



CITY COUNCIL

AGENDA

Monday, April 28, 2014 – 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. Human Resources Matter (*FOIP - Section 24 (1)*)

2. MINUTES

2.1. Confirmation of the Minutes of the Monday, April 14, 2014 Regular Council Meeting

(Agenda Pages 1 – 20)

3. POINTS OF INTEREST

4. REPORTS

4.1. 2013 Annual Financial Report

(Agenda Pages 21 – 22)

5. BYLAWS

5.1. 2014 Tax Rate Bylaw 3515/2014

(Agenda Pages 23 – 34)

6. PUBLIC HEARINGS

- 6.1. Land Use Bylaw Amendment 3357/C-2014
Timber Ridge Phase 3 Rezoning
Consideration of Second and Third Reading of the Bylaw
(Agenda Pages 35 – 40)

- 6.1.a. Consideration of Second Reading of the Bylaw

- 6.1.b. Consideration of Third Reading of the Bylaw

7. NOTICES OF MOTION

8. ADJOURNMENT



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

of The Red Deer City Council Regular Meeting held on Monday, April 14, 2014 commenced at 2:34 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 Community Services, Sarah Cockerill
Director of Corporate Services, Paul Goranson
Director of Planning Services, Kim Fowler
Director of Development Services, Elaine Vincent
Director of Communications, Charity Dyke
Director of Corporate Transformation, Lisa Perkins
City Clerk, Frieda McDougall
Deputy City Clerk, Jackie Kurylo
Corporate Meeting Coordinator, Bev Greter
Recreation Parks & Culture Manager, Shelley Gagnon
HR Team Leader - Consulting & Labour Relations, John Carpenter
Chief Financial Officer, Dean Krejci
Planner, Christi Fidek



I. ADDITIONAL AGENDA ITEMS

I.1. Motion to Add Reports to the Agenda

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to add the Commuter Bike Pilot Report and the Amalgamated Transit Union (ATU) Contract Ratification Report to the Monday, April 14, 2014 Council Meeting Agenda.

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 TO ADD TO THE AGENDA CARRIED

2. IN CAMERA MEETING

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer agrees to enter into an In Camera Meeting on Monday, April 14, 2014 at 2:35 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 Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, April 14, 2014 at 3:28 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

3. MINUTES

3.1. Confirmation of the Minutes of the Monday, March 31, 2014 Regular Council Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby approves the Minutes of the March 31, 2014 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

4. PRESENTATIONS

4.1. North Highway Connector Presentation – Stantec Consulting

Russ Wlad and Bryce Hunter from Stantec Consulting provided an overview of the North Highway Connector Project and presented a plaque in recognition of



the CEA Award of Excellence received for the North Highway Connector project to The City of Red Deer.

5. UNFINISHED BUSINESS

5.1. Central Alberta Theatre Loan Bylaw Amendment 3456/A-2014

Moved by Councillor Paul Harris, seconded by Councillor Lawrence Lee

SECOND READING: That Bylaw 3456/A-2014 (Amendment to Loan Bylaw 3456/2010 to change repayment terms and interest rate for the loan to Central Alberta Theatre Society) be read a second 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

Moved by Councillor Paul Harris, seconded by Councillor Lawrence Lee

THIRD READING: That Bylaw 3456/A-2014 be read a third 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



6. REPORTS

6.1. Community Housing Advisory Board: Homelessness Partnering Strategy - Funding for Transition Projects Recommendations

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

Agency	Project Description	Funding
Youth & Volunteer Centre <i>Youth Winter Inn/Housing Support</i>	<p>This program provides shelter and outreach support with the goal to reconnect youth to their family or to establish them within their own housing unit. The target group is youth ages 14-17 that are homeless or at risk of homelessness. These are the same prevention activities that are currently funded through HPS.</p> <p>The role of the Community Support Worker is to:</p> <ul style="list-style-type: none"> • Assist and advocate for youth • Help connect youth to their families • Address underlying issues, with the goal of family reunification <p>This project can be funded under eligible activity #1 – renewal of existing projects.</p>	\$22,500



<p>Central Alberta Women's Outreach Society</p> <p><i>Red Deer Housing Team – Housing First Pilot Project</i></p>	<p>The Red Deer Housing Team has chosen to transition their current prevention program to a Housing First model. They will transition those clients currently in the prevention program to other programs in the community and assess individuals and families for the housing first criteria.</p> <p>This Housing First Pilot Project will assist individuals/families who are chronically or episodically homeless with a Service Prioritization Decision Assistance Tool (SPDAT) score in the range of 20-39 through a rapid re-housing program. This program will not duplicate the Red Deer Housing Team's Housing First program funded through the Province of Alberta.</p> <p>The program supports clients to find appropriate housing, furniture and household goods. The client will also agree to work on being a good tenant, have regular visits from a case manager,</p>	<p>\$113,318</p>
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	<p>and where possible, arrange direct rent payments from his or her income source. The case manager supports the client in maintaining housing and securing an income source.</p> <p>This project can be funded under eligible activity #2 – Housing First pilot project.</p>	
<p>Red Deer Native Friendship Society</p> <p><i>Aboriginal Housing Outreach Project – Housing First Pilot Project</i></p>	<p>Red Deer Native Friendship Society has chosen to transition their current prevention program to a Housing First model. They will continue to serve clients who meet the prevention program criteria but will expand their client focus to include individuals who are eligible for the housing first criteria.</p> <p>This Housing First Pilot Project will focus on individuals who have experienced two or more episodes of homelessness in one year and have a Service Prioritization Decision Assistance Tool (SPDAT) score in the range of 20-39. The program will not duplicate the New Beginnings</p>	<p>\$58,000</p>



	<p>Aboriginal Housing First Project funded through the Province of Alberta.</p> <p>The program will support clients to find appropriate housing with the expectation that clients will work on being a good tenant, have regular visits from a case manager and, where possible arrange direct rent payments from his or her income source. The program will also provide Aboriginal transition life skills learning circles as part of the client's service plan.</p> <p>This project can be funded under eligible activity #2 – Housing First pilot project.</p>	
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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

6.2. 2019 Canada Winter Games Bid Budget

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the report from the



Recreation, Parks & Culture Department, dated March 29, 2014, re: Canada Winter Games Bid Budget, hereby approves an additional \$60,000 to fund the increased bid fee deposit as well as expenses related to the submission of a bid for the 2019 Canada Winter Games with funding from the Hosting Major Events Reserve in the amount of \$17,160.73 and the remainder of the funding from the Tax Stabilization Reserve in the amount of \$42,839.27.

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

6.3. Regional Collaboration Grant Application

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the report from the Land and Economic Development Department, dated March 31, 2014, re: Regional Collaboration Grant Application, hereby:

1. Authorizes The City of Red Deer to participate in an application process for the Red Deer Regional Airport Capital Needs Study project, submitted by Red Deer County under the Regional Collaboration component of the Regional Collaboration Program.
2. Agrees as a participant to abide by the terms of the Conditional Grant Agreement, governing the purpose and use of the grant funds.

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



6.4. Collaborative Dispatch Model: Letter of Intent

Councillor Lawrence Lee left Council Chambers at 4:36 p.m. and returned at 4:38 p.m.

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from the Development Services Department, dated March 12, 2014, re: Collaborative Dispatch Model: Letter of Intent, hereby endorses the following as the vision and guiding principles for the negotiation of the satellite collaborative dispatch agreement:

Vision Principles

1. One province, one system

- The ground ambulance dispatching service delivery model is seamless, borderless and patient focused serving all Albertans; and
- A single accredited system based on a common technology platform (hardware and software provided by Alberta Health Services which will be universal across all dispatch centres in the Province) universal quality and data standards along with standardized reporting to Alberta Health, government, municipalities and EMS Service providers, standardized education, operating policies and procedures.

2. Seamless Service Delivery Matters

- Fire and EMS service delivery is inextricably linked to dispatch and their dependency on one another requires an understanding of synergies and risks of this delivery model.

3. Partnership

- AHS and the Providers recognize the benefits of a relationship that adds value, provides EMS dispatch service within the provincial quality



framework and employs the same technology; and

- Investment in both human and capital resources requires a partnership that is long term in nature to ensure an appropriate return to Albertans.

4. Collaboration

- That AHS, Red Deer, Lethbridge and RMWB commit to collaborate in a way that reflects mutual and separate interests, gives all parties a voice in building the right system to meet our vision.

5. Understanding

- We will work toward a shared understanding regarding each partner's business model, the unique perspectives on the delivery of EMS dispatch and the leverage of existing relationships to enhance and improve patient care.

6. Accountability

- AHS is accountable for the delivery of provincial EMS and is responsible for ensuring effective dispatch and coordination of EMS resources in Alberta;
- The satellite dispatch centres are accountable to provide EMS dispatch services within the context of the provincial EMS model and according to the quality standards set out in the partnership agreement;
- Responsibility for quality oversight, standards and data remain with AHS; and
- AHS will coordinate Inter-facility Transfers (IFTs) for the entire province, from Calgary and Edmonton central dispatching centres.

7. Engagement

- Stakeholder engagement will be ongoing with a goal to have clarity in vision and direction on implementation to ensure we work together to provide the best patient care to our patients.



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

6.5. Enterprise Business Planning

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from the Office of The City Manager, dated March 28, 2014, re: Enterprise Business Planning, hereby:

- 1) Endorses the following as proposed service level review strategies in support of the 2015 Enterprise Business Planning Guidelines:
 - a) Continue to assess service level changes overall to identify the effectiveness and relevance of the program today
 - b) Explore the balance between crime prevention and RCMP resources
 - c) Review the emergency services service levels to reflect the new governance model, population growth, growth strategy and roles/responsibilities in relation to dispatch including AHS and Fire
 - d) Reinforcement of current initiatives including the fees and charges review (potential for increased revenue), social master plan, expense policy development, innovative practice review.
- 2) Endorses the following as strategies in relation to cost savings, innovations revenues and efficiencies in support of the 2015 Enterprise Business Planning Guidelines:
 - a. Review roadway structural design standards to determine if an enhanced structure would reduce life cycle costs.
 - b. Review LED light use on city facilities to determine life cycle cost efficiencies
 - c. Explore a cost/benefit analysis of a Request For Proposal on corporate food/meals



- d. Explore further coordination of service delivery: Examples given include street cleaning between Public Works and the Downtown Business Association
 - e. Continue to assess the four elements of savings, revenue, innovations and efficiencies
 - f. Reinforcement of current initiatives including the fees and charges review (potential for increased revenue), expense policy development and innovative practice review.
- 3) Approves one time funding in the amount of \$60,000 to be used for the community amenities engagement initiative with funding to come from the tax stabilization reserve.
- 4) Approves the report as a planning tool for the 2015 Enterprise Business Planning cycle.

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

Council recessed at 5:05 p.m. and reconvened at 5:51 p.m.

7. BYLAWS**7.1 Land Use Bylaw Amendment 3357/D-2014
Clearview Phase 6 Social Care Site Rezoning**

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

FIRST READING: That Bylaw 3357/D-2014 (Land Use Bylaw Amendment – Rezoning of Social Care Site in Clearview Phase 6) 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

7.2. Citizen Representative Appointments

Moved by Councillor Lynne Mulder, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer hereby appoints the following to serve as citizen representatives on the *Community Housing Advisory Board* as follows:

Krystal Kromm

Citizen Representative
(to fill an un-expired term for Gail Jones to the Organizational Meeting of 2014)

Janelle Small

Aboriginal Representative
(to fill an un-expired term for Anthony Sowan to 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 Buck Buchanan

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

Terry Balgobin

Citizen Representative
 (to fill an un-expired term for Jeff Laurien
 to 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 Frank Wong

Resolved that Council of The City of Red Deer hereby appoints the following to serve as citizen representatives on the *Red Deer Multi-Use Aquatic Centre Review Ad Hoc Committee* as follows:

Curtis Bouteiller

Citizen Representative

Serge Gingras

Citizen Representative

David Lustgarten

Citizen Representative

Garfield Marks

Citizen Representative

Michelle Quigg

Citizen Representative

(John) Paul Stewart

Citizen Representative

**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 Buck Buchanan

Resolved that Council of The City of Red Deer Council hereby agrees to amend the resolution regarding the Multi-Use Aquatics Centre Review Ad Hoc Committee terms of reference as adopted on March 17, 2014 by changing the Council membership from one (1) to two (2) members.

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 as Council representatives on the *Red Deer Multi-Use Aquatic Centre Review Ad Hoc Committee* as follows:

Councillor Dianne Wyntjes
Councillor Lawrence Lee

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 Paul Harris

Resolved that Council of The City of Red Deer hereby appoints the following to serve as Central Alberta Aquatic Committee Representatives on the *Red Deer Multi-Use Aquatic Centre Review Ad Hoc Committee* as follows:

Jack Cuthbertson
Grant Howell

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 as citizen representative on the *River Bend Golf and Recreation Society* as follows:

Ray Lewchuk

Citizen Representative
(to fill un-expired term for Michael Ross
to 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



8. REPORTS - ADDITIONAL ITEMS

8.1. Commuter Bike Pilot

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Department dated April 2, 2014, re: Commuter Bike Pilot hereby endorses Option 4 as the preferred option resulting in the immediate removal of the bike pilot infrastructure on 39th Street east of 40th Avenue.

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

OPPOSED: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Department dated April 2, 2014, re: Commuter Bike Pilot hereby endorses the interim step of ensuring connectivity in the current sidewalk/trail system by installing a 3.0m wide trail between Mitchell and Maxwell Avenue.

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 Ken Johnston

Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Department dated April 2, 2014, re: Commuter Bike Pilot hereby directs administration to consider design options and costing for a 39th Street multi-use trail that is in alignment with the Transportation and Trails Master Plan that is under development and the Mobility Playbook and further that this be presented for consideration with the 2015 Capital Budget.

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 Paul Harris

Resolved that Council of The City of Red Deer having considered the report from the Engineering Services Department dated April 2, 2014, re: Commuter Bike Pilot hereby agrees to formally conclude the Bike Lane Pilot Project with the remaining lanes retained on an interim basis pending the completion of the Transportation and Trails Master Plan.

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

**8.2. Amalgamated Transit Union (ATU) Contract Ratification**

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby ratifies the contract between The City of Red Deer and the Amalgamated Transit Union as presented to Council on Monday, April 14, 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

9. ADJOURNMENT

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer hereby agrees to adjourn the April 14, 2014 Regular Council Meeting of Red Deer City Council at 6:22 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



April 24, 2014

2013 Annual Financial Report

Financial Services

Report Summary & Recommendation:

The 2013 annual financial statements are being presented to Council to:

1. Accept the 2013 financial statements and annual financial report for distribution to the public and other interested parties;
2. Authorize the Mayor and one Councillor from the Audit Committee to sign the 2013 financial statements on behalf of Council;
3. Authorize administration to forward the 2013 financial statements to Alberta Municipal Affairs by May 1, 2014.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Financial Services department dated April 22, 2014 re: 2013 Annual Financial Statements hereby:

1. Accepts the 2013 Financial Statements and Annual Financial Report for distribution to the public and other interested parties;
2. Authorizes the Mayor and one Councillor from the Audit Committee to sign the 2013 financial statements on behalf of Council; and
3. Authorizes administration to forward the 2013 financial statements and Annual Financial Report to Alberta Municipal Affairs by May 1, 2014.



Report Details

Background:

Section 276(1) of the Municipal Government Act (MGA) requires that municipalities prepare annual financial statements in accordance with generally accepted accounting principles for municipal governments.

Section 276(3) requires that each municipality make its financial statements, or a summary of them, and the auditor's report on the financial statements, available to the public.

Section 281(1) requires that the auditor for the municipality report to Council on the annual financial statements and the annual financial return.

Discussion:

Correspondence from the Audit Committee, recommending the acceptance of the 2013 financial statements and Annual Financial Report for distribution to the public and other interested parties will be provided at the Monday, April 28, 2014 Council meeting.



Council Decision – April 28, 2014

DATE: April 30, 2014
TO: Dean Krejci, Financial Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2013 Annual Financial Report

Reference:

Financial Services, dated April 24, 2014,

Resolution:

At the Monday, April 28, 2014 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from Financial Services department dated April 24, 2014 re: 2013 Annual Financial Statements hereby:

1. Accepts the 2013 Financial Statements and Annual Financial Report for distribution to the public and other interested parties;
2. Authorizes the Mayor and one Councillor from the Audit Committee to sign the 2013 financial statements on behalf of Council; and
3. Authorizes administration to forward the 2013 financial statements and Annual Financial Report to Alberta Municipal Affairs by May 1, 2014.

Report back to Council: No

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

Frieda McDougall
Manager

c: P. Goranson, Director of Corporate Services
M. Andrew, Corporate Controller



April 14, 2014

2014 Tax Rate Bylaw 3515/2014

Revenue & Assessment Services

Report Summary & Recommendation:

This report has been prepared to provide Council with information and options relevant to the setting of the property tax rates for 2014. Administration is requesting Council's direction for the tax rates to be used for distribution of the tax requirement among the different classes of taxable property in the City for the 2014 taxation year.

Administration recommends that Council give consideration to first reading of the 2014 Tax Rate Bylaw 3515/2014 - Option 1 to establish the property tax rates for 2014.

City Manager Comments:

I support Option 1 as recommended. Ideally, I would have hoped for a reasonable alternative which could have maintained the commercial-residential ratio at its current rate of 2.01 however this Option (4) would result in a significantly higher municipal residential tax increase.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of 2014 Tax Rate Bylaw 3515/2014 at this time.



Background:

The Municipal Government Act (MGA) requires Council to pass a property tax bylaw annually. The property tax bylaw authorizes Council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of expenditures and transfers set out in the budget of the municipality and to collect requisitions. The tax rate bylaw must set and show separately all of the tax rates to be imposed under the MGA to raise the revenue required.

Key processes must be complete in order to create the tax rate bylaw and levy taxes:

- **Property Assessment** – The annual assessment roll must be established and declared to the Province.
- **Annual Budget** – Council must approve an annual operating budget to set the amount of general tax revenue required to fund City operations.
- **Education Requisition** – The requisition amount and education tax rates for residential and non-residential property must be set by The Province.
- **Piper Creek Requisition** – The Piper Creek Foundation has until April 30 to requisition the City for amounts to be collected on their behalf.
- **Red Deer County Tax Rate Bylaw** – The City must tax certain lands annexed into The City at County tax rates.

Once assessed values, general tax revenue requirement, education tax rates, and the Piper Creek Foundation requisition are known administration is able to prepare the analysis for the tax rate bylaw.

After Council passes the tax rate bylaw and County tax rates are set, taxes are calculated for each individual property. Property taxes are calculated by multiplying the assessed value of the property by the tax rate for the property type.

Assessed Value	X	Tax Rates	=	Property Tax Bill
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Administration will be mailing tax notices on May 21 in order to meet the legislated timelines. Taxes will be due June 30 which is the last business day in June.

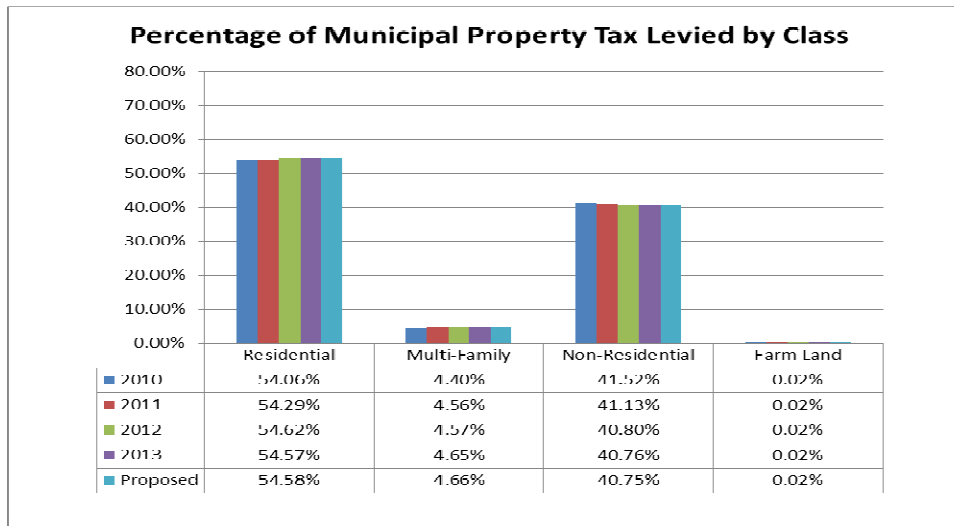


Discussion:

The 2014 Tax Rate Bylaw has three key components:

I. Municipal Property Tax

In the 2014 operating budget Council approved general municipal tax revenue of \$113,282,926 which includes supplementary tax revenue of \$375,000. These funding requirements have been incorporated into the proposed 2014 Tax Rate Bylaw.



2. Requisitions

A. Province of Alberta Education Requisition: \$39,770,634

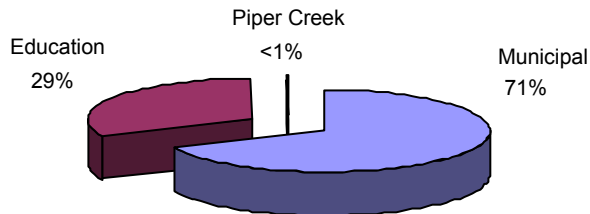
This year Red Deer's portion of the education requisition increased 0.41% which is an increase of \$162,648. The requisition amount is determined by the Province and set during the annual provincial budget. Requisition amounts must be collected and remitted by municipalities to the Province to fund education. Education tax rates for residential and non-residential are also set by the Province.

B. Piper Creek Foundation Requisition: \$118,658

The Piper Creek Foundation requisitions The City to collect funding for affordable senior's housing. The City is required by Ministerial Order to collect this on their behalf.



Requisitions comprise 29% of the average homeowner's tax bill while municipal taxes make up the remaining 71% of the total property tax bill.



3. Annexed Property

This section of the bylaw provides for taxation conditions for annexed property:

- Order in Council 432/2004 requires the taxation of certain 2004 annexed property at the lower of County or City tax rates.
- Order in Council 531/2009 amended by 477/2010 and subsequently 103/2011 requires the taxation of certain 2009 annexed property at County tax rates.

Analysis:

The Municipal Government Act requires taxable property be classified into residential, non residential, farmland and machinery and equipment classes. Furthermore, Council has resolved that there will be a separate tax subclass for multi family property - residential properties with three or more units. It is these classes of property for which Council is required to set the municipal tax rates.

There are a number of tools used to measure and compare the distribution of the tax requirement. One way to evaluate the options and impacts of tax distribution is to calculate and compare ratios of the municipal rates. The two ratios commonly utilized are the multi family ratio and the commercial ratio. These ratios are a key indicator of how the tax requirement is being distributed between the taxable classes of property.

A review of the multi family and commercial ratios of Calgary, Edmonton, Grande Prairie, Lethbridge and Medicine Hat was undertaken using 2013 approved tax rates. Findings indicate that the commercial tax ratio in The City of Red Deer is currently second lowest of these comparators. The City's commercial ratio has steadily



decreased from 2.80 in 2008 to a proposed 2.04 for 2014. The average for comparable cities in 2013 was 2.41 which means that Red Deer was about 17% less than the average.

It is important to note that The City of Red Deer does not charge business tax or machinery & equipment tax as do some of the comparison municipalities. These taxes are in addition to the non residential tax rates used to calculate the ratios and therefore overall taxes paid in these communities are higher.

Comparison of the multi family ratio demonstrates that Red Deer has the lowest ratio. The average of other cities is 1.28 while Red Deer's ratio was 1.05 in 2013. Generally, multi family property is classified separately so as to have a higher municipal rate of taxation than the single family residential properties recognizing that they are typically income producing and held to generate revenue.

The chart on page 2 of this report 'Percentage of Municipal Property Tax Collected by Class' compares the percentage of municipal property tax collected from each class. It shows that over the last five years, the percentage collected from residential has grown somewhat while the percentage from non residential has decreased.

Another way to compare to other cities in the province is the Calgary residential property taxes survey. This survey compares a representative home from Calgary, Edmonton, Red Deer, Lethbridge, Medicine Hat and Leduc. Medicine Hat, Calgary, and Lethbridge all have lower residential municipal taxes than Red Deer while Edmonton is the same and Leduc is higher.

For non residential property, Red Deer has just slightly higher taxes than Leduc and both are significantly lower than Calgary, Lethbridge, Medicine Hat, and Edmonton.

Finally, environmental scanning done through the surveys and reports prepared by third parties provides a barometer for how The City measures up with our citizens and businesses. These surveys include those done by Ipsos Reid, Canadian Federation of Independent Business, fDI, and the Venture and MoneySense magazines and measure us against other municipalities in Alberta and across the country.

All indicators and analysis show that, when viewed as a whole, The City has reasonable residential taxes and very attractive non residential taxes and provides good value for tax dollars to its citizens.

Things to be keep in mind for this year:

- I. As a result of the overall market value of residential property seeing a greater increase (inflation) than non residential property, the commercial ratio increases for 2014. A ratio of 2.04 for 2014 achieves the same tax distribution balance



between residential and non residential property as the commercial ratio of 2.01 did in 2013.

Although the ratio increases there is no shift in the tax requirement from one class to the other – see Option 1 which shows the same municipal percentage tax increase for each class and results in a ratio of 2.04.

2. Red Deer continues to have consistently lower multi family property taxes in comparison to other cities that were surveyed including; Edmonton, Medicine Hat, Lethbridge and Grande Prairie that have a separate rate for multi family property. Calgary charges multi family taxes at the same rate as residential property.
3. Analysis indicates that more tax requirement is coming from residential property and less from non residential property than in comparison cities.

These points require consideration to ensure that the desired balance of municipal and overall tax distribution is struck and that any shifts undertaken are gradual.

The purpose in setting different tax rates for the different property classes is to balance the distribution of the tax among the classes with the following objectives:

- to maintain reasonable residential tax rates,
- to ensure tax rates that are conducive for business, and
- to keep tax rate stability and predictability for taxpayers.

With these objectives and positions in mind Administration has prepared the options in Appendix A for Council's consideration.

Option 1 (Same Muni Increase) – has the **same municipal tax increase** for each class. This maintains the same municipal tax distribution as in 2013 between each of the classes of property and results in different total tax increases for each class of property.

Option 2 (Same Total Increase) – has the **same total tax increase**, including requisitions, for each class. Residential property has a higher increase in municipal taxes than non residential property. This option mitigates the impact of the school requisition and results in a slight shift of municipal tax to residential properties and away from non residential.

Option 3 (Shift to MF & NR) – shows a slight shift of the tax requirement from residential to multi family and non residential property resulting in higher municipal increases for multi family and non residential property.



Option 4 (Shift to RS & MF) – shifts the tax requirement to residential and multi family property and away from non residential property a little more than Option 2 resulting in higher municipal increases for residential and multi family property.

Administrative Recommendation: Option I

- This option maintains the current balance of municipal tax distribution between the property classes and applies an equal 3.87% increase in municipal tax to each class
- It also does not allow inflation to drive tax increases – the ratio increases to 2.04 from 2013 but continues to maintain the same tax balance because residential property saw higher inflationary increases
- Continues to ensure that tax on non residential property remains very attractive in comparison to the other cities in Alberta that we survey
- Keeps residential taxes reasonable in comparison to other cities in the province

2014 Summary of Tax Rate Options									
				Administrative Recommendation					
				OPTION # 1	OPTION # 2		OPTION # 3		OPTION # 4
				Same Muni Increase	Same Total Increase		Shift to MF & NR		Shift to RS & MF
Residential (typical market change on \$100,000)									
105.68%				<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>
2013	Assessment	\$ 94,628		\$ 576 822	\$ 576 822	\$ 576 822	\$ 576 822	\$ 576 822	\$ 576 822
2014	Assessment	\$ 100,000		\$ 599 839	\$ 600 840	\$ 596 836	\$ 602 842	\$ 602 842	\$ 602 842
			Increase	\$ 22 16	\$ 24 18	\$ 20 14	\$ 26 20	\$ 26 20	\$ 26 20
			Percent Increase	3.87 2.01	4.09 2.16	3.40 1.67	4.48 2.43	4.48 2.43	4.48 2.43
Multiple Family (typical market change on \$100,000)									
104.38%				<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>
2013	Assessment	\$ 95,804		\$ 615 863	\$ 615 863	\$ 615 863	\$ 615 863	\$ 615 863	\$ 615 863
2014	Assessment	\$ 100,000		\$ 638 878	\$ 642 882	\$ 645 885	\$ 652 892	\$ 652 892	\$ 652 892
			Increase	\$ 24 15	\$ 28 19	\$ 30 22	\$ 38 29	\$ 38 29	\$ 38 29
			Percent Increase	3.87 1.73	4.48 2.16	4.96 2.50	6.14 3.34	6.14 3.34	6.14 3.34
2014 MULTI FAMILY RATIO				1.07	1.07	1.08	1.08	1.08	1.08
Non-Residential (typical market change on \$100,000)									
103.99%				<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>	<u>Muni Only</u> <u>Total</u>
2013	Assessment	\$ 96,163		\$ 1,176 1,539	\$ 1,176 1,539	\$ 1,176 1,539	\$ 1,176 1,539	\$ 1,176 1,539	\$ 1,176 1,539
2014	Assessment	\$ 100,000		\$ 1,222 1,577	\$ 1,218 1,572	\$ 1,228 1,583	\$ 1,209 1,564	\$ 1,209 1,564	\$ 1,209 1,564
			Increase	\$ 46 37	\$ 41 33	\$ 52 44	\$ 33 25	\$ 33 25	\$ 33 25
			Percent Increase	3.87 2.43	3.51 2.16	4.39 2.83	2.81 1.62	2.81 1.62	2.81 1.62
2014 COMMERCIAL RATIO				2.04	2.03	2.06	2.01	2.01	2.01
Monthly tax increase for a \$300,000 property:				OPTION # 1	OPTION # 2	OPTION # 3	OPTION # 4		
	RS	\$ 4.12		RS \$ 4.12	RS \$ 4.43	RS \$ 3.43	RS \$ 4.99		
	MF	\$ 3.73		MF \$ 3.73	MF \$ 4.66	MF \$ 5.39	MF \$ 7.21		
	NR	\$ 9.35		NR \$ 9.35	NR \$ 8.30	NR \$ 10.88	NR \$ 6.22		

BYLAW NO. 3515/2014

Being a bylaw to authorize the rates of taxation to be levied against assessable property within The City of Red Deer for the 2014 taxation year.

WHEREAS Council for The City of Red Deer (Council) is required by the provisions of Section 353 of the Municipal Government Act, Chapter M-26, R.S.A. 2000 (the Act) to pass a property tax bylaw every year once Council has adopted an operating and capital budget;

AND WHEREAS Council passed budget resolutions adopting an operating and capital budget for 2014, which provided for the raising of \$ 113,282,926 by general municipal taxation; which amount is to be raised from the following sources:

2014 General Property Tax Revenue	\$ 112,907,926
2014 Supplementary Tax Revenue	\$ <u>375,000</u>
TOTAL TAX REVENUE	\$ 113,282,926

AND WHEREAS the requisitions that The City of Red Deer is required to collect under Section 326 of the Act on behalf of other organizations are as follows:

Alberta School Foundation Fund (ASFF)	\$ 34,989,523
Red Deer Catholic Regional Division	\$ <u>4,781,111</u>
School requisitions	39,770,634
Management Bodies (Piper Creek Foundation)	\$ <u>118,658</u>
TOTAL REQUISITIONS	\$ 39,889,292

AND WHEREAS Council is authorized under the Act to classify property for assessment purposes and to establish different rates of taxation for each class of property;

AND WHEREAS the assessed value of all taxable property in The City of Red Deer as shown on the assessment roll is:

Single Family Residential	\$ 10,291,366,000
Multiple Family Residential	\$ 823,285,600
Non Residential	\$ 3,765,722,610
Farm Land	\$ 1,959,700
Machinery & Equipment	\$ 40,350,460
TOTAL	\$ 14,922,684,370

AND WHEREAS Council has passed Bylaw 3513/2014 being a Bylaw authorizing the supplementary assessment of all improvements to properties which are completed or occupied or moved into The City in 2014, but not including machinery and equipment;

AND WHEREAS the taxation rates and taxation revenue for certain properties which were brought into The City of Red Deer as a result of annexation are governed by:

- Order in Council 432/2004, and
- Order in Council 531/2009 amended by Order in Council 477/2010 and further amended by Order in Council 103/2011.

THEREFORE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. This bylaw shall be known as the "Tax Rate Bylaw 2014".

Definitions

2. In this bylaw, the following terms shall have the meanings shown:

- (a) The following terms have the meanings set out in the Act:
 - "Designated manufactured home"
 - "Farm land"
 - "Machinery and equipment"
 - "Manufactured home community"
- (b) "Multiple Family Residential" property means:
 - (i) all residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, exceeds two dwelling units;
 - (ii) manufactured home communities, excluding the individual Designated Manufactured Homes;
 - (iii) vacant residential land held for the development of the above uses; and
 - (iv) the non-owner occupied residential portion of non-residential property.
- (c) "Non Residential" property means:
 - (i) any land and/or building used for a commercial, industrial, or other non-residential purpose or business venture, or any portion of that land and/or building as is used for such purpose or business venture;
 - (ii) any linear assessment; and
 - (iii) vacant land held for the development of the above uses.
- (d) "Single Family Residential" property means:
 - (i) residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, does not exceed two dwelling units;
 - (ii) registered residential condominium units;
 - (iii) single family dwelling with basement suite;
 - (iv) owner occupied portion of non-residential property;
 - (v) vacant residential land held for the development of the above uses; and
 - (vi) designated manufactured home located on a site in a manufactured home community.

Municipal Property Tax Rates

3. (1) Council authorizes the imposition of taxes for the purpose of raising revenue to be used towards the payment of the expenditures and transfers set out in the budget of the City of Red Deer, and taxes are hereby imposed on each class of assessed property within the City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

General Municipal	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 61,625,729	\$ 10,291,366,000	0.0059881
Multiple Family Residential	\$ 5,256,596	\$ 823,285,600	0.0063849
Non Residential	\$ 46,008,469	\$ 3,765,722,610	0.0122177
Farm Land	\$ 17,147	\$ 1,959,700	0.0087500
Machinery & Equipment	\$ -	\$ -	0.0122177
TOTAL TAX LEVY	\$ 112,907,941	\$ 14,882,333,910	
Approved tax requirement	\$ 112,907,926		
Over/(Under) Levy	\$ 15		

- (2) Notwithstanding the tax rate set for machinery and equipment, Council has passed Bylaw 3211/98 which states that Machinery and Equipment used for manufacturing and/or processing shall be exempt for purposes of municipal and requisition taxation.

School Requisitions

4. Council authorizes the imposition of taxes for the purpose of raising funds for the school requisitions and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

Alberta School Foundation Fund & Red Deer Catholic Regional Division	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 24,603,569	\$ 10,291,366,000	0.0023907
Multiple Family Residential	\$ 1,860,578	\$ 778,256,400	0.0023907
Non Residential	\$ 13,276,801	\$ 3,748,814,280	0.0035416
Farm Land	\$ 4,685	\$ 1,959,700	0.0023907
Machinery & Equipment	\$ -	\$ 40,350,460	0.0000000
TOTAL TAX LEVY	\$ 39,745,633	\$ 14,860,746,840	
Prior Year Over (Under) Levy	\$ 24,927		
Requisition	\$ 39,770,634		
Over/(Under) Levy	\$ (74)		

Management Bodies – Piper Creek Foundation Requisition

5. Council authorizes the imposition of taxes for the purpose of raising funds for the Piper Creek Foundation requisition and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rate shown below:

	Tax Levy	Taxable Assessment	Tax Rate
TOTAL TAX LEVY	\$ 117,081	\$ 14,820,396,380	0.0000079
Prior Year Over (Under) Levy	\$ 954		
Requisition	\$ 118,658		
Over/(Under) Levy	\$ (623)		

Annexed Property

6. Order in Council 432/2004 – authorizes the imposition of taxes on lands annexed to the City of Red Deer in 2004 and requires the taxation of certain annexed properties at the lesser of Red Deer County or City of Red Deer municipal tax rates (expiry December 31, 2014 for non farm land and December 31, 2029 for farm land).
7. Order in Council 531/2009 as amended by Orders in Council 477/2010 and 103/2011 authorizes the imposition of taxes on lands annexed to the City of Red Deer in 2009 and requires the taxation of certain properties at the Red Deer County municipal tax rate until December 31, 2034.
8. Accordingly, notwithstanding section 3 of this Bylaw the municipal tax rate of the Red Deer County for 2014, if lower than the municipal tax rate of the City of Red Deer for 2014, shall be in effect for applicable annexed properties for the year 2014 as specified in the Orders in Council referred to above.

READ A FIRST TIME IN OPEN COUNCIL this day of 2014.

READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



Council Decision – April 28, 2014

DATE: April 30, 2014
TO: Joanne Parkin, Revenue & Assessment Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2014 Tax Rate Bylaw 3515/2014

Reference:

Revenue & Assessment Services, dated April 14, 2014

Bylaw Readings:

At the Monday, April 28, 2014 Regular Red Deer City Council meeting, Council gave first reading to the 2014 Tax Rate Bylaw 3515/2014 – Option I.

Report back to Council: Yes

Comments/Further Action:

This bylaw will come back for consideration of second and third readings to the Tuesday, May 6, 2014 Special Council Meeting to be held at 4:30 p.m.

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

Frieda McDougall
Manager

- c: P. Goranson, Director of Development Services
R. Preedin, Controller – Property Taxation
Corporate Meeting Coordinator



March 24, 2014

Land Use Bylaw Amendment 3357/C-2014

Timber Ridge Phase 3 Rezoning

Consideration of Second & Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, March 31, 2014 Regular Council meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/B-2014.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/C-2014, an amendment for rezoning of Phase 3 of Timber Ridge, is requested.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, March 31, 2014 Regular Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/C-2014. Land Use Bylaw Amendment 3357/C-2014 provides for rezoning of approximately 11.69 hectares (29.89 acres) of land from A1-Future Urban Development District to R1-Residential (Low Density) District, R1A-Residential (Semi-Detached) District and P1-Parks and Recreation District, for Phase 3 of the Timber Ridge Neighbourhood.

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 April 11 and April 18, 2014 with no comments being received. A Public Hearing will be held on Monday, April 28, 2014 at 6:00 p.m. during Council's regular meeting. Letters were sent to the owners of properties in the affected area.



Report Originally Submitted to the
Monday, March 31, 2014 Council
Meeting.

March 11, 2014

Rezoning Phase 3 of Timber Ridge Bylaw 3357/C-2014

Planning Department

Report Summary & Recommendation:

Bylaw 3357/C-2014 proposes to rezone the land within the Timber Ridge Neighbourhood Area Structure Plan (NASP) for a variety of residential lots.

As the rezoning complies with the adopted NASP, the Planning department recommends Council support Bylaw 3357/C-2014.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/C-2014, for rezoning of Phase 3 of Timber Ridge. If first reading of the bylaw amendment is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Monday, April 28, 2014 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/C-2014 at this time.



Report Details

Background:

The Timber Ridge NASP was adopted by Council in September 2012 and sets out the future subdivision and development of the SE ¼ Sec 23; 38-27-W4M for a variety of land uses. Rezoning is required to facilitate subdivision and development of the land.

Discussion:

This rezoning covers approximately 11.69 hectares (28.89 acres) and will allow subdivision to be pursued for the subject area.

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

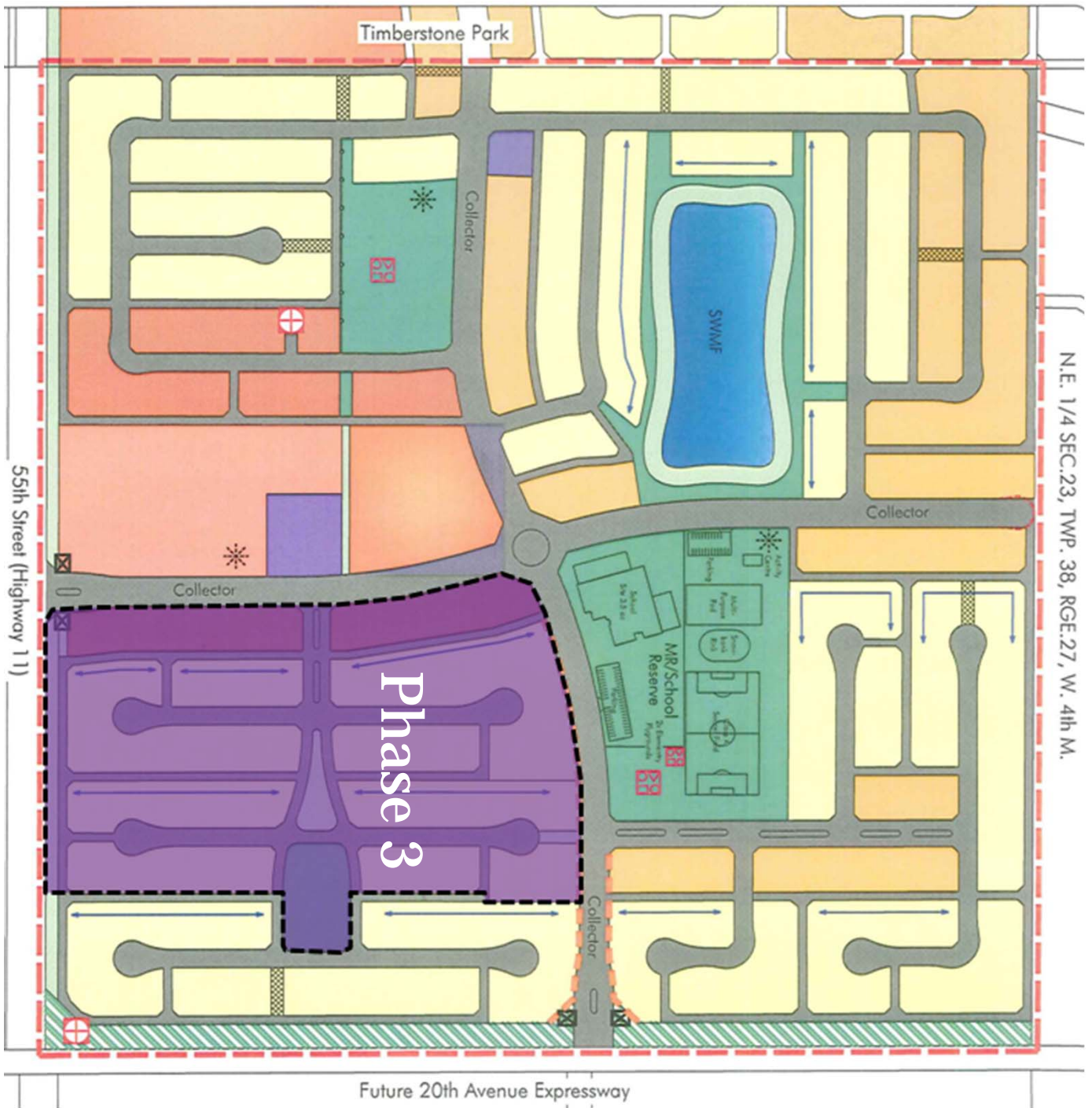
Bylaw 3357/C-2014 proposes to change the subject area to the following land use districts:

- RI – Residential (Low Density) District
- RIA – Residential (Semi-Detached) District
- PI – Parks and Recreation District

Phasing of the Timber Ridge Development is different from that shown in the Timber Ridge NASP, however phasing boundaries within the NASP are conceptual and may vary from those shown. The adjustment in phasing is a result of access, it is more logical and economical to build the connection to 55th Street rather than building the connection to the unconstructed 20th Avenue at this time.

Analysis:

The proposed rezoning application conforms to the adopted Timber Ridge NASP for the area and no objections were received from any City departments or external agencies. The rezoning application was not referred to adjacent landowners because it does not deviate from the approved NASP.



BYLAW NO. 3357/C – 2014

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

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

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

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to P1 Parks and Recreation District
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District
3. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District
4. The “Land Use District Map R16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 2-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 31st day of March 2014.

READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

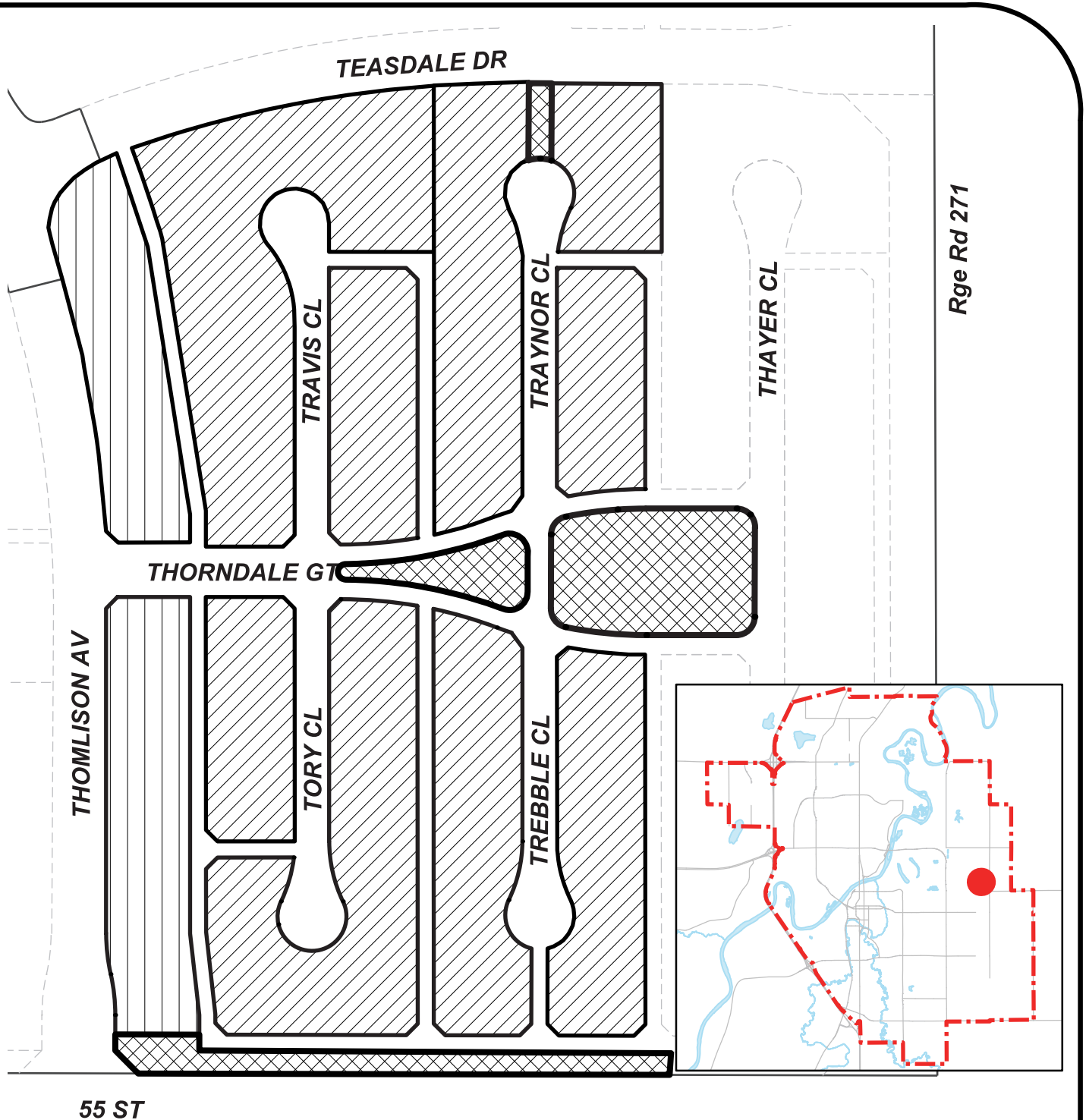
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



A1 to P1 - Parks and Recreation District



A1 to R1 - Residential (Low Density) District



A1 to R1A - Residential (Semi-Detached Dwelling) District

Affected District:

A1 - Future Urban Development District

Proposed Amendment

Map: **2 / 2014**

Bylaw: **3357 / C-2014**

Date: **Feb 11, 2014**



Council Decision – April 28, 2014

DATE: April 30, 2014
TO: Tara Lodewyk, Planning Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/C-2014
Timber Ridge Phase 3 Rezoning
Consideration of Second and Third Readings

Reference Report:

Legislative Services, dated March 24, 2014, and Planning Services, dated March 11, 2014

Bylaw Readings:

At the Monday, April 28, 2014 Regular Red Deer City Council meeting, Council gave second and third reading to Land Use Bylaw Amendment 3357/C-2014 – for rezoning of Phase 3 in Timber Ridge. 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: K. Fowler, Director of Planning Services
C. Fidek, Planner
Corporate Meeting Coordinator

BYLAW NO. 3357/C – 2014

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

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

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

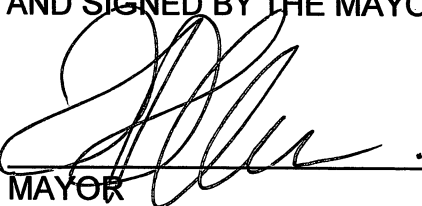
1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to P1 Parks and Recreation District
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District
3. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District
4. The "Land Use District Map R16" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 2-2014 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 31st day of March 2014.

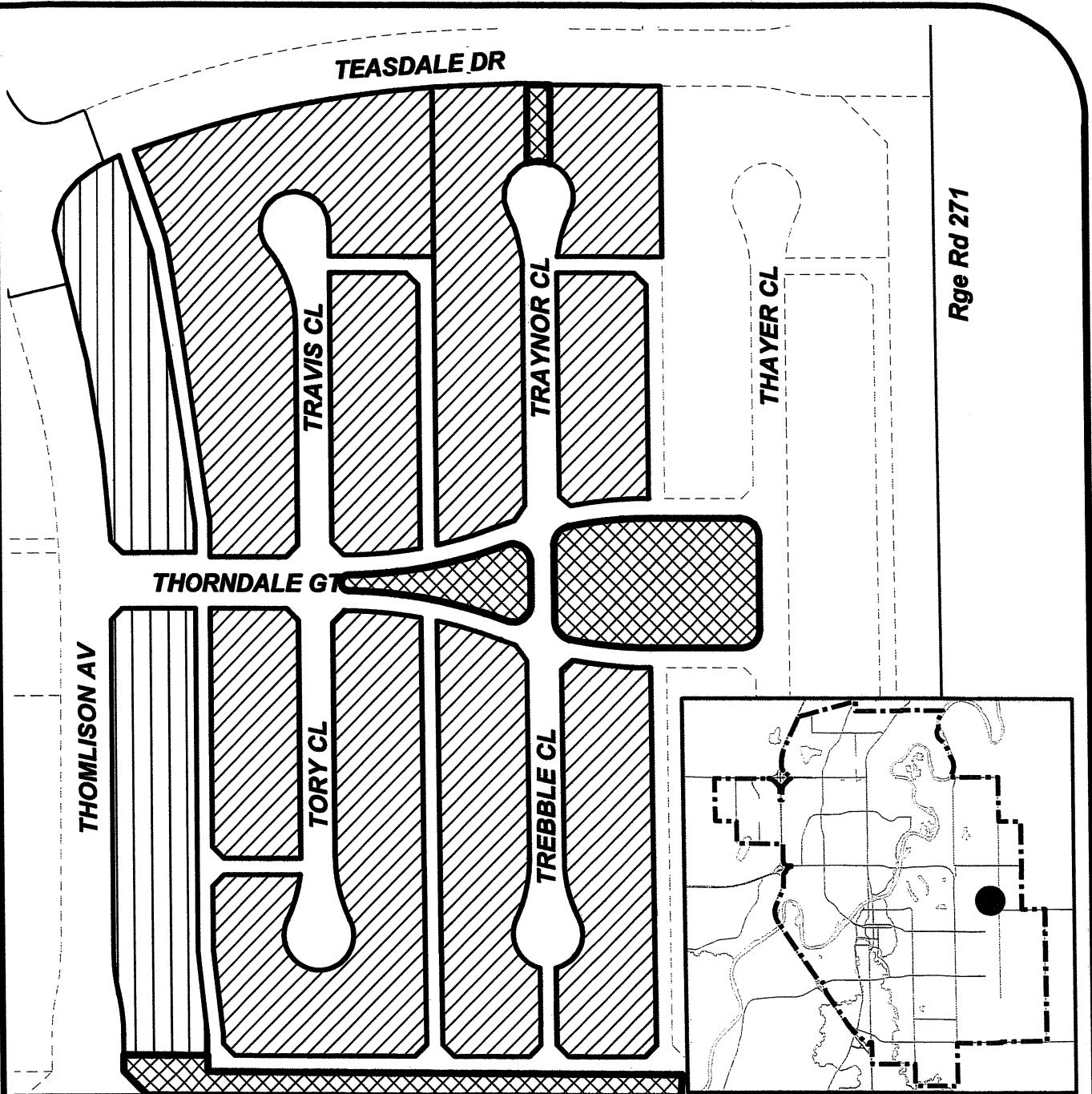
READ A SECOND TIME IN OPEN COUNCIL this 28th day of April 2014.

READ A THIRD TIME IN OPEN COUNCIL this 28th day of April 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this 28th day of April 2014.


MAYOR


CITY CLERK



55 ST

Change District from:



A1 to P1 - Parks and Recreation District



A1 to R1 - Residential (Low Density) District



A1 to R1A - Residential (Semi-Detached Dwelling) District

Affected District:

A1 - Future Urban Development District

Proposed Amendment

Map: **2 / 2014**

Bylaw: **3357 / C-2014**

Date: **Feb 11, 2014**

**LAND USE BYLAW AMENDMENT 3357/C-2014
TIMBER RIDGE NEIGHBOURHOOD
REZONING OF PHASE 3**

DESCRIPTION: Land Use Bylaw Amendment 3357/C-2014 proposes to rezone approximately 11.69 hectares (28.89 acres) of land from A1-Future Urban Development to R1 – Residential (Low Density) District, R1A – Residential (Semi-Detached) District and P1 – Parks and Recreation District within the Timber Ridge Neighbourhood Area Structure Plan – SE ¼ Sec. 23; 38-27-W4M.

FIRST READING: March 31, 2014

FIRST PUBLICATION: April 11, 2014

SECOND PUBLICATION: April 18, 2014

PUBLIC HEARING & SECOND READING:

THIRD READING:

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐ Yes

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: LAEBON DEVELOPMENTS

ACTUAL COST OF ADVERTISING:

\$ 318.42 X 2

TOTAL: \$ 756.84

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 333981

BATCH NO.: 1399757

(Advertising Revenue to 180.5901)

**Land Use Bylaw Amendment 3357/C-2014
Timber Ridge Neighbourhood
Rezoning of Phase 3**

City Council is considering amending the Land Use Bylaw by rezoning approximately 11.69 hectares (28.89 acres) of land from A1-Future Urban Development to R1-Residential (Low Density) District, R1A-Residential (Semi-Detached) District and P1-Parks and Recreation District within the Timber Ridge Neighbourhood Area Structure Plan, SE1/4, Sec 28; 38-27-W4M. The rezoning is required to facilitate subdivision and development of the land in Phase 3.

(Insert Map here – DM #1488553)

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, April 28, 2014** at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, April 18, 2014**. 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: April 11 and April 18, 2014)



LEGISLATIVE SERVICES

April 7, 2014

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

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/C-2014
Rezoning of Phase 3 – Timber Ridge Neighbourhood
Your property at «Owner_Address_5_»**

Red Deer City Council is considering amending the Land Use Bylaw by rezoning approximately 11.69 hectares (28.89 acres) of land from A1-Future Urban Development to R1-Residential (Low Density) District, R1A-Residential (Semi-Detached) District and P1-Parks and Recreation District within the Timber Ridge Neighbourhood Area Structure Plan, SE1/4, Sec 28; 38-27-W4M. The rezoning is required to facilitate subdivision and development of the land in Phase 3.

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.

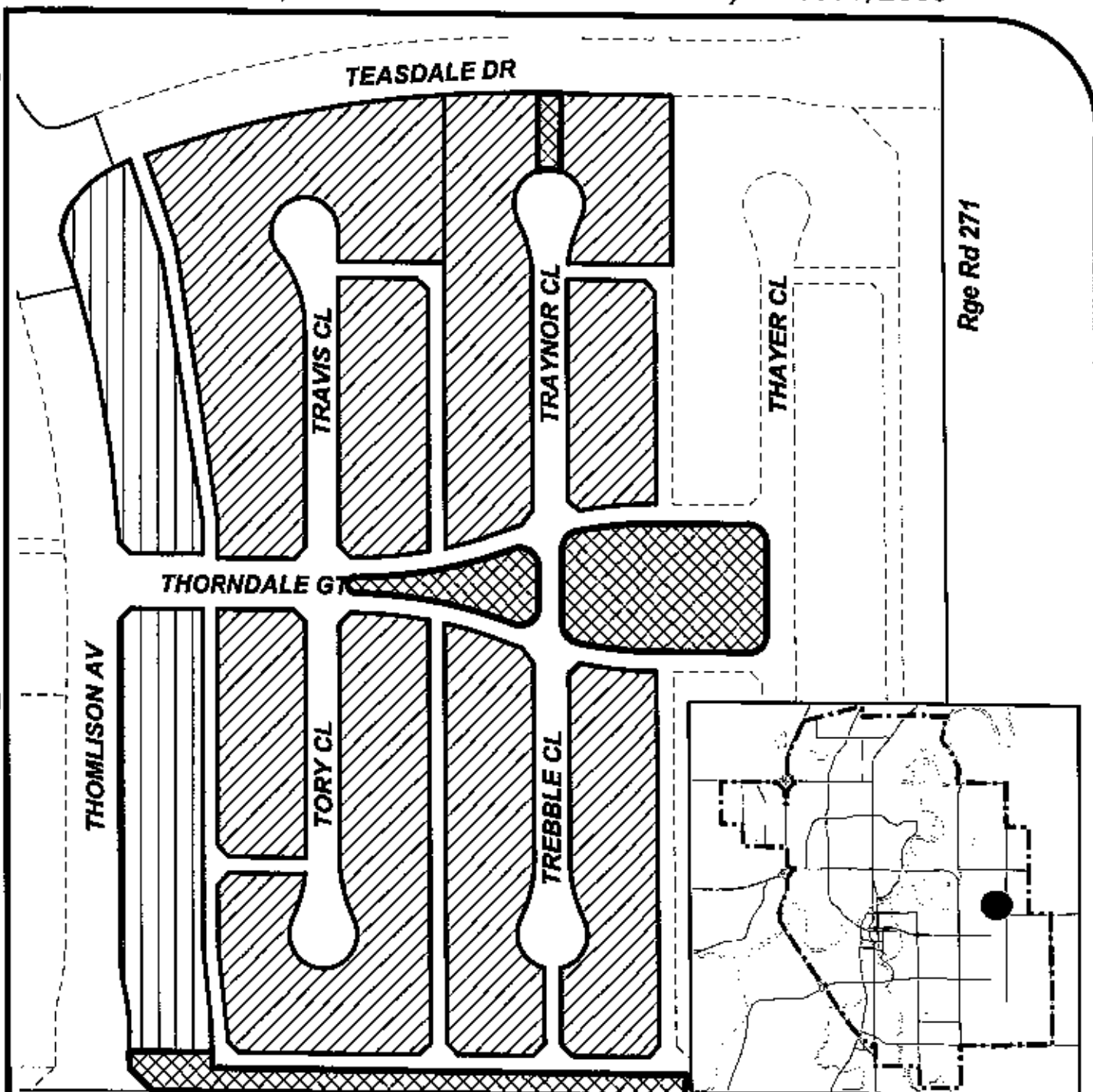
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, April 28, 2014 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter included on the Council agenda it must be submitted to our office by Friday, April 18, 2014. 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,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.




Frieda McDougall
Legislative Services Manager

attach.



55 ST

Change District from:

-  A1 to P1 - Parks and Recreation District
-  A1 to R1 - Residential (Low Density) District
-  A1 to R1A - Residential (Semi-Detached Dwelling) District

Affected District:

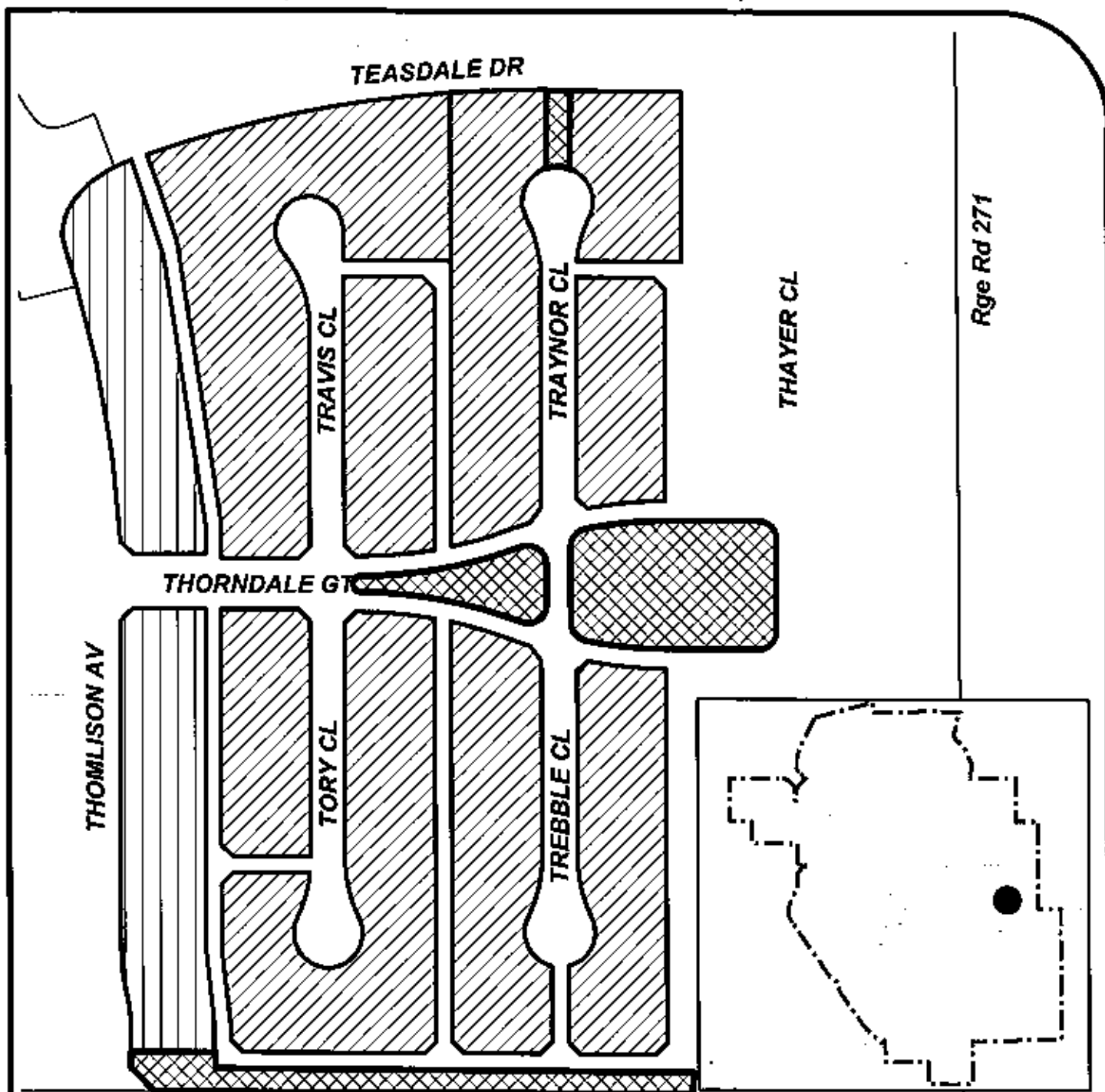
A1 - Future Urban Development District

Proposed Amendment

Map: 2 / 2014

Bylaw: 3357 / C-2014

Date: Feb 11, 2014



55 ST

Change District from:



A1 to P1 - Parks and Recreation District



A1 to R1 - Residential (Low Density) District



A1 to R1A - Residential (Semi-Detached Dwelling) District

Affected District:

A1 - Future Urban Development District

Proposed Amendment

Map: 2 / 2014

Bylaw: 3357 / C-2014

Date: Feb 11, 2014



LEGISLATIVE SERVICES

April 1, 2014

Steve Bontje, Chief Operating Officer
Laebon Developments
289, 28042 Highway 11
Red Deer County, AB T4S 2L4

Dear Mr. Bontje:

**Re: Proposed Land Use Bylaw Amendment 3357/C-2014
Rezoning in Phase 3 of Timber Ridge Neighbourhood**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/C-2014* at the Monday, March 31, 2014 Regular Council Meeting. Land Use Bylaw Amendment 3357/C-2014 proposes to rezone approximately 11.69 hectares (28.89 acres) of land from A1-Future Urban Development to R1-Residential (Low Density) District, R1A-Residential (Semi-Detached) District and P1-Parks and Recreation District within the Timber Ridge Neighbourhood Area Structure Plan, SE1/4, Sec 28; 38-27-W4M. The rezoning is required to facilitate subdivision and development of the land in Phase 3.

Council will now hold a Public Hearing before giving second and third readings to Land Use Bylaw Amendment 3357/C-2014. This office will advertise for the Public Hearing to be held on Monday, April 28, 2014 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00. If you have any concerns related to these charges, have other questions or require additional information, please contact me at your earliest convenience at 403-356-8978.

Sincerely,

Christine Kenzie
Corporate Meeting Coordinator

/attach.

BYLAW NO. 3357/C – 2014

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

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

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

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to P1 Parks and Recreation District
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District
3. The land shown in by diagonal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 Future Urban Development District to R1 Residential (Low Density) District
4. The "Land Use District Map R16" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 2-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 31st day of March 2014.

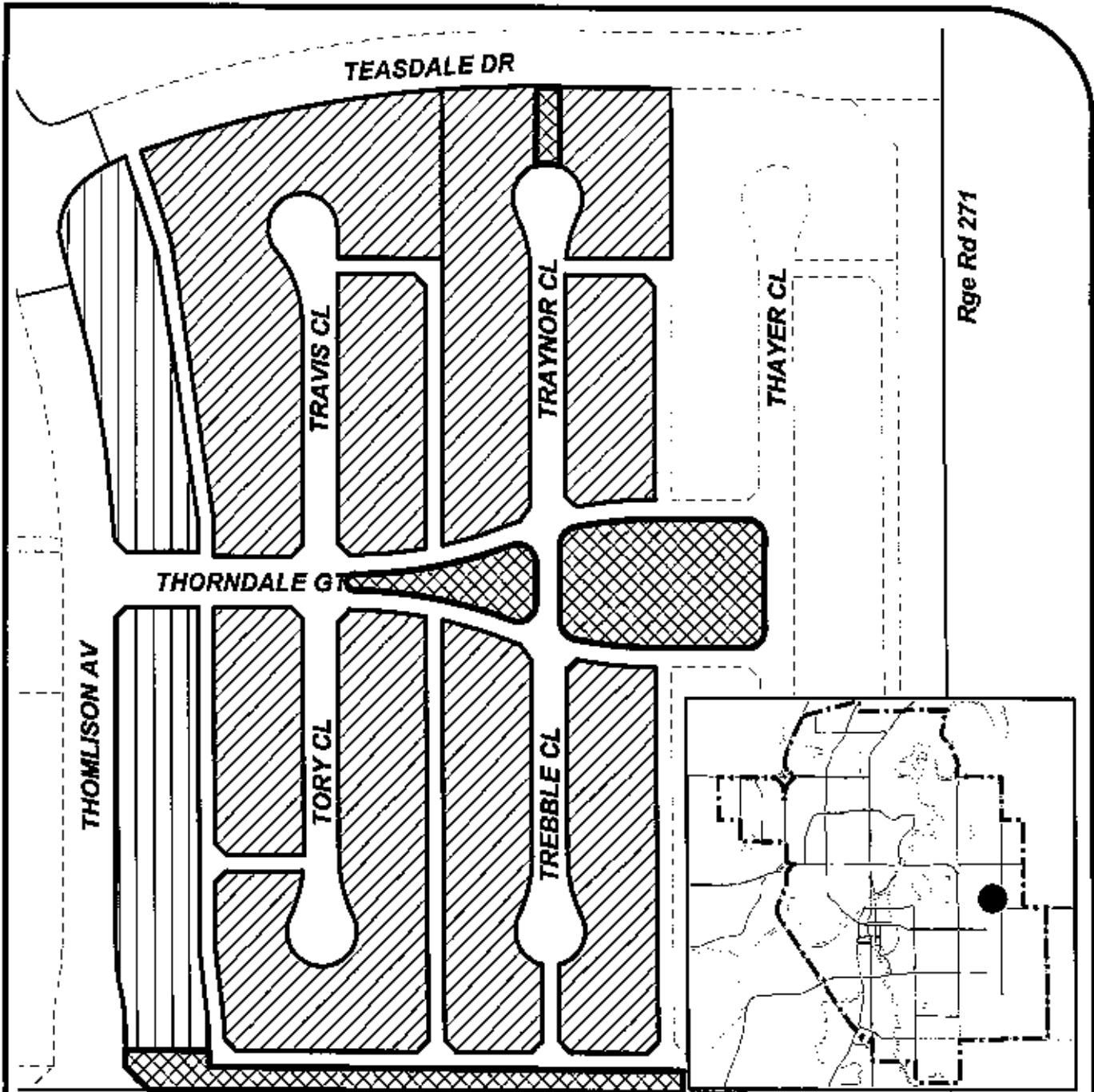
READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



55 ST

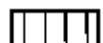
Change District from:



A1 to P1 - Parks and Recreation District



A1 to R1 - Residential (Low Density) District



A1 to R1A - Residential (Semi-Detached Dwelling) District

Affected District:

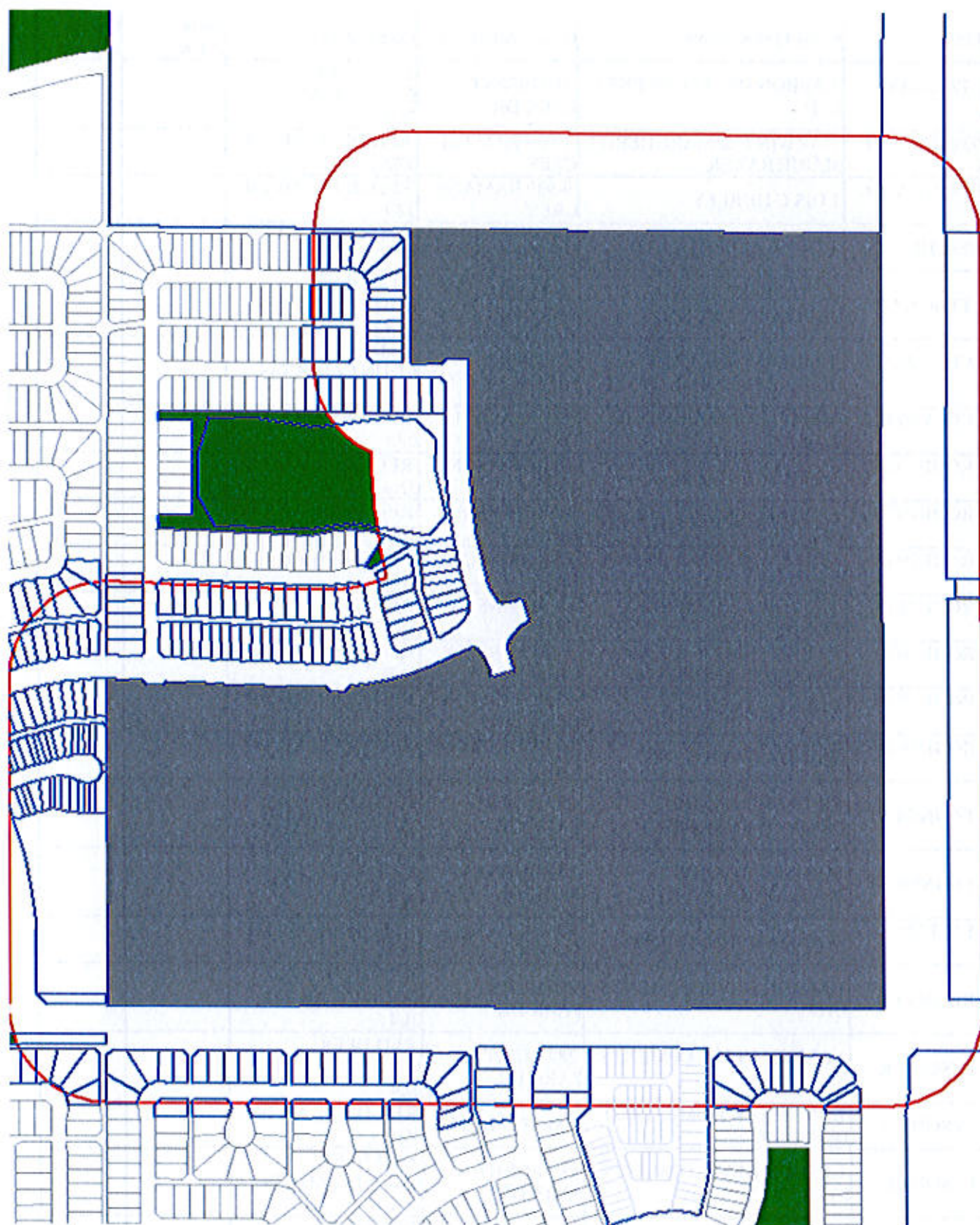
A1 - Future Urban Development District

Proposed Amendment

Map: 2 / 2014

Bylaw: 3357 / C-2014

Date: Feb 11, 2014



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around ROLL 2320005

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
11 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
1 939 RAMAGE CR	DARWIN E & MARGUERITE MARIE BAKER	1-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
9 939 RAMAGE CR	LOIS C HURLEY	9-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
5 REICHLEY ST	1676556 ALBERTA LTD	7 REICHLEY ST	RED DEER, AB T4P 3V5		
18 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
367 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
375 TEASDALE DR	MISAEAL P & MARISSA O ILAGAN	375 TEASDALE DR	RED DEER, AB T4P 0P8		
10 ROBINSON CR	JEFFREY SUTTON	10 ROBINSON CRES	RED DEER, AB T4P 3N9		
19 ROBINSON CR	HADEN & NORA SHULTZ	19 ROBINSON CR	RED DEER, AB T4P 3N9		
22 ROBINSON CR	STACEY ALLEN & DEENA C RANSOM	22 ROBINSON CR	RED DEER, AB T4P 3N9		
42 ROBINSON CR	TREVOR & KIMBERLEY STEPHENSON	42 ROBINSON CRES	RED DEER, AB T4P 3N9		
54 ROBINSON CR	ROBERT BRUCE & KARLA CHARLENE THOMPSON	54 ROBINSON CRES	RED DEER, AB T4P 3N9		
58 ROBINSON CR	CHERYL ANNE BEST	58 ROBINSON CRESCENT	RED DEER, AB T4P 3N9		
62 ROBINSON CR	WANDA GAYE GUNN	62 ROBINSON CRES	RED DEER, AB T4P 3N7		
40 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
29 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
10 TALLMAN CL	WANDA LYNN ANDRAS	10 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
2 TRUANT CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
26 TYSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
37 TYSON CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
53 TYSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
81 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
85 TYSON CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		

70 ROBINSON CR	ALLEN RALPH & LUCY ASSUNTA KUEHN	70 ROBINSON CRES	RED DEER, AB T4P 3N7		
74 ROBINSON CR	WAYNE A J & TEPUARII V J SKEELS	74 ROBINSON CRES	RED DEER, AB T4P 3N7		
399 TEASDALE DR	MERVIN HO & BONNY FEN KHO	399 TEASDALE DR	RED DEER, AB T4P 0P8		
12 REICHLEY ST	ERIC & RITA BAILEY	12 REICHLEY ST	RED DEER, AB T4P 3N9		
16 REICHLEY ST	EUGENE & PATTI SARRASIN	16 REICHLEY ST	RED DEER, AB T4P 3N9		
2 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
19 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
13 939 RAMAGE CR	STEVE & MARJORIE DREHER	13-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
14 939 RAMAGE CR	FERNAND & ELAINE PITRE	14-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
22 939 RAMAGE CR	LLOYD & M DIANE SMITH	22 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
25 939 RAMAGE CR	JOHN DIPPLE	100 ANGUS CRES	REGINA, SK S4T 6N2		
66 TRAPTOW CL	KRISTY MARTIN	66 TRAPTOW CLOSE	RED DEER, AB T4P 0K8		
74 TRAPTOW CL	MATTHEW & JACQUELINE JANUSKA	74 TRAPTOW CLOSE	RED DEER, AB T4P 0N7		
28 939 RAMAGE CR	BERTHA MAE ROCKARTS	28-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
29 939 RAMAGE CR	JACOB E & ELAINE E ZIEGLER	29 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
30 939 RAMAGE CR	ERMA KELLER	30 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
31 939 RAMAGE CR	GARRY & CLAIRE SUDOL	B102-5212 48 ST	UNIT 439	RED DEER, AB T4N 7C3	
36 939 RAMAGE CR	CATHERINE EILEEN FOREMAN	36-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
37 939 RAMAGE CR	SHANDA AALBERS	37-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
25 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
26 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
16 TALLMAN CL	FREDDIE CALUGAY & GINA CONSTANTINO BALADAD	16 TALLMAN CL	RED DEER, AB T4P 0R1		
57 RUTLEDGE CR	DONALD B. & JUDITH D. FALK	57 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
73 RUTLEDGE CR	DENNIS & BETTY MARIE BELL	73 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
43 REVIE CL	HOWARD S & MARIE ANTONIUK	43 REVIE CLOSE	RED DEER, AB T4P 3N9		
17 TALLMAN	LAEBON DEVELOPMENTS	289 BURNT	RED DEER		

CL	LTD	PARK DR	COUNTY, AB T4S 2L4		
1 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
21 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
43 RALSTON CR	DENNIS W & ELIZABETH E GARN	43 RALSTON CRES	RED DEER, AB T4P 3Y5		
55 RALSTON CR	SANDI SCOTT MCDOUGALL	55 RALSTON CRESCENT	RED DEER, AB T4P 3Y4		
59 RALSTON CR	TYSON SMITH & GAYLE RAYNOR	59 RALSTON CRES	RED DEER, AB T4P 3Y4		
65 RALSTON CR	VERNON & THERESE M KEHLER	65 RALSTON CRES	RED DEER, AB T4R 3Y4		
330 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
8 939 RAMAGE CR	MILLIE EDITH PARDELL	8-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
282 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
23 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
17 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
366 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
370 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
378 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
14 ROBINSON CR	EVELYN MAY HOWDLE	14 ROBINSON CRES	RED DEER, AB T4P 3N9		
18 ROBINSON CR	KEN P & TERESA A JAEGER	18 ROBINSON CRES	RED DEER, AB T4P 3N9		
26 ROBINSON CR	JOHN & SHIRLEY PETERSON	26 ROBINSON CRES	RED DEER, AB T4P 3N9		
30 ROBINSON CR	TODD A & DANIELLE GALENZA	30 ROBINSON CRES	RED DEER, AB T4P 3N9		
33 RYAN CL	JAMES WALLACE KELLERMAN	33 RYAN CLOSE	RED DEER, AB T4P 3N7		
391 TEASDALE DR	RYAN DONALD LUND	391 TEASDALE DR	RED DEER, AB T4P 0P8		
10 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
22 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
24 TYSON CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		

29 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
45 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
57 TYSON CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
61 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
1 RYAN CL	BRIAN ALLAN & CAROL ANNE HOLLAND	1 RYAN CLOSE	RED DEER, AB T4P 3N7		
73 TYSON CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
89 TYSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
286 TEASDALE DR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
78 ROBINSON CR	EMIL RANDY & FRANCES MARJORIE BOYKO	78 ROBINSON CRESCENT	RED DEER, AB T4P 3N7		
82 ROBINSON CR	THOI THI & CHI THENH HO	82 ROBINSON CRES	RED DEER, AB T4P 3N7		
338 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
46 THOMLISON AV	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
1 TIMBERSTONE WY	CITY OF RED DEER	C/O LAND & ECONOMIC DEV	PO BOX 5008	RED DEER, AB T4N 3T4	
306 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
37 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
42 939 RAMAGE CR	SHARON JOEY SCHACHTERLE	42 - 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
45 939 RAMAGE CR	ALICE M MCRAE & MARIE M DICKNER	45 - 939 RAMAGE CR	RED DEER, AB T4P 3Z9		
48 939 RAMAGE CR	NANCY EBY	48-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
49 939 RAMAGE CR	BEVERLEY ANNE NOYES	49 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
18 939 RAMAGE CR	ADIB & MAHA NADER	18-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
19 939 RAMAGE CR	JOYCE CROSBIE	19 RAMAGE CRES	RED DEER, AB T4P 3Z9		
26 939 RAMAGE CR	LEONARD & CLEO KOSTUCHENKO	26-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
27 939 RAMAGE CR	GEORGE O & DORTHY J BRAHAM	27-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
33 939 RAMAGE CR	PAMELA GAY MERASTY	33 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
34 939 RAMAGE CR	CAROL RITA SINCLAIR	34-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		

14 TRUANT CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
66 ROBINSON CR	GORDON & ELIZABETH MCCULLOCH	66 ROBINSON CRES	RED DEER, AB T4P 3N7		
53 RUTLEDGE CR	BOYD B BRUCE	53 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
20 TALLMAN CL	KRISTY JANIS SVOBODA	20 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
8 TALLMAN CL	IAN E & EILEEN P SUNGA & NICHOLE PERALTA	8 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
270 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
51 RALSTON CR	APRIL H POIRIER	51 RALSTON CRES	RED DEER, AB T4P 3Y5		
57 RALSTON CR	SHANNON CASEY	57 RALSTON CRES	RED DEER, AB T4P 3Y4		
61 RALSTON CR	CONSTANCE J LAWRENCE & W DALE PIPKE	61 RALSTON CRES	RED DEER, AB T4P 3Y4		
67 RALSTON CR	JOANNE A HEGGEDAL	67 RALSTON CRES	RED DEER, AB T4P 3Y4		
193 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
13 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
395 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
31 TIMBERSTONE WY	LAEBON RENTAL COMMUNITIES LTD	289-28042 HWY 11	RED DEER COUNTY, AB T4S 2L4		
32 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
15 TALLMAN CL	JOEL BRADEN & JANELLE DAWN THIESSEN	15 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
14 TALLMAN CL	PERRY & CONNIE VILLAFLORES	14 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
38269 RGE RD 271	1219669 ALBERTA LTD	1800-1067 WEST CORDOVA ST	VANCOUVER, BC V6C 1C7		
334 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
218 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
226 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
8 REICHLEY ST	TAMMY & DARREN MCGILLIS	8 REICHLEY ST	RED DEER, AB T4P 3N9		
3 REVIE CL	CODY LLOYD & JENNA NICOLE DAVIES	3 REVIE CLOSE	RED DEER, AB T4P 3N9		
189 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		

194 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
197 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
198 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
202 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
210 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
294 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
102 ROBINSON CR	HENRY A & DAWN REAY	102 ROBINSON CRES	RED DEER, AB T4P 3N7		
2627 55 ST	CITY OF RED DEER	C/O LAND & ECONOMIC DEV	PO BOX 5008	RED DEER, AB T4N 3T4	
24 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
10 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
5 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
358 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
18 TRUANT CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
33 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
6 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
14 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
18 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
60 THOMLISON AV	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
310 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
298 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
			RED DEER		

342 TEASDALE DR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	COUNTY, AB T4S 2L4		
234 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
ROLL 2320005	1104275 ALBERTA LTD	1 SCHENK INDUSTRIAL DR	SYLVAN LAKE, AB T4S 2J9		
9 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
25 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
2 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
3 939 RAMAGE CR	CINDY-LOU ALLEN	3-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
7 939 RAMAGE CR	RICHARD F & SARA MAE P DIPPEL	7-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
4 REICHLEY ST	KEVIN MICHAEL & MARJORIE	ROBIN PATRICIA CONNOR	4 REICHLEY ST	RED DEER, AB T4P 3N9	
6 TALLMAN CL	CATHERINE HELEN MARGARET CUNNINGHAM &	DARRON JAMES AHLSTEDT	6 TALLMAN CLOSE	RED DEER, AB T4P 0R1	
ROLL 8700405	SIERRA INVESTMENTS INC	121 ASPENMERE PL	CHESTERMERE, AB T1X 0G3		
318 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
371 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
374 TEASDALE DR	RANEL & MARICHEL MALALUAN	374 TEASDALE DR	RED DEER, AB T4P 0P8		
379 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
383 TEASDALE DR	CHAD BOURASSA	383 TEASDALE DR	RED DEER, AB T4P 0P8		
386 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
34 ROBINSON CR	BRENT FUDGE	34 ROBINSON CRES	RED DEER, AB T4P 3N9		
38 ROBINSON CR	ADAM ERICKSON & LOUISE JONES-ERICKSON	38 ROBINSON CRES	RED DEER, AB T4P 3N9		
46 ROBINSON CR	RICHARD & PATRICIA ROSS	46 ROBINSON CRESCENT	RED DEER, AB T4P 3N9		
362 TEASDALE DR	CALLUM ANDREW FAIRWEATHER	362 TEASDALE DR	RED DEER, AB T4P 0P8		
6 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
6 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		

41 TYSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
49 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
65 TYSON CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
326 TEASDALE DR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
77 TYSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
90 ROBINSON CR	SHAUN & DAWNE ADKINS	90 ROBINSON CRES	RED DEER, AB T4P 3N7		
94 ROBINSON CR	JOHN A & MONICA E HOPKINSON	94 ROBINSON CRESCENT	RED DEER, AB T4P 3N7		
13 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
7 TALLMAN CL	HUIFANG LIU	7 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
33 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
39 939 RAMAGE CR	EILEEN HANSEN	39-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
46 939 RAMAGE CR	BEATRICE EDNA HARVEY	46 - 939 RAMAGE CR	RED DEER, AB T4N 7C3		
47 939 RAMAGE CR	FREDERICK CHARLES & IRENE MAY CACKETTE	47 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
12 939 RAMAGE CR	LORRAINE MULHALL	12 - 939 RAMAGE CR	RED DEER, AB T4P 3Z9		
15 939 RAMAGE CR	GERRY EDWARDS	15-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
20 939 RAMAGE CR	DOLORES B VAN NEST	20 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
21 939 RAMAGE CR	WILLIAM ALLEN & JEANNETTE ELAINE RICHES	21-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
23 939 RAMAGE CR	SHEILA DIANE COLENUIT	23-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
24 939 RAMAGE CR	ELFRIEDE KESSAR	24 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
62 TRAPTOW CL	MAJELLA MARIE LINE & DALE DOUGLAS RUSSELL	62 TRAPTOW CLOSE	RED DEER, AB T4P 0N7		
70 TRAPTOW CL	BRADLEY ALBERT & SHANNON MARGARET BEAUDOIN	70 TRAPTOW CLOSE	RED DEER, AB T4P 0N7		
61 RUTLEDGE CR	WILLIAM ROTH & HEATHER MAE ENSSLIN	61 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
262 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
274 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
49 RALSTON CR	NICOLE RICHARDS	49 RALSTON	RED DEER, AB T4P		

		CRES	3Y5		
53 RALSTON CR	VASILE & VIORICA FIRU	53 RALSTON CRES	RED DEER, AB T4P 3Y4		
63 RALSTON CR	DAVID PAUL & GAIL MARIE TAYLOR	63 RALSTON CRES	RED DEER, AB T4P 3Y4		
182 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
185 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
186 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
38 939 RAMAGE CR	JUNE G PRITCHARD	38-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
107 ROBINSON CR	THOMAS MICHAEL & KARA LEIGH STANG	107 ROBINSON CRES	RED DEER, AB T4P 3N7		
4 TALLMAN CL	TYLER R & AMY C MCKINNON	4 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
939 RAMAGE CR					
10 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
30 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
302 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
214 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
222 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
230 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
58 TRAPTOW CL	PETER & CAROLINE SCHMALTZ	58 TRAPTOW CLOSE	RED DEER, AB T4P 0N7		
12 TALLMAN CL	TRACEY JOCELYN HOLMES	12 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
ROLL 2320015	MARLENE GAIL MORRISROE	RR2	RED DEER, AB T4N 5E2		
2 939 RAMAGE CR	DOLORES H NAUMENKO	2-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
4 939 RAMAGE CR	RICHARD EDWARD & MARGARET MAY WILLIAMS	4-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
5 939 RAMAGE CR	JOSEPH IGNACE & JANICE MAE KOZIOL	5 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
6 939 RAMAGE CR	BEVERLY DOUCETTE	6-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
7 REICHLEY ST	1676556 ALBERTA LTD	7 REICHLEY ST	RED DEER, AB T4P 3V5		
322 TEASDALE	SAMUEL & SHIRLEY	322 TEASDALE	RED DEER, AB T4P		

DR	CHURCH	DR	OP8		
22 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
ROLL 8700400	SIERRA INVESTMENTS INC	121 ASPENMERE PL	CHESTERMERE, AB T1X 0G3		
21 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
363 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
382 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
50 ROBINSON CR	ROMMEL T & JEANNETTE R CONSTANTINO	50 ROBINSON CRES	RED DEER, AB T4P 3N9		
14 TYSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
69 TYSON CR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
86 ROBINSON CR	BAN TRAN & TU ANH HOANG	86 ROBINSON CRES	RED DEER, AB T4P 3N7		
98 ROBINSON CR	KENNETH A & ALBERTINA VANDEN BRINK	98 ROBINSON CRES	RED DEER, AB T4P 3N7		
290 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
78 TRAPTOW CL	RICHARD & DIONNE COUTURE	78 TRAPTOW CLOSE	RED DEER, AB T4P 0N7		
40 939 RAMAGE CR	JERRY DANIEL & CONNIE MAYNARD	40-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
41 939 RAMAGE CR	THOMAS & JANIS O'ROURKE	41-939 RAMAGE DR	RED DEER, AB T4P 3Z9		
43 939 RAMAGE CR	TAMMIE G TOECKES	43 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
44 939 RAMAGE CR	DELPHINE LOTTIE MITCHELL	44 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
50 939 RAMAGE CR	SKYLIGHT ENERGY RESOURCES LTD	PO BOX 787	KINDERSLEY, SK S0L 1S0		
16 939 RAMAGE CR	HEATHER J PARSONS	16 - 939 RAMAGE CRESCENT	RED DEER, AB T4P 3Z9		
17 939 RAMAGE CR	ELWOOD ARDELL & ELIZABETH ALICE JEAN KIRKPATRICK	17-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
10 939 RAMAGE CR	WILLIAM GEORGE & OLGA LOUISE ALLEN	10-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
11 939 RAMAGE CR	ROBERT ERVINE & BEVERLEY JOAN JENNINGS	11-939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
32 939 RAMAGE CR	CAROL WOLFF	32 939 RAMAGE CRES	RED DEER, AB T4P 3Z9		
35 939 RAMAGE CR	DONALD C & VELEDA SNOW	35 - 939 RAMAGE CR	RED DEER, AB T4P 3Z9		
65 RUTLEDGE CR	MONTY & RACHEL RUELLER BUCHINSKI	65 RUTLEDGE CRES	RED DEER, AB T4P 3K2		

69 RUTLEDGE CR	LINDA E NEALE & RODDY V LIDBERG	69 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
27 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
29 TALLMAN CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
31 TALLMAN CL	THE CITY OF RED DEER	PO BOX 5008	RED DEER, AB T4N 3T4		
18 TALLMAN CL	STEPHEN & BRITTANY S WRIGHT	18 TALLMAN CLOSE	RED DEER, AB T4P 0N5		
278 TEASDALE DR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
266 TEASDALE DR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
387 TEASDALE DR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
190 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
206 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
9 TALLMAN CL	ZUBAYERULLAH OSMAN	9 TALLMAN CLOSE	RED DEER, AB T4P 0R1		
390 TEASDALE DR	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
22 TRUANT CR	LANDMARK HOMES (RED DEER) INC	200-6700 76 ST	RED DEER, AB T4P 4G6		
28 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
26 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
5 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
30 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
238 TRUANT CR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
36 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
22 THOMLISON AV	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
32 TANNER ST	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		

28 TALLMAN CL	LAEBON DEVELOPMENTS LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		
38323 RGE RD 271	SIERRA INVESTMENTS INC	121 ASPENMERE PL	CHESTERMERE, AB T1X 0G3		
314 TEASDALE DR	SE TIMBERLANDS DEVELOPMENT LTD	289 BURNT PARK DR	RED DEER COUNTY, AB T4S 2L4		