



CITY COUNCIL

AGENDA

Monday, November 18, 2013 – Council Chambers, City Hall

Call to Order:	2:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. IN CAMERA MEETING

1.1. Land Matter (*FOIP - Section 25*)

2. MINUTES

- 2.1. Confirmation of the Minutes of the Monday, November 4, 2013 Organizational Council Meeting
(Agenda Pages 1 – 20)
- 2.2. Confirmation of the Minutes of the Monday, November 4, 2013 Regular Council Meeting
(Agenda Pages 21 – 26)

3. POINT OF INTEREST

4. UNFINISHED BUSINESS

5. REPORTS

- 5.1. Riverview Park - Lot Servicing Options
(Agenda Pages 27 – 38)
- 5.2. Canyon Ski Resort Guide Signs
(See Attachment A for Signage Locations)

(Agenda Pages 39 – 41)

5.3. Request Regarding Combative Sport Event - January 31, 2014

(Agenda Pages 42 – 44)

6. BYLAWS

6.1. Proposed Land Use Bylaw Amendment for 3702 50 Avenue: To Add a Site Exception
Land Use Bylaw Amendment 3357/N-2013
Consideration of First Reading of the Bylaw

(Agenda Pages 45 – 52)

7. PUBLIC HEARINGS

7.1. Land Use Bylaw Amendment 3357/Y-2013
Rezoning of Phases 2 & 3 in Queens Business Park (N 1/2 Sec 36)
Consideration of Second and Third Readings of the Bylaw

(Agenda Pages 53 – 57)

7.1.a. Consideration of Second Reading of the Bylaw

7.1.b. Consideration of Third Reading of the Bylaw

8. CORRESPONDENCE

9. PETITIONS AND DELEGATIONS

10. NOTICES OF MOTION

11. ADJOURNMENT

12. ATTACHMENT

12.1. Attachment A - Canyon Ski Resort Guide Signs
Signage Locations

(Agenda Pages 58 – 61)

U N A P P R O V E D M I N U T E S

**of the Red Deer City Council Organizational Meeting
held on Monday, November 4, 2013
commenced at 2:00 P.M.**

Present:

Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Paul Harris
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Corporate Services, Elaine Vincent
Director of Planning Services, Kim Fowler
Director of Community Services, Greg Scott
Director of Development Services, Paul Goranson
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Human Resources, Kristy Svoboda
Director of Corporate Transformation, Lisa Perkins
City Clerk, Frieda McDougall
Acting Deputy City Clerk, Jackie Kurylo
Corporate Meeting Coordinator, Jody Zeniuk



I. IN CAMERA

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday, November 4, 2013 at 2:00 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer agrees to enter into an Open meeting of Council on Monday, November 4, 2013 at 3:23 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2. REPORTS

2.1. 2013/2014 Seating Arrangements for Councillors

This item was accepted as information.



2.2. Councillor Appointments to Committees

Moved by Councillor Ken Johnston, seconded by Councillor Lynne Mulder

Resolved that Council of the City of Red Deer hereby approves the Mayor and Councillor appointments for 2013 – 2014 to various boards, committees, commissions and societies, as per *Appendix “A”*, attached, and as amended by Council on Monday, November 4, 2013.

**2013-2014 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member
A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
COMMITTEES APPOINTED BY COUNCIL									
2019 Winter Games Bid Planning Ad Hoc Committee		X		A					X
Audit Committee (staggered 2 year appointments)	X		Appointed 2013 to 2015	Appointed 2012 to 2014	Appointed 2013 to 2015				
Community Housing Advisory Board							X	X	
Emergency Management Committee	X	A	X	A	A	A	A	X	A
Environmental Advisory Board						X		X	
Greater Downtown Action Planning Committee				X	X				
Governance & Policy Committee	X	X	X	X	X	X	X	X	X
Heritage Preservation Committee			X						
Municipal Features Naming Committee			X						

**2013-2014 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member
A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
Municipal Planning Commission	X				X	A			X
Nomination Committee		X				X		X	
Public Art Jury Committee			X						
Red Deer Subdivision & Development Appeal Board		A					X		
Red Deer Appeal & Review Board		A					X		
Steering Committee for Celebration of Red Deer’s Centennial Celebrations (2013)			X						X
OTHER BOARDS & ORGANIZATIONS INVOLVING COUNCIL APPOINTMENTS									
Central Alberta Economic Partnership (CAEP)					X				
Central Alberta Regional Trails System Committee (CARTS) Trevor Poth – City Rep				X					
Central Alberta Regional Wastewater Committee		X							
Downtown Business Association of Red Deer						X			

**2013-2014 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member
A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
Family & Community Support Services		X			X				
Inter City Forum on Social Policy					X				
Library Board		X							
Parkland Airshed Management Zone (PAMZ)						X			
Piper Creek Foundation							X		
Queen Elizabeth II Scholarship Awards Selection Committee							X		
Red Deer Chamber of Commerce	X	A							
Red Deer College Arts Centre Advisory Committee							X		
Red Deer River Watershed Alliance									X
Red Deer Regional Municipal Users Group (RDRMUG)									X

**2013-2014 COUNCIL REPRESENTATION
ON COMMITTEES & SOCIETIES**

Appendix “A”

X = Member
A = Alternate

	Mayor Veer	Councillor Buchanan	Councillor Handley	Councillor Harris	Councillor Johnston	Councillor Lee	Councillor Mulder	Councillor Wong	Councillor Wyntjes
Regional Waste Management Services Commission Board		A						X	
Westerner Exposition Board						X		X	

SOCIETIES

Red Deer Museum Society								X	
River Bend Golf & Recreation Society									X
Tourism Red Deer				X					
Waskasoo Environmental Education Society (WEES)							X		

MAYOR'S APPOINTMENT

Red Deer Native Friendship Society Joint Committee				X			X		
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EXTERNAL APPOINTMENTS FOR AUMA AND FCM BOARD OF DIRECTORS

AUMA Board of Directors									
FCM Board of Directors				X					



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.3. Deputy Mayor Appointments

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of the City of Red Deer hereby approves the following Deputy Mayor appointments for November, 2013 to October, 2014:

November, 2013	Councillor Wong
December, 2013	Councillor Wyntjes
January – February 8, 2014	Councillor Buchanan
February 9 – February 28, 2014	Councillor Harris
March, 2014	Councillor Handley
April, 2014	Councillor Johnston
May, 2014	Councillor Lee
June, 2014	Councillor Mulder
July, 2014	Councillor Wong
August, 2014	Councillor Wyntjes
September, 2014	Councillor Buchanan
October, 2014	Councillor Handley

and authorizes

1. The Mayor to appoint an Acting Deputy Mayor during times of absence of the Deputy Mayor.
2. The Mayor to alter Deputy Mayor rotations.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.4. Approval of 2013/2014 Council Meeting Dates

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

Resolved that Council of the City of Red Deer hereby agrees that regular meetings of Council commence at 2:30 p.m. and the budget meetings of Council commence at 1:00 p.m. with the exception that the November 26, 2013 Capital Budget meeting will commence at 9:00 a.m. and the August 19, 2014 Mid-Year Budget Review Meeting will commence at 9:00 a.m. and approves the following Council meeting dates for 2013/2014:

Monday	November 18, 2013	Regular Council Meeting	2:30 P.M.
Tuesday	November 26, 2013	Capital Budget Meeting	9:00 A.M.
Monday	December 2, 2013	Regular Council Meeting	2:30 P.M.
Monday	December 16, 2013	Regular Council Meeting	2:30 P.M.
Monday	January 6, 2014	Regular Council Meeting	2:30 P.M.
Tuesday	January 7, 2014	Operating Budget Meeting	1:00 P.M.
Wednesday	January 8, 2014	Operating Budget Meeting	1:00 P.M.
Thursday	January 9, 2014	Operating Budget Meeting	1:00 P.M.
Friday	January 10, 2014	Operating Budget Meeting	1:00 P.M.
Monday	January 13, 2014	Operating Budget Meeting	1:00 P.M.
Tuesday	January 14, 2014	Operating Budget Meeting	1:00 P.M.
Wednesday	January 15, 2014	Operating Budget Meeting	1:00 P.M.
Monday	January 20, 2014	Regular Council Meeting	2:30 P.M.
Monday	February 3, 2014	Regular Council Meeting	2:30 P.M.
Tuesday	February 18, 2014	Regular Council Meeting	2:30 P.M.
Monday	March 3, 2014	Regular Council Meeting	2:30 P.M.
Monday	March 17, 2014	Regular Council Meeting	2:30 P.M.
Monday	March 31, 2014	Regular Council Meeting	2:30 P.M.
Monday	April 14, 2014	Regular Council Meeting	2:30 P.M.
Monday	April 28, 2014	Regular Council Meeting	2:30 P.M.



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Monday	May 12, 2014	Regular Council Meeting	2:30 P.M.
Monday	May 26, 2014	Regular Council Meeting	2:30 P.M.
Monday	June 9, 2014	Regular Council Meeting	2:30 P.M.
Monday	June 23, 2014	Regular Council Meeting	2:30 P.M.
Monday	July 7, 2014	Regular Council Meeting	2:30 P.M.
Monday	July 21, 2014	Regular Council Meeting	2:30 P.M.
Monday	August 18, 2014	Regular Council Meeting	2:30 P.M.
Tuesday	August 19, 2014	Mid-Year Budget Review	9:00 A.M.
Tuesday	September 2, 2014	Regular Council Meeting	2:30 P.M.
Monday	September 15, 2014	Regular Council Meeting	2:30 P.M.
Monday	September 29, 2014	Regular Council Meeting	2:30 P.M.
Tuesday	October 14, 2014	Regular Council Meeting	2:30 P.M.
Monday	October 27, 2014	Organizational Meeting & Regular Council Meeting	2:30 P.M.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.5. Citizen Representative Appointments to Committees for 2013/2014

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby extends the terms of the existing citizens, due to expire at the Organizational Meeting of Council on November 4, 2013 for the *Community Housing Advisory Board* to December 31, 2013.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Environmental Advisory Committee* for terms to expire as follows:

Leslee Burton	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Cory Leniuk	Citizen Representative (term to expire at the Organizational Meeting of 2014)
Andrea Melnyk	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Pierre Oberg	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Andrea Pagee	Citizen Representative (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Greater Downtown Action Plan Steering Committee* for terms to expire as follows:

Ed Grose	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Vacant	Youth Representative (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Heritage Preservation Committee* for terms to expire as follows:

Fern Lenihan	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Joe McLaughlin	Citizen Representative (term to expire at the Organizational Meeting of 2015)
James Wilson	Citizen Representative (term to expire at the Organizational Meeting of 2015)



	2015)
Vacant	Citizen Representative (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Intermunicipal Subdivision & Development Appeal Board* for terms to expire as follows:

Ray Kerber	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Vacant	Citizen Representative (Alternate) (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Ken Johnston, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Library Board* for terms to expire as follows:

Sylvia Bolkowy	Citizen Representative term to expire at the Organizational Meeting of 2016)
Verda Lee Gilchrist	Citizen Representative (term to expire at the Organizational Meeting of 2016)
Lionel Lustgarten	Citizen Representative (to fill unexpired term of Duncan Anderson - term to expire at the Organizational Meeting of 2014)
Jim Taylor	Citizen Representative (term to expire at the Organizational Meeting of 2016)
Mark Waters	Citizen Representative (term to expire at the Organizational Meeting of 2016)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Paul Harris, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Municipal Features Naming Committee* for terms to expire as follows:

Judith Clark	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Vacant	Citizen Representative (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Municipal Planning Commission* for terms to expire as follows:

Robert Kelham	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Jeff Laurien	Citizen Representative (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya



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Handley, Councillor Paul Harris, Councillor Ken Johnston,
Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor
Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Red Deer Appeal & Review Board* for terms to expire as follows:

Bill (William) Farr	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Ray Kerber	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Ralph Salomons	Citizen Representative (Alternate) (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan



Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Red Deer & District Family & Community Support Services (FCSS)* for terms to expire as follows:

Pam Corsiatto	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Janice Kong	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Walter McKay	Citizen Representative (to fill unexpired term of Kathleen Weary, term to expire at the Organizational Meeting of 2014)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Red Deer Regional Airport Authority* for terms to expire as follows:

Jackie Brooks	Citizen Representative (term to expire December 31, 2017)
Janet Gilmore	Citizen Representative (term to expire December 31 of 2017)



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Red Deer Subdivision & Development Appeal Board* for terms to expire as follows:

Bill (William) Farr	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Ray Kerber	Citizen Representative (term to expire at the Organizational Meeting of 2015)
Ralph Salomons	Citizen Representative (Alternate) (term to expire at the Organizational Meeting of 2015)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston



Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *River Bend Golf and Recreation Society* for terms to expire as follows:

Derek Fuchs	Citizen Representative (term to expire at the Organizational Meeting of 2016)
Janice Ouellet	Citizen Representative (term to expire at the Organizational Meeting of 2016)
Don Young	Citizen Representative (term to expire at the Organizational Meeting of 2014)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.6. Continuation of Ad Hoc Committee of Council

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from the Legislative Services Department, dated October 22, 2013, re: Continuation of Ad Hoc Committee of Council, hereby authorizes the continuation of the 2019 Winter Games Bid Planning Ad Hoc Committee and the continuation of the current membership with terms to expire at the Organizational Meeting of 2014.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes



MOTION CARRIED

3. ADJOURNMENT

Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, November 4, 2013 Organizational Meeting of Red Deer City Council at 3:39 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



UNAPPROVED MINUTES

**of the Red Deer City Council Regular Meeting
held on Monday, November 4, 2013
commenced at 3:50 P.M.**

Present:

Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Paul Harris
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Corporate Services, Elaine Vincent
Director of Planning Services, Kim Fowler
Director of Community Services, Greg Scott
Director of Development Services, Paul Goranson
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Human Resources, Kristy Svoboda
Director of Corporate Transformation, Lisa Perkins
City Clerk, Frieda McDougall
Acting Deputy City Clerk, Jackie Kurylo
Corporate Meeting Coordinator, Jody Zeniuk
Social Planning Manager, Scott Cameron
Planning Services Manager, Tara Lodewyk



I. MINUTES

I.1. Confirmation of the Minutes of the Tuesday, October 15, 2013 Regular Council Meeting

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby approves the Minutes of the Tuesday, October 15, 2013 Regular Council Meeting as transcribed.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2. BYLAWS

2.1. Land Use Bylaw Amendment 3357/BB-2013 Addition of Six Overnight Shelter Beds at 5246 - 53 Avenue

Moved by Councillor Lawrence Lee, seconded by Councillor Paul Harris

FIRST READING: That Bylaw 3357/BB-2013 (Land Use Bylaw Amendment to amend Direct Control District 19 for the addition of six overnight shelter beds at 5246 – 53 Avenue - Safe Harbour Society) be read a first time

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3. NOTICES OF MOTION



3.1. Ambulance Dispatch

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Whereas, The City of Red Deer is providing a highly effective and efficient ambulance dispatch service to Central Albertans that leverages the local knowledge and expertise to provide emergency medical services to the public.

Whereas the Government of Alberta continues to move towards consolidation of ambulance dispatch to three centres of Calgary, Edmonton and Peace River. This is in spite of the concerns expressed by mid-sized cities.

Whereas local government has a mandate to promote and protect the health and safety of its citizens

Whereas, The City of Red Deer has been working with the Government of Alberta in expressing its concerns about the level of consolidation and recommending a regional approach to ambulance dispatch.

Whereas the citizens of Central Alberta benefit from a service that leverages local knowledge and expertise and the relationship between fire and ambulance services.

Whereas, we have very real concerns about the safety of our citizens with the level of consolidation recommended by Alberta Health on this matter and this is shared by the mid-sized cities who passed a motion asking for the immediate halt of this course of action.

Whereas at its February 25, 2008 council meeting City Council promised its citizens that there would be no reduction in the level of service to its citizens resulting from the transfer of ambulance governance from The City to the Government of Alberta.

Whereas The City of Red Deer has worked very respectfully with Alberta Health Services, the Minister of Health and the Premier to resolve our concerns.

Whereas we believe we have very real risk to our citizens and organization due to the



decoupling of fire and ambulance response and the loss of local knowledge.

Whereas we believe the action to continue with the level of consolidation demonstrates a lack of understanding of the relationship between fire and ambulance and the negative impact this decision has on The City of Red Deer and citizens of Central Alberta.

Now therefore be it resolved that Council of The City of Red Deer publicly state our position that our regional dispatch is essential to our ability to maintain an integrated ALS ambulance service and a responsive dispatch system; and

Further, that Red Deer City Council direct administration to develop a public awareness and advocacy campaign that would encourage our local and regional citizens to express their concerns to the provincial government; and

Further, that Red Deer City Council formally requests that the Provincial Government immediately reverse its decision to consolidate dispatch in the interests of the health and safety of Red Deer and regional citizens.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

4. ADDITIONAL AGENDA

4.1. Council Representation on the Alberta Urban Municipalities Association (AUMA)



Moved by Councillor Frank Wong, seconded by Councillor Lynne Mulder

Resolved that Council of the City of Red Deer having considered the report from the Legislative Services Manager and the Director of Corporate Transformation, dated October 29, 2013 re: Council Representation on the Alberta Urban Municipalities Association (AUMA), hereby agrees to:

1. Endorse the nomination of Councillor Buck Buchanan as AUMA Board member; and
2. Endorse the nomination of Councillor Dianne Wyntjes to the Safe and Healthy Communities Committee of the AUMA; and
3. Directs administration to develop the appropriate policy to reflect Council's direction with respect to appointments to external boards.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. ADJOURNMENT

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, November 4, 2013 Regular Meeting of Red Deer City Council at 5:12 p.m.



IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



November 12, 2013

Riverview Park - Lot Servicing Options

Engineering Services

Report Summary & Recommendation:

Over the last year, Engineering has received several requests from individual residents of Riverview Park for the provision of municipal utility service (water and sanitary). The City's current position is that connection to municipal services should be provided to the whole neighborhood by way of a Local Improvement initiative unless there is an emergency situation requiring immediate connection on an individual lot basis. To date there have been three failed resident initiated local improvement petitions, with the most recent being September of 2012.

Since the original request for municipal service, water and sanitary sewer mains have been extended in front of 18 of the 24 lots of Riverview Park to support other development in the area, mainly West Lake and Heritage Ranch. This has resulted in an increase of service requests from residents as they see the installation of main and service connection tees installed to property lines.

It is not anticipated that a successful Local improvement petition will be filed in the immediate future; Engineering believes it would be prudent to seek confirmation from Council as to The City's current position for the provision of municipal services to the residents of Riverview Park.

Engineering respectfully recommends that Council considers the following:

- The provision of municipal utility service (water and sanitary) be permitted on an individual lot basis for the residents of Riverview Park, with the exception of Cronquist Close. The service connection fees for Riverview Park be structured to recover the costs as per Option I considering Riverview Park as one service area. Application for the extension of water and sanitary mains to Cronquist Close will be brought for Council's consideration as part of the 2014 Capital Budget.

City Manager Comments:

I support the recommendation of Administration. The addition of Cronquist Close is reflected in the 2014 Capital Budget which Council will consider on November 26, 2013.

Craig Curtis
City Manger



Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from the Engineering Services Department, dated November 12, 2013, re: Riverview Park – Lot Servicing Options, hereby approves the following:

- I. Provision of municipal utility service (water and sanitary) be permitted on an individual lot basis for the residents of Riverview Park, with the exception of Cronquist Close; the service connection fees for Riverview Park will be structured to recover the costs as per Option I considering Riverview Park as one service area.

Application for the extension of water and sanitary mains to Cronquist Close will be brought for Council's consideration as part of the 2014 Capital Budget.

Report Details

Background:

The area known as Riverview Park, which includes the City's Heritage Ranch, was annexed into the City in 2009. Prior to annexation, through the Red Deer County, the residents of Riverview Park have been requesting connection to City municipal utility services (water and sanitary). It has been The City's position that the provision of municipal services for Riverview Park be undertaken as a neighborhood basis through the local improvement process. This was considered the best route for servicing as it would allow all the lots to be serviced at one time, ensure full servicing of the neighborhood, and provide a reasonable method for cost recovery of the improvements.

To date, there have been three failed resident initiated local improvement petitions to connect these lots to the City's utilities in 2005, 2008 and 2012. Through feedback from the residents, the first two local improvement plans were reviewed and where appropriate, revisions were made to reduce the cost to the Riverview Park residents in the 2012 petition. Revisions made include the following: the attributed area of Heritage Ranch was increased from 8.2 ha to 13.4 ha; reduction of attributed area to the home owners due to loss of useable space as a result of Red Deer River bank erosion; and revisions to Utility Bylaw to define the treatment of offsite levy charges for rural residential neighborhoods.

In September of 2012, the owner of 15 Cronquist Close attempted the latest failed Local Improvement initiative, only able to obtain support from 12 of the 24 affected owners, which is short of the 2/3 support required for a valid local improvement petition.

As part of the City's current position, individual lot services have been permitted in the event of an emergency situation. Engineering has received four requests for emergency service connections.



- In 2009, the owners of 11 Riverview Park (now 6234 Cronquist Drive) had an explosion in their garage that damaged their septic field and they requested connection to the City's sewer system. A decision was made to allow a service connection to the sewer system to avoid the owner rebuilding their septic field. An agreement was executed between The City and the lot owner and the owner paid fees based on the estimated Local Improvement costs at the time.
- In 2010, the owners of 6 Riverview Park (now 6264 Cronquist Drive) requested a connection to the City's mains due to the failure of their water well. Documentation was provided from a hydro-geologist supporting their claim that the water well was not recoverable; an agreement was executed for sanitary sewer and water connections and they paid fees based on the estimated Local Improvement costs at the time. The agreement identified that the fees charged were an estimate of the amount that would be owing under a future Local Improvement Bylaw and that if the actual amount of the Local Improvement charge attributable to their property is greater or less than the estimated amount, they agree to pay the shortfall or The City would refund the excess.
- In August of 2012, the owners of 6246 Cronquist Drive requested a connection to the City's utilities as effluent from their septic field was coming to the surface at several locations on their property. The owners provided an inspection report from a certified inspector supporting their claim of a failing septic field; an agreement with The City to allow an emergency service connection was executed and they paid the estimated Local Improvement fees at the time. The agreement specified that the owners would pay or be refunded the difference from any future Local Improvement Bylaw.
- Most recently, in June of 2013, the owners of 6240 Cronquist Drive contacted Engineering and requested connection to the City's mains as their septic system is beginning to fail. The owner has provided an inspection report from a certified inspector and Engineering has prepared an agreement to allow connection to City utilities. The agreement estimated the current Local Improvement fees and identified that they will pay or be refunded the difference from any future Local Improvement Bylaw.

With the recent extension of water and sanitary sewer mains to Heritage Ranch and the Alberta Sports Hall of Fame that were completed in the spring of 2013, along with the original water and sanitary sewer main construction undertaken as part of West Lake development, most lots within Riverview Park (18 of 24 lots) now have water and sanitary sewer mains and service tees adjacent to their property. The 6 lots on Cronquist Close do not have utilities adjacent to their property. If a water well or septic system failed on one of the lots in Cronquist Close, the owner would have to drill a new water well or construct a new septic system as they would not be able to connect to City utilities without undertaking a major expansion to utility mains.

Engineering has also received requests for non-emergency connection to utility services. Historically, those residents have been encouraged to proceed through the Local Improvement petition route. But since the failure of the 2012 petition, it has been very challenging to direct those residents down this route nor do they want to undertake another petition.



Discussion:

Engineering has explored four options of how to deal with the continued requests by lot owners to connect to City utilities and is seeking direction from Council on which Option to put into practice. The costs in all options are based on the prices received in the 2012 Tender for the work inflated to estimate the cost if completed in 2013.

The following options do not contain cost for recovery of trunk infrastructure expansion, offsite levy fees, which will be charged as part of the service connection fees at the time of service application. These fees are set in the Utility Bylaw - Section 31(3).

Option 1 – Consider the Riverview Park neighborhood as one service area and continue to wait for a successful Local Improvement Petition

This Option is the City's current position and it should be noted that a Local Improvement petition was undertaken last fall but was abandoned due to insufficient support for the petition. In order for a Local Improvement initiative to be successful, the petition must have the support of 2/3 of the lots which must also represent at least 1/2 of the assessed value of affected properties.

The approximate total cost for the Local Improvement for Riverview Park lot owners is \$9.25M for the area shown in Figure 1 - Riverview Park, and the approximate per lot costs for this option are attached on Table 1 - Riverview Park Local Improvement, at the end of this report. It can be seen that this option results in approximate individual lot owner costs ranging from \$33,500 - \$53,000 based on individual lot sizes.

As the City hopes that a successful Local Improvement will be filed, it currently only allows a lot owner to connect to City services under emergency conditions. The agreement that lot owners enter into with the City identifies that they have to pay or be refunded the difference between the estimated and actual Local Improvement costs when a valid Local Improvement Bylaw is passed at some time in the future. It should be noted that this opportunity for service connection would not be available to the lot owners in Cronquist Close because there are currently no City mains in place to connect these lots.

Option 2 – Split Riverview Park into 3 logical service areas (Cronquist Place, Cronquist Drive, Cronquist Close), as seen on Figure 1, and wait for each area to file a successful Local Improvement Petition

This option treats Riverview Park as three independent sections and owners would be required to file separate Local Improvement petitions for their respective area. Costs for servicing would be shared between owners in each section only.

The approximate per lot costs for each section are shown in Tables 2 – 4 which are attached at the end of this report. In this option the approximate range of costs for each area is:



- 1) Cronquist Place Local Improvement: Approximate individual lot owner costs range from \$29,000 - \$34,500 depending on individual lot sizes.
- 2) Cronquist Drive Local Improvement: Approximate individual lot owner costs range from \$11,000 - \$12,200 depending on individual lot sizes.
- 3) Cronquist Close Local Improvement: Approximate individual lot owner costs range from \$122,000 - \$192,000 depending on individual lot sizes.

It is quite evident that the cost per lot for Cronquist Close is significantly higher in this option due to several factors, including the small number of lots in the area, high capital cost to extend the water and sanitary sewer mains, and the lack of a large neighbor like Heritage Ranch, to shoulder a greater portion of the main construction costs. It is not known if the magnitude of these estimated costs for Cronquist Close would prevent these owners from filing a Local Improvement petition.

As in Option 1, The City currently only allows lot owners to connect under emergency situations and this practice could be changed to allow any owner to connect to The City's mains after paying the appropriate estimated Local Improvement charges. The agreement they enter into with The City would identify that they would have to pay or would be refunded the difference between the estimated and actual Local Improvement costs when a valid Local Improvement Bylaw is passed. Again this opportunity would not be available to the owners in Cronquist Close as the required water and sanitary sewer mains are not yet installed. Cronquist Close owners would have to wait for a successful Local Improvement petition to be filed.

Option 3 – A Council initiated Local Improvement for either the Riverview Park neighborhood as one service area or three separate service areas

Council could initiate a Local Improvement for this project with the estimated costs being the same as outlined in Options 1 and 2. The difference in a Council initiated Local Improvement is that 2/3 of owners must oppose the Local Improvement for it to be defeated.

Option 4 – The City front-ends the costs for the installation of water and sanitary sewer mains in Cronquist Close

In order to ensure that City utilities are in place for all owners in Riverview Park including Cronquist Close, Council could choose to front-end the costs for the installation of the water and sanitary sewer mains. This would allow any owner, including those in Cronquist Close that require emergency service connection to City mains, the ability to connect. The design for the main installation in Cronquist Close was completed with the plans for the utility extension to Heritage Ranch and could be implemented utilizing Municipal Sustainability Initiative (MSI) funding under the existing project description for the Heritage



Ranch project. The MSI funding for this project was applied for in 2012 and is valid for 5 years.

Depending on whether it is decided to consider Riverview Park as one or three service areas, the approximate per lot costs would be the same as shown for Options 1 or 2.

Option 5 – Allow lot owners to connect to City utilities upon request

This option would allow lot owners with existing mains adjacent to their lots to connect to the City's utilities at any time after making a request to the Engineering Department, entering into an agreement with The City, and paying the appropriate estimated fees at the time. The fees charged would be based on Option 1.

As noted previously, as there are no existing City mains in Cronquist Close, this option would not be available to those lot owners.

Analysis:

It is Engineering's position that it is beneficial in the long term for the lots along Riverview Park be serviced with municipal utility services (water and sanitary). Not only from reliability and quality of drinking water but also from a long term slope stability of the Red Deer River bank. Having more of the lots abandon their septic fields will ultimately affect the stability of the slopes.

It has been Engineering's experience that residents of Riverview Park contact The City to request connection to the municipal utilities when they are experiencing problems with their existing septic and water systems or are planning a large renovation to their home.

As per Section 34 of the Municipal Government Act, The City has a duty to supply utility service if the system or works of a municipal public utility are adjacent to a parcel of land, subject to any terms, costs or charges established by Council, upon request of the owner or occupant of a parcel.

The difficulty of this situation are two fold: the residents of Cronquist Close are currently without any utilities near their properties and would be unable to obtain a service connection even if they experienced a failure of their water well or septic system, and granting individual lot servicing in this manner, may result in a core group of highly motivated owners receiving services immediately and the likelihood of the remaining lots obtaining a valid petition diminishing.

The general feedback received from the 2008 Local Improvement petition was that the costs to individual lot owners were too high and that Heritage Ranch should absorb a greater portion of the overall cost. Upon review, there was some reasonableness to this comment and as a result, the cost estimate provided to the residents in 2012, with the latest



attempt for a Local Improvement petition, was adjusted but the initiative was still unsuccessful.

It should be noted that if a resident requests and is granted a service connection outside of a Local Improvement, they must pay the total fee as a lump sum. Without a Local Improvement Bylaw, The City cannot add these fees to the resident's property taxes to allow a 20 year repayment period.

With continued requests for service connections to municipal utilities, several failed attempts to file a valid Local Improvement petition, and the duty to provide the service connections as per the MGA, the Engineering department requires direction from Council on what servicing option to pursue.

Option 4 is the only option that provides an opportunity to pre-install City utilities in Cronquist Close in order to allow all owners in Riverview Park an equal opportunity to connect to City services as needed. Under this option, a decision must be made whether to treat Riverview Park as one or three areas as this would affect the calculation of costs for individual lot owners.

Choosing one of the above options also requires a decision on whether to treat Riverview Park as one area or three separate areas, as this affects the resulting connection costs per lot. By treating Riverview Park as one area, it keeps the costs reasonable for all lot owners in Riverview Park, while breaking the neighborhood into three separate areas would significantly increase the costs for lot owners in Cronquist Close.

In all options, depending on the date of service connection for any particular lot, the fees charged would be adjusted accordingly for inflation.



The City of Red Deer				
Engineering Services Department				
Table I - Riverview Park Local Improvement				
Preliminary Costs for Payment of Trunk Water and Sanitary Sewer Mains (Including Roadway Repairs)				
				Total Costs
Property Information				
	Municipal Address		Assessable Area	One-time Payment
No.	#	Street	ha	Amount
1	5	Cronquist Place	0.429	\$42,928.23
2	14	Cronquist Place	0.382	\$38,225.13
3	10	Cronquist Place	0.361	\$36,106.67
4	6	Cronquist Place	0.372	\$37,224.48
5	2	Cronquist Place	0.399	\$39,926.26
6	6264	Cronquist Drive	0.361	\$36,123.76
7	6258	Cronquist Drive	0.365	\$36,524.01
8	6252	Cronquist Drive	0.365	\$36,524.01
9	6246	Cronquist Drive	0.365	\$36,524.01
10	6240	Cronquist Drive	0.365	\$36,524.01
11	6234	Cronquist Drive	0.365	\$36,524.01
12	6228	Cronquist Drive	0.364	\$36,431.35
13	6218	Cronquist Drive	0.384	\$38,422.62
14	6212	Cronquist Drive	0.385	\$38,525.33
15	6206	Cronquist Drive	0.373	\$37,324.54
16	6200	Cronquist Drive	0.357	\$35,723.50
17	6194	Cronquist Drive	0.363	\$36,323.88
18	4	Cronquist Close	0.380	\$38,025.00
19	8	Cronquist Close	0.335	\$33,522.04
20	12	Cronquist Close	0.372	\$37,199.11
21	16	Cronquist Close	0.383	\$38,325.20
22	20	Cronquist Close	0.442	\$44,229.09
23	15	Cronquist Close	0.527	\$52,734.68
24	9	Cronquist Close	0.433	\$43,328.48
25		Heritage Ranch	13.400	\$1,340,881.71
TOTALS			22.627	\$2,264,151.11



The City of Red Deer				
Engineering Services Department				
Table 2 - Cronquist Place Local Improvement				
Preliminary Costs for Payment of Trunk Water and Sanitary Sewer Mains (Including Roadway Repairs)				
				Total Costs
Property Information				
	Municipal Address		Assessable Area	One-time Payment
No.	#	Street	ha	Amount
1	5	Cronquist Place	0.429	\$34,419.34
2	14	Cronquist Place	0.382	\$30,648.45
3	10	Cronquist Place	0.361	\$28,949.90
4	6	Cronquist Place	0.372	\$29,846.15
5		Heritage Ranch	13.400	\$1,075,102.89
TOTALS			14.944	\$1,198,966.73



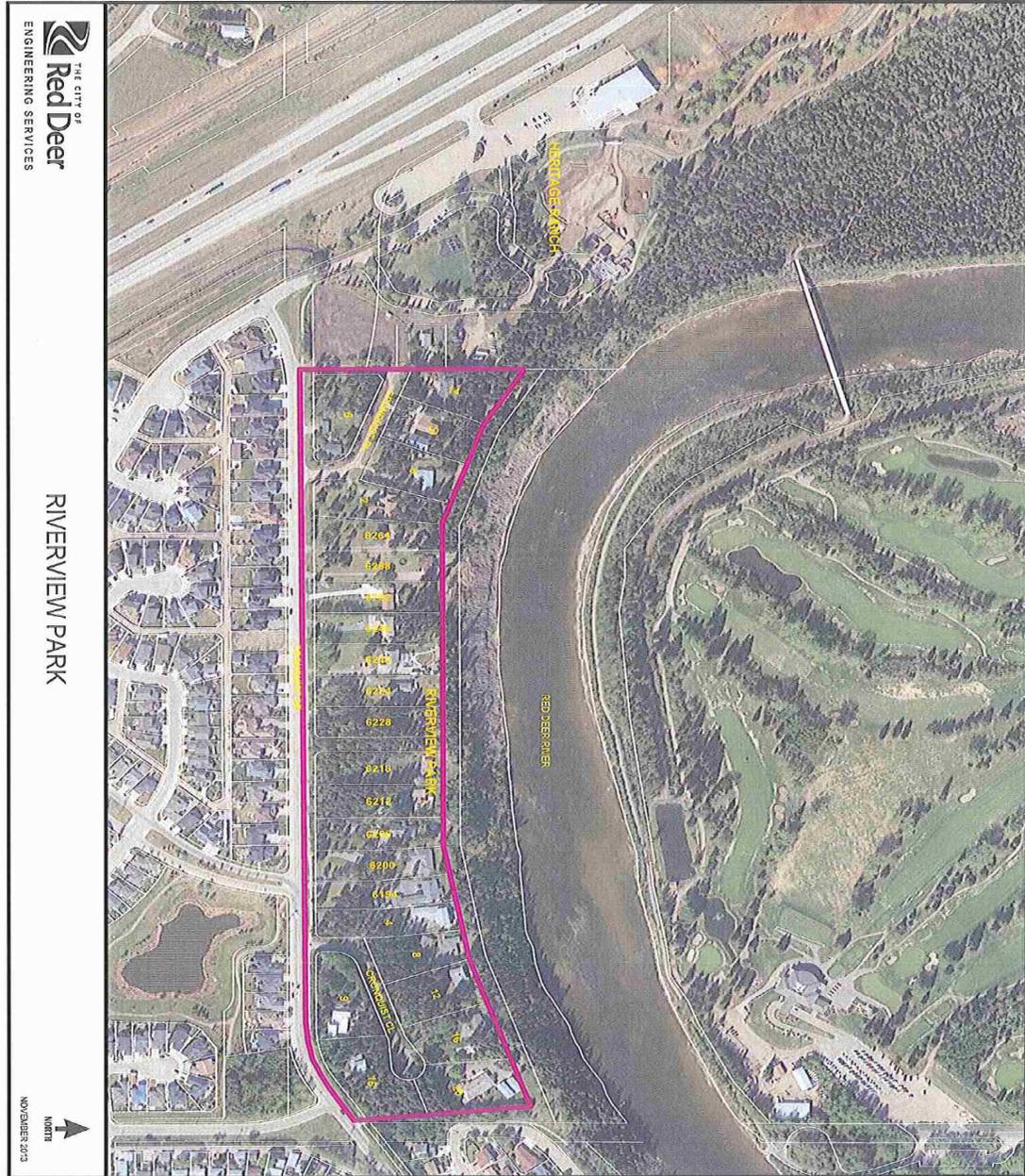
The City of Red Deer				
Engineering Services Department				
Table 3 - Cronquist Drive Local Improvement				
Preliminary Costs for Payment of Trunk Water and Sanitary Sewer Mains (Including Roadway Repairs)				
				Total Costs
Property Information				
		Municipal Address	Assessable Area	One-time Payment
No.	#	Street	ha	Amount
1	2	Cronquist Place	0.399	\$12,206.49
2	6264	Cronquist Drive	0.361	\$11,043.97
3	6258	Cronquist Drive	0.365	\$11,166.33
4	6252	Cronquist Drive	0.365	\$11,166.33
5	6246	Cronquist Drive	0.365	\$11,166.33
6	6240	Cronquist Drive	0.365	\$11,166.33
7	6234	Cronquist Drive	0.365	\$11,166.33
8	6228	Cronquist Drive	0.364	\$11,138.01
9	6218	Cronquist Drive	0.384	\$11,746.79
10	6212	Cronquist Drive	0.385	\$11,778.19
11	6206	Cronquist Drive	0.373	\$11,411.08
12	6200	Cronquist Drive	0.357	\$10,921.60
13	6194	Cronquist Drive	0.363	\$11,105.15
14	4	Cronquist Close	0.380	\$11,625.22
TOTALS			5.191	\$158,808.15



The City of Red Deer				
Engineering Services Department				
Table 4 - Cronquist Close Local Improvement				
Preliminary Costs for Payment of Trunk Water and Sanitary Sewer Mains (Including Roadway Repairs)				
				Total Costs
Property Information				
	Municipal Address		Assessable Area	One-time Payment
No.	#	Street	ha	Amount
1	8	Cronquist Close	0.335	\$121,847.73
2	12	Cronquist Close	0.372	\$135,213.31
3	16	Cronquist Close	0.383	\$139,306.52
4	20	Cronquist Close	0.442	\$160,766.27
5	15	Cronquist Close	0.527	\$191,682.85
6	9	Cronquist Close	0.433	\$157,492.73
TOTALS			2.492	\$906,309.41



Figure I- Riverview Park





Council Decision – November 18, 2013

DATE: November 19, 2013
TO: Frank Colosimo, Engineering Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Riverview Park – Lot Servicing Options

Reference:

Engineering Services, dated November 12, 2013

Resolution:

The following resolution was passed at the Monday, November 18, 2013 Regular Red Deer City Council meeting:

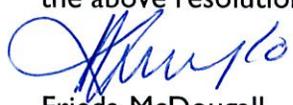
Resolved that Council of The City of Red Deer, having considered the report from the Engineering Services Department, dated November 12, 2013, re: Riverview Park – Lot Servicing Options, hereby approves the following:

1. Directs Administration to prepare a Utility Bylaw amendment that recovers the service costs treating Riverview Park as one service area; and
2. Confirm the Directors' authority to approve connections on a case by case basis in accordance with the Utility Bylaw.

Report back to Council: Yes

Comments/Further Action:

A Utility Bylaw amendment is to be brought back for Council's consideration as per the above resolution.


Frieda McDougall
Manager

c: Director of Development Services
Corporate Meeting Coordinator



November 12, 2013

Canyon Ski Resort Guide Signs

Engineering Services

Report Summary & Recommendation:

Engineering is undertaking a policy review of Guide Signs as directed by Council in May of 2011. It is expected that the review will occur in early 2014 with the Governance and Policy Committee.

Canyon Ski Resort has requested changes to their current directional signage. In order to accommodate Canyon Ski Resort for the peak season needs, Administration recommends that the improvements discussed in this report be offered to Canyon Ski Resort with the understanding that the signs may be removed or amended under new policy that City Council may approve, and that Canyon Ski Resort will be responsible for all associated costs.

City Manager Comments:

I support the recommendation of Administration as presented.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Department, dated November 12, 2013, re: Canyon Ski Resort Guide Signs, hereby directs that existing sign 'A' located on eastbound 55 Street west of Range Road 270 (10 Avenue) be removed and replaced temporarily with a guide sign to Alberta Transportation Standards, subject to an agreement, satisfactory to the City Solicitor, being entered into with Canyon Ski Resort.



Report Details

Background:

In May of 2011, City Council directed Engineering Services to undertake a policy review of Guide Signs. A revised Guide Signs policy will be presented to City Council for their consideration next year.

Since August 2011, Canyon Ski Resort has expressed desire to install larger and additional guide signs, as well as to replace existing directional signs with new signs to reflect the current name and facility symbols. Canyon Ski Resort's requests were investigated by City staff and under the existing Guide Signs policy the request for larger and additional signage cannot be granted. Canyon Ski resort was advised however, that the current policy would permit the existing signs being replaced in the same configuration and size of signs in blue instead of brown with updated facility information at Canyon Ski Resorts cost. Canyon Ski Resort opted not to do so however, since any signs upgraded now could be removed or changed as a result of the findings of the policy review.

September 2013 Canyon Ski Resort met with City staff to discuss possible temporary improvements to Canyon Ski Resorts directional signs to accommodate their 2013/2014 peak season needs. The following is a summary of the signage improvements desired with the location referenced by the attached figure:

1. That existing sign 'A' located on eastbound 55 Street west of Range Road 270 (10 Avenue) be removed and replaced temporarily with a guide sign to Alberta Transportation standards.
2. That missing sign 'B' located on Eastbound 50 Street be replaced.
3. That existing sign 'C' be relocated within the boulevard closer to the roadway.
4. That existing sign 'D' located on 30 Avenue west of Carleton Avenue be relocated to an agreed upon location for improved sight visibility.

Discussion:

Given the current Council Signage Policy and department practices, signage improvements B, C and D can be approved at administration level. However signage A is not supported by current Council Signage Policy and would require Council approval. Engineering supports the usage of a guide sign to Alberta Transportation standards at location A and requests Council's consideration of the signage in advance of the Policy review for the following reason:

- As seen in the attached figure, Range Road 270, which is the main route for Canyon Ski Resort, is on the boundary of the City limits which results in the west sign being located in the City jurisdiction and the east sign being located in Alberta Transportation jurisdiction. Both the City and Alberta Transportation utilize a different standard



of sign at this location. Engineering is not aware of this unique situation of competing standards at an intersection occurring previously and work to date on the Signage Policy did not contemplate this unique situation.

- Alberta Transportation will not install a different sign standard, e.g. City sign standard.
- Canyon Ski Resort has been waiting for over two years for this Signage Policy review. The work was substantially completed and submitted for consideration to Council in July 2013. It was then referred to a future Governance and Policy Committee for their consideration. A revised policy will be considered in early 2014. This does not coincide with Canyon Ski Resorts peak season.
- Any signage modifications as noted above are considered temporary in nature and prior to City forces undertaking the work. It is recommended that an agreement be entered into with Canyon Ski Resort to this effect.
- Canyon Ski Resort will be responsible for obtaining the sign from Alberta Transportation, coordinating the delivery and installation of the sign with the City's Public Works Department, and will be responsible for all associated costs.

113 COPY



Council Decision – November 18, 2013

DATE: November 19, 2013
TO: Frank Colosimo, Engineering Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Canyon Ski Resort Guide Signs

Reference Report:

Engineering Services, dated November 12, 2013

Resolution:

The following resolution was passed at the Monday, November 18, 2013 Regular Red Deer City Council meeting:

Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Department, dated November 12, 2013, re: Canyon Ski Resort Guide Signs, hereby directs that existing sign 'A' located on eastbound 55 Street west of Range Road 270 (10 Avenue) be removed and replaced temporarily with a guide sign to Alberta Transportation Standards, subject to an agreement, satisfactory to the City Solicitor, being entered into with Canyon Ski Resort.

Report back to Council: No


Frieda McDougall
Manager

c: Director of Development Services
City Solicitor



October 31, 2013

Request Regarding Combative Sport Event – January 31, 2014

Legislative Services

Report Summary & Recommendation:

In the absence of a Red Deer Combative Sports Commission any promoters wishing to host events within the city must obtain Council approval and have an approved Commission attend to oversee their event. Council's approval is being requested for a combative sport event scheduled for January 31, 2014 with oversight by the Central Combative Sports Commission.

City Manager Comments:

I concur with the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report of the Legislative Services Department dated October 31, 2013 re: Request Regarding Combative Sport Event – January 31, 2014, hereby provides no objection to the Central Combative Sports Commission oversight of the January 31, 2014 – HAVOC FC Mixed Martial Arts event in the city of Red Deer.

October 31, 2013

Request for Approval of Combative Sport Event

Page 2

Background:

The City of Red Deer does not have a bylaw establishing a Boxing & Wrestling/Combative Sports Commission. At several points over the last 15 years, Council has considered this issue and has determined that instead of establishing a Commission and assuming any potential liability, The City would instead enable other Commissions to provide oversight to events held in Red Deer. In 1993, 1998 and 2003, Council passed resolutions appointing the Edmonton Boxing & Wrestling Commission to supervise a specific boxing event.

Because there was a perception that earlier Council resolutions enabled any Commission to oversee events within the city of Red Deer, Council at its meeting of November 14, 2011 passed the following resolution:

Resolved that Council of The City of Red Deer, having considered the report of the Legislative & Governance Services Manager dated October 27, 2011 re: Combative Sport Event approvals hereby retracts any actual and inferred approval of Boxing / Combative Sport Commissions operating within the City of Red Deer and directs administration to advise promoters/commissions that any event must be brought to Council for consideration and approval.

The result of the preceding resolution is that Council must pass a resolution each time an event is requested to be held within the city of Red Deer.

In September of 2013 Council authorized administration to enter into negotiations with the City of Edmonton for Edmonton's Commission to act as the Red Deer Commission. This process is currently underway.

Discussion:

Council is currently being asked to consider approval of an event to which the Central Combative Sports Commission will act as the sanctioning body. The proposed date and event is as follows:

January 14, 2013 – HAVOC FC Mixed Martial Arts Event

Analysis:

The Central Combative Sports Commission is permitted, by bylaw, to oversee events outside of its local jurisdiction.

Subject: FW: Application for Combative Sports Regulation: Central Combative Sports Commission

From: D K _____ m>
Date: October 31, 2013 at 10:33:29 AM MDT
To: Frieda McDougall <Frieda.McDougall@reddeer.ca>
Cc: Al MacKechnie _____, shirley-stunzi personal <____>
Subject: Application for Combative Sports Regulation: Central Combative Sports Commission

Hi Frieda,

this email is to service as an application from the Central Combative Sports Commission to regulate a mixed martial arts event in Red Deer, AB.

PROMOTER: HAVOC FC

DATE: 31 January 2014

LOCATION: Sheraton Hotel

I am requesting this application be placed on the next scheduled meeting of Council for consideration.

If you need more information to facilitate this application, please let me know.

This will be the 3rd show for this promoter to be held within the City of Red Deer.

Thank you.

Dale Kliparchuk

CC: Al MacKechnie

CC: Shirley Stunzi

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

FILE COPY



Council Decision – November 18, 2013

DATE: November 19, 2013
TO: Jackie Kurylo, Deputy City Clerk
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Request Regarding Combative Sport Event – January 31, 2014

Reference:

Legislative Services Department, dated October 31, 2013

Resolutions:

The following resolution was passed at the Monday, November 18, 2013 Regular Red Deer City Council meeting:

Resolved that Council of The City of Red Deer, having considered the report from the Legislative Services Department dated October 31, 2013, re: Request Regarding Combative Sport Event – January 31, 2014, hereby provides no objection to the Central Combative Sports Commission oversight of the January 31, 2014 – HAVOC FC Mixed Martial Arts event in the city of Red Deer.

Report back to Council: No

Comments/Further Action:

This office will advise the Central Combative Sports Commission of Council's decision.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager

Handwritten initials 'FN' in blue ink.

c: Corporate Meeting Coordinator

Christine Kenzie

From: Christine Kenzie
Sent: November 20, 2013 9:44 AM
To: catus2222@hotmail.com
Subject: November 18 2013 City of Red Deer Council Meeting - Decision Letter
Attachments: DOC112013.pdf

Dear David;

Attached, for your information, is a copy of the November 18, 2013 Red Deer City Council Meeting decision regarding the application for combative sports regulation - Central Alberta Combative Sports Commission -- Mixed Martial Arts Event - HAVOC FC - January 31, 2014, Red Deer.

Let me know if you have any questions

Christine Kenzie | Corporate Meeting Coordinator
Legislative Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

-----Original Message-----

From: LGSMFP1@reddeer.ca [mailto:LGSMFP1@reddeer.ca]
Sent: November 20, 2013 9:38 AM
To: Christine Kenzie
Subject: Send data from MFP07757196

Scanned from MFP07757196

Date: 11/20/2013 09:38
Pages: 1
Resolution: 200x200 DPI



LEGISLATIVE SERVICES

November 19, 2013

Mr. David Kliparchuk
Central Combative Sports Commission
Sent via email: catus2222@hotmail.com

Dear David:

Re: Council Decision – November 18, 2013
Application for Combative Sports Regulation – Central Combative Sports Commission
Mixed Martial Arts Event - HAVOC FC – January 31, 2014, Red Deer, Alberta

The following resolution was passed during the Regular Council meeting held on Monday, November 18, 2013:

Resolved that Council of The City of Red Deer, having considered the report from the Legislative Services Department dated October 31, 2013, re: Request Regarding Combative Sport Event – January 31, 2014, hereby provides no objection to the Central Combative Sports Commission oversight of the January 31, 2014 – HAVOC FC Mixed Martial Arts event in the city of Red Deer.

If you require any further information, please feel free to contact me at 403.342.8132.

Sincerely,

for: Frieda McDougall
Manager



October 31, 2013

Proposed Land Use Bylaw Amendment for 3702 50 Avenue: To Add a Site Exception

Bylaw 3357/N-2013

Planning Department

Report Summary & Recommendation:

The Planning Department has received an application to amend the Land Use Bylaw to add a site exception at 3702 50 Avenue. The site exception would permit specific commercial uses to operate within the existing structure of the building while maintaining the current R2 Residential (Medium Density) zoning.

The commercial uses being considered for site 3702 50 Avenue are as follows:

1. Commercial Services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, or tanning salon,
2. Commercial Services related to a financial or insurance services outlet, real estate agency, travel agency,
3. Law Office, or
4. Health and Medical Services - a development used for services related to the physical or mental health of individuals on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative in nature or may consist of treatment or counseling. Uses may include but are not limited to medical clinics, dental clinics, optometrists, chiropractic and psychiatric or medical counseling services.

The Planning Department supports Bylaw 3357/N-2013 to amend the Land Use Bylaw to add a site exception for 3702 50 Avenue.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/N-2013, addition of a site exception for 3702-50 Avenue. A Public Hearing would then be held on Monday, December 16, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager



Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/N-2013 at this time.

Report Details

Background:

The property, located at 3702 50 Avenue, is within the South Hill neighbourhood and is currently zoned R2- Residential (Medium Density). Surrounding properties are zoned R2 – Residential (Medium Density), R3 – Residential (Multi Family), and C4 – Commercial (Major Arterial).

The applicant is seeking approval to allow low impact commercial uses, a law office or health and medical services, to operate within the existing structure of the building. Currently there is a detached single family home on the property in which the commercial uses would operate. A Land Use Bylaw amendment is required because the R2 district does not allow these commercial uses.

The commercial uses being considered for 3702 50 Avenue are:

- i. *Commercial Services* related to the care and appearance of the body such as a massage business, beauty shop, barber shop, or tanning salon
- ii. *Commercial Services* related to a financial or insurance services outlet, real estate agency, travel agency
- iii. *Law Office*
- iv. *Health and Medical Services* - a development used for services related to the physical or mental health of individuals on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative in nature or may consist of treatment or counseling. Uses may include but are not limited to medical clinics, dental clinics, optometrists, chiropractic and psychiatric or medical counseling services.

Discussion:

There is no Area Structure Plan or Area Redevelopment Plan to guide development in this area. The Municipal Development Plan (MDP) expresses support for land use intensification and mixed use developments along Gaetz Avenue (Policy 12.8, page 38).

The proposed amendment complies with the MDP because the subject property is situated along Gaetz Avenue and it provides a transition between commercial and residential use by integrating the uses.



The site exception will only permit commercial uses to operate within the existing structure on the site. If the owner chooses to demolish, undertake major renovations, or construct an addition to the existing building they would only be able to use the building as per the existing zoning - R2 medium density residential zoning.

The proposed application was referred to internal City departments. No objecting comments were received.

The proposed application was referred to adjacent landowners within 100 m of the subject property. No comments were received.

Analysis:

The Planning Department supports Bylaw 3357/N-2013 to amend the Land Use Bylaw to add a site exception for 3702 50 Avenue for the following reasons:

- Complies with the Municipal Development Plan;
- Provides a transition between commercial and residential uses; and
- No objection from administration or neighbors.



Context Map

- 3702 50 Avenue outlined in red



Land Use Bylaw Amendment Application

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

I (we) hereby authorize Dennis Rozzell Virtual Property Inc. to act on my (our) behalf on matters pertaining to this Land Use Bylaw Amendment Application.

Landowner Signature(s): Harry Clutton

Date: May 6 2013

Description of Land Proposed to be Redesignated

Plan(s): 6159 E.T. Block(s): 3 Lot(s): 1

Municipal Address(s): 3702 50th Avenue Red Deer Ab.

Land Area: 6000 sq ft. hectares, acres, m² (ft²)

Amendment Proposed

Existing Land Use Designation: R-2

Proposed Land Use Designation: C-4

Applicant's Rationale

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

The existing property has an old home on it. The location makes the home unsafe for children. I want to change the zoning in order to utilize the property for a more appropriate use. Except for a duplex & 4 plex & a multi unit apartment complex. all properties to the south are C4 including several older homes that are being used for commercial enterprises.

Any personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of evaluating the proposed Land Use Bylaw Amendment and may be circulated to relevant agencies and adjacent landowners for a consistent purpose. If you have any questions regarding the collection, use and protection of this information, please contact the Director of the Planning Services Division at 403-406-8700. Planning Services is located on the third floor of City Hall, 4914 - 48th Avenue, Red Deer, Alberta

BYLAW NO. 3357/N-2013

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

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

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

1. Section 8.22 Exceptions Respecting Land Use is amended by adding to subsection 1 (f) the following new subsection:
 - (ix) A Commercial Service Facility, Health and Medical Services, or Law Office and related signage on Lot 1, Block 3, Plan 6159ET (3702 – 50 Ave.) but not including the following:
 - (1) fitness centre;
 - (2) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet;
 - (3) care of small animals such as a small animal veterinary;
 - (4) commercial school;
 - (5) day care;
 - (6) offices of accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services.When considering the above uses, the Development Authority shall consider the need to impose such conditions as it deems necessary or appropriate, including conditions to:
 - (7) prohibit uses that would result in associated noises, and/or odors extending beyond the interior of the building;
 - (8) prohibit outdoor storage or display of materials associated with the business.
2. The “Land Use District Map L13” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 13/2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

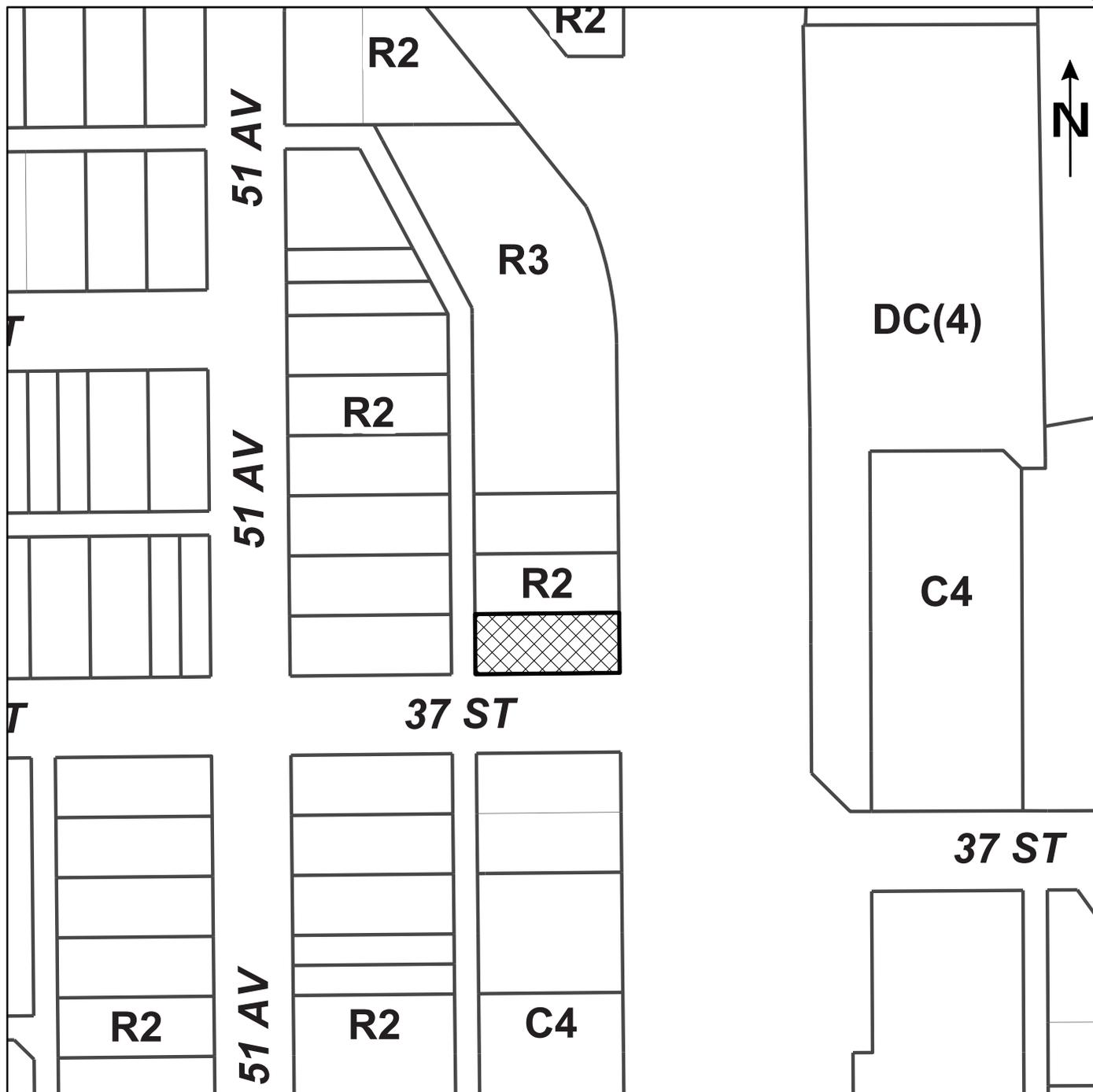
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

Affected District:



R2 to R2 (f) (ix) Residential (Medium Density) District

R2 - Residential (Medium Density) District

Proposed Amendment
 Map: **13 / 2013**
 Bylaw: **3357 / N-2013**
 Date: **Oct. 31, 2013**

FILE COPY



Council Decision – November 18, 2013

DATE: November 19, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/N-2013
Addition of Site Exception for 3702 – 50 Avenue

Reference:

Planning Services Department, dated October 31, 2013

Bylaw Reading:

At the Monday, November 18, 2013 Regular Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/N-2013 – an amendment to add a site exception at 3702 – 50 Avenue to permit specific commercial uses to operate within the existing structure of the building while maintaining the current R2 Residential (Medium Density) zoning.

Report back to Council: Yes

Comments/Further Action:

This office will advertise for a Public Hearing for Land Use Bylaw Amendment 3357/N-2013 to be held on Monday, December 16, 2013 at 6:00 p.m. during Council's regular meeting.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager

for:

c: Director of Planning Services
Dayna Nebozenko, Planner
Client Services Support – Legislative Services
Corporate Meeting Coordinator

DM 1436467

**REZONING OF PHASES 2 AND 3 IN QUEENS BUSINESS PARK
(N ½ SEC. 36)
LAND USE BYLAW AMENDMENT 3357/Y-2013**

DESCRIPTION: Land Use Bylaw Amendment 3357/Y-2013 provides for the rezoning of Phases 2 and 3 of The City's Queens Business Park IASP – approximately 49.75 hectares (122.93) acres) from A1 Future Urban Development District to I1 – Industrial (Business Service) District, I2 – Industrial (Heavy Industrial) District, C4-Commercial (Major Arterial) District, P1 – Parks and Recreation District

FIRST READING: October 15, 2013

FIRST PUBLICATION: October 25, 2013

SECOND PUBLICATION: November 1, 2013

PUBLIC HEARING & SECOND READING: NOV 18, 2013

THIRD READING: NOV 18, 2013

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

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: **City of Red Deer**

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

**Rezoning of Phases 2 and 3 in Queens Business Park (N ½ Sec. 36)
Land Use Bylaw Amendment 3357/Y-2013**

City Council is considering amending the Land Use Bylaw related to the Queens Business Park Industrial Area Structure Plan (N ½ Sec 36; 38-28-W4M). This bylaw proposes to rezone Phases 2 and 3 which covers approximately 49.75 hectares (122.93 acres) of land from A1-Future Urban Development District to I1-Industrial (Business Service) District, I2-Industrial (Heavy Industrial) District, C4-Commercial (Major Arterial) District, and P1-Parks and Recreation District.

(Insert Map here – DM #1418469)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, November 18, 2013** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, November 8, 2013**. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: October 25, 2013 and November 1, 2013)



Change District from:

-  A1 to C4 - Commercial (Major Arterial) District
-  A1 to I1 - Industrial (Business Service) District
-  A1 to I2 - Industrial (Heavy Industrial) District
-  A1 to P1 - Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment
Map: **24 / 2013**
Bylaw: **3357 / Y-2013**
Date: **Oct. 2, 2013**

LEGISLATIVE SERVICES

October 16, 2013

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/
Rezoning of Phases 2 and 3 – Queen
Your property at «Owner_Address_**

Red Deer City Council is considering amending the Land Use Bylaw related to the Queens Business Park (N ½ Sec 36: 38-28-W4M). This bylaw amendment proposes to rezone approximately 49.75 hectares (122.93 acres) from A1-Future Urban Development District to I1-Industrial (Business Service) District, I2-Industrial (Heavy Industrial) District, C4-Commercial (Major Arterial) District and P1-Parks and Recreation District.

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, November 18, 2013 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter included on the Council agenda it must be submitted to our office by Friday, November 8, 2013. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,



Frieda McDougall
Legislative Services Manager

attach.



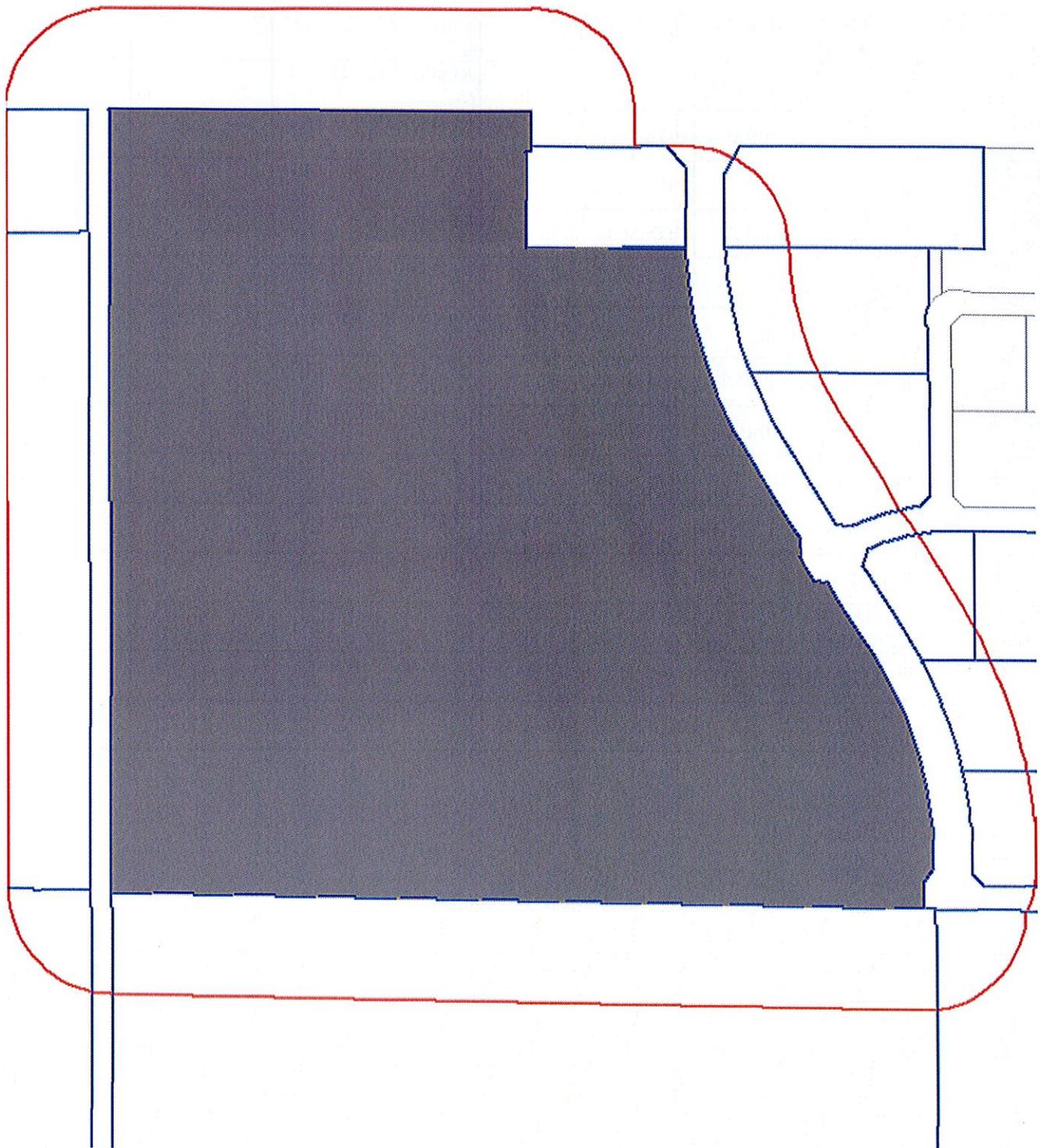
Change District from:

-  A1 to C4 - Commercial (Major Arterial) District
-  A1 to I1 - Industrial (Business Service) District
-  A1 to I2 - Industrial (Heavy Industrial) District
-  A1 to P1 - Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment
Map: **24 / 2013**
Bylaw: **3357 / Y-2013**
Date: **Oct. 2, 2013**



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around ROLL 8800060

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
ROLL 8800470	HENDERSON VENTURES LTD &	CATELLIER CONSULTING LTD.	BOX 27 SITE 1 RR 1	RED DEER, AB T4N 5E1	
ROLL 8800475	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
200 QUEENS DR	CENTRAL ALBERTA CO-OP LTD	5118 47 AVE	RED DEER, AB T4N 3P7		
110 7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
ROLL 8800465	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
ROLL 8800070	LEGACY INC	RR 1	RED DEER, AB T4N 5E1		
ROLL 8800060	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
ROLL 8800090	LYLE BRENT & MARCIE JEFFRIES	RR 1	RED DEER COUNTY, AB T4N 5E1		
170 QUEENS DR	FORT GARRY INDUSTRIES LTD	2525 INKSTER BLVD	WINNIPEG, MB R3C 2E6		
ROLL 8800590	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
ROLL 8800040	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
ROLL 8800045	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
130 7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
120 7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
20 28051 HWY 11A	HENDERSON VENTURES LTD &	CATELLIER CONSULTING LTD.	BOX 27 SITE 1 RR 1	RED DEER, AB T4N 5E1	
7474 79 ST	358154 ALBERTA LTD	6204 46 AVE	RED DEER, AB T4N 7A2		
28105 HWY 11A	EDGAR, JAMES HAROLD	RR 1 SITE 11 BOX 19	RED DEER, AB T4N 5E1		



November 5, 2013

Land Use Bylaw Amendment 3357/Y-2013

Rezoning of Phases 2 & 3 in Queens Business Park (N ½ Sec 36)

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Tuesday, October 15, 2013 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/Y-2013.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/Y-2013, rezoning of Phases 2 and 3 in Queens Business Park (N ½ Sec 36) is requested.

Craig Curtis
City Manager

Background

At the Tuesday, October 15, 2013 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/Y-2013, a bylaw amendment to rezone approximately 49.75 (122.93 acres) of land from A1-Future Urban Development District to I1-Industrial (Business Service) District, I2-Industrial (Heavy Industrial) District, C4-Commercial (Major Arterial) District, and P1-Parks and Recreation District.

In accordance with Section 606 of the *Municipal Government Act*, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on October 25 and November 1, 2013 with no comments being received. A Public Hearing will be held on Monday, November 18, 2013 at 6:00 P.M. during Council's regular meeting. Letters were sent to the owners of properties in the affected areas.



Report Originally Submitted to the
Tuesday, October 15, 2013 Council
Meeting

September 27, 2013

Rezoning of Phases 2 & 3 in Queens Business Park (N 1/2 Sec 36)

Planning Department

Report Summary & Recommendation:

Bylaw 3357/Y-2013 proposes to rezone the second and third phase of the City's Queens Business Park Industrial Area Structure Plan (IASP) for a variety of industrial, commercial and public uses.

As the rezoning complies with the adopted IASP, the Planning department recommends Council support Bylaw 3357/Y-2013.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/Y-2013, to rezone phases 2 and 3 in Queens Business Park (N 1/2 Sec 36). A Public Hearing would then be held on Monday, November 18, 2013 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/Y-2013 at this time.



Report Details

Background:

The Queens Business Park Industrial Area Structure Plan (IASP) was originally adopted by Council in December 2007 and sets out the future subdivision and development of the N ½ Sec 36; 38-28-W4M for primarily industrial uses along with some commercial and public uses. Rezoning is required to facilitate further subdivision and development of the land.

Discussion:

This rezoning covers approximately 49.75 hectares (122.93 acres) and will allow further subdivision to be pursued in the subject area.

Currently the land is zoned AI – Future Urban Development District.

Bylaw 3357/Y-2013 proposes to change the subject area to the following land use districts:

- I1 – Industrial (Business Service) District
- I2 – Industrial (Heavy Industrial) District
- C4 – Commercial (Major Arterial) District
- PI – Parks and Recreation District

Analysis:

The proposed rezoning application conforms to the adopted IASP for the area and no objections were received from affected City departments. The rezoning application was not referred to adjacent landowners because it is contained within an approved IASP.

BYLAW NO. 3357/Y – 2013

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

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

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

1. The land shown in cross hatching in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to C4 – Commercial (Major Arterial) District.
2. The land shown in horizontal hatching in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to I1 – Industrial (Business Service) District.
3. The land shown in vertical hatching in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to I2 – Industrial (Heavy Industrial) District.
4. The land shown in grey shading in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to P1 Parks and Recreation District.
5. The “Land Use District Map G21” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 24 / 2013 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of October 2013.

READ A SECOND TIME IN OPEN COUNCIL this day of 2013.

READ A THIRD TIME IN OPEN COUNCIL this day of 2013.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2013.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

-  A1 to C4 - Commercial (Major Arterial) District
-  A1 to I1 - Industrial (Business Service) District
-  A1 to I2 - Industrial (Heavy Industrial) District
-  A1 to P1 - Parks and Recreation District

Affected District:

A1 - Future Urban Development District

Proposed Amendment
 Map: **24 / 2013**
 Bylaw: **3357 / Y-2013**
 Date: **Oct. 2, 2013**

FILE COPY



Council Decision – November 18, 2013

DATE: November 19, 2013
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/Y-2013
Rezoning of Phases 2 & 3 in Queens Business Park (N ½ Sec. 36)

Reference:

Legislative Services Department, dated November 5, 2013 and Planning Services Department, dated September 27, 2013

Bylaw Reading:

At the Monday, November 18, 2013 Regular Council meeting, Council gave second and third reading to Land Use Bylaw Amendment 3357/Y-2013 – an amendment to rezone approximately 49.75 (122.93 acres) of land from A1 Future Urban Development District to I1-Industrial (Business Services) District, I2-Industrial (Heavy Industrial) District, C4-Commercial (Major Arterial) District, and P1-Parks and Recreation District. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall

Manager
/attach.

c: Director of Planning Services
Orlando Toews, Senior Planner
Client Services Support – Legislative Services
Corporate Meeting Coordinator

DM 1436467

DATE: November 19, 2013

TO: Elaine Vincent, Director of Corporate Services

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Notice of Motion – Submitted by Councillors Paul Harris & Lynne Mulder Re: Aquatic Centre

Reference:

The following Notice of Motion was introduced by Councillor Paul Harris and Councillor Lynne Mulder re Aquatic Centre at the Monday, November 18, 2013 Council Meeting.

Whereas Red Deerians have envisioned and have been working together for decades to become a destination for sports tourism in Alberta and Western Canada, and

Whereas throughout the past number of years Red Deer City Council and administration has heard repeatedly from the community the desire for an aquatics centre with a 50 meter pool that would allow Red Deer to host national and international competitions, and

Whereas 80 percent of Albertans live within two hours travel by vehicle from Red Deer which affords us an ideal host location, and

Whereas the population of Red Deer is increasing by 3% a year and will have 120,000 residents by 2019, and nearly 150,000 by 2027 (the earliest year a centre could be completed with our current plan), and

Whereas the economic benefit for Red Deer and the region of a facility that allows Central Alberta to host national and international competitions will have a substantial influence on the hospitality and tourism industries, as well as broaden our economic base, and

Whereas, the envisioned aquatics centre adds to the revitalization and enhancement of Rotary Park and the downtown, and

Whereas the facility will provide recreational opportunities for seniors, youth, and families and deepens the quality of life in Red Deer, and

Whereas this facility would provide quality training facilities for future aquatic athletes, and

Whereas with the opportunity for the 2019 Canada Winter Games to help us attract local and regional sponsorship and grant funding through the provincial and federal governments has never been better, and

Whereas borrowing rates through the province have never been lower, and

Whereas Red Deer has a history of excellence, forward-looking leadership, and has a “can-do” attitude — citizens tell us to figure out how to make things happens, not to find reasons why things can’t be done,

Therefore be it resolved that the aquatics centre which has been in the capital plan for many years be moved into the 10 year plan with the preferred completion date for use in the 2019 Canada Winter Games.

Be it further resolved that administration and council develop and undertake an engagement process about the Aquatic Centre with the community which explores both the benefits and issues — social and economic, and

Be it further resolved that the City of Red Deer create an ad hoc committee consisting of members of the Aquatics Centre, the general public, as well as other orders government, to further develop the project as envisioned by Central Alberta Aquatic Centre and to explore grants, major sponsorships, and fundraising strategies, and

Be it further resolved that the council of the City of Red Deer develop a strategy and plan for the establishment of a community capital fund to assist with further social infrastructure needs.

The following resolution was passed at the Monday, November 18, 2013 Regular Red Deer City Council meeting:

Resolved that Council of The City of Red Deer hereby agrees to consider the Notice of Motion as submitted by Councillor Paul Harris and Councillor Lynne Mulder at the Monday, November 18, 2013 Council Meeting regarding the Aquatic Centre during the Tuesday, November 26, 2013 Capital Budget Meeting.

...3/

Council Decision – November 18, 2013
Notice of Motion – Aquatic Centre
Page 3

Report back to Council: Yes

Comments/Further Action:

This Notice of Motion is to be considered during the November 26, 2013 Capital Budget Meeting.



Frieda McDougall
Manager



c: Councillor Paul Harris
Councillor Lynne Mulder
City Manager
Corporate Meeting Coordinator

**Notice of Motion — Aquatics Centre
Submitted by Councillor Harris and Councillor Mulder**

Whereas Red Deerians have envisioned and have been working together for decades to become a destination for sports tourism in Alberta and Western Canada, and

Whereas throughout the past number of years Red Deer City Council and administration has heard repeatedly from the community the desire for an aquatics centre with a 50 meter pool that would allow Red Deer to host national and international competitions, and

Whereas 80 percent of Albertans live within two hours travel by vehicle from Red Deer which affords us an ideal host location, and

Whereas the population of Red Deer is increasing by 3% a year and will have 120,000 residents by 2019, and nearly 150,000 by 2027 (the earliest year a centre could be completed with our current plan), and

Whereas the economic benefit for Red Deer and the region of a facility that allows Central Alberta to host national and international competitions will have a substantial influence on the hospitality and tourism industries, as well as broaden our economic base, and

Whereas, the envisioned aquatics centre adds to the revitalization and enhancement of Rotary Park and the downtown, and

Whereas the facility will provide recreational opportunities for seniors, youth, and families and deepens the quality of life in Red Deer, and

Whereas this facility would provide quality training facilities for future aquatic athletes, and

Whereas with the opportunity for the 2019 Canada Winter Games to help us attract local and regional sponsorship and grant funding through the provincial and federal governments has never been better, and

Whereas borrowing rates through the province have never been lower, and

Whereas Red Deer has a history of excellence, forward-looking leadership, and has a “can-do” attitude — citizens tell us to figure out how to make things happens, not to find reasons why things can’t be done,

Therefore be it resolved that the aquatics centre which has been in the capital plan for many years be moved into the 10 year plan with the preferred completion date for use in the 2019 Canada Winter Games.

Be it further resolved that administration and council develop and undertake an engagement process about the Aquatic Centre with the community which explores both the benefits and issues — social and economic, and

Be it further resolved that the City of Red Deer create an ad hoc committee consisting of members of the Aquatics Centre, the general public, as well as other orders government, to further develop the project as envisioned by Central Alberta Aquatic Centre and to explore grants, major sponsorships, and fundraising strategies, and

Be it further resolved that the council of the City of Red Deer develop a strategy and plan for the establishment of a community capital fund to assist with further social infrastructure needs.



Council Meeting of November 18, 2013

PUBLIC ATTACHMENT "A"

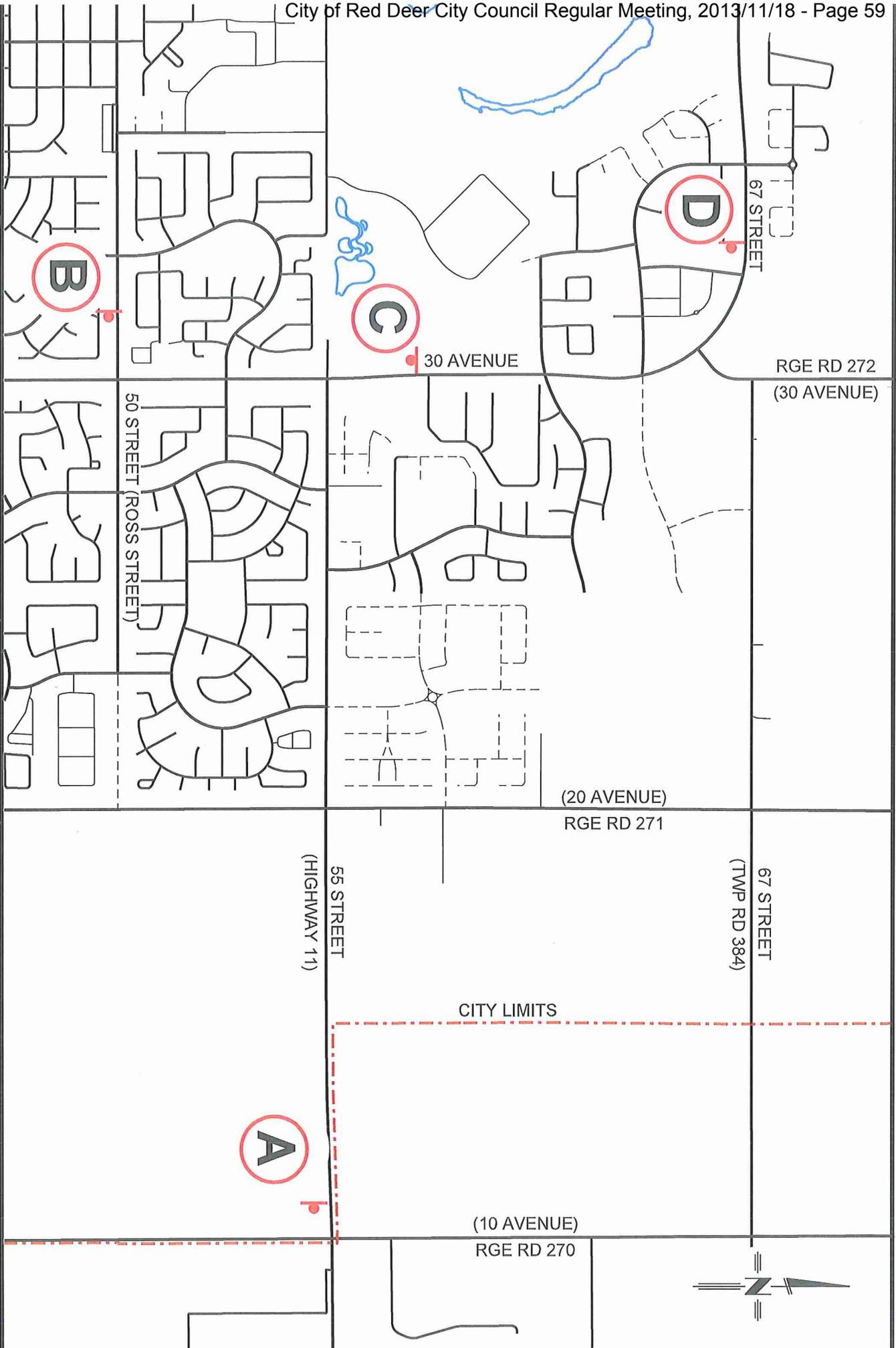
DOCUMENT STATUS: Public

REFERS TO: Canyon Ski Resort Guide Signs
Signage Location: Signs A, B, C & D

Item No. 12.1.

PROJECT:

CANYON SKI RESORT GUIDE SIGNS
TEMPORARY AGREEMENT



SCALE: N.T.S.

DATE: 21/10/13

DRAWN BY: S.T.

DRAWING NO.: CSR-TGS

NOTES

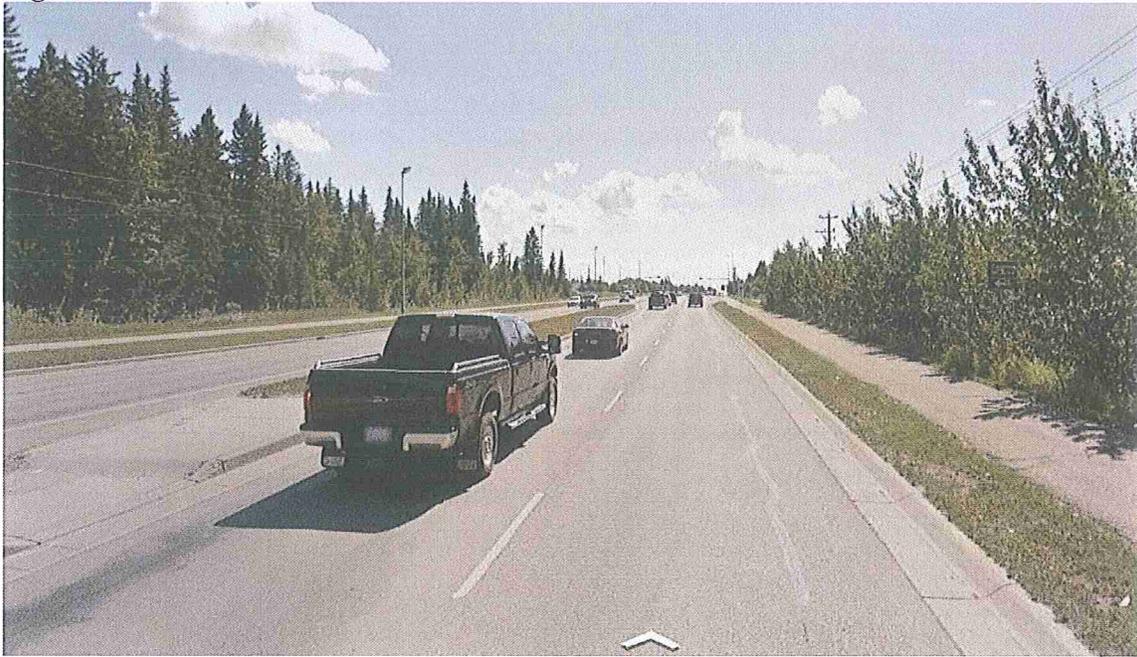
Sign 'A'



Sign 'B'



Sign 'C'



Sign 'D'

