastructure Program:

"RESOLVED that Council of The City of Red Deer hereby communicate concern to our Prime Minister and Premier about the Federal Infrastructure Program; in particular, that unless their budgets are balanced, we cannot support their initiatives as there is only one set of taxpayers in our country and eventually such expenditures will cost the taxpayer much more than the gain we are realizing today;

AND FURTHER that The City of Red Deer reiterate these concerns to the Federation of Canadian Municipalities and let the Federation of Canadian Municipalities know that we strongly disagree with their direction."

As a member of the Federation of Canadian Municipalities, I strongly urge you to reevaluate F.C.M.'s desire to have the Infrastructure Program renewed, until such time as the Federal Budget is balanced and the deficit significantly reduced.

Sincerely,


GAIL SURKAN
Mayor

KK/mm

c. Patricia Mackenzie, President, A.U.M.A.


THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 346-6195

Copy K. Kloss
Jan 16/95 m.

Office of the
Prime Minister



Cabinet du
Premier ministre

Ottawa, Canada K1A 0A2

January 6, 1995

Her Worship Mayor Gail Surkan,
The City of Red Deer,
Box 5008,
Red Deer, Alberta.
T4N 3T4

Dear Mayor Surkan:

On behalf of the Right Honourable Jean Chrétien, I wish to acknowledge receipt of your correspondence of December 7 regarding Council's concerns with respect to the National Infrastructure Program.

Thank you for writing the Prime Minister. You may be assured that your views have been carefully noted. As the matter you have raised is of particular interest to the Honourable Arthur C. Eggleton, Minister responsible for Infrastructure, and the Honourable Lloyd Axworthy, Minister of Western Economic Diversification, copies of your correspondence have been forwarded to them. The Ministers will no doubt give your comments every consideration.

Yours sincerely,

Darcy Bonner
Special Assistant
Correspondence

I.D. GROUP INC.
 807, Centre 104, 5241 Calgary Trail Southbound
 Edmonton, Alberta T6H 5G8
 (403) 434-8468 Fax: (403) 438-3884

NO. 3



November 21, 1994

Our File: 46-162

City of Red Deer
 Office of the City Clerk
 4914 - 48 Avenue
 Red Deer, Alberta
 T4N 3T4

ATTENTION: CITY OF RED DEER, CITY CLERK

**RE: SAVE ON FOODS STORE, 67 STREET & TAYLOR DRIVE
 PROPOSED ACCESS MODIFICATIONS
 REQUEST TO APPEAR BEFORE CITY COUNCIL**

Over the last few weeks, on behalf of the Overwaitea Food Group, we at I.D. Engineering have been pursuing and exploring with the City's Administration the feasibility of developing an improved access strategy to the Save On Food Store Development located in the north-east quadrant of the 67 Street/Taylor Drive intersection. Specifically, we have proposed to develop a median break in the existing Taylor Drive median in order to provide for left turn access from the shopping centre site to the Taylor Drive southbound lanes. The appended plans more clearly illustrate the intent of our proposed access and on-site circulation modifications.

Our reasons for exploring the development of an improved overall access strategy for this site are primarily due to the nature of the existing adjacent roadway system which basically provides for right-in/out access manoeuvres only along the two primary roadway facilities. We believe that the proposed improvement will:

- result in reduced motorist decision making requirements, while maintaining for the proper progression of through traffic along Taylor Drive;
- improve overall access capability by minimizing the amount of delay at the access points;
- provide flexibility in the distribution of traffic flows in order to increase customer convenience and improve the departing pattern of patrons;
- provide shopping centre patrons with simple off-site access capability, and;
- reduce on-site circulation requirements through the existing parking apron.



As can be determined from the above, the proposed improvement is being pursued in order to improve overall traffic operations while minimizing the distribution of non-site generated traffic.

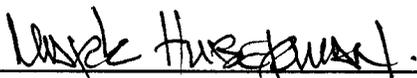
In addition to the above, given the site's lack of left turn access capability from the adjacent roadway infrastructure, we have also requested the administration to investigate the possibility of installing off-site generic advance warning/guide signs in order to improve site access distribution especially for southbound Taylor Drive traffic.

Although the City's Engineering Department would like to accommodate our access and signing requests, they are unable to support our proposal at this time. As such, in order to continue to pursue the aforementioned improvement, we respectfully request the opportunity to appear before City Council in order to more fully explain the intent of the proposed plan and to provide members of Council with the comfort and confidence required in order to support our proposal.

In view of the above, could you please arrange for a time specific appearance at City Council, at your earliest convenience. We understand that the next few council meetings are scheduled for December 5, 1994 and December 19, 1994. We are available to attend and present on either of these dates. We look forward to receiving confirmation of the date and time of our submission.

Yours truly,

I.D. ENGINEERING COMPANY LIMITED



Mark Huberman, P.Eng.
Transportation Manager

MH/ed

cc Overwaitea Food Group
Attention: Mr. Tom Munro

46162-94.11t

DATE: November 25, 1994

TO: City Clerk

FROM: Engineering Department Manager

**RE: I. D. GROUP INC. - SAVE ON FOODS
PROPOSED ACCESS MODIFICATIONS**

The Overwaitea Food Group is requesting approval to construct an opening in the existing raised centre median on Taylor Drive, just north of 67 Street. In addition, they are requesting approval to install guide signs likely on 67 Street, west of the Taylor Drive intersection, and specifically on Taylor Drive, north of the Save On Food Store site.

Our staff reviewed their plans and met with Save On Food representatives on November 3, 1994, to discuss in detail why the City is unable to approve their request for a median break on Taylor Drive. We confirmed the City's position in the attached copy of a letter to I. D. Engineering dated November 8, 1994.

In addition to the City's legal liability concerns, we are strongly opposed to an opening in the centre median at this location from a professional view point. It is a dangerous precedent to permit a opening in the median at this location between two back to back left turn bays and so close to a major arterial roadway intersection of 67 Street and Taylor Drive. The City and the Province have recently invested many thousands of dollars to build this roadway system to accommodate higher speed and high volume traffic. To provide the motorist safety expected from this type of facility, the number of intersecting access points must be minimized, not increased. Each point of access on a major traffic artery contains a potential for a serious accident. Contrary to I. D. Engineering's first bullet statement, the number of decisions that a motorist would make while travelling on Taylor Drive in either direction, **would increase** if this additional access was approved.

Based on discussions we have had with other developers, there are a number of other locations along Taylor Drive where the City would receive similar requests if this proposal is approved. All of these would have a detrimental operating effect on the City's newest transportation corridor.

- Taylor Drive opposite the Bower Business Centre
- Taylor Drive opposite the Canadian Tire Store
- Taylor Drive opposite the Gelmon Corporation CP Rail Lands Phase 2
- Taylor Drive opposite 47 Street for the Cronquist Industrial Park
- Taylor Drive opposite the Sanstra Business Centre at Overdown Drive

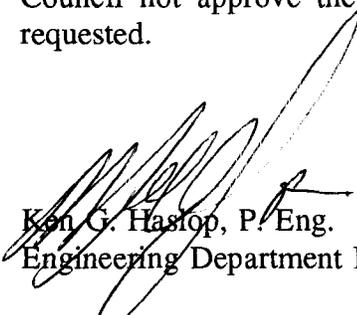
City Clerk
Page 2
November 25, 1994

The comment made by I. D. Engineering on page 2 of their letter regarding "the City's Engineering Department would like to accommodate our access request" has been taken out of context. We made that statement based on a willingness to discuss all proposals, from a technical or professional view point, we do not support this request.

With regard to their second request, the By-laws and Inspections Manager will be providing further comments to Council.

RECOMMENDATION

Based on the technical and precedent setting perspective and the City's legal requirement to honour the signed agreements with the Province covering the Major Continuous Corridor Project and the Basic Capital Grant Program, the Engineering Department respectfully recommends that Council not approve the request for the opening of the centre median on Taylor Drive as requested.



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

KGH/emg

Att.

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. Land and Economic Development Manager
c.c. Fire Chief
c.c. Public Works Manager
c.c. Principal Planner

November 8, 1994

Mr. Mark Huberman, P. Eng.
I. D. Engineering Company Limited
807-Centre 104, 5241 Calgary Trail Southbound NW
Edmonton, Alberta
T6H 5G8

Dear Sir:

**RE: SAVE ON FOOD STORE ACCESS REVISIONS
NORTHEAST CORNER OF 67 STREET AND TAYLOR DRIVE
RED DEER, ALBERTA**

Based on our meeting of November 3, 1994, we have reviewed your request on behalf of Save On Foods, for a break in the existing centre median on Taylor Drive to provide additional outbound movement from the site. While we would like to accommodate the request, we find that it is not possible in this instance for the following reasons:

1. Both Taylor Drive and 67 Street are classified as major arterial roadways under The City of Red Deer's Transportation By-law 3031/91. The Province provides financial assistance to the cities for these transportation projects conditional upon:

The Province taking an active role in establishing and approving projects contained within the City's cost sharing program. The Government sets the standards by which projects qualify for funding. Failure to meet these standards may result in the City losing its grant allocation for the following year. Roadway projects must conform to the standards of the Transportation Association of Canada's (TAC) Geometric Design Manual and the Manual of Uniform Traffic Control Devices.

In accordance with the design manual, centre median openings are not permitted except at the 400 m points with public intersections (namely collector type streets).

2. The existing Major Continuous Corridor Agreement, in effect between the City and the Province, requires in part:

Mr. Mark Huberman
Page 2
November 8, 1994

- a. Clause 26, the City further agrees to design and construct the Corridor to standards acceptable to the Province, to provide for closure of local access to the Corridor, and further agrees to limit at-grade intersections with the Corridor.
 - b. Clause 28 (h), the City agrees to obtain acceptance of the Province for any changes to the Corridor after completion of construction.
3. The City is very concerned about establishing a precedent of breaks in the centre median to accommodate private access, particularly in an area of back-to-back left turn bays and at a location so close to a major intersection. There is a property owner on the west side of Taylor Drive that would like an open centre median to access a future service road, and I mentioned the other matter of a local business desiring an open median south of 67 Street at the Overdown Drive location. There are other locations as well where an open centre median would be requested if your application was approved. We do not want to jeopardize the intended safe operation of the potential high volume arterial roadway.

In view of the above, the Engineering Department is unable to support your request. As I mentioned, Save On Foods can approach Alberta Transportation and Utilities and City Council if they wish; however, our recommendation to both would be the same.

While we are unable to accommodate this specific request, there may be other access improvements around your site on Graham Drive or on your site that may provide similar benefits and we would be pleased to work with Save On Foods towards their implementation.

Yours truly,



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

KGH/emg
c.c. Al Scott, Land and Economic Development Manager

DATE: 24 November 1994

FILE NO. 94-0135

TO: City Clerk

FROM: Bylaws and Inspections Manager

**RE: SAVE-ON FOODS
6350-67 STREET
LOT 2, BLOCK 14, PLAN 812-0222**

In response to your memo regarding the above, we will be commenting on the request for "off-site signs".

We are assuming that these proposed signs would be located adjacent to 67 Street. The land use designation of privately owned property in this area does allow the proposed type of sign. Public property, boulevards, etc. are not zoned for this use either.

Recommendation: That the request for approval for off-site signs not be approved.

Yours truly,

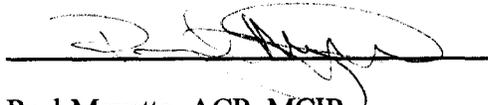


R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs

RECOMMENDATION

Planning staff agree with the Engineering Department that safety factors far outweigh any convenience provided by an all turns intersection at the northwest corner of the Save-on Foods Site. Planning staff recommend that the request to create an all turns intersection be denied.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER, CITY SECTION

File: Saveon

DATE: November 24, 1994
TO: City Clerk
FROM: E. L. & P. Manager
RE: I.D. Group Inc. - Save On Foods
Proposed Access Modifications

The E. L. & P. Department has no comments to offer respecting the requested access modifications. There is an overhead power line on the east side of Taylor Drive which may require some alterations due to the access road. Any alteration costs would be charged to the applicant.



A. Roth,
Manager

AR/jjd

Commissioners' Comments

We concur with the recommendation of the Engineering Department Manager.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

DATE: November 14, 1994

TO: ✓ X

DIRECTOR OF COMMUNITY SERVICES

✓ X

DIRECTOR OF ENGINEERING SERVICES

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

DIRECTOR OF FINANCIAL SERVICES

✓ X

BYLAWS & INSPECTIONS MANAGER

CITY ASSESSOR

✓ X

COMPUTER SERVICES MANAGER

X

LAND AND ECONOMIC DEVELOPMENT MANAGER

X

E.L. & P. MANAGER

✓ X

ENGINEERING DEPARTMENT MANAGER

X

FIRE CHIEF

X

PARKS MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR

RECREATION & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

✓ X

PRINCIPAL PLANNER

CITY SOLICITOR

FROM: CITY CLERK

RE: BEMOCO LAND SURVEYING

SAVE-ON FOODS/LOT 2, BLOCK 14, PLAN 812-0222

Please submit comments on the attached to this office by November 28, 1994, for the Council Agenda of December 5, 1994.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

November 14, 1994

Mr. Murray Young, A.L.S.
Bemoco Land Surveying Ltd.
#21, 7895 - 49 Ave.
Red Deer, Alberta
T2P 2B4

Dear Sir:

I acknowledge receipt of your letter dated November 10, re: Save-On Foods/Lot 2, Block 14, Plan 812-0222.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 5, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, December 2, 1994, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 2, 1994.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk
KK/ds



*a delight
to discover!*

DATE: November 22, 1994

TO: ✓ X DIRECTOR OF COMMUNITY SERVICES
✓ X DIRECTOR OF ENGINEERING SERVICES
DIRECTOR OF FINANCIAL SERVICES
X BYLAWS & INSPECTIONS MANAGER
CITY ASSESSOR
COMPUTER SERVICES MANAGER
✓ X LAND AND ECONOMIC DEVELOPMENT MANAGER
✓ X E.L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
X FIRE CHIEF
PARKS MANAGER
PERSONNEL MANAGER
X PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR
RECREATION & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK
RE: I.D. GROUP INC. - SAVE ON FOODS
PROPOSED ACCESS MODIFICATIONS

Please submit comments on the attached to this office by November 28, 1994 for the Council Agenda of December 5, 1994.

"Kelly Kloss"
City Clerk



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

November 21, 1994

Mr. Mark Huberman, P.Eng., Transportation Manager
I.D. Group Inc.
807, Centre 104
5241 Calgary Trail Southbound
Edmonton, Alberta
T6H 5G8

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Sir:

I acknowledge receipt of your letter dated November 21, 1994, re: proposed access modifications/Save-On-Foods.

This item will be discussed and possibly a decision made at the Meeting of Red Deer City Council on Monday, December 5, 1994. Council meetings begin at 4:30 p.m., and adjourn for the supper hour at 6:00 p.m., reconvening at 7:00 p.m.

In the event you wish to be present at the Council meeting, would you please telephone our office on Friday, December 2, 1994, and we will advise you of the approximate time that Council will be discussing this item.

Would you please enter City Hall on the park side entrance when arriving, and proceed up to the second floor Council Chambers.

This request has been circulated to City administration for comments, and should you wish to receive a copy of the administrative comments prior to the Council meeting, they may be picked up at our office on the second floor of City Hall on Friday, December 2.

If you have any questions in the meantime, please do not hesitate to contact the writer.

Yours sincerely,

Kelly Kloss
City Clerk

KK/ds



*a delight
to discover!*



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 6, 1994

I.D. Group Inc.
807 Centre 104
5241 Calgary Trail Southbound
Edmonton, Alberta
T6H 5G8

Att: Mark Huberman, Transportation Manager

Dear Sir:

RE: SAVE-ON FOODS STORE, 67 STREET AND TAYLOR DRIVE
PROPOSED ACCESS MODIFICATIONS

At The City of Red Deer's Council Meeting held December 5, 1994, consideration was given to your correspondence dated November 21, 1994 concerning the above topic and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from I.D. Group Inc. dated November 21, 1994, re: Request for Access Modifications Relative to Save-On Foods Store, 67th Street and Taylor Drive, hereby agrees that said request be denied and as submitted to Council December 5, 1994."

As outlined in the above resolution, Council did not support your request for access modifications. Council did, however, introduce the following resolution relative to your request for signage:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from I.D. Group Inc. dated November 21, 1994, re: Request for Signage Program/Save-On Foods, hereby agrees to said request subject to the signage being located on Graham Drive and generic in nature, identifying "Shopping Centre Access."

... / 2



*a delight
to discover!*

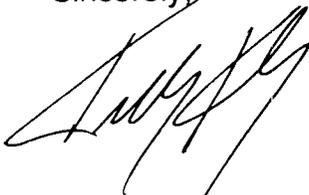
I.D. Group Inc.
December 6, 1994
Page 2

Prior to voting on the above resolution however, same was tabled to the January 16, 1995 Council Meeting to allow the Administration an opportunity to provide additional information concerning a policy regarding the use of generic directional signs for access to commercial business areas.

This item will be going to the Monday, January 16, 1995 Council Meeting. The administrative comments will be available to you on Friday, January 13, 1995, and on this date you will also be able to obtain a time at which this item will be discussed.

Thanks to you and Mr. Munroe for attending the Council Meeting. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services

DATE: DECEMBER 6, 1994

TO: DIRECTOR OF ENGINEERING SERVICES

FROM: CITY CLERK

**RE: SAVE-ON FOODS STORE, 67 STREET AND TAYLOR DRIVE /
PROPOSED ACCESS MODIFICATIONS / SIGNAGE REQUEST**

At the Council Meeting of December 5, 1994, consideration was given to correspondence from I.D. Group Inc. dated November 21, 1994 concerning the above topic. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from I.D. Group Inc. dated November 21, 1994, re: Request for Access Modifications Relative to Save-On Foods Store, 67th Street and Taylor Drive, hereby agrees that said request be denied and as submitted to Council December 5, 1994."

In addition to the above resolution, the following resolution was introduced regarding a signage request:

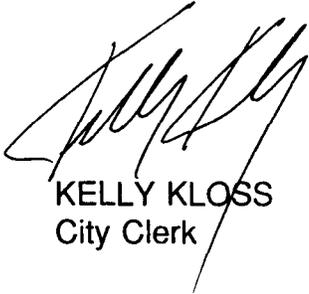
"RESOLVED that Council of The City of Red Deer, having considered correspondence from I.D. Group Inc. dated November 21, 1994, re: Request for Signage Program/Save-On Foods, hereby agrees to said request subject to the signage being located on Graham Drive and generic in nature, identifying "Shopping Centre Access."

Prior to voting on the above resolution, same was tabled to the January 16, 1995 Council Meeting to allow the Administration an opportunity to consider the merits of a policy regarding the use of generic directional signs for commercial business areas. Council indicated that this was not to be an in depth study, however, the criteria used within the policy should be very stringent so as not to allow for a proliferation of signs.

As this matter is going back to the Monday, January 16, 1995 Council Meeting, please submit your report to this office by Monday, January 9, 1995 for inclusion on the agenda.

Director of Engineering Services
December 6, 1994
Page 2

Trusting you will find this satisfactory.

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

KELLY KLOSS
City Clerk

KK/clr

cc: Land and Economic Development Manager
Bylaws and Inspections Manager
E. L. & P. Manager
Public Works Manager
Principal Planner

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

DATE: November 30, 1994
TO: City Clerk
FROM: Fire Marshal
RE: Access Modifications (Save On Foods)

This department has no objection to these proposed changes.



Cliff Robson
Fire Marshal

CR/ks

Submitted to City Council

Date: Dec 5/94

SAVE ON FOODS/RED DEER

TAYLOR DRIVE (64 AVENUE) & 67 STREET

DEVELOPMENT OF AN IMPROVED

ACCESS PLAN

Strategy #1

Develop a break in the Taylor Drive (64 Avenue) median to allow for the development of a left turn manoeuvre from the shopping centre site to Taylor Drive (64 Avenue) south bound.

Strategy #2

Install advance guide/information signs along Taylor Drive (64 Avenue) to improve site access distribution.

STRATEGY #1/KEY BENEFITS

- Maintains proper flow on Taylor Drive (64 Avenue) as any vehicle queues will form on-site, not on the existing public roadway systems. The proposed plan minimizes the disruption to through traffic.
- Represents a design which reduces u-turn manoeuvres (safety considerations) on Taylor Drive (64 Avenue).
- Provides for increased flexibility in the distribution of traffic.

STRATEGY #2/KEY BENEFITS

- Due to the lack of left turn access capability from Taylor Drive and 67 Street, would assist shopping Centre patrons in selecting the appropriate route.
- Would reduce off-site traffic circulation patterns.
- Can be installed on a temporary basis (i.e. 1 year) until motorists become familiar with traffic access routes.

Submitted to City Council
Date: Dec 5/94

Overwaitea Food Group

ASSOCIATED GROCERS • OVERWAITEA FOODS • SAVE-ON-FOODS

December 1, 1994

Alderman Bill Statnyk
22 Densmore Crescent
Red Deer, Alberta
T4R 2L8

Dear Alderman Statnyk:

**Re: Save-On-Foods Store Development
Taylor Drive & 67th Street
Proposed Access Modifications**

On Monday, December 5, 1994, we will be appearing before City of Red Deer council to discuss a concern of the Overwaitea Food Group. More specifically, we have identified that the success of our entry into the Red Deer market has resulted in a number of identifiable traffic/transportation safety and convenience concerns which we would like to bring to your attention.

The success of our Red Deer store has attracted patrons from all sectors of the City and the surrounding regional area. It is not uncommon for our parking lot to be virtually 100 percent occupied during peak periods of demand.

Although we are pleased with our location and the support that we have received to date from the City of Red Deer, a number of concerns have surfaced. For example, the store's location is such that access to the store is restricted to right in/out manoeuvres only along Taylor Drive (64th Avenue) and 67th Street. This sometimes creates driver frustration and results in vehicles making unsafe u-turns at Taylor Drive and 68th Street in order to proceed southbound on Taylor Drive.

In order to eliminate this undesirable movement, we believe that we have developed a strategy which would result in a safer and more convenient operating environment. We propose developing a median break in the existing Taylor Drive median to provide left-turn access from the Shopping Centre to the Taylor Drive south bound lanes. We believe that this strategy would not impede nor impact northbound or southbound traffic flow on Taylor Drive. Any queuing would occur on site and not on public road right-of-way. The plan has been professionally developed by our traffic engineers, I.D. Group. They have carefully examined traffic counts and manoeuvres and have satisfied us that this will both improve safety and convenience for our Red Deer patrons. The attached plans more clearly illustrate our proposal.

While not denying that the proposal has merit, your Engineering Manager Mr. Haslop, has expressed concern that Alberta Transportation would object, jeopardising future road funding. The proposal has never been shown to them for their opinion. He also has concerns that the precedent of an approval of our proposal would mean that previous application south of 67th Street would now have to be approved. The reality is that there are virtually no similarities between our proposal and the full intersection requested in the disallowed application to the south.

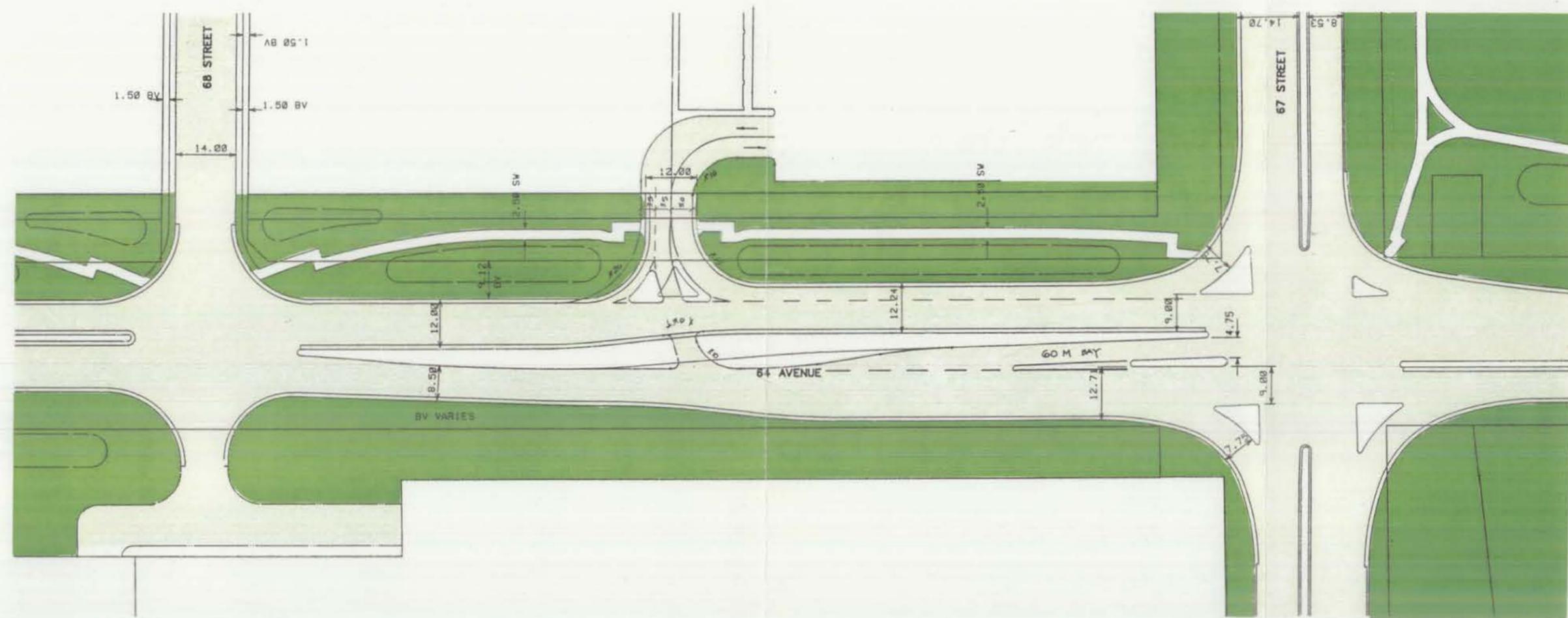
We look forward to meeting with you on Monday, December 5, 1994 to more fully explain our proposed access and an off site directional signage plan in greater detail. We are prepared to respond to any questions you may have regarding our submission.

Respectfully submitted,



per: Tom J. Munro
Real Estate Representative

TJM/hd
Attach.



PUBLISHED FOR 201004 E.C.

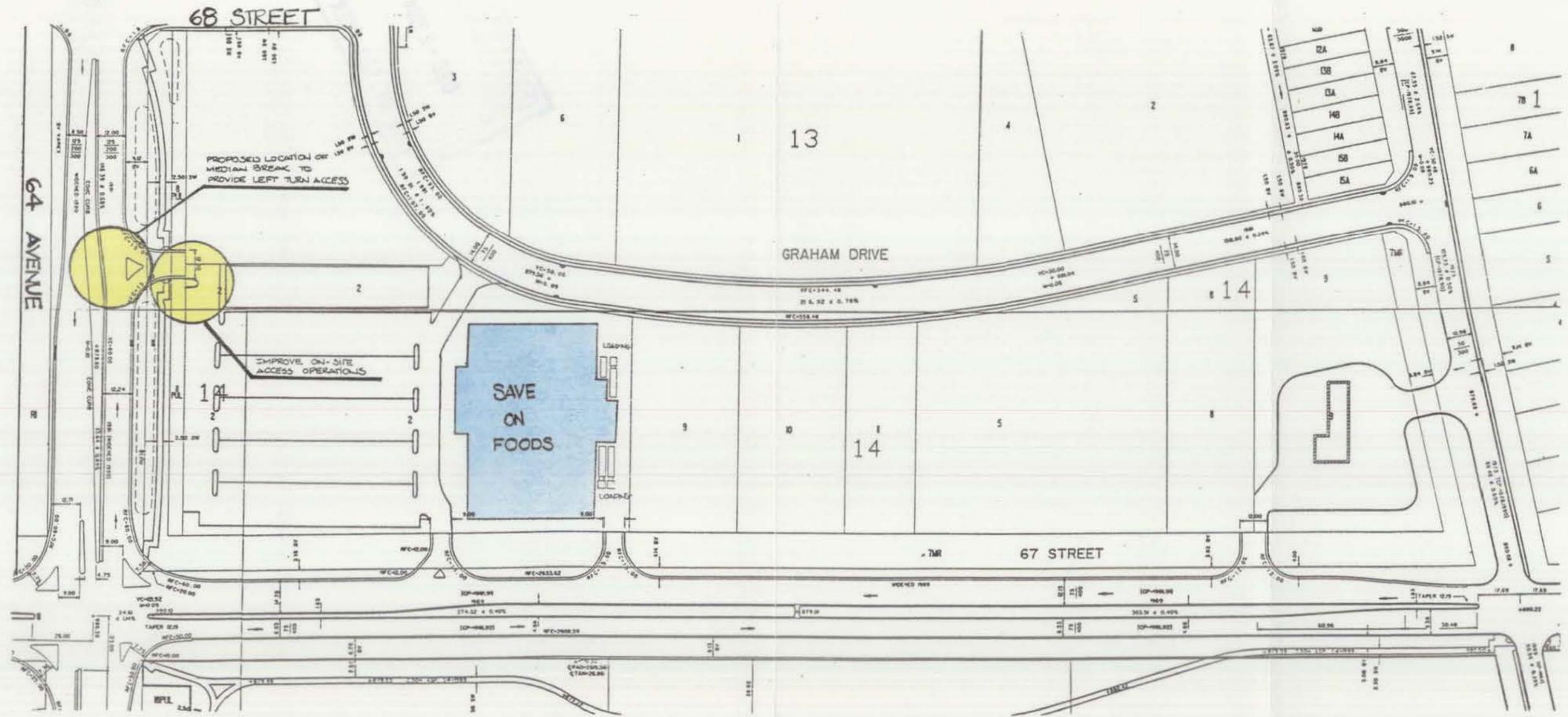
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REVISIONS							
1		PRELIMINARY					
2		FOR APPROVAL					
3		FOR TENDER					
4		APPROVED FOR CONSTRUCTION					
5		PLAN OF RECORD					
8		MICROFILMED					

parent	status	drawn	checked	approved	scale
		K.R.	M.R.N.	M.H.	1:500

IDE LTD. ENGINEERING COMPANY LIMITED
Planners and Engineers

OVERWAITEA FOOD GROUP
SAVE ON FOOD STORE
ALIGNMENT & DETAIL PLAN

date		OCTOBER, 1994	
issue no	revision no	00	00
drawing no		A94-46162-01	

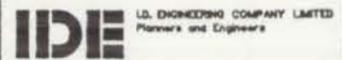


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3		PLAN OF RECORD				
2		APPROVED FOR CONSTRUCTION				
1		FOR TENDER				
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0		PRELIMINARY				

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1		AS BUILT				
2		PLAN OF RECORD				
3		APPROVED FOR CONSTRUCTION				
4		FOR TENDER				
5		FOR APPROVAL				
6		PRELIMINARY				

NO	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1		AS BUILT				
2		PLAN OF RECORD				
3		APPROVED FOR CONSTRUCTION				
4		FOR TENDER				
5		FOR APPROVAL				
6		PRELIMINARY				

OVERWAITEA FOOD GROUP		DATE	OCTOBER, 1994
SAVE ON FOOD STORE		SCALE	00 00
SITE PLAN		DRAWING NO.	A94-46-162-02



Bemoco Land Surveying Ltd.

67

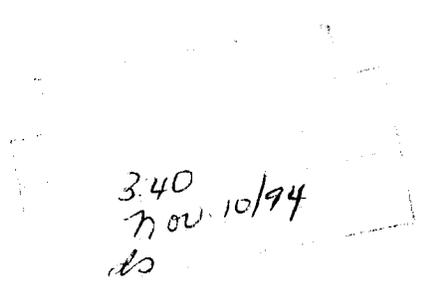
NO. 4

Subdivision Consultants ★ Land Surveyors

Our File: M-011-94

November 10, 1994

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



ATTENTION: Kelly Kloss

Dear Sir:

RE: Save-On Foods
Lot 2, Block 14, Plan 812 0222

On behalf of the registered owners of the above lands, we would request Council's consideration to the following changes to the regulations of Bylaw No. 2672/80. These changes are required to allow a subdivision of the lands.

	EXISTING	REQUESTED CHANGES	
		Remainder of Lot 2	Proposed Lot 11
a)	FLOOR AREA - Min 6241 M2 - Max 46%	4975 M2 no change	1266 M2 no change
b)	BUILDING HEIGHT	no change	no change
c)	FRONT YARD	no change	no change
d)	SIDEYARD 4M	no change	1.5M
e)	REAR YARD 3M	no change	1.49M
f)	LANDSCAPE AREA 15% of Site Area	no change	0%
g)	PARKING SPACE 351	318	33
h)	LOADING SPACE	no change	no change
i)	SITE AREA - Min 0.8 Ha. - Max 2.2 Ha.	no change	0.287 Ha.
j)	FRONTAGE - Min 30M	no change	13.7M

. . . /2

City of Red Deer
November 10, 1994
Page Two

In clarification, the parking and access to the parcels is to be covered by joint access and parking agreements.

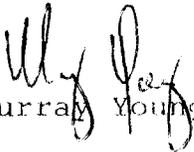
I have enclosed six copies of our Tentative Plan for your information.

Kindly advise our office as to when Council will deal with this matter in order that we may attend the Council Meeting.

Trusting you find the same in order, I remain

Yours truly,

BEMOCO LAND SURVEYING LTD.


Murray Young, A.L.S.

MY/dpv

Encls

cc: Red Deer Regional Planning Commission
Attention: Paul Meyette

Torode Barrington Consultants Inc.
Attention: Reto Barrington
- copy of Tentative Plan
- copy of Subdivision Application

DATE: 18 November 1994

FILE NO.

TO: City Clerk

FROM: Bylaws and Inspections Manager

RE: **SAVE-ON FOODS**
LOT 2, BLOCK 4, PLAN 812-0222

In response to your memo regarding the above, we have the following comments for Council's consideration.

The proposed subdivision will result in a development that is seriously deficient in complying with landscaping, yards, and parking requirements; however, because of the proposed agreement covering the two properties, it is likely that the deficiencies will not be noticeable.

Recommendation: Subject to an access and parking agreement being registered on the titles of the two properties, we have no objections to the proposed subdivision.

Yours truly,



R. Strader
Bylaws and Inspections Manager
BUILDING INSPECTION DEPARTMENT

RS/vs



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

DATE: November 17, 1994

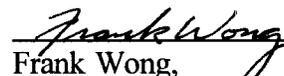
TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

**RE: BEMOCO LAND SURVEYING LTD.
SAVE-ON FOODS
Lot 2, Block 14, Plan 812 0222**

The applicant, on behalf of the registered owners, is requesting that Council relax the regulations which apply to the subdivision of the above lot which is designated Direct Control District No.2-DC(2).

Planning staff have reviewed the requested relaxations and have no objections relating to same. Council's approval would facilitate the subdivision of the above lot, as proposed by the applicant.



Frank Wong,
PLANNING ASSISTANT
/cc

DATE: November 15, 1994
 TO: City Clerk
 FROM: E. L. & P. Dept.
 RE: Subdivision at Save-On Foods
 Lot 2, Block 14, Plan 812 0222
 R.D.R.P.C. File #31/1495

E. L. & P. have no objection to the above subdivision **subject to** a 4 metre wide easement being registered with its center as the existing underground primary electrical cable to the north building (see Preliminary Sketch).

This easement is to include but not be limited to the following conditions:

- a) No buildings or other structures that would restrict access within the 4 metre corridor.
- b) Access for E. L. & P. to existing underground ducts and cables in case of a utility emergency.
- c) E. L. & P. be absolved from any damage costs incurred against improvements within or material/equipment stored on this easement during any time in which access is required by The City's work force. This would also mean that The City will not be responsible for the replacement of asphalt should repairs be required.
- d) The leasee will make no claim against The City/E. L. & P. Department for "loss of business" during the period of time such entry is required.
- e) Future grading of any part of Lot 2 to be pre-approved by E. L. & P. to ensure adequate coverage of existing duct and cable.

Should you have any questions or comments, please advise.



Daryle Scheelar,
 Distribution Engineer

RL/jjd

p.c. Frank Wong, RDRPC
 City Land & Economic Dev. Manager

DATE: November 18, 1994

TO: City Clerk

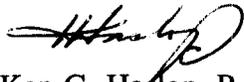
FROM: Engineering Department Manager

**RE: BEMOCO LAND SURVEYING
SAVE ON FOODS - HERITAGE BUSINESS PARK
LOT 2, BLOCK 14, PLAN 812-0222**

We have reviewed the correspondence and plan in reference to the creation of two commercial parcels from an existing parcel and have no objections, subject to the following comments:

1. A Joint Access Agreement will be required, naming the City as third party.
2. A Joint Services Agreement will be required, also naming the City as third party.
3. Water shut-off valves will be required to be installed outside each existing building. This will allow separate water turnoff.

The above items are the responsibility of the developer.



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

BDJ/emg

c.c. Director of Community Services
c.c. By-laws and Inspections Manager
c.c. Land and Economic Development Manager
c.c. E. L. & P. Manager
c.c. Fire Chief
c.c. Parks Manager
c.c. Principal Planner

Commissioners' Comments

We concur with the request subject to the comments of the Administration. This item requires Council approval as it is located in a Direct Control District.

"G. SURKAN", Mayor

"M.C. DAY", City Commissioner

64th AVENUE

LOT 7 MR

LOT 8 PUL

LOT 3, BLK 14
PLAN 812 0222

18.54

1.49
29.00
12.20
5.0

90.51

1.51

EXISTING BUILDING

LOT 11, BLK 14

0.287 HA

89.85

5.35

9.36

29.94

R=110.00
Arc=13.70

R/W PLAN 812 0223

GRAHAM DRIVE

DRIVE

Remainder of
LOT 2, BLK 14
PLAN 812 0222

EXISTING BUILDING

LOT 9, BLK 14
PLAN 812 3230

LOT 7 MR

S

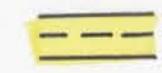
R/W PLAN 812 0223

67th

STREET



73



4 meter R/W Required
to be centered on an EXISTING
UNDERGROUND POWER LINE

DATE: May 15, 1994

TO: City Clerk

FROM: Fire Marshal

Re: Lot 2, Blk 14, Plan 812-0222 (Save on Foods)

This department has no objection to this proposed subdivision as submitted.

A handwritten signature in black ink, appearing to read "Cliff Robson", with a long horizontal flourish extending to the right.

Cliff Robson
Fire Marshal

CR/co



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 7, 1994

Bemoco Land Surveying Ltd.
21, 7895 - 49 Avenue
Red Deer, Alberta
T4P 2B4

Att: Murray Young

Dear Sir:

At The City of Red Deer's Council Meeting held Monday, December 5, 1994, consideration was given to your correspondence dated November 10, 1994, re: Save-On Foods/Subdivision Relaxation of Regulations. At this meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from Bemoco Land Surveying Ltd. dated November 10, 1994, re: Save-On Foods, Lot 2, Block 14, Plan 812-0222, Request for Relaxation of Regulations, hereby approves said request subject to the following conditions:

1. That a joint access and parking agreement be registered on the titles of the two properties in question, naming The City as third party.
2. That a four metre wide easement be registered with its centre as the existing underground primary electrical cable to the north building with this easement to include but not be limited to the following conditions:
 - a. No buildings or other structures that would restrict access within the 4 metre corridor.
 - b. Access for E. L. & P. to existing underground ducts and cables in case of a utility emergency.



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- c. E. L. & P. be absolved from any damage costs incurred against improvements within or material/equipment stored on this easement during any time in which access is required by The City's work force. This would also mean that The City will not be responsible for the replacement of asphalt should repairs be required.
 - d. The lessee will make no claim against The City /E. L. & P. Department for "loss of business" during the period of time such entry is required.
 - e. Future grading of any part of Lot 2, to be pre-approved by E. L. & P. to ensure adequate coverage of existing duct and cable.
- 3. A joint services agreement being entered into naming The City as third party.
 - 4. Water shut off valves being installed outside each existing building,

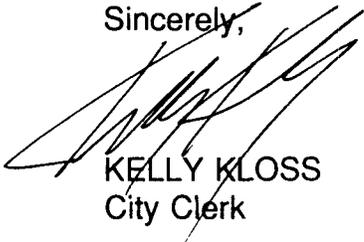
and as presented to Council December 5, 1994."

As outlined in the above resolution, your request is subject to a number of conditions. It would now be in order for you to contact The City's Engineering Department Manager, Mr. Ken Haslop, to begin the preparation of the necessary agreements outlined above.

Bemoco Land Surveying Ltd.
December 7, 1994
Page 3

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

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

KELLY KLOSS
City Clerk

KK/clr

cc: Director of Engineering Services
Engineering Department Manager
E. L. & P. Manager
Director of Community Services
Bylaws and Inspections Manager
Land and Economic Development Manager
Fire Chief
Parks Manager
Principal Planner

Minister Responsible for:
Housing
Alberta Registries
ACCESS Corporation
Alberta Liquor Control Board

425 Legislature Building
Edmonton, Alberta, Canada
T5K 2B6

Telephone 403/427-3744
Fax 403/422-9550

NO. 5

October 19, 1994

Dear Mayors and Reeves/Stakeholders:

Re: Planning Act Proposals

I am pleased to provide you with a report outlining proposals for the new planning legislation. These proposals are consistent with current government initiatives encouraging increased fiscal restraint, deregulation, clarification of the provincial role, and increased municipal autonomy. These proposals also parallel the initiatives of the new Municipal Government Act by establishing increased municipal flexibility within a provincial framework.

This report outlines the broad components of the proposed legislation and some specific items which require deliberation. Many of you have already commented on the previous discussion papers. I am inviting your comments on the key proposals contained in this paper before I proceed to legislative drafting and introduction of new legislation in the spring of 1995. Please direct your comments to:

Honourable Stephen C. West
Minister of Municipal Affairs
c/o Local Government Services Division
15th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4

I would appreciate receiving your comments and suggestions by December 15, 1994.

Yours truly,



Stephen C. West
Minister

Att.



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Telephone: (403) 343-3394
Fax: (403) 346-1570

TO: City Council **DATE:** November 27, 1994

FROM: Paul Meyette, Principal Planner
Craig Curtis, Community Services Director

RE: Alberta Planning Act Review '94 - Proposals

The Alberta Government is currently reviewing the Planning Act with a view to updating the document and incorporating it in the Municipal Government Act. This report from Planning and Community Services staff reflects the submissions received from other City Departments.

As a general comment, these proposals represent a substantial improvement over previous discussion papers. Many of the issues which the City had previously forwarded to the Province have been addressed. Many aspects of the existing Planning Act will be strengthened and streamlined if these proposals are implemented. Some highlights are as follows:

The new legislation will clarify Provincial land use interests. Although the specifics are not fully available, the delineation of Provincial interests should lead to more coordinated land use planning.

There are now requirements to address urban fringe issues through a Joint Municipal Development Plan; if there is no Joint Municipal Development Plan, the neighbouring municipality's growth pattern will have to be reflected in a mandatory Municipal Development Plan.

There are several additions to the act which will address environmentally sensitive areas and environmental concerns.

The preparation and adoption of Municipal Development Plans will be mandatory.

Subdivision approvals and appeals can be processed by the City. The Municipal Planning Commission could approve subdivisions while the Subdivision and Development Appeal Board could hear most appeals. Presently all appeals are conducted by the Province.

There are also several deregulatory initiatives which should speed up planning approvals by removing existing Provincial approval requirements for subdivision plans.

Public participation in planning is reinforced in most cases and in some cases strengthened.

Notwithstanding the foregoing, City Staff still have some concerns regarding the proposals outlined. These concerns are attached.



Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER



Craig Curtis, ACP, MCIP
COMMUNITY SERVICES DIRECTOR

PM/pm
File: Plan.act

Commissioners' Comments

We recommend that the comments of the Administration be forwarded to Municipal Affairs.

"G. SURKAN"
Mayor

"M.C. DAY"
City Commissioner

PLANNING ACT REVIEW 1994
CONCERNS OF THE CITY OF RED DEER

Proposals in the Planning Act Review	Position of the City of Red Deer
<p data-bbox="204 436 781 506">3.2 Integrating Provincial and Municipal Approvals</p> <p data-bbox="305 541 797 951">This section proposes to clarify that Provincial approvals through the NRCB, ERCB or on Crown lands will take precedence over Municipal approvals. The review goes on to state that a municipality shall, within 40 days, amend any statutory plan or land use bylaw to comply with the decision of the Province. Such amendments and decision shall be made without further public notice or hearing and without appeal.</p>	<p data-bbox="824 436 1406 638">While we understand the desire to clarify the Provincial approval process, the direction appears in conflict with the purpose of the act to provide municipal autonomy and authority. We also have the following comments:</p> <ul style="list-style-type: none"> <li data-bbox="824 646 1406 1121">■ there must be a clear process for Municipal representation to the Province on all issues where the Province will assume full responsibility for approvals. A clear definition of what the Province will assume responsibility for is required; we recommend that Provincial approvals be restricted to those issues which have clear Provincial interest and that the Boards responsible for decisions be directed to give consideration to Municipal policies and standards. <li data-bbox="824 1129 1406 1736">■ there are grave concerns about the requirement that statutory plans be amended to reflect a Provincial decision. Given that most statutory plans are generalized documents, any changes to meet a single Provincial approval could have widespread consequences (for instance, a generalized policy prohibiting industrial development in a residential neighbourhood should not be changed even if a Provincial approval allowed the use in a neighbourhood). Rather than requiring the amendment of statutory plans, it would be prudent to exempt these approvals from the statutory plans.

Proposals in the Planning Act Review	Position of the City of Red Deer
<p data-bbox="207 264 522 296">3.3.1 to 3.3.7 Preamble</p> <p data-bbox="207 333 708 401">Principles to be contained in a future provincial land use policy statement...</p> <p data-bbox="207 438 675 506">3.3.1 Coordination with Provincial initiatives</p> <p data-bbox="305 543 789 812">Housing: The act will require municipalities to reexamine development standards, explore innovative approaches to housing design, be more enabling in terms of secondary suites and to eliminate barriers to development based upon construction method.</p> <p data-bbox="305 955 789 1119">Institutional Reform: The movement from an institutional environment for special needs to community based solutions will require additional flexibility in local bylaws.</p> <p data-bbox="207 1157 529 1188">3.3.4 Municipal Fringe</p> <p data-bbox="305 1226 789 1465">Municipalities will be encouraged to complete Joint Municipal Development Plans; in the absence of the joint plan, municipalities will be required to take into account the growth pattern in the adjoining municipality.</p>	<p data-bbox="831 264 1373 401">These principles would not be part of the legislation. Future consultation with municipalities is essential, prior to the adoption of the proposed policies.</p> <p data-bbox="831 438 1373 707">Safety should not be compromised in the desire for more affordable housing. The Fire Department has indicated that mandatory sprinkling in residential properties would allow the municipality to be more flexible in reducing barriers to development based on method of construction.</p> <p data-bbox="831 716 1406 913">There is some concern with the proposal to allow more secondary suites in residences. Municipal autonomy should be preserved. Comprehensive public consultation should take place before any change to allow more secondary suites.</p> <p data-bbox="831 951 1406 1119">Community based solutions for special needs individuals require a flexible and supportive approach from all aspects of the community; the land use bylaw is only a component of the solution.</p> <p data-bbox="831 1157 1406 1564">The provision for joint municipal development plans is supported; accommodation of the adjacent municipalities growth pattern appears to be an acceptable alternative. Some guidelines are needed to identify how many years growth of the adjacent municipality should be incorporated in a Municipal Development Plan. The amount of growth, whether 5 or 50 years could be a contentious issue and should be resolved before the adoption of the legislation.</p>

Proposal in the Planning Act Review	Position of the City of Red Deer
<p>Need for Land: Municipal boundary changes(annexation) will be based upon the need for land for a horizon period of 15-20 years. The horizon period for Edmonton and Calgary may be increased by the Lieutenant Governor.</p> <p>Financial Impacts: It is proposed that the financial impacts of growth be addressed in any annexation with solutions to these impacts proposed.</p>	<p>The time horizon for annexation is too short for a City the size of Red Deer. The same issues that Calgary and Edmonton face in terms of infrastructure planning apply to the City of Red Deer and other major cities in Alberta. It is suggested that a 25-30 year time frame may be more appropriate for the City of Red Deer.</p> <p>While we agree with the need to present the financial impacts of annexation, we suggest that solutions to these impacts should not be a required feature of the annexation request. There may be a situation where a solution is unresolvable.</p>
<p>5.2 Levies: The act proposes that current provisions regarding offsite levies remain unaltered.</p>	<p>The City requires the ability to recover major investments in trunk utilities and arterial roadways. The current method of legislating a major thoroughfare recovery is by resolution of Council. An improvement would be to legislate the recovery as part of the offsite levy bylaw. The City also requires a method to recover redevelopment costs of an older area to a higher density. The particular levies are the off site levies, major thoroughfare levy, sanitary sewer redevelopment levy and a water redevelopment levy. These levies are applied at the time of subdivision or redevelopment. As long as the revised Planning Act retains this ability, we would have no further concerns.</p>
<p>Current neighbourhood recreation levies as proposed to be retained.</p>	<p>The City needs the ability to ensure developers provide neighbourhood recreation facilities. The City supports retaining this ability.</p>
<p>5.3 Appeals from adjacent landowners will not be permitted under to proposed act</p>	<p>The proposal removes the right of adjacent landowners to appeal a subdivision. This is contrary to the intent of this discussion paper that the subdivision process be treated like...the development process.</p>
<p>7.5 Regional Planning Commissions will not be part of the new legislation.</p>	<p>The City continues to support the retention of Regional Planning Commissions.</p>

DATE: October 26, 1994

- TO: ✓ X DIRECTOR OF COMMUNITY SERVICES
 X DIRECTOR OF ENGINEERING SERVICES
 ✓ X DIRECTOR OF FINANCIAL SERVICES
 X BYLAWS & INSPECTIONS MANAGER
 ✓ X CITY ASSESSOR
 COMPUTER SERVICES MANAGER
 ✓ X LAND AND ECONOMIC DEVELOPMENT MANAGER
 X E.L. & P. MANAGER
 X ENGINEERING DEPARTMENT MANAGER
 X FIRE CHIEF
 PARKS MANAGER
 PERSONNEL MANAGER
 PUBLIC WORKS MANAGER
 R.C.M.P. INSPECTOR
 RECREATION & CULTURE MANAGER
 SOCIAL PLANNING MANAGER
 TRANSIT MANAGER
 TREASURY SERVICES MANAGER
 ✓ X PRINCIPAL PLANNER
 CITY SOLICITOR

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: PLANNING ACT PROPOSALS

Please submit comments on the attached to this office by November 28, 1994, for the Council Agenda of December 5, 1994.

"Kelly Kloss"
City Clerk

DATE: November 1, 1994
TO: Kelly Kloss, City Clerk
FROM: Alan Scott, Land and Economic Development Manager
RE: **PLANNING ACT PROPOSALS**

We have reviewed the proposed changes to the Alberta Planning Act, and would comment as follows:

While it would appear that there are a number of proposed changes that could affect the Land and Economic Development Department, in many respects the impact is indirect.

We would recommend that the proposals could be more effectively reviewed by the Director of Community Services, the Director of Engineering Services, the Bylaws and Inspections Manager, the City Clerk, and the Principal Planner.

They work with the Planning Act on an ongoing basis, while we act more as a facilitator.



Alan V. Scott

AVS/mm

COUNCIL MEETING OF DECEMBER 5, 1994

ATTACHMENT TO REPORT ON OPEN AGENDA

RE:

**CORRESPONDENCE
ALBERTA PLANNING ACT REVIEW '94**

Alberta Planning Act Review '94 - Proposals

October 1994

Alberta
MUNICIPAL AFFAIRS

**ALBERTA PLANNING ACT
REVIEW '94 - PROPOSALS**

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1.0 INTRODUCTION

This paper outlines the key features of a proposed municipal-based planning system for Alberta. The proposed legislation and associated mechanisms will provide:

- a defined relationship between municipal and provincial approvals;
- a provincial policy framework as a reference for municipal actions;
- methods, entrusted to municipalities, for achieving consensus, cooperation, and conflict resolution with respect to defining a desired settlement pattern;
- a flexible system of municipal statutory plans, planning tools and agencies;
- a basis for municipal decisions to be made in a timely fashion within a well-defined framework of due process; and
- regulations and guidelines to assist municipal decision-making.

Municipal autonomy and authority will be enhanced with responsibility for subdivision approval as well as development control. Regional plans and regional planning commissions will not be part of the new legislation. In recognition of this focus on decision-making at the local level, the provisions of the planning legislation will be included in an expanded *Municipal Government Act*.

With increased autonomy comes added responsibility. Municipalities are challenged to recognize consequences that extend beyond municipal borders. Workable planning relationships must be established with neighbours. In addition, the planning system must continue to balance the rights of the individual with the greater public interest.

Your views on the proposed general direction, and any specific points you wish to emphasize, are welcomed. Comments should be directed to:

Honourable Stephen C. West
Minister of Municipal Affairs
c/o Local Government Services Division
15th Floor, Commerce Place
10155-102 Street
Edmonton, Alberta T5J 4L4

Responses should be received by December 15, 1994.

2.0 STAKEHOLDER RESPONSE

Following the release of the Discussion Paper on the *Planning Act*, one hundred and twenty three submissions from various stakeholder groups were received. Approximately 60 percent of the responses were from municipalities (including cities, towns, villages, counties, municipal districts and improvement districts). The remainder included regional planning commissions, associations, government departments, and the public. Three principal issues are outlined from the responses received to-date: provincial interests, regional planning, and subdivision approval/appeal.

1. Provincial Interests

Stakeholders indicated overall support for a clearly articulated statement(s) of provincial interests that may be reflected in local planning documents. Varied opinions were expressed whether the provincial interests needed to be recognized in legislation, regulation, or guidelines.

2. Regional Planning

All stakeholders were generally supportive of the concept of an intermunicipal service agency although opinions were mixed on whether membership to the agency should be mandatory or voluntary. Similar mixed views were expressed on the topic of regional plans (i.e., should they remain and if so in what form, or should they be abolished?)

3. Subdivision Approval/Appeals

Qualified support was voiced for granting municipalities subdivision approval status provided some consistent practice in processing and developing planning documents is in place. Some concern was also expressed about some municipalities having the necessary resources to take on the task. On the matter of local subdivision appeals, concerns were expressed regarding the appropriateness of an approving authority also being its own appeal authority.

4. Other Matters

Varying opinions were expressed on a wide variety of topic areas. Generally speaking the existing provisions of the *Planning Act* were viewed by the majority of respondents as being valid and workable. The primary thrust of placing greater responsibility at the municipal level was supported by the vast majority of stakeholders who replied.

3.0 APPLICATION

This section affirms the purpose of planning legislation. The relationship between provincial and municipal development authority is addressed and draft provincial land use policies are articulated.

3.1 Purpose of Enabling Legislation

The purpose of the legislation, with a few minor alterations, still reflects current and future needs. However the mechanisms to achieve the purpose of the planning legislation will be different.

The purpose of the legislation and the associated regulations is to provide mechanisms to

- a. facilitate orderly, economical, beneficial and sustainable patterns of human settlement, and
- b. maintain and improve the quality, health and safety of the physical environment within which patterns of human settlement occur in Alberta,

without infringing on the rights of individuals, except to the extent that is necessary for the greater public interest.

The statement of purpose establishes general goals for all affected municipalities, individuals and stakeholders.

3.2 Integrating Provincial and Municipal Approvals

The provincial government will retain its responsibilities for the management and allocation of provincial land and resources, development of broad economic strategies and other provincial initiatives which facilitate private effort. Municipalities will continue to facilitate human settlement patterns that result from these initiatives. Where provincial and municipal responsibilities interface, every attempt will be made to avoid duplication and streamline approval processes.

Concerns arise where some approval processes provided under the *Planning Act* result in duplication. Amendments will clearly establish the priority of provincial approvals in these situations resulting in an efficient and effective response by municipalities to achieve certainty in decision-making.

Specifically, the wording of Section 2.1(1) of the *Planning Act* is proposed to be changed as follows:

2.1(1) A license, permit, approval or other authorization granted by the Lieutenant Governor in Council, a Minister of the Crown or a government agency pursuant to an enactment (e.g., NRCB, ERCB, development on Crown lands pursuant to the *Public Lands Act*), where public and municipal representation has been heard, prevails over any statutory plan, land use bylaw, subdivision decision or development permit that conflicts with it.

This change effectively removes certain types of decisions from the normal *Planning Act* process. It is important however that the municipal role in integrating development into the existing municipal fabric be retained. It is proposed that provincial agencies and decisions have the jurisdiction to clearly address municipal concerns and requirements.

The following is also proposed:

Where the Lieutenant Governor in Council, a Minister of the Crown or a government agency notifies a municipality that a decision has been made pursuant to this section, the municipality shall, within 40 days of a written request from the applicant:

amend, if required, any statutory plans or land use bylaw to comply with the decision; and issue to the applicant a decision or subdivision approval as required, consistent with the provincial decision, attaching any conditions, such as provision for a development agreement, as would normally be attached to a subdivision decision or development permits in the municipality.

Such amendments and decision shall be made without further public notice or hearing and without appeal. In these cases, bylaw amendments may be given three readings at the same meeting.

3.3 Provincial Land Use Policies

In the absence of a regional planning system and regional plans, there is a need for a clear articulation of provincial interests to guide the new municipally-based planning system. The proposed legislation will enable the Lieutenant Governor in Council to adopt a provincial policy framework to complement this legislation and regulations or guidelines which may be prepared by this or other relevant departments.

Although local statutory plans and bylaws will not require provincial approval, these municipal documents will be expected to reflect provincial interests. The Minister will be empowered to direct that these documents be consistent with provincial policies.

The following sections address the principles to be contained in a future provincial land use policy statement.

3.3.1 Coordination with Provincial Initiatives

Municipalities must ensure that statutory plans are coordinated with provincial community and economic development initiatives, including but not limited to:

- **Housing:** The need for affordable housing requires municipalities to re-examine development standards, explore innovative approaches to housing design, be more enabling of secondary suites and eliminate barriers to development based on method of construction.
- **Institutional reform:** The movement from an institutional environment for special needs to community-based solutions will require additional flexibility in local bylaws.
- **Tourism:** The economic expansion of the tourism industry requires municipalities to accommodate a wide variety of associated tourism activities.
- **Workplace:** Changing work habits and arrangements will require a flexible response to home-based industries.

3.3.2 Settlement Patterns

Settlement patterns must reflect choice and flexibility for all municipalities.

- **Flexibility and Choice:** Urban and rural municipalities will continue to facilitate a wide variety of settlement patterns and activities. As a result, urban and rural municipalities will need to accommodate a variety of residential environments and employment generating activities that offer reasonable choice of standards, costs and locations. These developments must be suitably serviced to meet the needs of existing and future development.
- **Orderly Development:** Urban and rural municipalities will continue to accommodate diverse human activities by ensuring patterns of settlement are compatible, orderly, economical and sustainable. Although some activities will occur in isolated locations or in a dispersed pattern due to specific locational requirements, wherever possible, the patterns of human settlement will be concentrated to ensure economical servicing, resource conservation, minimal impact on the environment, and preservation of the integrity of the provincial transportation network.

3.3.3 Compatible Development

As Alberta grows and diversifies its economy within a global context, the competition for residential, non-residential sites and open space will intensify. In order to facilitate this growth in an orderly fashion, municipal planning processes will be challenged to achieve compatibility between various activities.

Municipalities will need to utilize a wide variety of mechanisms to assist in defining compatible land use patterns, building community consensus and reducing conflict with respect to a broad range of activities, including but not limited to the following:

- **Industrial Sites:** Municipalities will need to create acceptable areas for industrial activities and protect existing industrial sites from encroachment of land uses that are either incompatible or inappropriate. A reciprocal process would also apply to residential sites. Public health and safety will be of prime concern when considering the relationship of various industrial uses adjacent to residential development. Regulations will be retained and updated to ensure public safety and minimize risk between sour gas and residential developments.
- **Waste Treatment and Disposal Facilities:** Settlement patterns need to allow for the location and continued operation of waste treatment and disposal facilities. Setbacks will be provided to ensure the health and safety of adjoining activities. The setbacks required in the subdivision and development regulations will be coordinated and consistent with health regulations.
- **Agriculture:** The future of Alberta's agricultural industry is also dependent on certainty of use and compatibility with surrounding activities. Municipalities should make every attempt to create a settlement pattern which minimizes the conflict between agriculture and non-agricultural activities.

3.3.4 Municipal Fringe

Development in the municipal fringe will be guided by the following:

- **Joint Cooperation:** Municipalities are encouraged to undertake joint municipal development plans and/or joint processes to manage development activities in the municipal fringe. This plan or process may involve more than two municipalities.
- **Joint Municipal Development Plan and/or Process:** A joint municipal development plan should provide for the orderly conversion of land to more intensive development, protect significant intermunicipal activities and features, protect the integrity of the highway system, provide for economical and compatible land use patterns, provide for long term utility service corridors, protect areas for long term future intensive development, discourage the premature conversion of agricultural land, facilitate appropriate interim land uses or development which can be adapted to more intensive development patterns in the future, develop policies with respect to the taking of money in lieu for public reserve, develop mechanisms for dispute resolution and public consultation, and other matters considered important to the participating municipalities.
- **Absence of Joint Municipal Development Plan and/or Process:** In the absence of a joint municipal development plan and/or process, municipal development plans will address the growth and land use patterns of adjoining municipalities. Municipalities will provide opportunities for input, consultation and negotiations with neighbouring municipalities.

- **Dispute Resolution:** If the council of a municipality is of the opinion that a statutory plan or land use bylaw adopted by a council in the municipal fringe or any other area of an adjacent municipality has or may have a detrimental effect within the boundaries of the first municipality, it may
 - a) refer the matter to the Municipal Government Board for a hearing and a decision, or
 - b) the parties may agree to another dispute resolution mechanism considered appropriate, having regard to the circumstances of the dispute.

Prior to referring an unresolved dispute, municipalities must demonstrate that the affected parties have undergone a significant negotiation process. Legislation will require that decisions be consistent with provincial policy. All negotiations must be undertaken in good faith and decisions reached in a timely fashion.

The intent of the above policies is to develop a mechanism through which local municipalities can solve their problems and develop their long term growth strategies at the local level in a cooperative fashion, wherever possible. Consequential to the above policies the following would apply:

- **Country Residential Development:** Current distance restrictions on country residential development in the municipal fringe would be eliminated.
- **Development Adjacent to Highways:** Development adjacent to a provincial highway in the municipal fringe will be subject to a Highway Access Agreement with the Minister of Alberta Transportation and Utilities.
- **Consistency With Provincial Policies:** Joint municipal development plans and/or processes must be consistent with provincial policies and regulations.

A municipal-based planning system will focus resolution of municipal fringe disputes with the affected municipal parties. Municipalities will be challenged to resolve disagreements in a short time period. Public expectations are high that municipalities will develop effective mechanisms to work with their neighboring municipalities.

Municipal boundary changes will be guided by the following:

- **Need for Land:** The amount of land required will be based on the need for land for a horizon period of 15 to 20 years or a period agreed to by participating municipalities through a joint municipal development plan.

The horizon period for the Cities of Edmonton and Calgary may be increased by the Lieutenant Governor in Council in order to accommodate long term infrastructure planning.

- **Logical Extensions, Concentrated and Compact Development:** The boundary change should be based on an efficient and compact land use pattern considering geographic and environmental features, resource conservation, transportation requirements, sufficient infrastructure capacities to meet projected needs, and other servicing requirements. The boundary should be based on the ability to provide logical servicing systems.
- **Financial Impacts:** Expansion plans should contain financial strategies to accommodate the expanded growth. Financial strategies should also address the impacts on the affected municipalities, institutions, and individual land owners. Solutions to the impacts should be presented.
- **Stakeholder Consultation:** Extensive consultations with affected stakeholders should precede requests for boundary changes. Annexation requests conforming with a joint municipal development plan should proceed more quickly than where a joint plan does not exist or where the request is inconsistent with the existing joint plan.

3.3.5 Environmental Integrity and Healthy and Safe Communities

Alberta's past high standard of municipal development, existing clean, healthy and safe municipal environments, and the availability of open space contribute to the Alberta advantage. To determine site suitability for development, municipalities may request environmental information assessing the impacts of development and identifying appropriate mitigative measures. Municipalities shall avoid duplication and overlap with other environmental review processes.

Within the context of provincial environmental standards, municipalities will continue to assist in the enhancement of Alberta's positive image by addressing the following issues in their statutory plans and bylaws. The purpose of the following policy direction is to complement the subdivision and development regulations.

- **Hazardous Lands:** Municipalities, in their statutory plans and bylaws, should identify and evaluate the suitability of developing human activities on sites which, because of their natural characteristics, may be hazardous and jeopardize public safety. These areas may include lands which are prone to flooding, land slides and other similar hazards. Municipalities may attach conditions to development which would minimize the risks and hazards to development.
- **Contaminated Sites:** Municipalities, in their statutory plans and bylaws, should develop procedures and policies (e.g. requirement for environmental audits) to deal with the identification and reclamation of contaminated sites in cooperation with Alberta Environmental Protection.
- **Environmentally Sensitive Lands:** Municipalities should encourage human settlement in such a manner that the integrity of significant ground water recharge areas, wildlife habitats, unique environmental features and significant wetlands are maintained or enhanced within the limitations outlined in the planning legislation.

- **Environmental Impacts and Land Use Compatibility:** Municipalities, in reviewing subdivision and development proposals, should examine the ability of a specific site to accommodate the proposed use with respect to the quantity and quality of water available to the site, the suitability of the site for the proposed sewage disposal system, the relationship of the site to other users in relation to air, noise or odor impacts, and other related site and nuisance factors.
- **Intermunicipal Impacts:** Many environmental features as well as human activities extend beyond the boundary of an individual municipality. It is the responsibility of each municipality to implement appropriate mitigative measures to minimize the environmental impacts on neighbouring municipalities. Municipalities are encouraged to work in voluntary intermunicipal groups to establish common objectives related to these intermunicipal features.

3.3.6 Settlement Servicing

- **Settlement Costs:** Municipalities should continue to examine the fiscal impact of settlement patterns, activities and development proposals to ensure the appropriate allocation of revenue and expenses.
- **Transportation:** Municipalities, in their statutory plans, bylaws, subdivision and development decisions, must protect the integrity of the provincial transportation network in order to facilitate economic activity. Municipalities should ensure that statutory plans are coordinated with local and provincial transportation plans.
- **Municipal Servicing and Infrastructure Capacity:** Servicing, infrastructure and municipal financial plans must be fully integrated with statutory plans. Major infrastructure must have sufficient capacity to accommodate future settlement activities.

Where feasible, full municipal servicing is encouraged to maintain and enhance the quality of the environment. Municipalities must develop servicing policies which promote economical and coordinated servicing systems.

- **Municipal Responsibility:** Municipalities will be required to hold the license or make arrangements for the assured delivery of water distribution and sewage treatment systems as required by Alberta Environmental Protection. (This does not prohibit the system from being owned and operated by other than the municipality.)
- **Soft Services:** Municipalities should continue to ensure that statutory plans are coordinated with the provision of a full range of community services. Municipalities must continue to establish those servicing standards acceptable and financially feasible within their community.

3.3.7 Resource Conservation

- **Gravel and Mineral Extraction:** Wherever possible, statutory plans should facilitate the protection of scarce gravel and mineral resources in order to ensure resource supply for provincial, intermunicipal and local needs. Reclamation of sites will be undertaken according to provincial standards. In the case of sites less than five acres, municipalities may develop reclamation procedures.
- **Lake and Shoreline Development:** In their statutory plans, municipalities should develop mechanisms to manage developments and ensure public access around water bodies. Updated guidelines will be provided to assist municipalities. Where a water body affects more than one municipality, intermunicipal cooperation is encouraged.
- **Agricultural Land:** Wherever feasible, municipalities in their statutory plans and bylaws will discourage the premature conversion of agricultural lands to non-agricultural uses. The definition and process for evaluating agricultural lands will be at the discretion of the local municipality.
- **Historic Resources:** Municipalities, in their statutory plans, bylaws and development approvals, should continue to protect historic resources within the province.

4.0 STATUTORY PLANS

With the exception of regional plans, the system of plans currently in the *Planning Act* will be maintained and strengthened. The preparation and adoption of these plans will allow municipalities to establish their long term planning goals and to develop policies accordingly. Statutory plans should not contradict each other.

4.1 Municipal Development Plans

The preparation and adoption of a general municipal plan is currently mandatory for every urban municipality with population over 1,000 and every rural municipality with population over 10,000. The long range plan is a key component of municipal management, allowing municipalities to address issues and responsibilities in a thought-out, comprehensive fashion providing greater certainty and predictability for all stakeholders.

- The long range plan for the entire municipality will now be known as the "municipal development plan". The preparation and adoption of this type of plan will be mandatory for all municipalities with population over 3,500 and optional, yet encouraged, for all other municipalities.
- The municipal development plan will be able to enunciate municipal goals, objectives, constraints, targets, policies and corporate strategies in a wide variety of topical areas. The plan will be based on a study and impact analysis of expected change, consistent with provincial planning policies, and will have to address:
 - a) future use of land within the municipality;
 - b) acquisition and allocation of municipal and school reserve; and,
 - c) where no joint municipal development plan has been adopted, the growth and land use patterns of adjacent municipalities.

Optional areas which may be addressed in a municipal development plan will include:

- the provision of the required transportation network and facilities
- the provision of municipal services and facilities
- proposals for the financing and programming of municipal infrastructure
- the coordination of municipal programs relating to the physical, social and economic development of the municipality
- environmental matters
- financial resources
- economic development
- any other matter relating to the physical, social or economic development of the municipality.

- A new provision in the planning legislation will have the effect of not binding the municipality to carry out any specific projects mentioned in the plan at any certain time, yet preventing the municipality from taking a path which would be contrary to that mentioned in the plan.
- As previously noted, a provision which requires each municipal development plan to be consistent with provincial planning policies will be included. While municipal plans will not be the subject of a specific review by the Department, the Minister will retain the right to intervene if a municipal development plan (or any other planning document) is contrary to provincial policy.
- Those municipalities having a general municipal plan must review and adopt these in light of the new legislation and provincial policies within two years. Municipalities of over 3,500 in population and not having a general municipal plan will have two years to prepare and adopt a plan. Municipalities will be required to review and amend these plans at least every five years.

4.2 Joint Municipal Development Plans

Current planning legislation allows two or more municipalities to prepare a joint plan for any area which they consider appropriate. This planning tool has normally been used for parts of adjoining municipalities around lakes or along boundary interfaces, with a view to seeking common approaches to common issues.

- The ability of two or more municipalities to prepare and adopt a joint municipal development plan will remain in the planning legislation.
- This type of statutory plan will be available for municipalities to address issues along boundary areas, including areas where growth in one municipality has an impact on an adjacent municipality (see section 3.3.4).
- In the absence of regional plans, this type of plan will be an extremely important tool for municipalities to address common issues with a degree of formality.

4.3 Area Structure Plans

Current legislation allows a municipality to prepare and adopt an area structure plan to "provide a framework for subsequent subdivision and development". It also sets out the required contents of an area structure plan. Area structure plans are generally used in planning vacant tracts of land which are intended for development in the near and medium term. While often used in residential development areas, these plans can also be used in industrial or mixed use areas. They can be utilized in urban and rural settings, and have served as long range plans for hamlets and for lake management areas.

Area structure plans are adopted by bylaw and give a level of development certainty which a landowner/developer may wish to obtain, as well as facilitate subdivision approval. Plan preparation provides owners/residents with an opportunity for input and a sense of what the future holds in terms of revenues, costs, expenditures and charges, as well as land use.

- Area structure plans have been a successful planning tool and no change is proposed to the basic legislation regarding this type of plan.

A number of Alberta municipalities appear to require more than one level of area structure plan in order to expedite land development within reasonable time frames.

- Where municipalities wish to employ a hierarchy of increasingly detailed area structure plans for the same geographic area, the system of plans to be used, manner of notification and public involvement would be established by bylaw and would be subject to public hearing prior to adoption.
- Within a given area, an initial overall area structure plan would have to be adopted in a conventional manner. This document would make provision for subsequent plans/agreements consistent with the bylaw adopting the area structure plan hierarchy. In this way a municipality might streamline the review, approval and adoption process for large tracts of undeveloped land.

4.4 Area Redevelopment Plans

Current planning legislation allows a municipality to prepare and adopt an area redevelopment plan for a designated area. These plans are utilized in developed areas where land use change is anticipated or is actually taking place. The legislation allows for the collection of redevelopment levies and sets out restrictions on the purposes to which such monies can be put.

- The area redevelopment plan and redevelopment levies provide the framework for municipalities to address older neighbourhood planning issues with input from landowners, developers and residents. The concept will be retained in the new planning legislation. A bylaw will no longer be required to initiate the preparation of an area redevelopment plan subject to the notification procedures outlined in section 6.2. Adoption will still be by bylaw and involve public hearings.

5.0 IMPLEMENTATION

5.1 Land Use Bylaws

With increasing municipal responsibility it will be necessary that each municipality adopt at least a basic land use planning tool. Land use bylaw adoption will be made mandatory for all municipalities, regardless of size. Minor changes to the existing provisions may be necessary to accommodate provincial policy integration. All land use bylaws must be reviewed in light of the proposed legislation and provincial policies within two years.

Clarification of the existing direct control district provisions will include making all council direct-control decisions subject to statutory plans, allowing for council to either make decisions or delegate that authority (e.g., to the development officer), and allowing an appeal from a decision of the development officer but not from a decision of council.

5.2 Levies

Presently the *Planning Act* prescribes the types of charges that municipalities can assess against development. The legislation provides an acceptable balance between municipal and developer interests. It is therefore proposed that the current provisions remain unaltered.

5.3 Subdivision Approving Authority

It is proposed that the subdivision process be treated like the current development process which is mainly an administrative process rather than a policy or law-making function.

In keeping with increasing local autonomy, it is proposed that all municipalities, regardless of size, be assigned responsibility for subdivision approval. Municipalities will have the option to pool their resources for subdivision decision-making or for the processing of subdivisions. Subdivision decisions must comply with any land use bylaw or statutory plan adopted by the municipality. As there is a desire to separate administrative from policy-making roles, council will not be permitted to be the subdivision approving authority. Councils will be given the option to delegate subdivision approving authority to a municipal planning commission, subdivision officer or intermunicipal service agency.

5.3.1 First Parcel Out and Fragmented Parcel Subdivisions

Full municipal autonomy will be provided to municipalities to set policies on the subdivision of the developed farmstead and first parcel out of a quarter section as well as subdivision of fragmented parcels.

5.3.2 Subdivision Adjacent to Municipal Boundaries

With full authority for subdivision approval comes a responsibility to inform adjacent municipalities of subdivision activity. This will be a requirement in the new Subdivision and Development Regulation.

5.4 Appeals

Subdivision

It is proposed that the system of subdivision appeals include a combination of:

- municipal subdivision appeals involving local matters,
- limited provincial appeals to a provincial body where the subdivision falls within a defined provincial interest area as stated below:
 - a) within 0.8 km (0.5 miles) of a provincial highway
 - b) adjacent to a major water body
 - c.) within 0.8 km (0.5 miles) of a provincial historic resource
 - d) within the prescribed distances related to sour gas installations.
 - e) within the prescribed distances of waste treatment and disposal facilities

Appeals will be limited to the applicant or a provincial department on a matter of provincial interest. The majority of adjacent landowners' concerns relate to land use. As municipalities will address these concerns at the time of a land use bylaw change., appeals from adjacent landowners will not be permitted.

Development

The system of development appeals is proposed to remain largely the same. Changes, however, are proposed to the development appeal board as discussed in section 7.3.

5.5 Reserves

While substantive changes to the reserve provisions of the *Planning Act* are not being contemplated, the amount and allocation must be based on policies established in the municipal development plan. As an alternative to a landowner giving up lands as environmental reserve, it is proposed that in some instances provision for conservation easements and/or restrictive covenants be made.

5.6 Replots

Replotting schemes provide a means of subdividing land where a minority of landowners object. It is proposed that the current provisions remain, but in the form of regulations.

5.7 Second Dwelling on a Parcel Greater Than Eighty Acres

Local municipalities will be given full authority to decide on the approval of a second residence on a parcel greater than eighty acres.

6.0 PUBLIC PARTICIPATION

The "participation" section of the current planning legislation sets out the occasions when public hearings are required and the mandatory notification procedures associated with the hearings. There is no intention of altering these basic structures; only to propose some "fine tuning" and to add some provisions regarding the preparation of statutory plans.

6.1 Simultaneous Hearings

A municipality may wish to amend at the same time one or more statutory plans and the land use bylaw related to a proposed development.

- It will be made explicit that a single public hearing would be appropriate when several bylaws are being amended related to the same subject land.

6.2 Public Participation in Statutory Plan Preparation

It is recognized that municipalities normally provide for extensive participation opportunities in the preparation of all types of statutory plans and that the requirements in the legislation are minimal ones. Current planning legislation requires that during the preparation of a general municipal plan a council "shall provide an opportunity to those persons affected by it (the plan) of making suggestions and representations". No such requirements are mentioned regarding area structure plans or area redevelopment plans.

- A general provision will require that municipalities provide opportunities for participation during the preparation of all statutory plans. A streamlined approval process is facilitated when notice is provided earlier in the process.
- Municipalities, when embarking on the preparation of a statutory plan, will be required to advertise the program, including opportunities for involvement. Notices and direct notification to appropriate stakeholders will be required. The current requirements for a public hearing relating to plan adoption will be maintained.

6.3 Petitions

Sections 231 to 235 of the new *Municipal Government Act* allows bylaws and resolutions to be repealed or proposed by petition of the electors.

- A section will be introduced into the planning legislation which exempts planning bylaws, resolutions or actions from these petition provisions. A council's actions under planning legislation are subject to various public participation requirements and hearings as well as appeals to boards and the courts. A council's planning actions often confer certain rights and create expectations regarding a parcel of land. The possibility of withdrawal of those rights as a result of a petition and vote would add much uncertainty and legal challenge to the land development process.

6.4 Public Notice

The proposed legislation will facilitate a variety of means of giving notice on planning actions and decisions. Certain notification provisions will continue to be mandated in the planning legislation. These will include the following:

- In any situation where a mailed notice is required to a property owner that notice will be sent to the owner/address identified on the tax roll.
- In any reclassification type notification, a newspaper advertisement will be the basic requirement. The municipality will also be expected to set out and implement at least one additional method of notification. Municipalities will be expected to outline all notification procedures in their land use bylaw.
- Any planning notice will include the municipal and legal address of the subject property, the purpose of the amendment/proposal in plain language and a map if the proposal is site specific.
- In the case where land use bylaw amendments are not site specific and apply to properties throughout the municipality and/or large areas of a municipality, direct owner notification will not be mandatory. Other forms of notice will suffice.

7.0 PLANNING AGENCIES

This section outlines the key agencies which will be involved in the planning process and highlights proposed changes. Planning agencies are charged with carrying out the planning process. This section must therefore be read in conjunction with those outlining the various planning tools.

The system of local decision making will be required to be restructured in order to fully achieve a municipally-based planning system. It will be necessary to develop a clear distinction between policy and law making, administration and the appeal function. Councils will focus on policy and law making and, thus, must not be involved in administration and appeals. This is a necessary step in ensuring due process.

7.1 Council

The municipal council is the cornerstone of local government and will retain policy and law-making functions. This means that while councils will be able to seek advice from other bodies and input from the public, they will continue to set municipal planning policy and pass associated bylaws which put this policy into action.

- Municipal councils will focus on policy and law-making functions. Policy implementation tasks will still be delegated to boards, municipal planning commissions and staff.

7.2 Municipal Planning Commission (MPC)

Municipal councils currently have the option of setting up a municipal planning commission to assume advisory and regulatory duties within the municipal planning process. These responsibilities often include providing advice to council on general planning matters or statutory plan amendments and on land use bylaw amendments, assisting with the preparation of statutory plans, and making decisions on discretionary use development permit applications. A municipal planning commission may also become the subdivision approving authority.

- Municipal planning commissions are an important and successful component of the municipal planning process. With the increasing authority and autonomy of municipal decision-making it is important that a separation of administrative and policy-making functions be maintained. Municipal planning commissions can thus no longer be composed solely or primarily of councillors.

7.3 Subdivision and Development Appeal Board

The subdivision and development appeal processes are a key component of the municipal planning framework. Development appeals are currently heard by a development appeal board established by a municipal council. Subdivision appeals are currently heard by a provincial appeal body, the Alberta Planning Board.

- Municipal responsibilities will be expanded to include subdivision appeals, except for those appeals relating to provincial interests.
- The following details regarding subdivision and development appeal boards will be included in the legislation:
 - each municipality will be required to have a subdivision and development appeal board which will be responsible for subdivision and development appeal functions.
 - municipalities will be permitted to create two separate panels (i.e., one dealing with development, one with subdivision), if this is considered desirable.
 - each subdivision and development appeal board will be required to consist of non-elected appointees.
 - persons who are involved in making decisions on development permits or subdivision applications will not be entitled to sit on the subdivision and development appeal board.
 - staff will not be entitled to sit on the subdivision and development appeal board.
 - provisions will be made for two or more municipalities to form a common subdivision and development appeal board if they find it advantageous to do so.
- Subdivision and development appeal boards are bound by the uses prescribed in the statutory plans and land use bylaws.

7.4 Municipal Government Board (MGB)

The Municipal Government Board is constituted under Part 12 of the *Municipal Government Act*.

- The Alberta Planning Board will be eliminated.
- Subdivision appeals related to the provincial interest areas will be heard by the Municipal Government Board upon appeal from a subdivision applicant or a provincial department. Provincial appeals involve subdivisions affecting sour gas installations, major water bodies, provincial historic resources, a provincial highway or a waste treatment and disposal facility..
- The Municipal Government Board may hear intermunicipal disputes regarding statutory plans and bylaws submitted to it and will be empowered to issue board decisions regarding these disputes.

7.5 Intermunicipal Service Agency (ISA)

Regional planning commissions will not be part of the new planning legislation. Municipalities will still be encouraged to cooperate for planning and/or other purposes and to voluntarily form an organization. Such intermunicipal service agencies may:

- provide one or more planning and other services for one or more member municipalities;

- be delegated authority for subdivision and development processing and decisions and administrative support to the subdivision and development appeal board;
- establish common planning policies in an informal manner which may be adopted by individual members formally in statutory plans and bylaws; and
- perform such other duties as agreed to by the participating municipalities pursuant to the *Municipal Government Act* or other legislation.

8.0 REGULATIONS

8.1 Subdivision Regulation

The purpose of this regulation is to provide guidelines to the subdivision approval process and ensure some consistency of process across the province. A number of the provisions have been amended or removed to streamline the subdivision process while others have been modified to reflect provincial policies.

The subdivision process will be streamlined by:

- reducing the number of required referrals to Alberta Environmental Protection;
- eliminating discretionary referrals such as Alberta Agriculture, Food and Rural Development and Alberta Labour. Other referrals may be made only where a specific issue is to be resolved with respect to an individual application;
- removing standards for roadways, access and lot sizes which can best be set in municipal land use bylaws;
- reducing referrals for development adjacent to a provincial highway where a Highway Management Access Agreement has been completed by Alberta Transportation and Utilities and the municipality; and,
- bringing standards in the regulation into conformity with other acts to add clarity.

The Subdivision Regulation will be modified to reflect provincial interest in health and safety matters. These changes will clarify expectations for subdivision applicants and approving authorities, resulting in a quicker decision process. These changes include:

- proposals for unserviced multi-lot subdivisions must document that the development can be provided with potable water and a suitable means of sewage disposal;
- specifying development as well as subdivision setbacks from waste treatment and sour gas facilities.

The Subdivision Regulation will continue to:

- set requirements for applicants submitting subdivision applications.
- set referral and processing requirements for subdivision approving authorities; and
- set standards concerning health and safety such as distances from sour gas facilities, waste management facilities and lagoons.

8.2 Airport Vicinity Protection Area Regulation

This regulation makes special provisions for land use in the vicinity of airports. The current method of requiring a separate provincial regulation to be adopted for land around each airport will be replaced with a general provincial land use regulation.

- Land use in the vicinity of most airports will be managed at the local level through municipal plans and land use bylaws operating in compliance with the general provincial land use regulation.
- The opportunity for specific provincial regulations will be retained for international airports.

8.3 Other Regulations

The Innovative Residential Area and Special Planning Area provisions of the legislation will be eliminated as these needs are being met through increased municipal flexibility and responsibility. The Minister will, however, retain the right to make general regulations.

9.0 OTHER DEREGULATORY INITIATIVES

The *Planning Act* review recognizes the need for decision making processes to be made more flexible and efficient. This will be accomplished through specific deregulation, delegation of authority to municipalities to increase flexibility and timeliness, and elimination of duplication.

Proposals for eliminating regulatory requirements include:

- Eliminating mandatory circulation requirements for subdivision applications involving multiple lots on a title from a plan registered prior to 1950.
- Repealing regulation 449/81 regarding Sherwood Park and St. Albert growth limits.

Proposals for delegating and increasing municipal authority include:

- Delegating authority to municipalities for plan cancellation and time extensions for endorsing and registering of subdivision instruments.
- Allowing the municipality, through provisions in the land use bylaw, to extend discretionary authority to the development officer to allow additions or enlargements to non-conforming buildings and uses.

Delays in decision-making will be reduced by streamlining the approval and appeal process. Proposals include:

- Requiring a decision on subdivisions involving pre-1950 plans (current section 86(3) of the *Planning Act*) within 14 days.
- Reducing the subdivision appeal period to 14 days as required for development appeals.

10.0 CONCLUSION

This paper provides the major thrusts of change for a new municipally-based planning system in Alberta. The proposed changes will challenge all affected parties to adjust to a new system and in some cases a new way of thinking about conflict resolution. Neighboring municipalities will be fully accountable to develop workable mechanisms to resolve intermunicipal and transboundary issues. Resolution of disagreements must be done in a short period of time yet provide sufficient due process for all affected parties in order that opportunities can be realized.

Although proposed changes are proposed to the Alberta planning system, the fundamental solid processes such as a system of local plans, public participation and notification, and the balancing of individual rights with the greater public interest remain to serve as a solid foundation for a future planning system. Existing Planning Act provisions not mentioned in this paper are expected to remain substantially unchanged. However, additional minor changes will occur as the planning legislation is amalgamated into an expanded new Municipal Government Act.

Continued input to the proposed changes to Alberta's planning system is encouraged. Such comments would be appreciated prior to December 15, 1994.

PLANNING ACT SUBDIVISION GUIDELINES

In addition to the Act, the subdivision and development regulations a series of guidelines will be available to assist municipalities to undertake their planning activities.

Interim Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks

Land Use Branch, Alberta Environmental Protection

April 27, 1994

Interim Guidelines for the Subdivision of Land in Areas Adversely Affected by River Flooding and Erosion

Land Use Branch, Alberta Environmental Protection

April 27, 1994

Interim Guidelines for the Evaluation of Water Table Conditions and Soil Percolation Rate for Unserviced Residential Subdivisions

Land Use Branch, Alberta Environmental Protection

April 26, 1994

Interim Guidelines for the Evaluation of Groundwater Supply for Unserviced Residential Subdivision Using Privately Owned Domestic Water Wells

Land Use Branch, Alberta Environmental Protection

June 27, 1994

Guidelines for Use in Preparing Lake Shoreland Management Plans

Alberta Planning Board

June, 1978

Proposed Action on Intensive Livestock Operations

Alberta Agriculture, Food and Rural Development

(under review)



**RED DEER
REGIONAL PLANNING COMMISSION**

cc Ryan Strader
2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

MEMORANDUM

**BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL**

TO: ALL MUNICIPAL ADMINISTRATORS

FROM: BILL SHAW, DIRECTOR

DATE: NOVEMBER 25, 1994

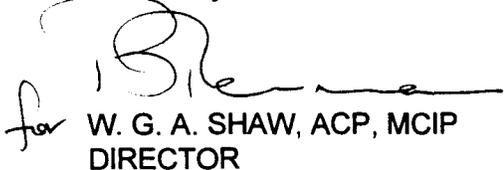
RE: PLANNING ACT WHITE PAPER

Please find enclosed herewith a copy of a staff overview of the "Alberta Planning Act Review '94 - Proposals" as circulated by the Department of Municipal Affairs. This overview is being used by Commission staff to prepare a draft Commission response, which will be considered by the Commission members at their meeting on December 19, 1994.

As a member municipality of the Commission, the opportunity for your comments on the proposed commission response will be possible through your Member on the Commission. However, because your Municipal Council may wish to submit their own comments directly to the Minister, we are sending this staff overview of the "white paper" which we hope may assist you in for the formulation of a possible municipal response.

The overview was prepared by Phil Newman. Should you have any questions on this please contact Phil.

Yours truly,


for W. G. A. SHAW, ACP, MCIP
DIRECTOR

WGAS/sdd

MARCH 1994 DISCUSSION PAPER STAKEHOLDERS RESPONSE ISSUE	PROPOSALS PAPER REFERENCE	RDRPC STAFF QUESTION/COMMENT
<p>1. PROVINCIAL INTERESTS "Stakeholders...overall support for a clearly articulated statement(s) of provincial interests that may be reflected in local planning documents. Varied opinions (re use of) legislation, regulation or guidelines."</p>	<p>3.2 Integrating Provincial and Municipal Approvals "Municipalities will continue to facilitate ... settlement patterns that result from (provincial) initiatives"</p>	<p>Provincial initiatives and their anticipated outcome need to be clearly defined and communicated to enable municipalities to respond</p>
	<p>3.3 Provincial Land Use Policies</p> <p>"Need ... a clear articulation of provincial interests to guide the ... municipally-based ... system ... legislation will enable ... (Cabinet) to adopt a provincial policy framework to complement ... regulations or guidelines ..."</p> <p>"Local ... plans and bylaws will not require provincial approval ... (but they) will be expected to reflect provincial interests ... Minister will be empowered to direct that these documents be consistent with provincial policies"</p> <p>3.3.1 to 3.3.7 Preamble "Principles to be contained in a future provincial land use policy statement ..."</p>	<p>What will be the nature of the "policy framework"? What will be the difference between the "framework" and the "guidelines"?</p> <p>What monitoring system will be used to ensure consistency? If provincial policy is general in wording, how (and when) will the Minister determine the need for consistency? If provincial policy is detailed in wording, how far will local autonomy be eroded?</p> <p>These principles would not be part of the legislation. Initial comments should be made now but future consultation with municipalities is essential, prior to the adoption of the proposed policies.</p>
	<p>3.3.1 Coordination with Provincial Initiatives "Municipalities must ensure that statutory plans are coordinated with provincial community and economic development initiatives..." "Housing...be more enabling of secondary suites and eliminate barriers to development based on method of construction."</p>	<p>Note the obligatory requirement. Lack of reference to land use bylaws is probably unintended based on inclusion elsewhere in the text. Housing initiatives could be contentious, the other initiatives are too vaguely worded for a response.</p>

MARCH 1994 DISCUSSION PAPER STAKEHOLDERS RESPONSE ISSUE	PROPOSALS PAPER REFERENCE	RDRPC STAFF QUESTION/COMMENT
	3.3.2 Settlement Patterns "...must reflect choice and flexibility for all municipalities."	Note the obligatory wording. Choice and flexibility is laudable but any urban/rural differences are potentially erased.
	3.3.3 Compatible Development "Municipalities will need to...(build) community consensus and (reduce) conflict with respect to a broad range of activities..."	Reconciliation of local interests established by consensus building with provincial policies may be difficult, if the latter is perceived to be unduly prescriptive and at variance with community interests.
	3.3.4 Municipal Fringe "Municipalities are encouraged to undertake joint municipal development plans and/or processes...in the...fringe." "In the absence of a joint...plan and/or process, municipal development plans will address...land use...of the adjoining municipalities...will provide opportunities for input, consultation and negotiations with neighbouring municipalities."	The proposals, with their emphasis on local responsibilities, good faith and timeliness, are a reasonable alternative to a mandatory requirement. Legislation will need to clearly establish the status of the joint plans/processes and the individual municipal plans which address land use in another municipality - what legal constraints will be imposed by these different documents when development or subdivision applications are considered?
	3.3.5 Environmental Integrity & Healthy and Safe Communities 3.3.6 Settlement Servicing	The encouragement of certain municipal actions regarding hazardous lands, contaminated sites and environmentally sensitive lands ("should identify/develop/encourage") contrasts with mandatory actions proposed for the hard services ("must protect/integrate/develop"). Environmental Integrity (3.3.5) appears to suggest some downloading of responsibilities to municipalities Transportation (3.3.6) omits any reference to safety
	3.3.7 Resource Conservation "Updated guidelines (on lake and shoreline development) will be provided to assist municipalities." "Definition and process for evaluating agricultural lands will be at the discretion of the local municipality"	Consultation with the municipalities should occur prior to adoption of the "guidelines". Will an equivalent level of local discretion in interpreting and implementing other provincial policies be forthcoming?

MARCH 1994 DISCUSSION PAPER STAKEHOLDERS RESPONSE ISSUE	PROPOSALS PAPER REFERENCE	RDRPC STAFF QUESTION/COMMENT
<p>2. REGIONAL PLANNING</p> <p>"All...generally supportive of the concept of an intermunicipal service agency...opinions mixed on whether membership .. mandatory or voluntary...mixed views on...regional plans..."</p>	<p>3.3 "In the absence of a regional planning system and regional plans ..."</p> <p>7.5 "(Voluntary) intermunicipal service agencies may..."establish common planning policies in an informal manner which may be adopted by individual members formally in statutory plans and bylaws..."</p>	<p>Should retention of this system and regional plans be pursued?</p> <p>How meaningful will be the common policies, given (a) their informal nature, and (b) the need to reflect provincial policies?</p> <p>Should membership of the proposed intermunicipal service agencies be mandatory?</p>
<p>3. SUBDIVISION APPROVAL / APPEALS</p> <p>"Qualified support...for granting municipalities subdivision approval status provided... consistent practice...is in place... concerns (re)... appropriateness of an approving authority also being its own appeal authority</p>	<p>5.3 Subdivision Approving Authority</p> <p>"All municipalities...be assigned responsibility for subdivision approval...(with) the option to pool...resources for...decision making...or...processing..."</p> <p>"decisions must comply with any land use bylaw or statutory plan..."</p>	<p>A logical proposal supported by desirable flexibility in the administration of the local system.</p> <p>Existing authority to vary development standards upon subdivision [section 91(1.1.)] must be retained.</p>
	<p>5.4 Appeals</p> <p>"Proposed...system...includes...limited provincial appeals to a provincial body...within (5) provincial interest areas"</p> <p>"Appeals from adjacent landowners will not be permitted"</p>	<p>Provincial interest areas, as defined, are too broad eg. a boundary adjustment within 0.8 km of a highway or a lot split 0.8 km from a provincial historic resource should not automatically be construed as a matter of provincial interest.</p> <p>Proposal removes an existing right and goes against Paper's statement that "it is proposed...the subdivision process be treated like the...development process"</p> <p>If the subdivision and development processes are to be similar, legislated time limits for subdivision appeals should be introduced. Such time limits should apply to both local appeal boards and the Municipal Government Board, which would hear "provincial interest" appeals.</p>

MARCH 1994 DISCUSSION PAPER STAKEHOLDERS RESPONSE ISSUE	PROPOSALS PAPER REFERENCE	RDRPC STAFF QUESTION/COMMENT
	<p>7.3 Subdivision and Development Appeal Board "Municipal responsibilities will be expanded to include subdivision appeals, except ... those relating to provincial interests"</p> <p>Each board will be required to consist of non-elected appointees"</p> <p>"...boards are (sic) bound by the uses prescribed in...plans and land use bylaws."</p>	<p>A logical step, but note comment above on provincial interest areas</p> <p>Exclusion of elected officials from the boards is not justified in the Paper except for reference to Council's focus being on policy <u>making</u>. Policy <u>implementation</u>, which necessitates interpretation, is regarded as a board function. A greater justification for exclusion is required.</p> <p>Existing requirement to conform to the other provisions of the plans [section 85 (3)(a)] should be retained.</p>
<p>4. OTHER "Generally...existing provisions of Planning Act...viewed by majority... as being valid and workable...primary thrust of...greater responsibility at...municipal level</p>	<p>3.1 Purpose of Enabling Legislation "...sustainable patterns of human settlement..."</p> <p>"maintain and improve the quality, health and safety of the physical environment..."</p> <p>3.2 Integrating Provincial and Municipal Approvals Cabinet, Ministerial or government agency approvals (pursuant to an Act) would prevail over any plan, bylaw, subdivision or development permit. Upon request by the applicant, municipality would have 40 days to amend its plans or land use bylaw to comply with such approvals and issue any required local approvals, consistent with the provincial decision. No local notice or appeal would be possible.</p>	<p>A substitution for "development and use of land and patterns of human settlement." Suggest retaining "and use of land" after "settlement".</p> <p>"Health and safety" are welcome additions</p> <p>Essential parts of the proposal are the references to "where public and municipal representation has been heard" and "it is proposed that provincial agencies and decisions have the jurisdiction to clearly address municipal concerns and requirements". Local planning considerations must not be lost in the review process. Otherwise this proposal could be a loss of local authority without any compensatory adjustments to the process.</p> <p>A definition of "government agency" is required to clarify the full implications of this proposal.</p> <p>Municipalities must be allowed to amend their plans and bylaws in a manner they see fit, providing consistency with the provincial decision is established.</p>

MARCH 1994 DISCUSSION PAPER STAKEHOLDERS RESPONSE ISSUE	PROPOSALS PAPER REFERENCE	RDRPC STAFF QUESTION/COMMENT
	<p>4.0 Statutory Plans "...the system of plans currently in the Planning Act will be maintained and strengthened (except for regional plans)"</p>	<p>Support with the proposed minor revisions</p>
	<p>4.1 Municipal Development Plans "...municipal development plans...will be mandatory for all municipalities with a population over 3,500..."</p>	<p>The long range plan is described as a "...key component of municipal management..." which makes the use of a population threshold puzzling. The mandatory and optional elements of a municipal development plan also need further thought eg future land use is mandatory but the transportation network, provision of services and environmental matters are optional.</p>
	<p>4.3 Area Structure Plans "...an initial overall area structure plan...make provision for subsequent plans / agreements...might streamline the review, approval and adoption process for large tracts of undeveloped land."</p>	<p>Proposed allowance appears to offer some additional flexibility around the use of outline plans under the umbrella of a wider area structure plan. An additional provision for outline plans for smaller, individual tracts of land would usefully complement this proposal.</p>
	<p>5.1 Land Use Bylaws "Clarification of...direct control district provisions will include making all council...decisions subject to statutory plans...and allowing an appeal from a decision of the development officer but not from a decision of council."</p>	<p>Proposals will help clarify the use of direct control districts but additional provisions are needed to establish more detailed plan policy direction for each district and clarification of the opportunities for public input.</p>
	<p>5.2 Levies "Proposed that the current provisions remain unaltered"</p>	<p>This proposal should be strongly supported</p>
	<p>5.3.1 First Parcel Out & Fragmented Parcel Subdivisions "Full municipality autonomy will be provided...to set policies..."</p>	<p>This proposal should be strongly supported'</p>

MARCH 1994 DISCUSSION PAPER STAKEHOLDERS RESPONSE ISSUE	PROPOSALS PAPER REFERENCE	RDRPC STAFF QUESTION/COMMENT
	<p>5.5 Reserves "Substantive changes ... are not being contemplated"</p> <p>"As an alternative to ... environmental reserve ... in some instances ... conservation easements and/or restrictive covenants be made"</p>	<p>Support</p> <p>The circumstances in which easements/ covenants could be used require clarification but the general principle is supported. Environmental reserve dedication to the Crown should be provided for in instances agreed upon by both the municipality and the provincial department.</p>
	<p>6.1 Simultaneous Hearings "...a single public hearing would be appropriate when several bylaws are being amended related to the same...land."</p>	<p>Support</p>
	<p>6.2 Public Participation in Statutory Plan Preparation "...when embarking on...preparation...notices and direct notification (about opportunities for involvement) to appropriate stakeholders will be required."</p>	<p>Extending a legislated requirement for participation to area structure and redevelopment plans is supported. The reference to "appropriate stakeholders" requires clarification.</p>
	<p>6.3 Petitions "Planning bylaws, resolutions or actions (will be exempt from the Municipal Government Act) petition provisions"</p>	<p>Strongly support, to avoid adding uncertainty to the planning process</p>
	<p>6.4 Public Notice "In any reclassification...municipality will also be expected to set out and implement at least one additional method of notification (to a newspaper advertisement)"</p>	<p>This should be a legislated requirement not an expectation.</p>
	<p>7.2 M.P.C.'s "M.P.C.'s can (sic)...no longer be composed solely or primarily of councillors"</p>	<p>The importance of having a majority of councillors on the M.P.C. needs to be addressed.</p>

MARCH 1994 DISCUSSION PAPER STAKEHOLDERS RESPONSE ISSUE	PROPOSALS PAPER REFERENCE	RDRPC STAFF QUESTION/COMMENT
	<p>8.2 Airport Vicinity Protection Area Regulation "Land use in the vicinity of most airports will be managed at the local level through...plans and land use bylaws...in compliance with (a) general provincial land use regulation."</p>	<p>The focus on local control is supported, provided that technical assistance is available from senior government.</p>
	<p>9.0 Other Deregulatory Initiatives</p>	<p>The proposals are supported, subject to the following: [1] the discretionary authority of the development officer to allow additions or enlargements to non-conforming buildings and uses should be subject to parameters set out in the land use bylaw; [2] the 14 day period for (current) section 86(3) subdivisions should be extended to 21 or 30 days.</p>



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

December 6, 1994

The Honourable Dr. Stephen C. West
Minister of Municipal Affairs
c/o Local Government Services Division
15th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta
T5J 4L4

Dear Sir:

RE: PLANNING ACT PROPOSALS

At The City of Red Deer's Council Meeting held Monday, December 5, 1994, Council agreed to forward the attached comments to your office concerning the Alberta Planning Act Review.

Thank you for the opportunity given to us to provide input prior to the drafting of the new legislation.

Sincerely,

KELLY KLOSS
City Clerk

KK/clr
attchs.

cc: Director of Community Services
Bylaws and Inspections Manager
Principal Planner



*a delight
to discover!*

NO. 6



St. John Ambulance

Red Deer Area Office
 3615 Gaetz Avenue
 Red Deer, Alberta T4N 3Y5
 Telephone: (403) 342-7744
 Facsimile: (403) 342-0222

November 15, 1994

The City of Red Deer
 P.O. Box 5008
 Red Deer, AB T4N 3T4

Attention: Kelly Kloss, City Clerk

Dear Sir:

Red Deer Branch St. John Ambulance is applying to the Alberta Lotteries Community Facility Enhancement Program, for a grant to continue improvements to our building. We request that the City of Red Deer provide us with a "statement of municipal opinion" for attachment to the application.

In September 1992, St. John Ambulance purchased the duplex building at 3615 Gaetz Avenue. Mayor Surkan was present to officially open the facility in it's new role on June 24, 1993. The St. John Ambulance mission statement and ultimately the purpose of the building, is;

TO ENABLE CANADIANS (CENTRAL ALBERTANS)
 TO IMPROVE THEIR HEALTH, SAFETY AND
 QUALITY OF LIFE BY PROVIDING TRAINING
 AND COMMUNITY SERVICE.

The cost of completed renovations exceeded \$55,000.00 in cash, donated materials and volunteer labour. I believe that the improvements, and the intended use of the building, make it a community asset in two levels;

- A. We have improved the value and appearance of the property; and
- B. More importantly we have transformed the facility into a community resource.

From our facility we provide over 5000 hours per year in Brigade voluntary first aid services. We support local schools; for example we work with the Health Services and Physical Education programs at both Lindsay Thurber and Hunting Hills High Schools,

...2



Kelly Kloss, City Clerk

St. John Ambulance

enabling First Aid and Health Care training to our next generation work force. We have provided free First Aid programs to over 2000 elementary school children each year.

The single most significant benefit from finally having a permanent visible St. John Ambulance facility is that in addition to our traditional activities, reaching out into the community, we now find members of the community coming to us.

Our two classrooms provide community access to our training programs. Our new visibility is alerting the community to the availability of other resources. We have Cubs, Guides and other youth groups borrowing videos, manuals and materials. Eastview school borrowed a stretcher for use as a prop in a stage production. Red Deer College students are discovering us as a resource for research materials and information. Public loans have become a new dimension for us, and we are anticipating a modest resource library as an expanded service.

All of these activities will continue whether we renovate or not. But the proposed improvements will enhance our ability to meet the needs of our clients.

The improvements fall into two categories; maintenance, to preserve the building; and renovations to improve the building. The total estimated cost is approximately \$8000.00; including,

- A. New roofing and eaves troughs
- B. Re-painting exterior trim
- C. Resurfacing the access ramp at the main entrance
- D. Enabling barrier free access to our boardroom/classroom
- E. Enclosing a hallway to minimize traffic disturbances in our main classroom
- F. Modifying our two washrooms to provide a privacy barrier while maintaining wheelchair accessibility.

We will be available to appear before Council if so requested. If any further information is required, please contact the undersigned at 342-7744.

Yours truly



T.C. Pickett
Manager

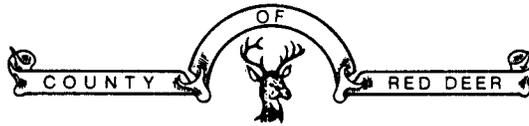
Commissioners' Comments

We recommend that Council formally adopt the policy which we have been informally following, that we not offer letters, either in support or opposition, to applicants for C.F.E.P. grants that are not part of the City program. This policy will then apply to the attached letter from the applicant.

"G. SURKAN"
Mayor

"H.M.C. DAY"
City Commissioner

NO. 7



No. 23

OFFICE OF THE COUNTY COMMISSIONER

4758 - 32 STREET

RED DEER, ALBERTA T4N 0M8

Phone 347-3364

Fax 346-9840

NOVEMBER 23, 1994

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

ATTENTION: GAIL SURKAN, MAYOR

Dear Mrs. Surkan:

RE: JOINT GENERAL MUNICIPAL PLAN

The County Council has now completely reviewed the Joint General Municipal Plan, draft copy, dated February 14, 1994, considered the results of the open house, and discussed the conversations held over the summer.

County Council is now prepared to proceed with first reading of the By-Law with this copy as written, with the formal public hearing to follow first reading. The dates proposed are First reading - December 06, 1994, and Public Hearing - January 03, 1995 at 1:30 P.M. Both of these dates could be moved two weeks later if there was a particular problem presented. The Public Hearing could be held jointly or separate depending on the ability to agree on proposed dates.

Council also expressed the desire not to enter into a joint M.P.C. They feel that the present structure of separate M.P.C.'s and a Liaison Committee will function quite adequately especially when the Subdivision Approving Authority is not the M.P.C. of either the City or the County.

Would you please confirm the foregoing as soon as convenient.

Yours truly

COUNTY OF RED DEER NO. 23

**R.J. STONEHOUSE, C.L.G.M.
 COUNTY COMMISSIONER**

gg

c.c. Paul Meyette, Planner



No. 23

OFFICE OF THE COUNTY COMMISSIONER
4758 - 32 STREET
RED DEER, ALBERTA T4N 0M8

Phone 347-3364
Fax 346-9840

NOVEMBER 23, 1994

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

ATTENTION: GAIL SURKAN, MAYOR

Dear Mrs. Surkan:

RE: NOTIFICATION AREAS, CITY FRINGE

The County Council reviewed your request for a referral area North and East of the City of Red Deer outside of the Joint General Municipal Plan boundary.

County Council is not in favour of adjusting the boundaries of the Joint General Municipal Plan as it coincides with our Agricultural District "A", and the fact that the whole process we have completed is based on that existing boundary.

The County will, however, provide full information on proposals for lands north of Highway #11 to the Red Deer River where they are deemed to be of concern to the City's future growth. Some of these proposals would include redesignation to non-agricultural status, multi-lot subdivisions, and items 5, 7, 12, 13, 16, 20, 21, 33, 34, etc. taken from the discretionary list in Agricultural District "B" of the Land Use By-Law No. 8/92.

We trust this meets with your approval.

Yours truly

COUNTY OF RED DEER NO. 23

**R.J. STONEHOUSE, C.L.G.M.
COUNTY COMMISSIONER**

gg

c.c. Paul Meyette, Planner

Commissioner's Comments

Attached for Council's consideration of first reading is the Joint General Municipal Plan Bylaw No. 3122/94. The Mayor will be contacting the Reeve about holding a joint public hearing and preparing a joint advertisement. As this information was not available at the time of printing of this agenda, the Mayor will give a verbal report at the Council Meeting.

"M.C. DAY"
City Commissioner

Schedule "A"

RED DEER

JOINT GENERAL

MUNICIPAL

PLAN



February 1994

THE CITY AND COUNTY OF RED DEER
JOINT GENERAL MUNICIPAL PLAN

February 14, 1994

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THE CITY AND COUNTY OF RED DEER
JOINT GENERAL MUNICIPAL PLAN

PROPOSED GOAL

TO IMPROVE COMMUNICATION, COOPERATION AND ORDERLY DEVELOPMENT PRACTICES WITHIN THE PLANNING AREA.

1.0 GENERAL PROVISIONS

1.1 Objectives

- 1.1.1 To accommodate sustainable development and growth that:
- a) recognizes the value and role of the natural environment,
 - b) utilizes co-ordinated land use planning policies,
 - c) is mutually acceptable, orderly, and efficient,
 - d) conserves better agricultural land, as defined in the Regional Plan, and
 - e) protects environmentally sensitive/significant areas.
- 1.1.2 To provide effective communication and resolution of concerns between the two municipalities regarding matters within the Planning Area.

2.0 ECONOMIC DEVELOPMENT

2.1 Objectives

- 2.1.1 Cooperation, open communication and recognition of the needs of both municipalities in the area of economic development could benefit the region.

2.2 Policies

- 2.2.1 Examine ways and means to work together to ensure a strong economy.

3.0 TRANSPORTATION and UTILITIES

3.1 Objectives

- 3.1.1 To provide for the construction, maintenance and integration of transportation and utility systems within the Planning Area.

3.2 **Policies**

- 3.2.1 Endorsement and acceptance of Figure 2 as the proposed arterial road system.
- 3.2.2 Protection of the proposed arterial road system by protecting a 60 metre right-of-way and requiring that all buildings be set back a minimum of 50 metres from the centre line of the proposed right-of-way.
- 3.2.4 Working together with Alberta Transportation in regards to any provincial transportation matters affecting the plan area.
- 3.2.5 Adoption of uniform aesthetic standards for major entranceways to the City.
- 3.2.6 Adoption common dangerous goods routes between the City and the County, with a particular focus on arterial entry roads to the City.
- 3.2.7 Endorsement of joint access to the City's landfill.
- 3.2.8 Exploration of the potential County access to the City's water system.
- 3.2.9 Endorsement of the current agreement regarding the joint use of the regional sanitary sewer system.
- 3.2.10 The supply of power and gas around and within the City being based upon the arrangement which makes the most economic sense for the utilities involved.

4.0 **NATURAL ENVIRONMENT**

4.1 **Objectives**

- 4.1.1 Protection and conservation of the natural environment within the Planning Area.

4.2 **Policies**

- 4.2.1 Conservation of good agricultural land to ensure that it is not prematurely or inefficiently developed for another use.
- 4.2.2 Protection of escarpments within the planning area in their natural state.
- 4.2.3 Not permitting development within the 1:100 year floodplain other than development which is recreational or agricultural in orientation or areas for which special controls have been developed to prevent flood damage.
- 4.2.4 Conservation of major treed areas within the designated river corridor area.
- 4.2.5 Protection of all water bodies and water courses within the plan area from the discharge of untreated sewage.
- 4.2.6 Protection of the integrity of receiving streams by controlling storm water runoff.
- 4.2.7 Protection of wildlife corridors throughout the planning area.
- 4.2.8 Ensure minimal environmental damage and ensuring reclamation is achieved after resource extraction.

5.0 LAND USE

5.1 Objective

5.1.1 Open and direct communication between municipalities to facilitate effective co-operative land use planning.

5.2 Policies

5.2.1 Land uses within the Planning Area should be generally guided by the Future Land Use Map contained herein. The Map and policies in this Plan are meant to recognize and respect existing plans and bylaws in effect within the Planning Area (see Reference Map).

5.2.2 Ensuring compatible and complementary land use.

5.2.3 Ensuring that all major development (over 3 lots in a quarter section) should be preceded by an adopted area structure plan.

5.2.4 Ensuring that the distance between non-compatible land uses such as landfills, intensive livestock operations, sour gas areas and pipelines shall be guided by the provisions of Provincial Acts and Regulations including the Land Use Bylaw.

6.0 COMMUNITY SERVICES

6.1 Objective

6.1.1 Optimization of the delivery of community services through intermunicipal co-ordination and planning.

6.2 Policies

6.2.1 Endorsement of a co-operative approach to the provision of emergency and rescue services.

6.2.2

6.2.3 Co-operation on the provision and possible rationalization of recreation and cultural services, programs and facilities between County/City recreation board.

6.2.4 Co-operation being maintained in the provision of preventative social services through the FCSS Board

6.2.5 Maintaining the Historical Preservation Committee with intermunicipal representation.

6.2.6 Working together on the protection, of the river valley through the adopted River Valley Concept.

7.0 ANNEXATION OF LAND

7.1 Objectives

- 7.1.1 Recognition of the necessity of orderly, timely and agreed upon annexations, normally from County to City jurisdiction.
- 7.1.2 Clear identification and delineation of projected long term urban growth directions and land requirements.

7.2 Policies

- 7.2.1 Sharing of information related to the growth and development of the City so that both municipalities are aware of the extent of any annexation requirements.
- 7.2.2 Reference to the affected municipality of any annexation application for comment prior to any official action being taken. Such reference should contain proposed phasing, provision of services and rationale for annexation of land.
- 7.2.3 Protection of lands identified for long term annexation from land use and developments which might interfere and conflict with future urbanization.
- 7.2.4 Any annexation application should be preceded by Council to Council discussions, to discuss the rationale for the annexation.
- 7.2.5 Recognition of long term growth directions in municipal plans and bylaws including identification of appropriate types of rural and urban development in relation thereto.

8.0 MUNICIPAL ADMINISTRATION

8.1 Objectives

- 8.1.1 The establishment of an ongoing dialogue between the municipalities which will promote opportunities and reduce conflicts within the Planning area through direct and open communication, and the sharing of information.

8.2 Policies

- 8.2.1 Sharing of information, data and studies with intermunicipal implications with the other municipality.
- 8.2.2 Cost sharing of certain studies or data collection which may have intermunicipal benefits subject to agreements of Councils.
- 8.2.3 The City and County Councils shall have a minimum of one meeting per year to discuss matters of mutual interest and concern.

9.0 PLAN ADMINISTRATION AND IMPLEMENTATION

9.1 Objectives

9.1.1 Intermunicipal cooperation and information exchange to effectively manage growth and conserve significant features within the Planning Area.

9.2 Policies

9.2.1 Each municipality will refer copies of proposed statutory plans, land use bylaw amendments, outline plans and major subdivision and development proposals to the other municipality for comment, and accordingly consider any comments received relating thereto.

9.2.2 Both municipalities will consider the needs of the other municipality and where contentious issues arise, explore methods and mechanisms of mediation, arbitration and conflict resolution.

9.2.3 Each Municipal Planning Commission is to be provided with at least thirty (30) days to review and comment on matters of mutual interest and concern unless legislative agreements do not allow for thirty day reference. These referrals should include:

- all statutory plans, outline plans or amendments thereto,
- land use bylaw amendments or development permit applications within the fringe area for urban, non agricultural or intensive agricultural use not already contained in an area structure plan or this joint general municipal plan, and
- subdivision applications where the subdivision is not pursuant to an area structure plan.

If a concern is identified, the joint planning committee would be convened.

NOTE: For the purposes of this plan, an outline plan is defined as a non statutory plan for a particular area; this does not include a more detailed plan for an area already contained within an area structure plan.

10.0 AREA SPECIFIC POLICIES

10.1 Area 1: Blindman Industrial Area

10.1.1 **Present Land Use:** Industrial, Residential

10.1.2 Policies:

10.1.2.2 The County may continue to develop the site primarily for light industrial purposes according to the policies of the ASP.

- 10.1.2.2 There should be no further extension of the country residential development to the area due to potential land use conflicts with industrial land use.
- 10.1.2.3 The longer term considerations for the area could include the possible provision of municipal sewer and water systems into the area.

10.2 **Area 2: River Corridor Area**

10.2.1 **Present Land Use:** Agricultural, Industrial, Recreational

10.2.2 **Policies:**

- 10.2.2.1 The river valley corridor, is vital to the well being of both municipalities and should be protected.
- 10.2.2.2 The river valley corridor should be recognized as primarily natural green space and should be allowed to develop for farm purposes only where such developments are compatible with the special nature of the area.
- 10.2.2.3 Any major development proposal which is not allowed under policy 10.2.2.2 should be subject to discussions between the two municipalities.
- 10.2.2.4 The consideration of designating additional natural areas, and sensitive lands should be pursued.
- 10.2.2.5 A review and updating of the River Corridor study should be undertaken.

10.3 **Area 3: Heritage Ranch/Cronquist/Riverview Park**

10.3.1 **Present Land Use:** Residential, Recreational

10.3.2 **Policies:**

- 10.3.2.1 There should not be any further subdivision in this area unless the subdivision is serviced with sewer and water.
- 10.3.2.2 The plan should support the development of the Sports Hall of Fame and other related tourist facilities at the Heritage Ranch site.
- 10.3.2.3 Residential development of the Cronquist land should also be supported subject to the adoption of an area structure plan.

10.4 **Area 4: East Hill Area Structure Plan**

10.4.1 **Present Land Use:** Agricultural, Residential

10.4.2 **Policies:**

- 10.4.2.1 The provisions and policies of the East Hill ASP are recognized for the area. This area must be reserved for future City residential growth and protected from premature subdivision.

10.5 **Area 5: Landfill Site Area**

10.5.1 **Present Land Use:** Landfill

10.5.2 **Policies:**

10.5.2.1 A joint landfill management plan, with provisions for the implementation of suitable buffer zones, development separation distances, and landscaping requirements, should be drawn up and incorporated into Municipal Plans and By-laws affecting the area.

10.5.2.2 The old site, upon closure, will be reclaimed and used for recreational and open space purposes.

10.5.2.3 Joint discussions regarding the new landfill should address the following:

- run-off control and Piper Creek protection
- roads and access
- land use and development controls within the local area

10.6 **Area 6: South Red Deer Area**

10.6.1 **Present Land Use:** Residential, Highway Commercial, Industrial, Agricultural

10.6.2 **Policies:**

10.6.2.1 The policies contained in the Area Structure Plans adopted within the area are recognized. Any additional proposals for the long term future land use of the area should be discussed with the City including:

10.6.2.2 The light Industrial uses and the proposed levels of sewer and water services to be provided.

- Extent of the Highway Commercial areas.
- Proposed expansion of country residential areas and population projections.
- Mobile Home Park locations.
- Level of services provided.
- Aesthetics of the entrance way to the City.

10.7 **Area 7: Burnt Lake Trail/Highway 11 Area**

10.7.1 **Present Land Use:** Residential, Agricultural Services and Supply, Highway Commercial

10.7.2 **Policies:**

10.7.2.1 As a major entrance way into the City, a high standard of development and access control and landscaping is necessary for lands along and adjacent to Highway 11.

10.7.2.2 Approved levels of agriculturally oriented industrial, country residential and mobile home development are recognized; only minimal amounts of new agricultural development will be supported, subject to consultation with the City.

10.8 **Area 8: Northwest City**

10.8.1 **Present Land Use:** Residential, Commercial, Industrial

10.8.2 **Policies:**

10.8.2.1 The provisions of the Northwest Area Structure Plan are recognized and supported for the future development of the area.

10.9 **Area 9: C and E Trail North Area**

10.9.1 **Present Land Use:** Agricultural, Residential

10.9.2 **Policies:**

10.9.2.1 The area contains better quality agricultural land and is situated within the City's long term growth areas and should not be considered for additional grouped country residential.

10.10 **Area 10: Agricultural Area**

10.10.1 **Present Land Use:** Agricultural

10.10.2 **Policies:**

10.10.2.1 The area should be used for continued agricultural usage with only limited amounts of appropriate types of non-agricultural developments. Acceptable uses include farmstead separations, and other forms of agricultural or resource extractive activities

10.10.2.2 Those lands identified as being within the long term City growth areas should be given particular protection to allow for future urban growth.

10.10.2.3 The redesignation of lands within the area for major types of non-agricultural purpose should not be permitted.

10.11 **Area 11: Future City Growth Area (under County jurisdiction)**

10.11.1 **Present Land Use:** Agricultural

10.11.2 **Policies:**

- 10.11.2.1 The area should conform to the provisions of this plan as they apply to Area 1, 2, 9, and 10.
- 10.11.2.2 This area should be retained for agricultural usage with only minor non-agricultural use.
- 10.11.2.3 Redesignation of lands within the area for major types of non-agricultural purposes should not be permitted .
- 10.11.2.4 Land located below the river escarpment should be retained for recreational use.

CITY//COUNTY JOINT GENERAL MUNICIPAL PLANNING COMMITTEE

PROCEDURES

1. The steering committee will consist of two City staff, two County staff, the Mayor and two City Aldermen, and the Reeve and two County Councillors. Only elected officials may vote. An alternate may be appointed to attend a steering committee meeting if an elected official is unable to attend; the alternate (who shall be a member of a the respective Council) will be able to vote.
2. Meetings will be scheduled as required.
3. A Chairman shall be elected from the City Council/County Council elected representatives. The chairmanship could alternate between City and County Chairman, at the discretion of the steering committee.
4. Any research required by the Committee shall be conducted by the Red Deer Regional Planning Commission or any other person the County and City would jointly retain.
5. All members of City and County Council will receive copies of the Minutes of each meeting as soon as they are available.
6. The City has agreed to provide secretarial staff to take minutes of the meetings.

SITE DESCRIPTIONS FOR SPECIFIC AREAS

Area 1: Blindman Industrial Area

The area contains a mixture of industrial and to a lesser extent residential uses. The area includes about 335 ha (830 acres). The lands are located north of the City primarily between Highway 2A and the Red Deer River escarpment. There is an existing industrial area of approximately 50 ha (124 ac) west of Highway 2A in the NW of Section 3 that has also been included in Area 1. Most of the land located east of the Highway is contained within the Blindman Industrial ASP adopted by the County in 1979 with amendments in 1981. The area is unserved by municipal sewer and water systems and uses on-site well water and sewage disposal systems. There is also an approved mobile home development in the area. The City recognizes the industrial use of this area. The lands are situated within the City's long term growth area. (See Policy Area map).

Area 2: River Corridor Area

The area contains lands of fragile and sensitive environments along the Red Deer River and Piper and Waskasoo Creeks situated within both municipalities. This includes the river valley floodplain and escarpment. The land is contained within the Red Deer River Corridor Plan adopted in 1974 by both municipalities and includes Waskasoo Park, along with other valley locations. The land within the County is also identified in the Environmentally Significant Areas of the County of Red Deer study. The River Corridor Plan states that the area plays an important role in the economic, recreational and aesthetic components of both municipalities.

Area 3: Heritage Ranch/Cronquist/Riverview Park

This area contains approximately 65 ha (160 ac) located on the east boundary of Highway 2. This area is comprised of a 24 lot country residential subdivision, the proposed site of the Alberta Sports Hall of Fame and a proposed residential subdivision (Cronquist land).

Area 4: East Hill Area Structure Plan

The City's GMP and East Hill Area Structure Plan identifies the area as the City's primary short and intermediate term future urban growth area. The approximately 1686 ha (4166 ac) area is situated north of the Delburne Road (SR 595), mainly south of 67th Street and west of 20 Avenue. Currently, 21.5 quarter sections are located within the City.

Area 5: Landfill Site Area

The area involves approximately 260 ha (640 acre) located south of the Delburne Road (SR 595) and north east of Piper Creek. The area contains the existing City Landfill site, currently within the City and a future land fill site expansion area to the east located in the County. The existing landfill site is operated and managed by the City but has regional usage by the County and other local urban centres. The existing landfill site is expected to be discontinued in the future with a new landfill site being developed to the east in Section 34.

Area 6: South Red Deer Area

The approximately 566 ha (1400 ac) area is located south of the City and contains a diversified land use. The area includes lands along Highway 2 and 2A south including gasoline alley and is situated mainly east of the CPR line, but also includes the Woodland Hills area. The lands are located within the County and are not identified as being within the City Growth Area. Current land uses include industrial, highway commercial, country residential, and special use areas. The Medicine River Area Structure Plans has been prepared for the lands east of Highway 2A. No ASP exists for the Woodland Hills area. Current land use allocations for the area include about:

- 80.1 ha (200 acres) country residential (Woodland Hills and Trailer Park)
- 53 ha (132 acres) industrial
- 36.5 ha (90 acres) highway commercial
- 390.0 ha (975 ac) vacant or agricultural (including two parcels zoned Direct Control)

Area 7: Burnt Lake Trail/Highway 11 Area

The approximately 130 ha (320 ac) area contains a mixture of country residential, agricultural services and supply, and highway commercial uses. There is also a 75 unit mobile home park. The area is generally rated as containing better quality agricultural lands including CLI class 2 and 3 soil. The area also constitutes a major entrance way (Highway 11) into the City.

Area 8: Northwest City

The area is located within the northwestern portion of the City, north of the river and east of Highway 2 and contains about 818 ha (2020 ac). The City adopted an ASP for the area in 1992. The ASP designated about 276 ha (682 acres) in the eastern portion of the area to be used for residential purposes as well as land in the south. A parcel adjacent to 67th Street is designated for commercial use. This area should accommodate about 12,700 persons. The majority of the remaining lands will be used for future industrial development and includes the new CPR rail yard and line.

Area 9: C and E Trail North Area

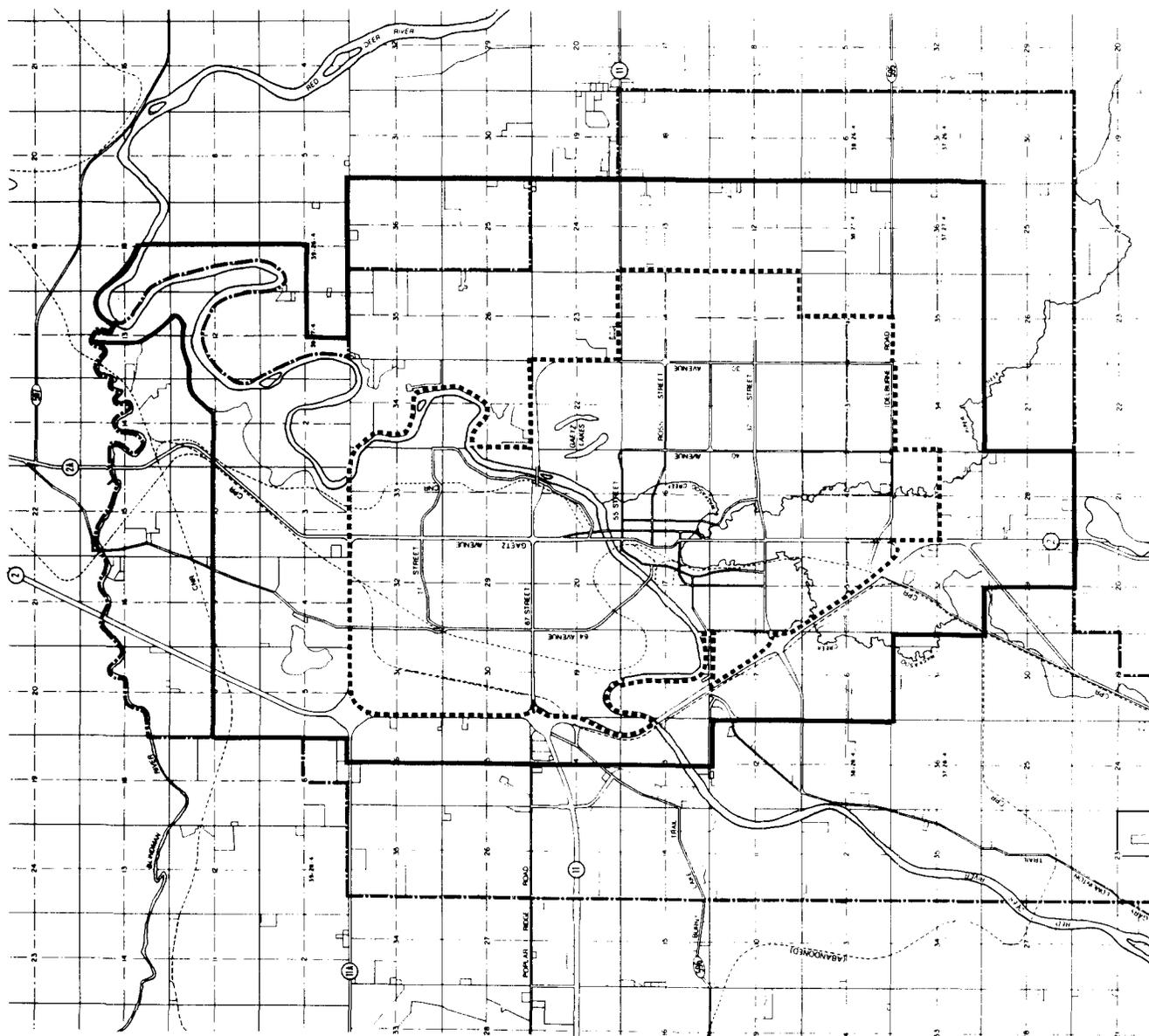
The approximately 518 ha (1280 ac) area contains about 30 country residences, including Central Park. The remaining portion is used for primarily agricultural purposes. The area is situated just west of Highway 2A north of the City and south of the Blindman River Valley. The area generally contains better quality agricultural soils, rated as CLI classes 2 and 3. Most of the area is serviced by on-site sewer and well water systems; Central Park is served by a common water system. The area is located in the City's long term growth area.

Area 10: Agricultural Area

The area contains approximately 67 quarter sections and is the largest single district within the Planning Area. The existing land use is predominately agricultural in nature with only limited amounts of non agricultural use. The lands have a CLI soil rating of mainly classes 2 to 4 and are well suited for continued agricultural use. Lands located northeast of the City are identified as long term City growth areas and will be required for future urban growth.

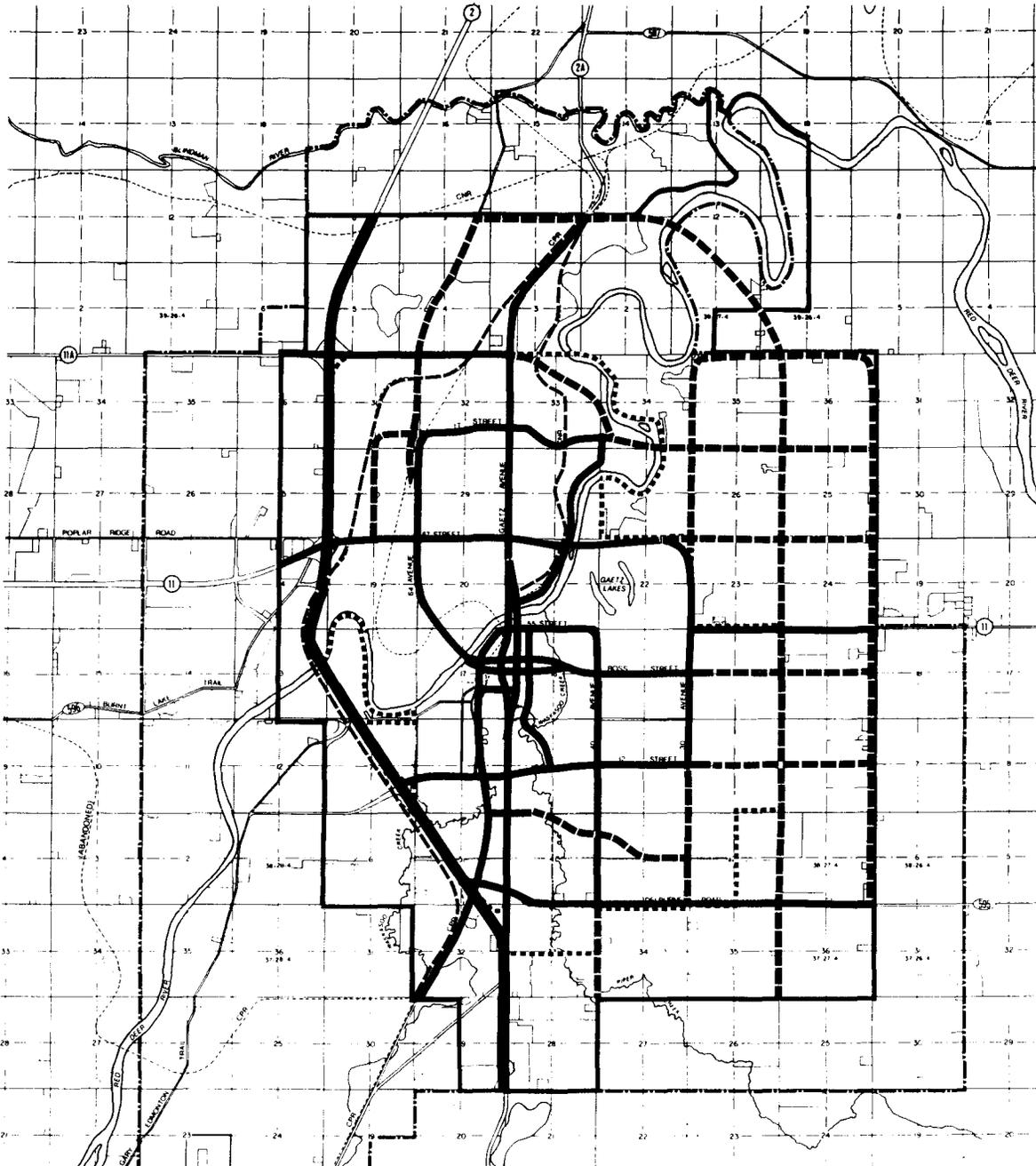
Area 11: Future City Growth Area (under County jurisdiction)

The approximately 80 quarter section area is located primarily north east and north of the City and has been identified as the long term growth direction for the City and is expected to be needed beyond the year 2030. These lands include all or part Policy of Areas 1, 2, 9 and 10. Detailed planning and engineering studies are necessary to determine the parameters of long term urban growth for the area. The north east area is scheduled mainly for future residential usage.



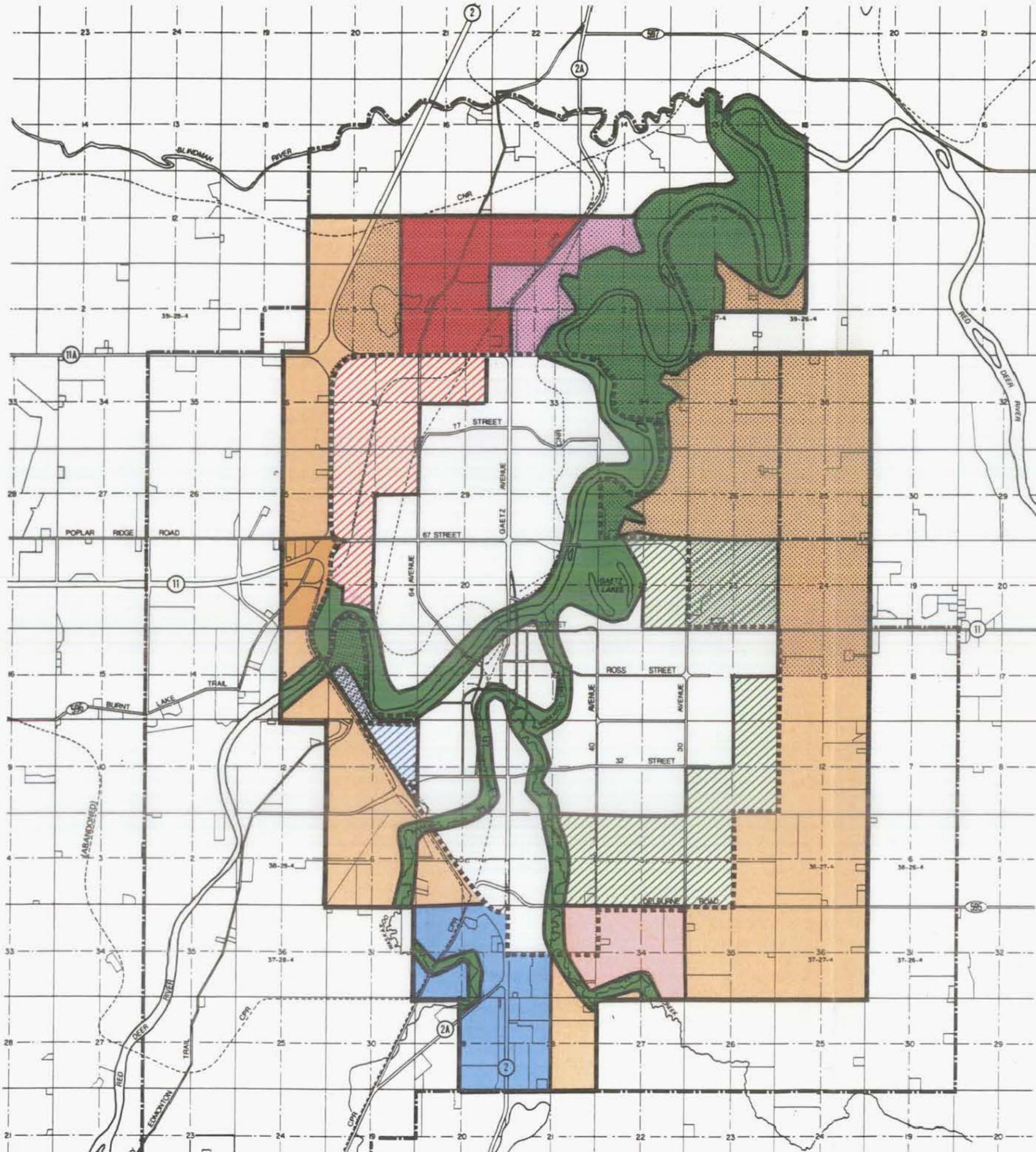
LEGEND

-  STUDY AREA BOUNDARY
-  CITY BOUNDARY



LEGEND

-  STUDY AREA BOUNDARY
-  CITY BOUNDARY
-  FREEWAY
-  ARTERIAL ROADS
-  RAILWAYS
-  PROPOSED ARTERIAL ROADS



LEGEND

-  STUDY AREA BOUNDARY
-  CITY BOUNDARY
-  1 BLINDMAN INDUSTRIAL AREA
-  2 RIVER CORRIDOR
-  3 HERITAGE RANCH/CRONQUIST/RIVERVIEW AREA
-  4 EAST HILL AREA STRUCTURE PLAN
-  5 LANDFILL SITE AREA
-  6 SOUTH RED DEER AREA
-  7 BURNT LAKE TRAIL / HIGHWAY 11 AREA
-  8 NORTHWEST AREA STRUCTURE PLAN
-  9 C & E TRAIL NORTH AREA
-  10 AGRICULTURAL AREA
-  11 FUTURE CITY GROWTH AREA
(Under County Jurisdiction)

BYLAW NO. 2672/X-94

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer

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

That Bylaw 2672/80 be amended as follows:

1. The "Use District Map" as referred to in Section 1.4 is hereby amended in accordance with the Use District Map No. 8/94 attached hereto and forming part of the Bylaw.

2. Add the following section:

6.2.1-B C1-B COMMERCIAL DOWNTOWN DISTRICT (2672/X-94)

6.2.1.1-B General Purpose of District

To facilitate the development of a range of land uses, similar to the C1 District but with greater requirements for parking, landscaping and setbacks. Generally, the land uses are to serve the City and the region, as a whole, and will be developed at a lower density than C1 lands.

6.2.1.2-B Permitted Uses

- (1) Commercial entertainment facility
- (2) Commercial recreation facility
- (3) Commercial service facility
- (4) Dwelling units above the ground floor
- (5) Food and/or beverage service facility
- (6) Hotel, motel or hostel
- (7) Institutional service facility
- (8) Merchandise sales and/or rental, excluding agricultural and industrial motor vehicles or machinery, and fuel
- (9) Office
- (10) Service and repair of goods traded in the district, excluding motor vehicles
- (11) Existing buildings
- (12) Sign

Identification and local advertising on the following types of signs (see Section 4.12): (2672/T-89)

A-Board signs

Awning, canopy and marquee signs

Under canopy signs
 Fascia signs
 Free standing signs
 Neighbourhood identification signs
 Projecting signs
 Roof signs
 Wall signs

6.2.1.3-B Discretionary Uses

- (1) Accessory building or use
- (2) Detached dwellings and their accessory buildings existing legally at the time of adoption of the By-law
- (3) Home occupation
- (4) Motor vehicle service and repair, excluding agricultural or industrial motor vehicles or machinery
- (5) Multiple family building
- (6) Parking lot/parking structure
- (7) Sign
 - General advertising and directional information on the following types of signs (see Section 4.12): (2672/T-89)
 - Painted wall signs
 - Wall signs
- (8) Transportation, communication or utility facility

6.2.1.4-B Regulations

- (1) Floor Area:

Minimum -	Dwelling Units 37 m ²
Maximum -	Three times site area
- (2) Building Height:

Maximum -	As approved by MPC
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- (3) Front Yard:

Minimum -	2.5 metres
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- (4) Side Yard:

Minimum -	2.5 metres where it abuts a street or lane, otherwise the side yard is zero' not withstanding the foregoing, the Development Officer may require a three metre sideyard for rear access if there is no rear lane
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- (5) Rear Yard:

Minimum -	2.5 metres
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- | | | |
|------|-----------------|---|
| (6) | Landscape Area: | Minimum - Commercial - 5%
Residential - 15% |
| (7) | Parking: | Subject to Section 4.10 |
| (8) | Loading Spaces: | Minimum - One opposite each loading door
with a minimum of one |
| (9) | Site Area: | Minimum - 278 m ² |
| (10) | Frontage: | Minimum - 7.5 m |

6.2.1.5-B Site Development

- (1) The site plan, the relationship between buildings, structures and open spaces; 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 Officer or Municipal Planning Commission.

Additional Setback Requirements

- (2) Any part of a building which exceeds 3.8 metres in height shall be set back 4.21 metres from the property line(s) which are adjacent to existing or proposed overhead electrical wiring.
- (3) If there is no overhead wiring on the front, rear and/or sideyard of a building, M.P.C. shall relax the setback requirements on the side(s) where there are no electrical requirements. The front yard may be reduced from 2.5 metres to 1.5 metres while the side yard and rear yard may be reduced to zero.
- (4) In order to accommodate the electrical wiring and equipment, the registration of an easement may be required.

Additional Development Regulations

- (5) Legally existing buildings, landscaping, parking and yards are deemed to comply with this bylaw. No reductions to the existing landscaping, parking or yards will be permitted unless the resulting reduction meets the minimum landscaping, parking and yard requirements prescribed in this Bylaw. Renovations, including structural alterations, are allowed in all legally approved existing buildings.
- (6) Where a second storey is added to an existing building, the parking requirements shall be calculated on the addition only.

- (7) Where a building has been destroyed by over 75%, the Development Officer may allow the building to be reconstructed using the remaining outer walls even though these walls may not meet the setback requirements in this district (existing road widening setbacks may still have to be met). Any new walls to be constructed shall meet the bylaw requirements.
- (8) Minor ground floor expansion of an existing building may be allowed without meeting the parking requirements of this District, providing existing parking is not removed.

3. Add the following to Section 4.10.1

Commercial and Industrial
 Downtown Retail (C1B District): 3 per 93² metres

4. Delete Section 4.10.2 (2)(b) and substitute the following:

4.10.2 (2)(b) subject to the approval of the Municipal Planning Commission or another site (hereinafter called "Adjacent Site") not more than 75 metres from the site upon which the building is situated or the use carried on.

5. This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

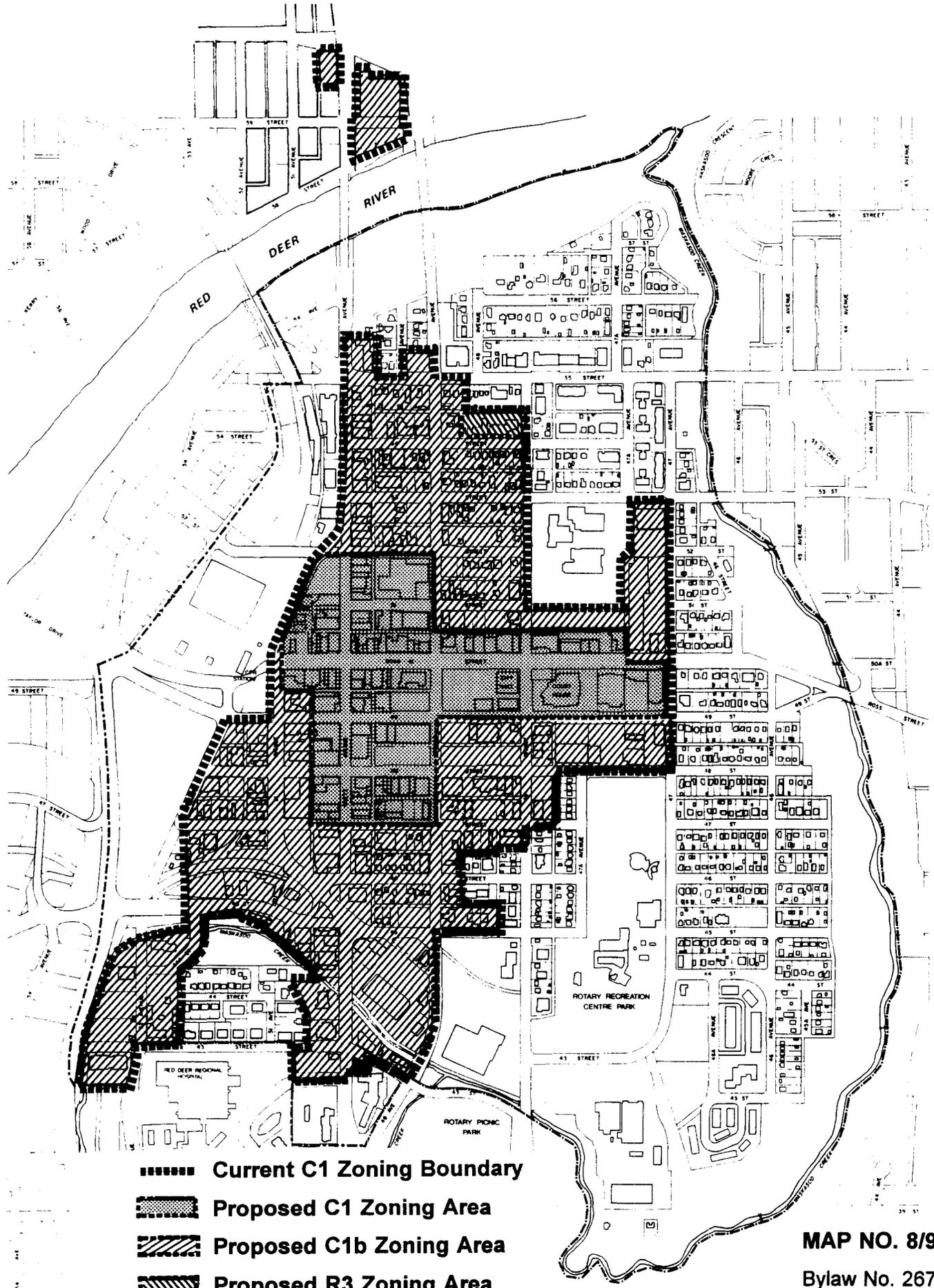
READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1994.

MAYOR

CITY CLERK

LAND USE DISTRICT MAP NO. 8/94



MAP NO. 8/94
Bylaw No. 2672/X-94

BYLAW NO. 2672Z/94

Being a Bylaw to amend Bylaw No. 2672/80, the Land Use Bylaw of The City of Red Deer.

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

- 1. Section 1.2.2 is amended by rescinding the definition for "Home Occupation" and replacing it with the following:

"Home Occupation" means an accessory use of a residential building or a building accessory thereto, by the resident for small-scale business purposes.

- 2. Section 5.3.4.4.(4) [second paragraph] is hereby amended by deleting the words "providing such additions are adequately floodproofed".

- 3. This Bylaw shall come into full force and effect upon the passage of third reading.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1994.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1995.

MAYOR

CITY CLERK

BYLAW NO. 3121/94

WHEREAS the amount of the taxes levied or estimated to be levied for the year 1995 by The City of Red Deer (hereinafter referred to as "the Corporation") for all purposes is the sum of Forty-Six Million Dollars (\$46,000,000.00);

AND WHEREAS the Council of the Corporation deems it necessary to borrow the sum of Twenty-Five Million Dollars (\$25,000,000.00) to meet its current expenditures and obligations for the current year until the taxes levied or to be levied therefor can be collected;

AND WHEREAS the amount of temporary loans hereby authorized to be borrowed and outstanding will not exceed the amount of taxes levied or estimated to be levied for the year 1995 by the Corporation;

NOW THEREFORE BE IT ENACTED by the Council of the Corporation as a Bylaw thereof as follows:

- 1 That the Council of the Corporation do borrow from the Bank of Montreal (herein called "the Bank") the sum of Twenty-Five Million Dollars (\$25,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the Corporation for the year 1995 until such time as the taxes levied therefor can be collected and agree to pay interest thereon, either in advance of or at maturity and in either case after maturity, at the rate of Prime per centum per annum not to exceed 20%. In the event the rate of Prime did exceed 20% the loan would become payable immediately.

- 2 That for and in respect of the sum or sums so borrowed the promissory note or notes of the Corporation under its corporate seal, duly attested by the signatures of either its Mayor and its Treasurer, and payable within the year 1995, be delivered to and in favour of the Bank.

