THE CITY OF
Red Deer

AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JANUARY 17, 2005

COMMENCING AT *4:30 P.M.*

(1) Confirmation of the Minutes of the Regular Meeting of Monday, December 20, 2004

(2) **UNFINISHED BUSINESS**

1. Legislative & Administrative Services Manager – Re: ***Resolution for the 2005 Federation of Canadian Municipalities (FCM) Annual Convention / Water Conservation – Use of Fresh Water by Industry*** . .1

(3) PUBLIC HEARINGS

1. Land & Economic Development Manager – Re: ***76th Street Between Taylor Drive and Johnstone Drive***

   (a) ***Road Closure Bylaw 3340/2004 / Closure of a Portion of 76th Street Between Taylor Drive and Johnstone Drive***
   (Consideration of 2nd & 3rd Readings of the Bylaw) . .7

   (b) ***Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/HH-2004 – Rezoning of a Portion of 76th Street From Road to A1 Future Urban Development / Johnstone Park / Carolina Homes Inc.***
   (Consideration of 2nd & 3rd Readings of the Bylaw) . .12

2. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/II-2004 / Rezoning of Land Approx. 4.55 ha (11.24 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District / Westlake Phase 8 / Trademark West Park Inc.***
   (Consideration of 2nd & 3rd Readings of the Bylaw) . .14

3. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/O-2004 – Physical Constraints – Escarpment, Floodplain and Landfill Areas and Rescinding of Council Policies 4304 – Escarpment Development and 4306 – Development in Flood Plain***
   (Consideration of 2nd & 3rd Readings of the Bylaw) . .17

(4) REPORTS

1. Inspections Supervisor – Re: ***Review of Permit Fee Bylaw 3149/95 – Permit Fee Bylaw Amendment 3149/A-2005*** . .30
   (Consideration of 3 Readings of the Bylaw)

2. Legislative & Administrative Services Manager – Re: ***Downtown Business Association's 2005 Budget*** . .44

3. Assessment & Taxation Services Manager – Re: ***2005 Supplementary Assessment Bylaw – Bylaw 3341/2005*** (Consideration of Three Readings of the Bylaw) . .59

4. Legislative & Administrative Services Manager – Re: ***Ratification of Red Deer County Representatives to Various City of Red Deer Standing Committees*** . .61

(5) **CORRESPONDENCE**

1. Red Deer Downtown Business Association – Re: ***Downtown Parking Management Analysis*** . .63

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

1. Legislative & Administrative Services Manager – Re: ***Written Inquiry – Winter Safety of City Roads / Councillor Dawson*** . .141

(9) **BYLAWS**

1. ***3149/A-2005*** – Permit Fee Bylaw Amendment / Changes to Schedules "A" and "B"
(3 Readings) . .146
. .30

2. ***3156/O-2004*** – Land Use Bylaw Amendment / Physical Constraints – Escarpment, Floodplain and Landfill Areas
(2nd & 3rd Readings) . .154A
. .17

3. ***3340/2004*** – Road Closure Bylaw - Closure of a Portion of 76th Street Between Taylor Drive and Johnstone Drive
(2nd & 3rd Readings) . .311
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4. ***3156/HH-2004*** – Land Use Bylaw Amendment / Rezoning of a Portion of 76th Street From Road to A1 Future Urban Development / Johnstone Park / Carolina Homes Inc.
(2nd & 3rd Readings) . .312
. .12

5. ***3156/II-2004*** – Land Use Bylaw Amendment / Rezoning of Land Approx. 4.55 ha (11.24 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District / Westlake Phase 8 / Trademark West Park Inc.
(2nd & 3rd Readings) . .314
. .14

6. ***3341/2005*** – 2005 Supplementary Assessment Bylaw
(3 Readings) . .316
. .59

THE CITY OF
Red Deer

Legislative & Administrative Services

DATE: **January 10, 2005**

TO: **City Council**

FROM: **Legislative & Administrative Services Manager**

SUBJECT: **Resolutions for the 2005 Federation of Canadian Municipalities (FCM) Annual Convention**
June 3 – 6, 2005, St. John's Newfoundland

The Federation of Canadian Municipalities (FCM) is requesting submission of resolutions by Municipalities to be considered at the 2005 FCM Convention to be held June 3 – 6, 2005 in St. John's Newfoundland.

At the December 20, 2004 Council Meeting, Council tabled consideration of the Water Conservation – Use of Fresh Water by Industry resolution in order to have the resolution reworded to reflect more of a national feeling.

The following revised resolution is attached for Council's consideration:

-Water Conservation – Permanent Removal of Water From Hydrological Cycle

Recommendation

The above resolution is presented to Council for consideration.

Kelly Kloss
Manager

/attach.

FCM RESOLUTION

WATER CONSERVATION – PERMANENT REMOVAL OF WATER FROM HYDROLOGICAL CYCLE

Whereas Communities across Canada are concerned about the sufficiency of fresh water to meet the needs of communities; and

Whereas Drought and water shortage conditions now exist in significant areas of Canada, North America as well as World Wide;

Whereas Large quantities of fresh water are being permanently removed from the hydrological cycle primarily by Industry and Commercial Activity, including Oil and Gas Deep Well Flooding (Enhanced Oil Recovery), which takes fresh water directly and permanently out of the Hydrological Cycle, but also through unwise irrigation and other agricultural practices; and

Whereas Alternate practices to the permanent removal of fresh water from the hydrological cycle are available.

Therefore be it resolved that the Federation of Canadian Municipalities requests that the Government of Canada work with stakeholder involvement to end the practice of using fresh water for Industry (including Enhanced Oil Recovery), Commerce and Agriculture where fresh water is permanently removed from the Hydrological Cycle.

FCM RESOLUTION - WATER CONSERVATION – PERMANENT REMOVAL OF WATER FROM HYDROLOGICAL CYLE

Background

Over the past several years increasingly communities across Canada and North America have experienced concerns about water levels within River Basins and Aquifers which provide the water needs to their communities including individuals, industry and commerce.

Studies of Current Precipitation Compared to Historical Distribution indicate that significant parts of Canada have been experiencing Record Dry through Extremely Low Precipitation levels.

Studies of mean temperatures over a period of 140 years (global) and 1000 years (Northern Hemisphere) indicate both Globally and in the Northern Hemisphere mean temperatures are rising.

This Global Warming is resulting in the recession and melting of Glaciers with attendant decrease in River Flows, Precipitation and Snow Cover.

At the same time there is an ongoing increased demand for fresh water throughout Canada and North America. In Alberta alone, for example, Licenses granted under the Water Act permit approximately 200 billion liters of water per year to be used for enhanced oil recovery, representing enough water to service a Community of 70,000 people for approximately 20 years.

All users of fresh water will have increased demands as Farmers across North America generally are experiencing drought and the drying up or lowering of water levels in wells, dugouts and streams necessary to Agricultural activity.

All available scientific evidence is clear that in Canada, North America and Globally fresh water is being consumed at a rate, which inevitably will lead to a water crisis in many regions.

In light of the above it is timely that the FCM urge the Government of Canada to address water conservation and to prohibit, restrict or regulate uses of fresh water that removes water permanently from the Hydrological Cycle.

Resolution Tabled at December 20, 2004 Council Meeting

FCM RESOLUTION

WATER CONSERVATION - USE OF FRESH WATER BY INDUSTRY

Whereas Communities across Canada are concerned about the sufficiency of fresh water to meet the needs of communities; and

Whereas Drought and water shortage conditions now exist in significant areas of the Province of Alberta and in other parts of Canada; and

Whereas Large quantities of fresh water are being utilized by Industry, including the Oil and Gas Industry for Deep Well Flooding (Enhanced Oil Recovery) purposes and other purposes which takes fresh water permanently out of the Hydrological Cycle; and

Whereas Alternate practices to the use of fresh water are available.

Therefore be it resolved that the Federation of Canadian Municipalities requests that the Government of Canada work with stakeholder involvement to end the practice of using fresh water for deep well flooding (Enhanced Oil Recovery) and other purposes which remove fresh water permanently from the Hydrological Cycle.

FCM RESOLUTION - WATER CONSERVATION

Background

Over the past several years increasingly communities across Canada have experienced concerns about water levels within river basins and aquifers which provide the water needs to their communities.

Drought and water shortage conditions are of general concern but have been most dramatic in Southern Alberta. Communities in Southern Alberta rely primarily on the South Saskatchewan River Basin for the water needs of all its citizens. The South Saskatchewan River Basin comprises 26 sub-basins and well over 100 jurisdictions including 5 cities. The land area comprises approximately one-quarter of the Province of Alberta. Further North, some Communities in Central Alberta are finding that aquifers, the traditional source of water for their communities no longer have sufficient capacity and these communities in some instances have instituted water rationing while working towards alternate sources of water.

Industry will have increased demands and there would be significant cause for concern if inter- basin transfers of water from north to south become necessary to support the water needs of the southern part of the Province.

Other Provinces have similar issues and concerns. Farmers across North America generally are experiencing drought and the drying up or lowering of water levels in wells, dugouts and streams. All available scientific evidence is clear that in Canada, North America and Globally fresh water is being consumed at a rate, which inevitably will lead to a water crisis in many regions.

In light of the above it is timely that the FCM urge the Government of Canada to address future diversion or use of fresh water in such a manner as to remove water from the Hydrological Cycle.

THE CITY OF Red Deer

FILE

Council Decision – January 17, 2005

Legislative & Administrative Services

DATE: **January 18, 2005**

TO: **City Solicitor**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Resolutions for the 2005 Federation of Canadian Municipalities (FCM) Annual Convention**
June 3 – 6, 2005, St. John's Newfoundland

Reference Report:
Legislative & Administrative Services Manager, dated January 10, 2005

Resolutions:

"*Whereas* Communities across Canada are concerned about the sufficiency of fresh water to meet the needs of communities; and

Whereas Drought and water shortage conditions now exist in significant areas of Canada, North America as well as World Wide;

Whereas Large quantities of fresh water are being permanently removed from the hydrological cycle primarily by Industry and Commercial Activity, including Oil and Gas Deep Well Flooding (Enhanced Oil Recovery), which takes fresh water directly and permanently out of the Hydrological Cycle, but also through unwise irrigation and other agricultural practices; and

Whereas Alternate practices to the permanent removal of fresh water from the hydrological cycle are available.

Therefore be it resolved that the Federation of Canadian Municipalities requests that the Government of Canada work with stakeholder involvement to end the practice of using fresh water for Industry (including Enhanced Oil Recovery), Commerce and Agriculture where fresh water is permanently removed from the Hydrological Cycle."

. . .2/

Report Back to Council: No

Comments/Further Action:

This office will forward the resolution regarding Water Conservation to the FCM.

Kelly Kloss
Manager

/chk
attchs.

c

Comments:

We agree with the recommendation of the Legislative & Administrative Services Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

THE CITY OF Red Deer

Legislative & Administrative Services

DATE: **January 10, 2005**

TO: **City Council**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Road Closure Bylaw 3340/2004 – 76th Street Between Taylor Drive and Johnstone Drive**
Part of Road Plan 4067 J – Carolina Homes Inc. – Johnstone Park
Land Use Bylaw Amendment 3156/HH-2004

History

At the Monday, December 20, 2004 meeting of Council, Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004 were given first readings.

Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3156/HH-2004 provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Recommendations:

That following the Public Hearings, Council proceed with 2nd and 3rd readings of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004.

Kelly Kloss
Manager

Memo

Date: December 15, 2004

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager

Re: Road Closure – 76th Street between Taylor Drive and Johnstone Drive
Part of Road Plan 4067 J - Carolina Homes – Johnstone Park

On August 16th, 1999, the City entered into Land Sale Agreement with Carolina Homes Inc. for a 1.4 hectare parcel, being Lot 4, Plan 962 4094. The City also agreed to an Option to Purchase for the above roadway, containing 0.9 hectares more or less, subject to the following conditions.

1. The purchase price for the lands shall be at the then fair market value.
2. City Council passing a road closure bylaw and approving rezoning.
3. 76th Street not to be closed until Johnstone Drive is constructed and access to properties using 76th Street is in place.

Carolina Homes have developed to the south boundary of this roadway and they would now like to exercise their option to purchase. City Administration has no objections as Johnstone Drive is now completed and 76th Street has become redundant with accesses at both ends being closed to public traffic.

Land and Economic Development, through internal review and discussions with local appraisers, have determined that $30,000.00 per acre is representative of the market value for unserviced residential development land in this area. The purchaser intends to develop the land for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. The purchaser has agreed to this price and agreed they will consolidate the lands with their adjacent land holdings. They have also agreed to pay all other costs associated with this transaction including legal survey and advertising costs.

In order to proceed with this disposition the road must be legally closed to public travel by bylaw. The purchaser's legal surveyor has checked with the Land Titles Office and provided the following as a legal description of the road to be closed:

"Plan 4067 J - All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094. Excepting thereout all mines and minerals."

A report regarding the rezoning of this land from road to A1 - Future Urban Development District appears elsewhere on this agenda.

2/...

RECOMMENDATION

Land and Economic Development recommend that City Council:

1. Give first reading to a Bylaw having the effect of closing the following:

   "Plan 4067J - All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094. Excepting thereout all mines and minerals."

2. Amend the Land Use Bylaw to rezone the closed road to A1 – Future Urban Development District.

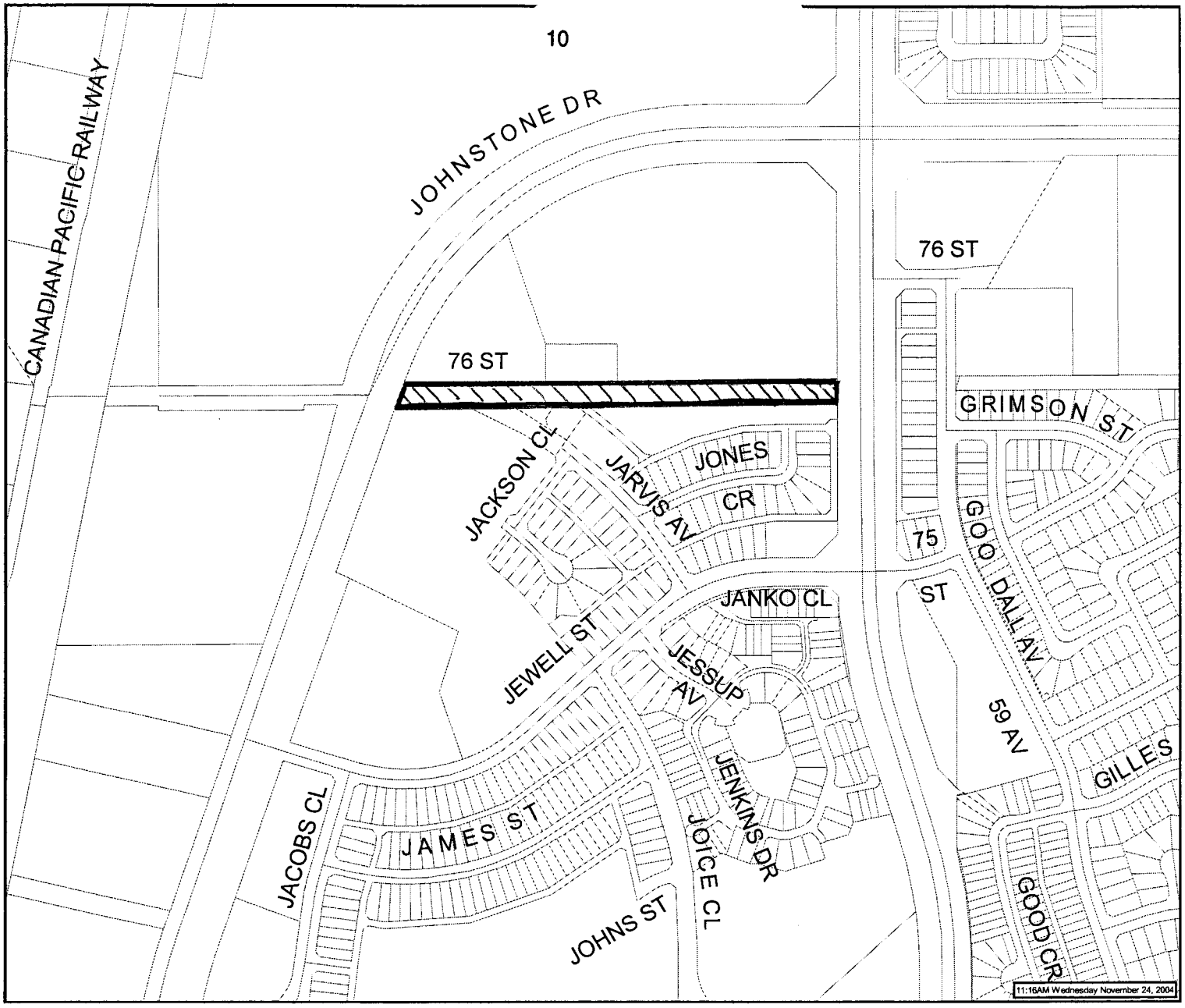
3. Pending approval for the road closure bylaw and land use amendment, consent to the sale of the closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:

   - The purchase price to be $30,000.00 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
   - The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
   - The purchaser must consolidate the subject lands with their adjacent lands.

Howard S. Thompson
Land & Economic Development Manager

Attach.

c: Tom Warder, Engineering Services Manager
Martin Kvapil, Parkland Community Planning Services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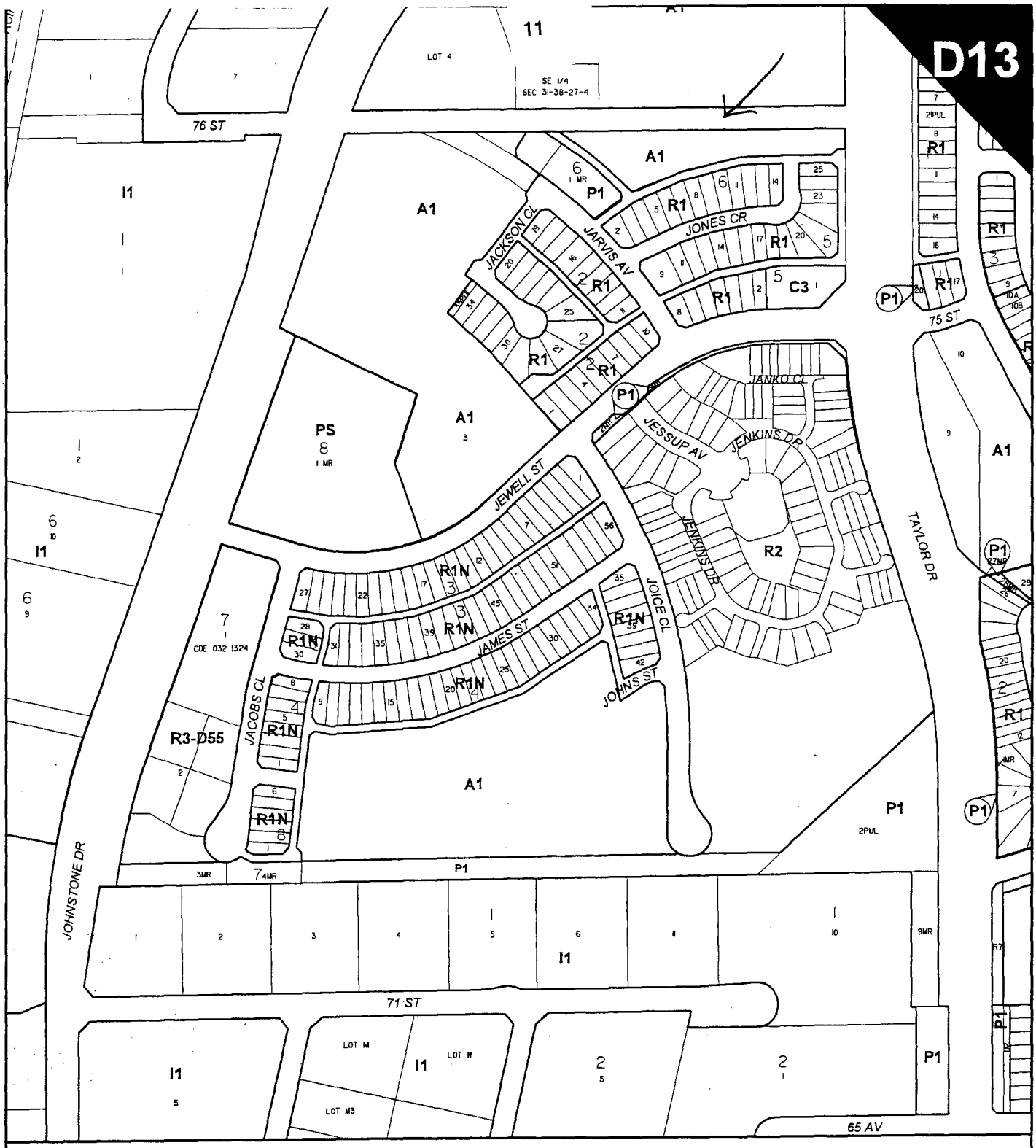


Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 30

3156 / F-96	*June 17, 1996*
3156 / I-96	*Sept 9, 1996*
3156 / Z-99	*Aug 30, 1999*
3156 / OO-99	*Jan 17, 2000*
3156 / GG-2000	*Sept 25,2000*
3156 / LL-2000	*Jan 15, 2001*
3156 / N-2001	*Apr 9, 2001*
3156 / L-2001	*May 7, 2001*
3156 / DD-2001	*Aug 13, 2001*
3156 / II-2001	*Aug 27, 2001*
3156 / G-2002	*June 17, 2002*
3156 / NN-2003	*Sept 8, 2003*

C14	D14	E14
C13	D13	E13
C12	D12	E12

NE¼ Sec 30
Twp 38- Rge 27 - W4th

printed on
September 10, 2004

THE CITY OF
Red Deer

E

LEGISLATIVE & ADMINISTRATIVE SERVICES
January 18, 2005

Carolina Homes Inc.
#215, 340 Midpark Way SE
Calgary, AB T2X 1P1

Dear Sirs:

Road Closure Bylaw 3340/2004
76th Street Between Taylor Drive & Johnstone Drive – Part of Road Plan 4067 J
Land Use Bylaw Amendment 3156/HH-2004
Johnstone Park / Carolina Homes

At the City of Red Deer's Council Meeting held January 17, 2005, a Public Hearing was held with respect to *Road Closure Bylaw 3340/2004* and *Land Use Bylaw Amendment 3156/HH-2004*. Following the Public Hearing, *Road Closure Bylaw 3340/2004* and *Land Use Bylaw Amendment 3156/HH-2004* were given second and third readings. For your information, copies of the bylaws are attached.

Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. *Land Use Bylaw Amendment 3156/HH-2004* provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss
Manager

/chk
/attach.

c Land & Economic Development Manager
Parkland Community Planning Services

Comments:

We agree with the recommendations of the Land & Economic Development Manager and Parkland Community Planning Services. Public Hearings will be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

THE CITY OF Red Deer

Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: **December 21, 2004**

TO: **Howard Thompson, Land & Economic Development Manager**
Martin Kvapil, Parkland Community Planning Services

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Road Closure Bylaw 3340/2004 – 76th Street Between Taylor Drive and Johnstone Drive**
Part of Road Plan 4067 J – Carolina Homes Inc. – Johnstone Park
Land Use Bylaw Amendment 3156/HH-2004

Reference Report:
Land & Economic Development Manager, dated December 15, 2004 and Parkland Community Planning Services, dated December 1, 2004

Bylaw Readings:
Road Closure Bylaw 3340-2004 and Land Use Bylaw Amendment 3156/HH-2004 were given first readings. Copies of the bylaws are attached.

Resolutions:

"***Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 15, 2004, re: Road Closure – 76th Street Between Taylor Drive and Johnstone Drive, Part of Road Plan 4067J – Carolina Homes – Johnstone Park, hereby agrees to the sale of the proposed closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:

a) The purchase price to be $30,000 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
b) The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
c) The purchaser must consolidate the subject lands with their adjacent lands.
d) Passage of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004."

.../

Report Back to Council: Yes
Public Hearings will be held on Monday, January 17, 2004, at 7:00 p.m., in Council Chambers, during Council's regular meeting.

Comments/Further Action:
Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3156/HH-2004 provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development. This office will now proceed with the advertising for Public Hearings. Carolina Homes Inc. will be responsible for the advertising costs in this instance.

Kelly Kloss
Manager

/chk
/attach

c Director of Development Services
Inspections & Licensing Manager
~~Treasury Services Manager~~
C. Adams, Administrative Assistant
L. Soley, Clerk Steno

BYLAW NO. 3340/2004

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

> "Plan 4067J
> All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094, excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

BYLAW NO. 3156/HH-2004

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

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

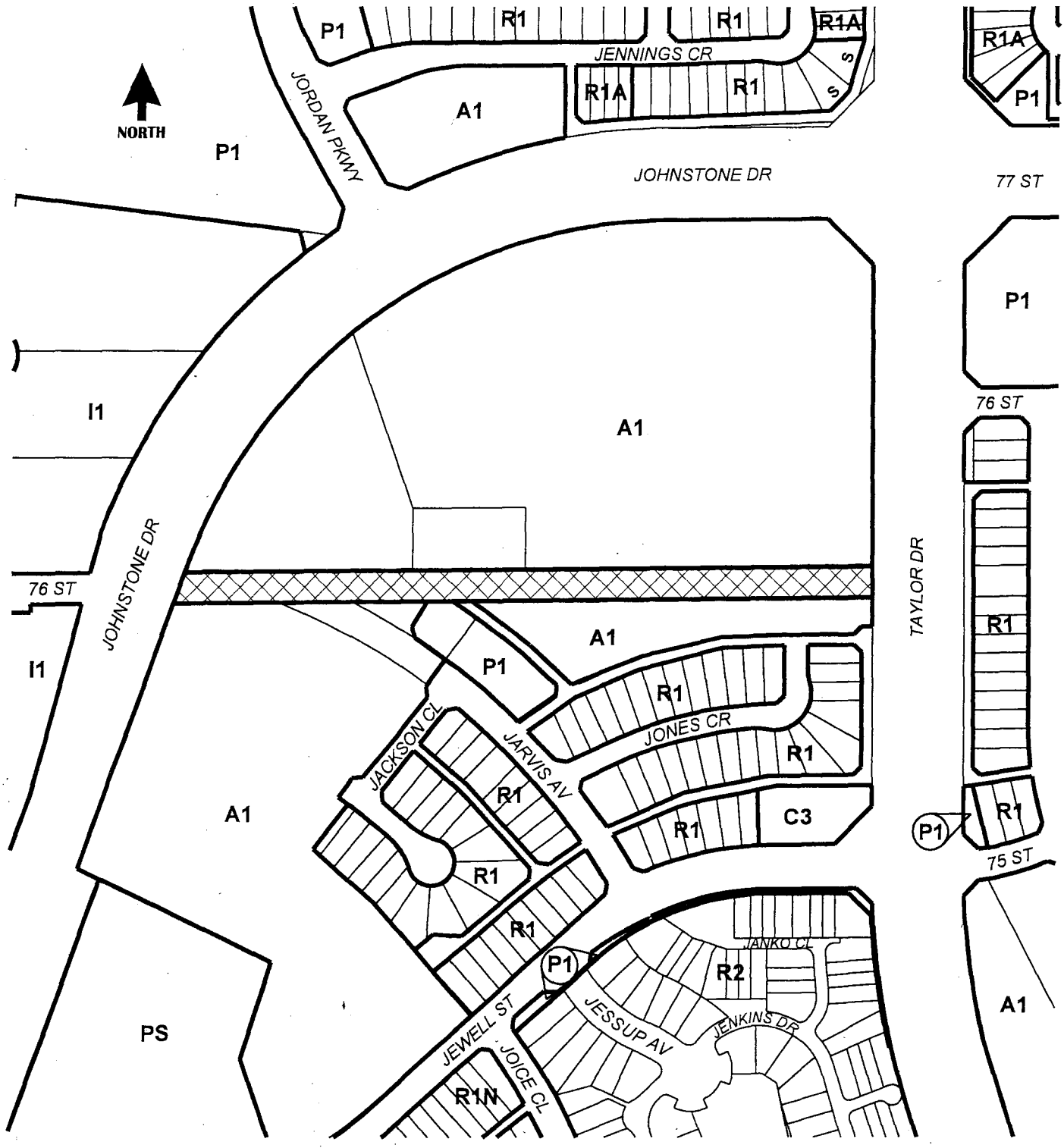
1. That "Land Use District Map D14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	20th	day of	December	2004.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2005.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :
Road to A1

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

THE CITY OF
Red Deer

File

LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Fax: (403) 256-7991

Carolina Homes Inc.
#215, 340 Midpark Way SE
Calgary, AB T2X 1P1

Dear Sirs:

Road Closure Bylaw 3340/2004
76th Street Between Taylor Drive & Johnstone Drive – Part of Road Plan 4067 J
Land Use Bylaw Amendment 3156/HH-2004
Johnstone Park / Carolina Homes

Red Deer City Council gave first reading to *Road Closure Bylaw 3340/2004* and *Land Use Bylaw Amendment 3156/HH-2004* at the City of Red Deer's Council Meeting held Monday, December 20, 2004. For your information, copies of the bylaws are attached.

Council also passed the following resolution:

> "***Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 15, 2004, re: Road Closure – 76th Street Between Taylor Drive and Johnstone Drive, Part of Road Plan 4067J – Carolina Homes – Johnstone Park, hereby agrees to the sale of the proposed closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:
>
> a) The purchase price to be $30,000 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
> b) The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
> c) The purchaser must consolidate the subject lands with their adjacent lands.
> d) Passage of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004."

. . .2/

Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. *Land Use Bylaw Amendment 3156/HH-2004* provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development.

Council must now hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, January 17, 2004 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw* The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is $400, is required by Wednesday, December 29, 2004. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss
Manager

/chk
/attach.

c Land & Economic Development Manager
Parkland Community Planning Services
C. Adams, Administrative Assistant

* * * Transmission Result Report(MemoryTX) (Dec.21. 2004 11:51AM) * * *

1) CITY OF RED DEER
2) Legislative and Admin. Services

Date/Time: Dec.21. 2004 11:44AM

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E.2) Busy
E.3) No answer
E.4) No facsimile connection

THE CITY OF Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Fax: (403) 256-7991

Carolina Homes Inc.
#215, 340 Midpark Way SE
Calgary, AB T2X 1P1

Dear Sirs:

Road Closure Bylaw 3340/2004
76th Street Between Taylor Drive & Johnstone Drive – Part of Road Plan 4067 J
Land Use Bylaw Amendment 3156/HH-2004
Johnstone Park / Carolina Homes

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Council also passed the following resolution:

> ***"Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 15, 2004, re: Road Closure – 76th Street Between Taylor Drive and Johnstone Drive, Part of Road Plan 4067J – Carolina Homes – Johnstone Park, hereby agrees to the sale of the proposed closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:
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> b) The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
> c) The purchaser must consolidate the subject lands with their adjacent lands.
> d) Passage of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004."

..2/

Legislative & Administrative Services 4914-48 Avenue Phone: 403.342.8132 Fax: 403.346.6195 E-mail: legislativeservices@reddeer.ca
The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 www.reddeer.ca

THE CITY OF Red Deer

Council Decision – January 17, 2005

Legislative & Administrative Services

DATE: **January 18, 2005**

TO: **Howard Thompson, Land & Economic Development Manager**
Martin Kvapil, Parkland Community Planning Services

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Road Closure Bylaw 3340/2004 – 76th Street Between Taylor Drive and Johnstone Drive**
Part of Road Plan 4067 J – Carolina Homes Inc. – Johnstone Park
Land Use Bylaw Amendment 3156/HH-2004

Reference Report:
Land & Economic Development Manager, dated December 15, 2004 and Parkland Community Planning Services, dated December 1, 2004

Bylaw Readings:
Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004 were given second and third readings. Copies of the bylaws are attached.

Report Back to Council: No

Comments/Further Action:
Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3156/HH-2004 provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development. A certified copy of Road Closure Bylaw is attached for your use. This office will amend the Land Use Bylaw and distribute copies in due course.

Kelly Kloss
Manager
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
City Assessor
D. Kutinsky, Graphics Designer
City Clerk's Clerk Steno

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: December 1, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/HH-2004
Proposed Closed Portion of 76 Street
Johnstone Park

Proposal

A portion of 76 Street between Johnstone Drive and Taylor Drive is proposed to be closed. This proposed closure is in accordance with a land sale agreement between Carolina Homes Inc. and The City of Red Deer.

The subject portion of road is no longer required for public travel, as the proposed closure conforms with the proposed transportation network within the Johnstone Park Neighbourhood Area Structure Plan and the Northwest Major Area Structure Plan

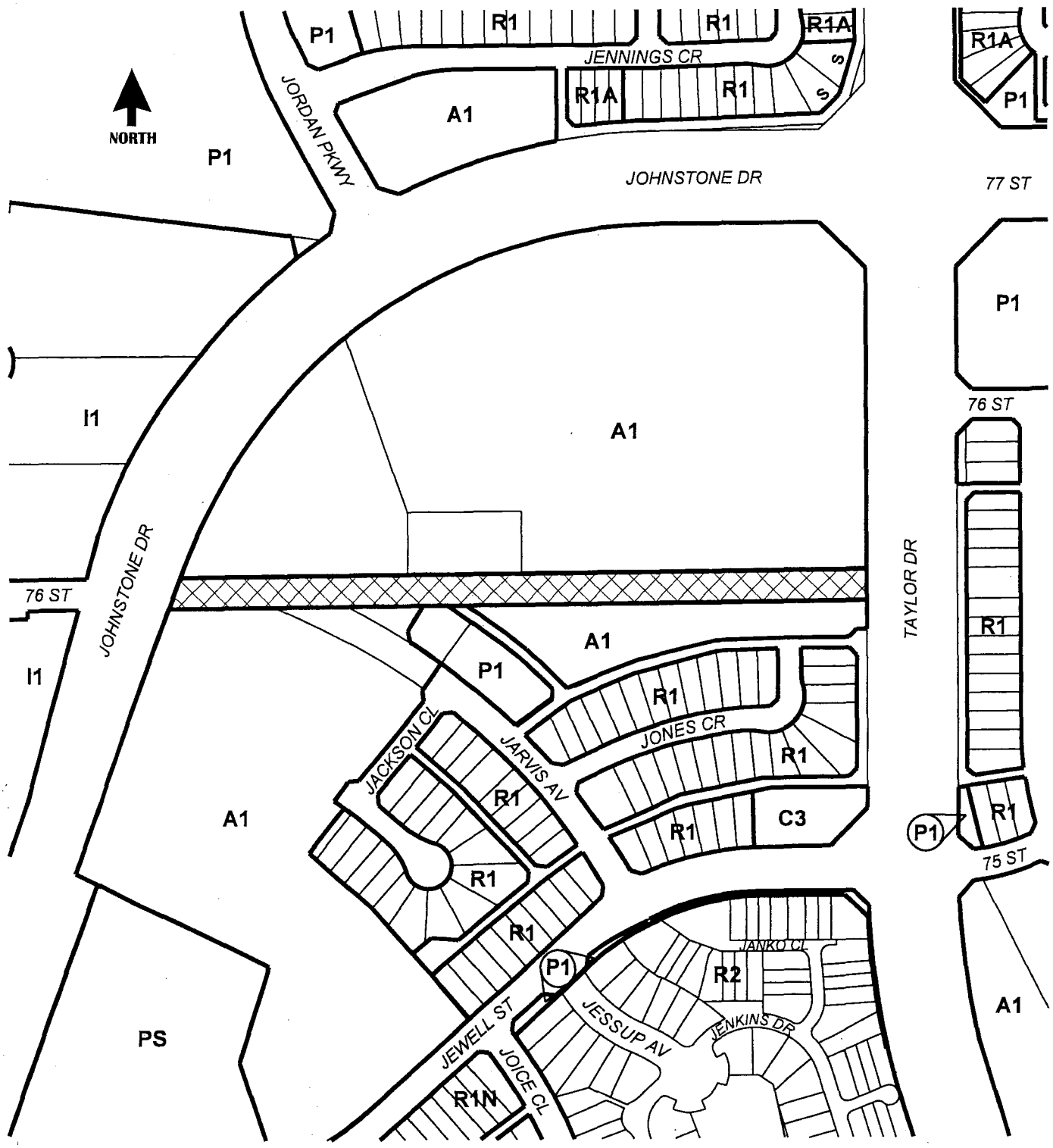
Staff Recommendation

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/HH-2004.

Martin Kvapil
Planning Assistant

/att.

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :
Road to A1

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

THE CITY OF Red Deer

Legislative & Administrative Services

DATE: **January 10, 2005**

TO: **City Council**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Land Use Bylaw Amendment 3156/II-2004**
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake – Phase 8
Trademark West Park Inc.

History

At the Monday, December 20, 2004 meeting of Council, Land Use Bylaw Amendment 3156/II-2004 were given first readings.

Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Recommendations:

That following the Public Hearing, Council proceed with 2nd and 3rd readings of Land Use Bylaw Amendment 3156/II-2004.

Kelly Kloss
Manager

LAND
COMMUNITY
PLANNING
SERVICES

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: December 9, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/II-2004
Portion of NE ¼ 7-38-27-4 and
Portion of SE ¼ 7-38-27-4
Westlake Phase 8
Trademark West Park Inc.

Proposal

Trademark West Park Inc. is proposing to develop Phase 8 of the Westlake neighbourhood. Phase 8 is situated within the southerly portion of the West Park Extension Neighbourhood Area Structure Plan adjacent to the existing Webster Drive. The applicant seeks to rezone approximately 4.55 ha (11.24 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to create sixty-one (61) low density residential lots.

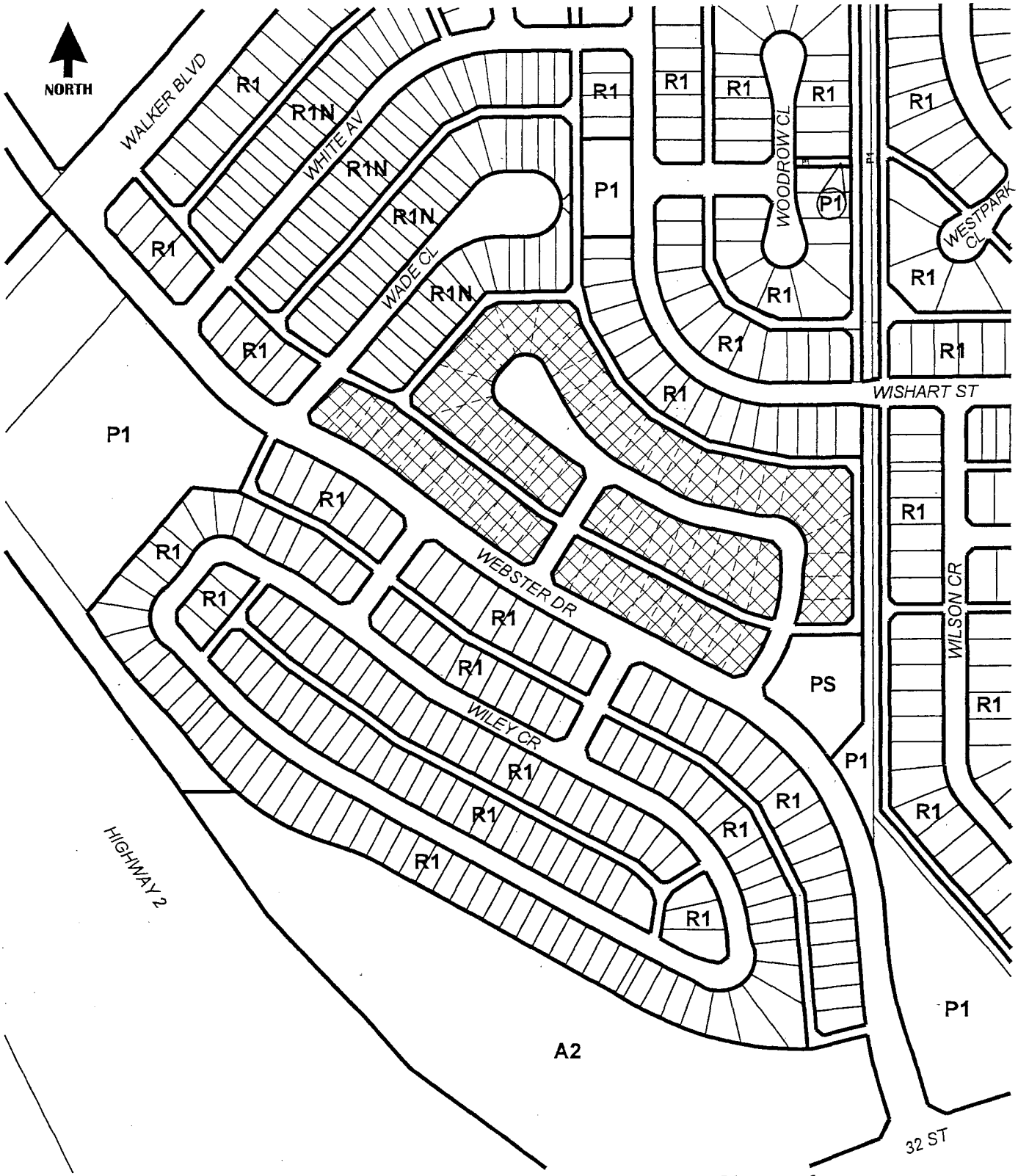
Staff Recommendation

The proposal conforms with the West Park Extension Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/II-2004.

Martin Kvapil

/att.

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 24 / 2004
BYLAW No. 3156 / II - 2004

THE CITY OF
Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES

January 18, 2005

Mr. Gary Grelish
Trademark West Park Inc.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Land Use Bylaw Amendment 3156/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake Phase 8 / Trademark West Park Inc.

At the City of Red Deer's Council Meeting held January 17, 2005, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/II-2004*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/II-2004* was given second and third readings. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss
Manager

/chk
/attach.
c Parkland Community Planning Services

THE CITY OF Red Deer

Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: **December 21, 2004**

TO: **Martin Kvapil, Parkland Community Planning Services**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Land Use Bylaw Amendment 3156/II-2004**
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake – Phase 8
Trademark West Park Inc.

Reference Report:
Parkland Community Planning Services, dated December 9, 2004

Bylaw Readings:
Land Use Bylaw Amendment 3156/II-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, January 17, 2004 at 7:00 p.m., in Council Chambers, during Council's Regular Meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots. This office will now proceed with the advertising for a Public Hearing. Trademark West Park Inc. will be responsible for the advertising costs in this instance.

Kelly Kloss
Manager
/chk
/attach.
c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
C. Adams, Administrative Assistant
L. Soley, Clerk Steno

BYLAW NO. 3156/II-2004

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

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

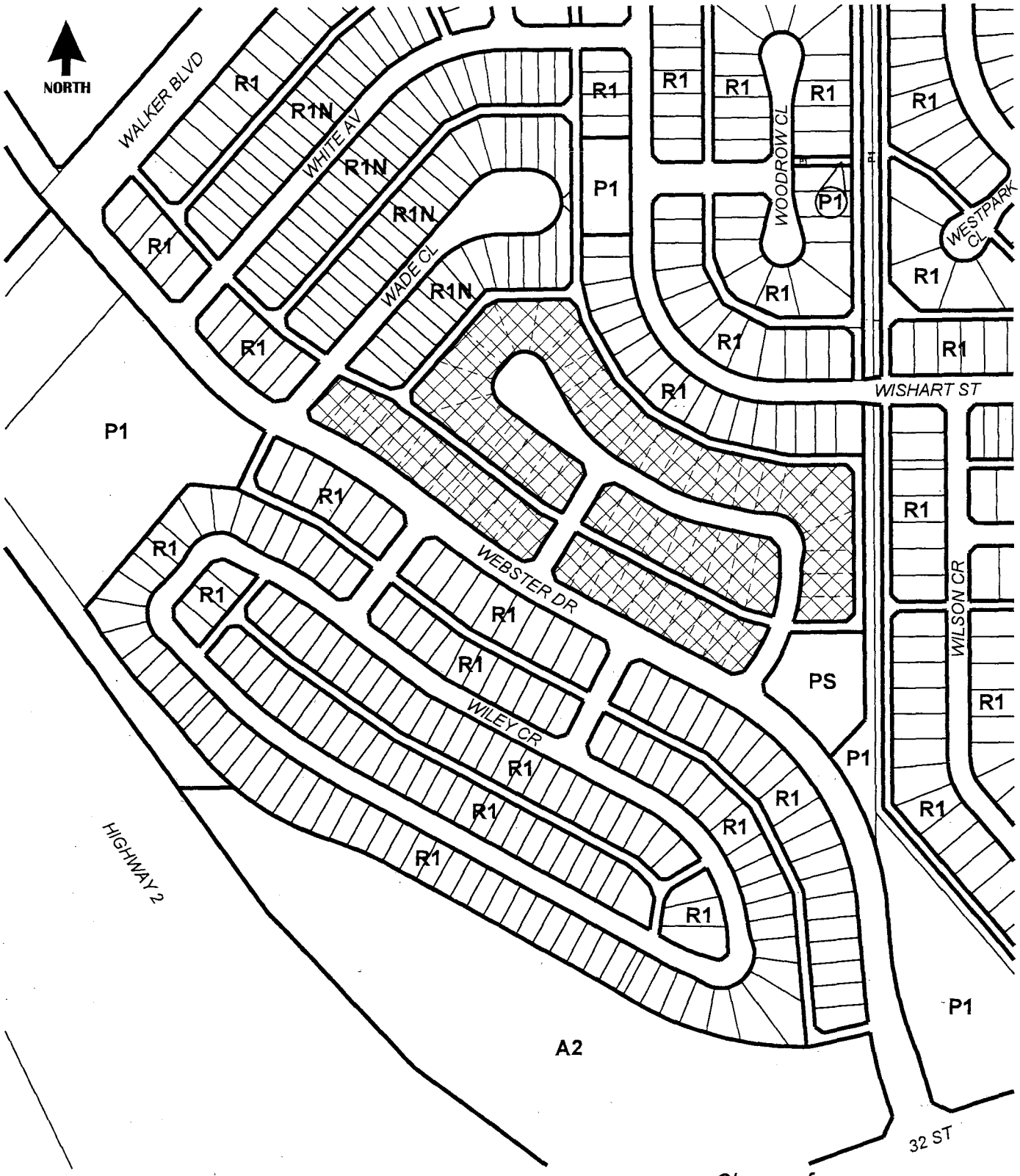
1. That "Land Use District Map D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 24/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	20th	day of	December	2004.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2005.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 24 / 2004
BYLAW No. 3156 / II - 2004

THE CITY OF
Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark West Park Inc.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Land Use Bylaw Amendment 3156/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake Phase 8 / Trademark West Park Inc.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/II-2004* at the City of Red Deer's Council Meeting held Monday, December 20, 2004. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, December 20, 2004 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw* The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is $400, is required by Wednesday, December 29, 2004. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss
Manager

/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

* * * Transmission Result Report (MemoryTX) (Dec.21. 2004 11:52AM) * * *

1) CITY OF RED DEER
2) Legislative and Admin. Services

Date/Time: Dec.21. 2004 11:50AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
8363	Memory TX	16045906766	P. 3	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

THE CITY OF Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark West Park Inc.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Land Use Bylaw Amendment 3156/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake Phase 8 / Trademark West Park Inc.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/II-2004* at the City of Red Deer's Council Meeting held Monday, December 20, 2004. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, December 20, 2004 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw* The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is $400, is required by Wednesday, December 29, 2004. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss
Manager

/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services 4914-48 Avenue Phone: 403.342.8132 Fax: 403.346.6195 E-mail: legislativeservices@reddeer.ca
The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 www.reddeer.ca

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

FILE

THE CITY OF Red Deer

Council Decision – January 17, 2005

Legislative & Administrative Services

DATE: **January 18, 2005**

TO: **Martin Kvapil, Parkland Community Planning Services**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Land Use Bylaw Amendment 3156/II-2004**
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake Phase 8
Trademark West Park Inc.

Reference Report:
Parkland Community Planning Services, dated December 9 2004

Bylaw Readings:
Land Use Bylaw Amendment 3156/II -20044 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots. This office will amend the Land Use Bylaw and distribute copies in due course.

Kelly Kloss
Manager
/chk

attchs.

c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
City Assessor
D. Kutinsky, Graphics Designer
City Clerk's Clerk Steno

BYLAW NO. 3156/II-2004

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

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

1. That "Land Use District Map D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 24/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of January 2005.

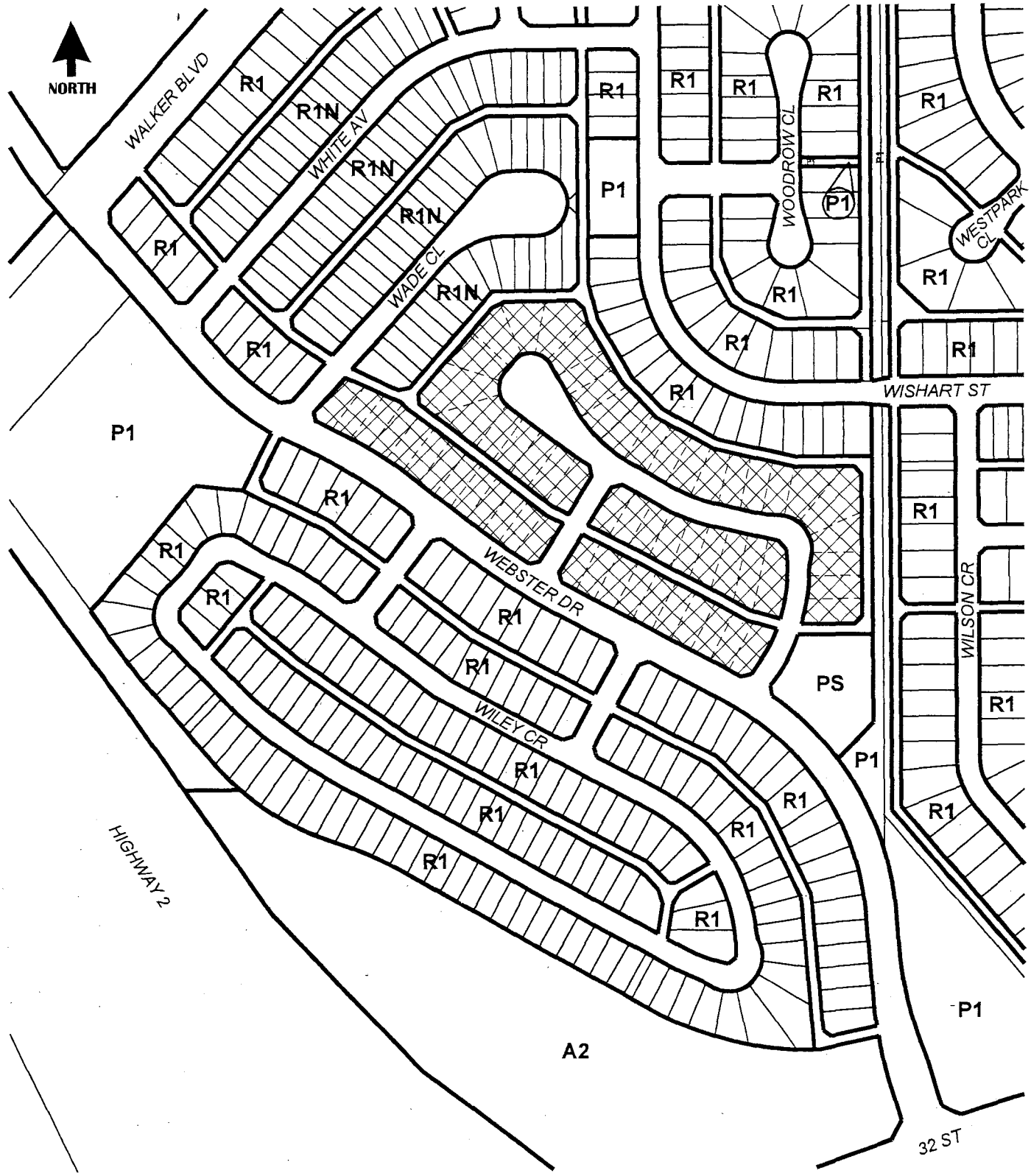
READ A THIRD TIME IN OPEN COUNCIL this 17th day of January 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of January 2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 24 / 2004
BYLAW No. 3156 / II - 2004

THE CITY OF
Red Deer

Legislative & Administrative Services

DATE: **January 10, 2005**

TO: **City Council**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Land Use Bylaw Amendment 3156/O-2004**
Physical Constraints – Escarpment, Floodplain and Landfill Areas

---

History

At the Monday, December 20, 2004 meeting of Council, Land Use Bylaw Amendment 3156/OO-2004 were given first readings.

Land Use Bylaw Amendment 3156/O-2004 includes the following:

1. Illustrates in the Land Use Bylaw District Maps properties that are on or adjacent (± 50 meters) to escarpment, slope and floodplain areas and properties located within 300 meters of former and existing landfill sites. Potential development restrictions may exist within these locations.
2. Requires a Geotechnical Study and Report as part of the development application process for lands located on, or adjacent to escarpment areas.
3. Requires on any parcel of land greater than 1 hectare, a Clearing and Grading Permit or signed Development Agreement with The City in respect of any site preparation work.
4. Other minor housekeeping and reformatting changes.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Discussion

Attached is a report from Parkland Community Planning Services, dated January 10, 2005, recommending some minor wording changes to the Land Use Bylaw Amendment.

. . .2/

Also, if Council passes the Land Use Bylaw Amendment, two Council Policies will become redundant and as such can be rescinded.

Recommendations:

That following the Public hearing, Council:

1) Amend Land Use Bylaw 3156/0-2004
2) Proceed with 2nd and 3rd readings of Land Use Bylaw Amendment 3156/0-2004
3) Rescind Council Policy 4304 – Escarpment Development and Council Policy 4306 – Development in Flood Plain

Kelly Kloss
Manager

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: **January 10, 2005**

TO: **Kelly Kloss, Legislative and Administrative Services Manager**

FROM: **Tony Lindhout, City Planning Manager**

RE: **Land Use Bylaw Amendment No. 3156/O-2004**

City Council at their meeting of December 20, 2004 considered and gave first reading to Land Use Bylaw amendment 3156/O-2004.

Subsequent to the initial drafting of this Bylaw by Engineering Services, Inspections & Licensing Department and Parkland Community Planning Services, it was determined by all that amendments proposed to Section 40 (sight Lines) and Figure 6 (corner sites) required further clarification and fining-tuning to convey the proper intent of development restrictions on sites located next to lane and/or street intersections. These changes have been made and now provide clearer direction on how the Bylaw is to be interpreted regarding corner sight line setbacks at the intersection of lanes and/or streets.

Although wording changes were only made to proposed Section 40 (part 8 of Bylaw amendment), attached herewith is a replacement copy of entire Bylaw Amendment 3156/O-2004. A replacement copy for Figure 6 is also attached. I respectively request that these new pages be substituted into the original 3156/O-2004 Bylaw prior to second and third readings. Thank you.

Sincerely,

T. Lindhout

Tony J. Lindhout, ACP, MCIP
City Planning Manager

c. Paul Meyette, Inspections & Licensing Manager
Tom Warder, Engineering Services Manager

Revised Bylaw

BYLAW NO. 3156/0-2004

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

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

Bylaw No. 3156/96 is hereby amended as follows:

1 In Section 2 the following new definitions are added:

"Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

"Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

"Professional Engineer" means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the Engineering, Geological and Geophysical Professions Act."

2 In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2".

3 Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".

4 Section 8 is renumbered as Section 8(l) and the following new Sections 8(2), 8(3) and 8(4) are added:

"8(2) No person shall perform any Clearing or Grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.

8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.

8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

5 New Subsection 10(6) is added as follows:

"10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:

(i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and

(ii) a Geotechnical Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.

(b) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts."

6 New Section 14(3) is added as follows:

"14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

(a) determine that the site is unsuitable and refuse to issue a development permit; or

(b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:

(i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;

(ii) a requirement that the development be constructed in accordance with:

A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil

support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the Professional Engineer who provided the Geotechnical Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Study and Report."

7 Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

"37(3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures 1A, 1C & 1D
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) - See Figures 1E, 1F & 1G
- 40 Avenue (44 Street to 52 Street) - See Figures 1H & 1I
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 1J"

8 Section 40 Restrictions on Corner Sites (Sight Lines) is amended by deleting this section in its entirety and replacing it with the following new section:

"40(1) No person shall erect, place, allow or permit any building, fence, vehicle or trailer, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9m in height on a portion of a corner site determined as follows:

(a) where the corner site is at the intersection of two lanes or two streets, within a triangular area two sides of which shall be a minimum of 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary (see Schedule A, Figure 6), or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be a minimum of 3m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line

to connect the points so determined on each such boundary (see Schedule A, Figure 6).

(2) Notwithstanding Section 40(1), in the front yard of a site in a residential district, no building, fence, tree, vegetation or hedge more than 90 cm in height shall be permitted within 6m of the intersection of two streets (see Schedule A, Figure 6)."

9 Section 73(1) Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

10 Sections 177(5) and 183(5), Side Yards, are amended by deleting the words "Schedule A - Figure 9" and replacing them with "Schedule A - Figure 6.

11 Section 213(1), Flood Plain Provisions, Flood Risk Overlays, is amended by deleting the words "Schedule A - Figures 7A and 7B" and replacing them with the words "Schedule A - Figure 2".

12 Subsection 214(1) is deleted and replaced with the following new subsection:

"214(1) The only uses permitted in the Floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways."

13 Section 215 is renumbered as section 215(1) and the following new subsections are added:

"215 (2) Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3m.

(3) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at he discretion of the Development Authority, having considered comments from both the Director of Development Services and Parkland Community Planning Services."

14 The Figures set out in Schedule A are amended by deleting Figures 1 to 9 inclusively and Figure 11 and replacing them with the following new Figures, copies of which are attached to this Bylaw:

a) "Figure 1, Front/Side Yard Building Setbacks (overview)
- Figure 1A, Front/Side Yard Building Setbacks (49 Avenue/55 Street)
- Figure 1B, Front/Side Yard Building Setbacks (49 Avenue)
- Figure 1C, Front/Side Yard Building Setbacks (55 Street)
- Figure 1D, Front/Side Yard Building Setbacks (55 Street)
- Figure 1E, Front/Side Yard Building Setbacks (Ross Street)
- Figure 1F, Front/Side Yard Building Setbacks (Ross Street/40 Avenue)

- Figure 1G, Front/Side Yard Building Setbacks (Ross Street)
- Figure 1H, Front/Side Yard Building Setbacks (40 Avenue)
- Figure 1I, Front/Side Yard Building Setbacks (40 Avenue)
- Figure 1J, Front/Side Yard Building Setbacks (45 Street -Taylor Drive to 51 Avenue)

b) Figure 2, Flood Plains
c) Figure 3, Known Landfill Sites
d) Figure 4, Escarpment Plan
e) Figure 5, Major Entry Areas
f) Figure 6, Restrictions on Comer Sites
g) Figure 7, Mature Neighbourhood - Parkvale District"

15 Schedule B, Land Use District Maps, is amended by adding a new Index Map and the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I17, J2, J3, J10, J12 to J17, K9, K10 and L10 copies of which are attached to this Bylaw.

16 Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this day of , 2004

READ A SECOND TIME IN OPEN COUNCIL this day of , 2004

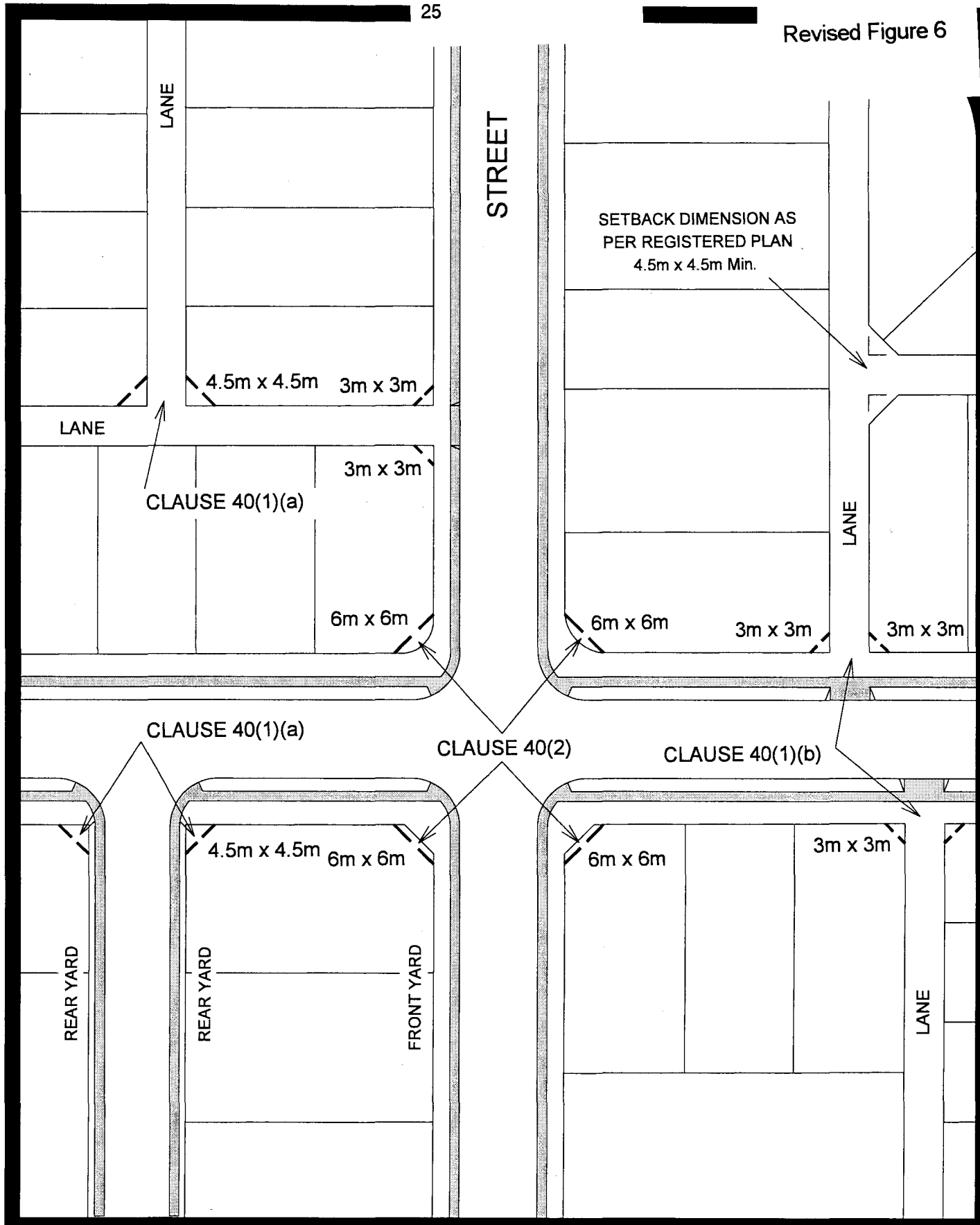
READ A THIRD TIME IN OPEN COUNCIL this day of , 2004

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2004

MAYOR

CITY CLERK

Revised Figure 6



RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/0-2004
FIGURE 6

:LAND
COMMUNITY
PLANNING
SERVICES

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: **December 13, 2004**

TO: **Kelly Kloss, Legislative & Administrative Services Manager**

RE: **Land Use Bylaw Amendment 3156/O-2004**
Physical Constraints - Escarpment, Floodplain and Landfill Areas

This Land Use Bylaw amendment defines and identifies escarpment locations within the City as well as floodplain areas and all known existing and former landfill sites. The locations of these physical features are proposed to be shown within the Land Use Bylaw on the applicable land use district maps. The awareness and location of these constraints are important considerations that must be taken into account by landowners, developers and the development industry with regard to any development that may be envisioned or proposed on, or near lands containing these constraints.

This amendment will also require that when someone proposes to develop on an escarpment area, they will need to provide a geotechnical report and other information as part of the development application process. Escarpment areas, lands on or near floodplain areas or landfill sites proposed for development will be readily identified and enable the City to evaluate the degree of risk associated with development proposals in these areas before the development application appears before the Development Authority for a decision.

Existing Council Policies 4304 and 4306, dealing with development controls in escarpment and flood plain areas, have been incorporated into this Bylaw amendment due to their relevancy to the other escarpment and flood plain information being proposed in the Bylaw. This ensures that all information and development criteria related to escarpments and flood plains are contained in one single source document, an important consideration for the public, development industry and City Administration.

Furthermore, this Bylaw amendment also includes the following minor housing-keeping changes:

1. density calculations changed from "persons per hectare" to "dwelling units per hectare",
2. reformatting and renumbering of all the "figures" in Schedule A, and
3. the phrase "the Sign Bylaw" changed to "Schedule D – Sign Regulations" reflecting a previous Bylaw amendment incorporating the Sign Bylaw into the Land Use Bylaw.

These amendments have been compiled in consultation with, and with the support of the Inspections & Licensing and Engineering Services Departments and the City's legal counsel.

Planning Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3156/O-2004.

Upon final passage of this Bylaw amendment, Council Policies 4304 and 4306 should be rescinded.

T. Lindhout

Tony Lindhout, ACP, MCIP
CITY PLANNING MANAGER

Attachments

c. Colleen Jensen, Community Services Director
Tom Warder, Engineering Services Manager
Paul Meyette, Inspections & Licensing Manager

THE CITY OF Red Deer

City Council Policy

POLICY NO.	***4304***	***Page 1 of 1***
TITLE:	***Escarpment Development***	***Date of Approval: September 9, 1996***
SECTION:	***Development Services (Engineering)***	***Dates of Revision:***

POLICY STATEMENT

As a condition of receiving a building permit for any development that is located on or adjacent to a hillside, the developer will first submit a detailed geotechnical report indicating that the development is viable. In addition, the developer shall provide the City with an Indemnification Agreement satisfactory to the City Solicitor prior to and as a condition of receiving a building permit.

THE CITY OF Red Deer

City Council Policy

POLICY NO.	***4306***	***Page 1 of 1***
TITLE:	***Development In Flood Plain***	***Date of Approval: September 9, 1996***
SECTION:	***Development Services (Engineering)***	***Dates of Revision:***

POLICY STATEMENT

The purpose of this policy is to control development in the flood plain.

1. In general, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at the discretion of the Director of Development Services and Parkland Community Planning Services.

2. Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3 m.

3. Development in the Flood Way, other than bridge structures and related roadways, will not be permitted.

PARKLAND
COMMUNITY
PLANNING
SERVICES

BACKUP

Suite 404, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

DATE: August 20, 2004

TO: Legislative & Administrative Services Manager

RE: **Land Use Bylaw Amendment 3156/O-2004**
Physical Constraints – Escarpments, Landfills & Floodplain Areas

Regarding the August 23, 2004 City Council meeting, Parkland Community Planning Services requests that proposed Land Use Bylaw Amendment 3156/O-2004 be withdrawn from the Council agenda.

It has come our attention that there are some errors/questions in regard to the mapping and that clarification is required concerning an existing Council Policy related to floodplains which this office was previously not aware of. Thank you.

Tony Lindhout
Tony Lindhout, ACP, MCIP
City Planning Manager

LAND
COMMUNITY
PLANNING
SERVICES

Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

DATE: **August 13, 2004**

TO: **Kelly Kloss, Legislative & Administrative Services Manager**

RE: **Land Use Bylaw Amendment 3156/O-2004**
Physical Constraints - Escarpment, Floodplain and Landfill Areas

This Land Use Bylaw amendment defines and identifies escarpment locations within the City as well as floodplain areas and all existing and former landfill sites. The locations of these physical features are proposed to be shown within the Land Use Bylaw on the applicable land use district maps. The awareness and location of these constraints are important considerations that must be taken into account by landowners, developers and the development industry with regard to any development that may be envisioned or proposed on, or near lands containing these constraints.

The main thrust of this amendment is to ensure that when someone proposes to develop on an escarpment area, they have to provide a geotechnical report and other information as part of the development application process. Also, any lands on or near floodplain areas or landfill sites proposed for development would be readily identified. The result is that the City could evaluate the degree of risk associated with development proposals in these areas before it gets to the Development Authority for a decision.

This Bylaw amendment also includes the following minor housing-keeping changes:

1. density calculations changed from "persons per hectare" to "dwelling units per hectare",
2. reformatting and renumbering of all the "figures" in Schedule A, and
3. the phrase "the Sign Bylaw" changed to "Schedule D – Sign Regulations" reflecting a previous Bylaw amendment incorporating the Sign Bylaw into the Land Use Bylaw.

These amendments have been compiled in consultation with, and with the support of the Inspections & Licensing and Engineering Services Departments and the City's legal counsel.

Planning Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3156/O-2004.

T. Lindhout

Tony Lindhout, ACP, MCIP
CITY PLANNING MANAGER

Attachment

c. Greg Sikora, Engineering Services
Paul Meyette, Inspections & Licensing Manager

Comments:

We concur with the recommendation of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, September 20, 2004 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"Gail Surkan"
Mayor

"Norbert Van Wyk"
City Manager

BYLAW NO. 3156/0-2004

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

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

Bylaw No. 3156/96 is hereby amended as follows:

1. In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2" and the following new definitions are added:

   "Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

   "Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

   "Professional Engineer" means a professional engineer or registered professional technologist (engineering) under the Engineering, Geological and Geophysical Professions Act.

2. Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".

3. Section 8 is renumbered as Section 8(I) and the following new Sections 8(2), 8(3) and 8(4) are added:

   "8(2) No person shall perform any Clearing or Grading on a parcel of land greater than I hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.

   8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.

   8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

4. New Subsection 10(6) is added as follows:

"10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:

(i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and

(ii) a Geotechnical Soil Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.

(b) For greater clarity, the Geotechnical Soil Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any impact on adjoining properties of the proposed construction."

5. New Section 14(3) is added as follows:

14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

(a) determine that the site is unsuitable and refuse to issue a development permit; or

(b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:

(i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;

(ii) a requirement that the development be constructed in accordance with:

A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of

the structure to the existing site soil strength and soil support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the Professional Engineer who provided the Geotechnical Soil Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Soil Study and Report.

6. Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

"37(3) Notwithstanding subsection 37(l) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures I A, I B, & 1 C
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4 - See Figures ID, 1E, & IF
- 40 Avenue (44 Street to 52 Street) - See Figures IG & IH
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 11"

7. Section 73(l), Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

8. Sections 177(5) and 183(5), Side Yards, are amended by deleting the words "Schedule A - Figure 9" and replacing them with "Schedule A - Figure 7

9. Section 213(l), Flood Plain Provisions, Flood Risk Overlays, is amended by deleting the words "Schedule A - Figures 7A and 7B" and replacing them with the words "Schedule A - Figure 2".

10. Section 216 (2) is amended by deleting the words "qualified registered Professional Engineer" and replacing them with the words "Professional Engineer".

11. Schedule A - Figures is amended by deleting Figures 1 to 9 inclusively and Figure 11 and replacing them with the following new Figures, copies of which are attached to this Bylaw:

- Figure I - Front/Side Yard Building Setbacks

- Figures I A, I B, and I C - Front/Side Yard Building Setback - 55 Street
- Figures I D, I E, and IF - Front/Side Yard Building Setback - Ross Street
- Figures I G and I H - Front/Side Yard Building Setback - 40 Avenue
- Figure 11 - Front/Side Yard Building Setback - 45 Street (Taylor Drive to 51 Avenue)
- Figure 2 - Flood Plains
- Figure 3 - Landfill Sites
- Figure 4 - Escarpment Plan
- Figure 5 - Major Entry Areas
- Figure 6 - Restrictions on Comer Sites (Sight Lines)
- Figure 7 - Residential Setbacks in Relationship to Sight Visibility
- Figure 8 - Mature Neighbourhood - Parkvale District"

12. Schedule B, Land Use District Maps, is amended by adding the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I11, I13, I14, J2, J3, J10 and J13, copies of which are attached to this Bylaw.

13. Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this day of , 2004

READ A SECOND TIME IN OPEN COUNCIL this day of , 2004

READ A THIRD TIME IN OPEN COUNCIL this day of , 2004

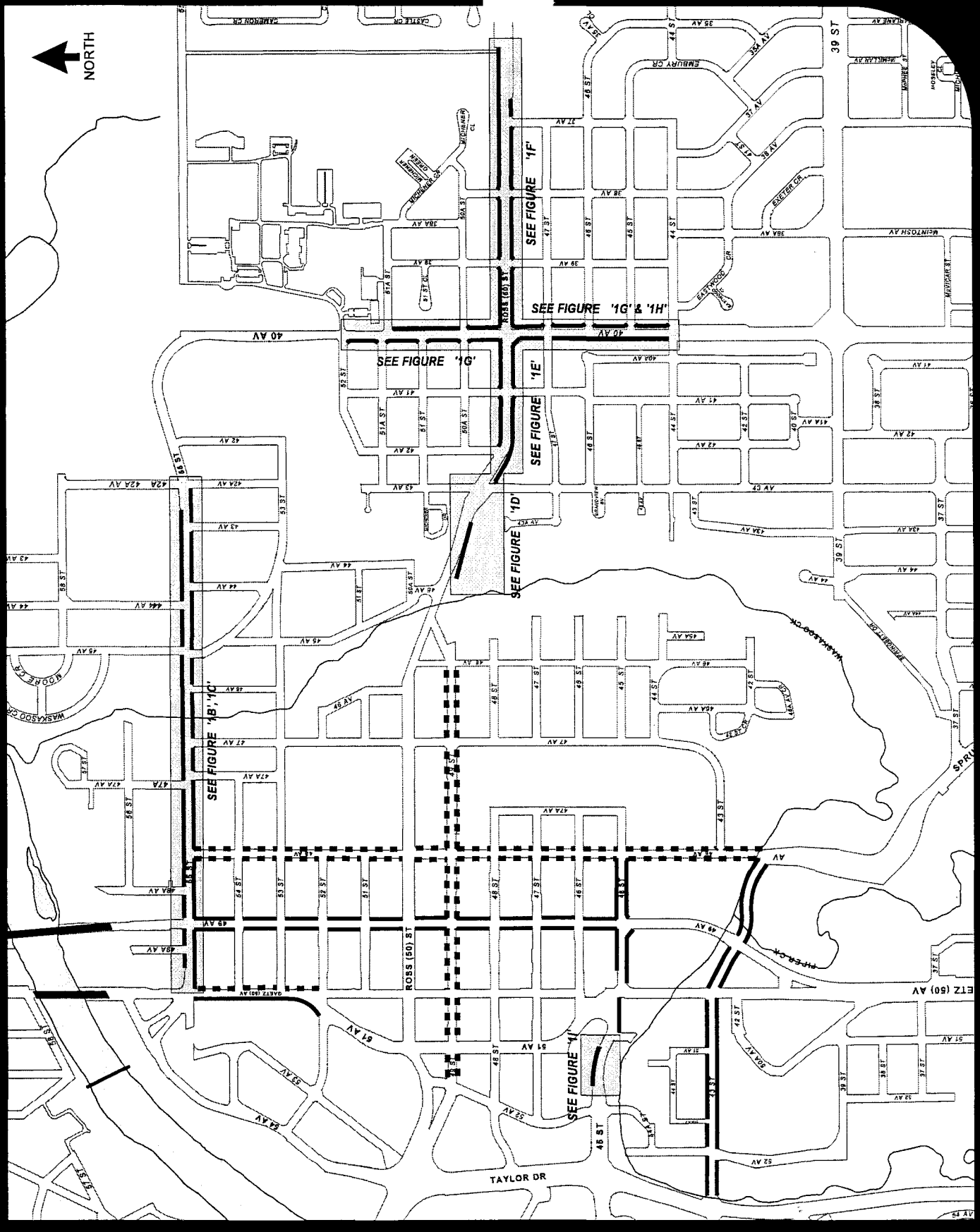
AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2004

MAYOR

CITY CLERK

SCHEDULE "A"

Figures 1 to 8



NTS

FRONT/SIDE YARD BUILDING SETBACKS

Bylaw No. 3156/96

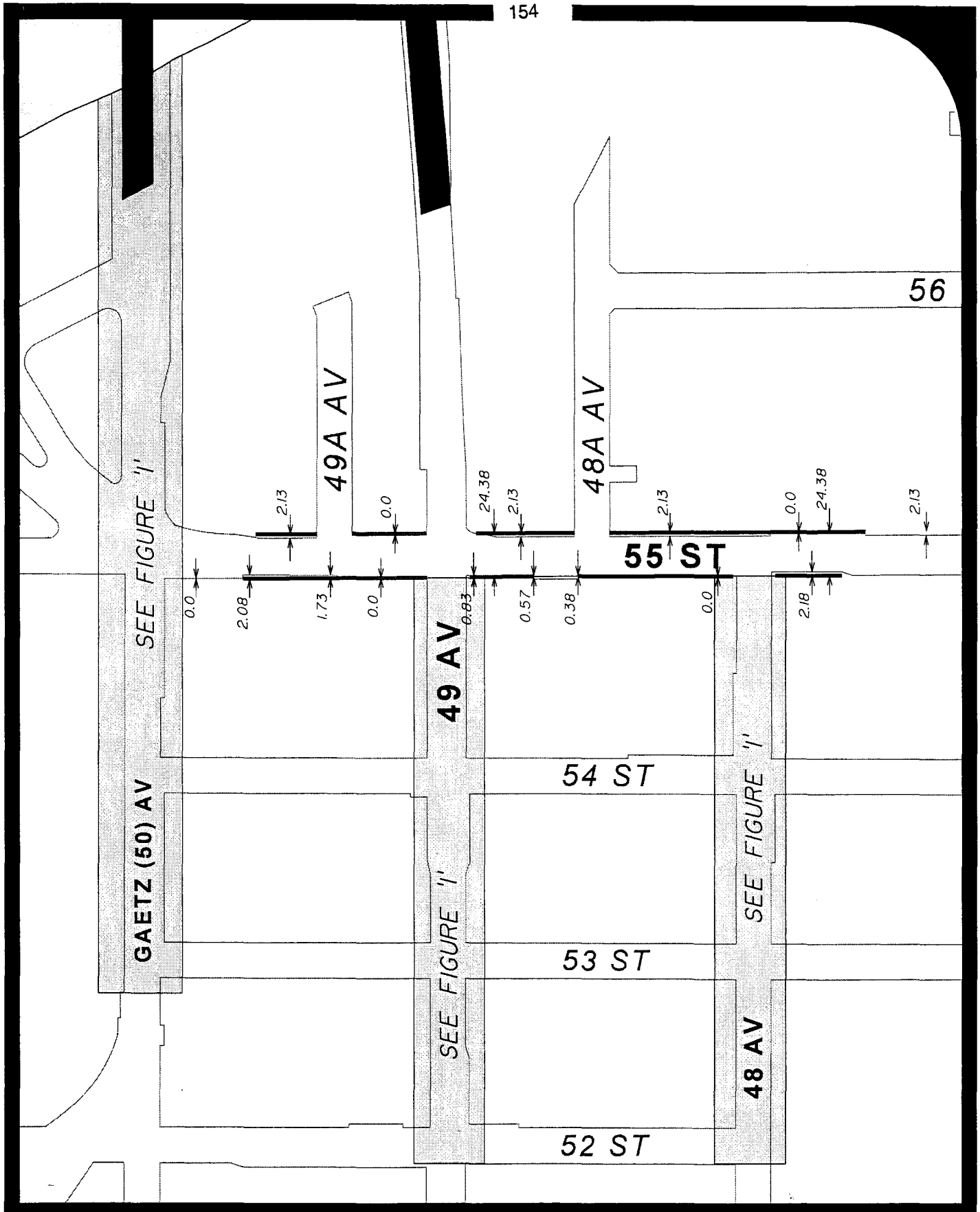
THE CITY OF Red Deer
ENGINEERING SERVICES

LEGEND

- 2.13m (7') or as noted -Setbacks required for Traffic Operation Improvement
- 2.13m (7') - Setbacks required for Future Pedestrian Enhancement
- See drawing in Figure as noted, for Setbacks specific dimensions

Bylaw No. 3156/0-2004

FIGURE 1



NTS

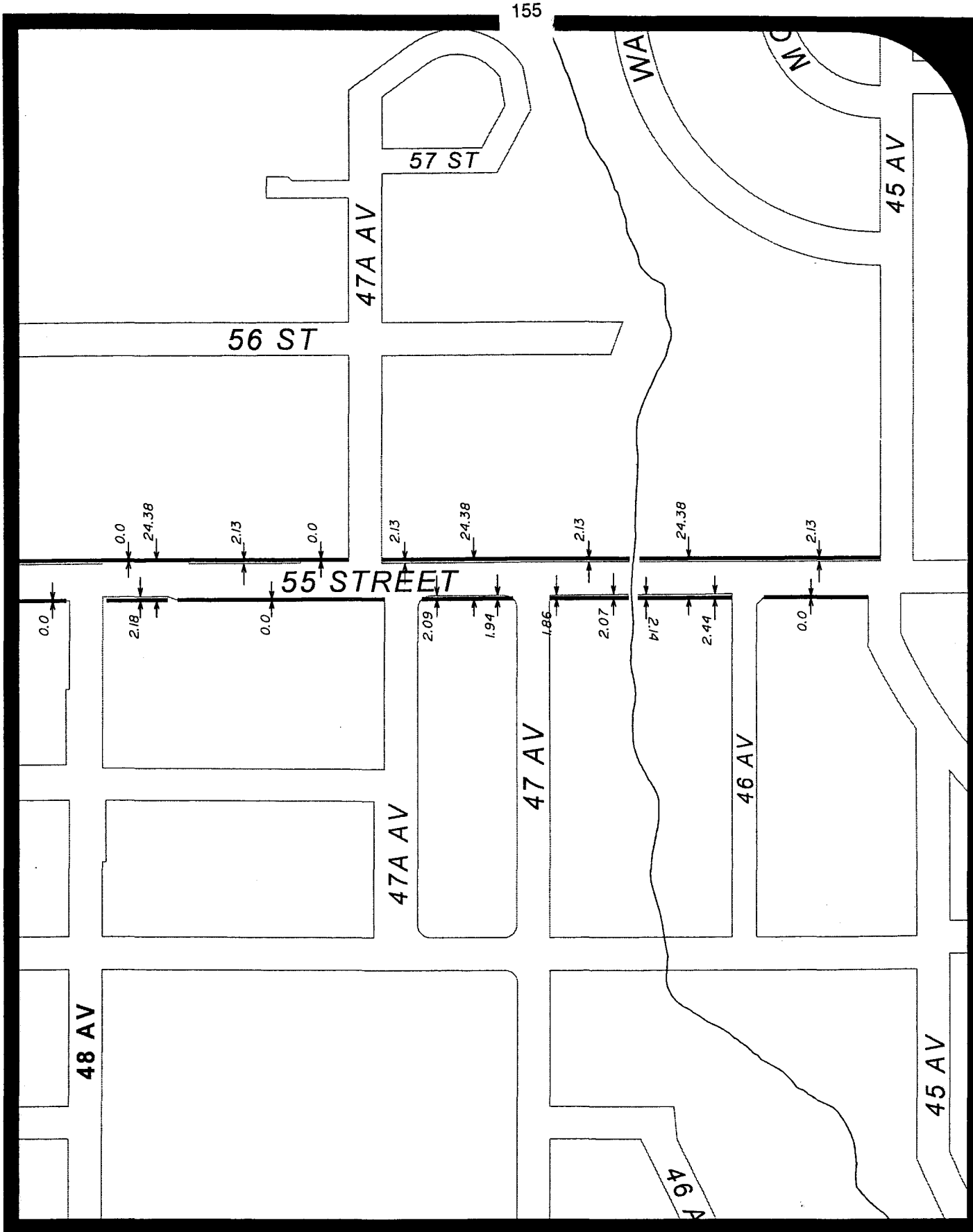
FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3159/96
FIGURE 1A



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

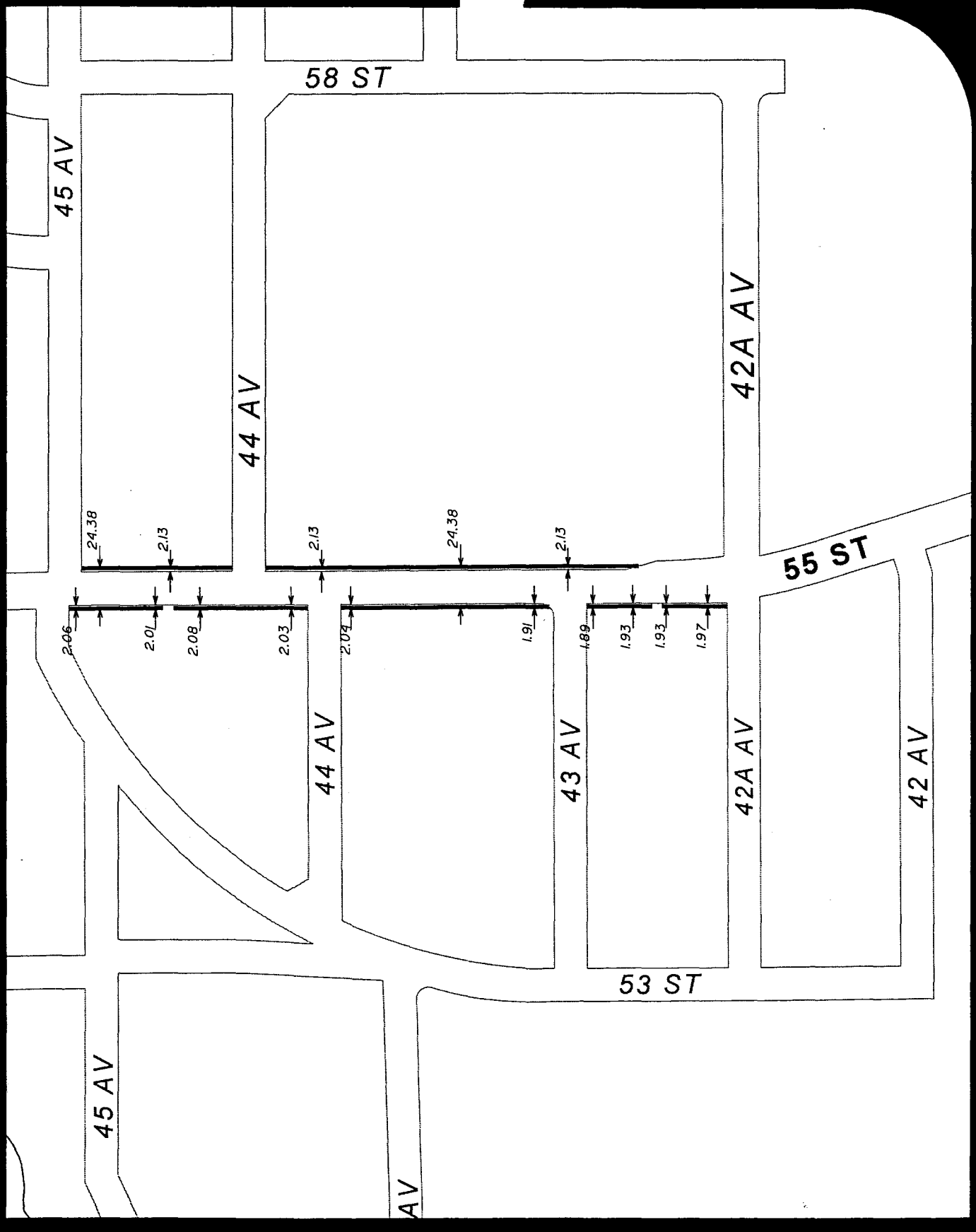
FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

NORTH

Setback

Bylaw No. 3156/96

FIGURE 1B



NTS

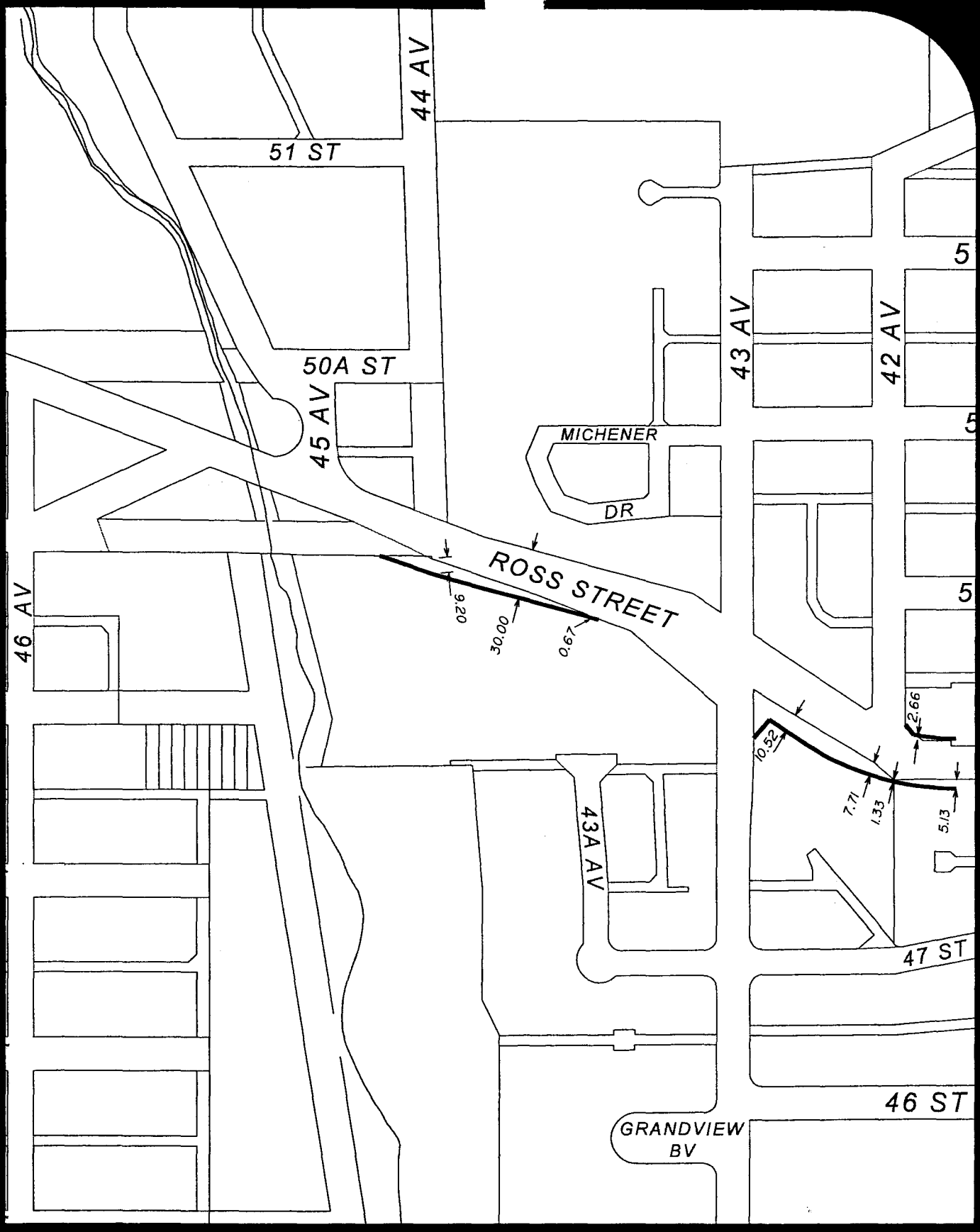
FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96
FIGURE 1C



NTS

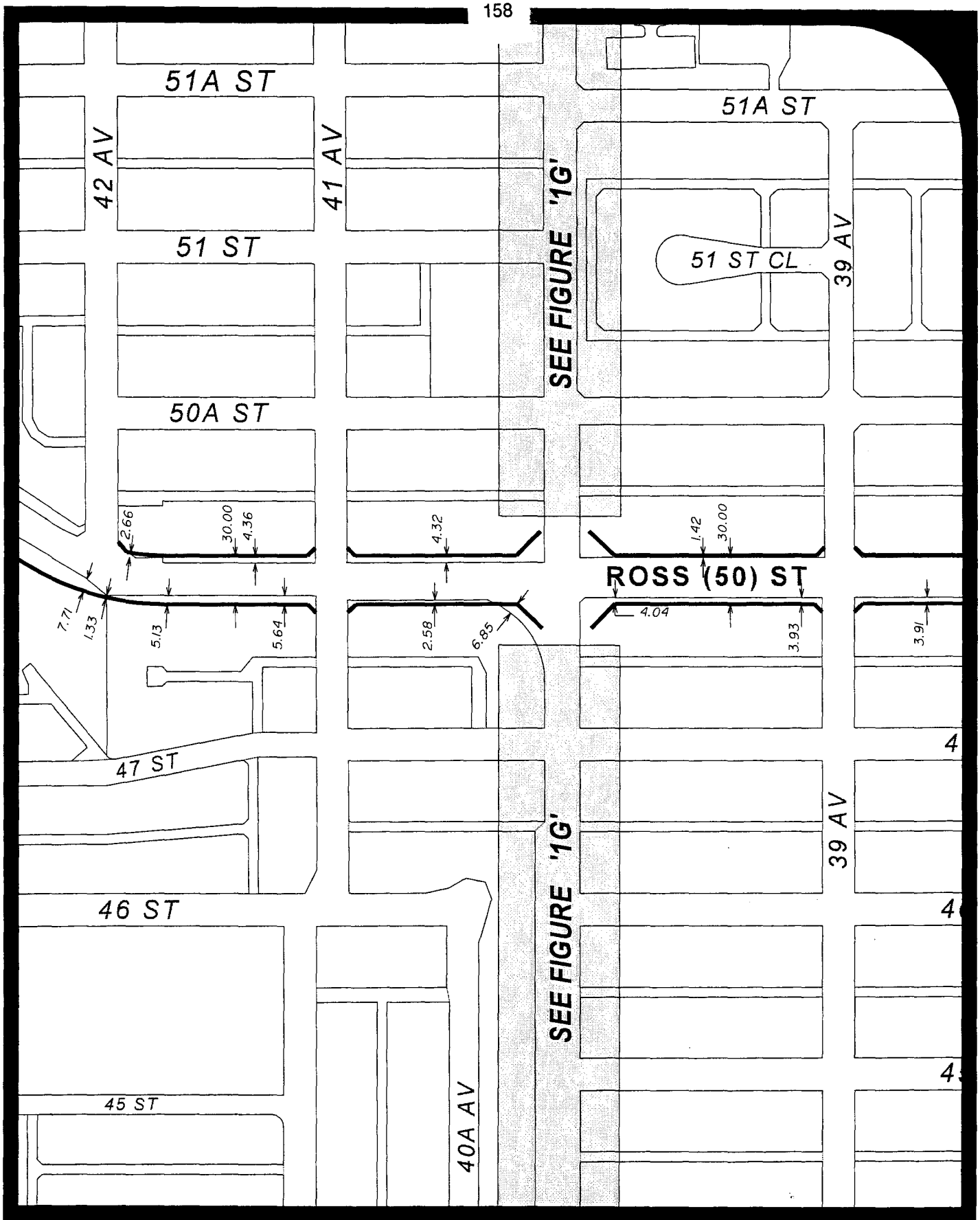
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96
FIGURE 1D



NTS

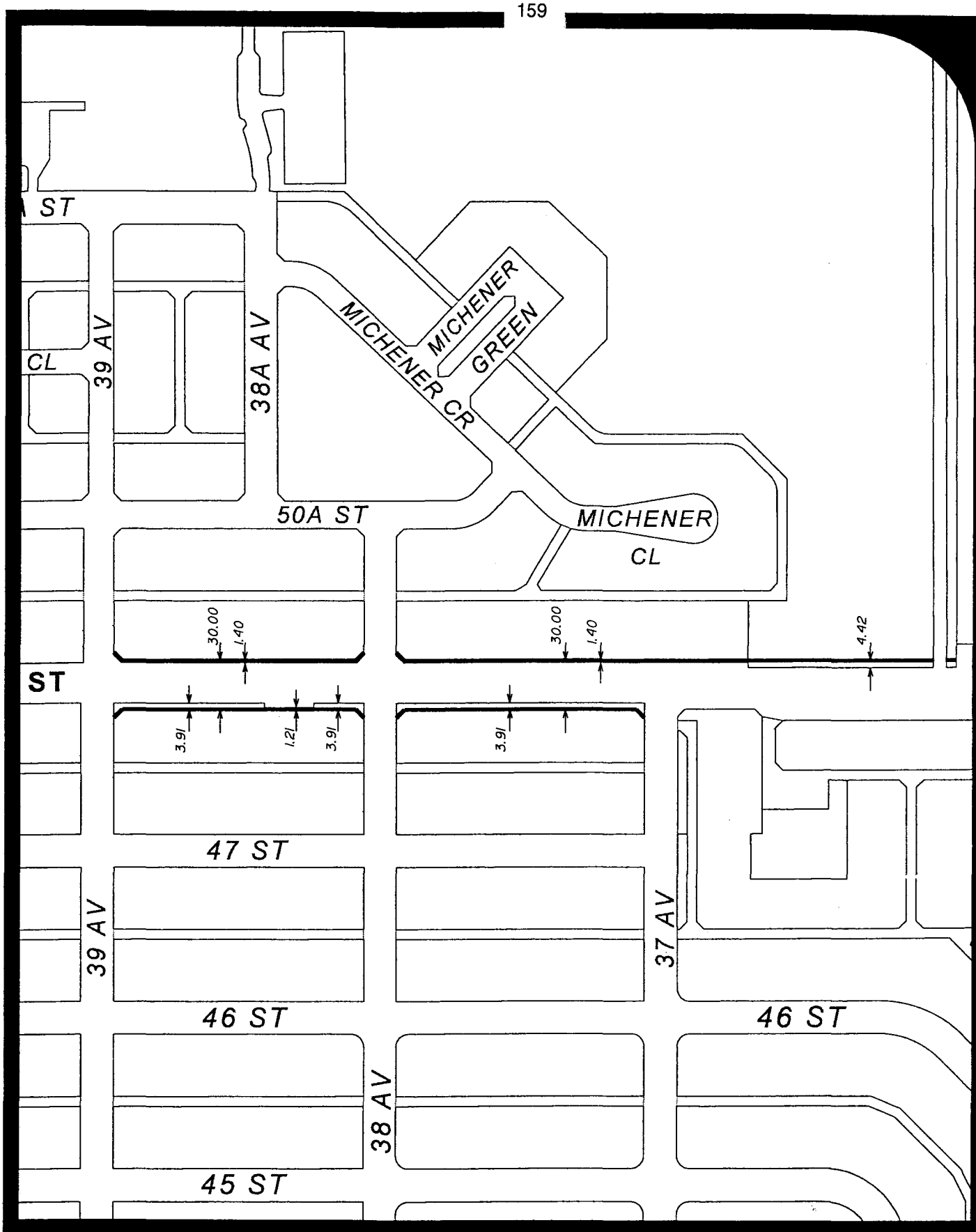
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback
Future P.L.

Bylaw No. 3156/96
FIGURE 1E



NTS

FRONT/SIDE YARD BUILDING SETBACKS

ROSS STREET

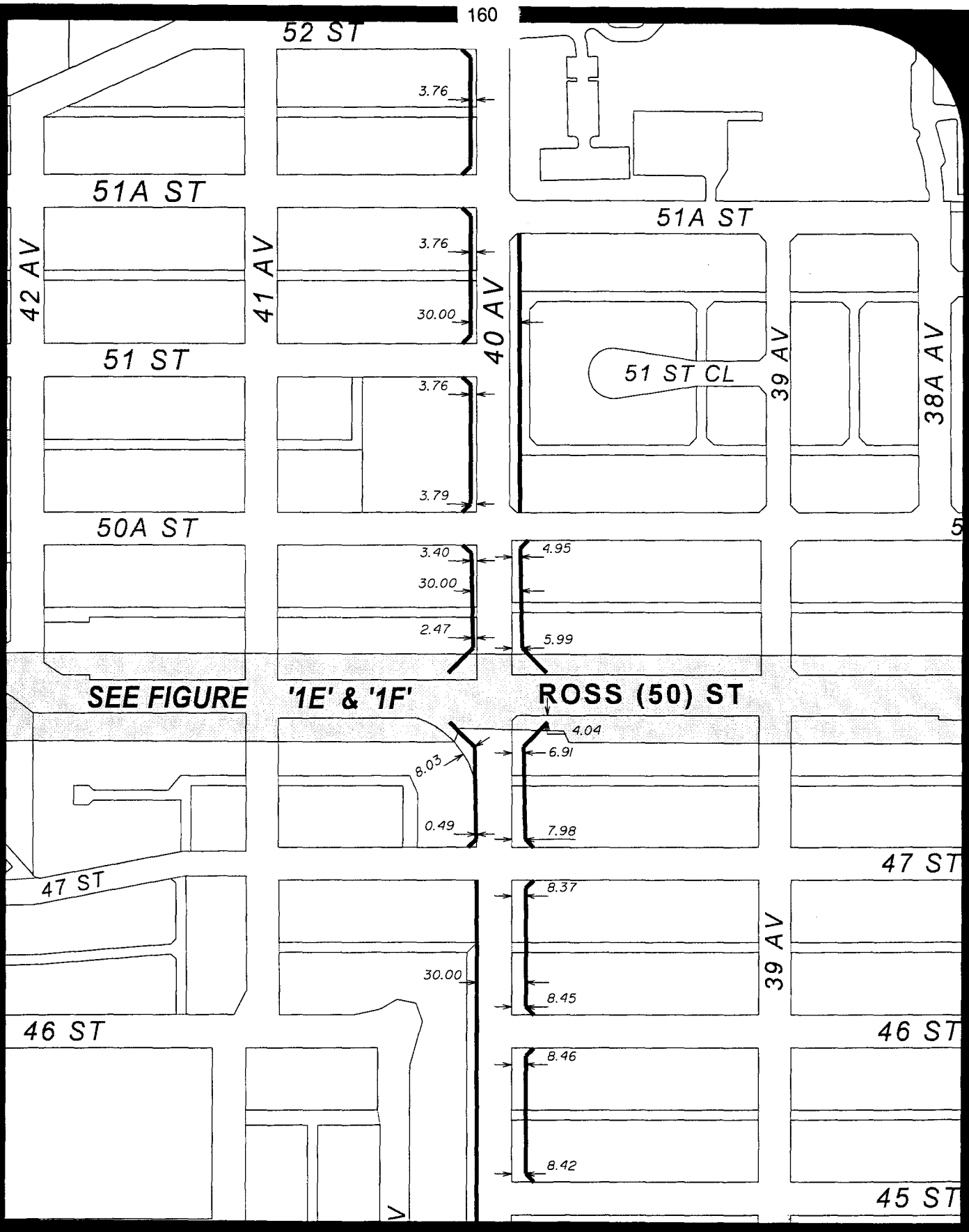
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96

FIGURE 1F



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

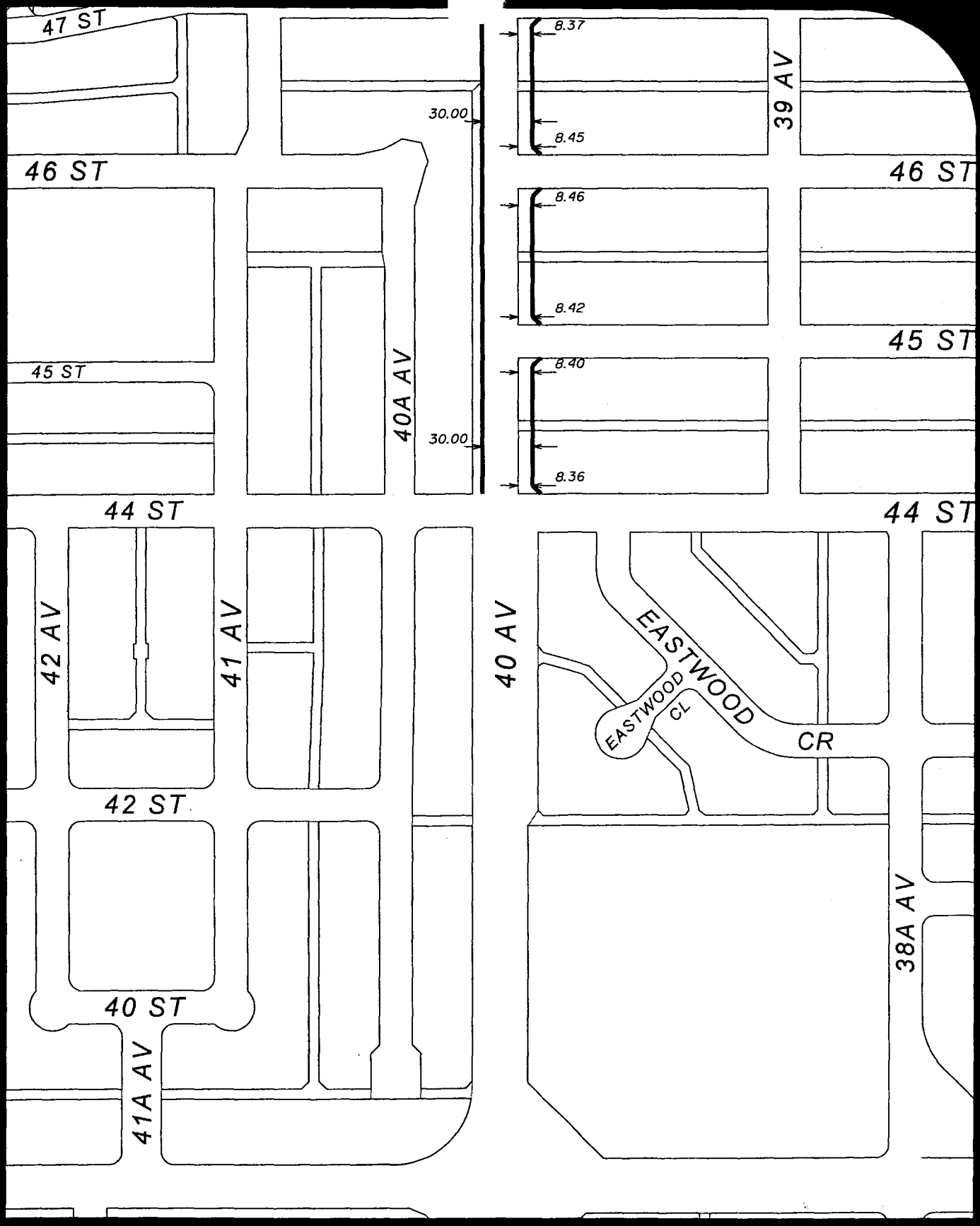
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1G



NTS

FRONT/SIDE YARD BUILDING SETBACKS

40 AVENUE

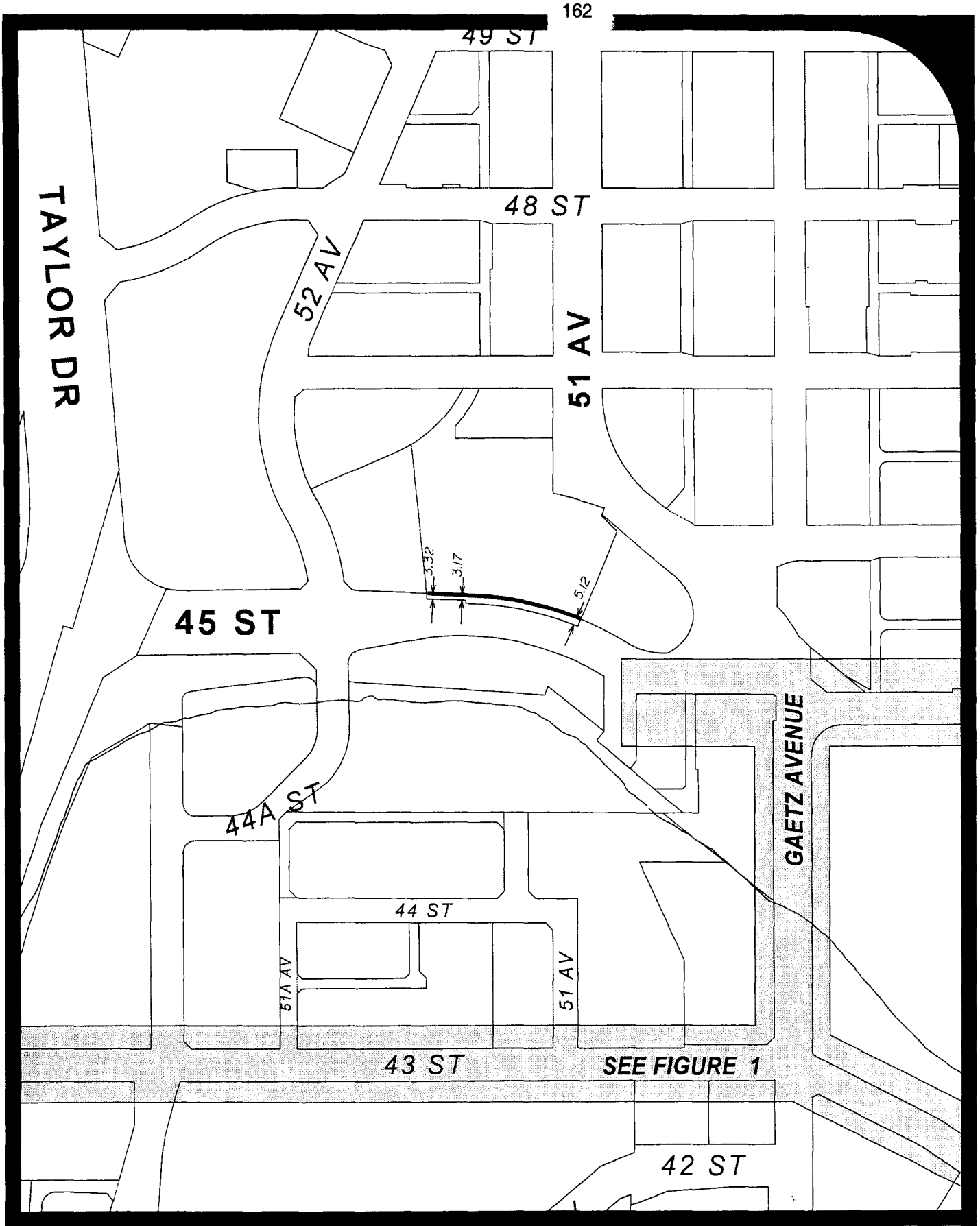
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96

FIGURE 1H



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

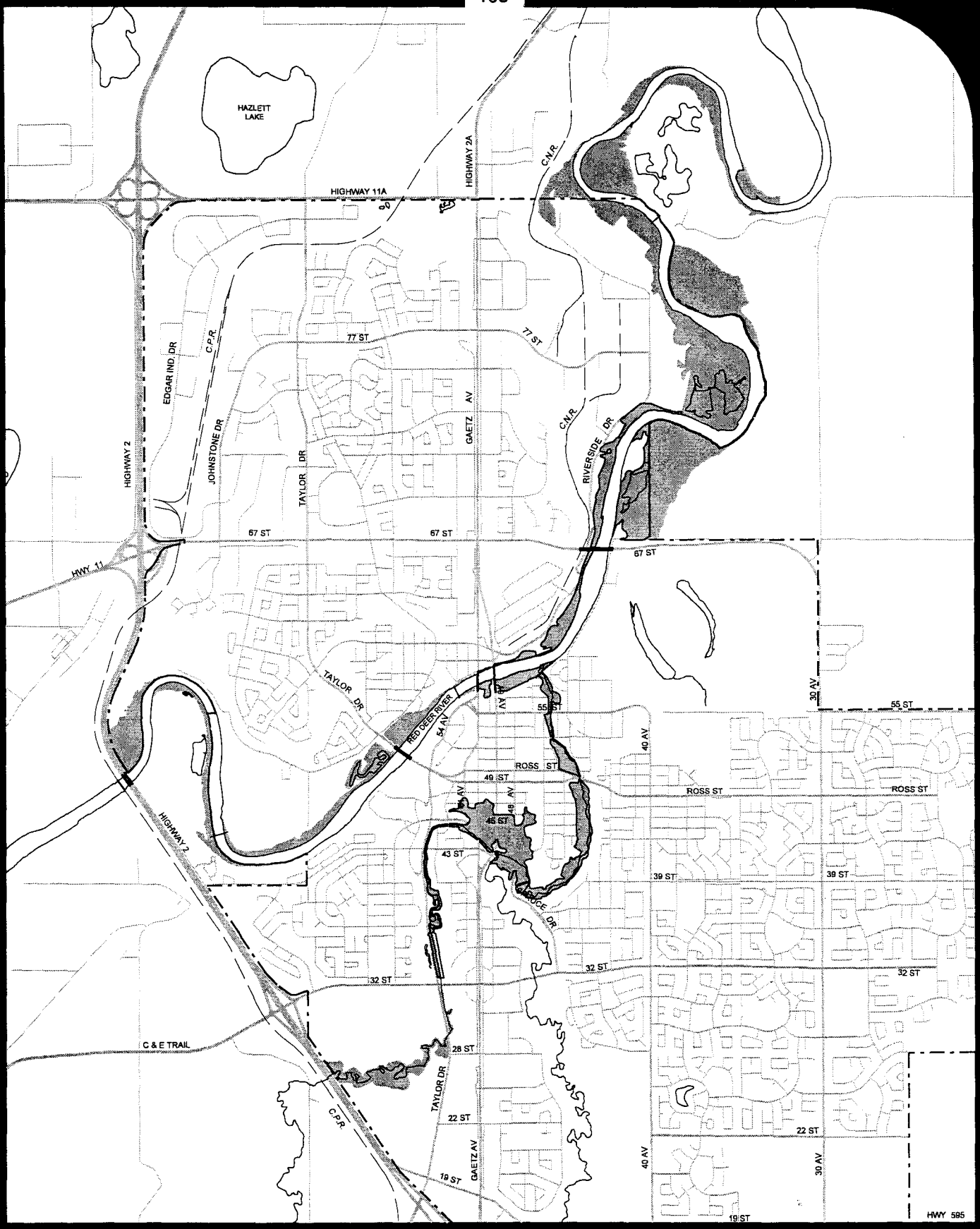
FRONT/SIDE YARD BUILDING SETBACKS
45 STREET

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1 I



NTS

FLOOD PLAINS

Bylaw No. 2672/K-94

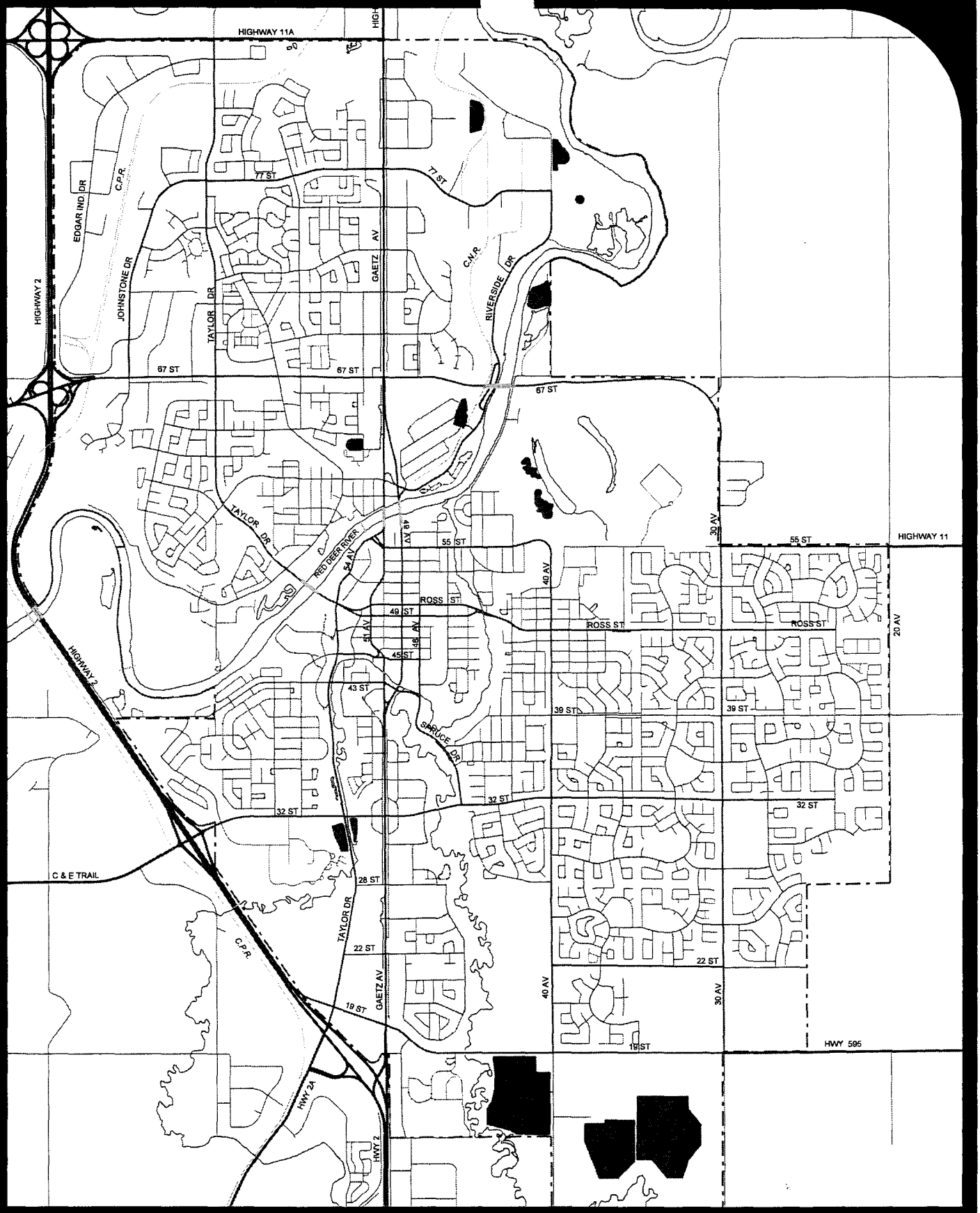
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Flood Plain Area Bylaw No. 2672/K-94
Flood Plain Area Bylaw No. 3156/0-2004

BASED ON INFOMATION PROVIDED BY:
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM

Bylaw No. 3156/0-2004
FIGURE 2



LANDFILL SITES

NTS

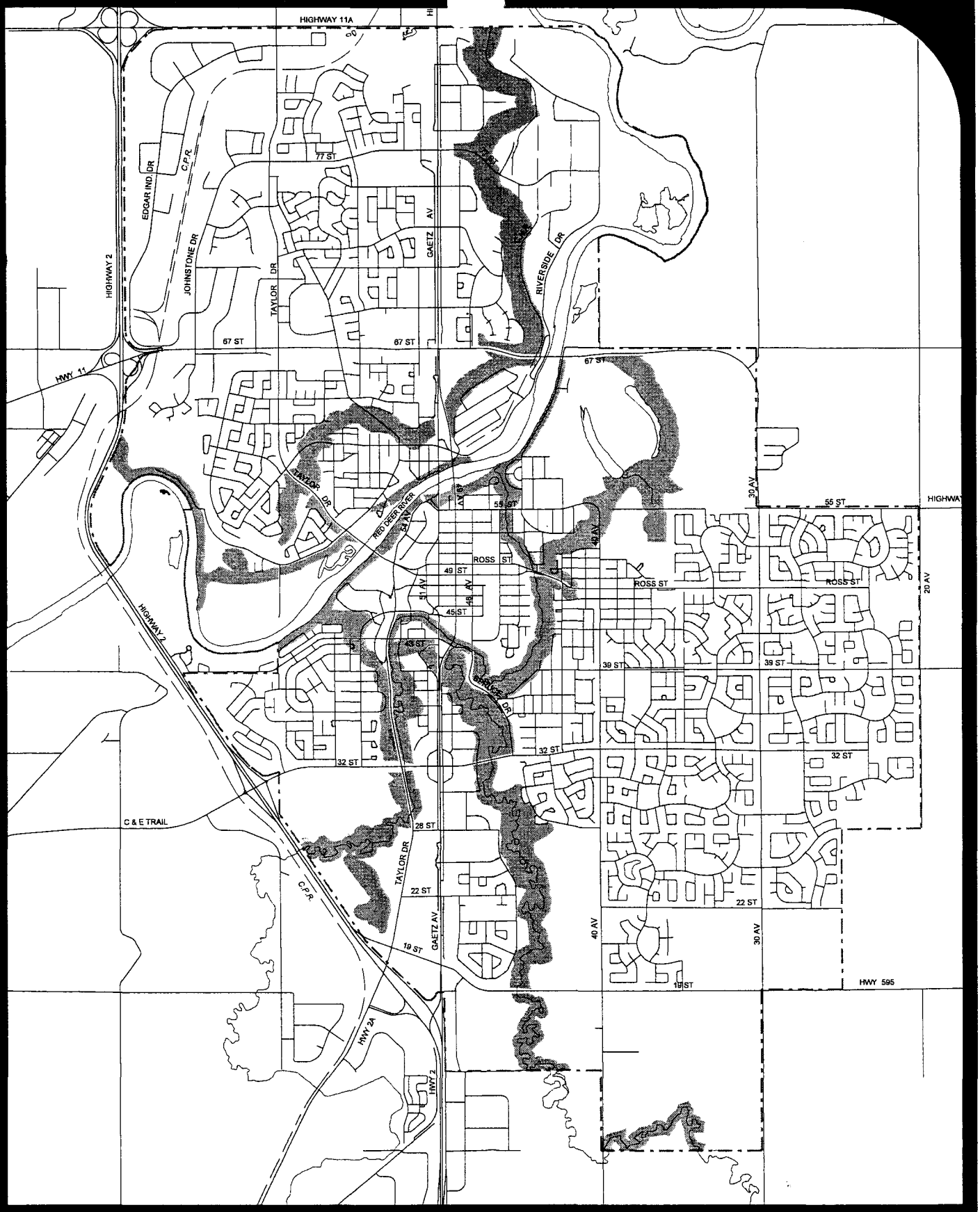
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Landfill Area

Bylaw No. 3156/0-2004

FIGURE 3



ESCARPMENT PLAN

NTS

NORTH

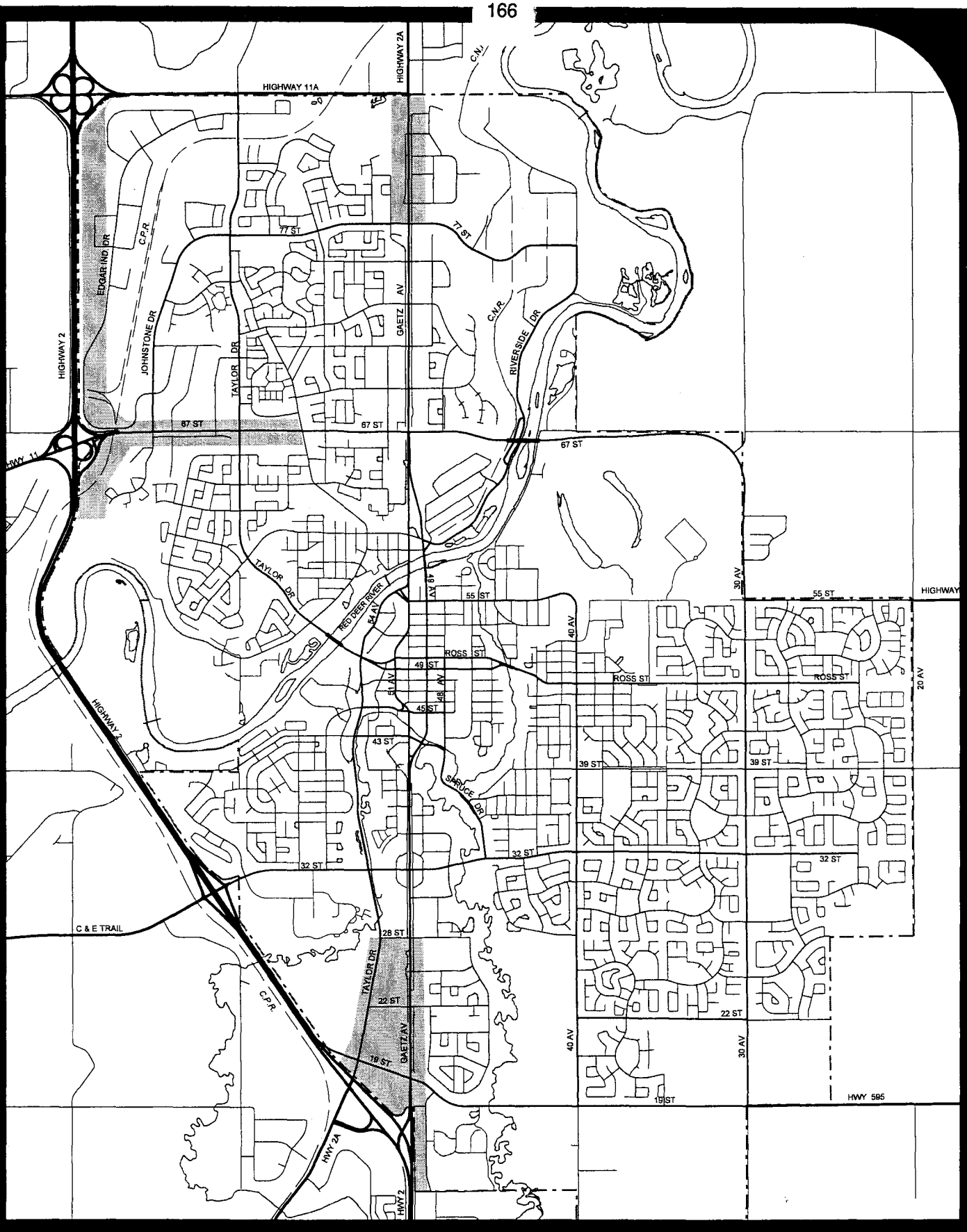
Escarpment Area

THE CITY OF Red Deer
ENGINEERING SERVICES

This plan has been developed as a guide to identify areas of potential slope stability concerns, where Geotechnical Reports are required prior to new or re-development. This plan may not be conclusive therefore reference to the Land Use Bylaw and Engineering Design Guidelines are required to satisfy construction issues on or adjacent to slopes exceeding 15%.

Bylaw No. 3156/0-2004

FIGURE 4



NTS

MAJOR ENTRY AREAS

SUBJECT TO LANDSCAPING REQUIREMENTS AND RESTRICTION ON BILLBOARDS

Bylaw No. 2672/W-92

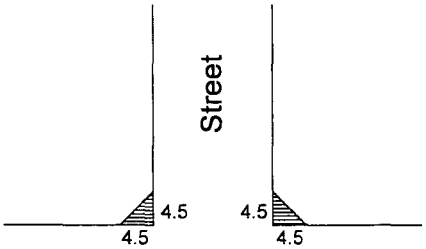
Major Entry Areas

NORTH

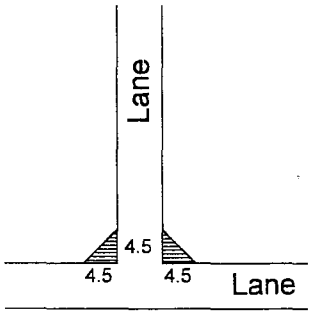
THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/96

FIGURE 5

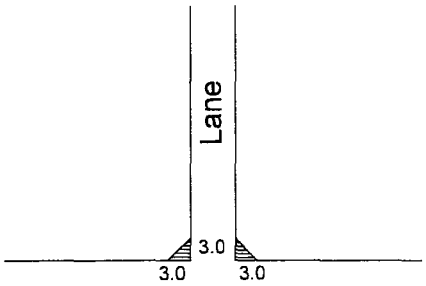


STREET TO STREET INTERSECTION



LANE TO LANE INTERSECTION

SECTION 40(1)(a)
No erection or placing of any building, fences, vehicle or trailer, screening material or any object, or allowing to grow any hedges, trees or other vegetation which exceeds 0.9 metres in height on a portion of the corner site as illustrated above



LANE TO STREET INTERSECTION

SECTION 40(1)(b)
No erection or placing of any building, fences, vehicle or trailer, screening material or any object, or allowing to grow any hedges, trees or other vegetation which exceeds 0.9 metres in height on a portion of the corner site as illustrated above

RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96

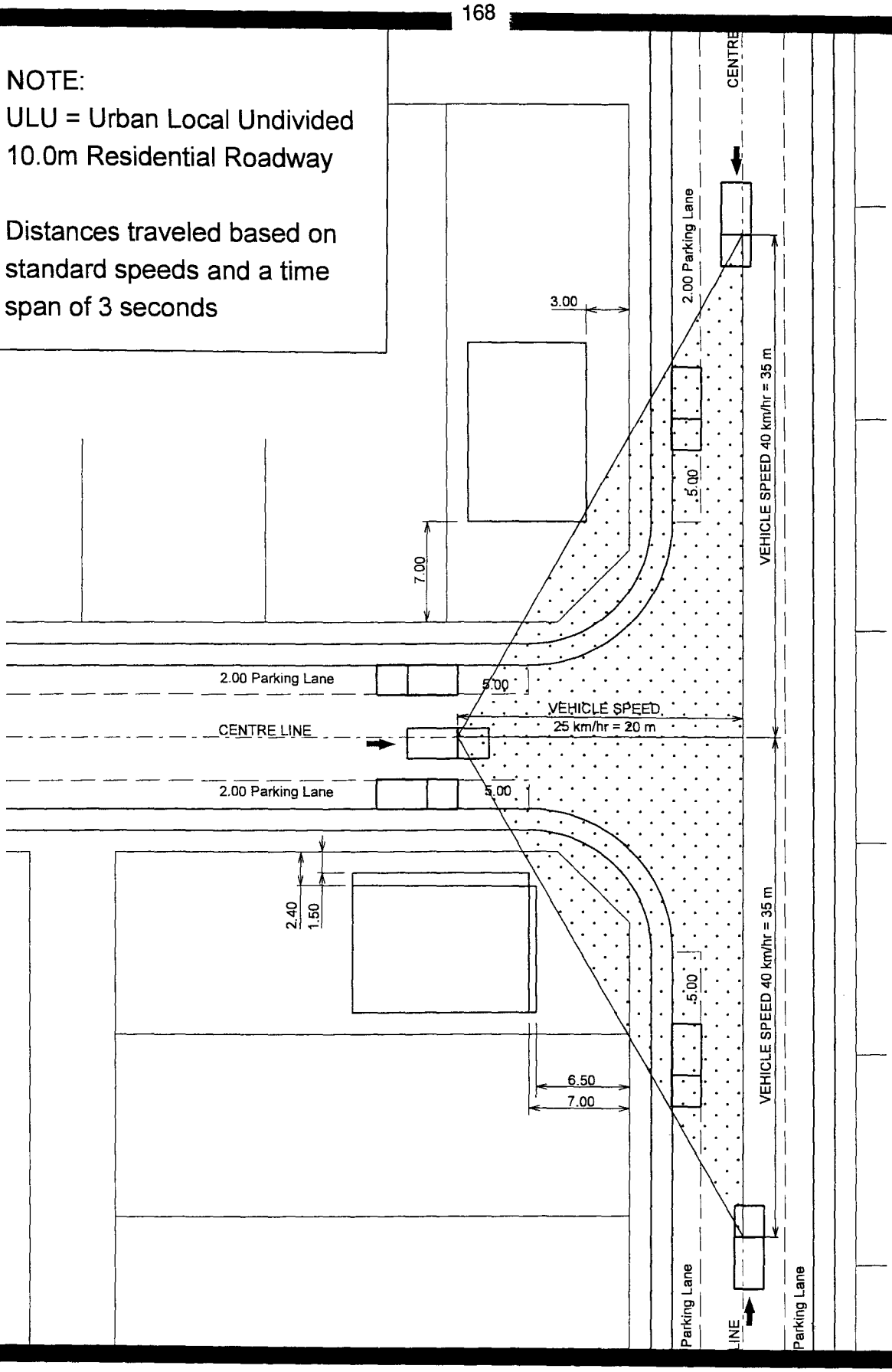
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/0-2004
FIGURE 6

NOTE:
ULU = Urban Local Undivided
10.0m Residential Roadway

Distances traveled based on standard speeds and a time span of 3 seconds



NTS

RESIDENTIAL SETBACKS IN RELATIONSHIP TO SIGHT VISIBILITY

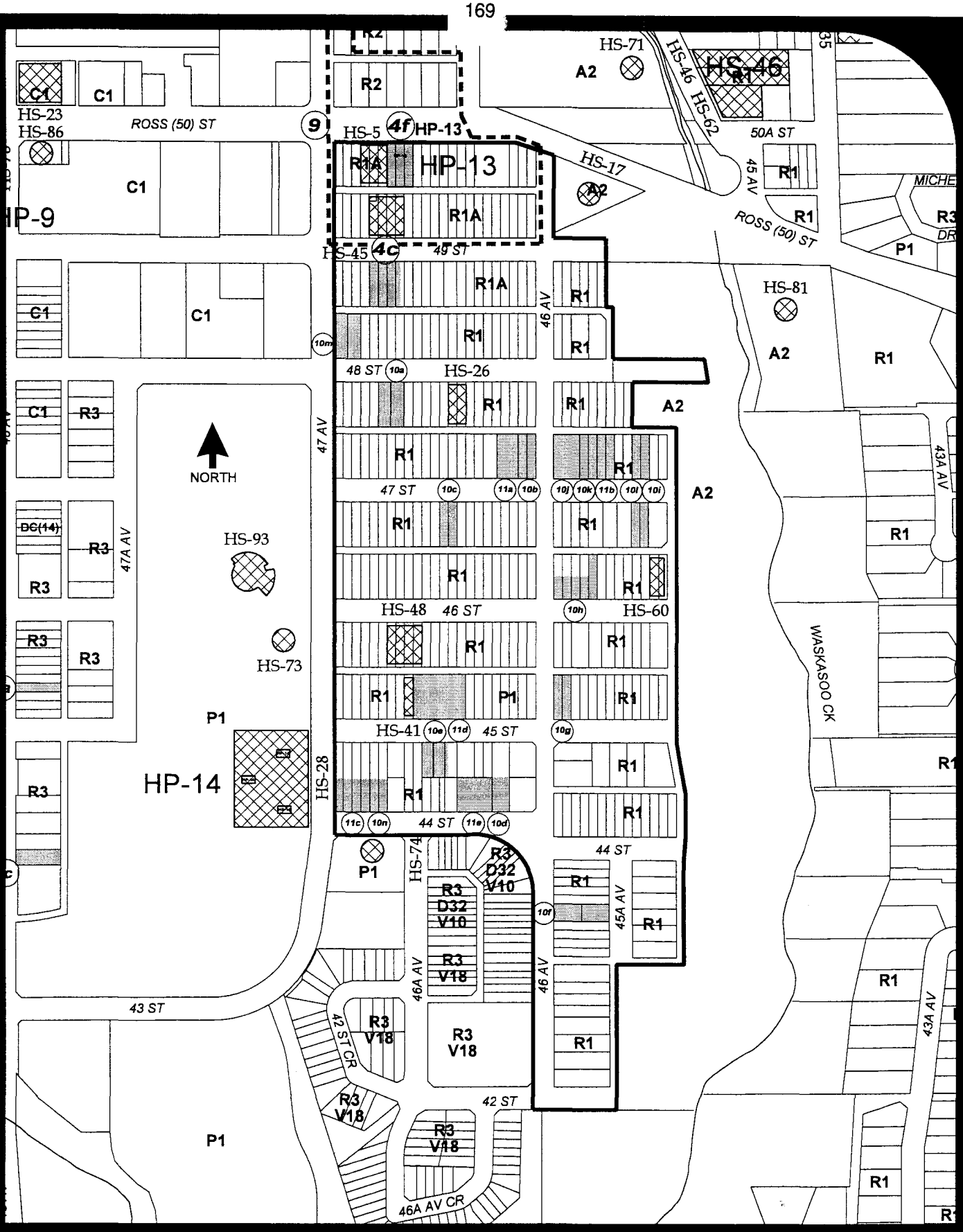
Bylaw No. 3156/HH-99

THE CITY OF Red Deer
ENGINEERING SERVICES

NORTH

Bylaw No. 3156/0-2004

FIGURE 7



NTS

MATURE NEIGHBOURHOOD - PARKVALE DISTRICT
FOR LOW DENSITY RESIDENTAIL DEVELOPMENT

Bylaw No. 3156/RR-2003

THE CITY OF Red Deer
ENGINEERING SERVICES

Area of Application

NORTH

Bylaw No. 3156/0-2004

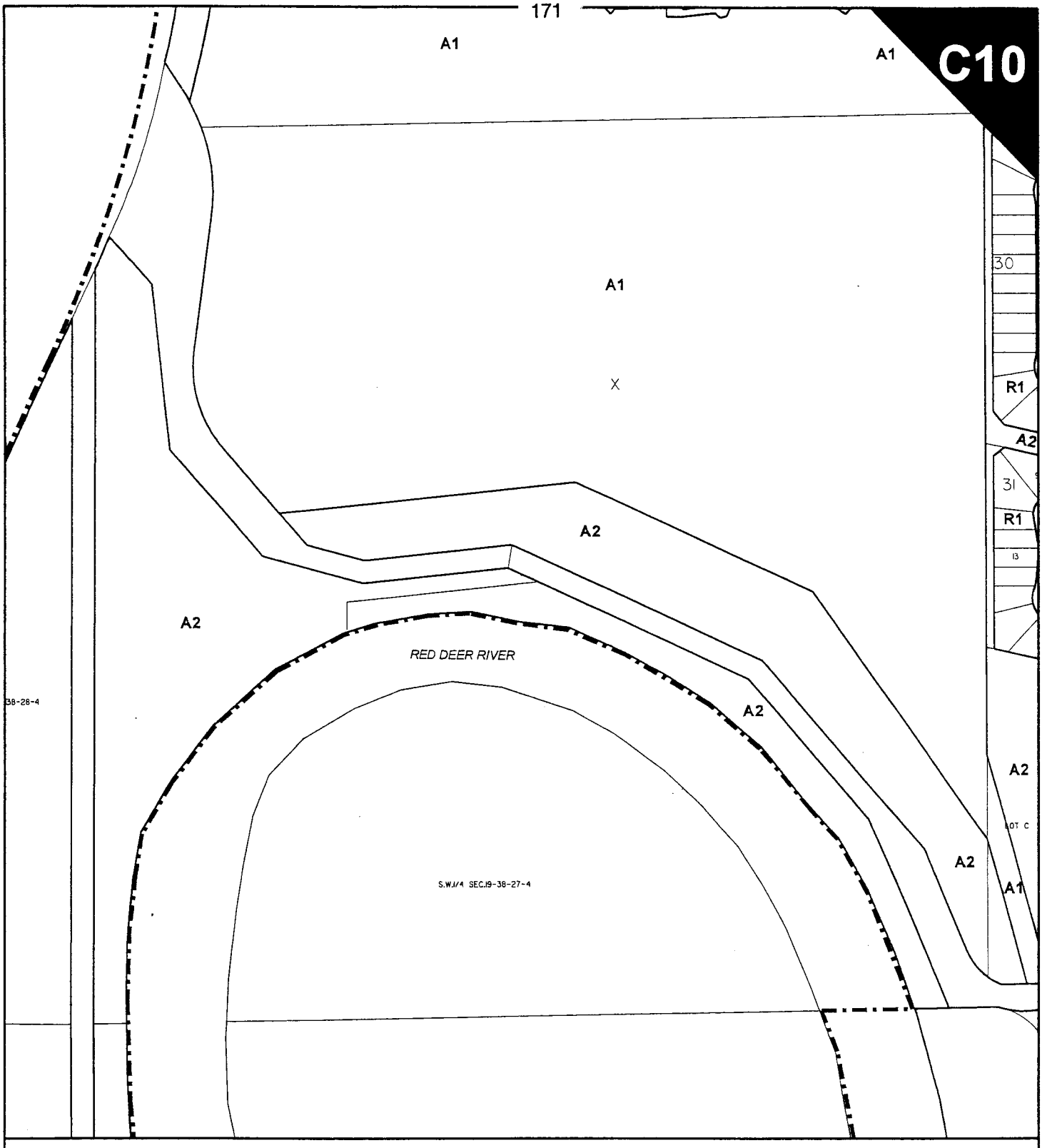
FIGURE 8

SCHEDULE "B"

Land Use District Maps

Constraint Maps:

C10, D8, D9, E4, E5, E8 to E11,
F4 to F11, G3 to G15, H3 to H15,
I2, I3, I9 to I11, I13, I14,
J2, J3, J10 and J13



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 19

B11	C11	D11
B10	C10	D10
B9	C9	D9

SW¼ Sec 19
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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see reverse for additional constraints

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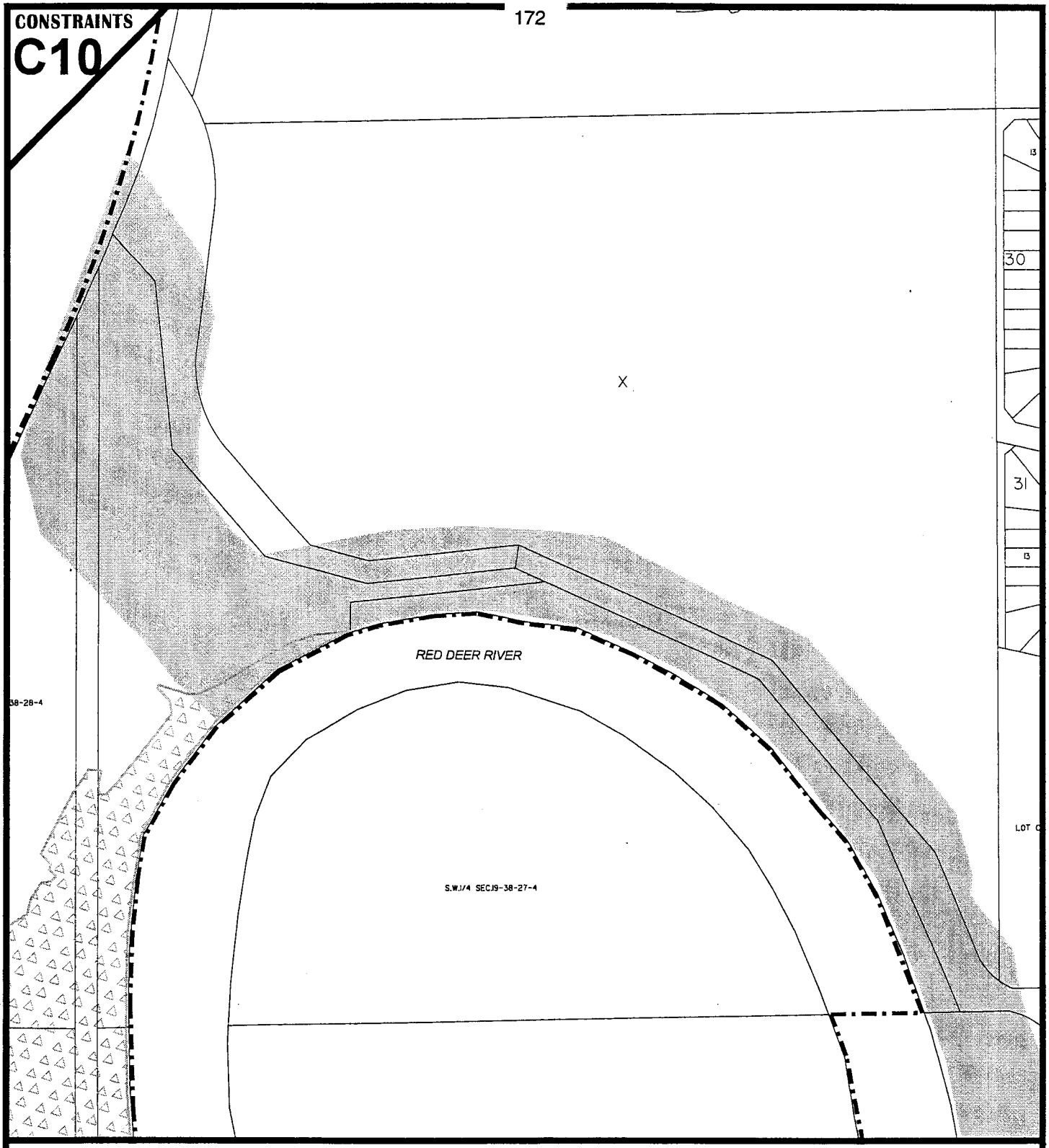
CONSTRAINTS
C10



The City of Red Deer

Land Use Bylaw 3156/96

B11	C11	D11
B10	C10	D10
B9	C9	D9

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SW¼ Sec 19
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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July 30, 2004

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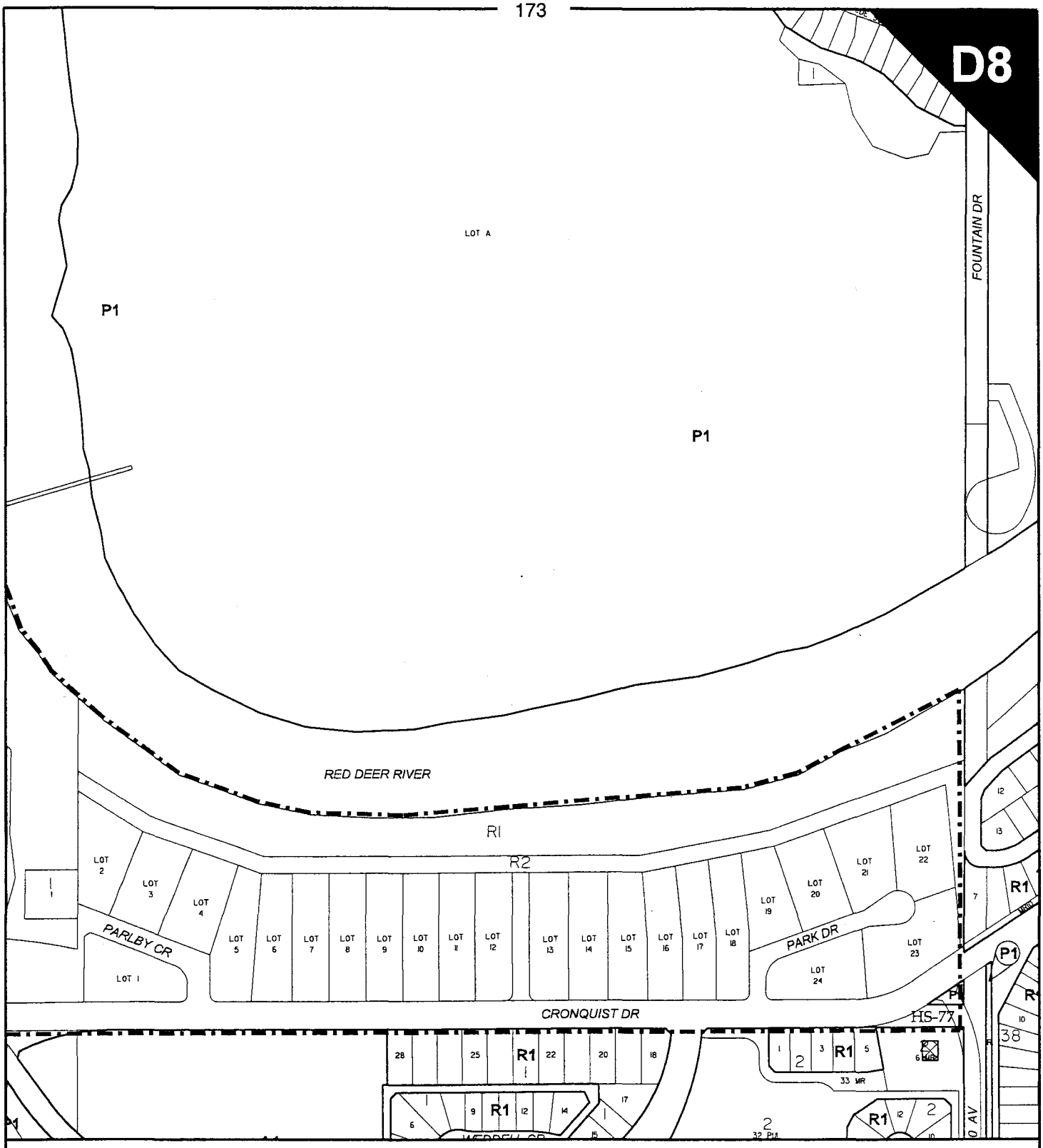

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 18

C9	D9	E9
C8	D8	E8
C7	D7	E7

SE¼ Sec 18
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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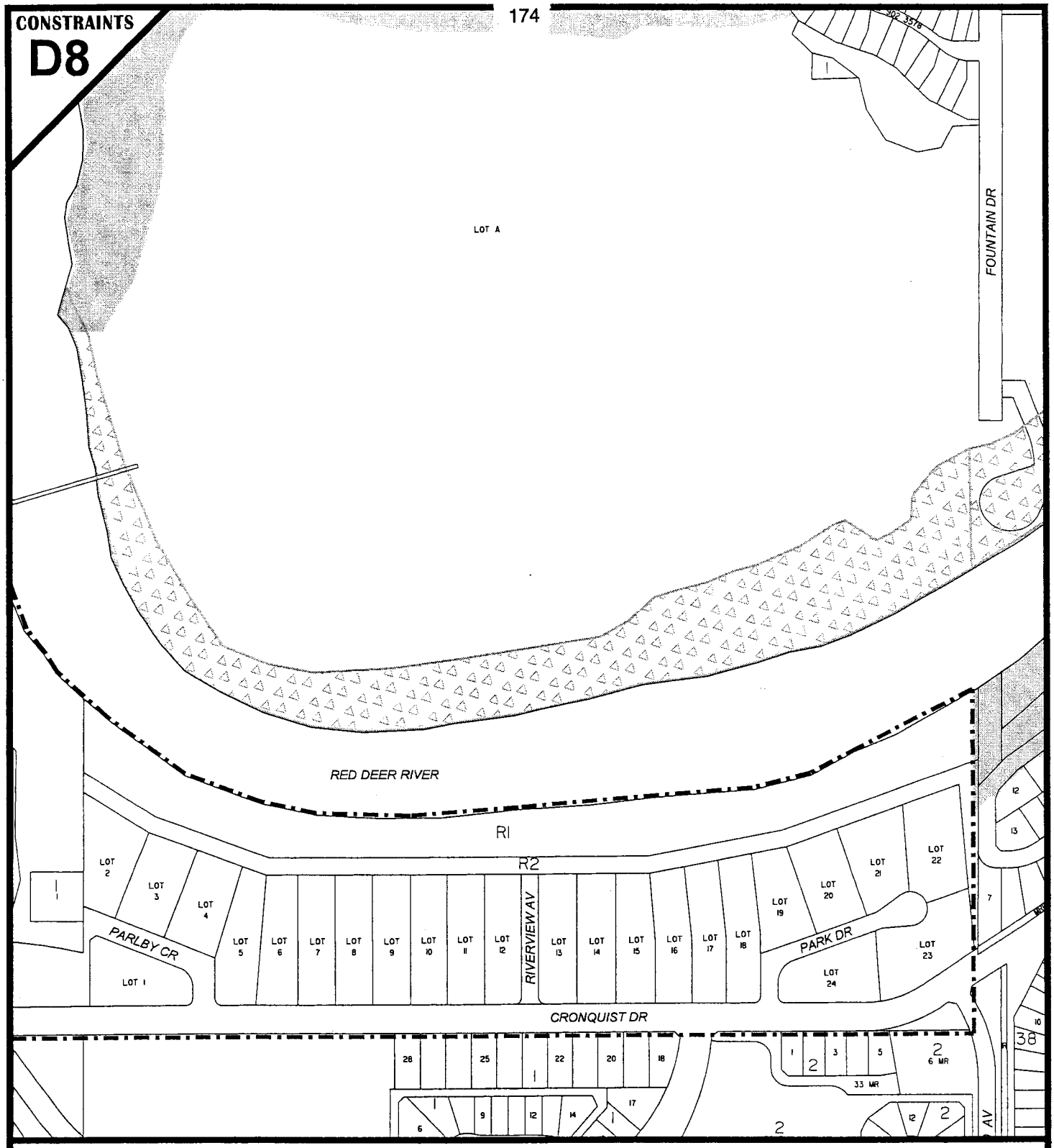
July 30, 2004



The City of Red Deer

Land Use Bylaw 3156/96

C9	D9	E9
C8	D8	E8
C7	D7	E7

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SE¼ Sec 18
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004

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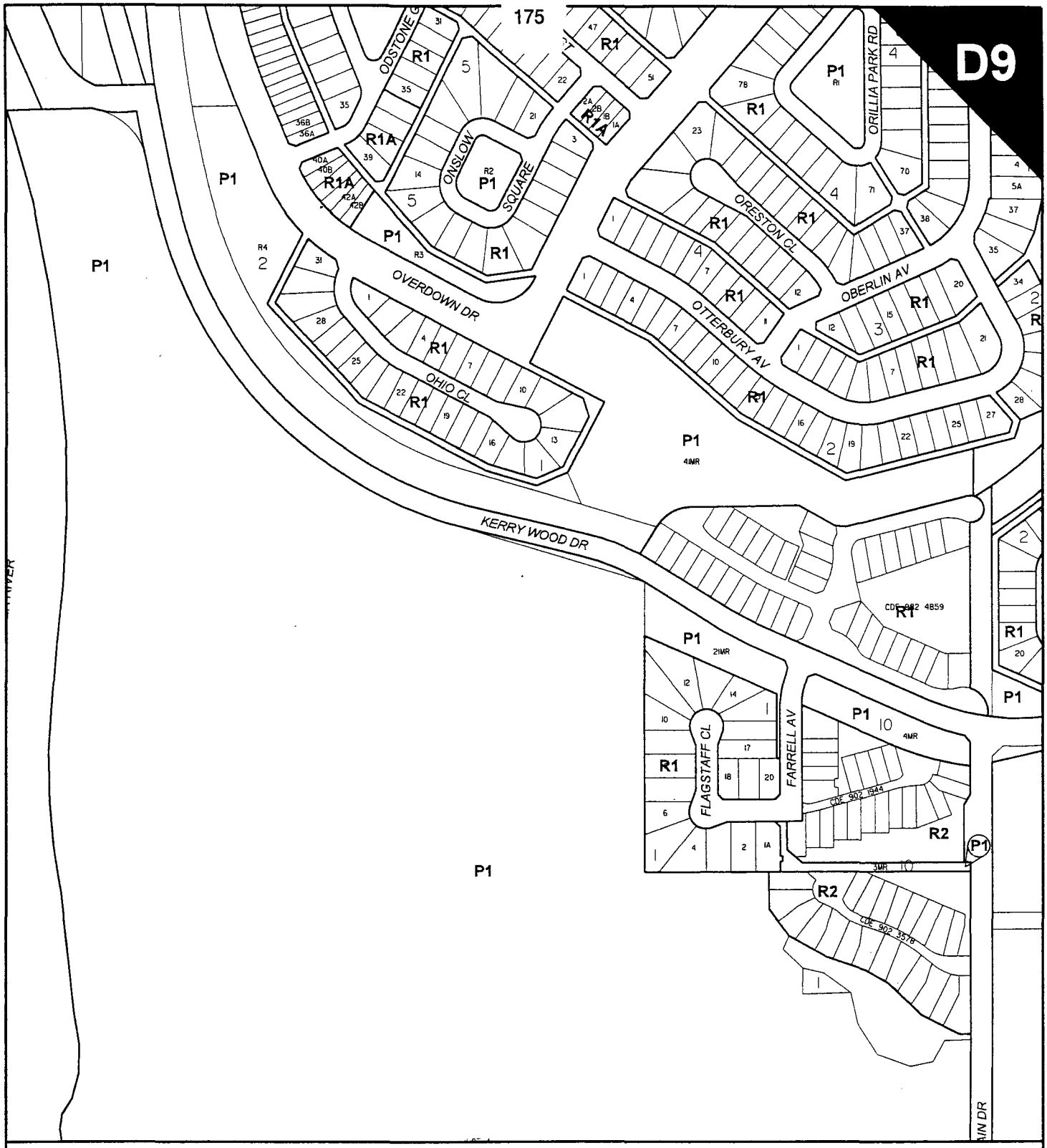

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 18

3156 / M-97 *Jan 26, 1998*

C10	D10	E10
C9	D9	E9
C8	D8	E8

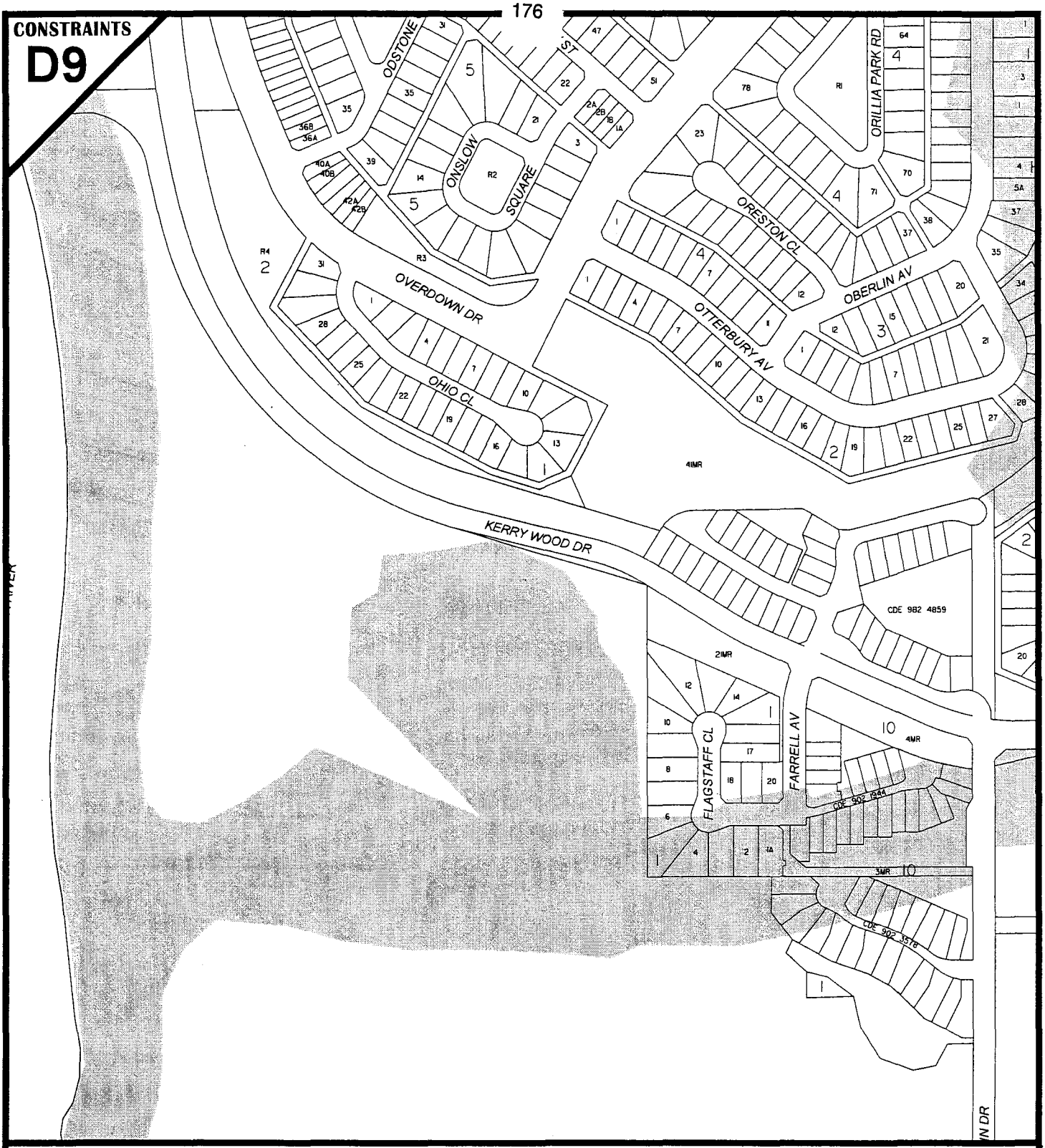
NE¼ Sec 18
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
July 30, 2004

CONSTRAINTS

D9



The City of Red Deer

Land Use Bylaw 3156/96

C10	D10	E10
C9	D9	E9
C8	D8	E8

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NE¼ Sec 18
Twp 38 - Rge 27 - W4th

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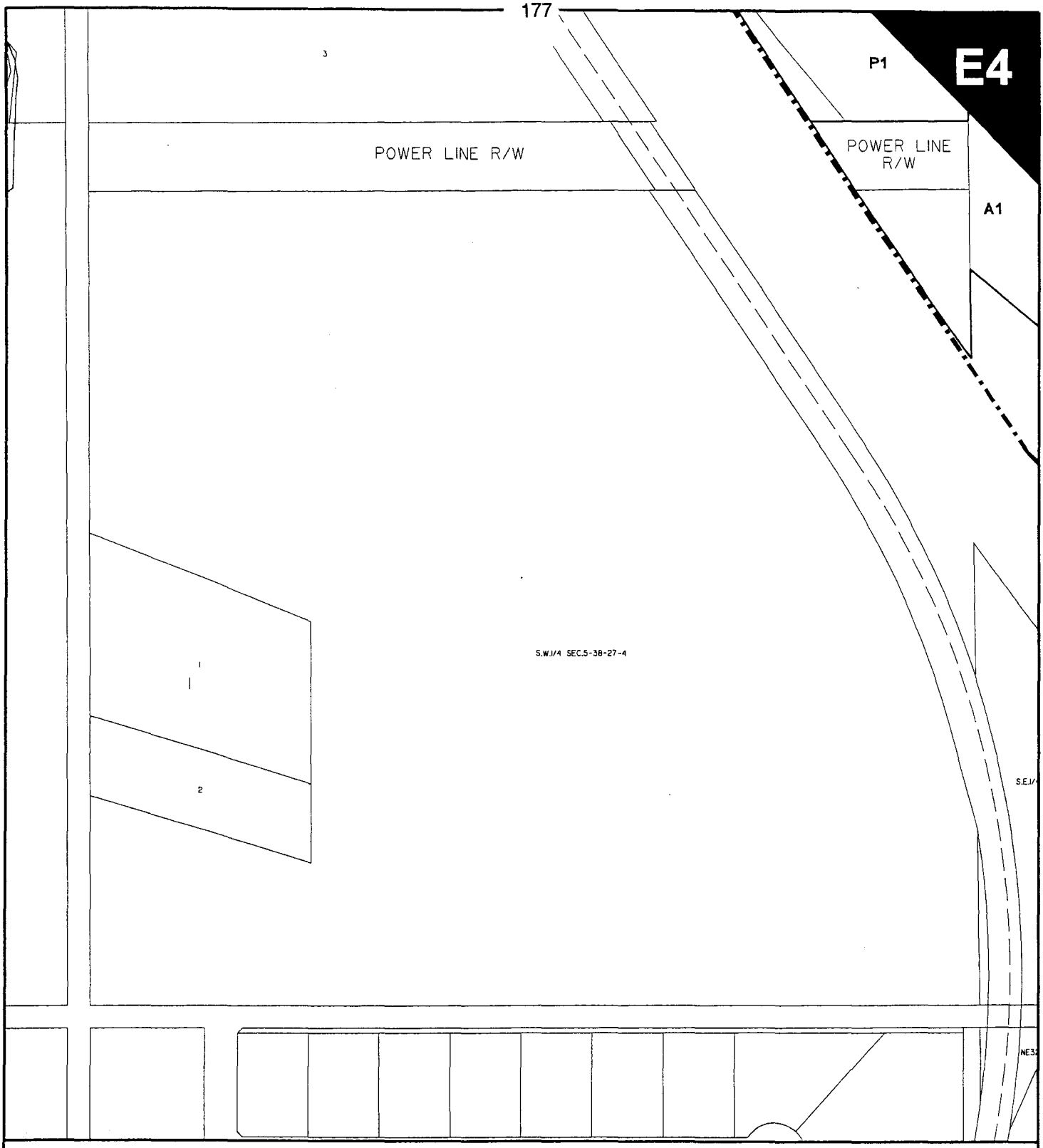

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 05

D5	E5	F5
D4	E4	F4
D3	E3	F3

SW¼ Sec 05
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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see reverse for additional constraints

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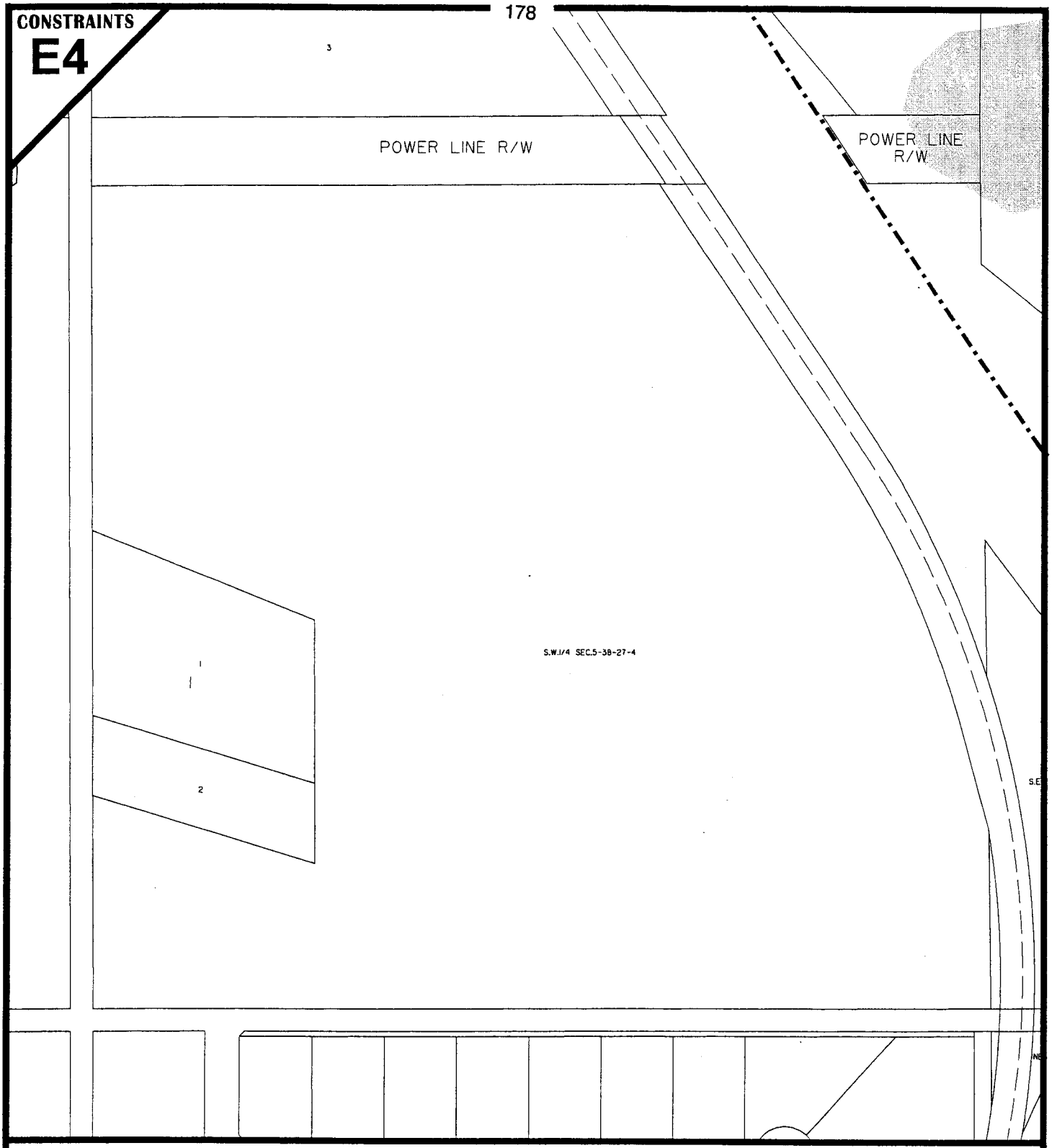
CONSTRAINTS

E4



The City of Red Deer

Land Use Bylaw 3156/96

D5	E5	F5
D4	E4	F4
D3	E3	F3

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SW¼ Sec 05
Twp 38 - Rge 27 - W4th

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printed on
July 30, 2004

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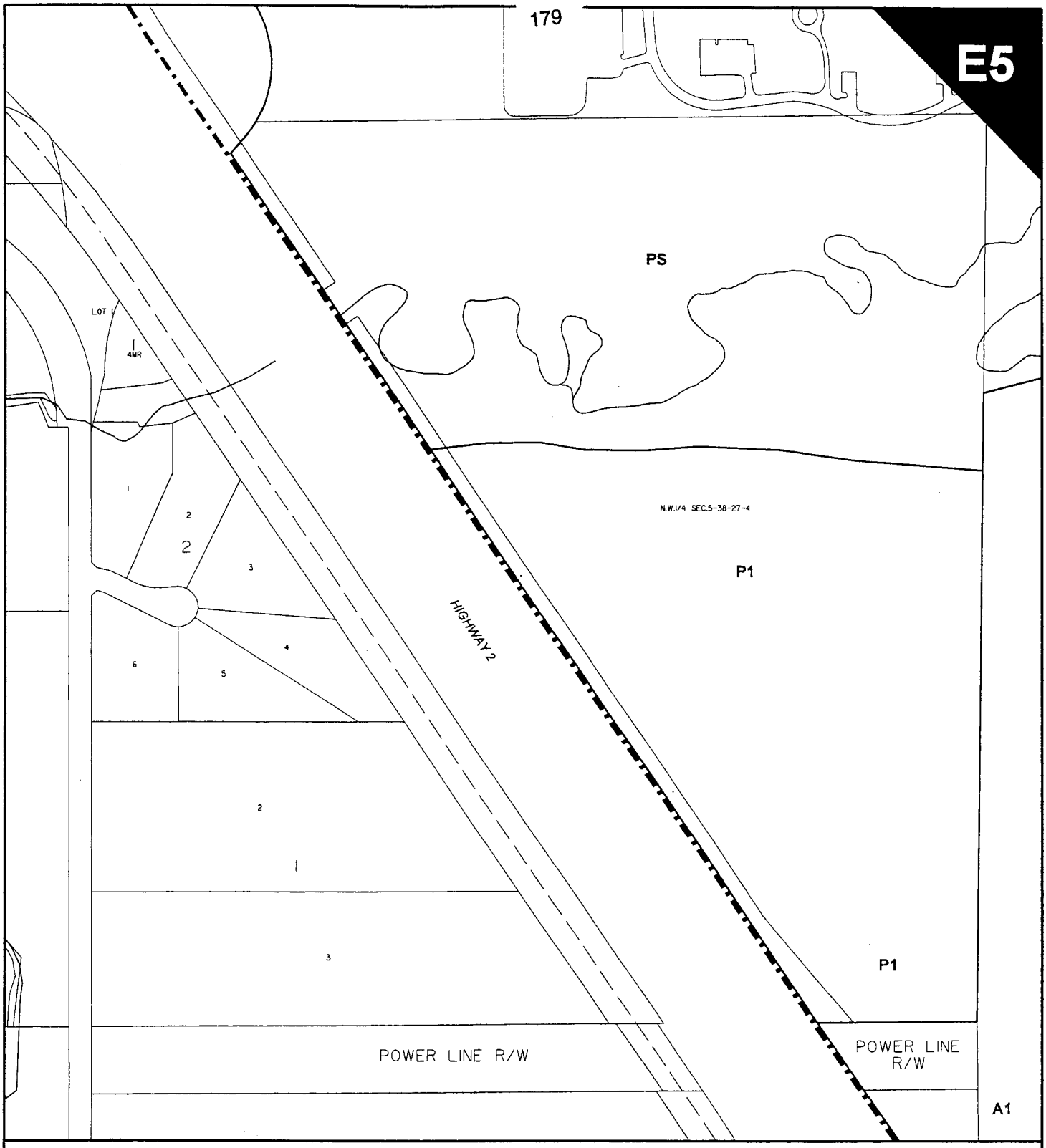
E5



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 05

D6	E6	F6
D5	E5	F5
D4	E4	F4

NW¼ Sec 05
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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see reverse for additional constraints

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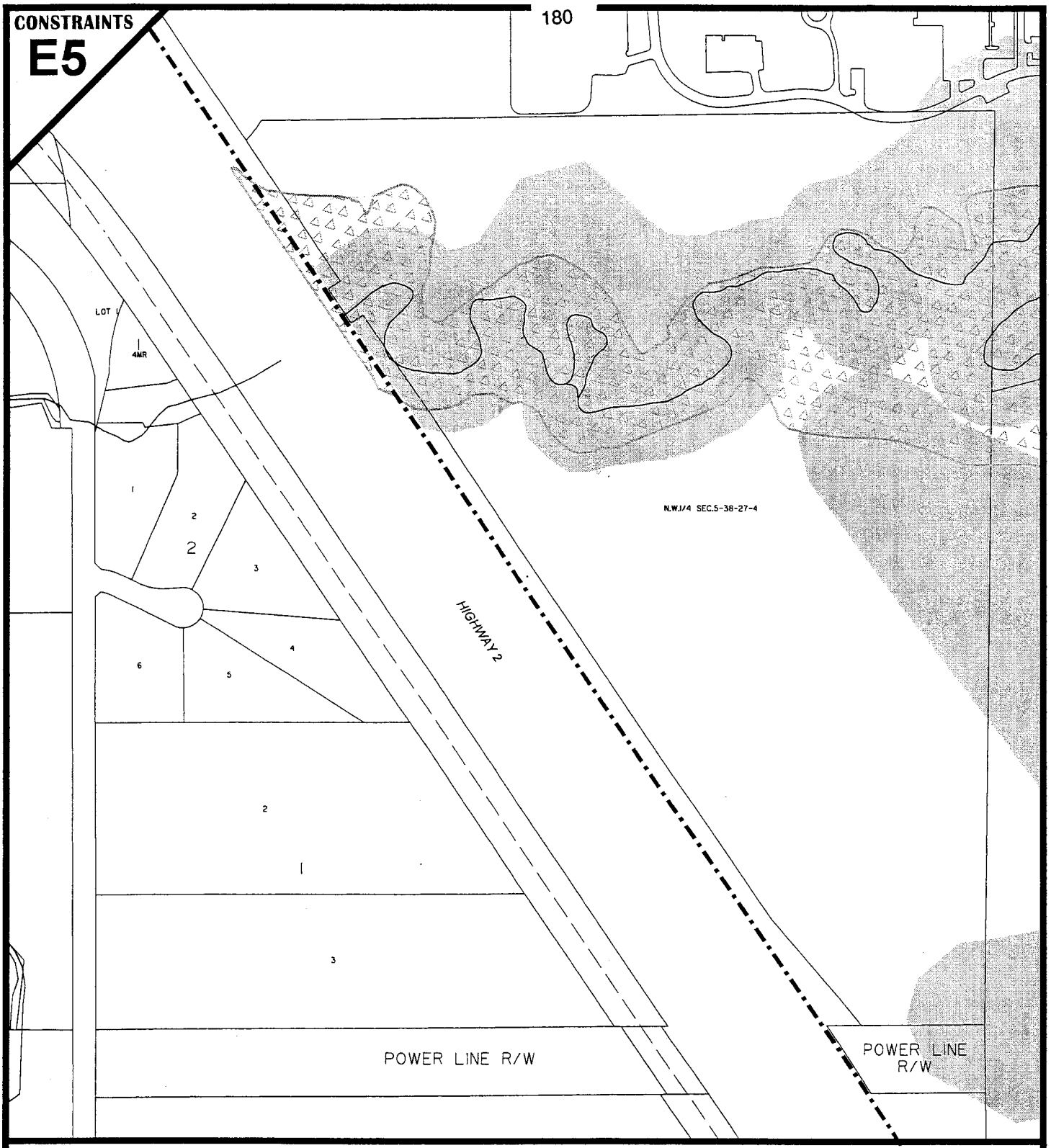
CONSTRAINTS

E5



The City of Red Deer

Land Use Bylaw 3156/96

D6	E6	F6
D5	E5	F5
D4	E4	F4

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NW¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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July 30, 2004

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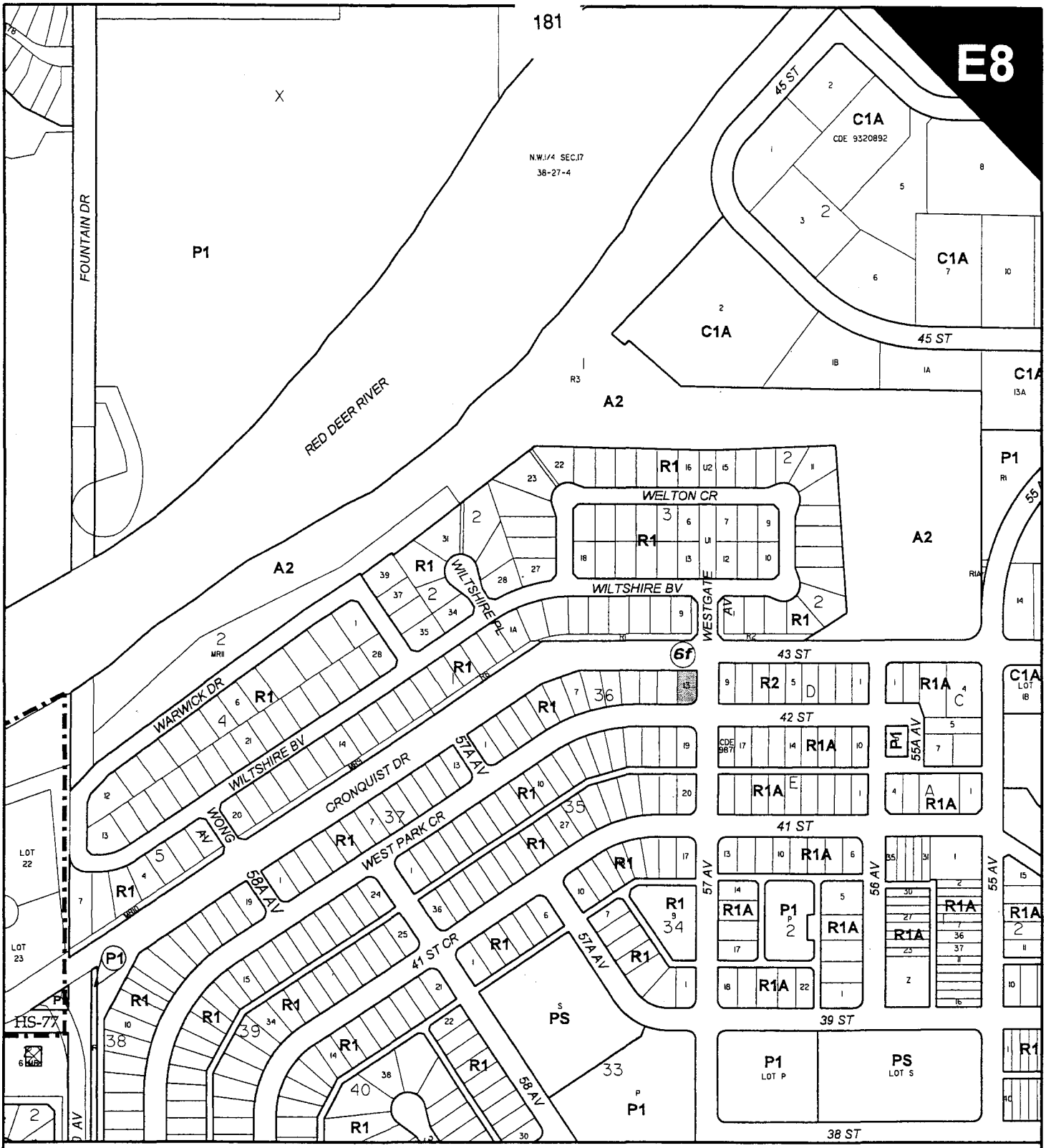
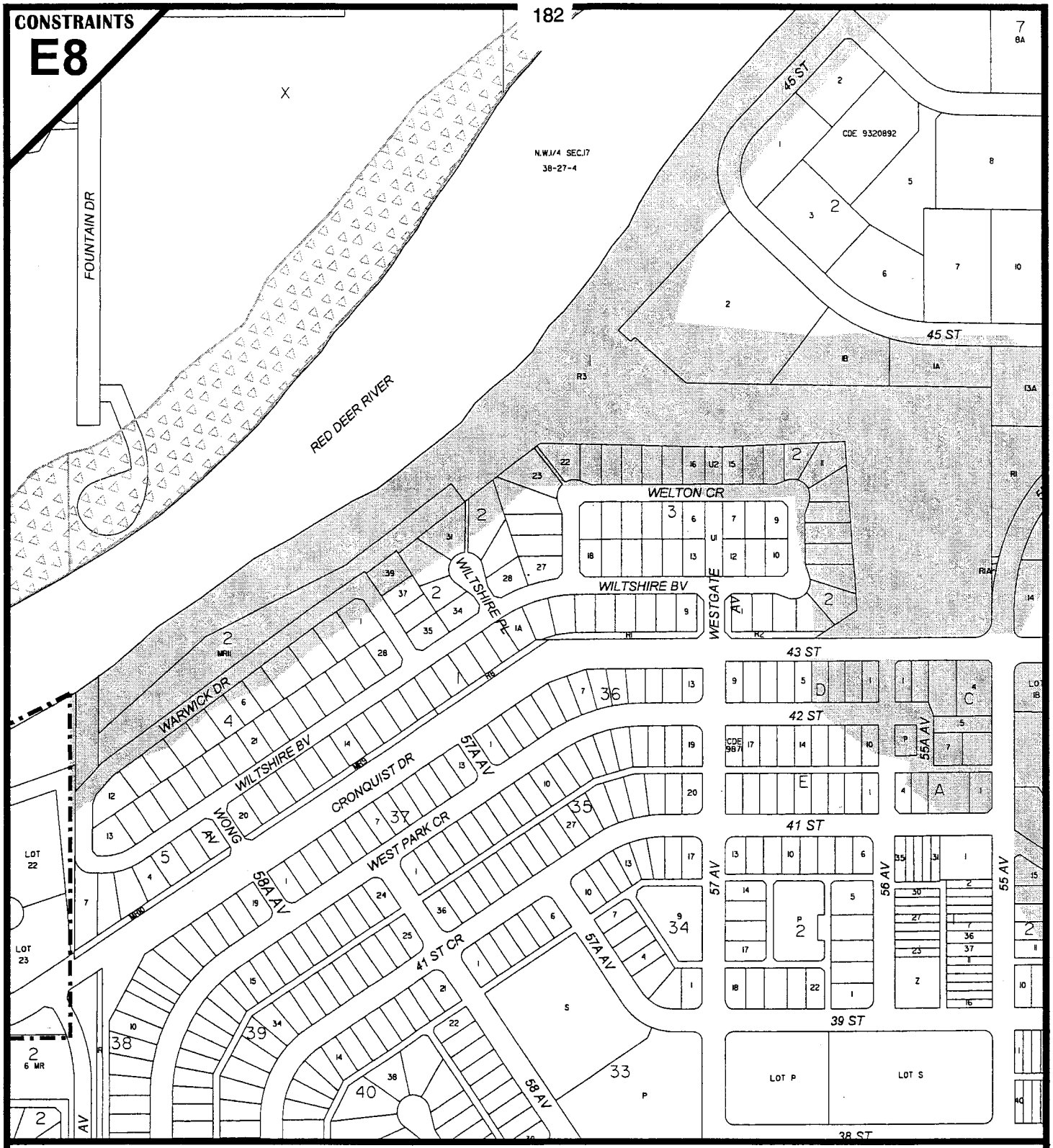

181
E8
45 ST
C1A
CDE 9320892
FOUNTAIN DR
P1
N.W.1/4 SEC.17
38-27-4
RED DEER RIVER
A2
R3
C1A
45 ST
C1A
P1
WELTON CR
R1
WILTSHIRE BV
WESTGATE AV
R1
A2
WILTSHIRE PL
WARWICK DR
R1
6f
43 ST
R2
R1A
42 ST
R1A
55A AV
R1A
WILTSHIRE BV
CRONQUIST DR
57A AV
R1
R1A
41 ST
WEST PARK CR
R1
R1
R1A
57 AV
56 AV
55 AV
R1A
R1A
R1A

CONSTRAINTS

E8



The City of Red Deer

Land Use Bylaw 3156/96

D9	E9	F9
D8	E8	F8
D7	E7	F7

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SW¼ Sec 17
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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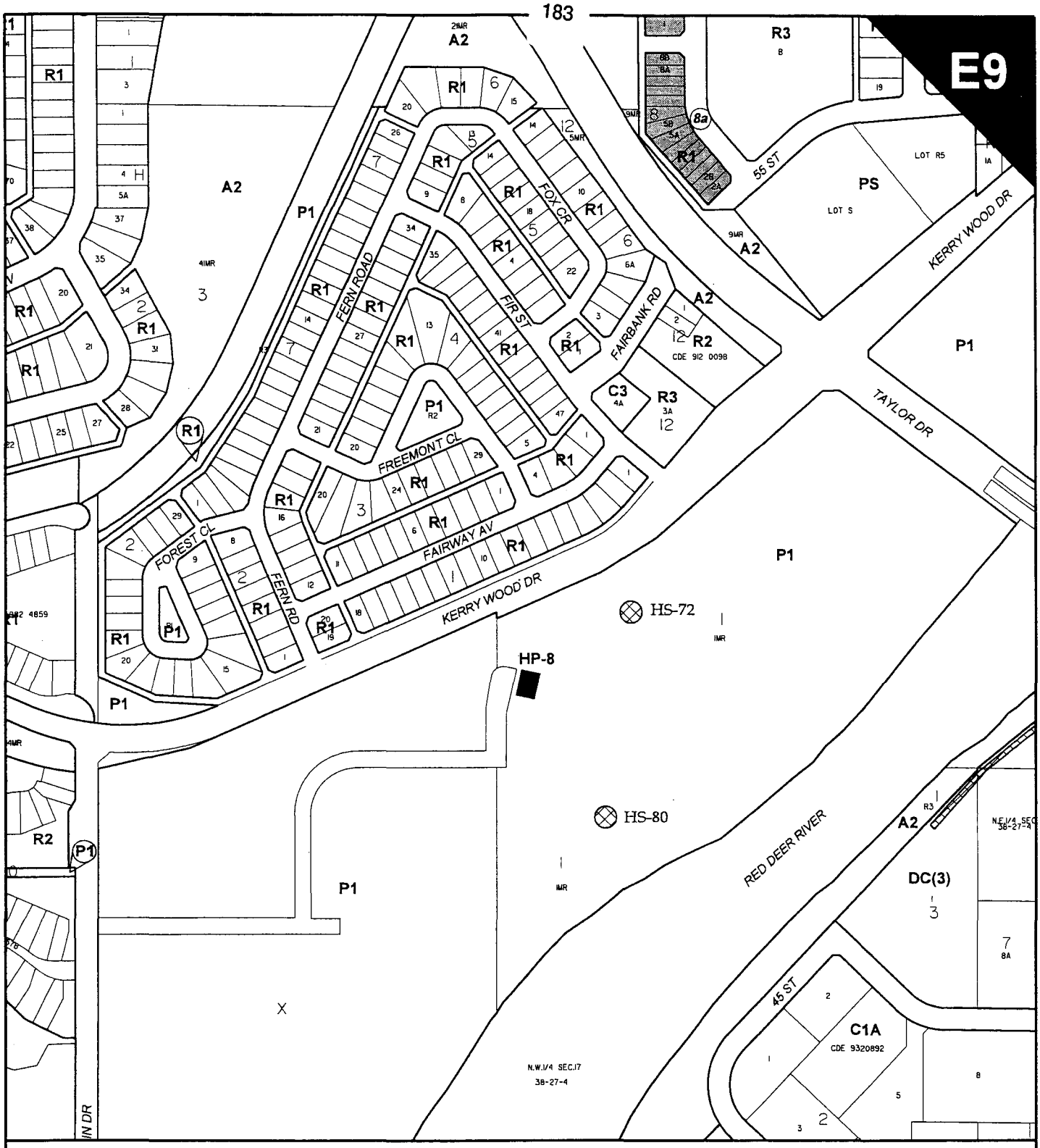

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 17

D10	E10	F10
D9	E9	F9
D8	E8	F8

NW¼ Sec 17
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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see reverse for additional constraints

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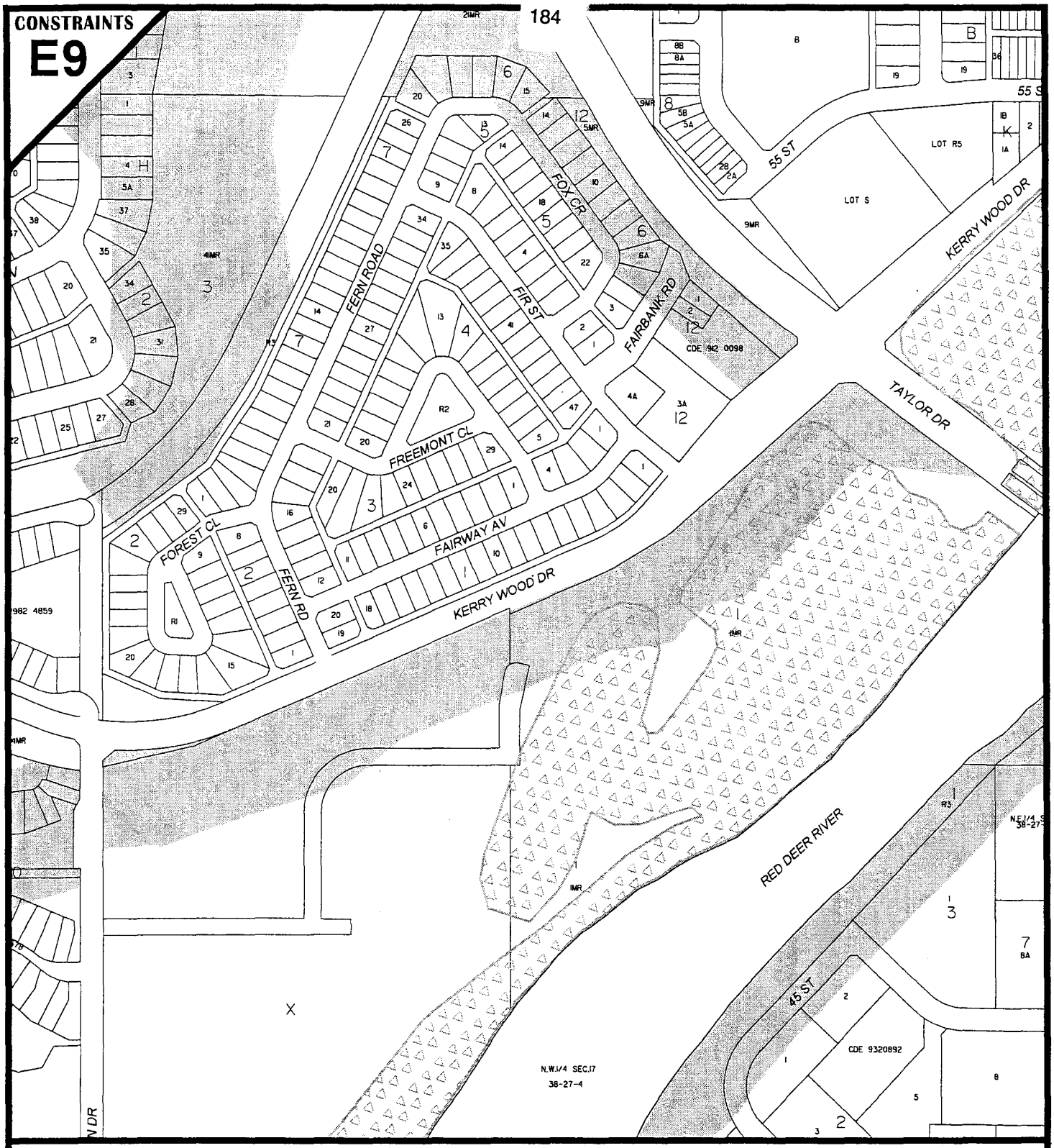

The City of Red Deer

Land Use Bylaw 3156/96

D10	E10	F10
D9	E9	F9
D8	E8	F8

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NW¼ Sec 17
Twp 38 - Rge 27 - W4th

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July 29, 2004

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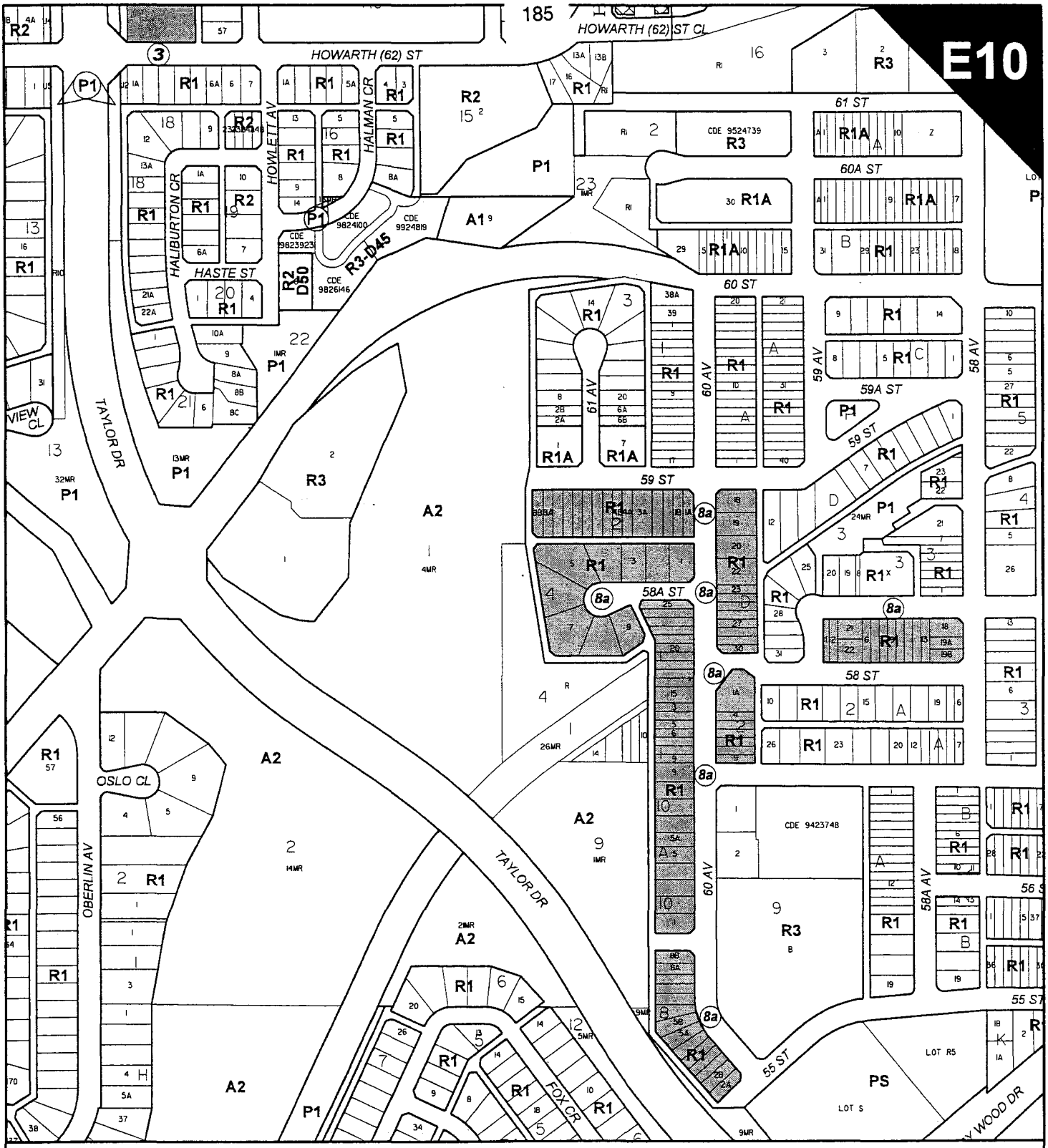

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NORTH
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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 20

3156 / H-96	*Aug 26, 1996*
3156 / M-98	*May 19, 1998*
3156 / R-2000	*June 19, 2000*
3156 / V-2000	*July 17, 2000*
3156 / NN-2000	*Jan 15, 2001*
3156 / G-2002	*June 17, 2002*

All properties in Riverside Meadows are subject to exceptions 8b and 8c
see reverse for additional constraints

D11	E11	F11
D10	E10	F10
D9	E9	F9

SW¼ Sec 20
Twp 38- Rge 27 - W4th

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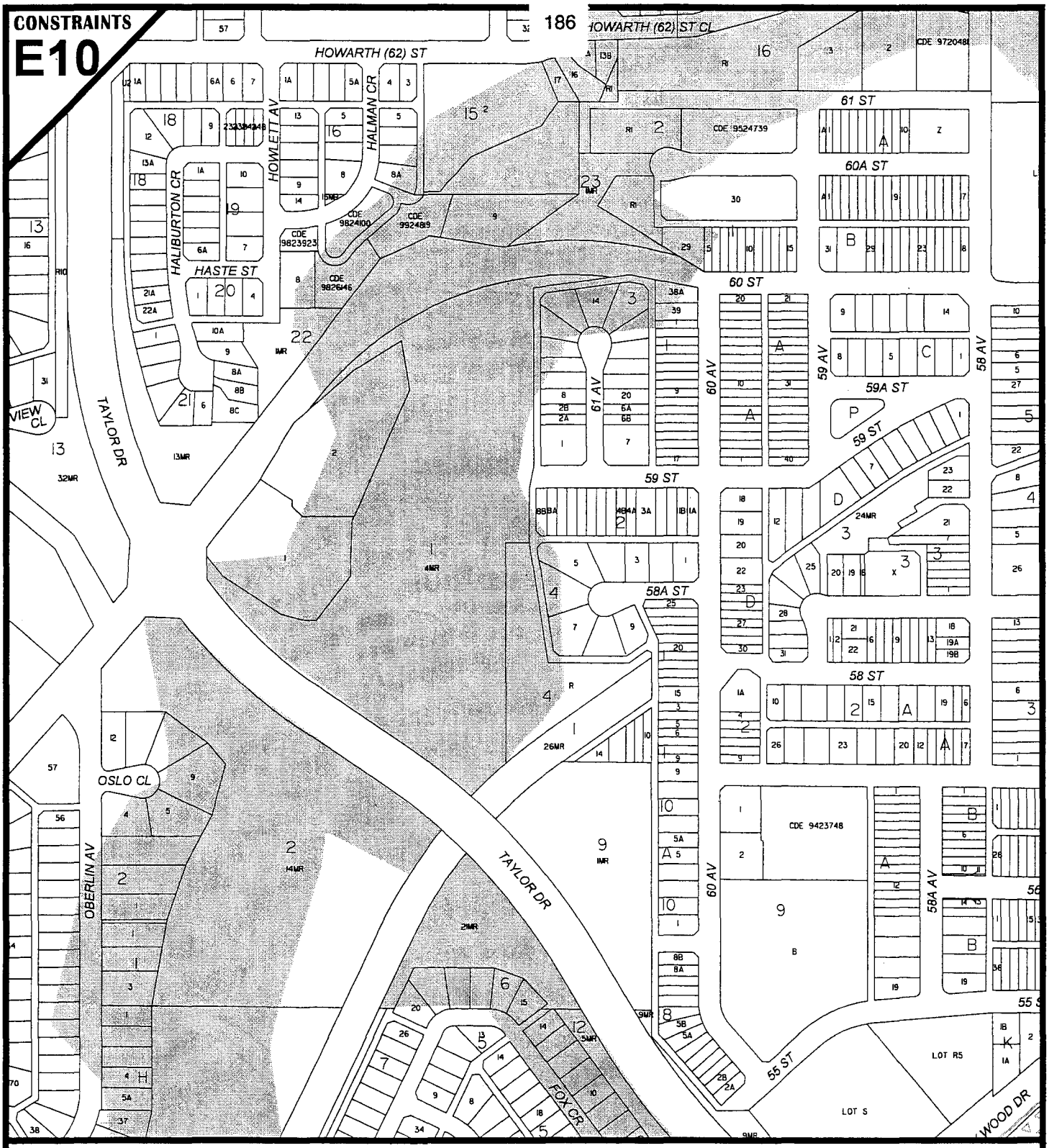
August 03, 2004



The City of Red Deer

Land Use Bylaw 3156/96

D11	E11	F11
D10	E10	F10
D9	E9	F9

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SW¼ Sec 20
Twp 38 - Rge 27 - W4th

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July 30, 2004

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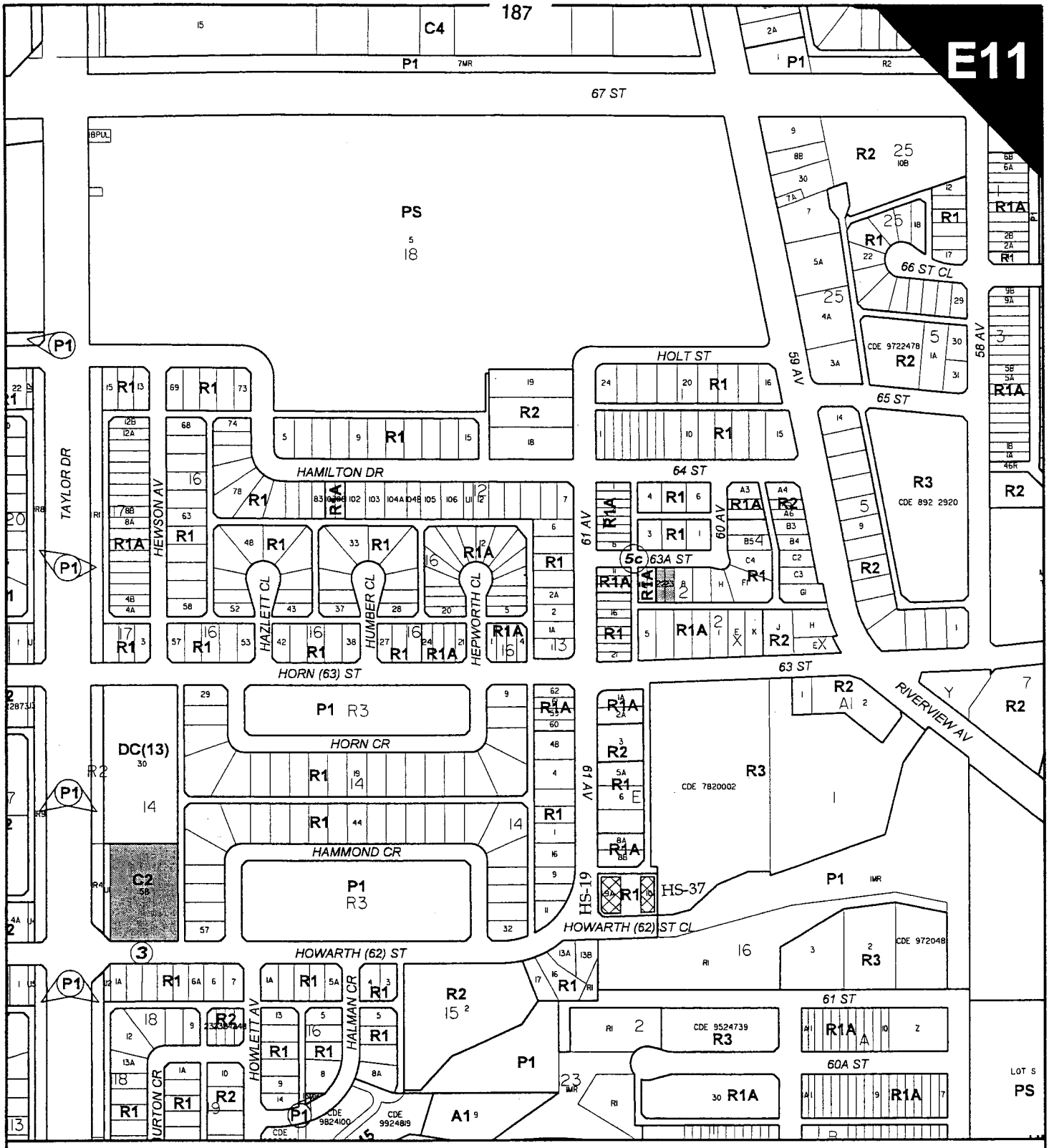
E11



Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 20

3156 / W-97	*Sep 17, 1997*
3156 / MM-98	*Nov 9, 1998*
3156 / A-2000	*Feb 28, 2000*

see reverse for additional constraints

D12	E12	F12
D11	E11	F11
D10	E10	F10

NW¼ Sec 20
Twp 38- Rge 27 - W4th

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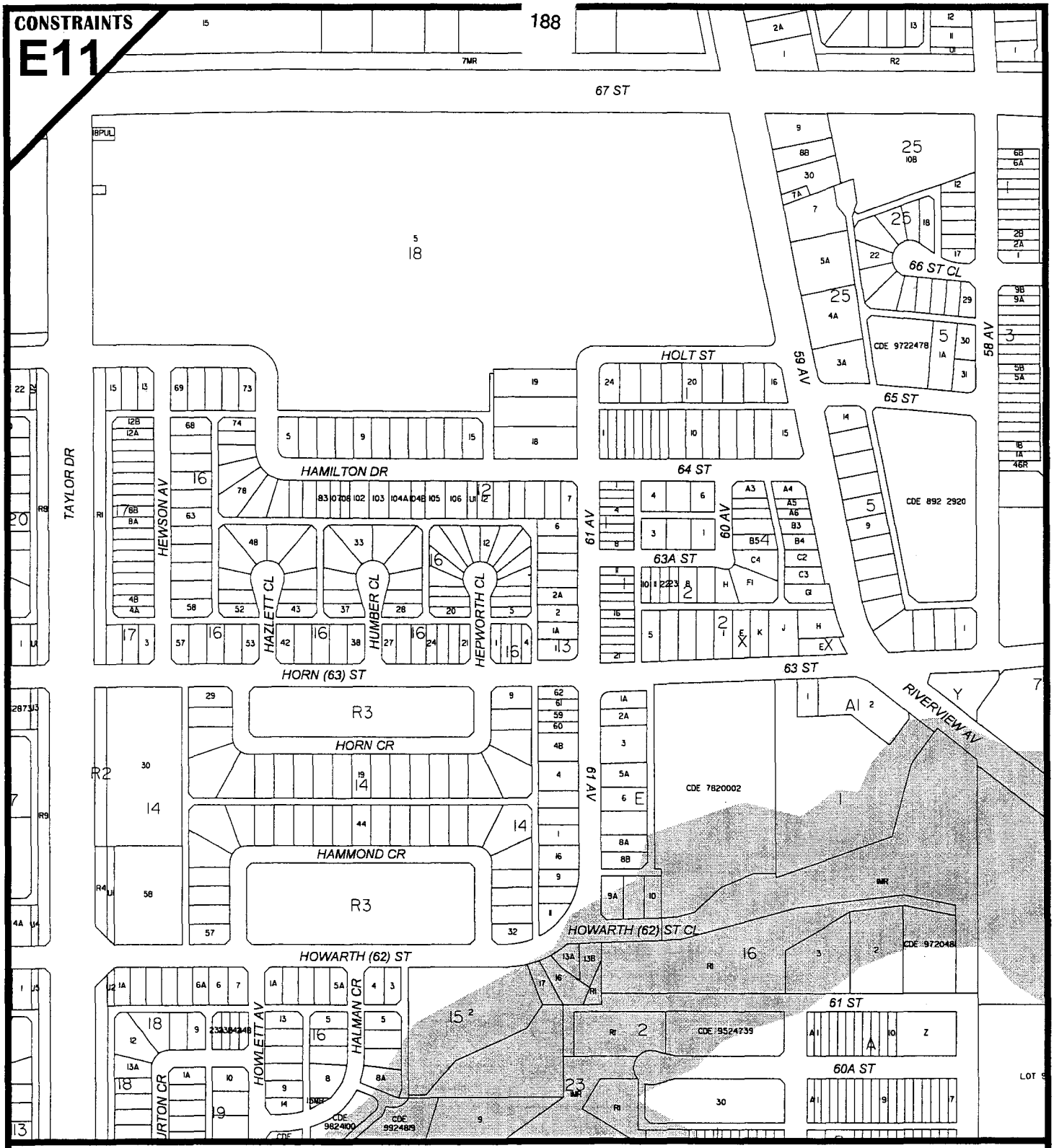
August 03, 2004

CONSTRAINTS

E11



The City of Red Deer

Land Use Bylaw 3156/96

D12	E12	F12
D11	**E11**	F11
D10	E10	F10

LEGEND

- - - - Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NW¼ Sec 20
Twp 38 - Rge 27 - W4th

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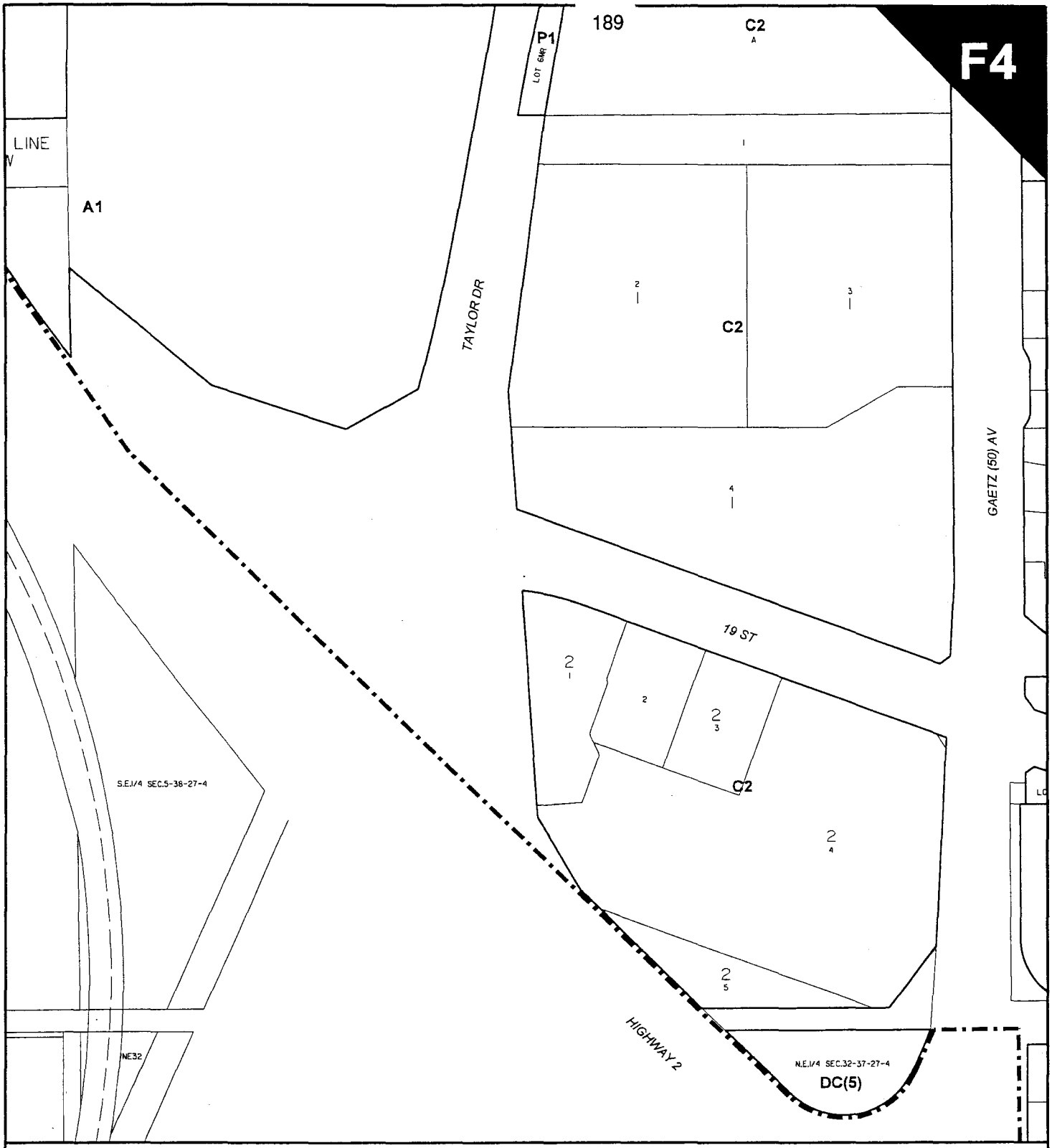

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 05

3156 / FF-98 *Jan 12, 1998*
3156 / VV-2002 *Oct 7, 2002*

E5	F5	G5
E4	F4	G4
E3	F3	G3

SE¼ Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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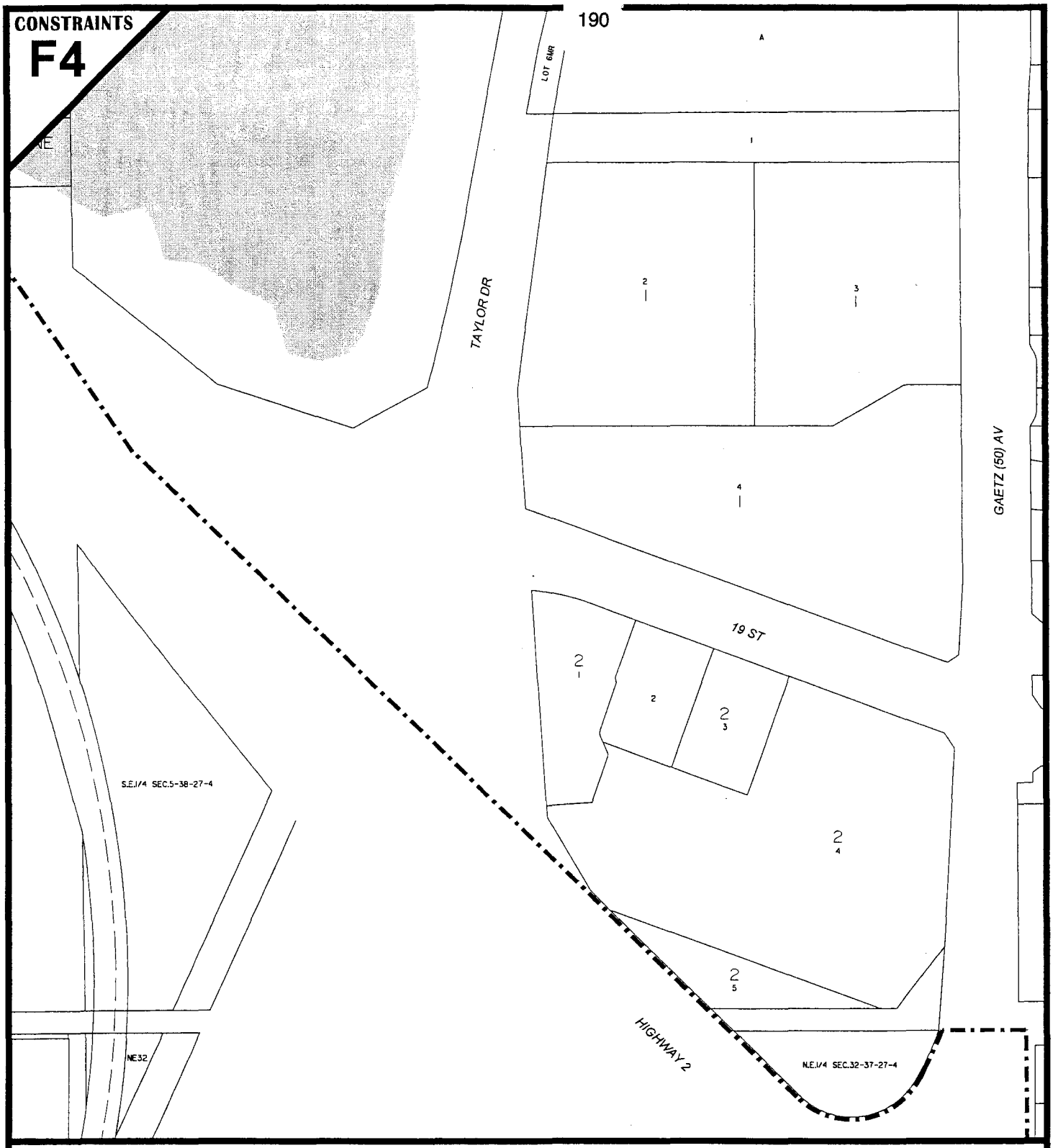
July 30, 2004



The City of Red Deer

Land Use Bylaw 3156/96

E5	F5	G5
E4	F4	G4
E3	F3	G3

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SE¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004

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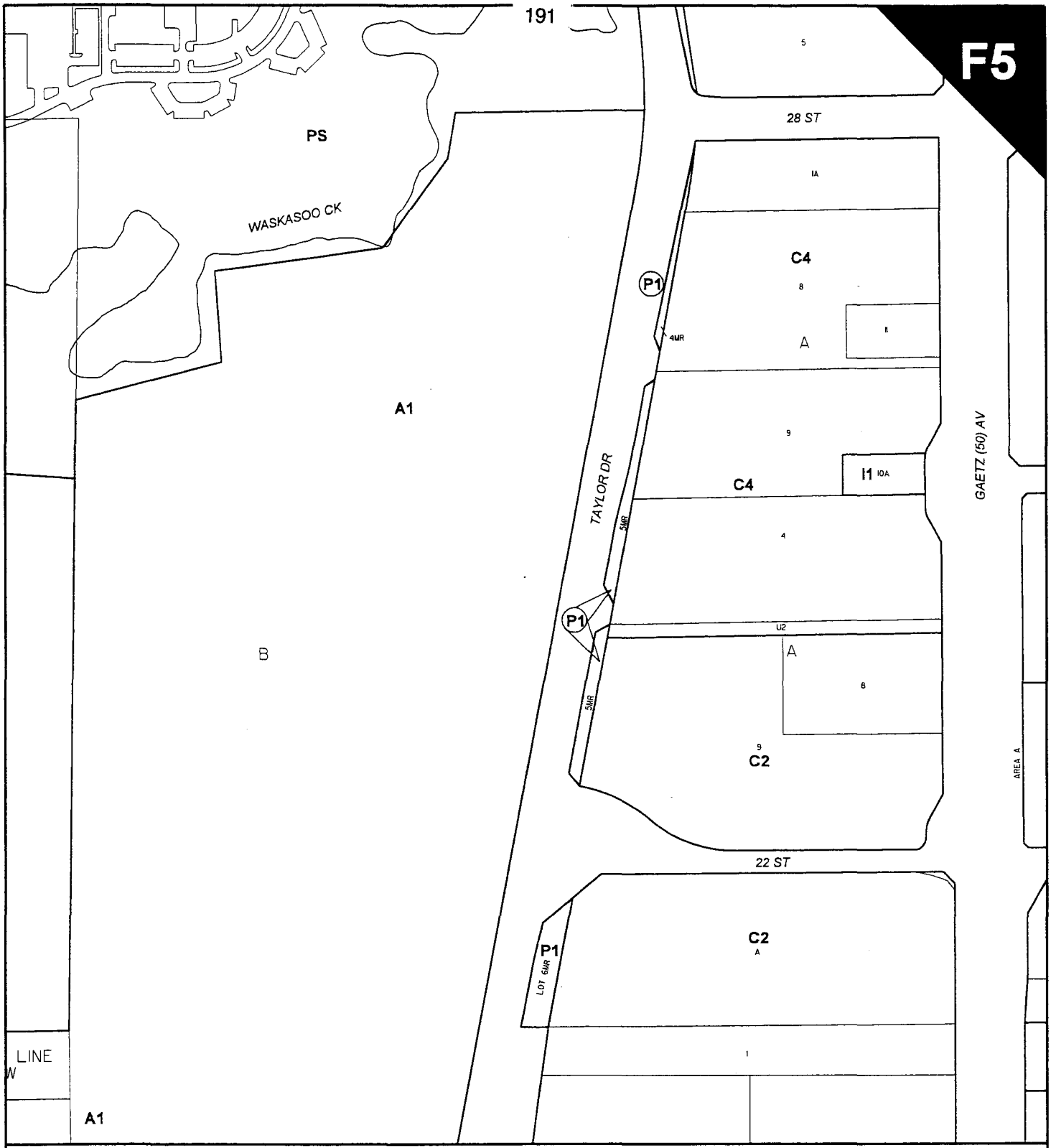

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 05

3156 / I-97	*May 5, 1997*
3156 / H-99	*Mar 29, 1999*
3156 / UU-2001	*Dec 17, 2001*

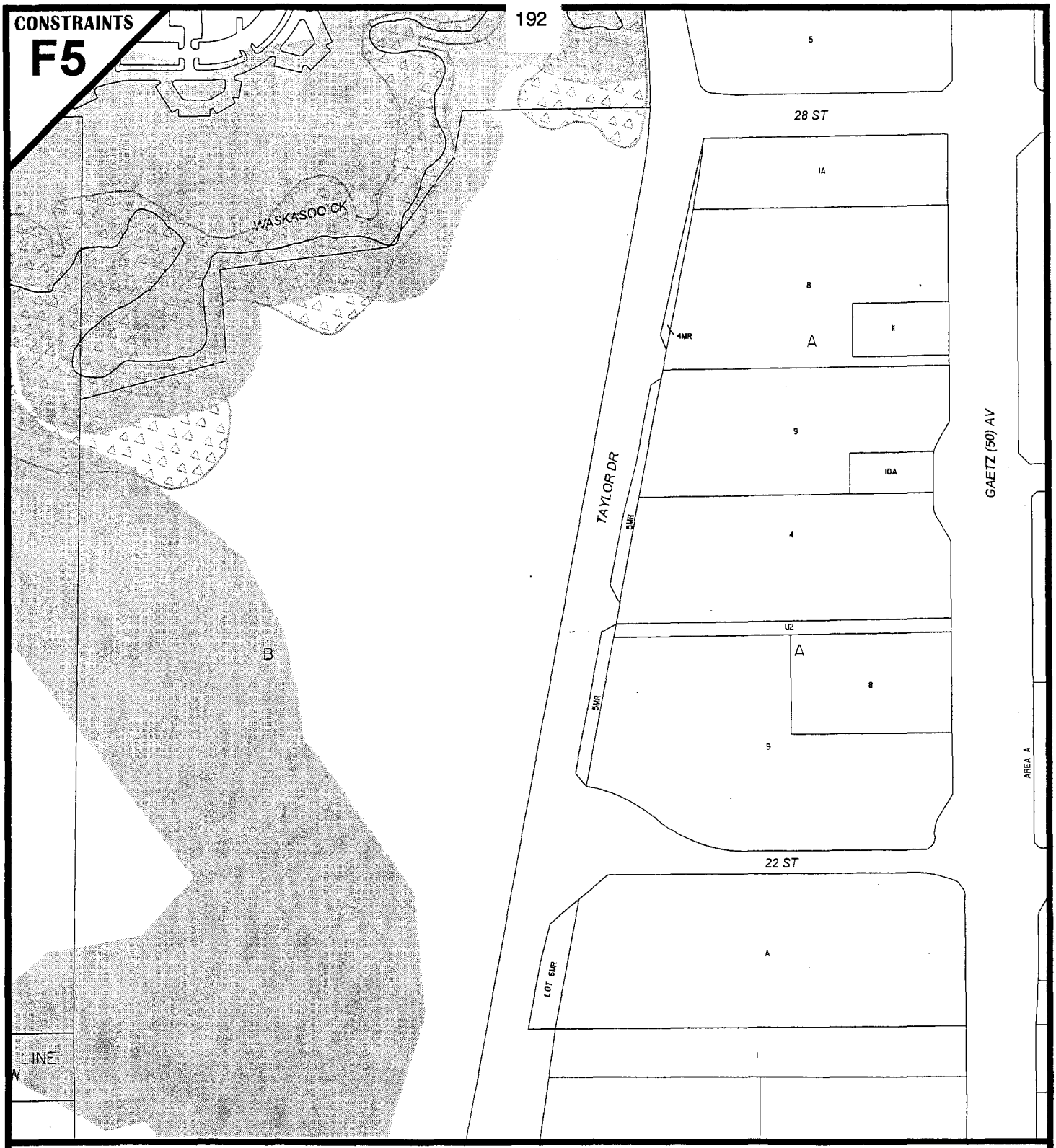
E6	F6	G6
E5	F5	G5
E4	F4	G4

NE¼ Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
July 30, 2004

CONSTRAINTS
F5



The City of Red Deer
Land Use Bylaw 3156/96

E6	F6	G6
E5	F5	G5
E4	F4	G4

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NE¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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July 30, 2004

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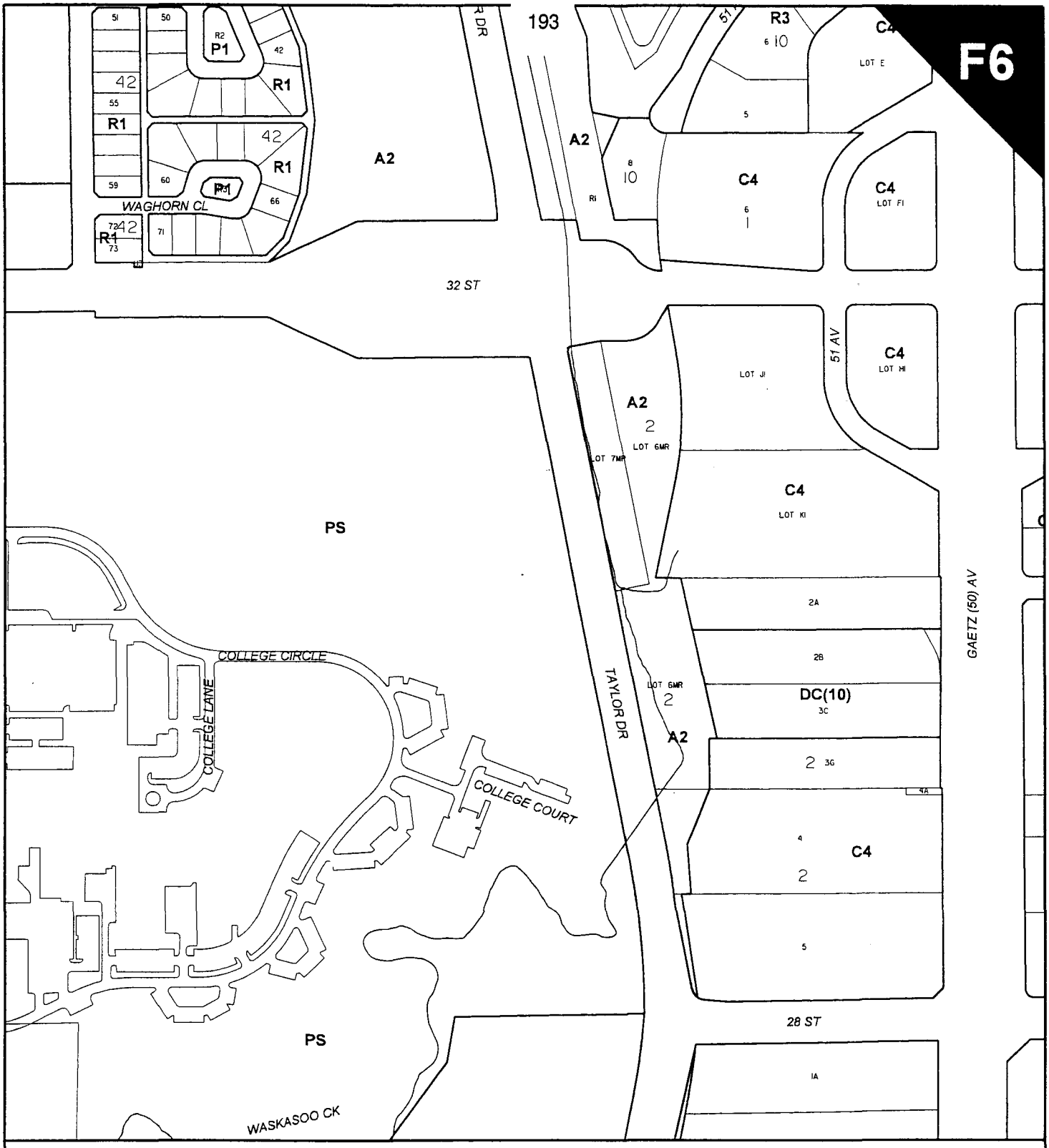

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NORTH
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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 08

3156 / Q-99	*June 21,1999*
3156 / W-99	*Aug 16, 1999*
3156 / P-2003	*June 16, 2003*

E7	F7	G7
E6	F6	G6
E5	F5	G5

SE¼ Sec 08
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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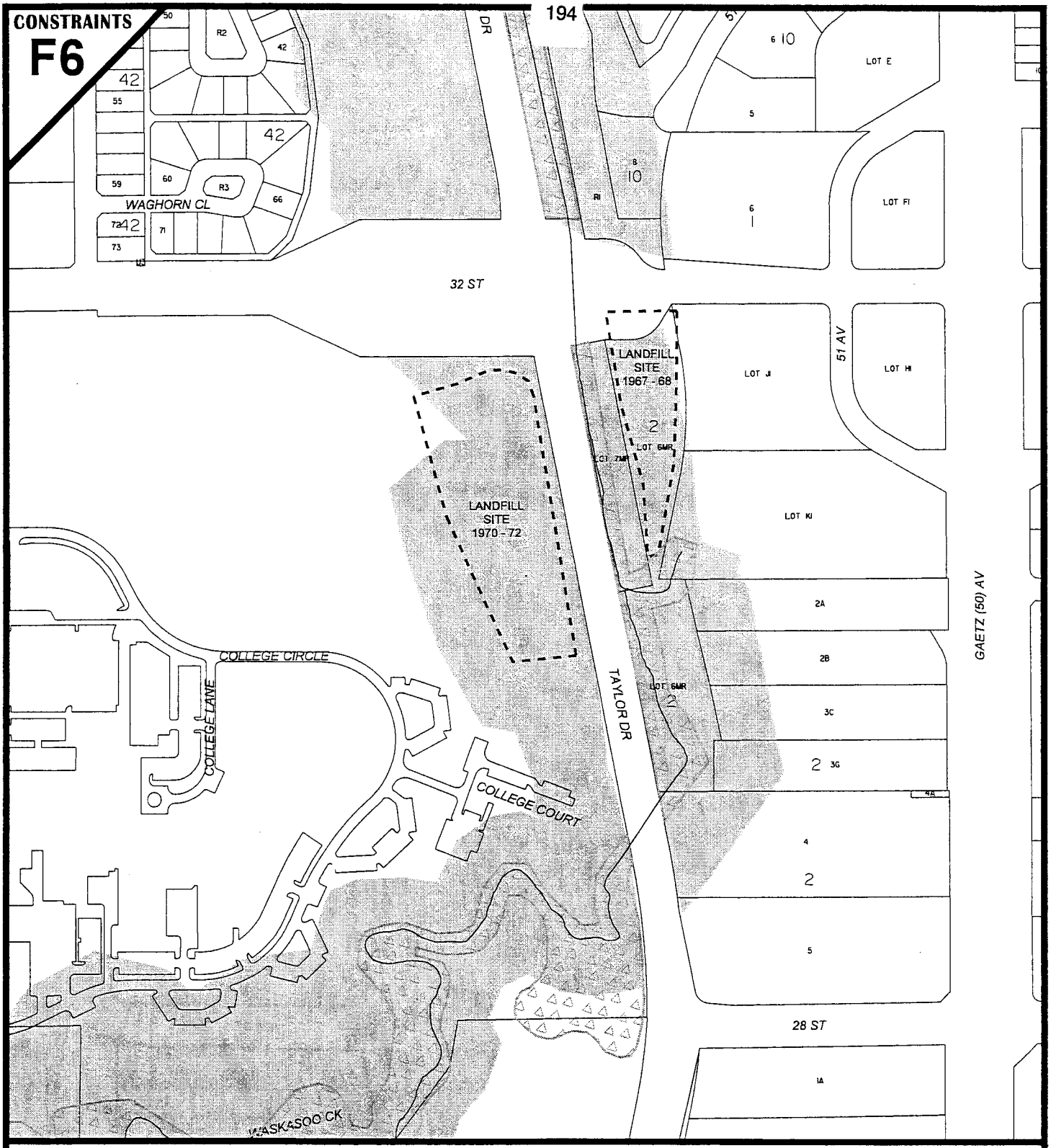
July 30, 2004



The City of Red Deer

Land Use Bylaw 3156/96

E7	F7	G7
E6	F6	G6
E5	F5	G5

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SE¼ Sec 08
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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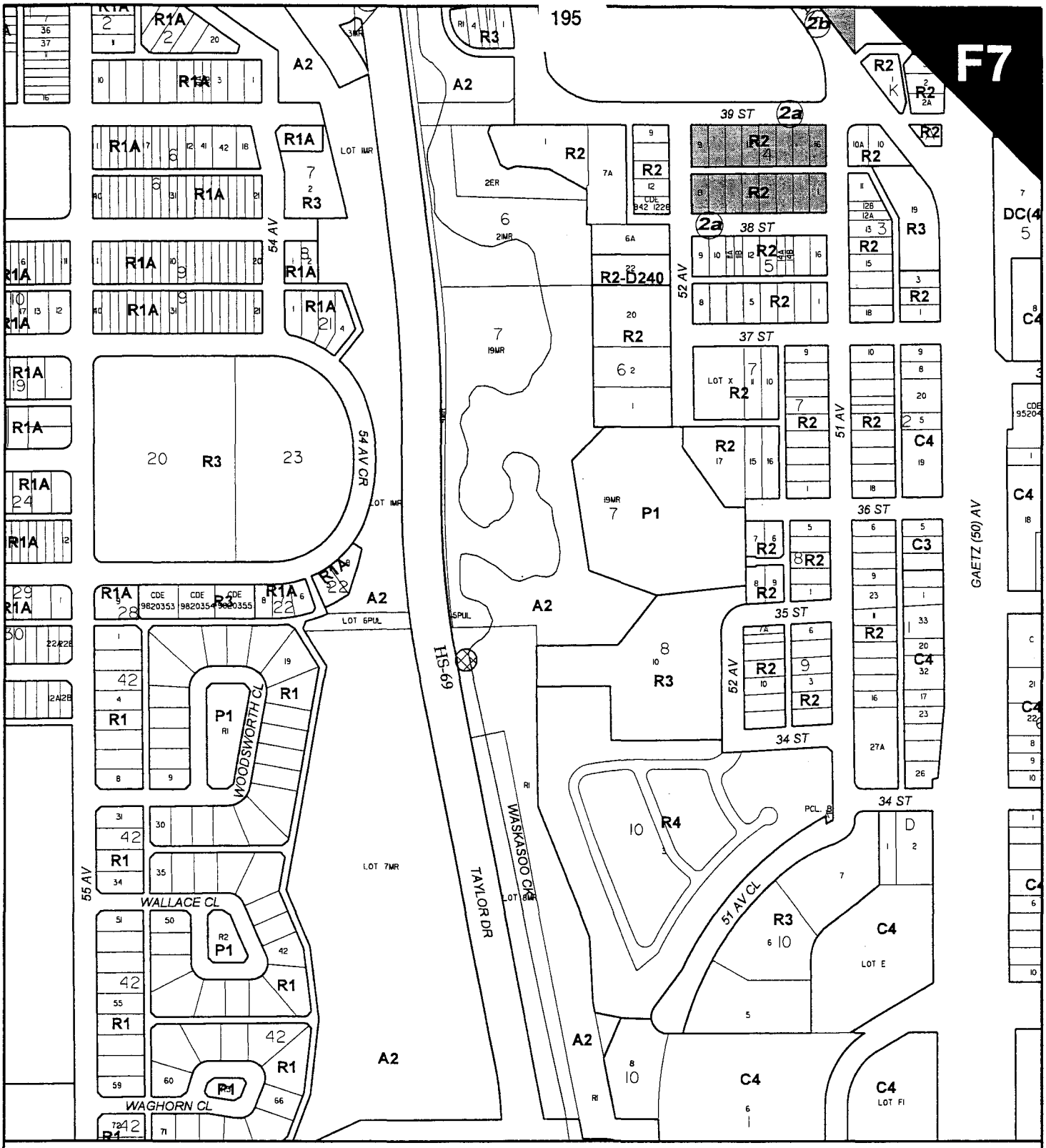

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 08

3156 / DD-97	*Nov 17, 1997*
3156 / G-2002	*June 17, 2002*
3156 / MM-2003	*Sept 8, 2003*
3156 / A-2004	*Feb 23, 2004*

E8	F8	G8
E7	F7	G7
E6	F6	G6

NE¼ Sec 08
Twp 38- Rge 27 - W4th

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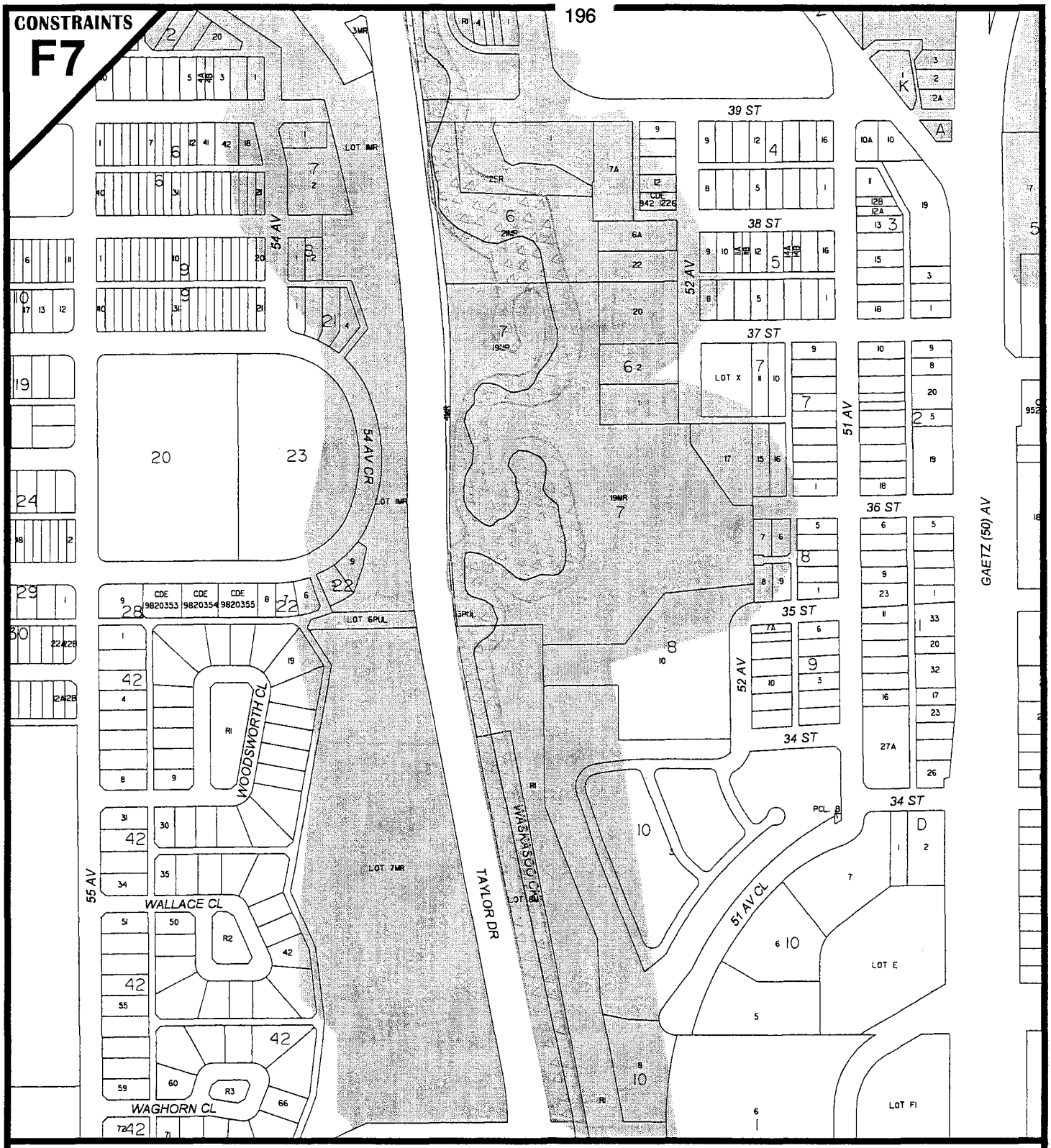

The City of Red Deer
Land Use Bylaw 3156/96

E8	F8	G8
E7	F7	G7
E6	F6	G6

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NE¼ Sec 08
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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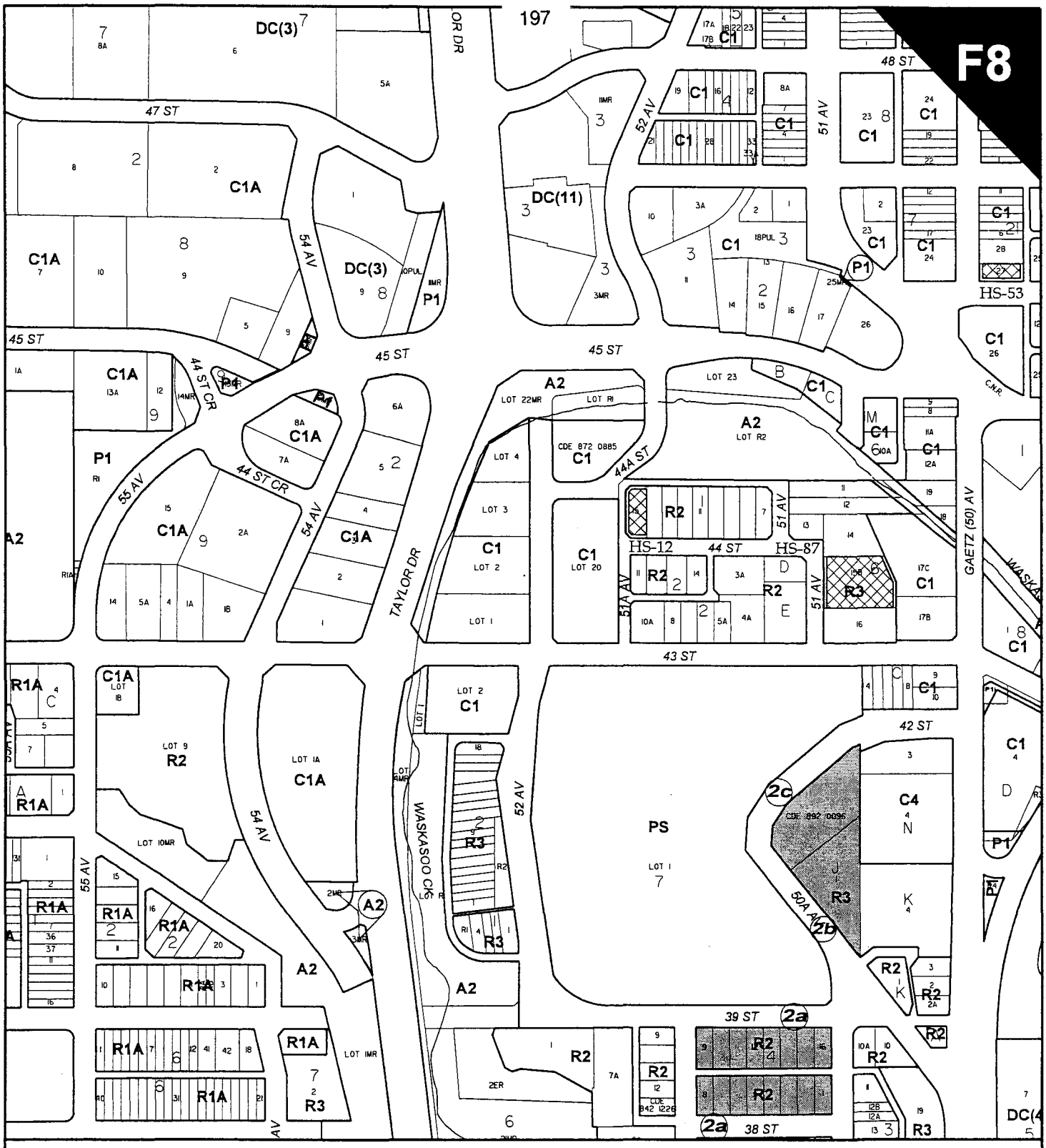
F8



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 17

3156 / AA-99	*Sept 13, 1999*
3156 / S-2000	*June 19, 2000*
3156 / A-2004	*Feb 23, 2004*

E9	F9	G9
E8	F8	G8
E7	F7	G7

SE¼ Sec 17
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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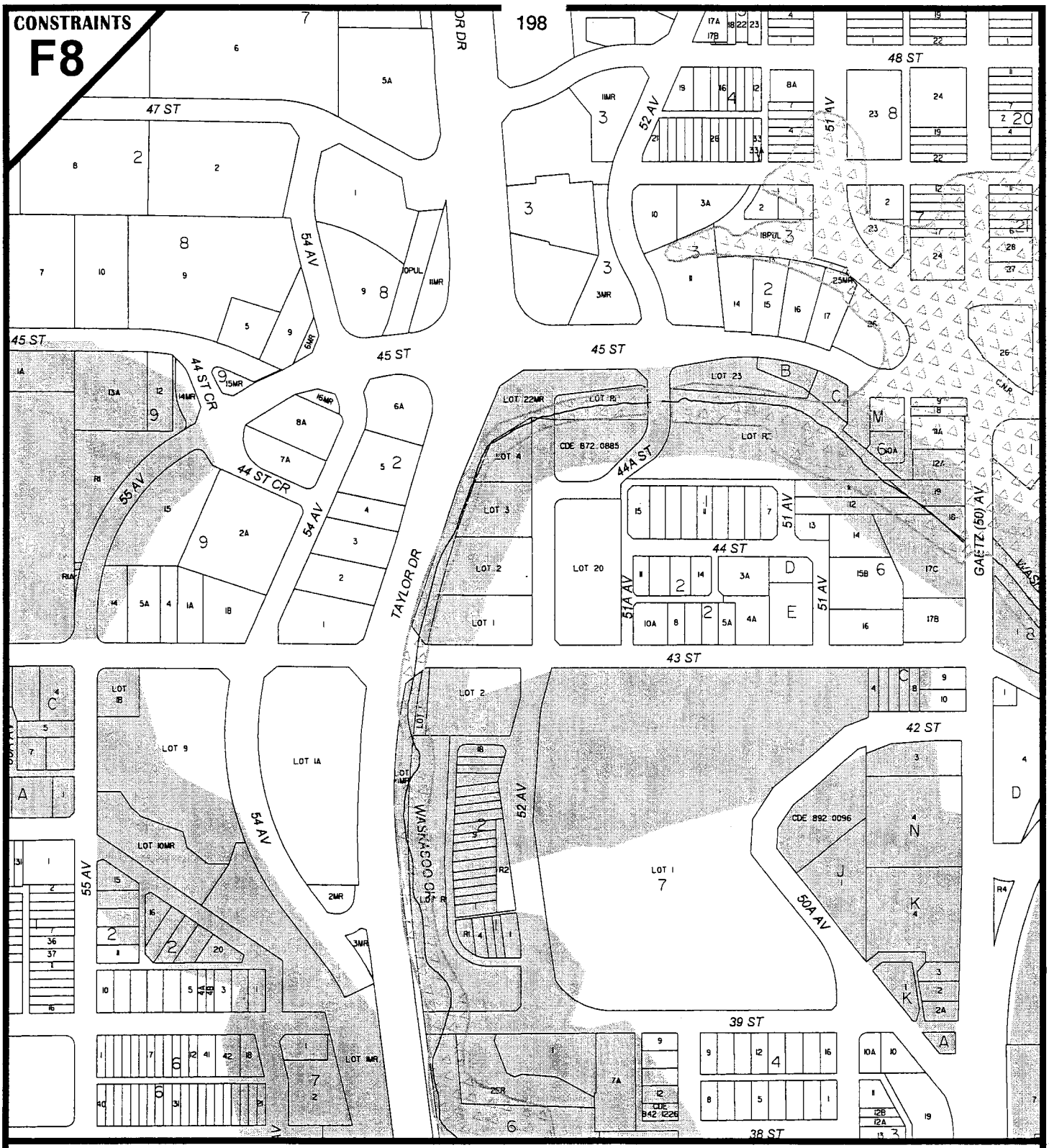

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Land Use Bylaw 3156/96

E9	F9	G9
E8	F8	G8
E7	F7	G7

LEGEND

- - - - Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SE¼ Sec 17
Twp 38 - Rge 27 - W4th

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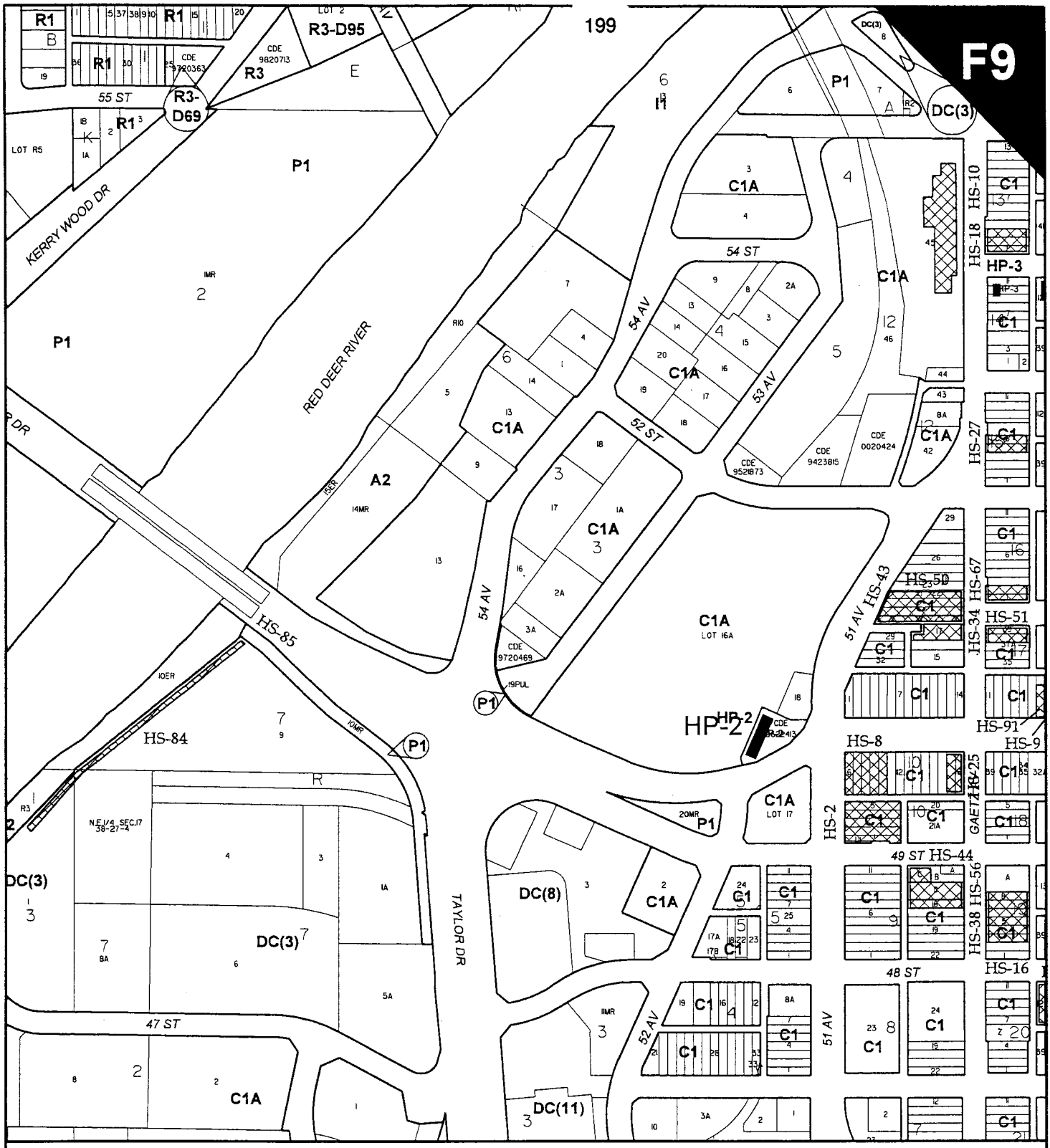

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 17

3156 / E-99 *Mar 15, 1999*

NORTH
Scale 1:5,000

E10	F10	G10
E9	F9	G9
E8	F8	G8

NE¼ Sec 17
Twp 38- Rge 27 - W4th

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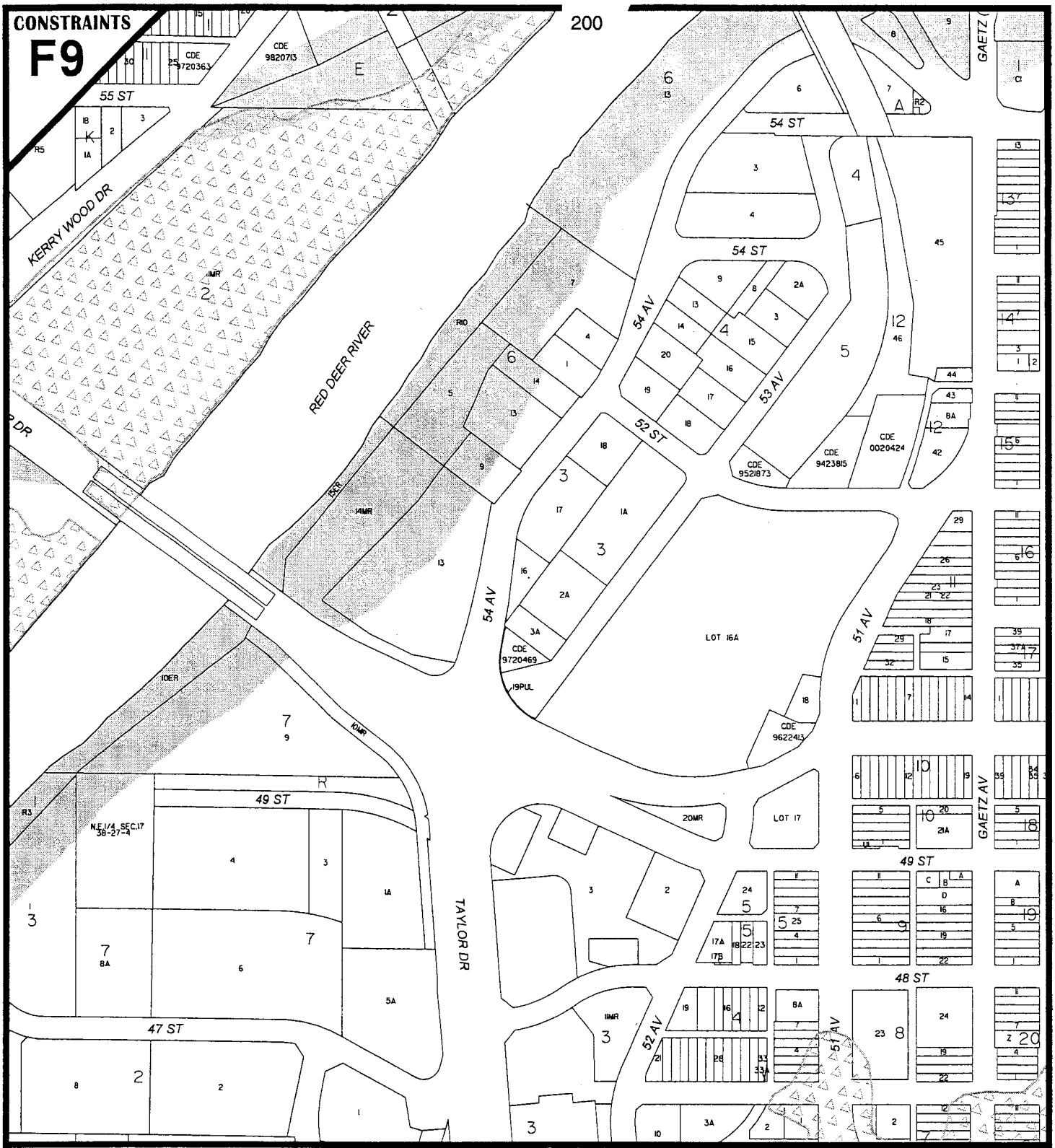

The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

E10	F10	G10
E9	F9	G9
E8	F8	G8

NE¼ Sec 17
Twp 38 - Rge 27 - W4th

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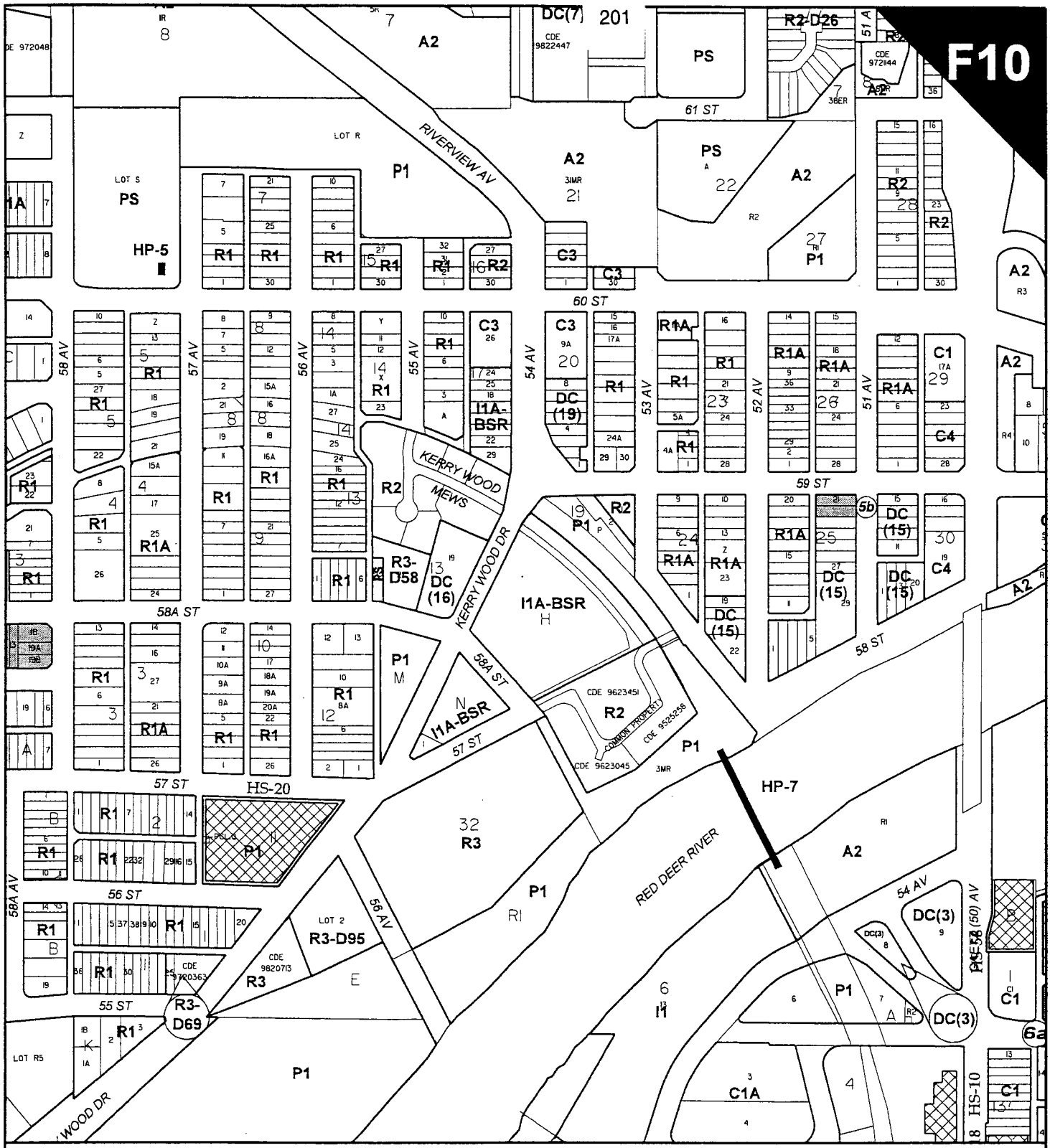

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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 20

2672 / C-96	*April 9, 1996*	*3156 / QQ-2000*	*Jan 15, 2001*
3156 / A-96	*May 6, 1996*	*3156 / RR-2000*	*Jan 15, 2001*
3156 / II-98	*Oct 5, 1998*	*3156 / NN-2001*	*Oct 9, 2001*
3156 / K-99	*May 10, 1999*	*3156 / E-2002*	*Mar 25, 2002*
3156 / U-99	*Aug 3, 1999*	*3156 / G-2002*	*June 17, 2002*
3156 / EE-99	*Sept 27, 1999*	*3156 / BB-2003*	*July 14, 2003*
3156 / MM-2000	*Dec 18, 2000*	*3156 / CC-2003*	*July 14, 2003*
3156 / NN-2000	*Jan 15, 2001*	*3156 / TT-2003*	*Nov 3, 2003*

see reverse for additional constraints

E11	F11	G11
E10	F10	G10
E9	F9	G9

SE¼ Sec 20
Twp 38- Rge 27 - W4th

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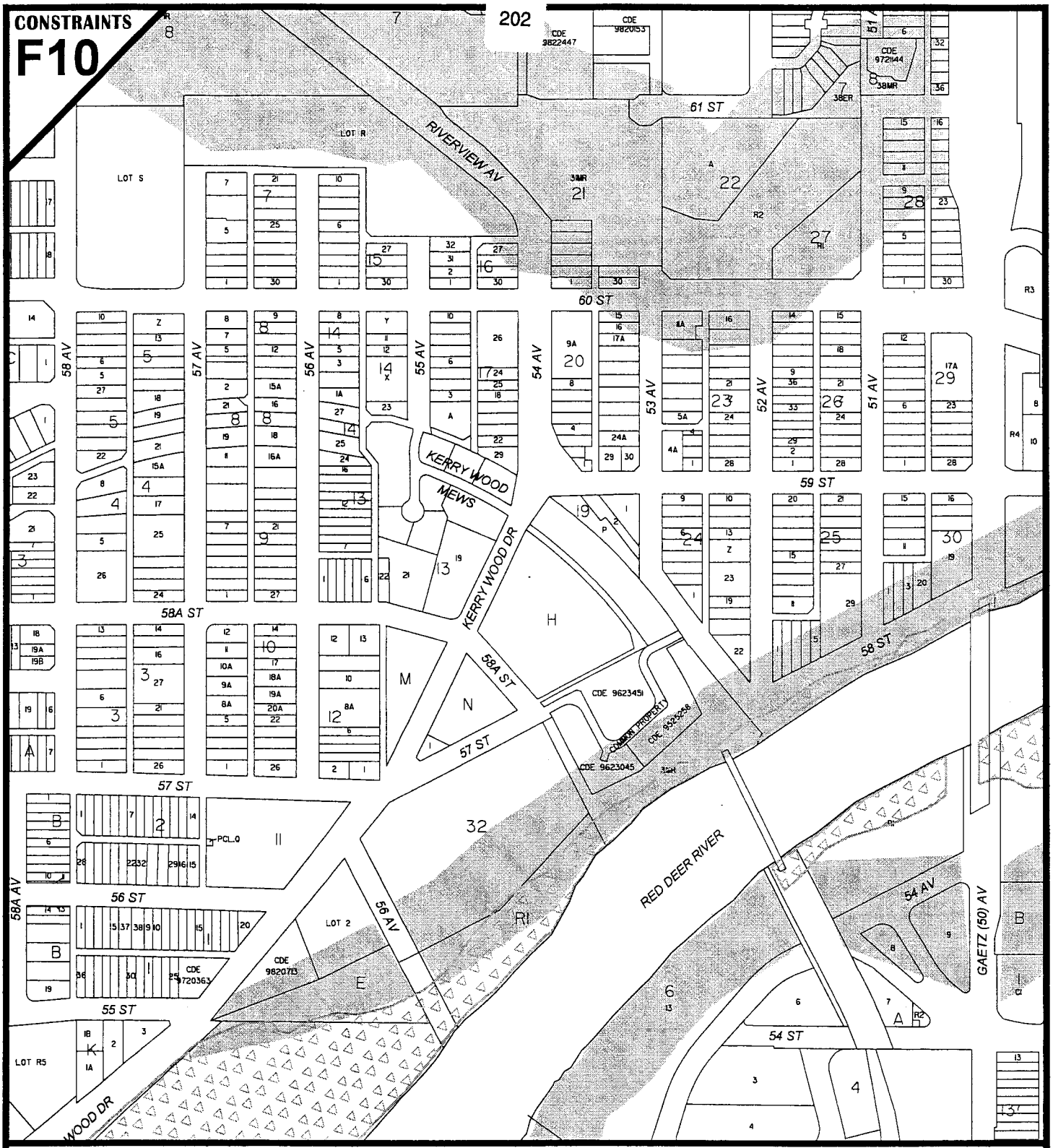

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Land Use Bylaw 3156/96

E11	F11	G11
E10	F10	G10
E9	F9	G9

LEGEND

- - - - Landfill Sites
- Flood Plain
- Escarpment

NORTH
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SE¼ Sec 20
Twp 38 - Rge 27 - W4th

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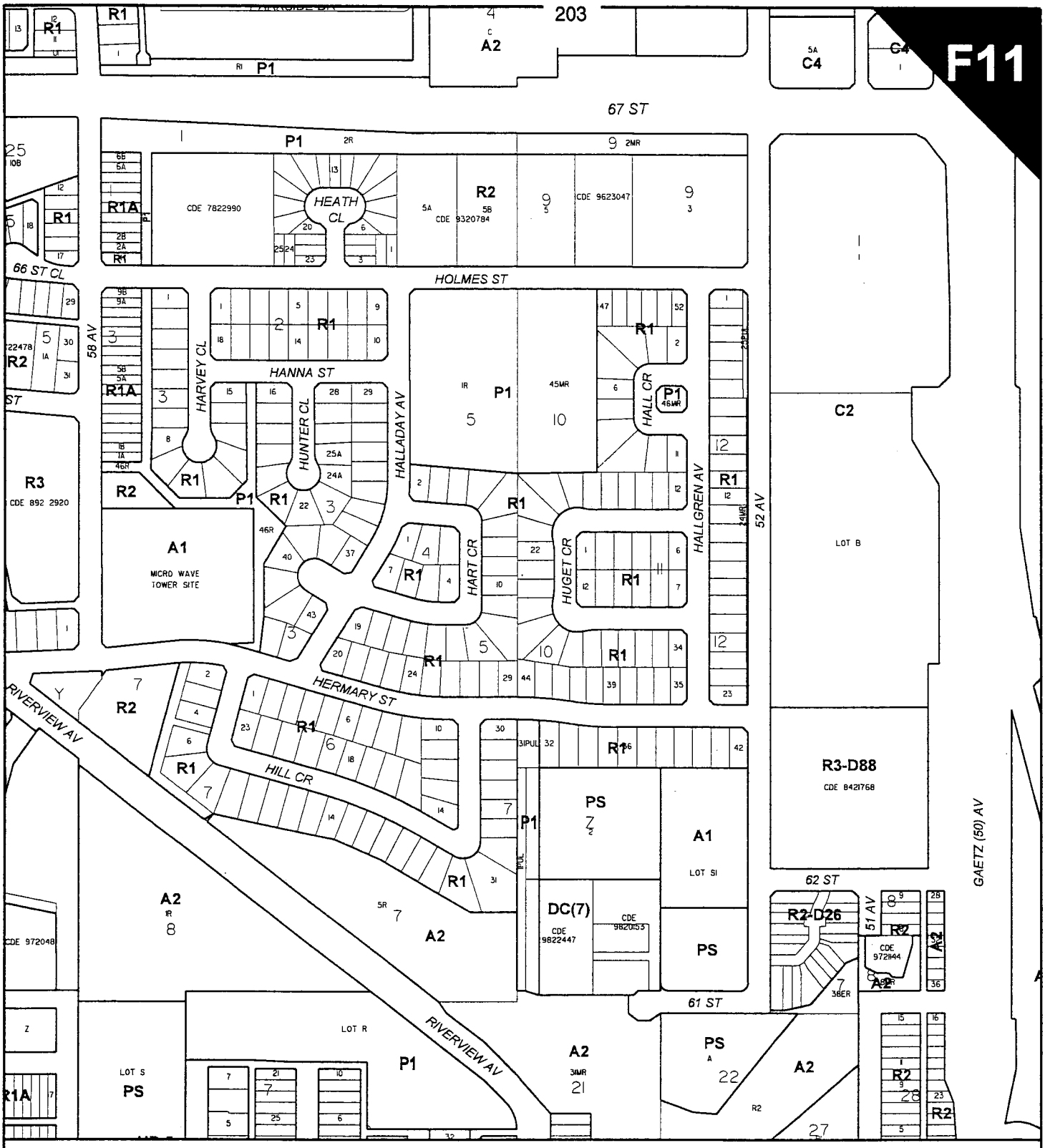

Part Six of the Bylaw outlines the Land Use District Definitions

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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 20

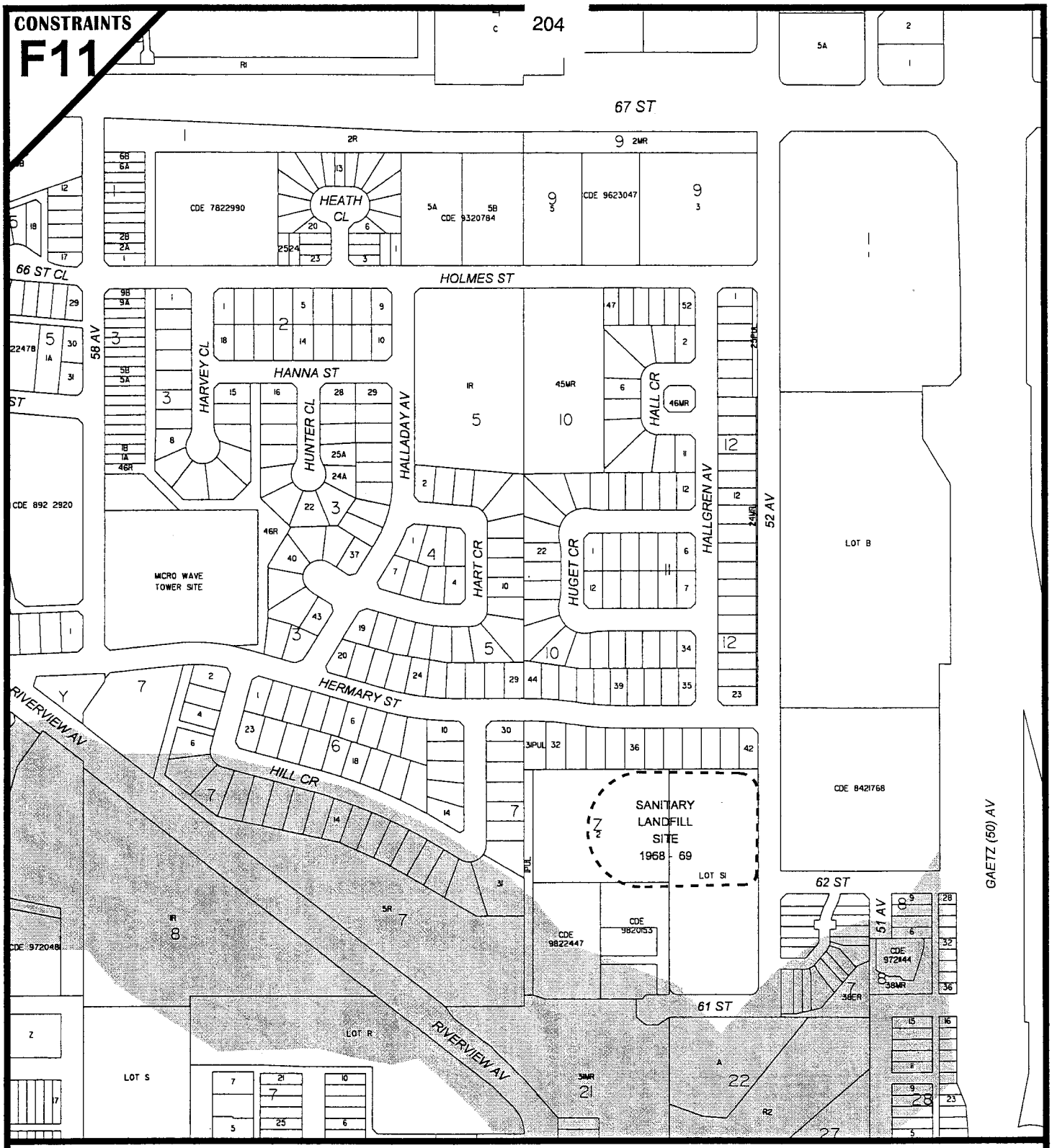
3156 / O-96	*Nov 18, 1996*
3156 / D-97	*May 20, 1997*
3156 / B-2000	*Mar 13, 2000*
3156 / B-2002	*Feb 25, 2002*
3156 / G-2002	*June 17, 2002*
3156 / MM-2002	*Aug 12, 2002*

E12	F12	G12
E11	F11	G11
E10	F10	G10

NE¼ Sec 20
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
August 03, 2004



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Land Use Bylaw 3156/96

E12	F12	G12
E11	F11	G11
E10	F10	G10

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NE¼ Sec 20
Twp 38 - Rge 27 - W4th

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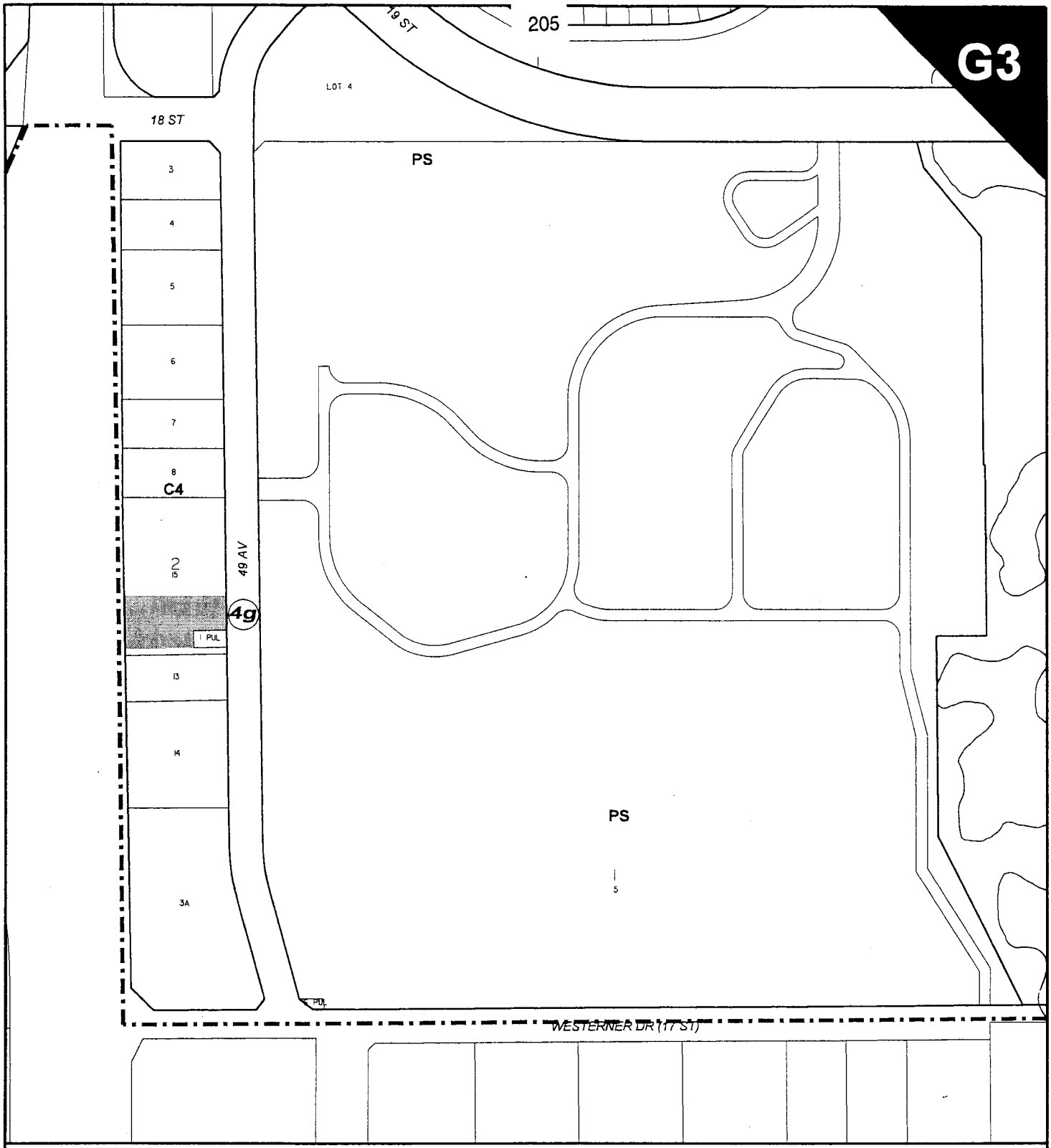

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 33

F4	G4	H4
F3	G3	H3
F2	G2	H2

NW¼ Sec 33
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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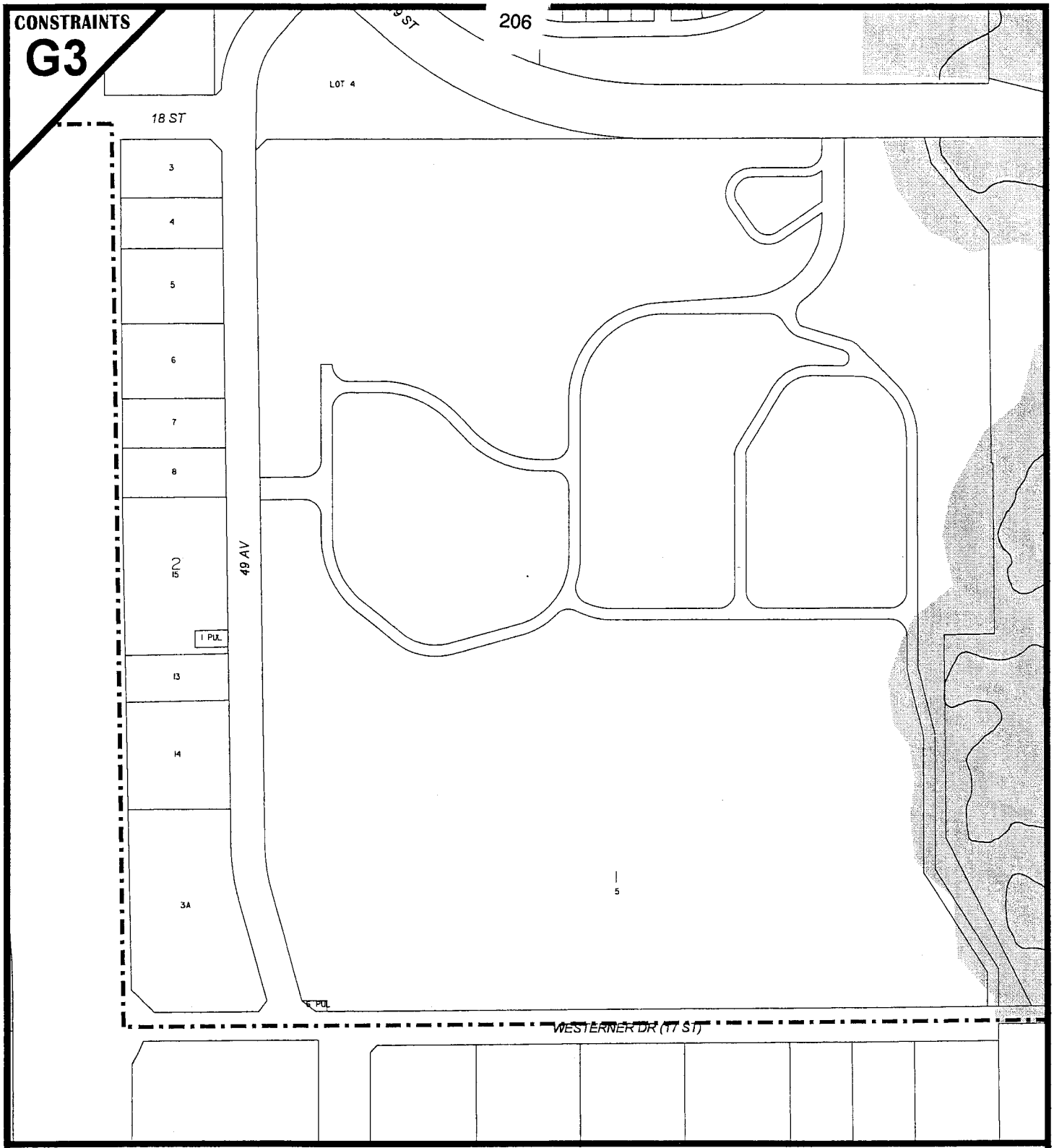

The City of Red Deer

Land Use Bylaw 3156/96

F4	G4	H4
F3	G3	H3
F2	G2	H2

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NW¼ Sec 33
Twp 37 - Rge 27 - W4th

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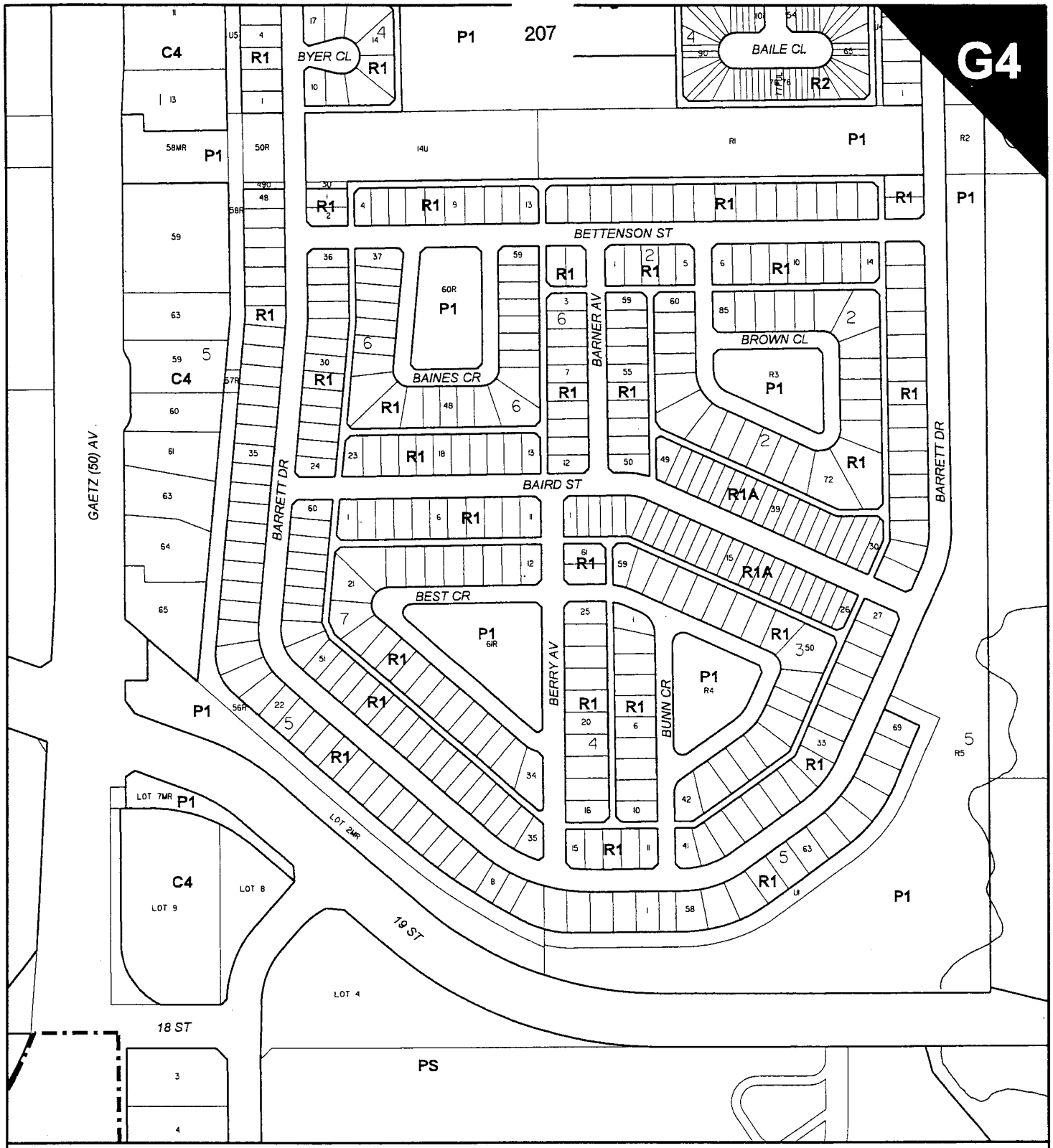

Part Six of the Bylaw outlines the Land Use District Definitions

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 04

F5	G5	H5
F4	G4	H4
F3	G3	H3

SW¼ Sec 04
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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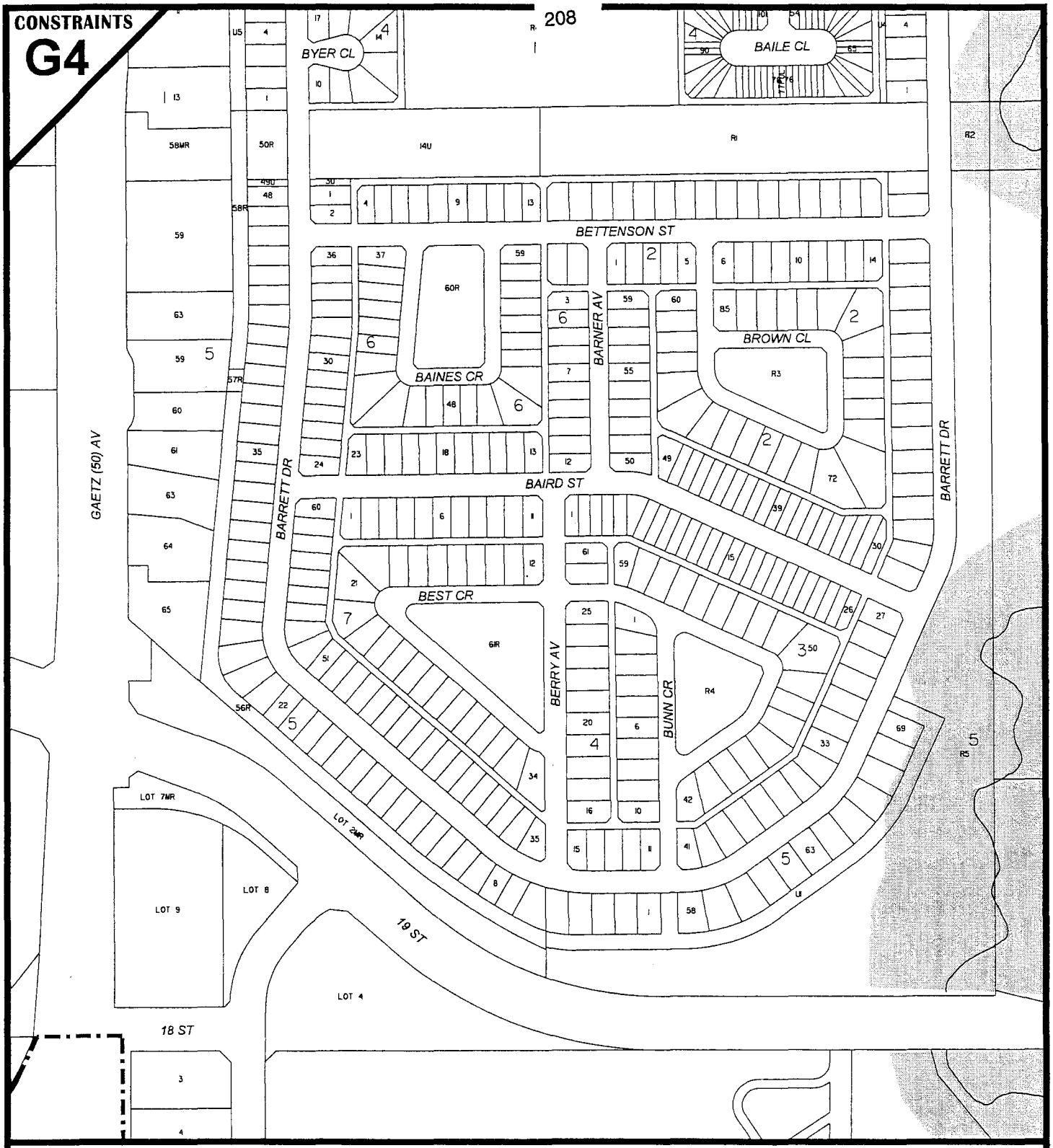

The City of Red Deer
Land Use Bylaw 3156/96

F5	G5	H5
F4	G4	H4
F3	G3	H3

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SW¼ Sec 04
Twp 38 - Rge 27 - W4th

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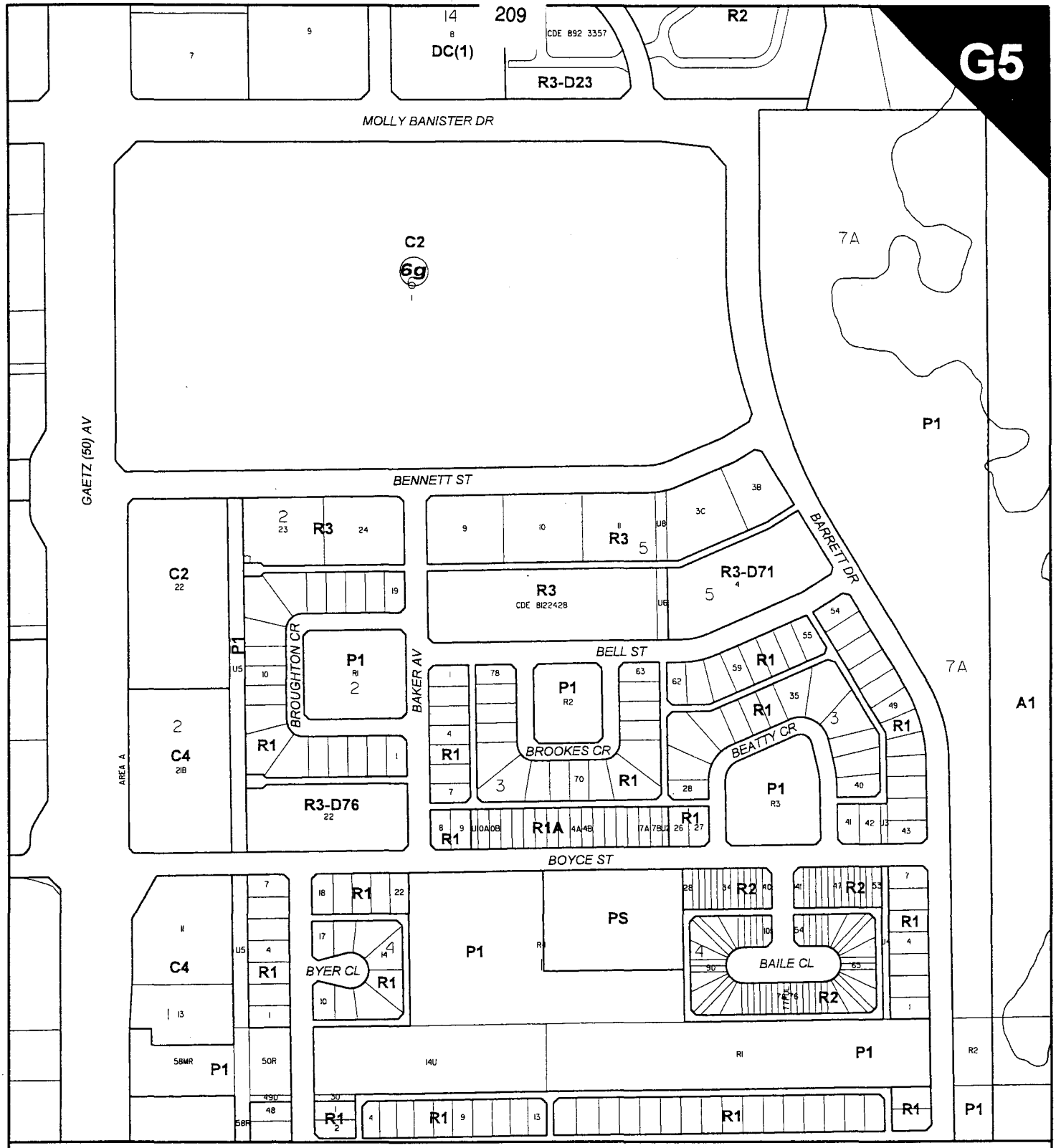

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 04

3156 / G-2002	*June 17, 2002*
3156 / BBB-2002	*Dec 16, 2002*
3156 / W-2003	*June 16, 2003*

F6	G6	H6
F5	G5	H5
F4	G4	H4

NW¼ Sec 04
Twp 38- Rge 27 - W4th

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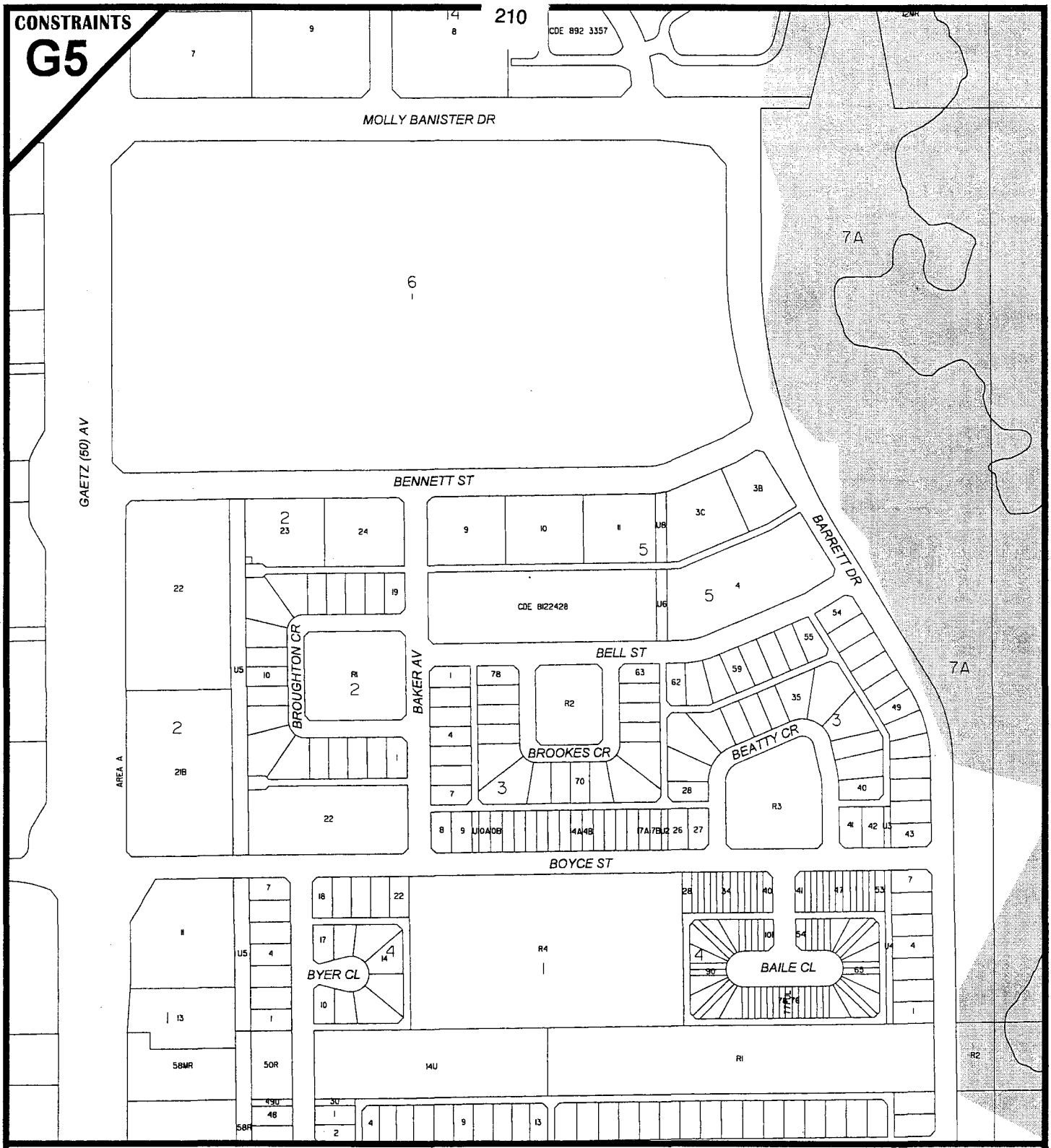
CONSTRAINTS

G5



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Land Use Bylaw 3156/96

F6	G6	H6
F5	G5	H5
F4	G4	H4

NORTH
Scale 1:5,000

LEGEND

- - - - Landfill Sites
Flood Plain
Escarpment

NW¼ Sec 04
Twp 38 - Rge 27 - W4th

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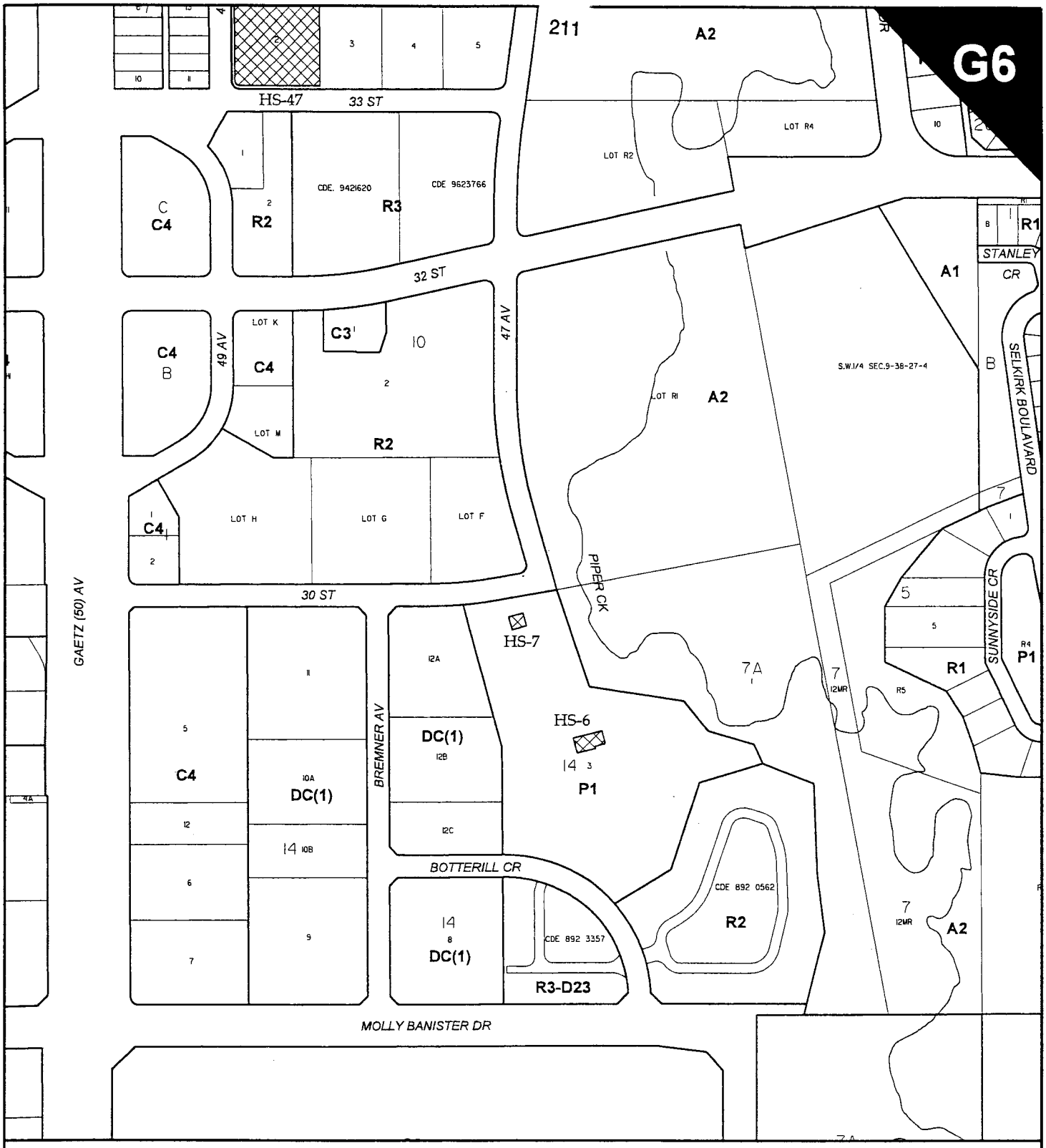

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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 09

3156 / G-2002 June 17, 2002

F7	G7	H7
F6	G6	H6
F5	G5	H5

SW¼ Sec 09
Twp 38- Rge 27 - W4th

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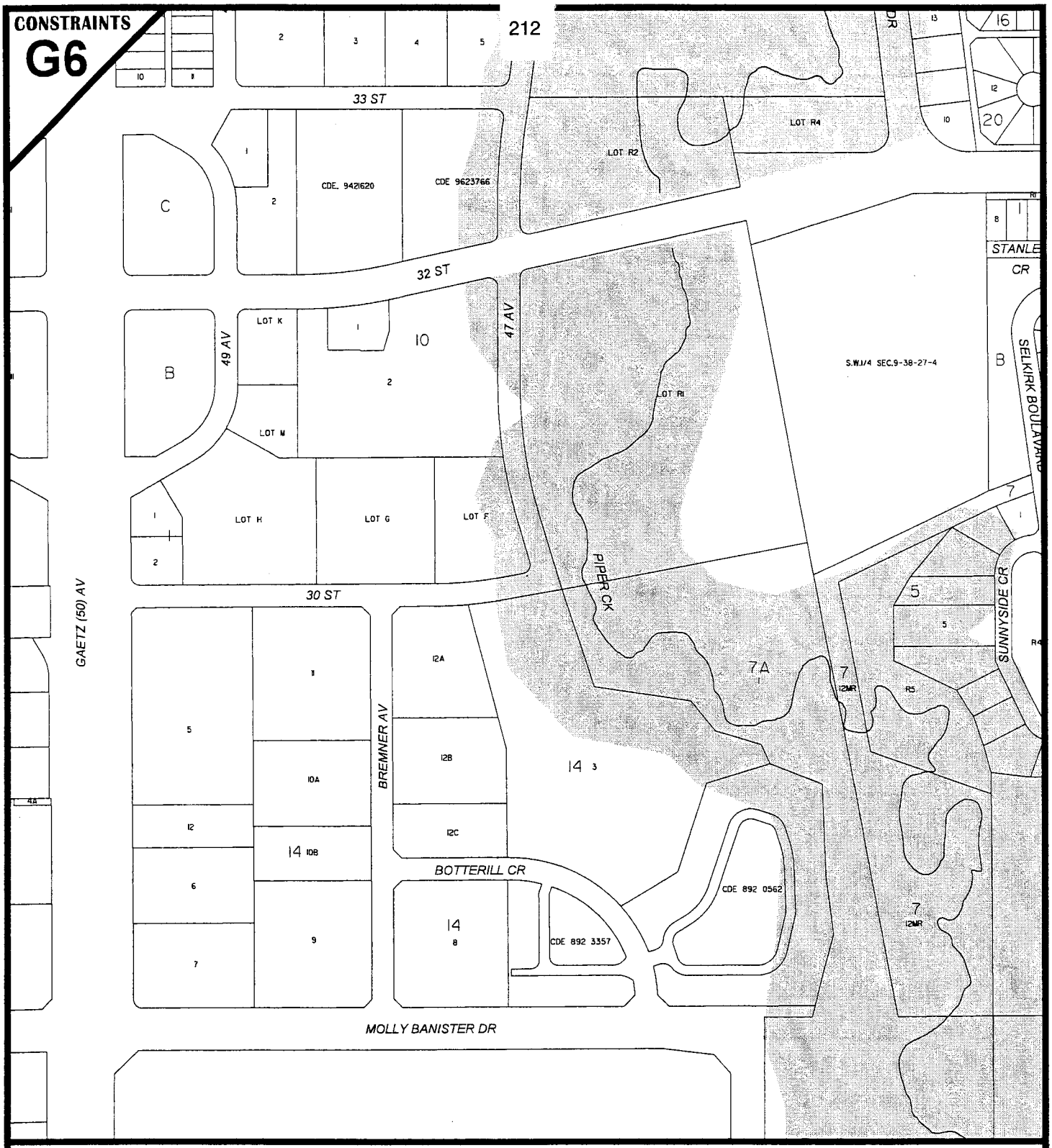

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Land Use Bylaw 3156/96

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

F7	G7	H7
F6	G6	H6
F5	G5	H5

SW¼ Sec 09
Twp 38 - Rge 27 - W4th

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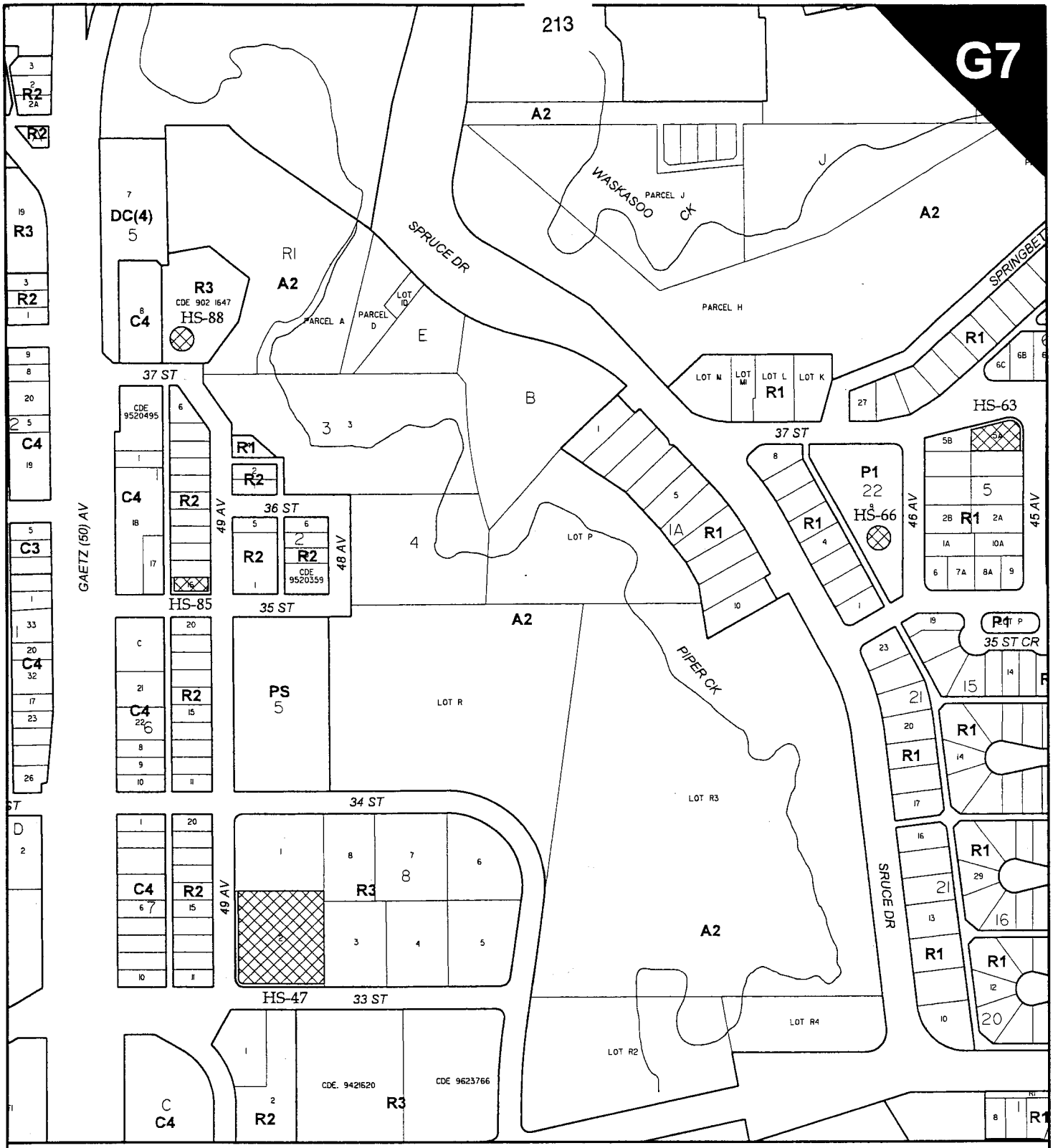

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 09

3156 / RR-98	*Dec 7, 1998*
3156 / D-2000	*Mar 27, 2000*
3156 / B-2001	*Feb 12, 2001*
3156 / WW-2001	*Jan 14, 2002*

F8	G8	H8
F7	G7	H7
F6	G6	H6

NW¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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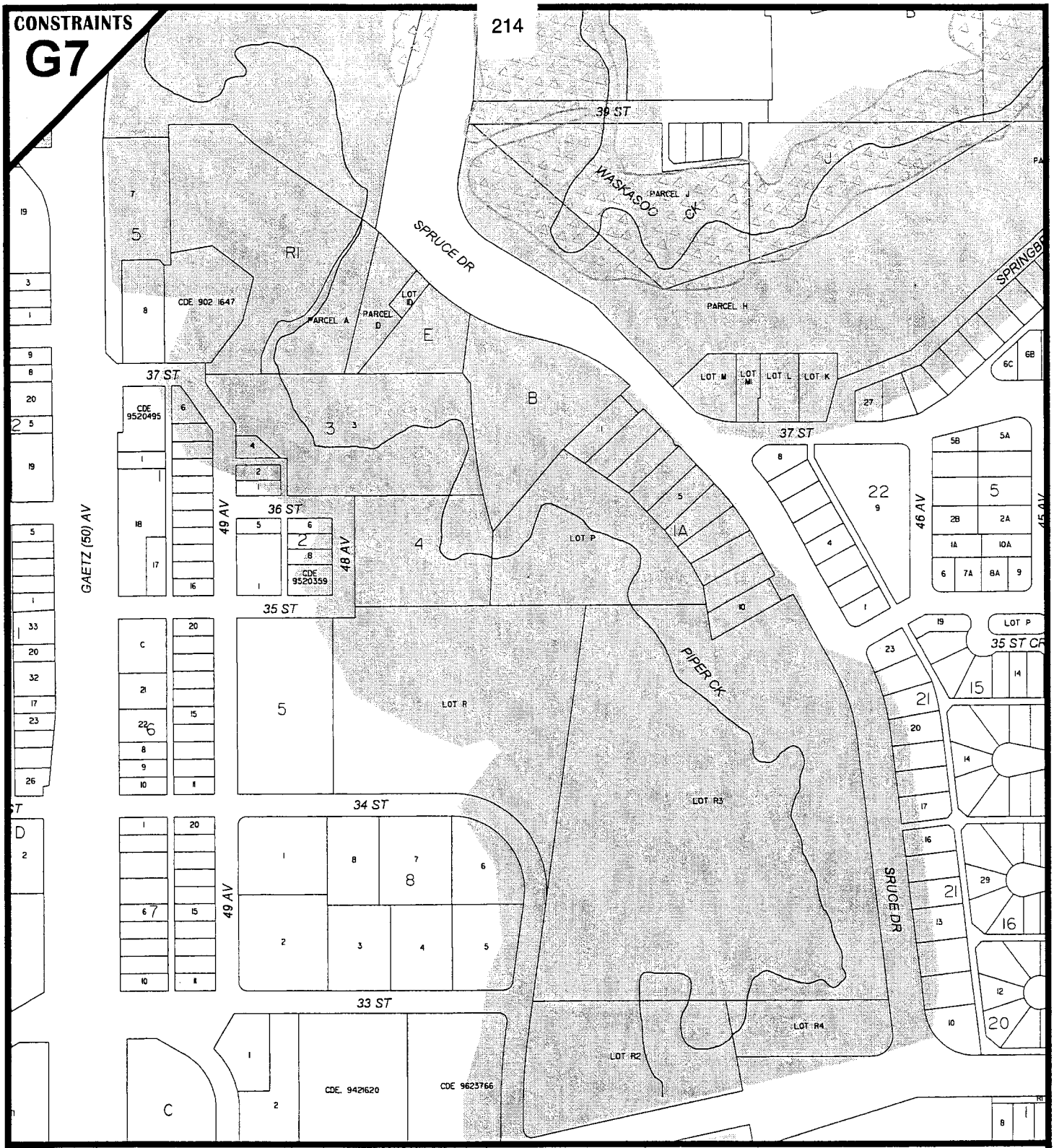

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Land Use Bylaw 3156/96

F8	G8	H8
F7	G7	H7
F6	G6	H6

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NW¼ Sec 09
Twp 38 - Rge 27 - W4th

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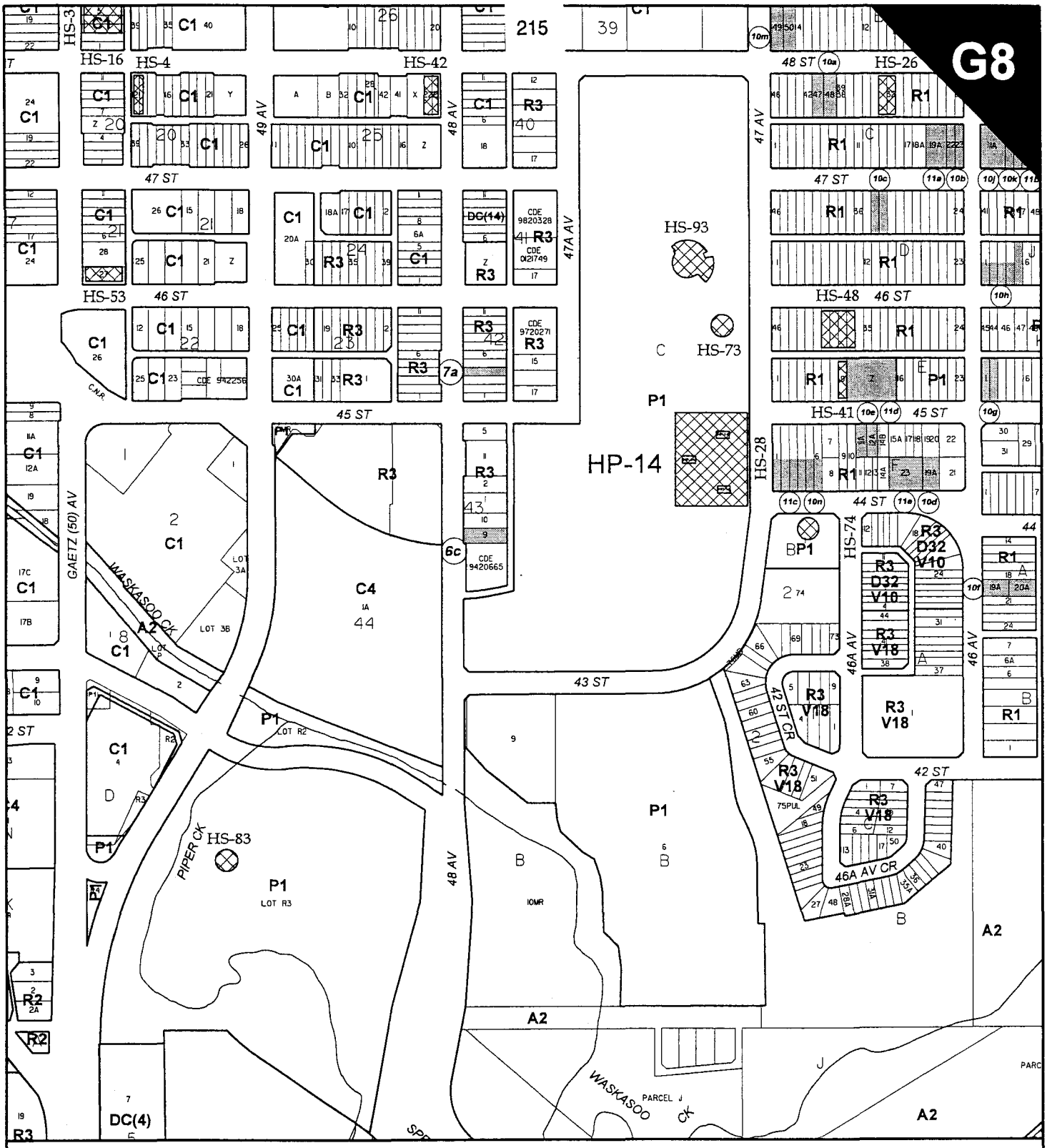

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 16

3156 / J-96	*Sept 23, 1996*
3156 / C-98	*Feb 23, 1998*
3156 / H-2000	*Apr 10, 2000*
3156 / I-2000	*Apr 10, 2000*
3156 / U-2001	*June 18, 2001*
3156 / G-2002	*June 17, 2002*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*
3156 / C-2004	*Feb 23, 2004*
3156 / H-2004	*Apr 5, 2004*
3156 / M-2004	*May 3, 2004*
3156 / I-2004	*June 14, 2004*

see reverse for additional constraints

F9	G9	H9
F8	**G8**	H8
F7	G7	H7

SW¼ Sec 16
Twp 38- Rge 27 - W4th

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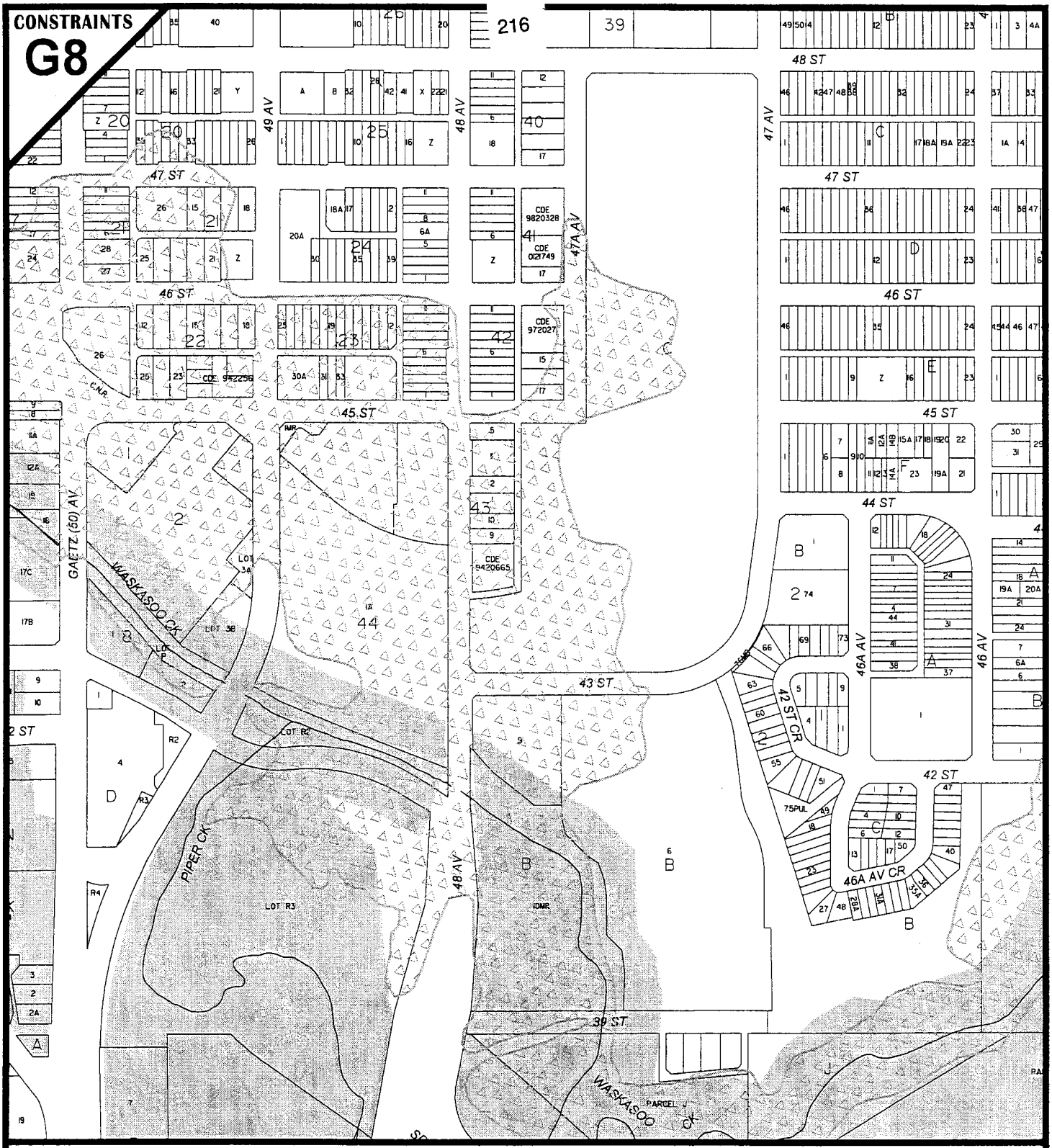

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- - - - **Landfill Sites**

Flood Plain

Escarpment

NORTH
Scale 1:5,000

F9	G9	H9
F8	G8	H8
F7	G7	H7

SW¼ Sec 16
Twp 38 - Rge 27 - W4th

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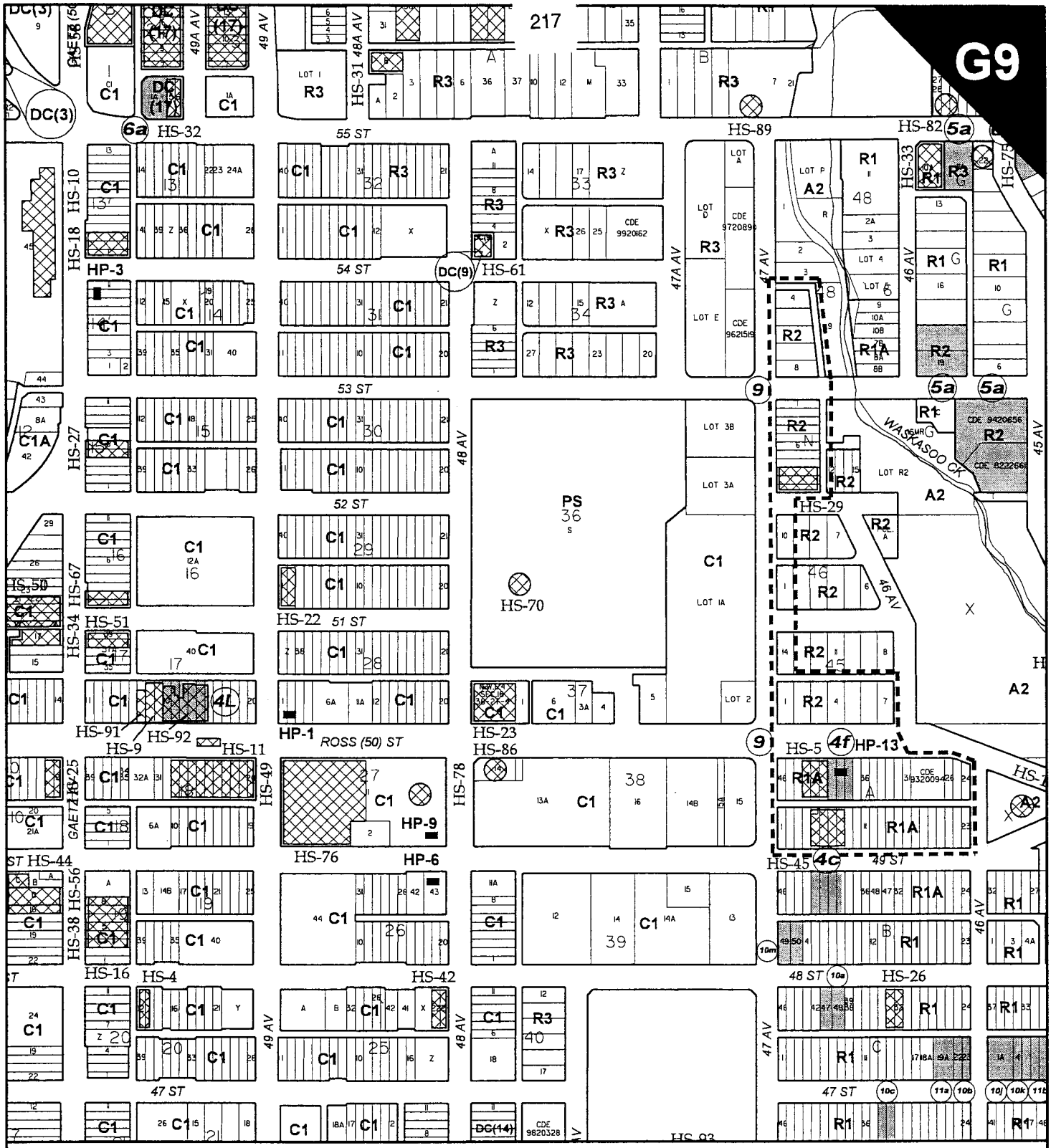

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 16

3156 / F-99	*Mar 29, 1999*
3156 / LL-2001	*Sept 24, 2001*
3156 / U-2001	*June 18, 2001*
3156 / LL-2002	*Dec 16, 2002*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW¼ Sec 16
Twp 38- Rge 27 - W4th

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Land Use Bylaw 3156/96

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW¼ Sec 16
Twp 38 - Rge 27 - W4th

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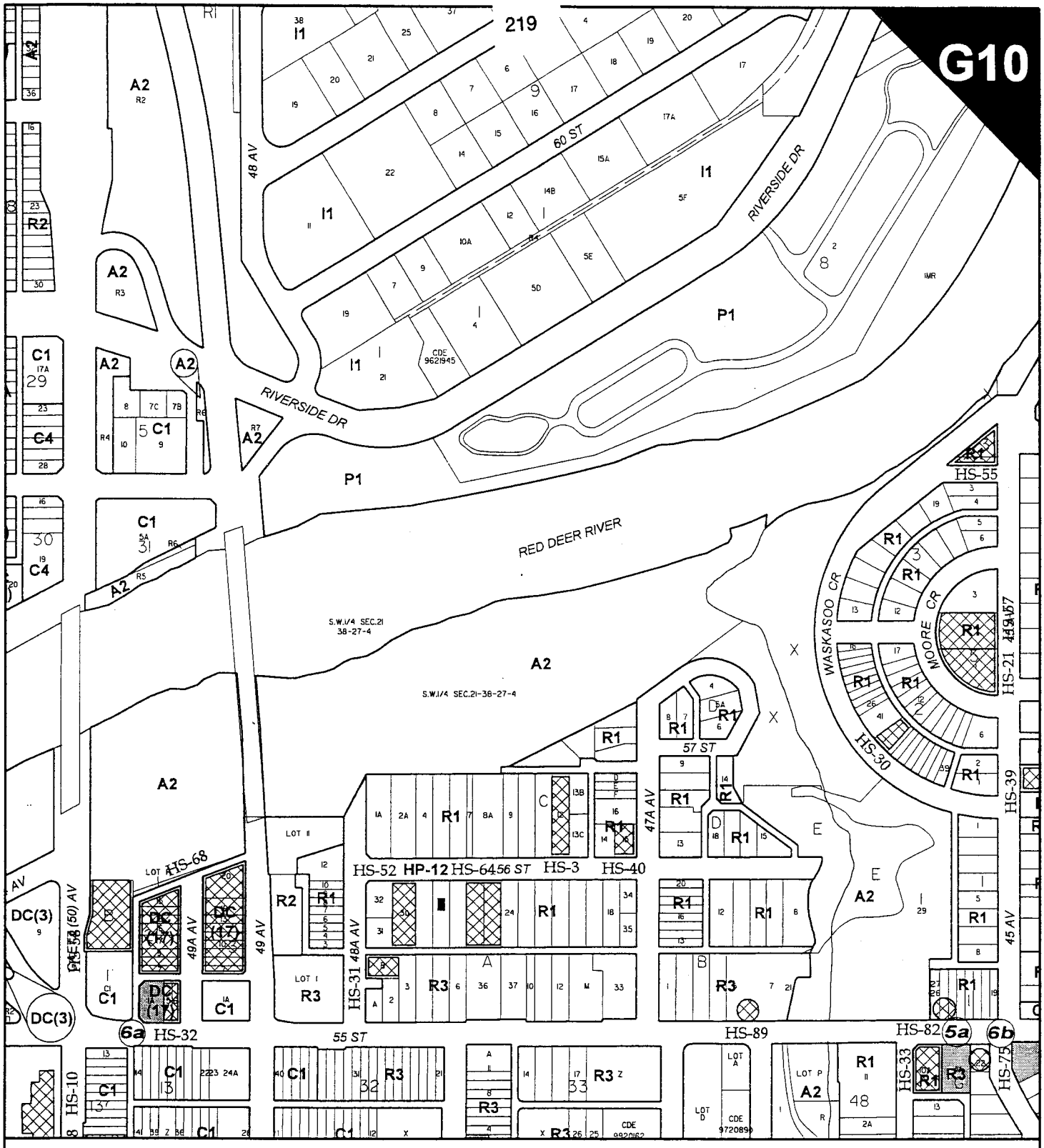

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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 21
3156 / OO-2002 Aug 26, 2002

F11	G11	H11
F10	G10	H10
F9	G9	H9

SW¼ Sec 21
Twp 38- Rge 27 - W4th

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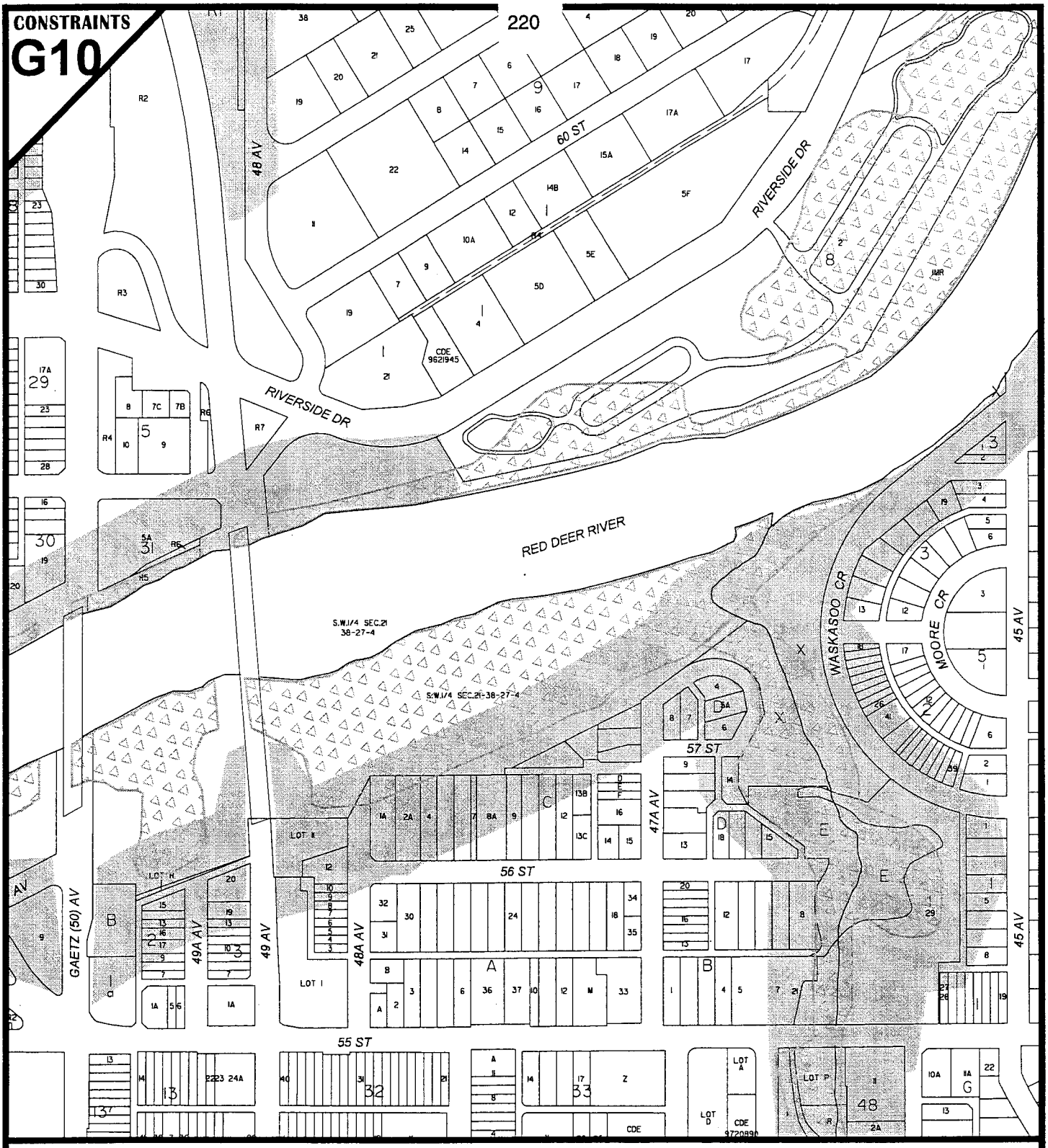

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Land Use Bylaw 3156/96

F11	G11	H11
F10	**G10**	H10
F9	G9	H9

LEGEND

- - - - **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
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SW¼ Sec 21
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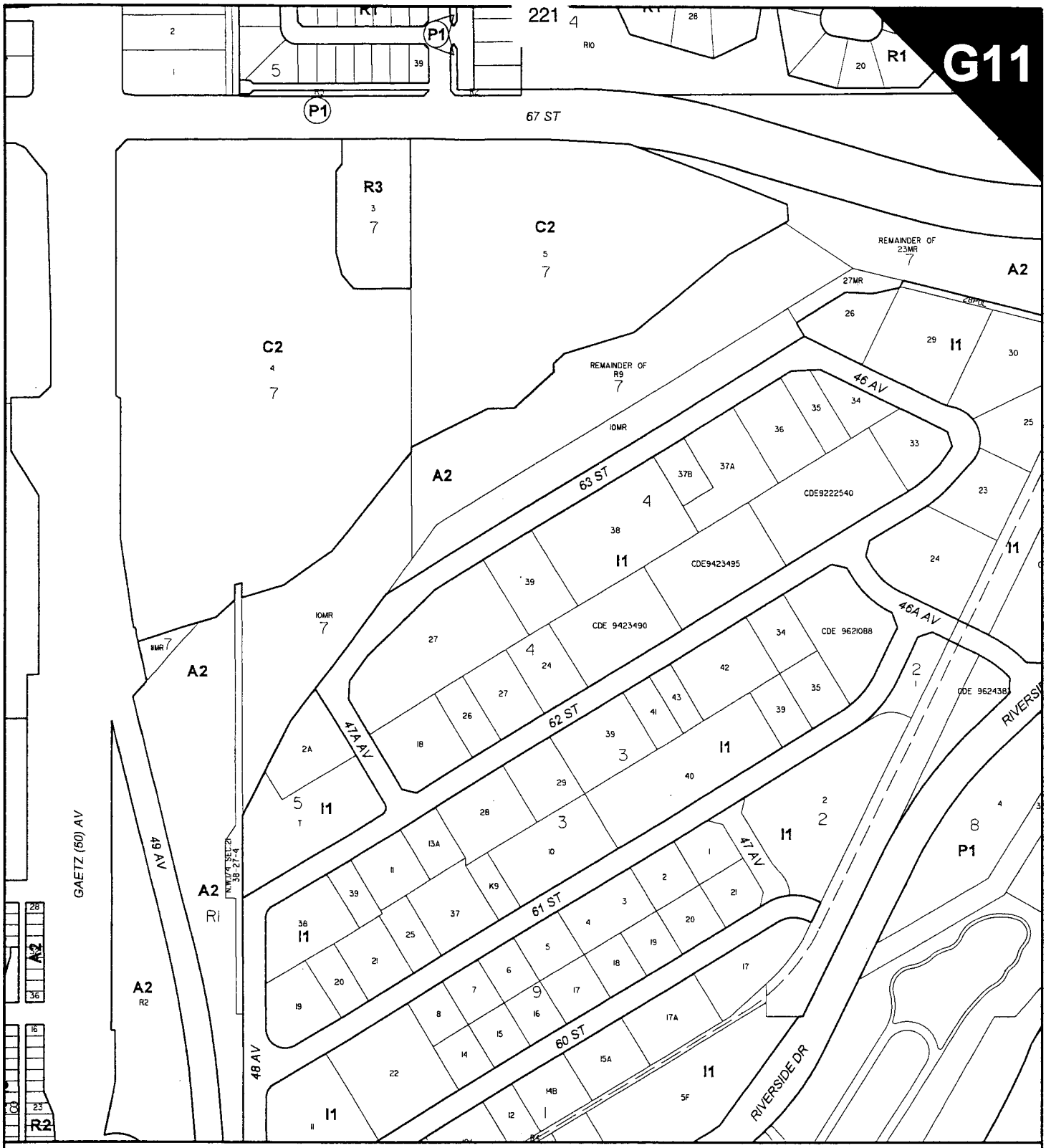

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 21

3156 / TT-2000 *Jan 15, 2001*

F12	G12	H12
F11	G11	H11
F10	G10	H10

NW¼ Sec 21
Twp 38- Rge 27 - W4th

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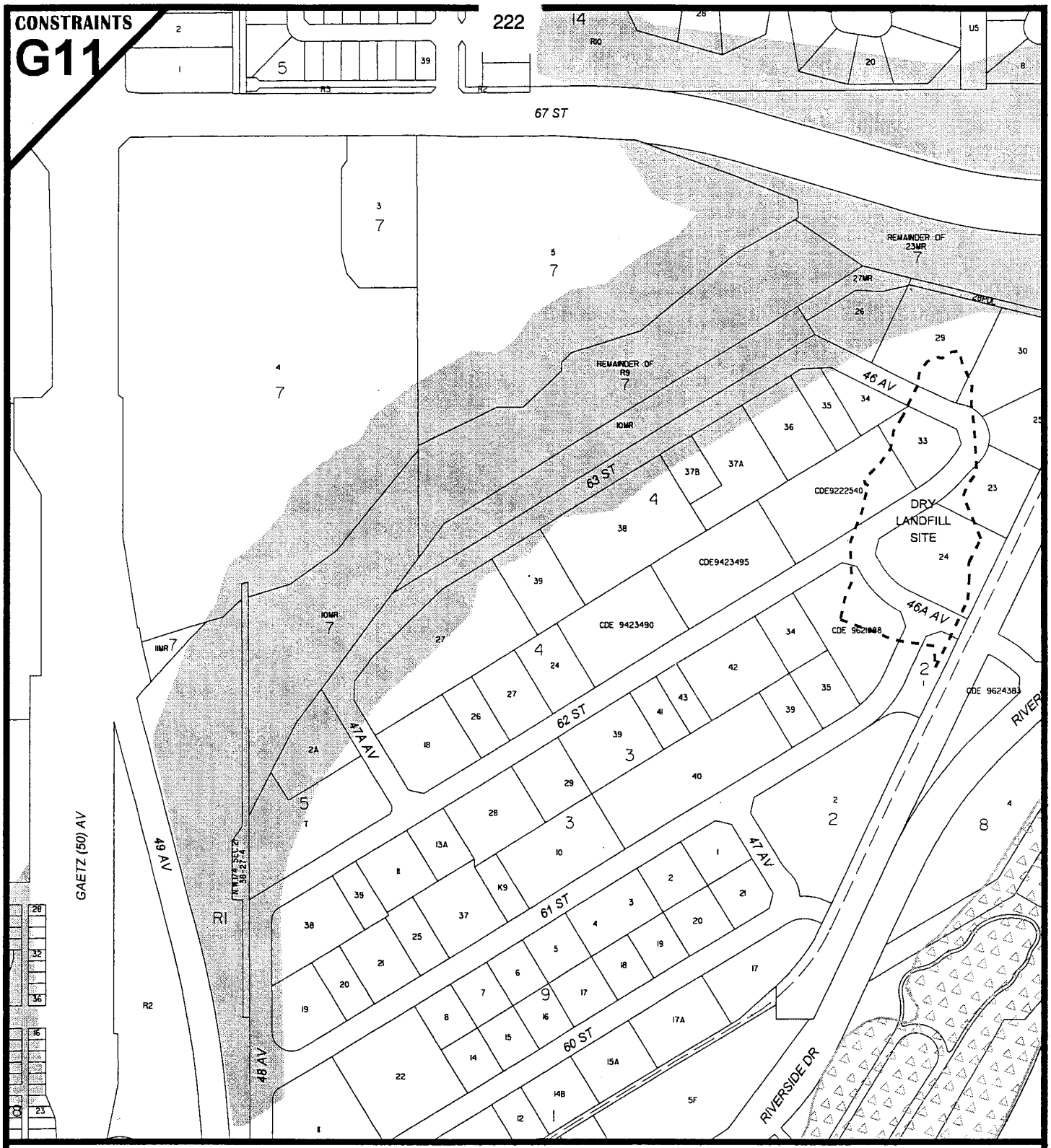

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Land Use Bylaw 3156/96

F12	G12	H12
F11	G11	H11
F10	G10	H10

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
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NW¼ Sec 21
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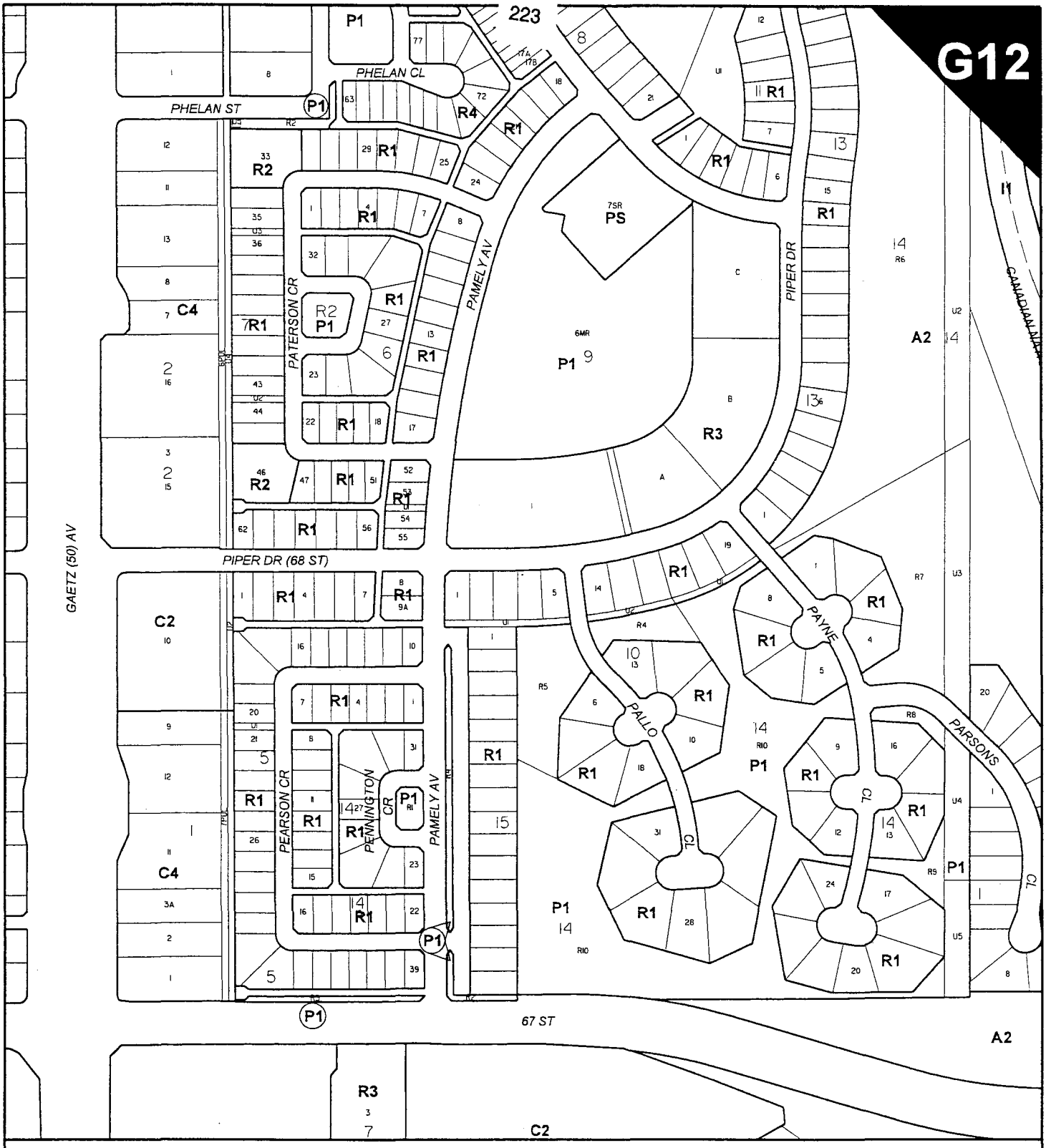

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 28

3156 / F-2003 Mar 10, 2003

F13	G13	H13
F12	G12	H12
F11	G11	H11

SW¼ Sec 28
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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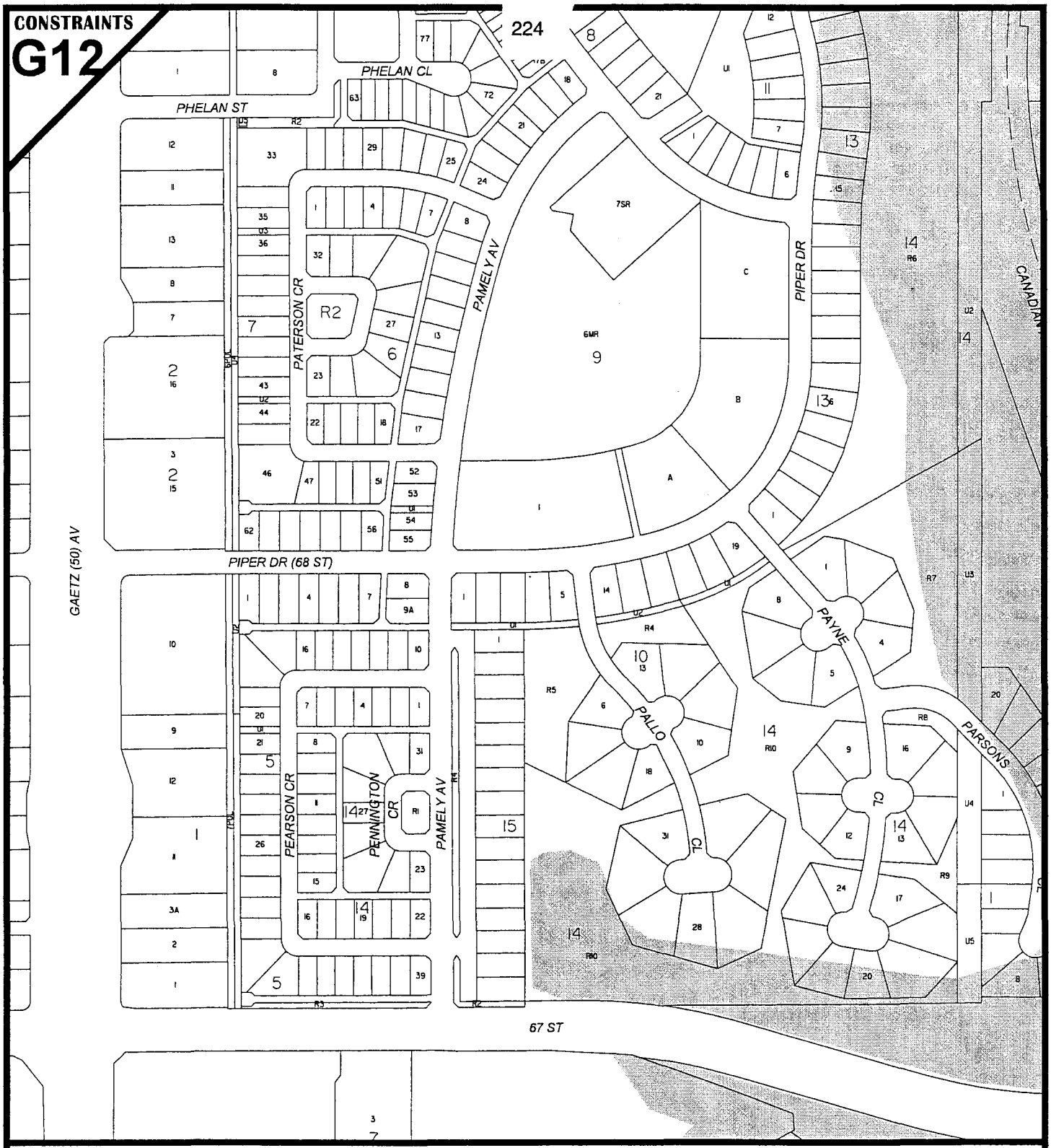

The City of Red Deer

Land Use Bylaw 3156/96

F13	G13	H13
F12	G12	H12
F11	G11	H11

SW¼ Sec 28
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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LEGEND

- - - - Landfill Sites
Flood Plain
Escarpment

NORTH
Scale 1:5,000

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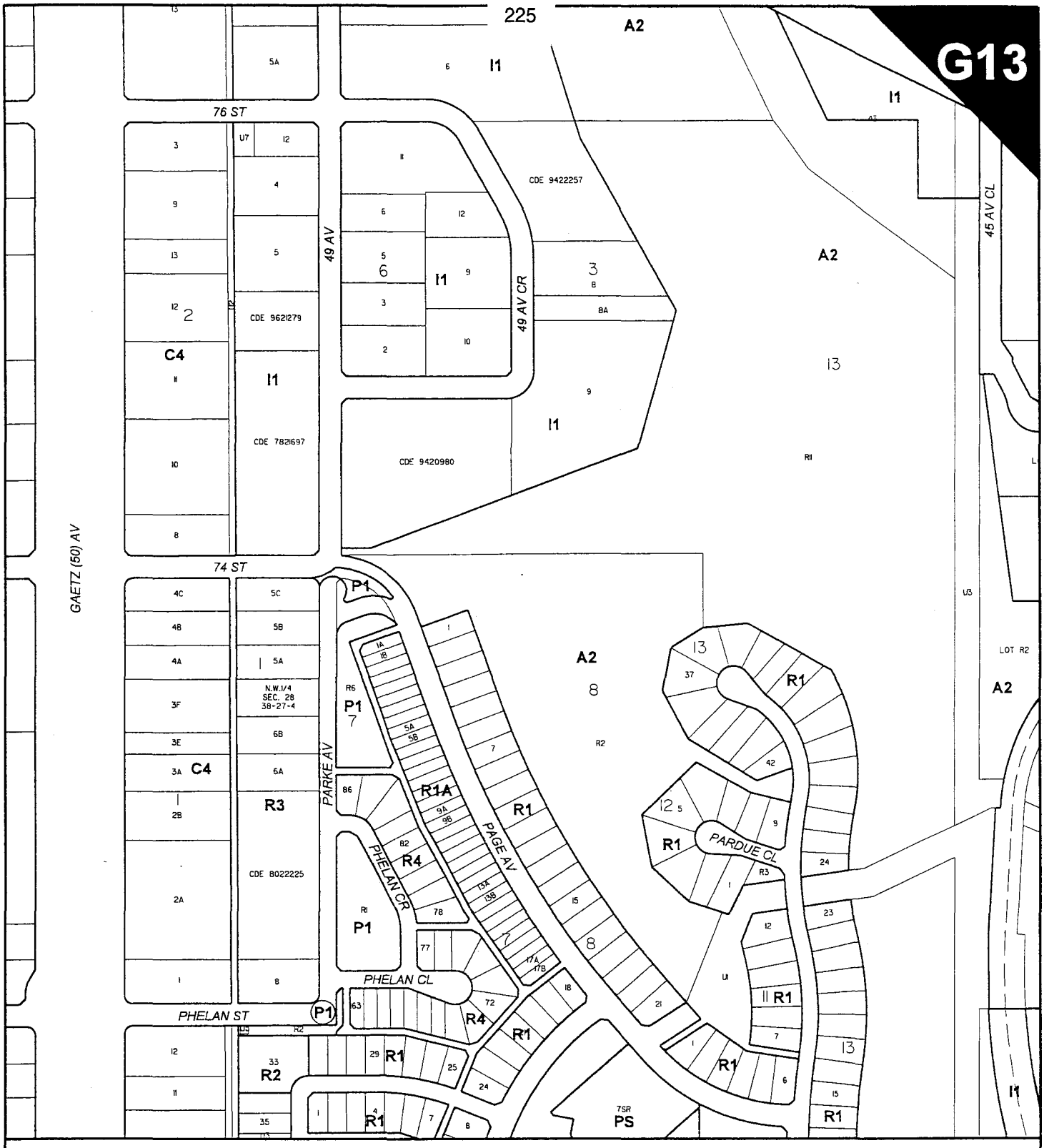

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 28

3156 / YY-2002 Dec 2, 2002

3156 / T-2003 June 16, 2003

F14	G14	H14
F13	G13	H13
F12	G12	H12

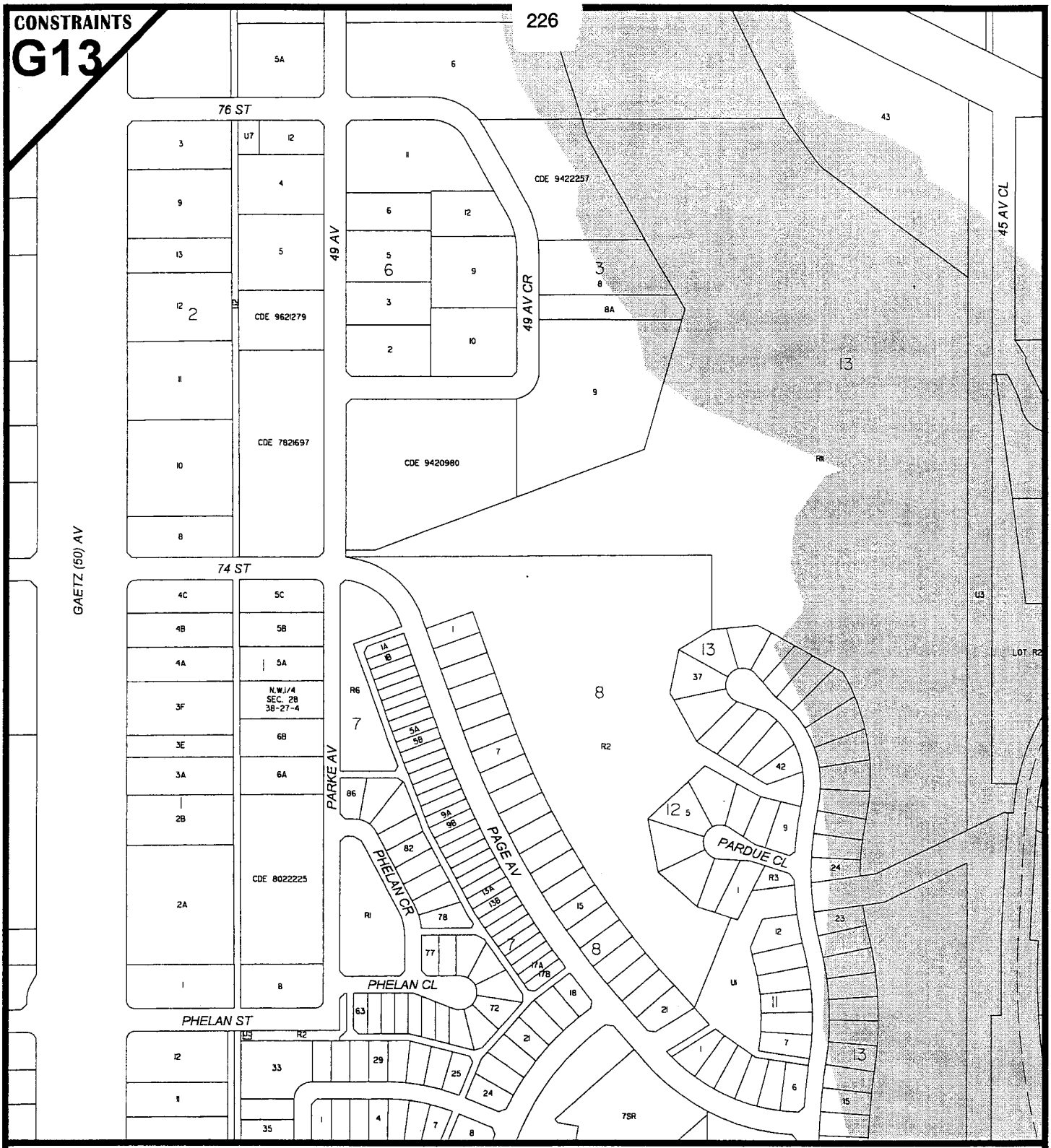
NW¼ Sec 28
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on August 03, 2004

CONSTRAINTS

G13



The City of Red Deer

Land Use Bylaw 3156/96

F14	G14	H14
F13	**G13**	H13
F12	G12	H12

LEGEND

- - - - Landfill Sites

Flood Plain

Escarpment

NORTH
Scale 1:5,000

NW¼ Sec 28
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004

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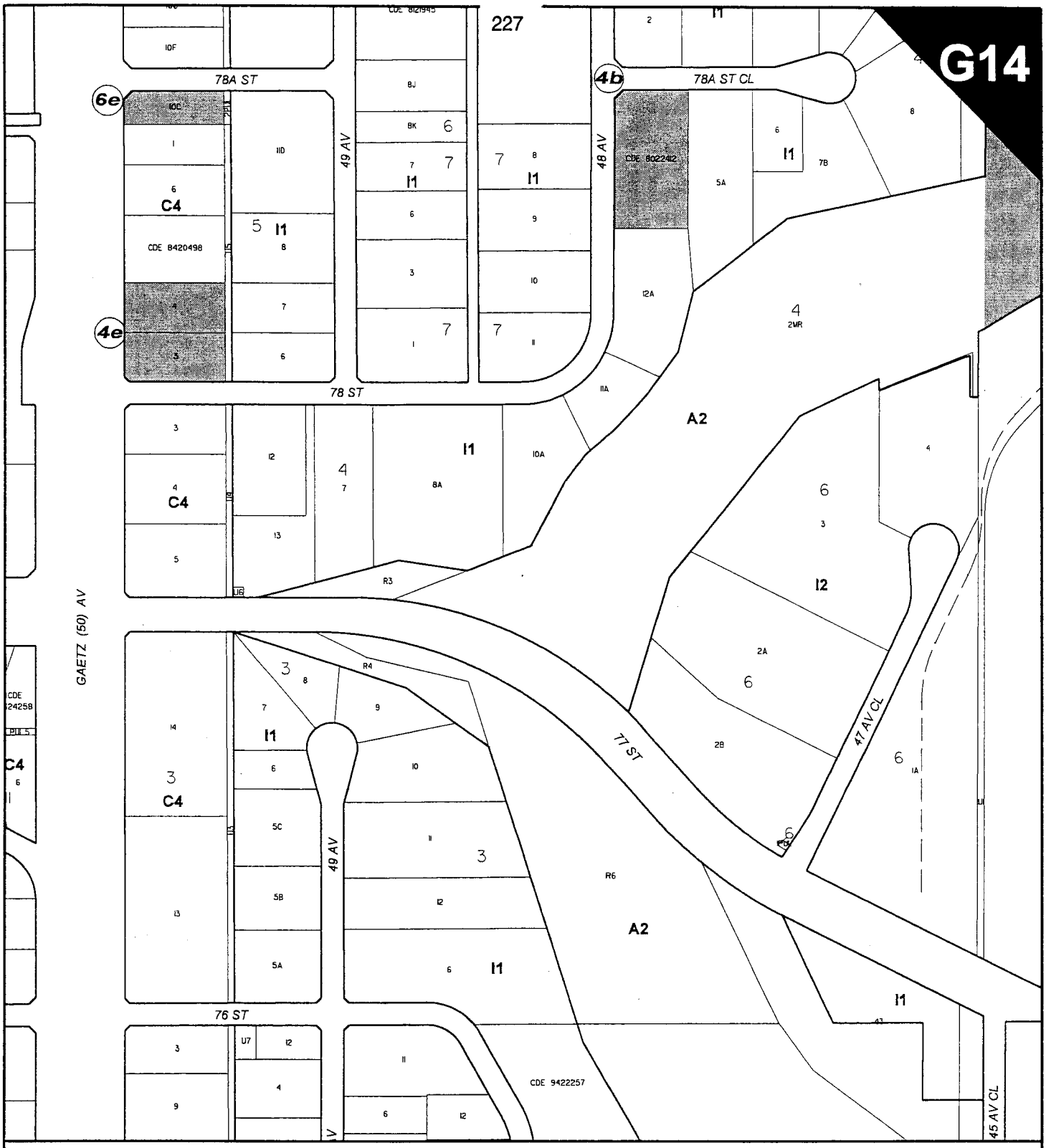

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 33

3156 / G-98	*Apr 20, 1998*
3156 / P-98	*May 19, 1998*
3156 / II-99	*Dec 20, 1999*
3156 / AAA-2002	*Nov 4, 2002*
3156 / YY-2002	*Dec 2, 2002*

F15	G15	H15
F14	G14	H14
F13	G13	H13

SW¼ Sec 33
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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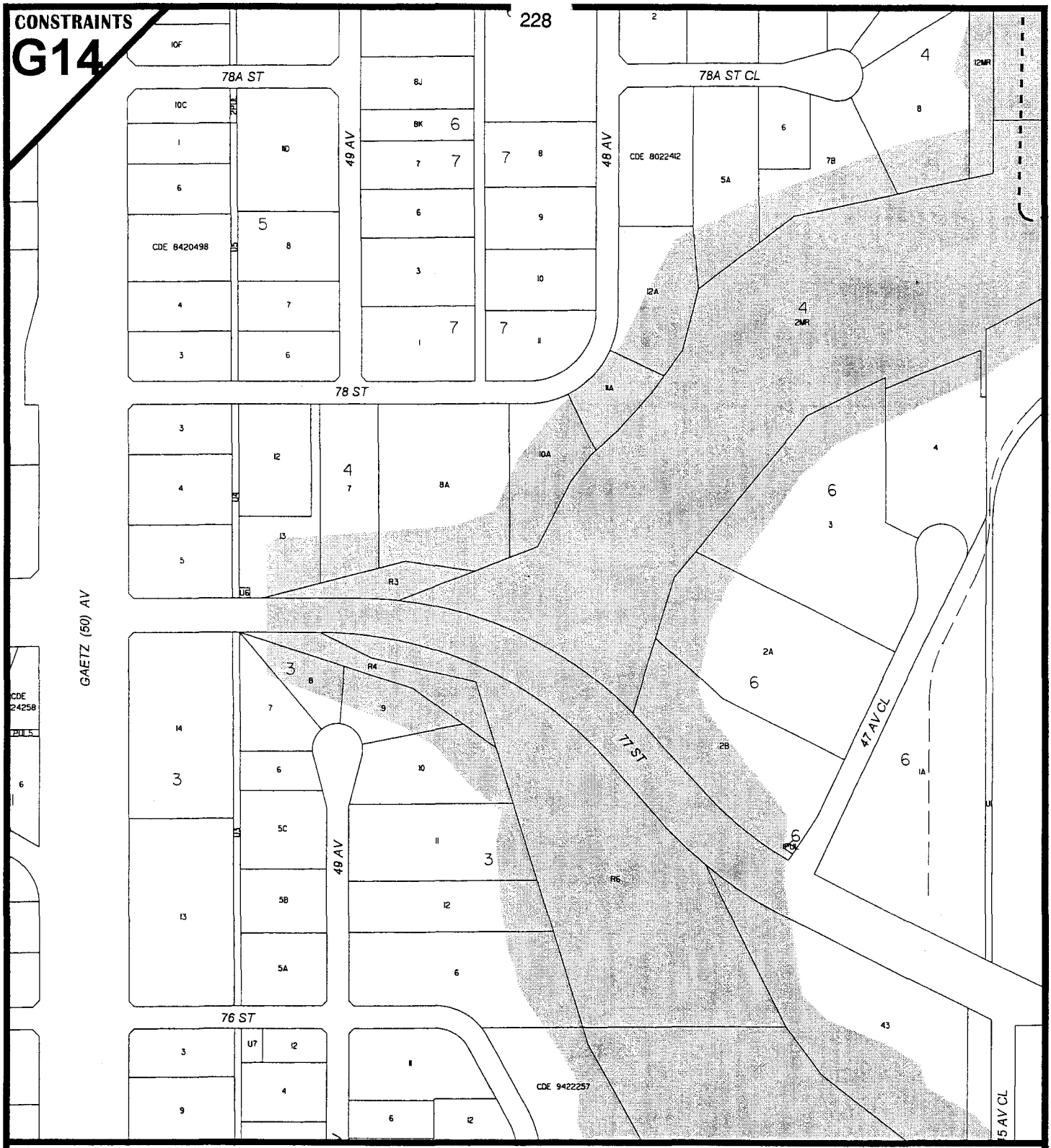
August 03, 2004



The City of Red Deer

Land Use Bylaw 3156/96

F15	G15	H15
F14	**G14**	H14
F13	G13	H13

LEGEND

- - - - Landfill Sites

Flood Plain

Escarpment

NORTH
Scale 1:5,000

SW¼ Sec 33
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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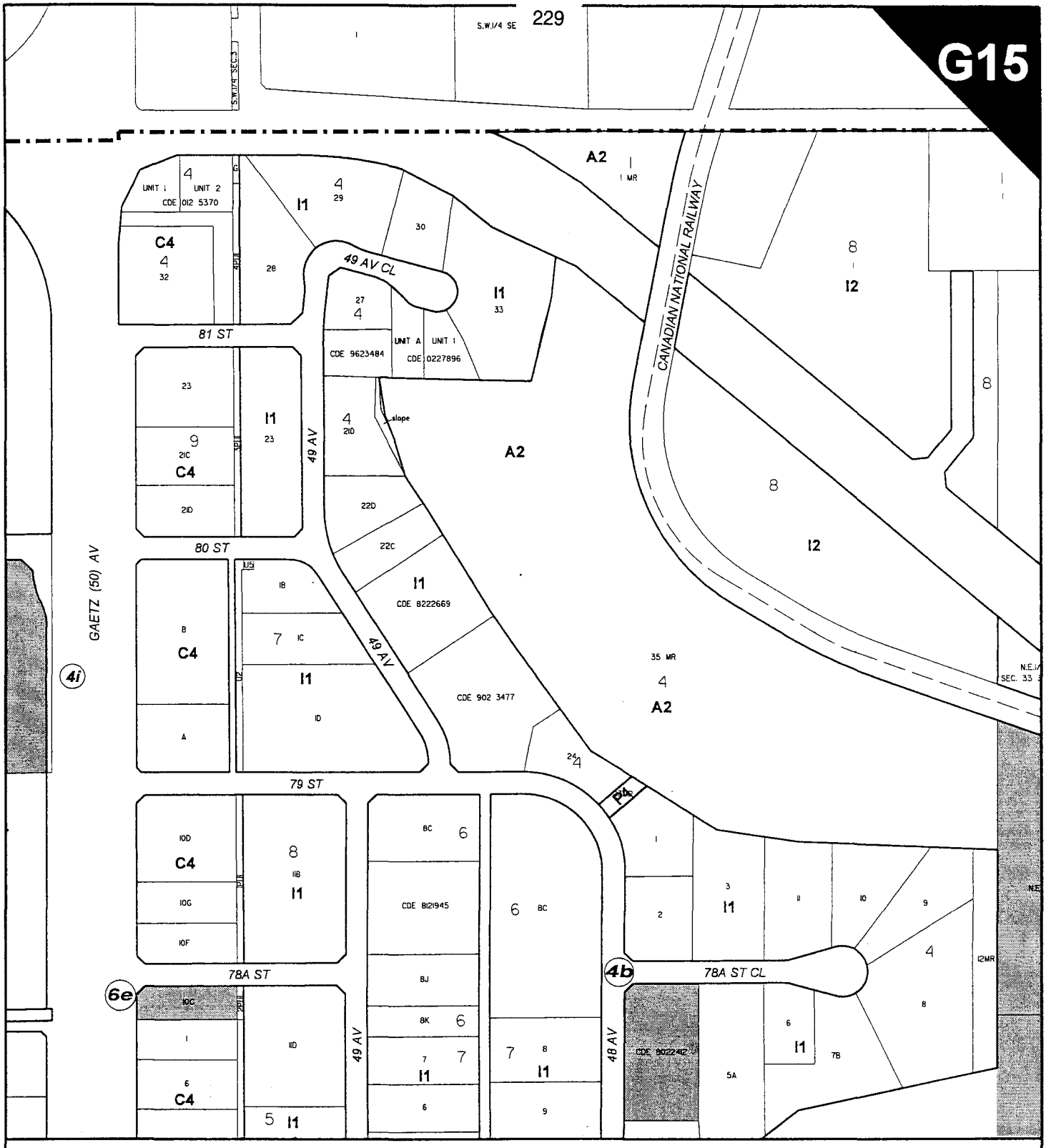

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 33

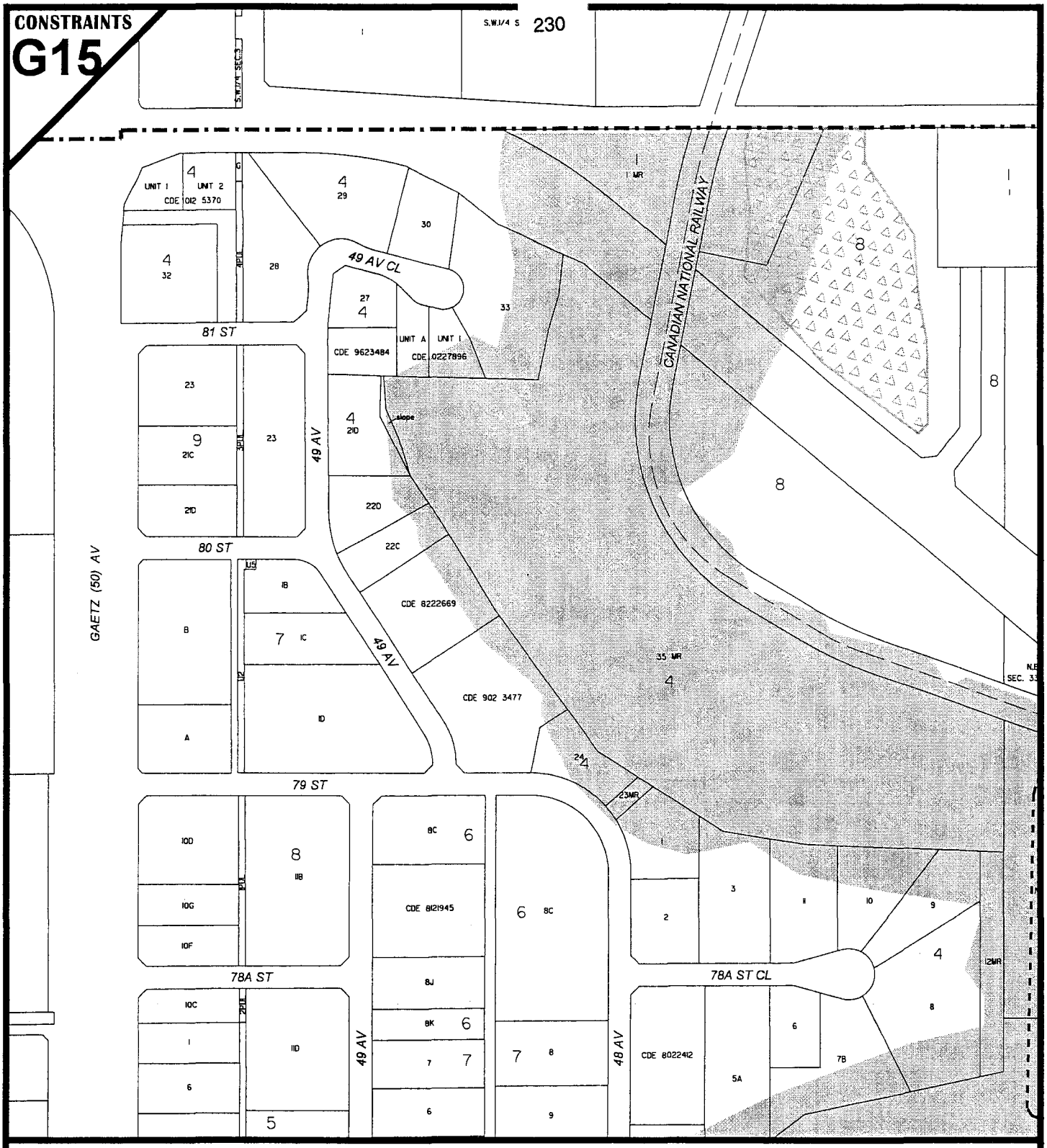
3156 / E-96	*June 17, 1996*
3156 / T-97	*Aug 25, 1997*
3156 / P-2001	*May 7, 2001*
3156 / ZZ-2002	*Nov 4, 2002*

F16	G16	H16
F15	G15	H15
F14	G14	H14

NW¼ Sec 33
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
August 03, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

F16	G16	H16
F15	G15	H15
F14	G14	H14

NW¼ Sec 33
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004

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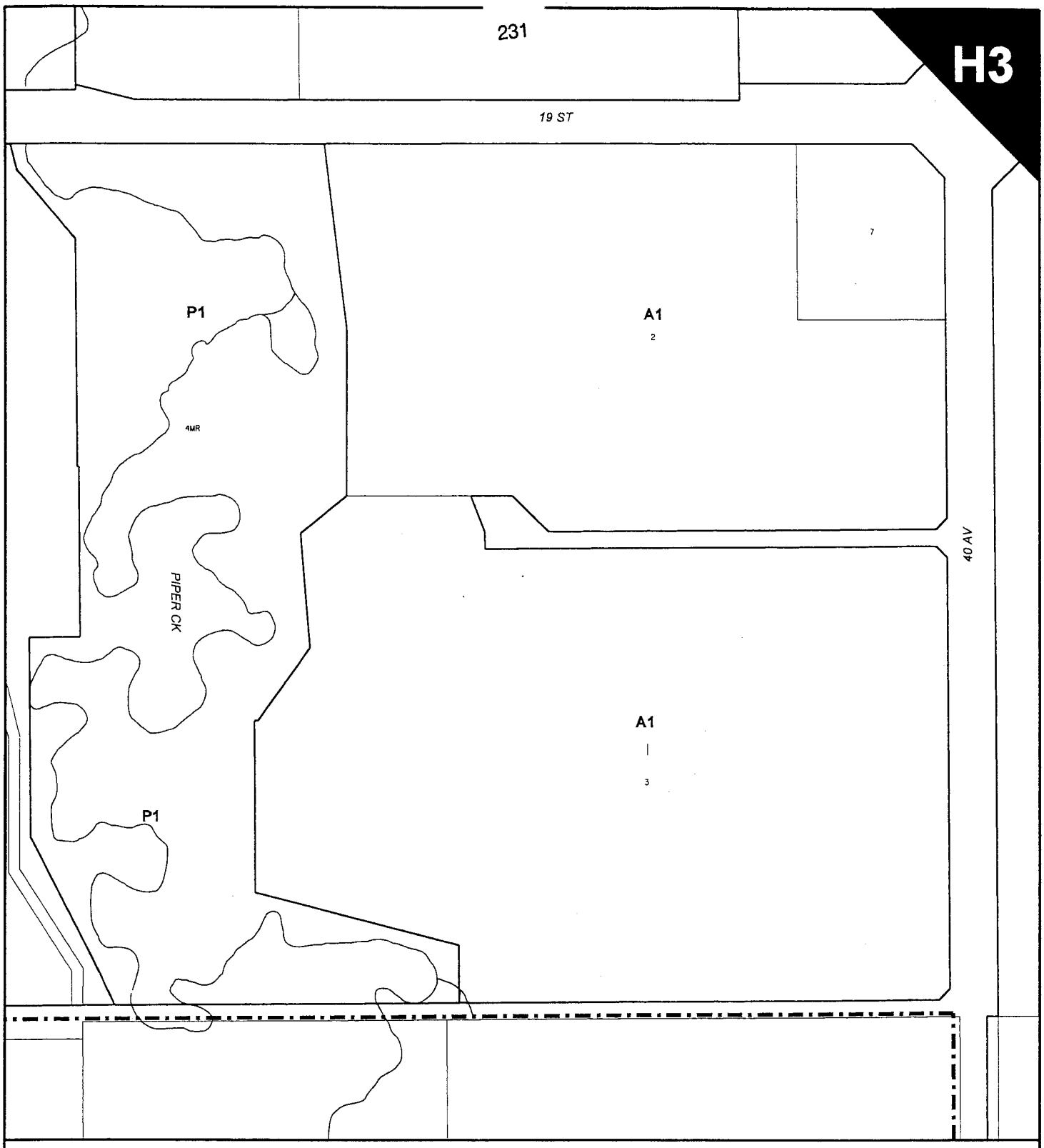

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 33

G4	H4	I4
G3	H3	I3
G2	H2	I2

NE¼ Sec 33
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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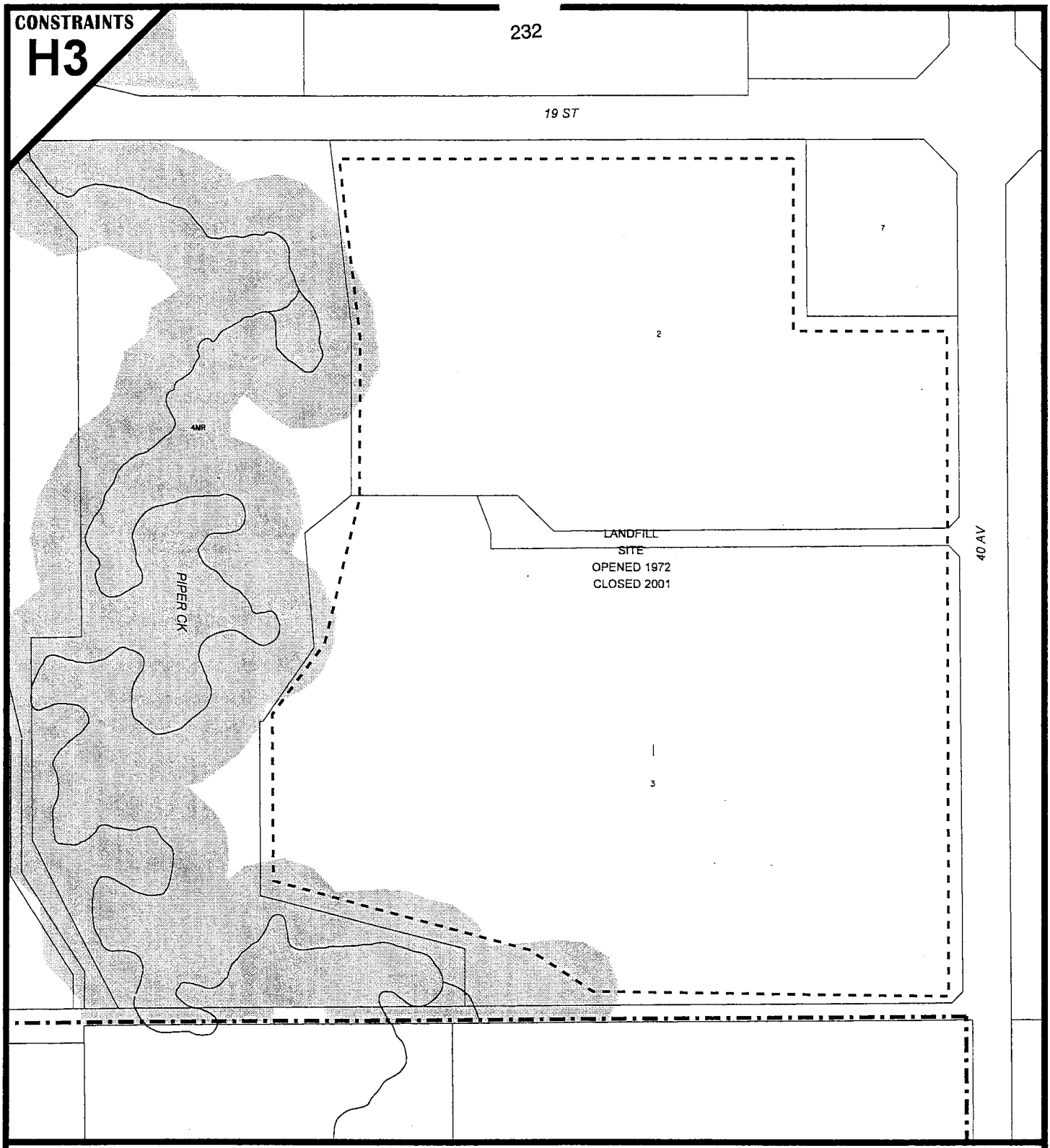

The City of Red Deer

Land Use Bylaw 3156/96

G4	H4	I4
G3	H3	I3
G2	H2	I2

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NE¼ Sec 33
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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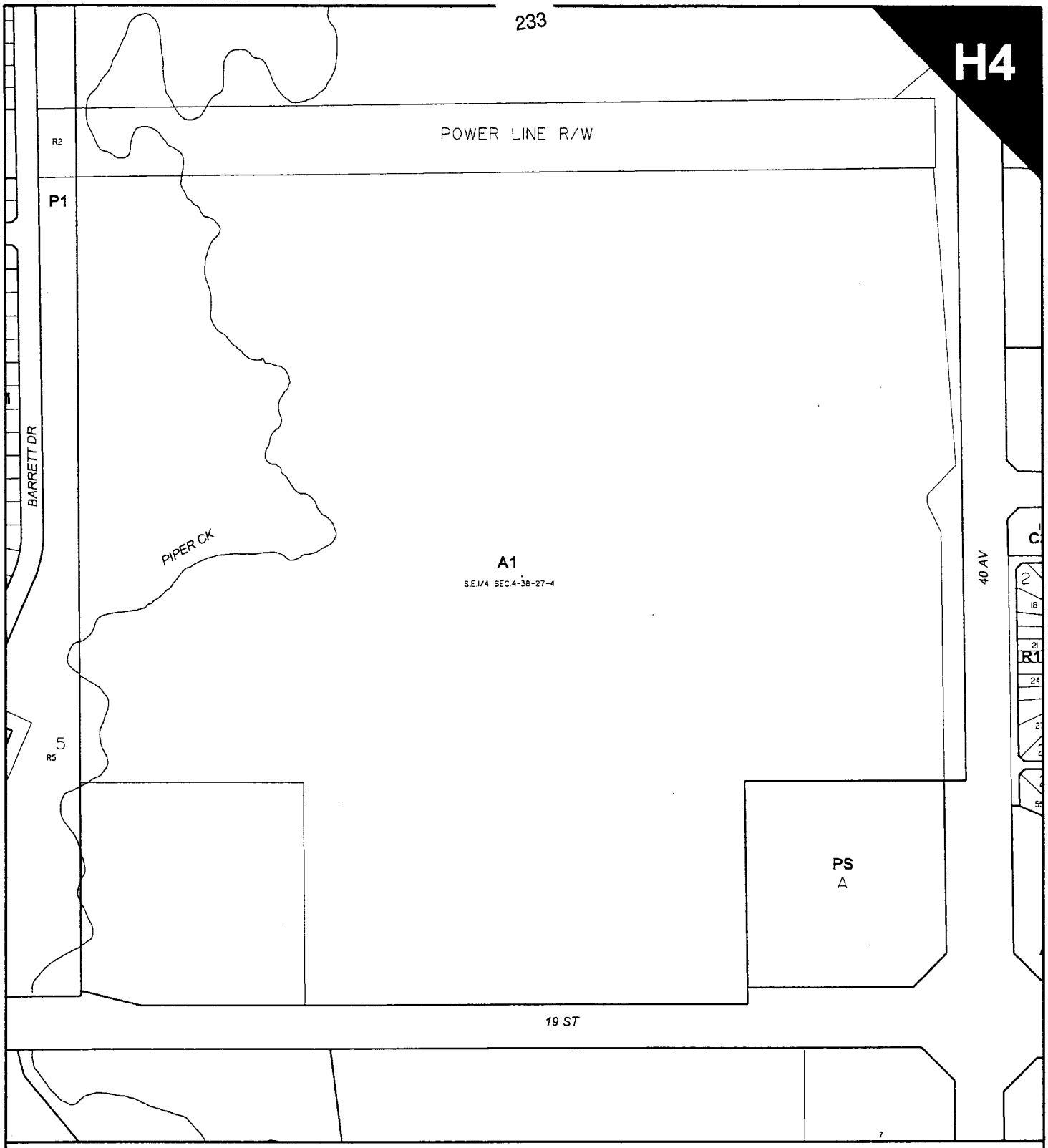
H4



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 04

3156 / Z-2002 June 17, 2002

G5	H5	I5
G4	H4	I4
G3	H3	I3

SE¼ Sec 04
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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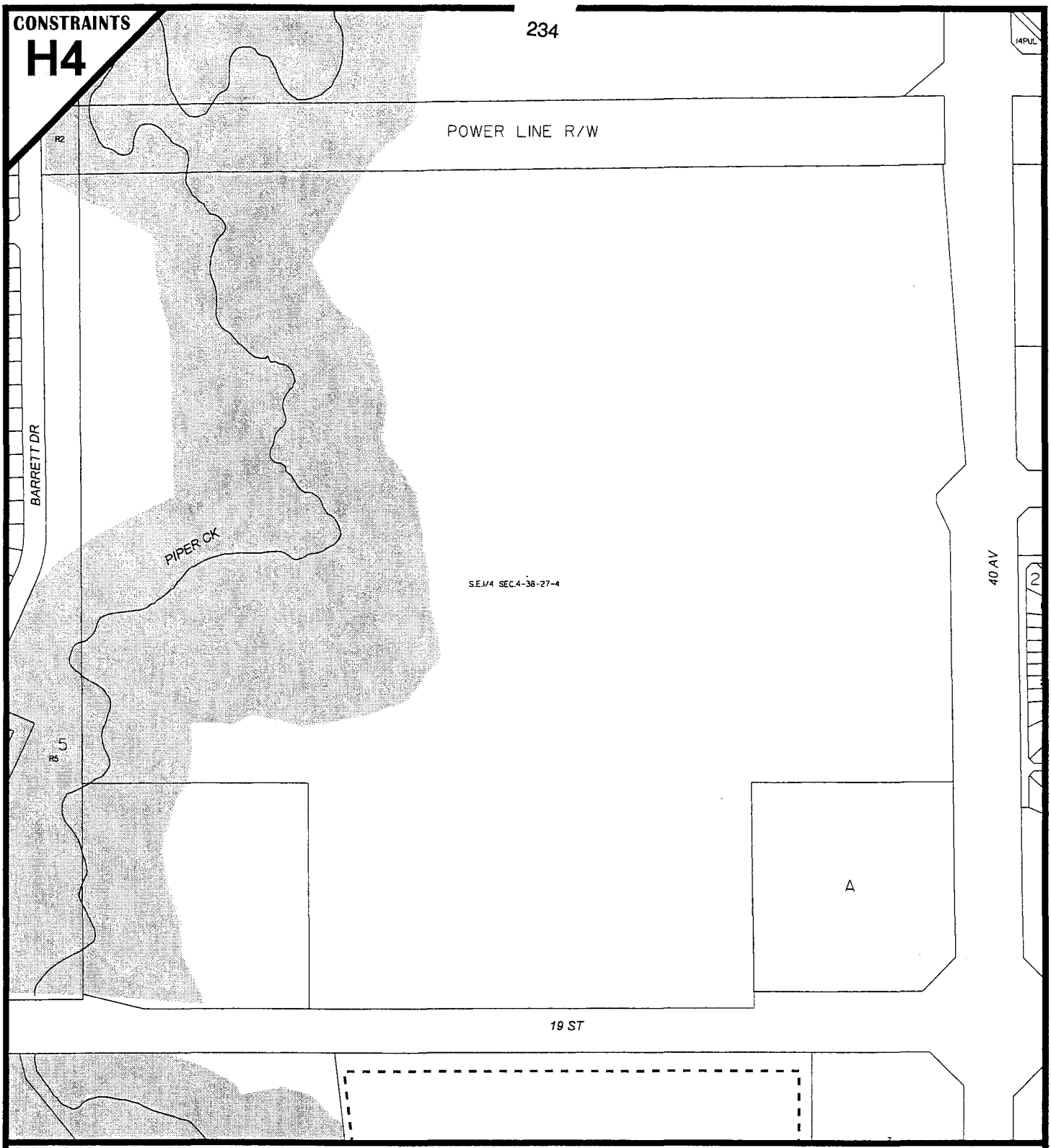
CONSTRAINTS
H4



The City of Red Deer

Land Use Bylaw 3156/96

G5	H5	I5
G4	H4	I4
G3	H3	I3

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SE¼ Sec 04
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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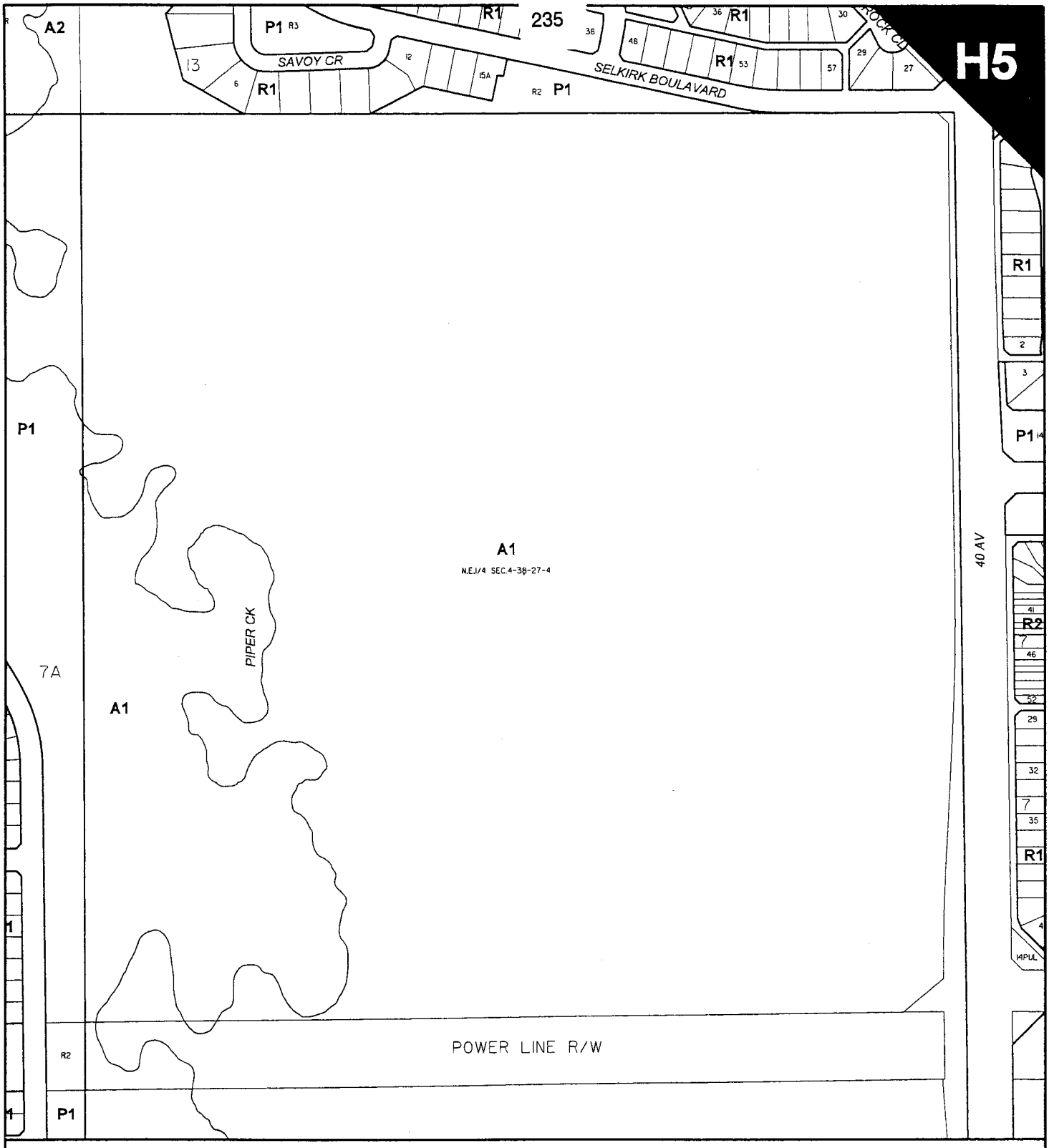

Part Six of the Bylaw outlines the Land Use District Definitions

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 04

G6	H6	I6
G5	H5	I5
G4	H4	I4

NE¼ Sec 04
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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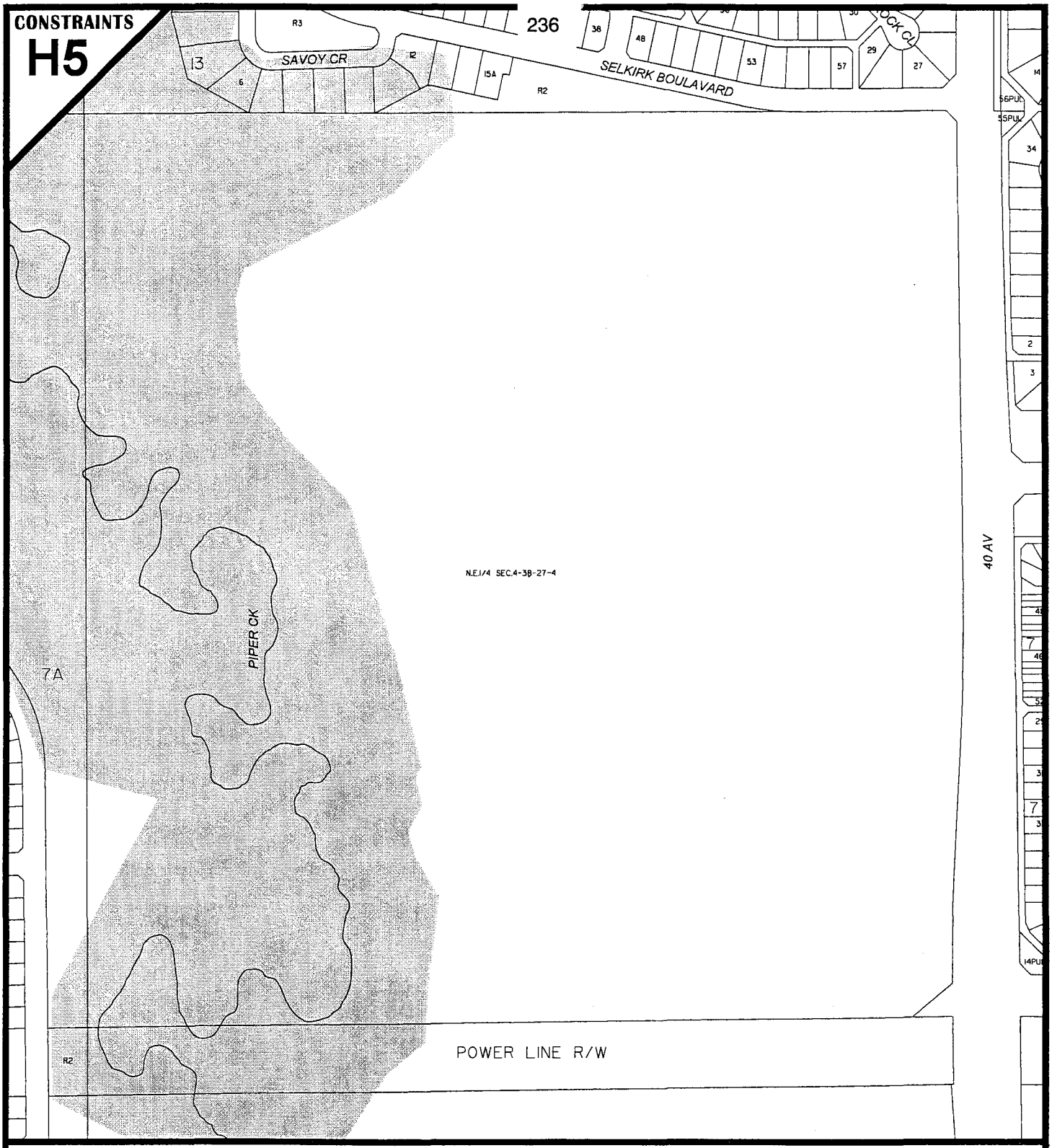

The City of Red Deer

Land Use Bylaw 3156/96

G6	H6	I6
G5	H5	I5
G4	H4	I4

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NE¼ Sec 04
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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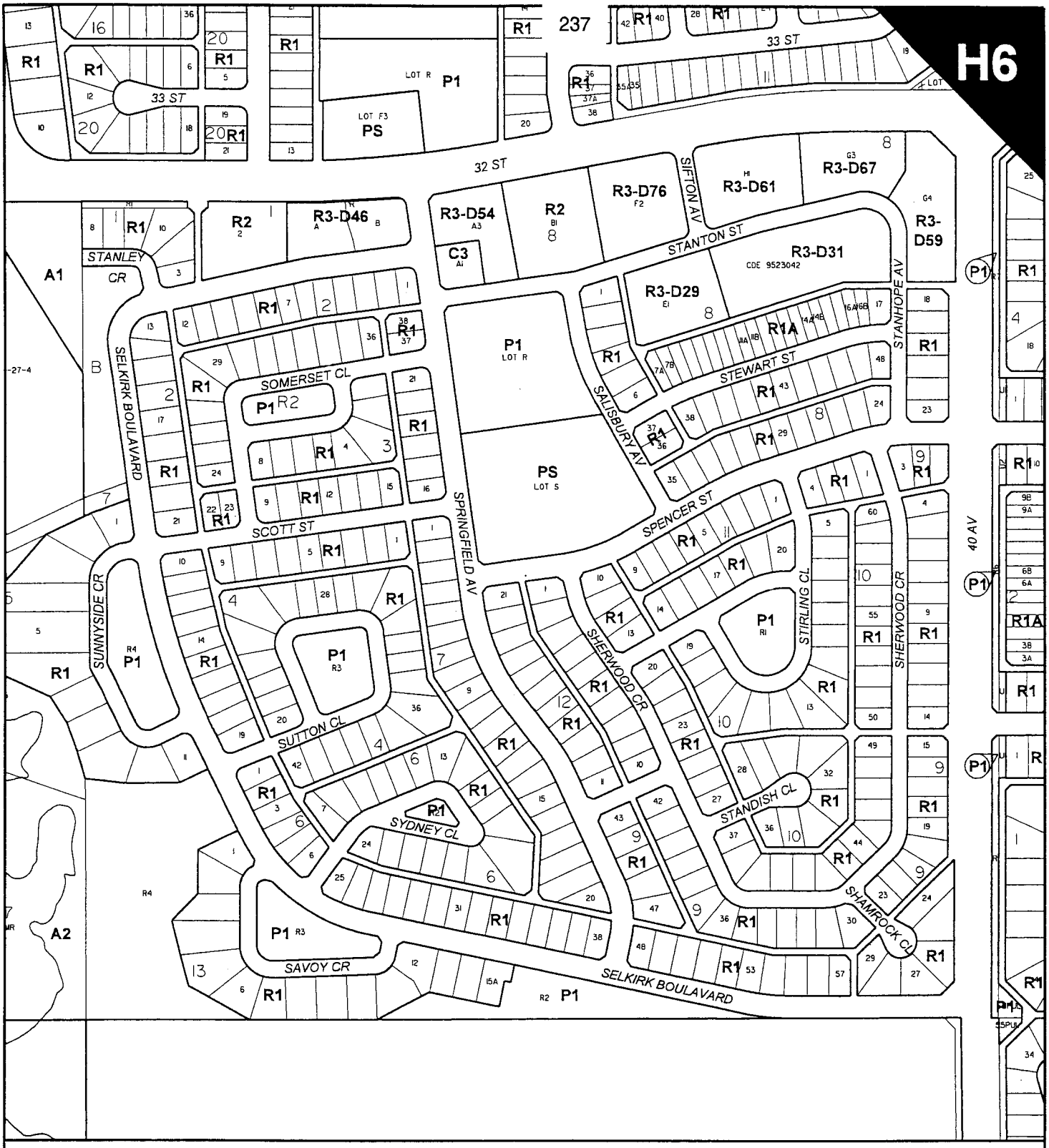

Part Six of the Bylaw outlines the Land Use District Definitions

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 09

3156 / G-2002 June 17, 2002

G7	H7	I7
G6	H6	I6
G5	H5	I5

SE¼ Sec 09
Twp 38- Rge 27 - W4th

NORTH
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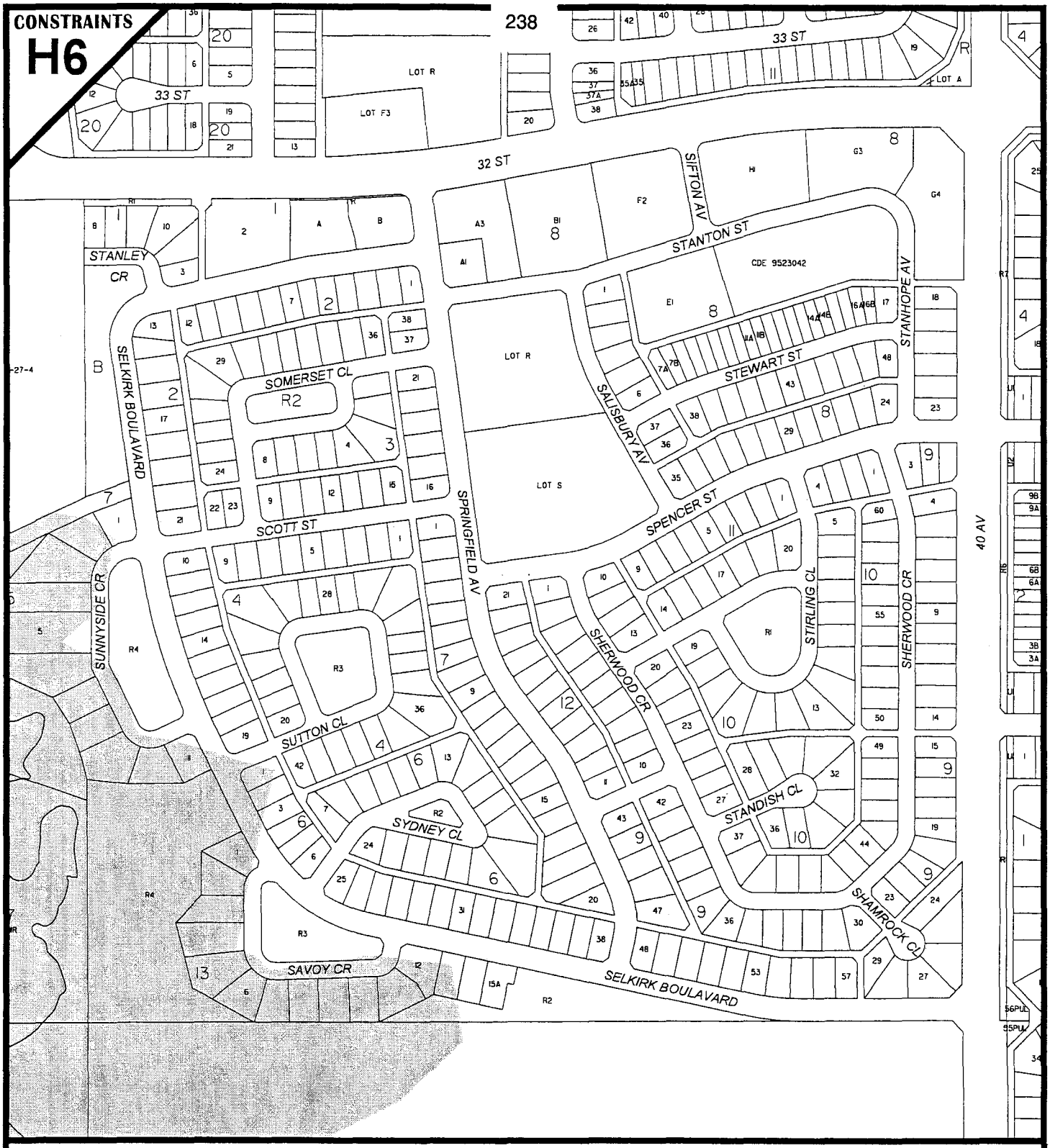
CONSTRAINTS

H6



The City of Red Deer

Land Use Bylaw 3156/96

G7	H7	I7
G6	**H6**	I6
G5	H5	I5

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SE¼ Sec 09
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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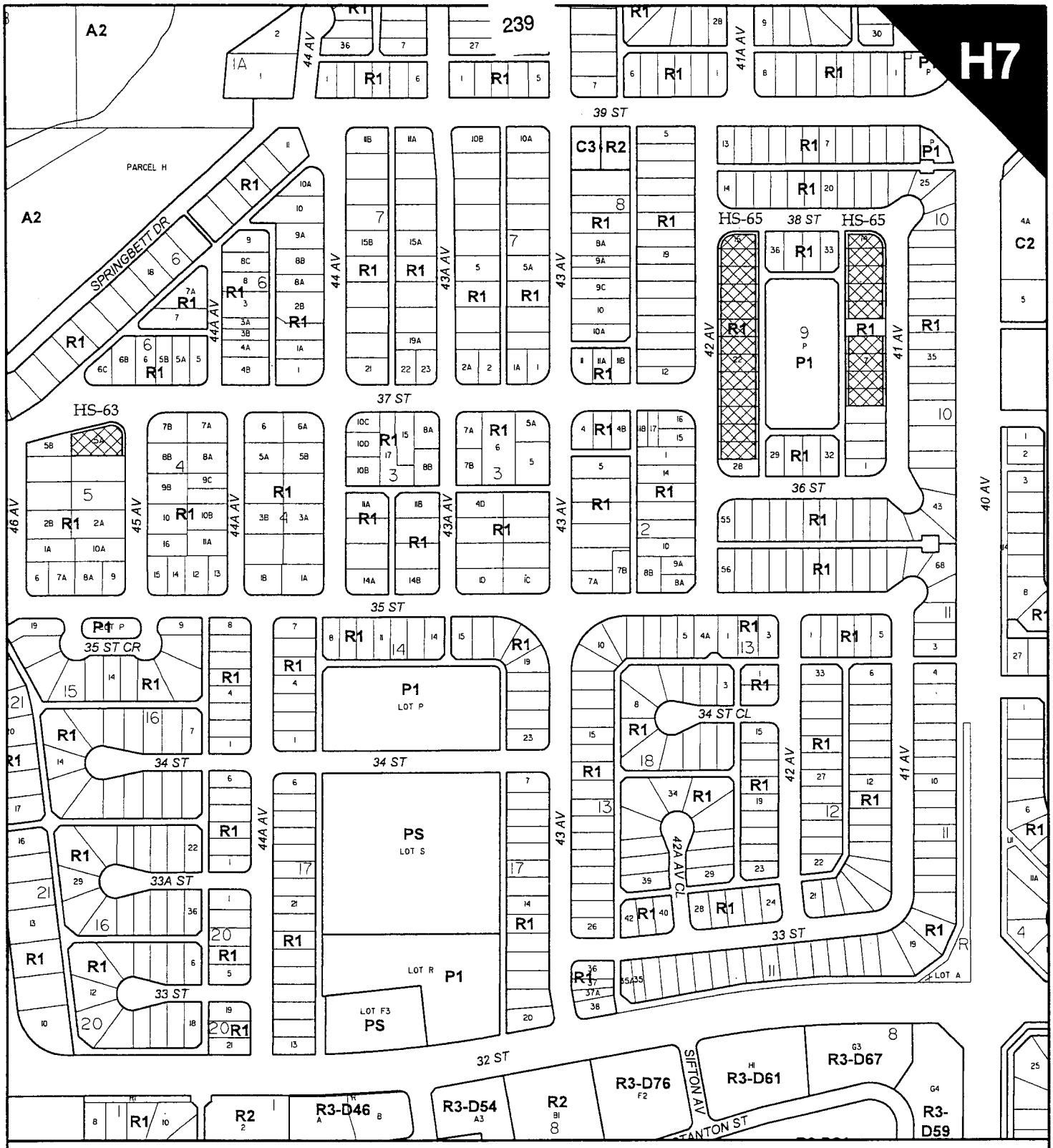

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 09

3156 / CC-2000 Aug 28, 2000
3156 / S-2003 June 16, 2003

G8	H8	I8
G7	H7	I7
G6	H6	I6

NE¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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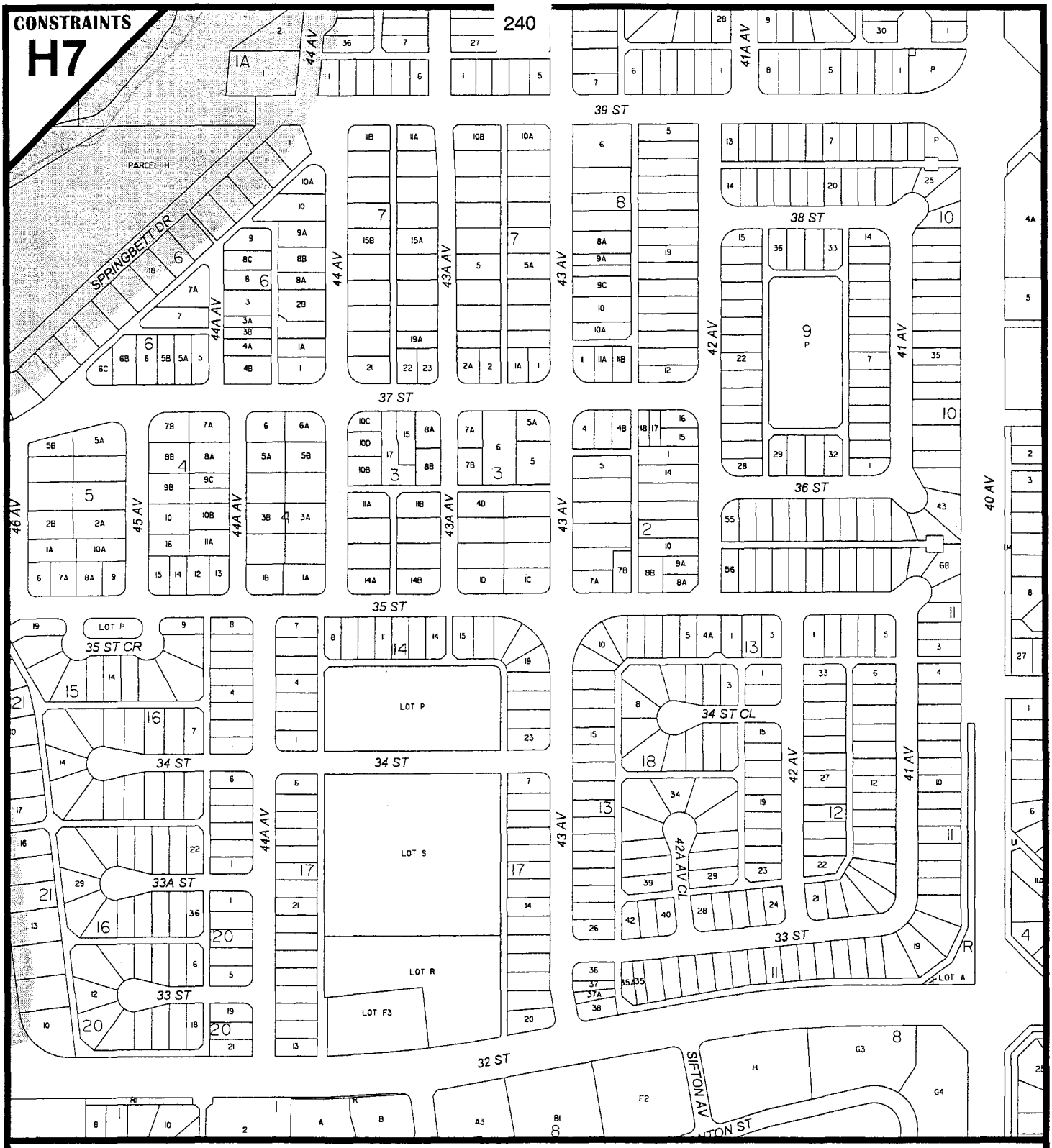

The City of Red Deer
Land Use Bylaw 3156/96

G8	H8	I8
G7	H7	I7
G6	H6	I6

LEGEND

- - - - **Landfill Sites**

Flood Plain

Escarpment

NORTH
Scale 1:5,000

NE¼ Sec 09
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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July 30, 2004

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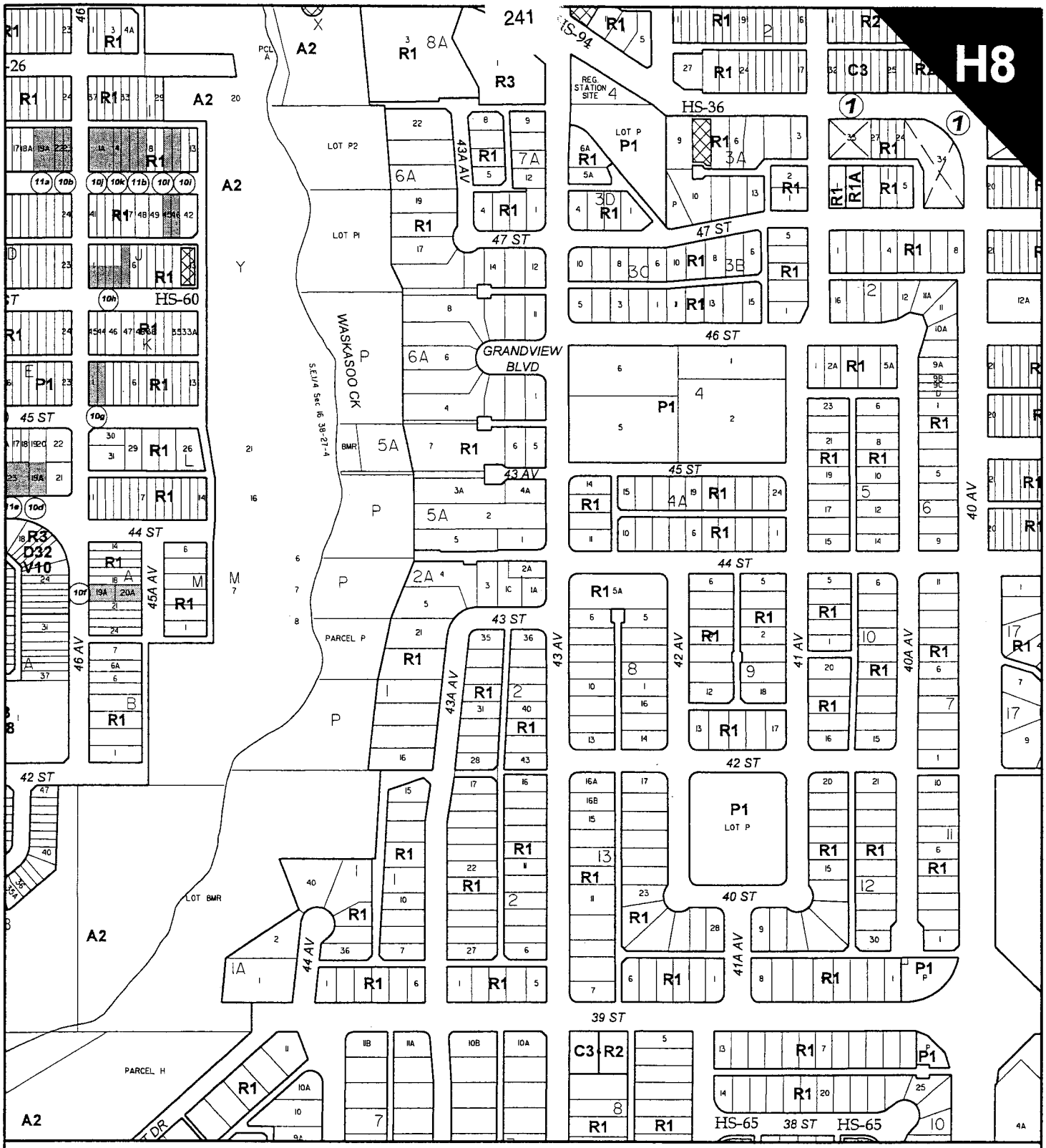

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 16

3156 / U-2001 *June 18, 2001*
3156 / Q-2003 *June 16, 2003*

G9	H9	I9
G8	**H8**	I8
G7	H7	I7

SE¼ Sec 16
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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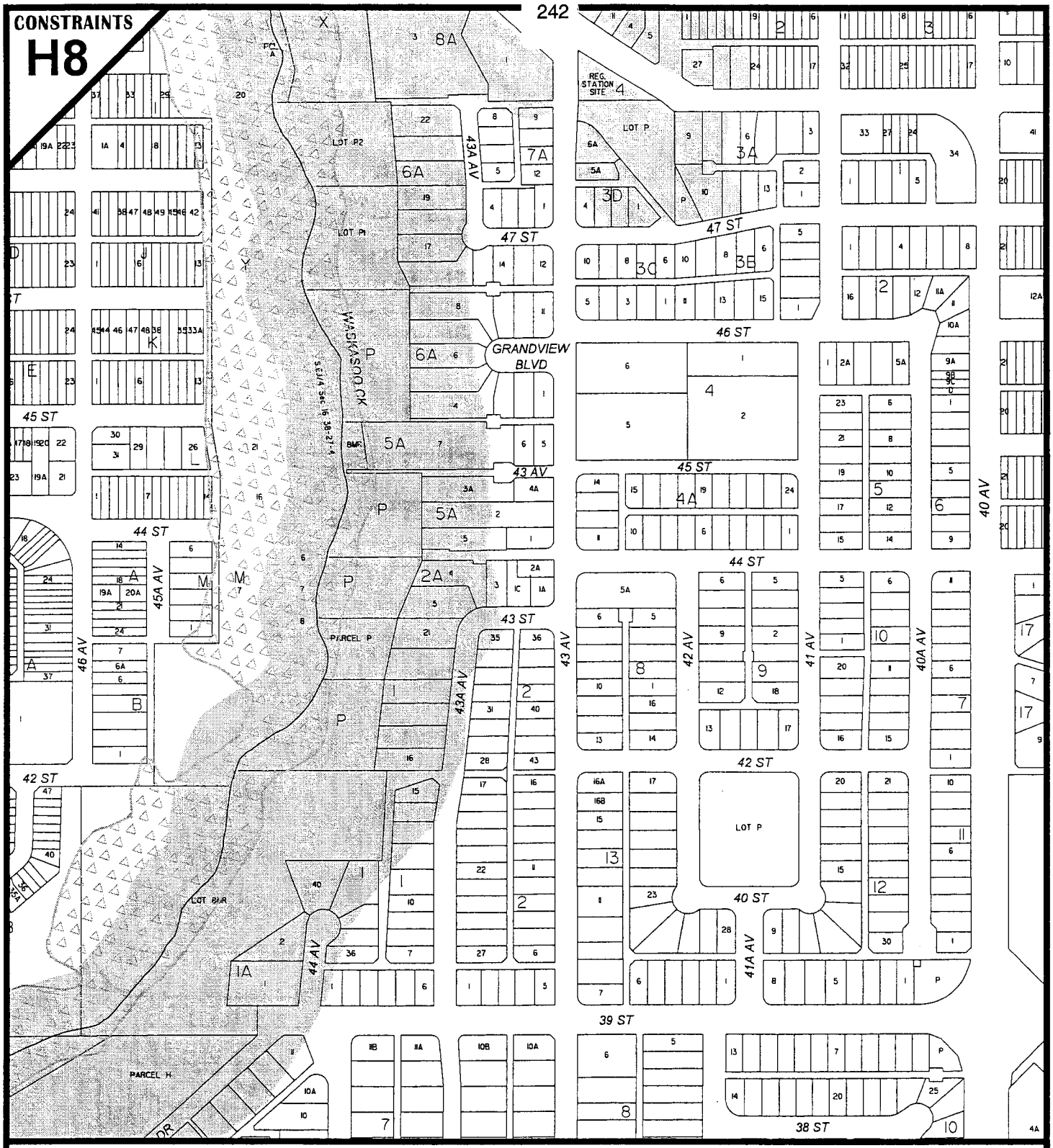
July 30, 2004



The City of Red Deer

Land Use Bylaw 3156/96

G9	H9	I9
G8	H8	I8
G7	H7	I7

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SE¼ Sec 16
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 16

3156 / EE-2001	*Oct 9, 2001*
3156 / U-2001	*June 18, 2001*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*

G10	H10	I10
G9	H9	I9
G8	H8	I8

NE¼ Sec 16
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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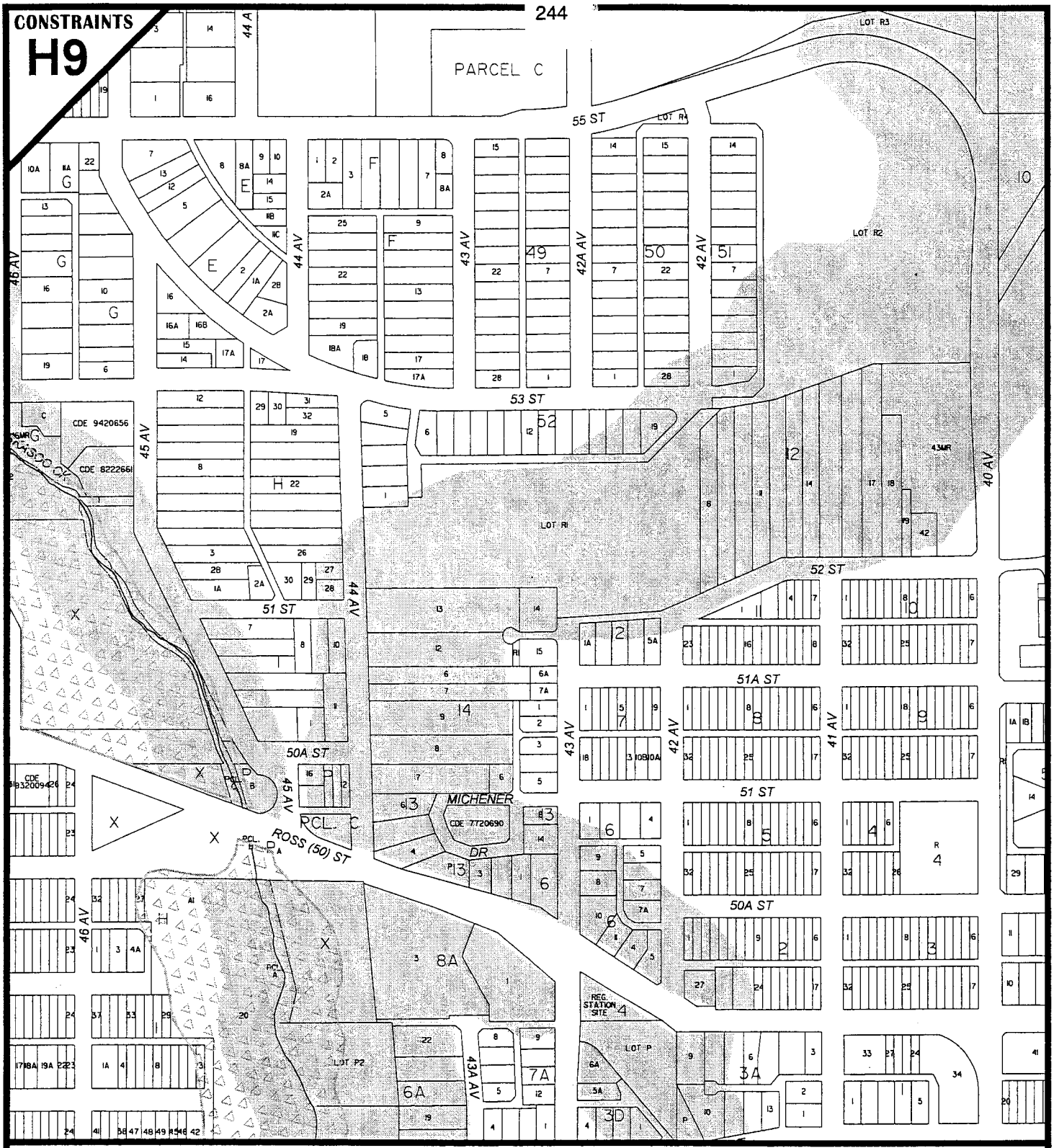
July 30, 2004



The City of Red Deer
Land Use Bylaw 3156/96

NORTH
Scale 1:5,000

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

G10	H10	I10
G9	H9	I9
G8	H8	I8

NE¼ Sec 16
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004

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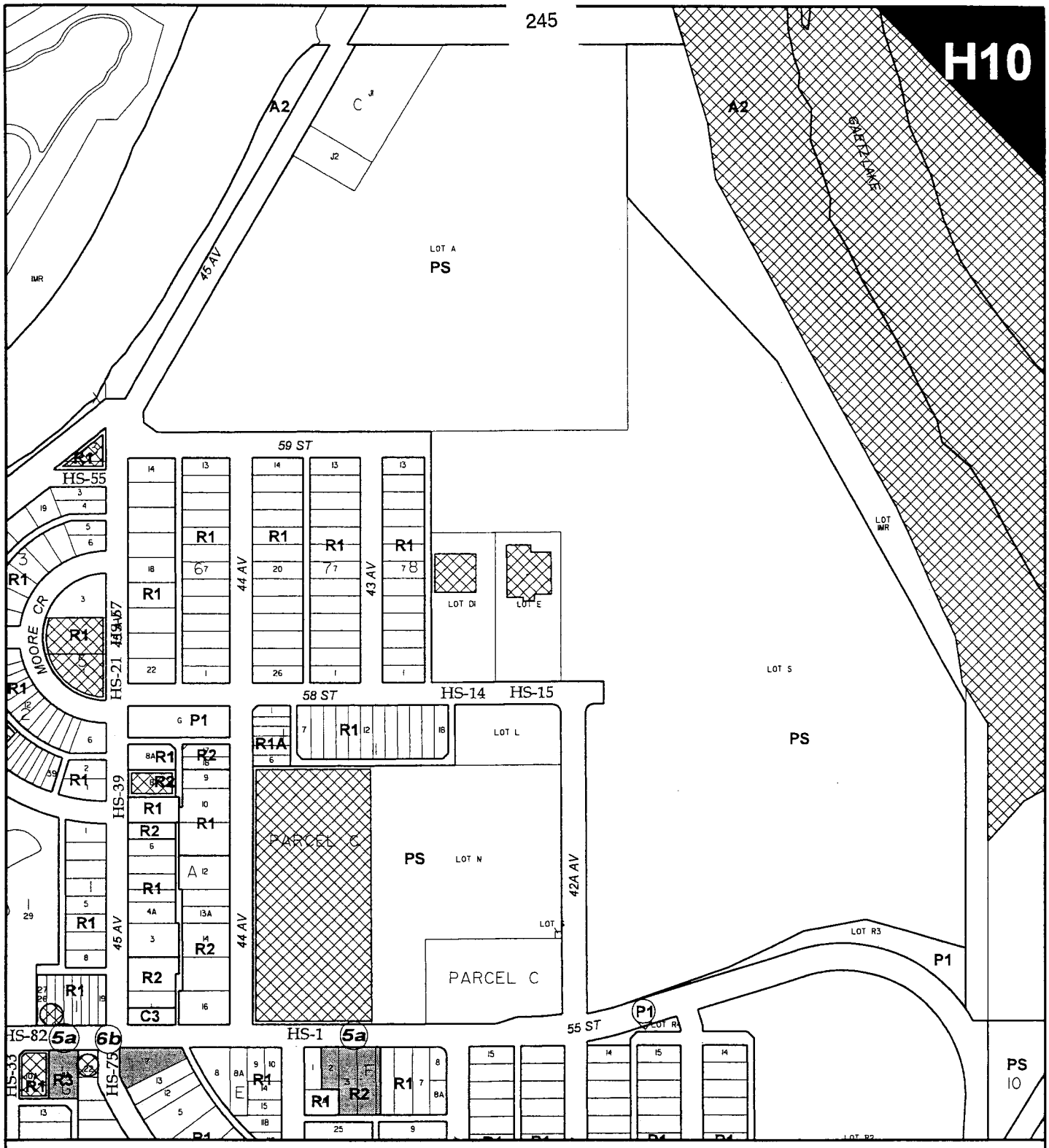

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 21

3156 / Y-97 Sept 17, 1997

G11	H11	I11
G10	H10	I10
G9	H9	I9

SE¼ Sec 21
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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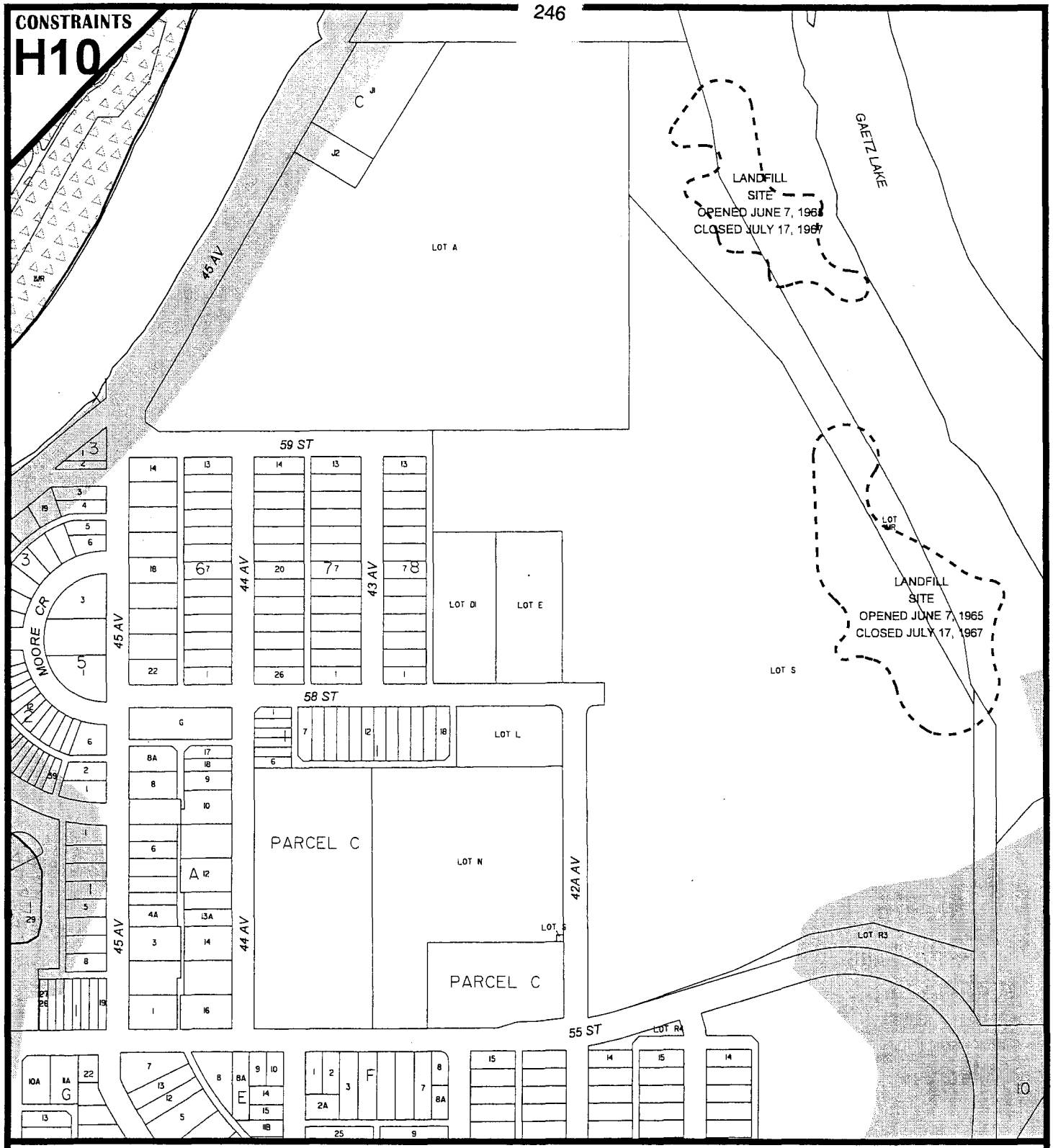

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

G11	H11	I11
G10	H10	I10
G9	H9	I9

SE¼ Sec 21
Twp 38 - Rge 27 - W4th

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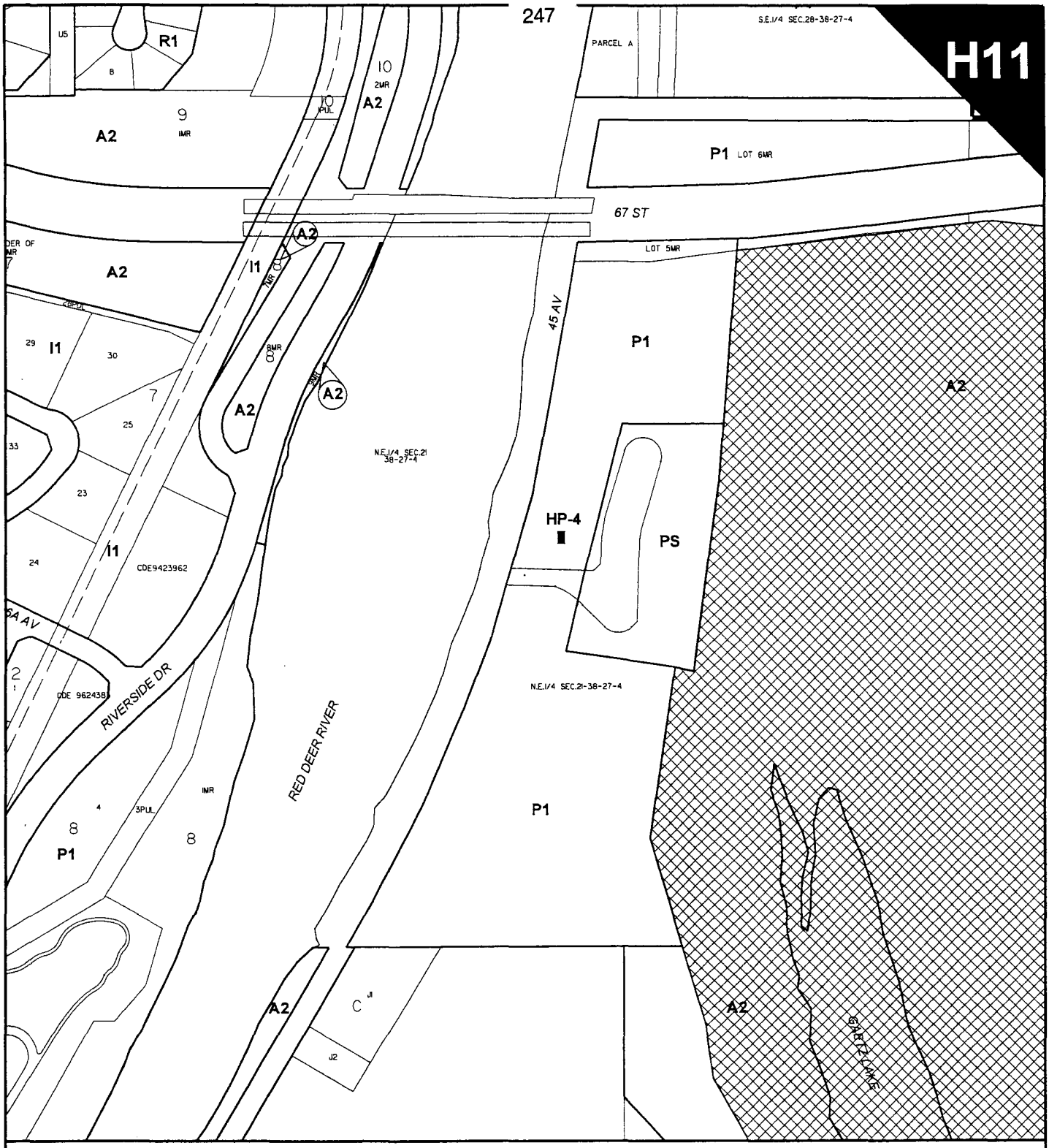

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 21

G12	H12	I12
G11	H11	I11
G10	H10	I10

NORTH
Scale 1:5,000

NE¼ Sec 21
Twp 38- Rge 27 - W4th

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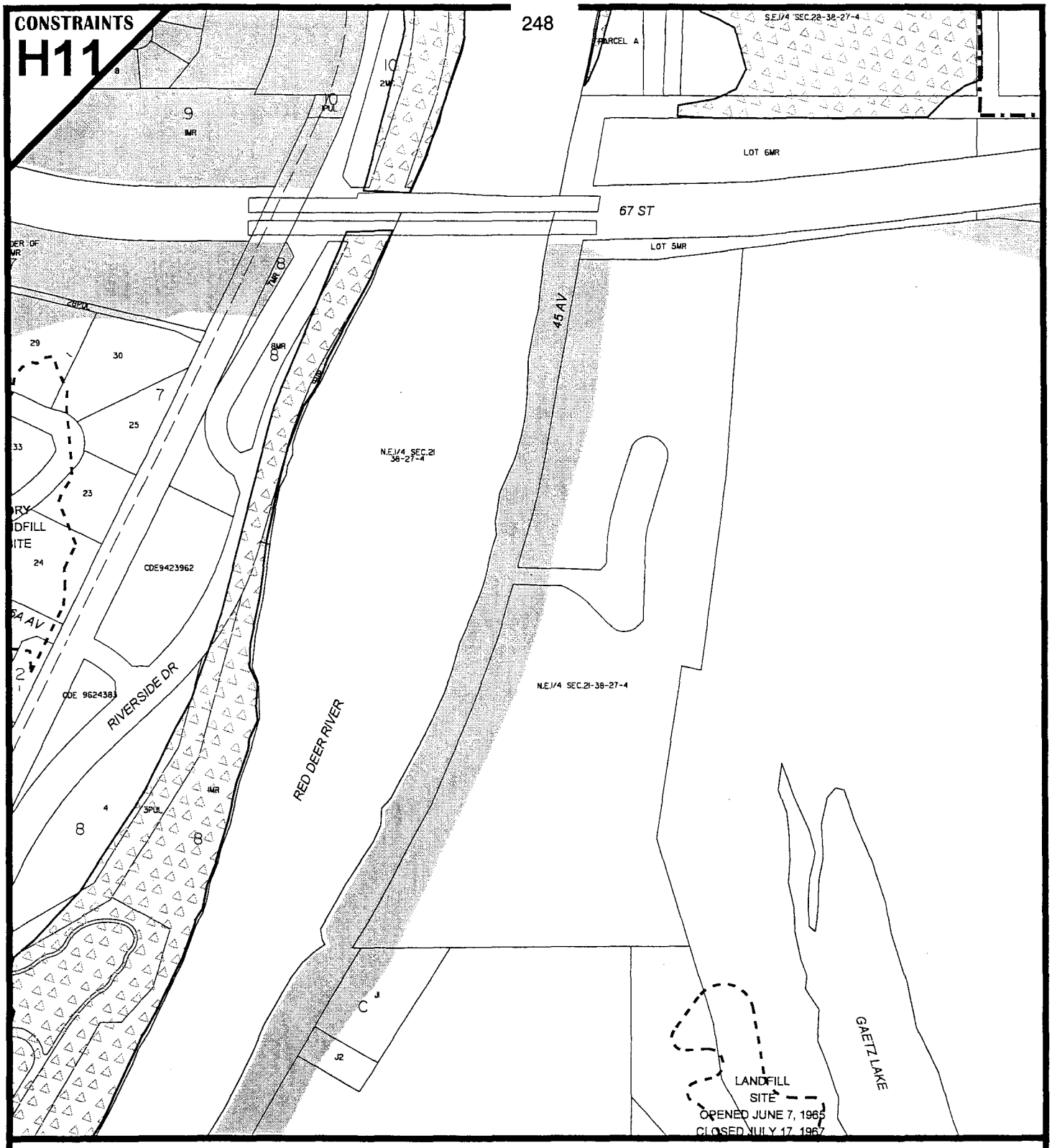
CONSTRAINTS

H11



The City of Red Deer

Land Use Bylaw 3156/96

G12	H12	I12
G11	H11	I11
G10	H10	I10

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NE¼ Sec 21
Twp 38 - Rge 27 - W4th

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printed on
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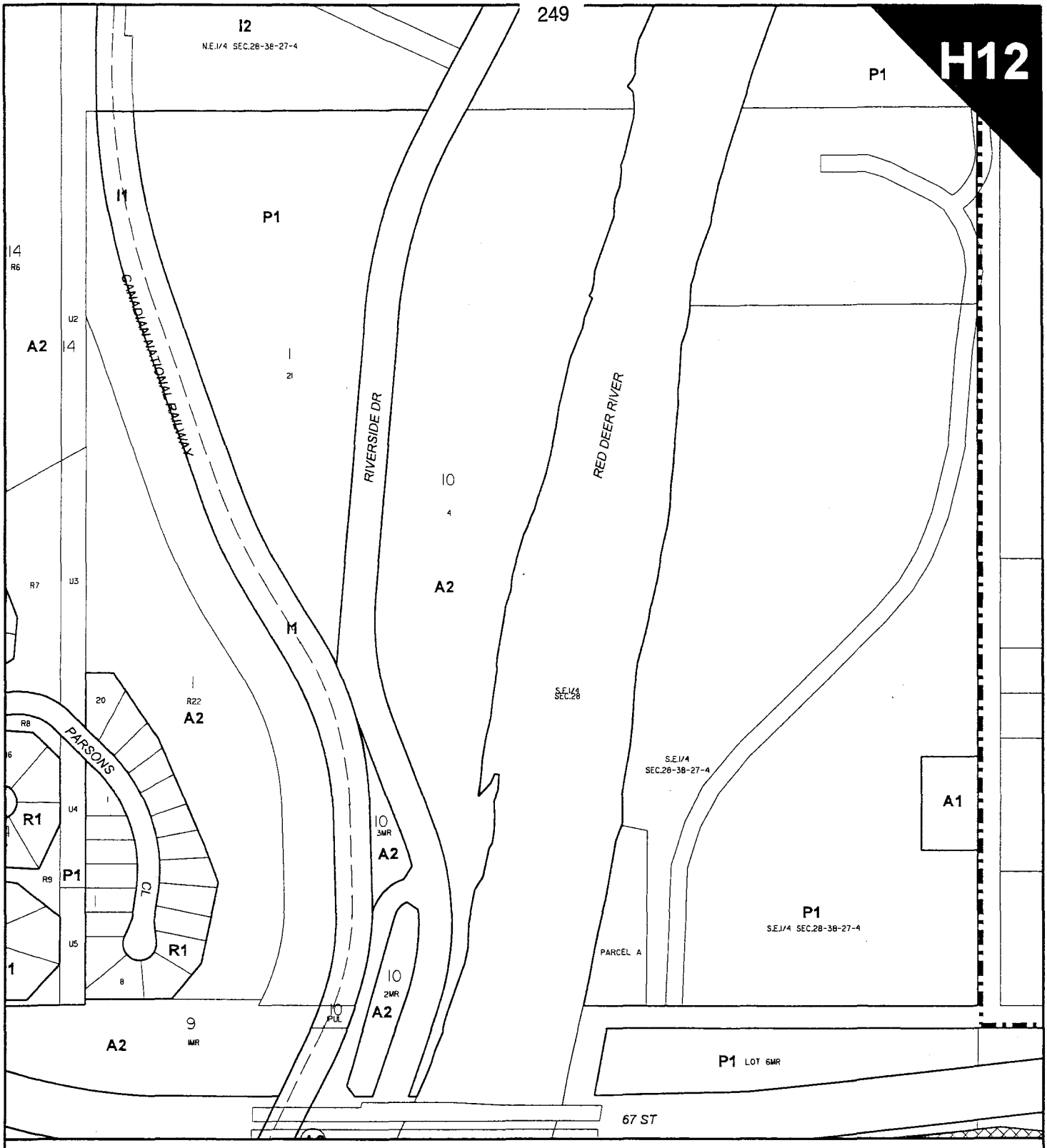
H12



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 28

G13	H13	I13
G12	H12	I12
G11	H11	I11

SE¼ Sec 28
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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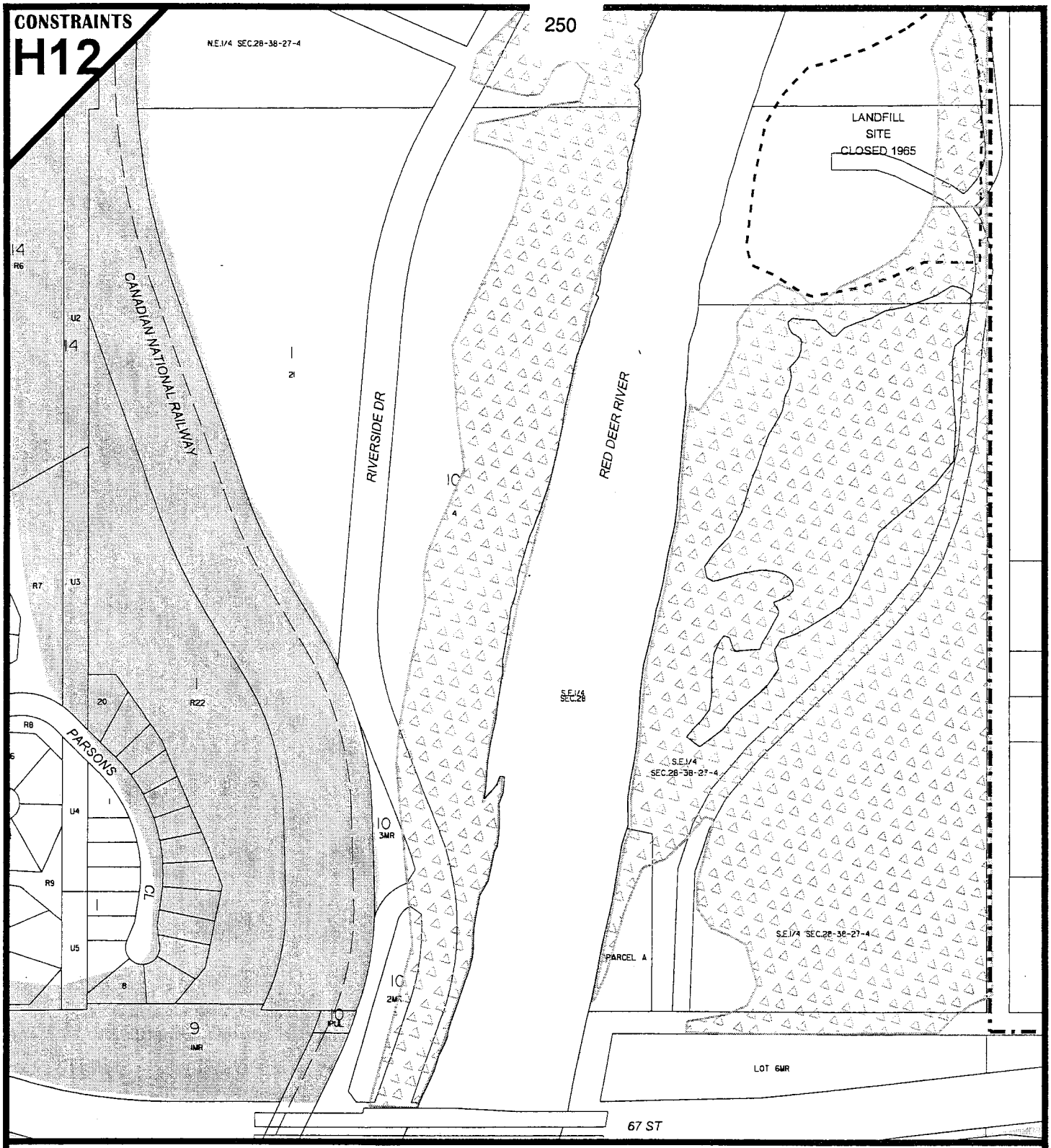

The City of Red Deer

Land Use Bylaw 3156/96

G13	H13	I13
G12	H12	I12
G11	H11	I11

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SE¼ Sec 28
Twp 38 - Rge 27 - W4th

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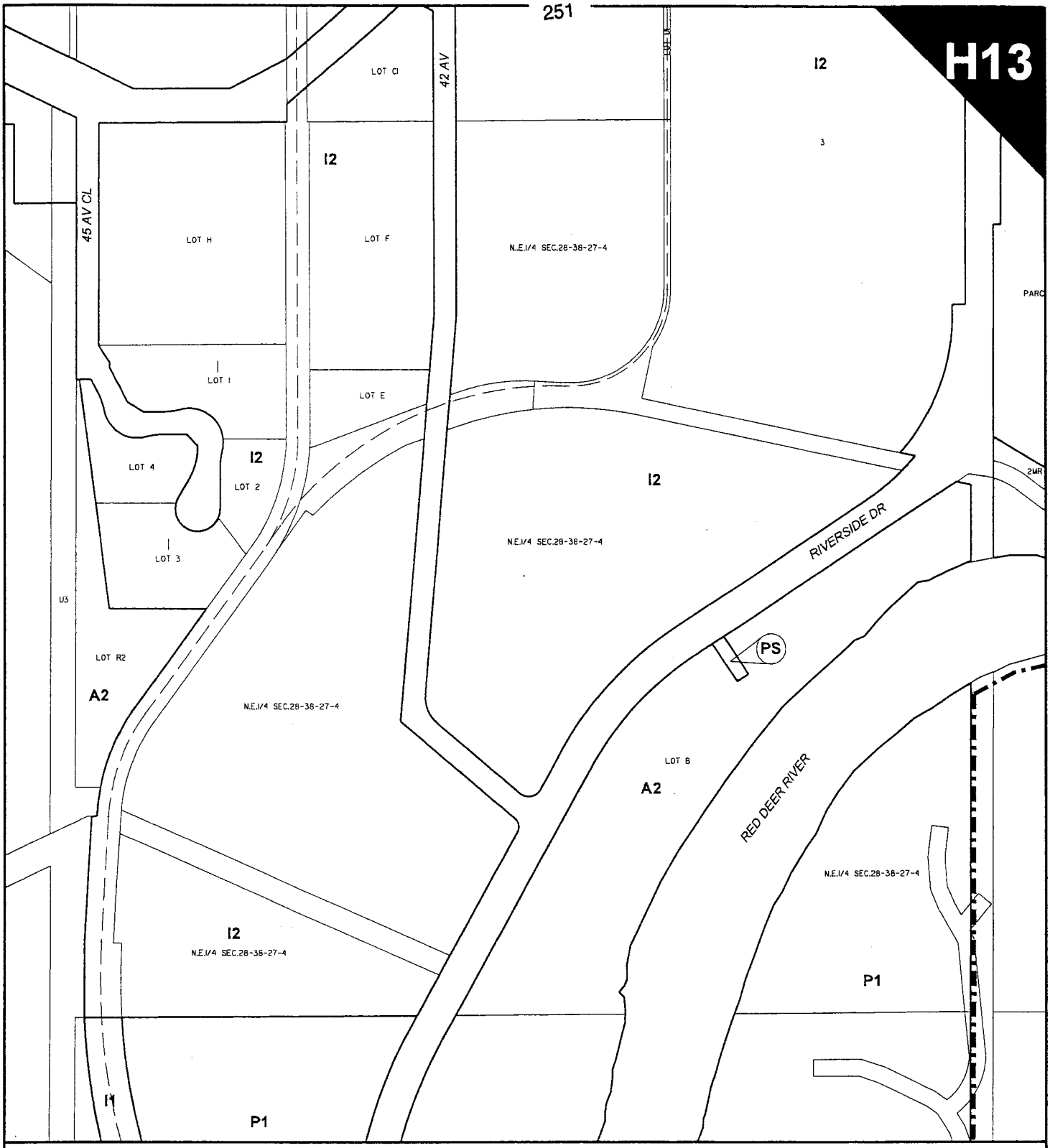
H13



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 28

3156 / R-99 *Aug 3, 1999*

G14	H14	I14
G13	H13	I13
G12	H12	I12

NE¼ Sec 28
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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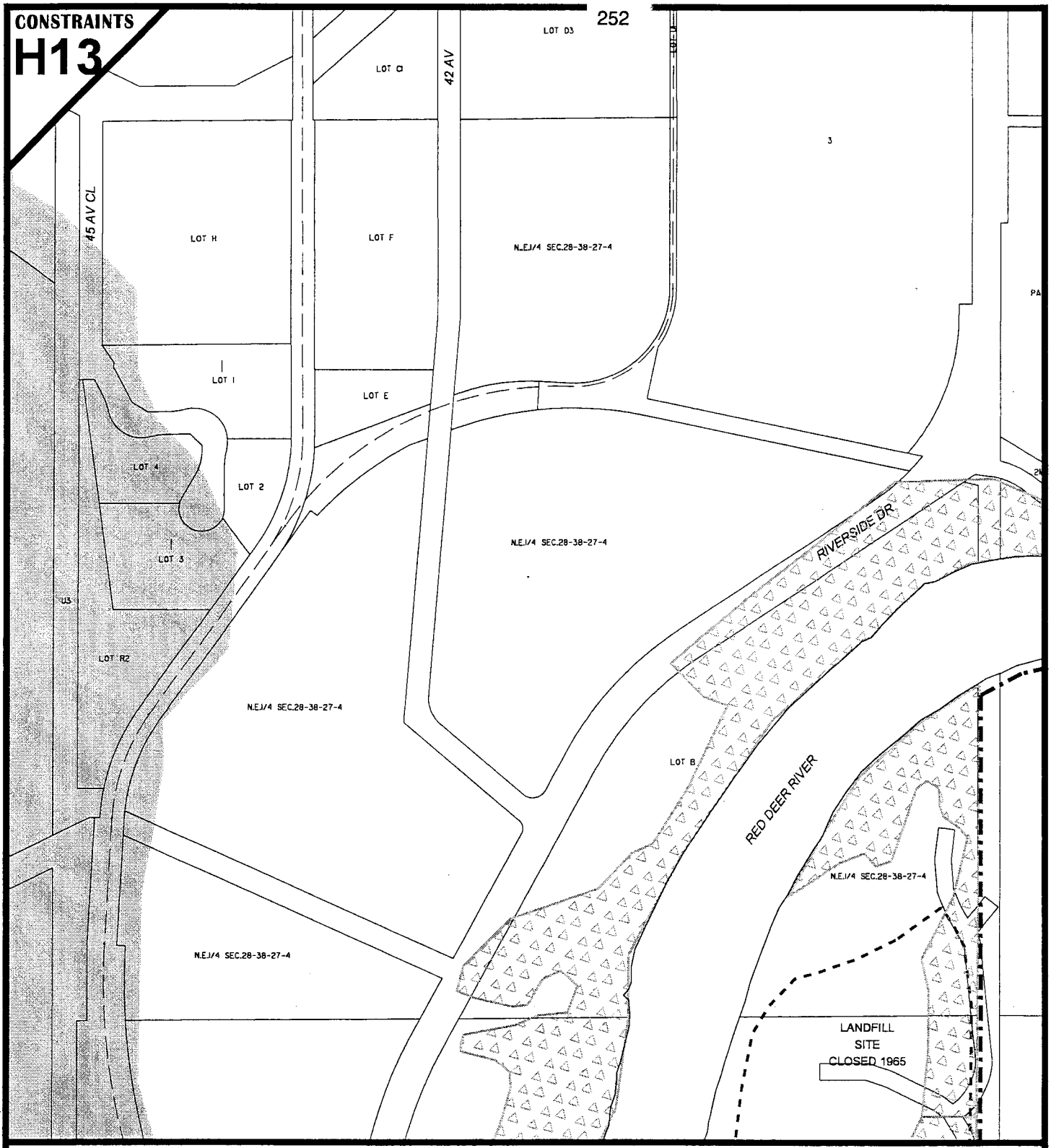

The City of Red Deer

Land Use Bylaw 3156/96

G14	H14	I14
G13	H13	I13
G12	H12	I12

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NE¼ Sec 28
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004

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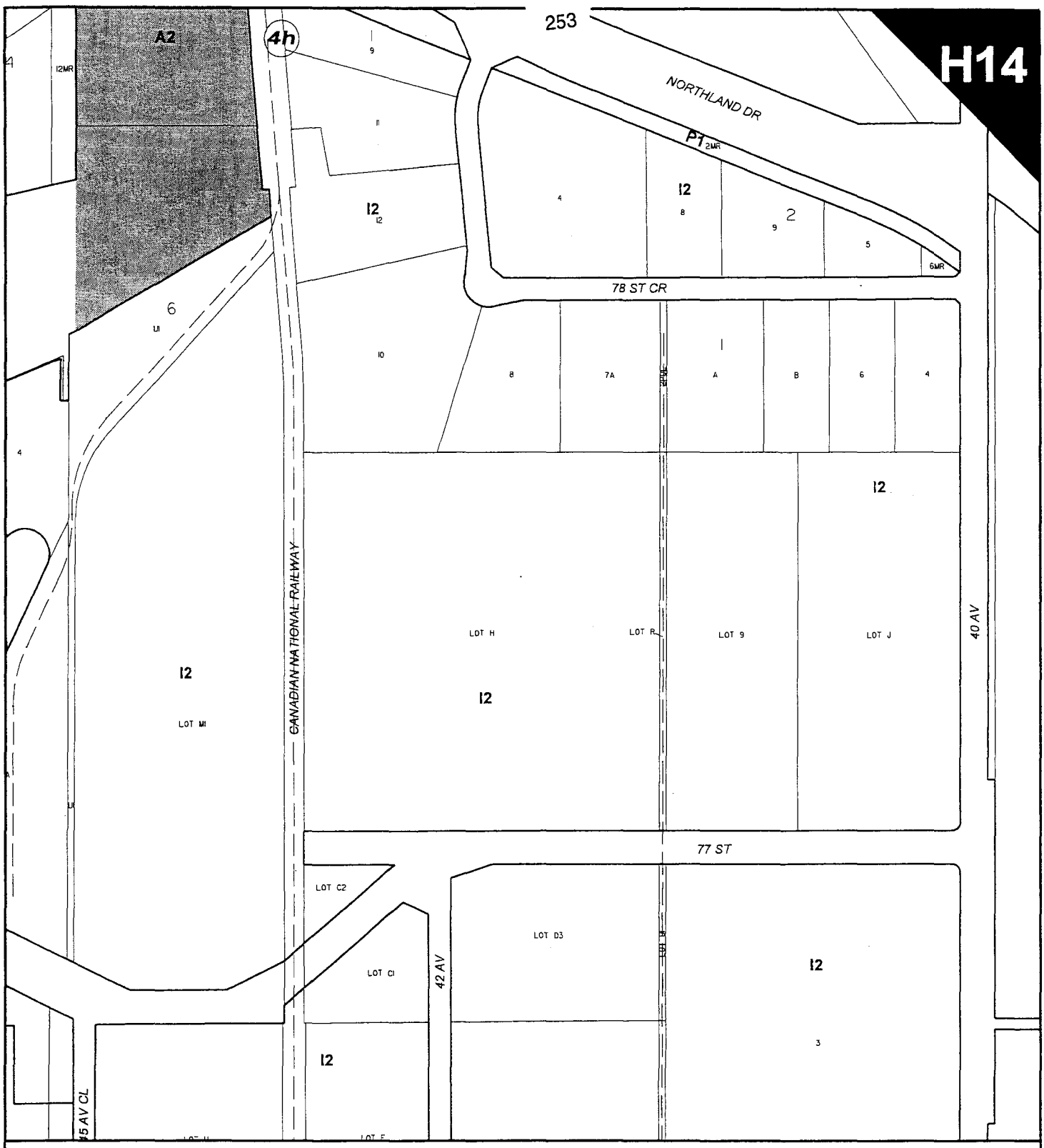

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 33

G15	H15	I15
G14	H14	I14
G13	H13	I13

NORTH
Scale 1:5,000

SE¼ Sec 33
Twp 38- Rge 27 - W4th

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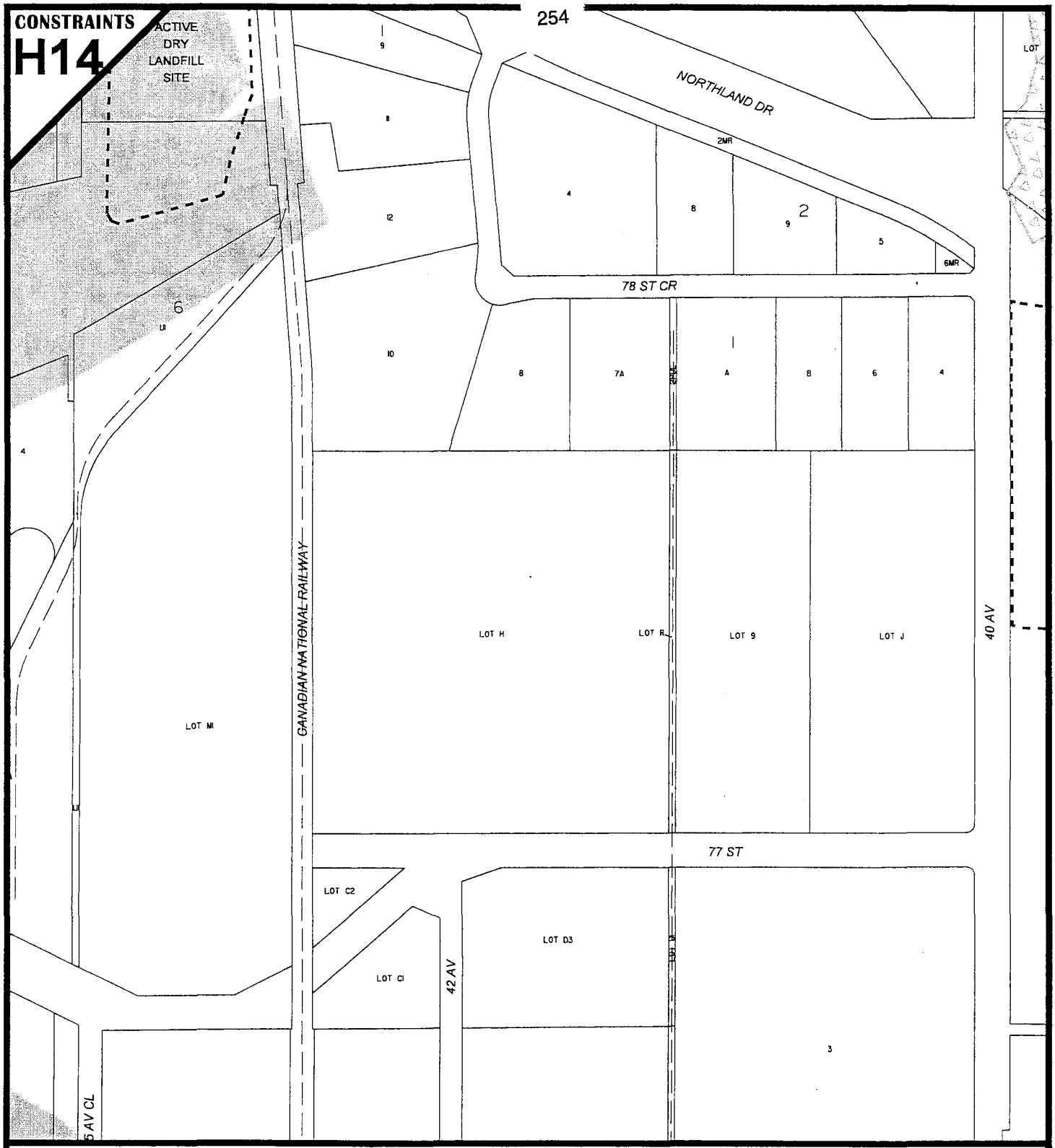

The City of Red Deer

Land Use Bylaw 3156/96

G15	H15	I15
G14	H14	I14
G13	H13	I13

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SE¼ Sec 33
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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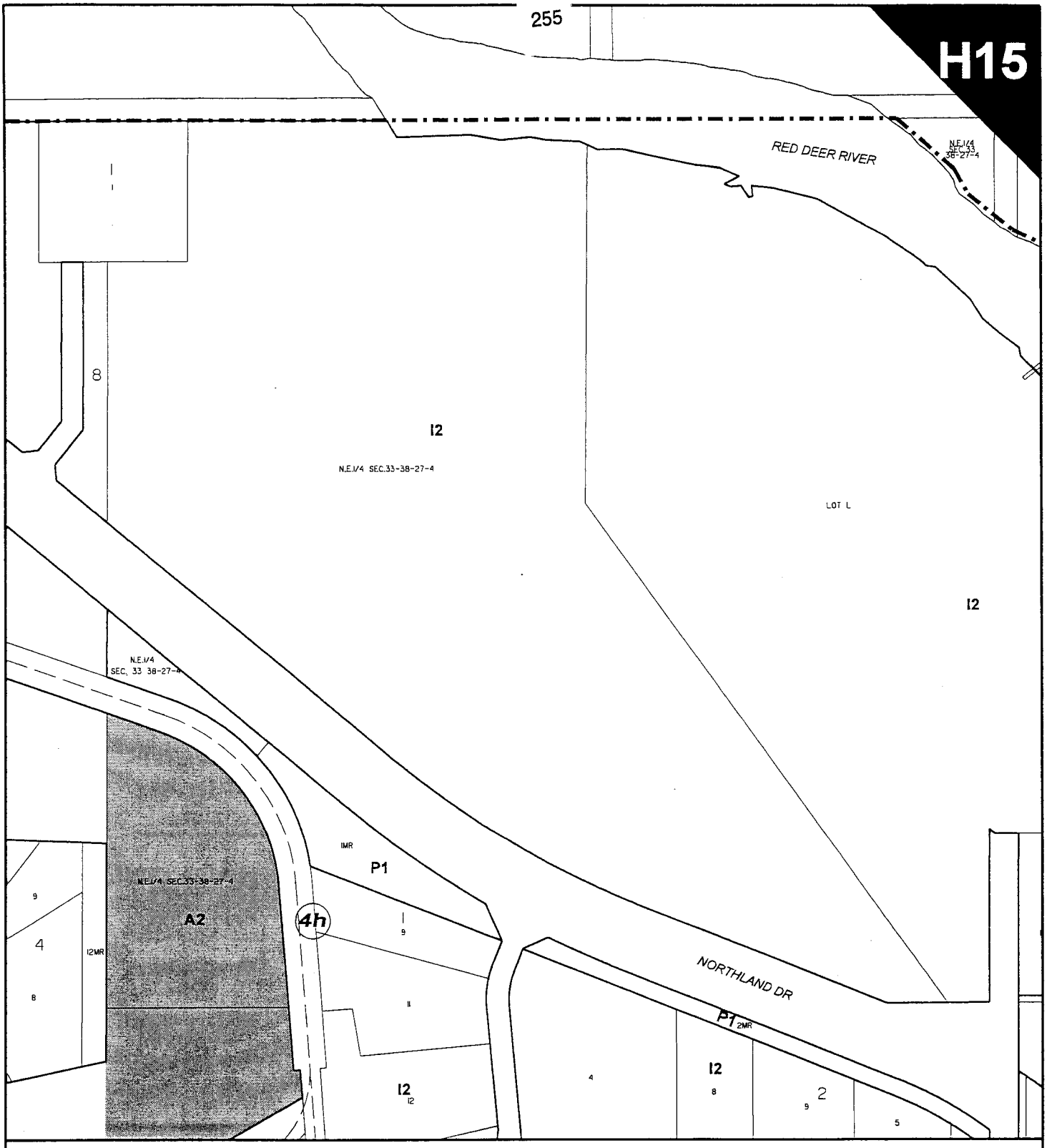

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 33

G16	H16	I16
G15	H15	I15
G14	H14	I14

NORTH
Scale 1:5,000

NE¼ Sec 33
Twp 38- Rge 27 - W4th

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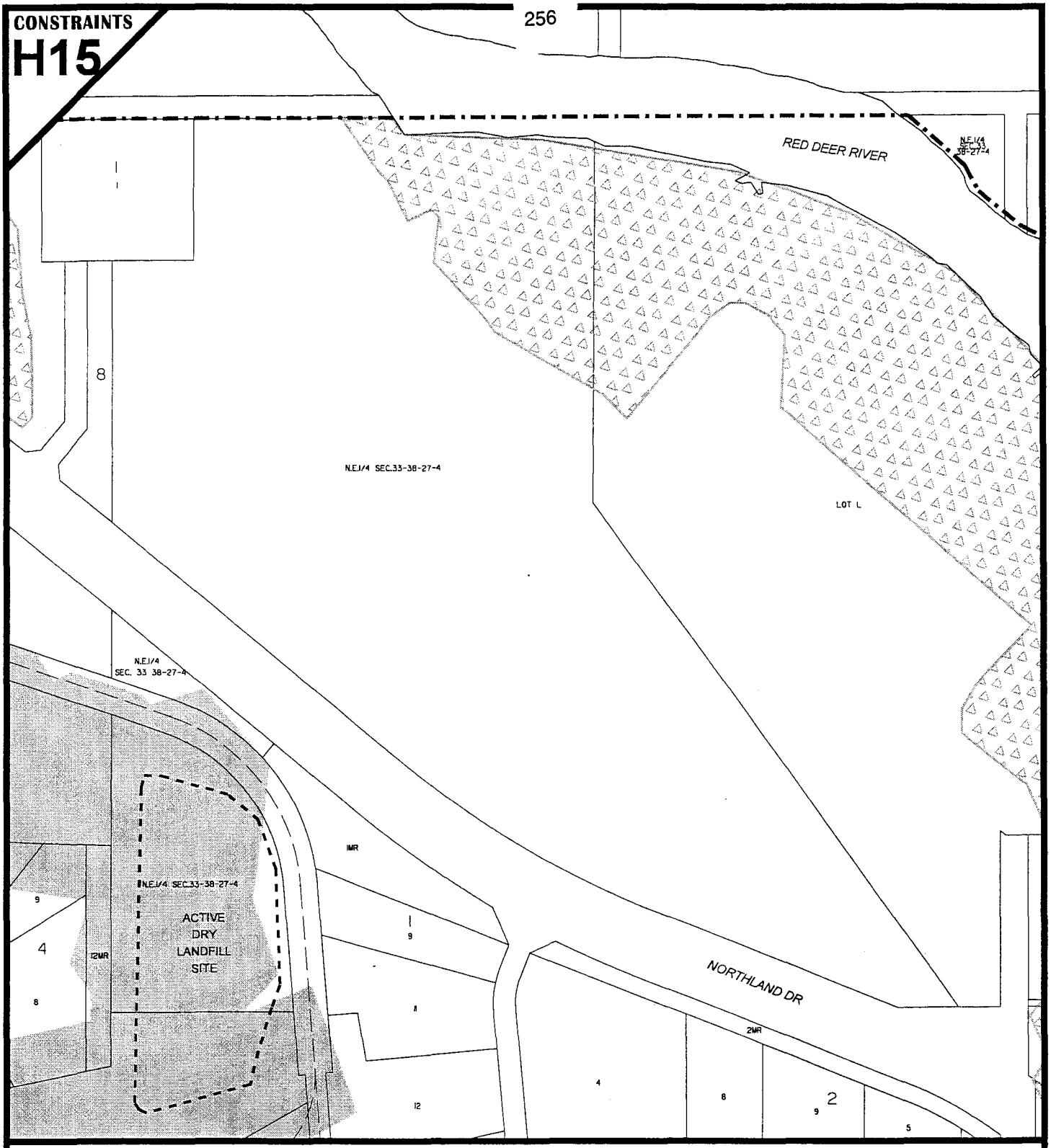
H15



The City of Red Deer
Land Use Bylaw 3156/96

G16	H16	I16
G15	**H15**	I15
G14	H14	I14

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NE¼ Sec 33
Twp 38 - Rge 27 - W4th

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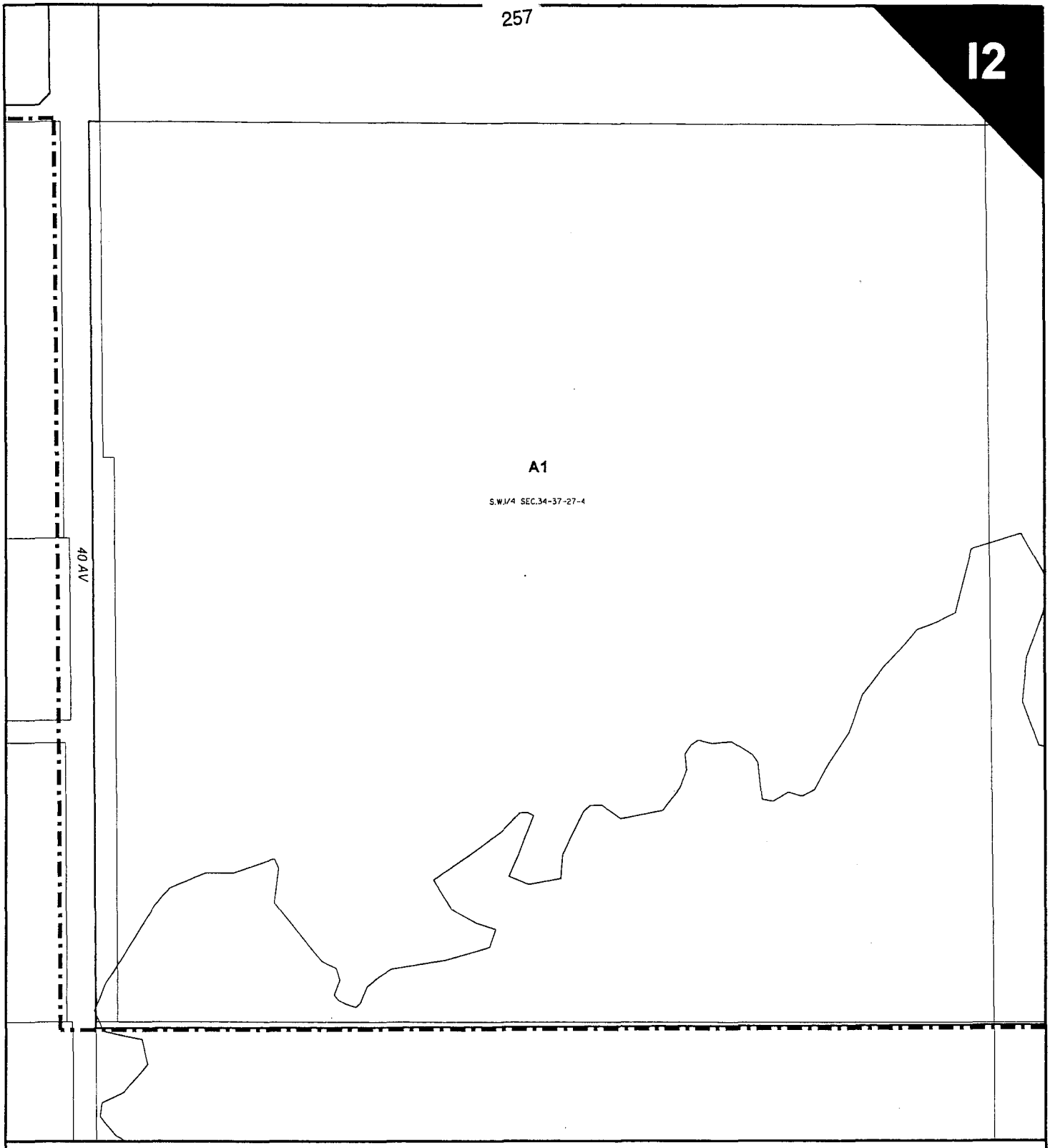
I2



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 34

3156 / Z-98 *Aug 24, 1998*

H3	I3	J3
H2	I2	J2
H1	I1	J1

SW¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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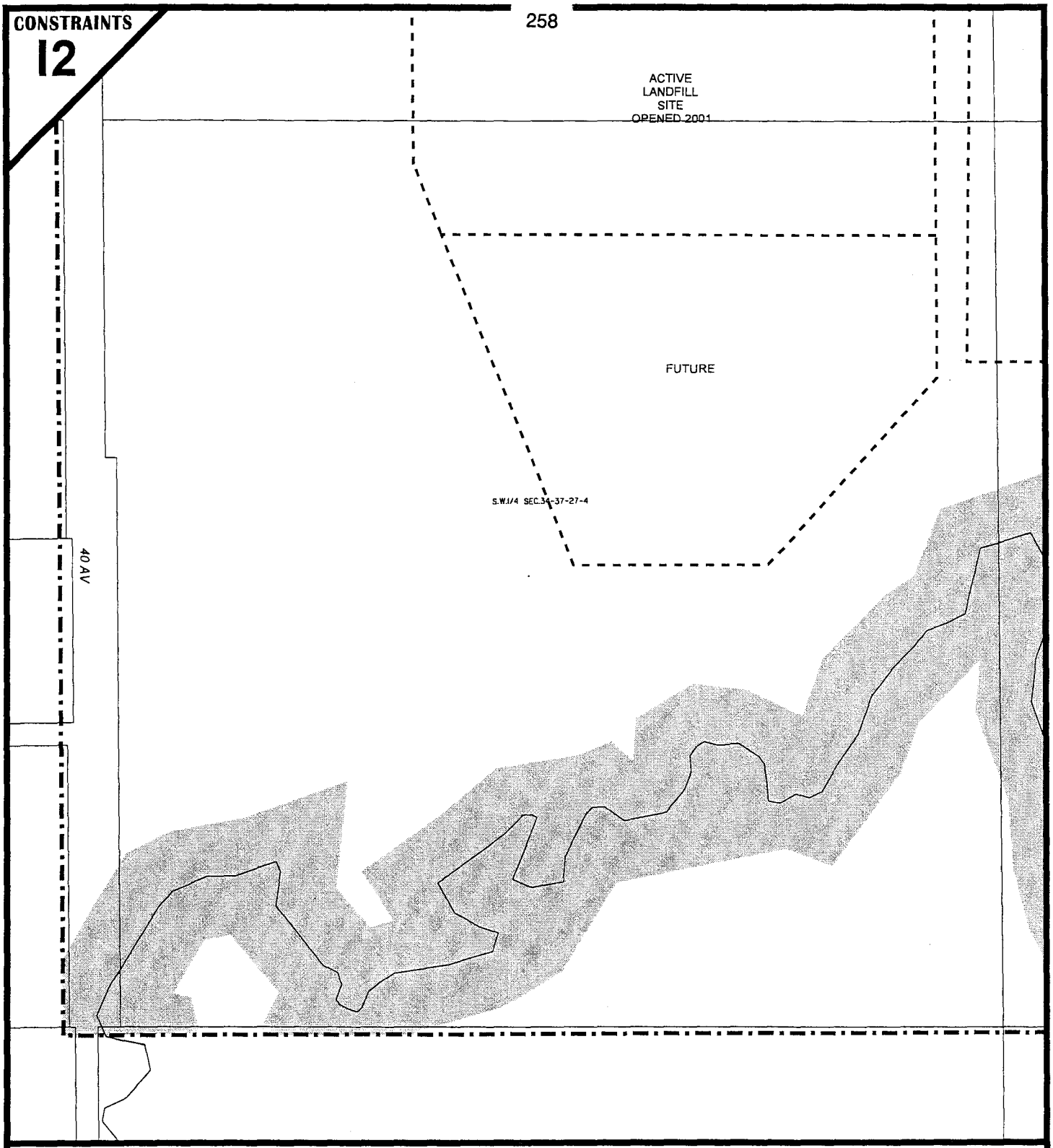
CONSTRAINTS

I2



The City of Red Deer

Land Use Bylaw 3156/96

H3	I3	J3
H2	I2	J2
H1	I1	J1

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SW¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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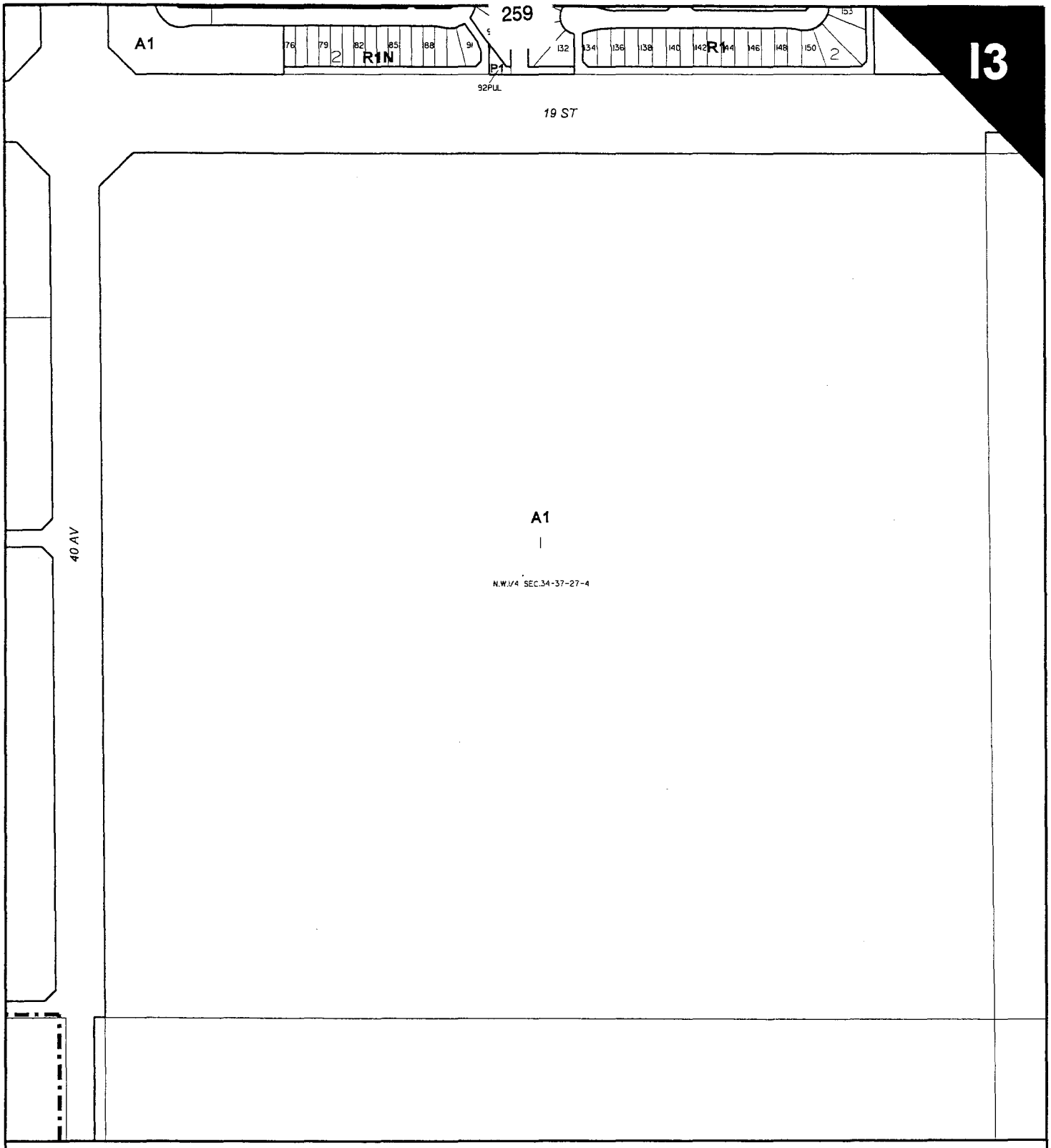

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 34

3156 / Z-98 *Aug 24, 1998*

H4	I4	J4
H3	I3	J3
H2	I2	J2

NW¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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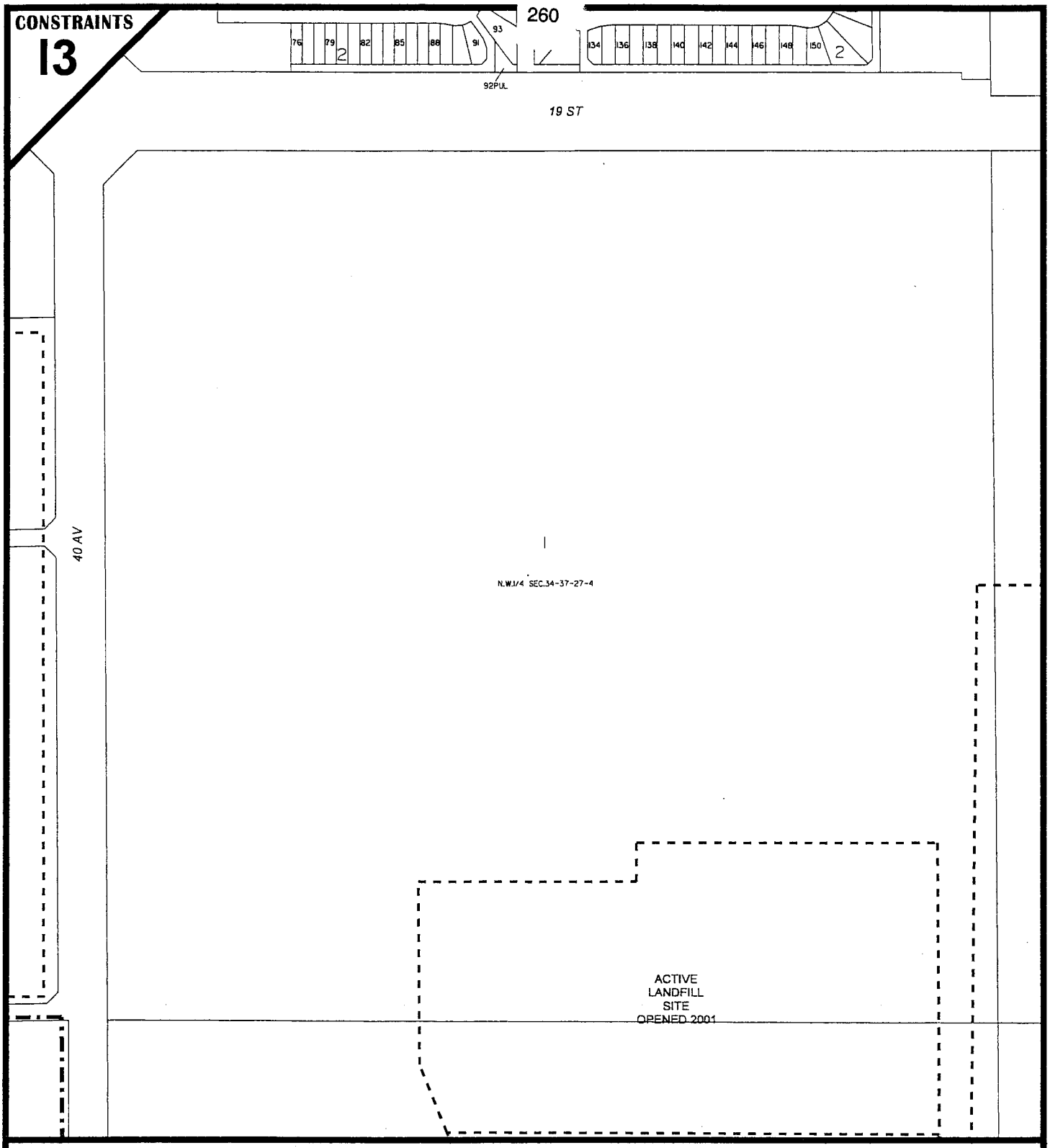

The City of Red Deer

Land Use Bylaw 3156/96

H4	I4	J4
H3	I3	J3
H2	I2	J2

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NW¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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July 30, 2004

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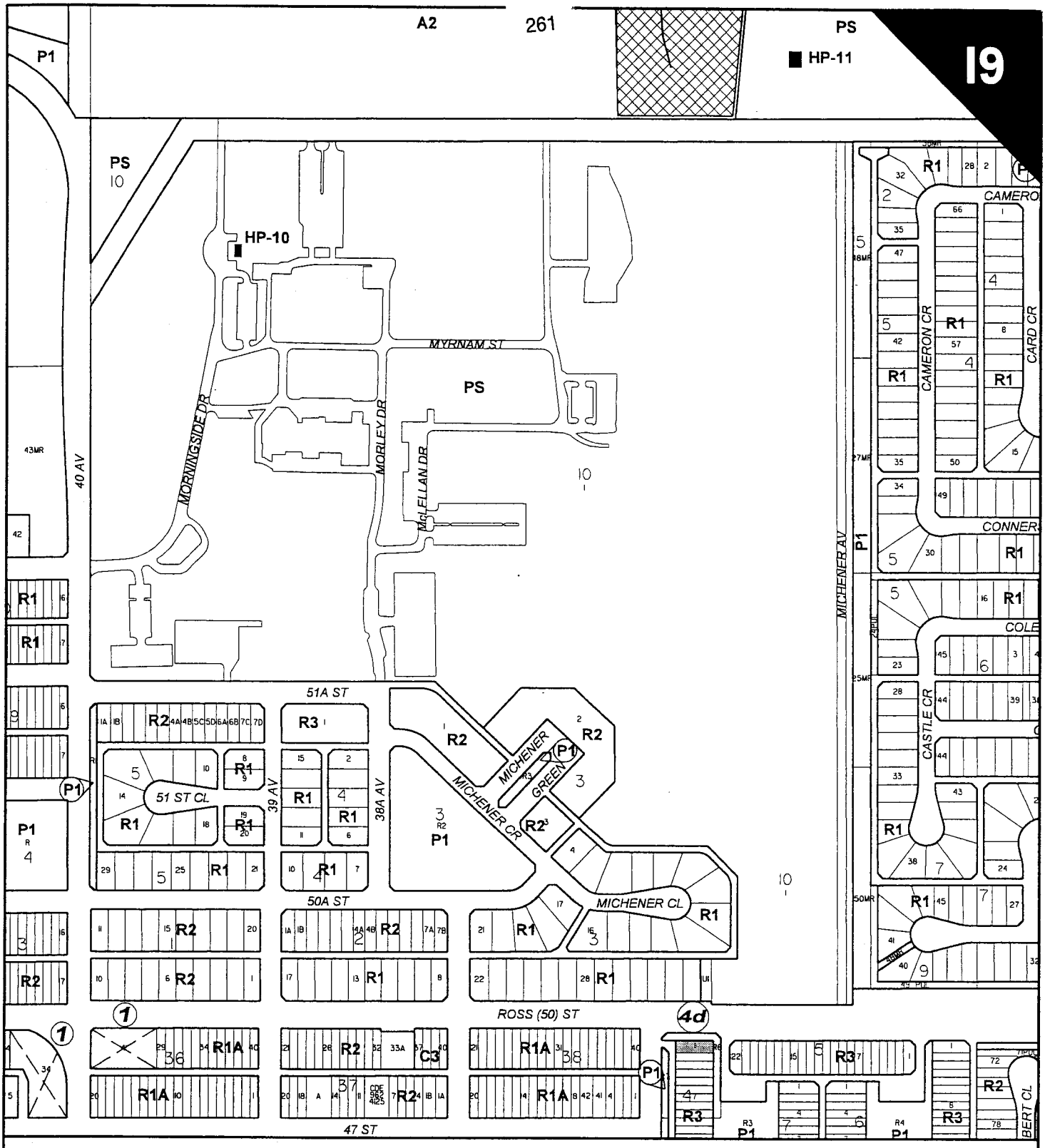

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 15

H10	I10	J10
H9	I9	J9
H8	I8	J8

NORTH
Scale 1:5,000

NW¼ Sec 15
Twp 38- Rge 27 - W4th

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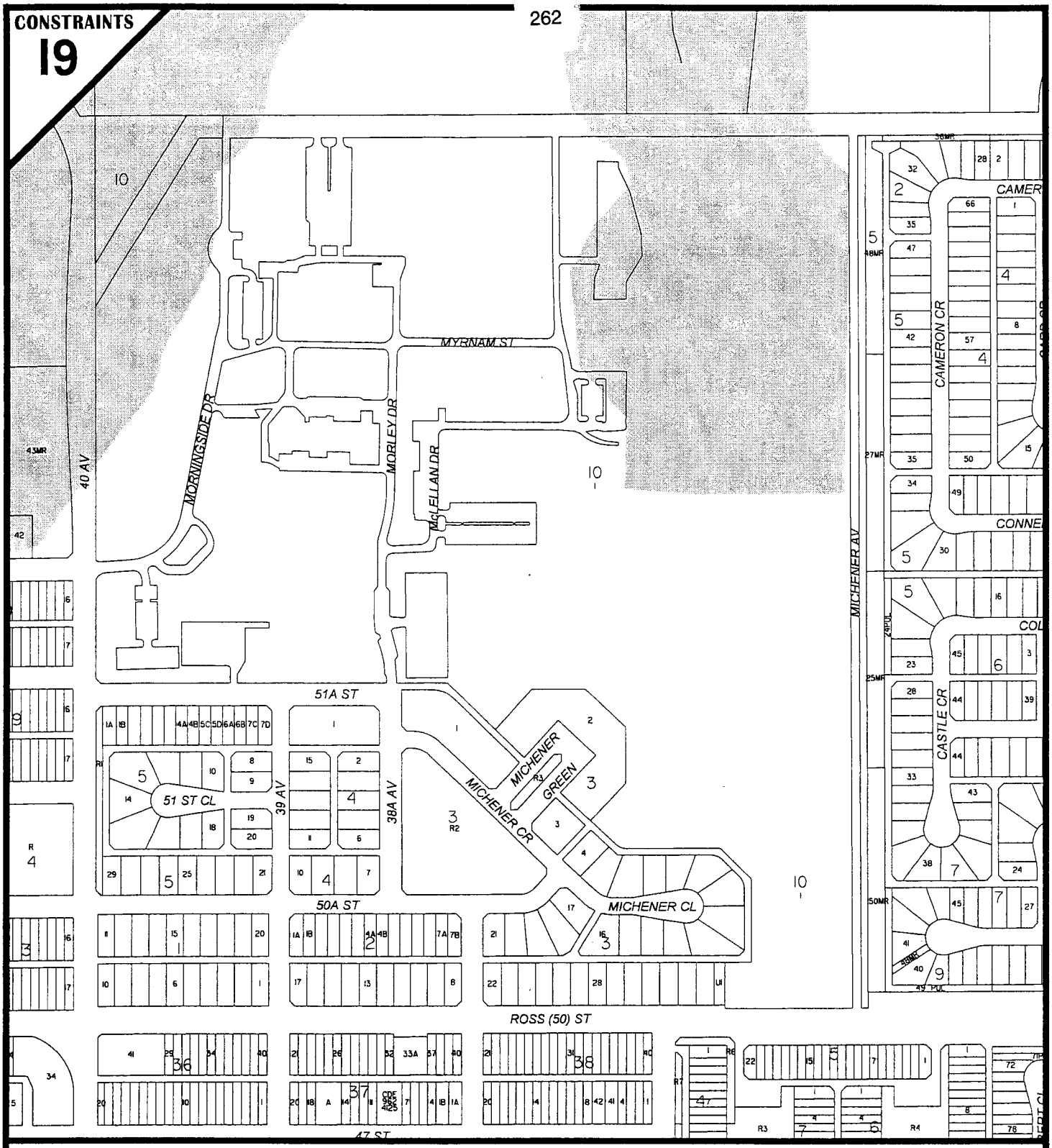
CONSTRAINTS

I9



The City of Red Deer

Land Use Bylaw 3156/96

H10	I10	J10
H9	**I9**	J9
H8	I8	J8

LEGEND

- - - - **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NW¼ Sec 15
Twp 38 - Rge 27 - W4th

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July 30, 2004

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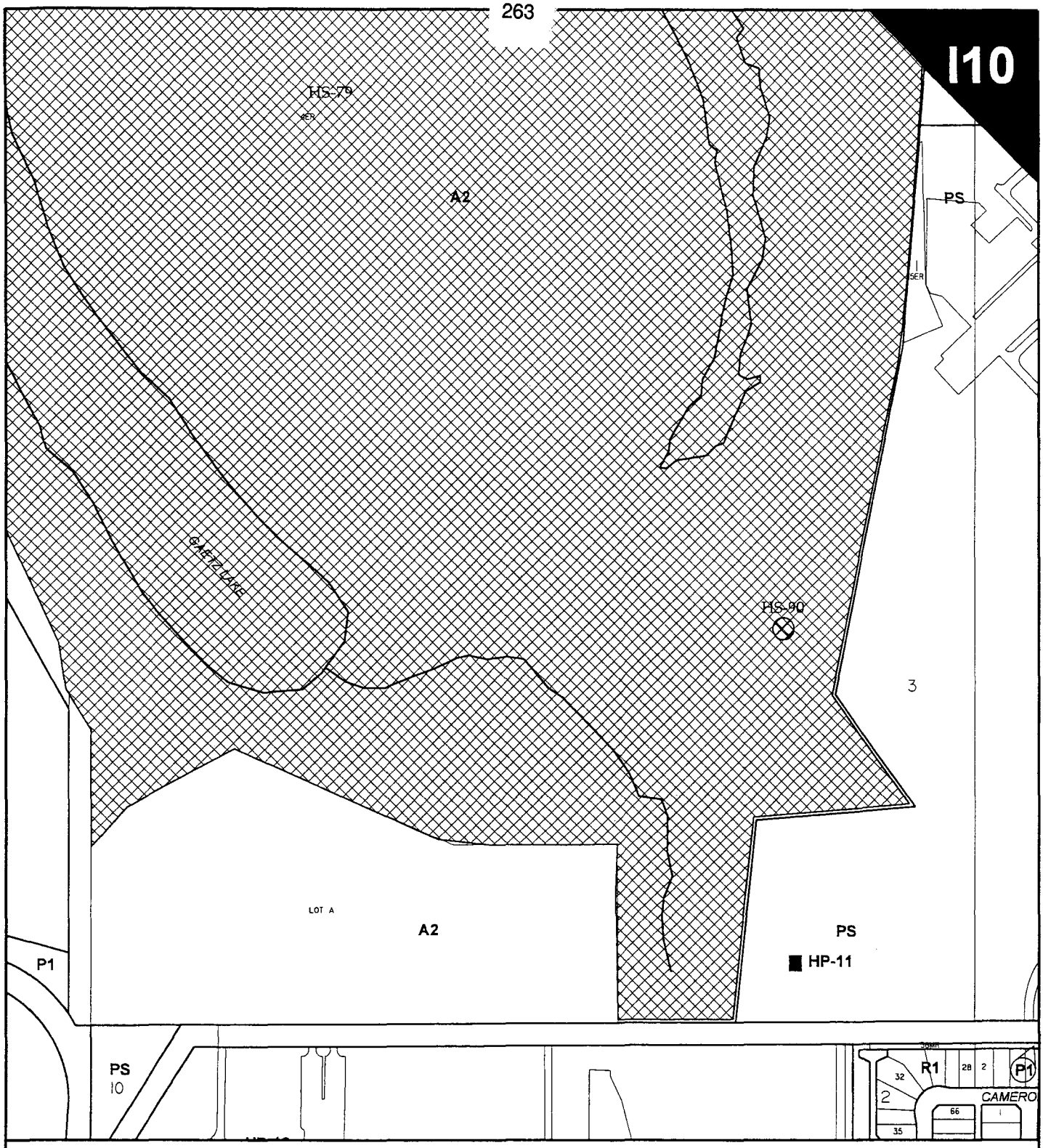

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 22

H11	I11	J11
H10	I10	J10
H9	I9	J9

SW¼ Sec 22
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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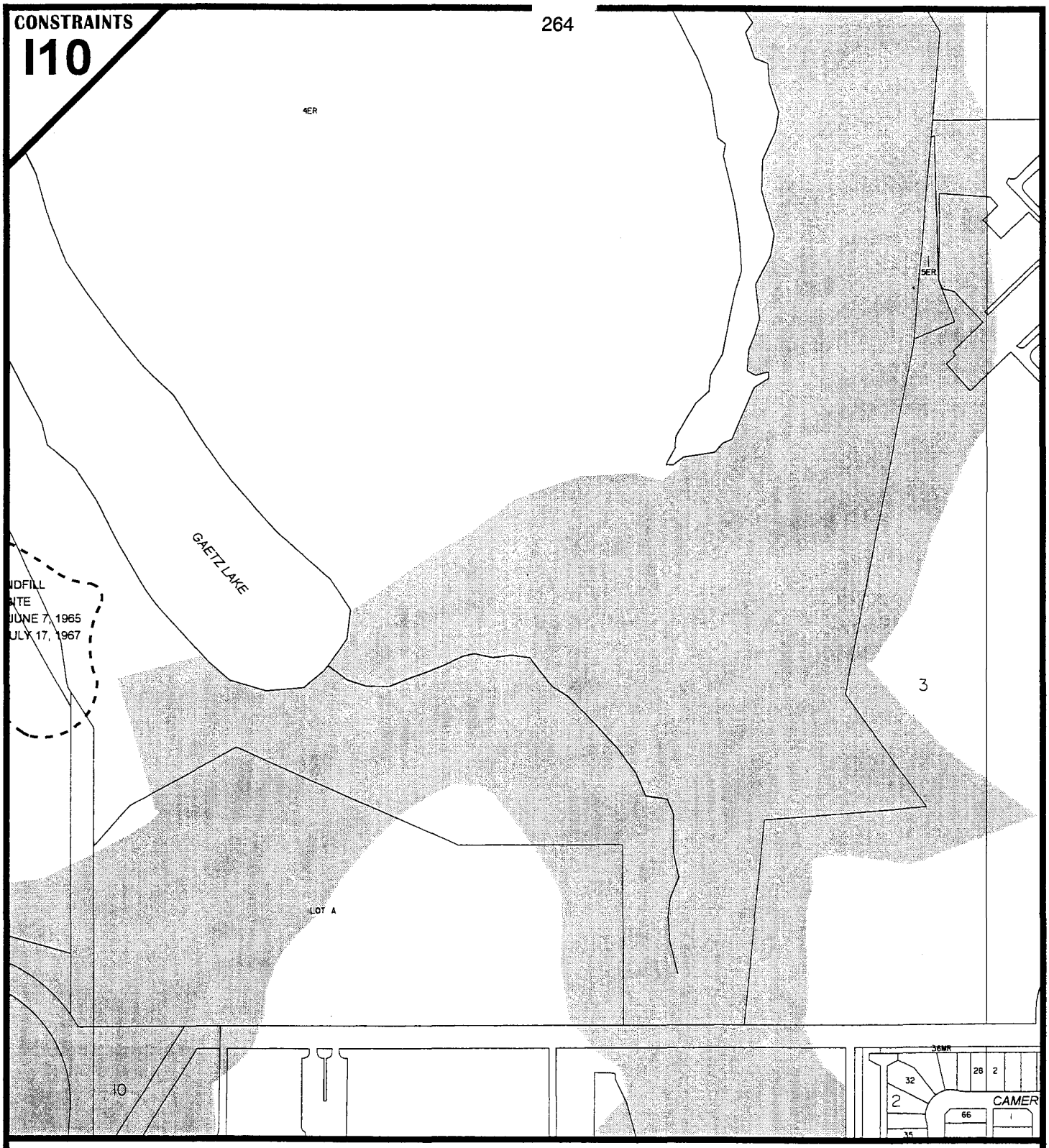
I10



The City of Red Deer

Land Use Bylaw 3156/96

H11	I11	J11
H10	**I10**	J10
H9	I9	J9

LEGEND

- - - - **Landfill Sites**

Flood Plain

Escarpment

NORTH
Scale 1:5,000

SW¼ Sec 22
Twp 38 - Rge 27 - W4th

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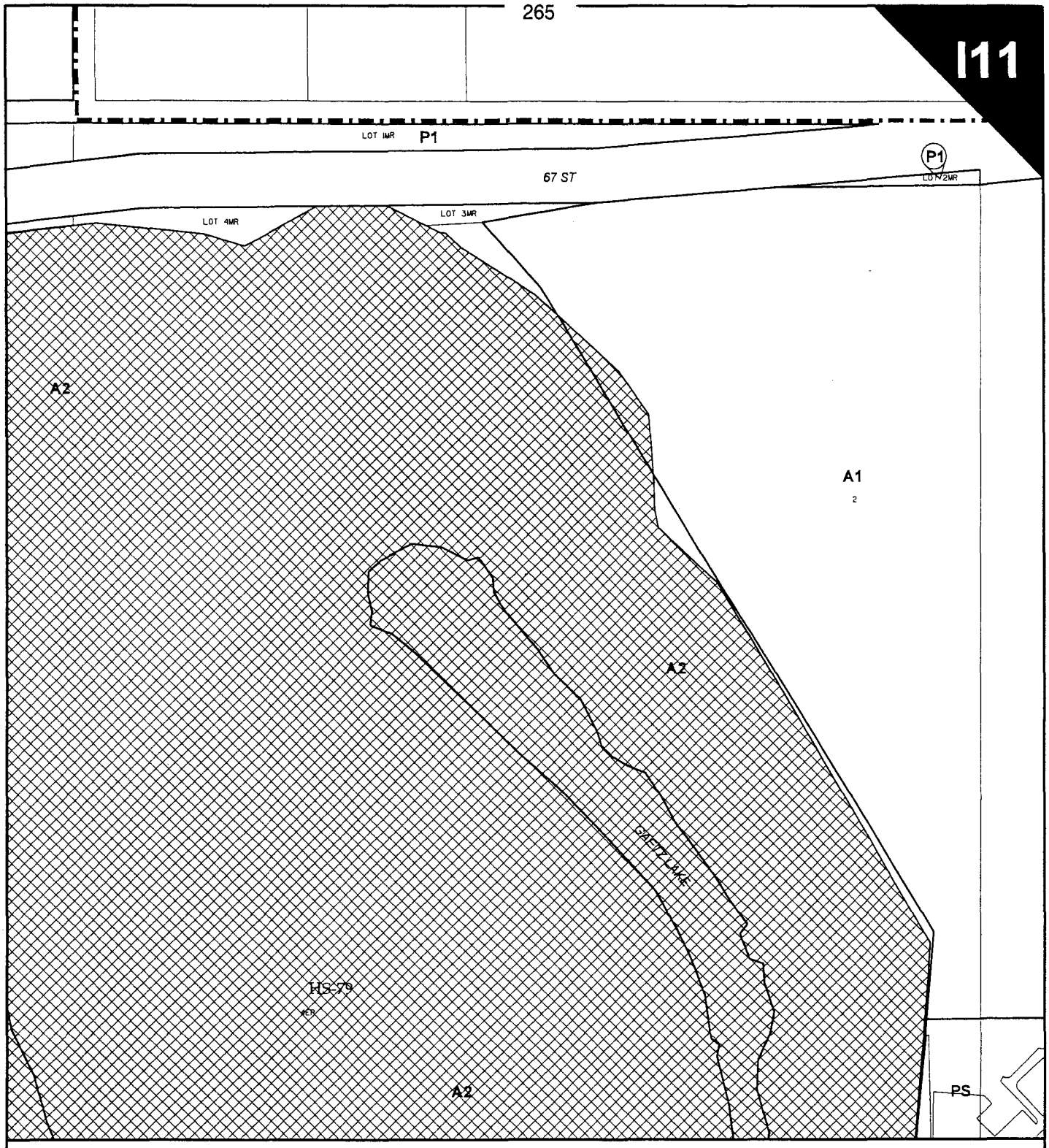
I11



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 22

H12	I12	J12
H11	I11	J11
H10	I10	J10

NW¼ Sec 22
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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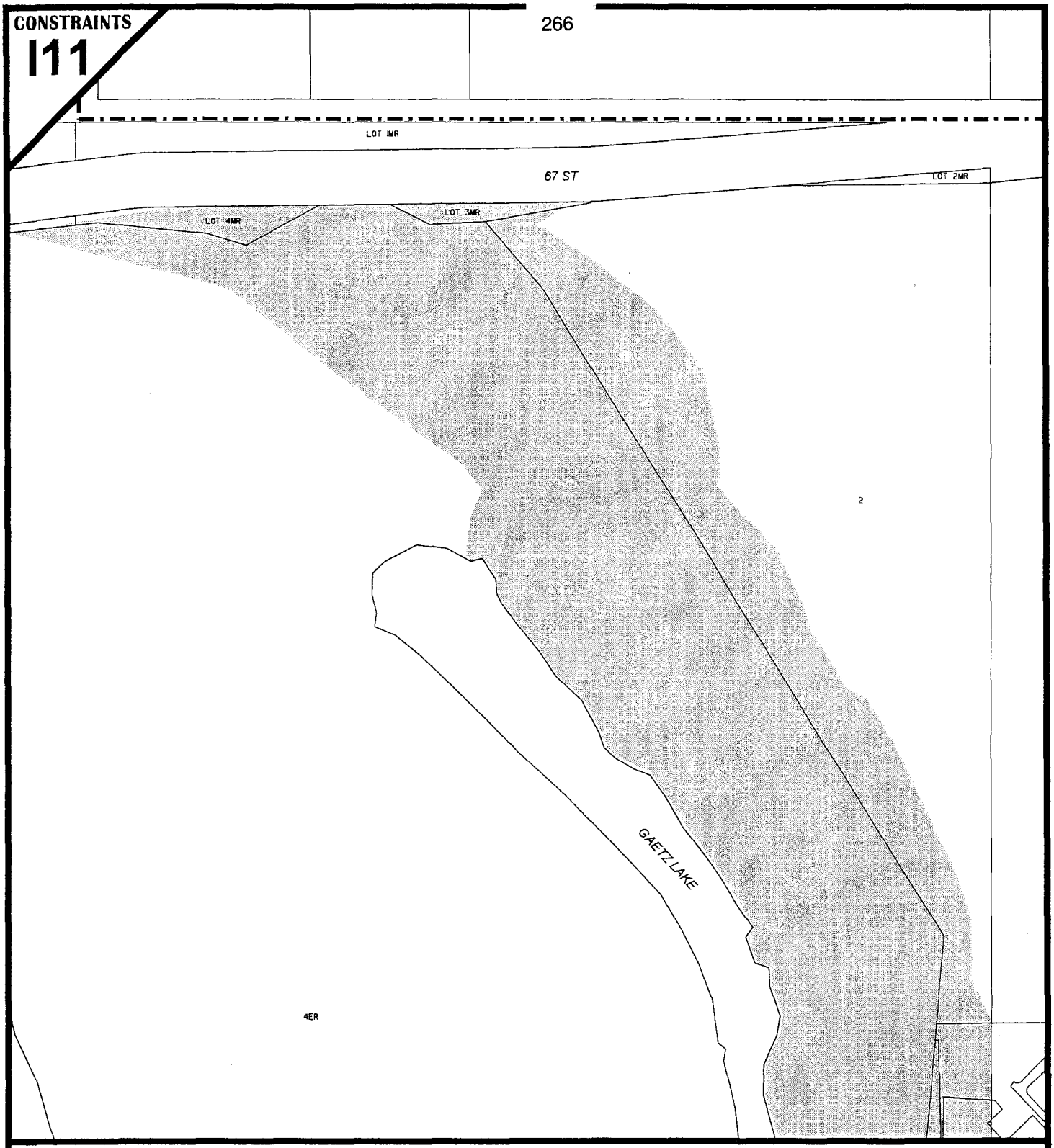

The City of Red Deer

Land Use Bylaw 3156/96

H12	I12	J12
H11	I11	J11
H10	I10	J10

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NW¼ Sec 22
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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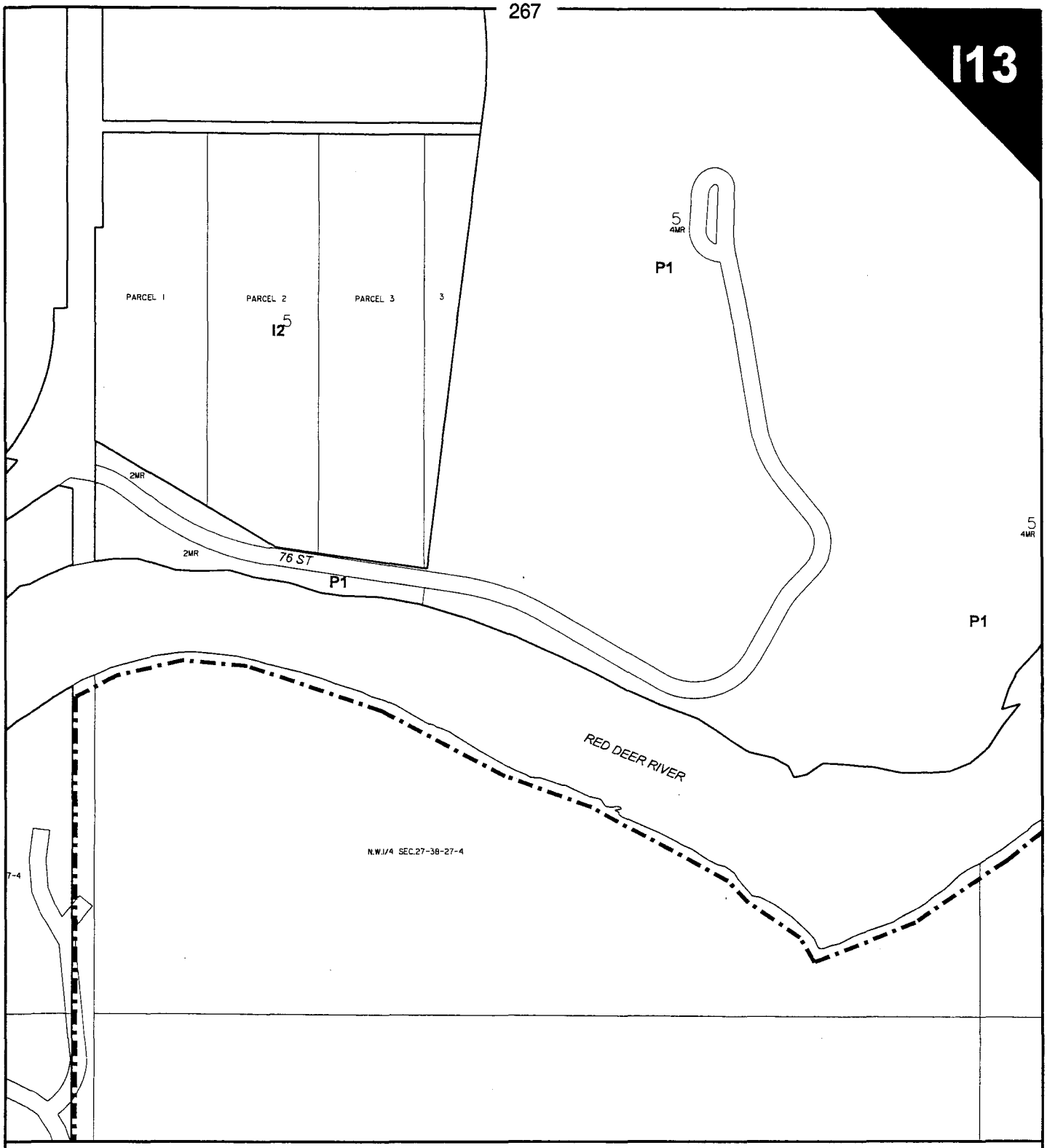

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 27

H14	I14	J14
H13	I13	J13
H12	I12	J12

NW¼ Sec 27
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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CONSTRAINTS

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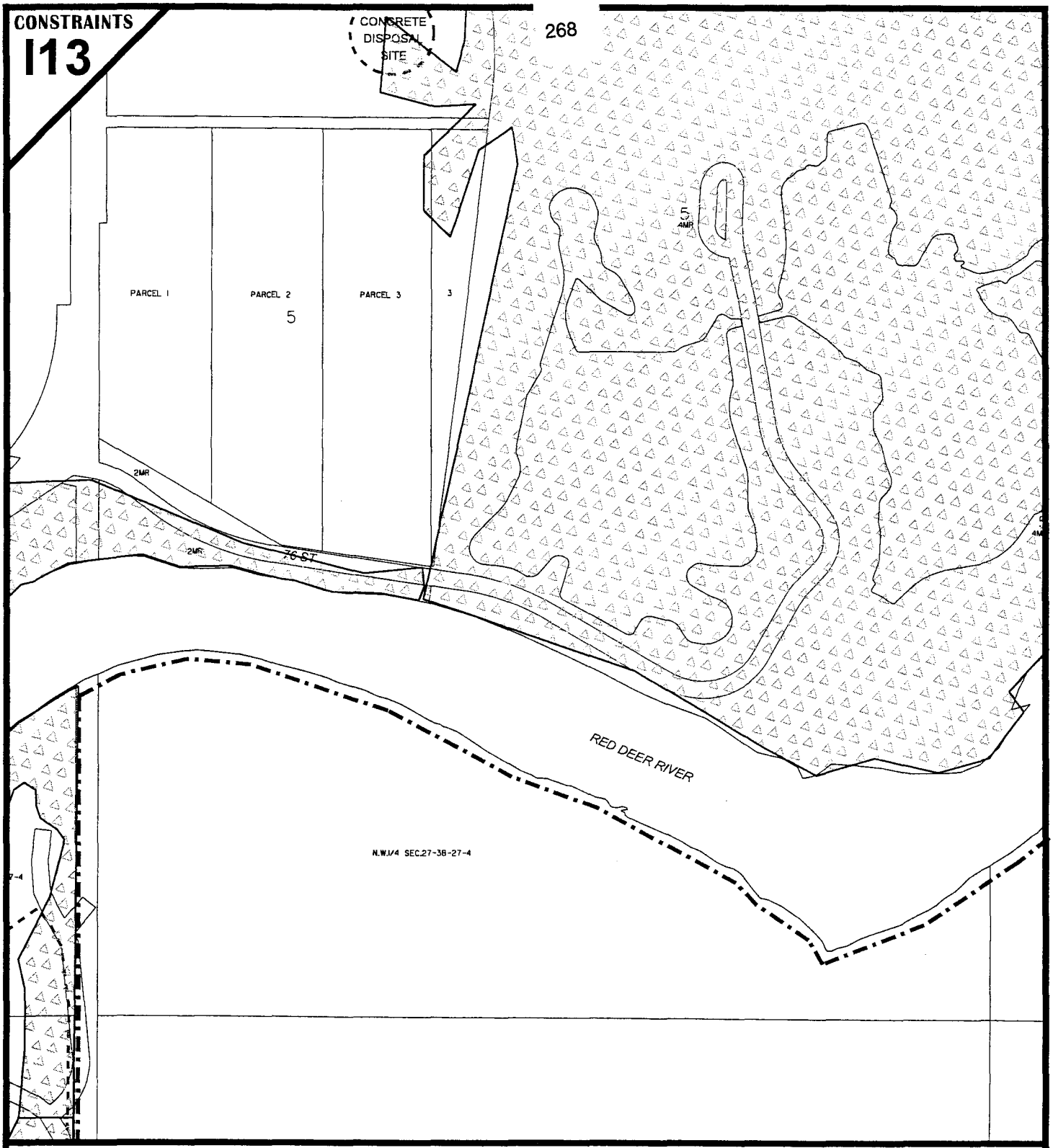

The City of Red Deer
Land Use Bylaw 3156/96

H14	I14	J14
H13	I13	J13
H12	I12	J12

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

NW¼ Sec 27
Twp 38 - Rge 27 - W4th

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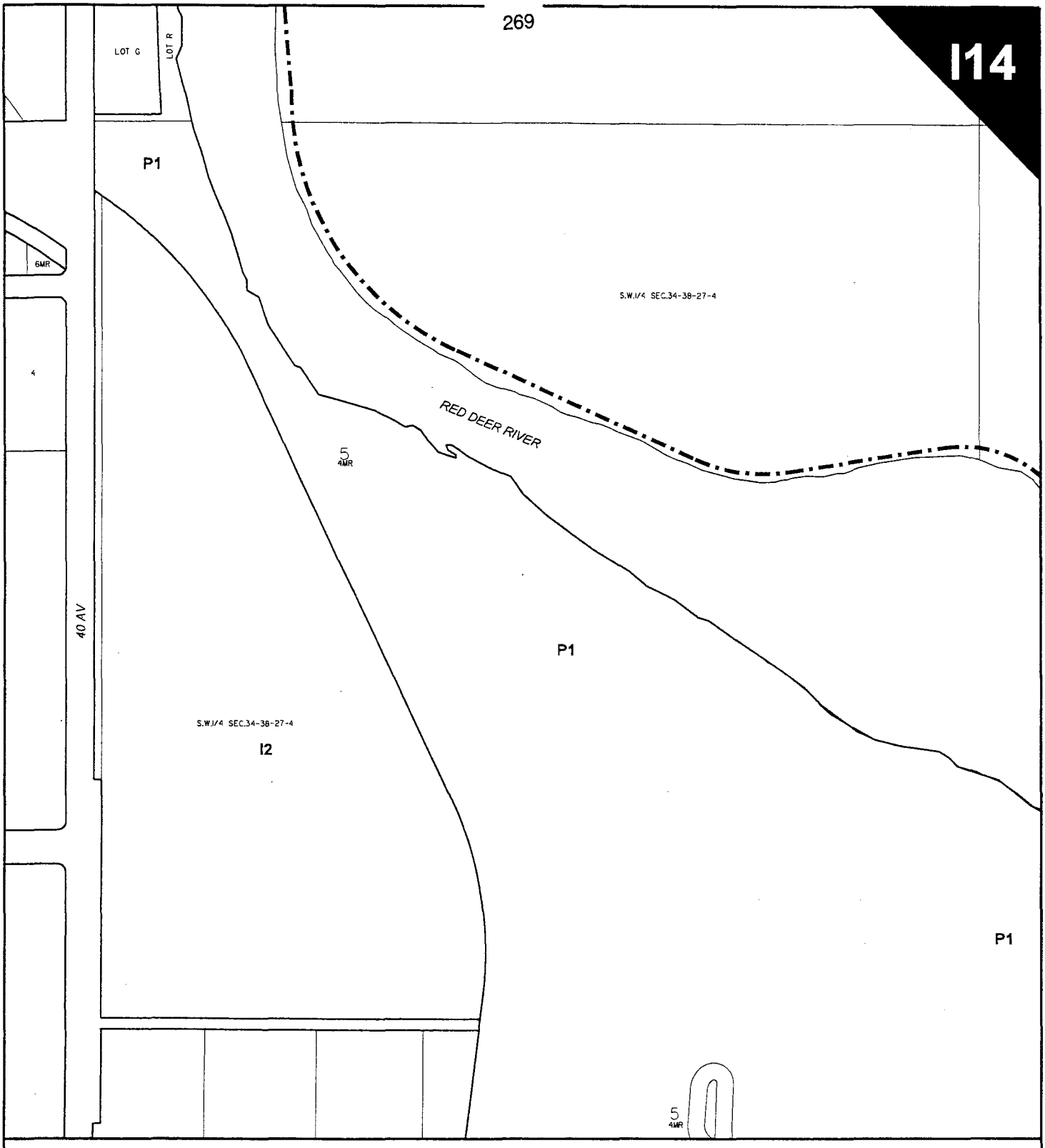
I14



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 34

3156 /Z-98 *Aug 24, 1998*

H15	I15	J15
H14	I14	J14
H13	I13	J13

SW¼ Sec 34
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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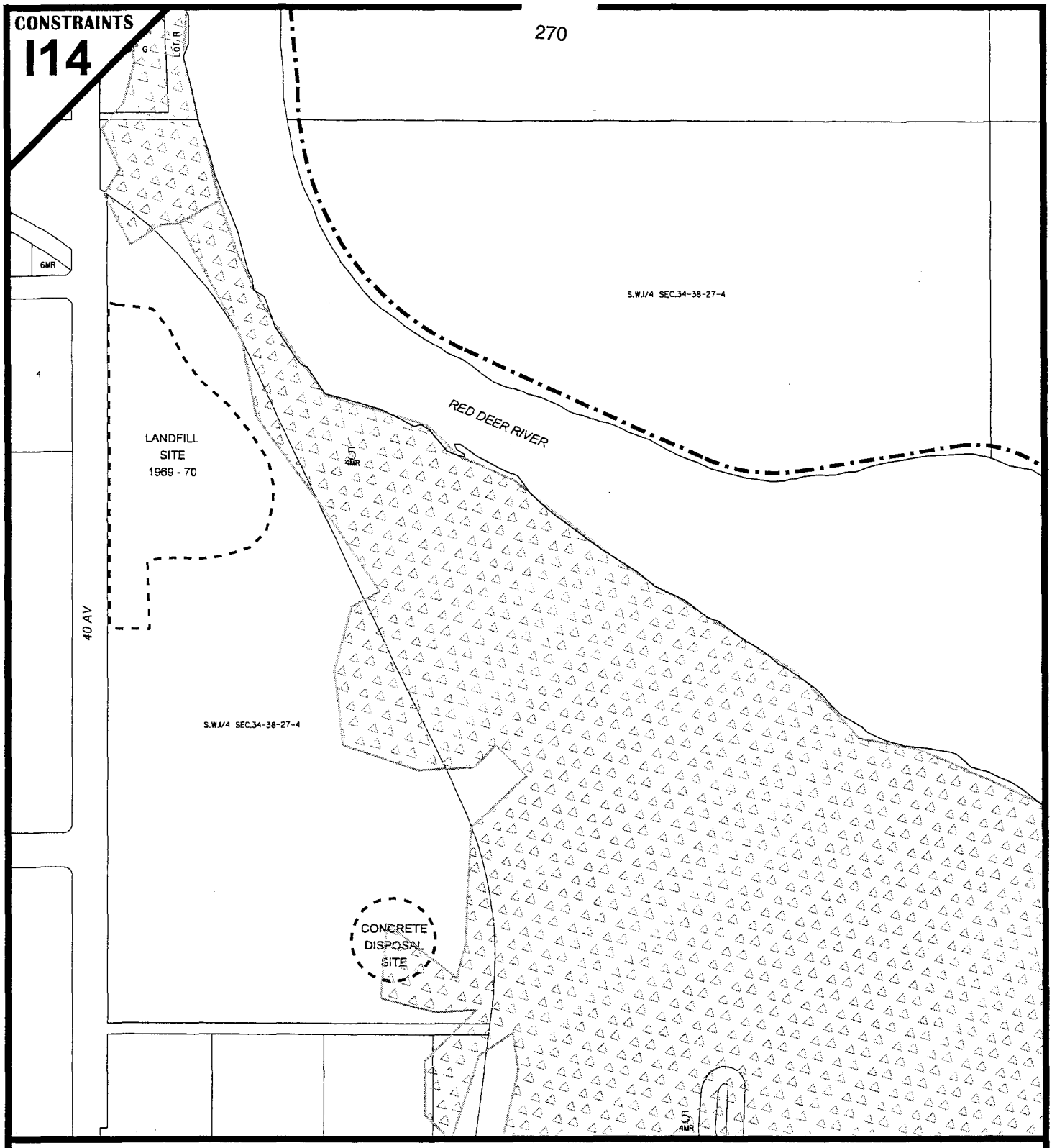

The City of Red Deer

Land Use Bylaw 3156/96

H15	I15	J15
H14	**I14**	J14
H13	I13	J13

LEGEND

- Landfill Sites
- Flood Plain
- Escarpment

NORTH
Scale 1:5,000

SW¼ Sec 34
Twp 38 - Rge 27 - W4th

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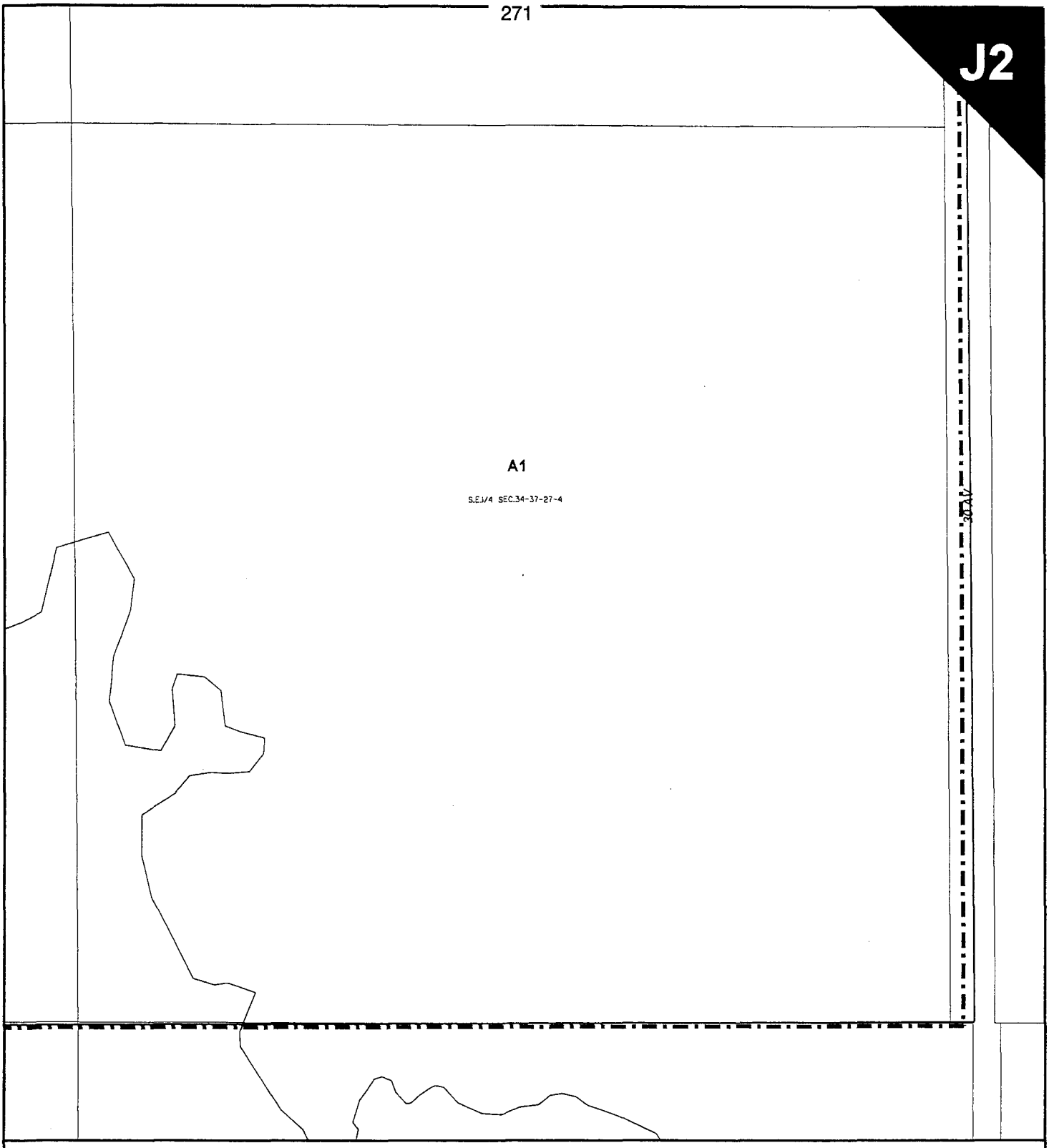
J2



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 34

3156 / Z-98 *Aug 24, 1998*

I3	J3	K3
I2	J2	K2
I1	J1	K1

SE¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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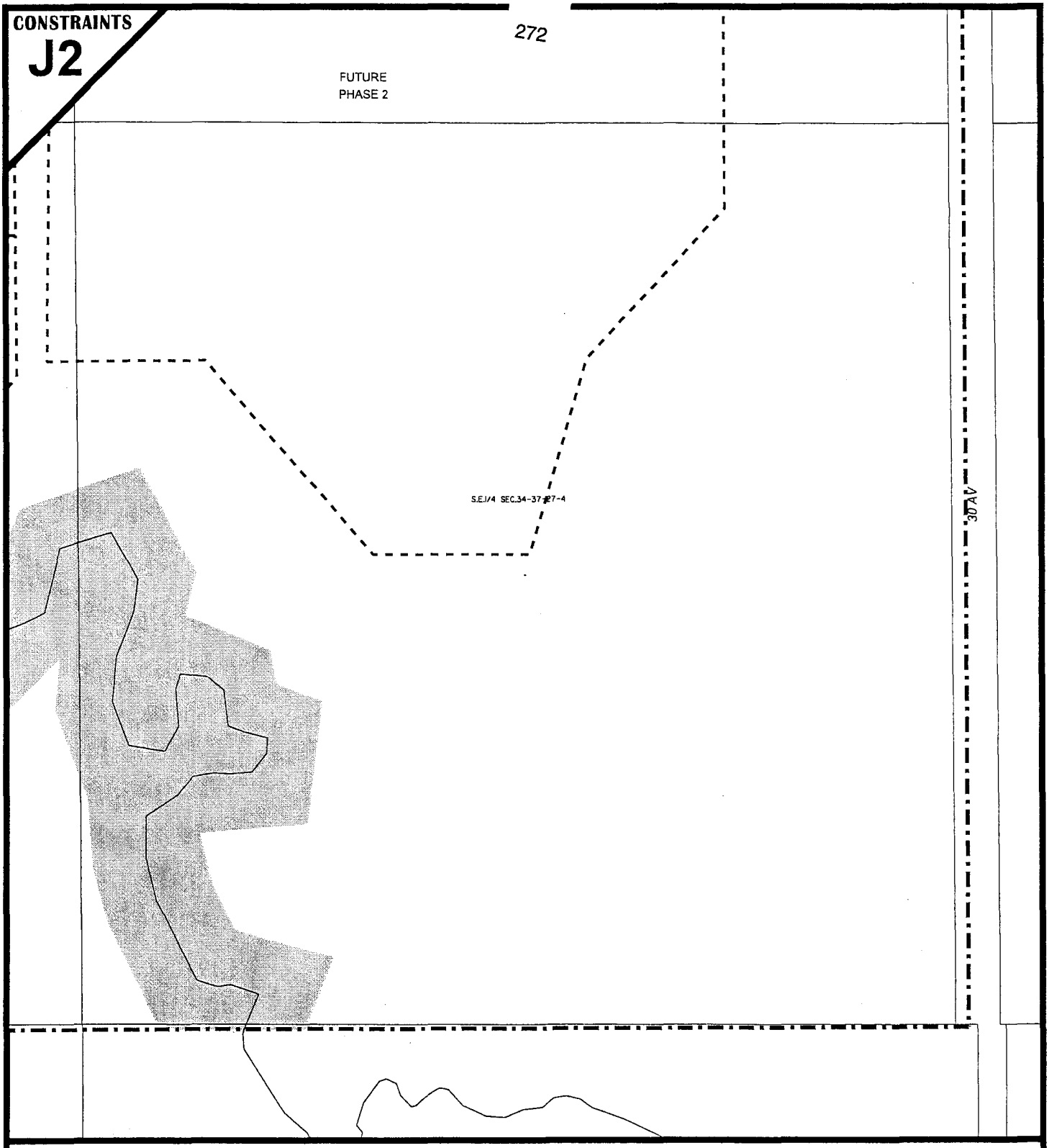

The City of Red Deer

Land Use Bylaw 3156/96

I3	J3	K3
I2	J2	K2
I1	J1	K1

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SE¼ Sec 34
Twp 37 - Rge 27 - W4th

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J3

19 ST

A1

N.E.1/4 SEC.34-37-27-4

49 AV

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 34

3156 / Z-98 *Aug 24, 1998*

I4	J4	K4
I3	J3	K3
I2	J2	K2

NE¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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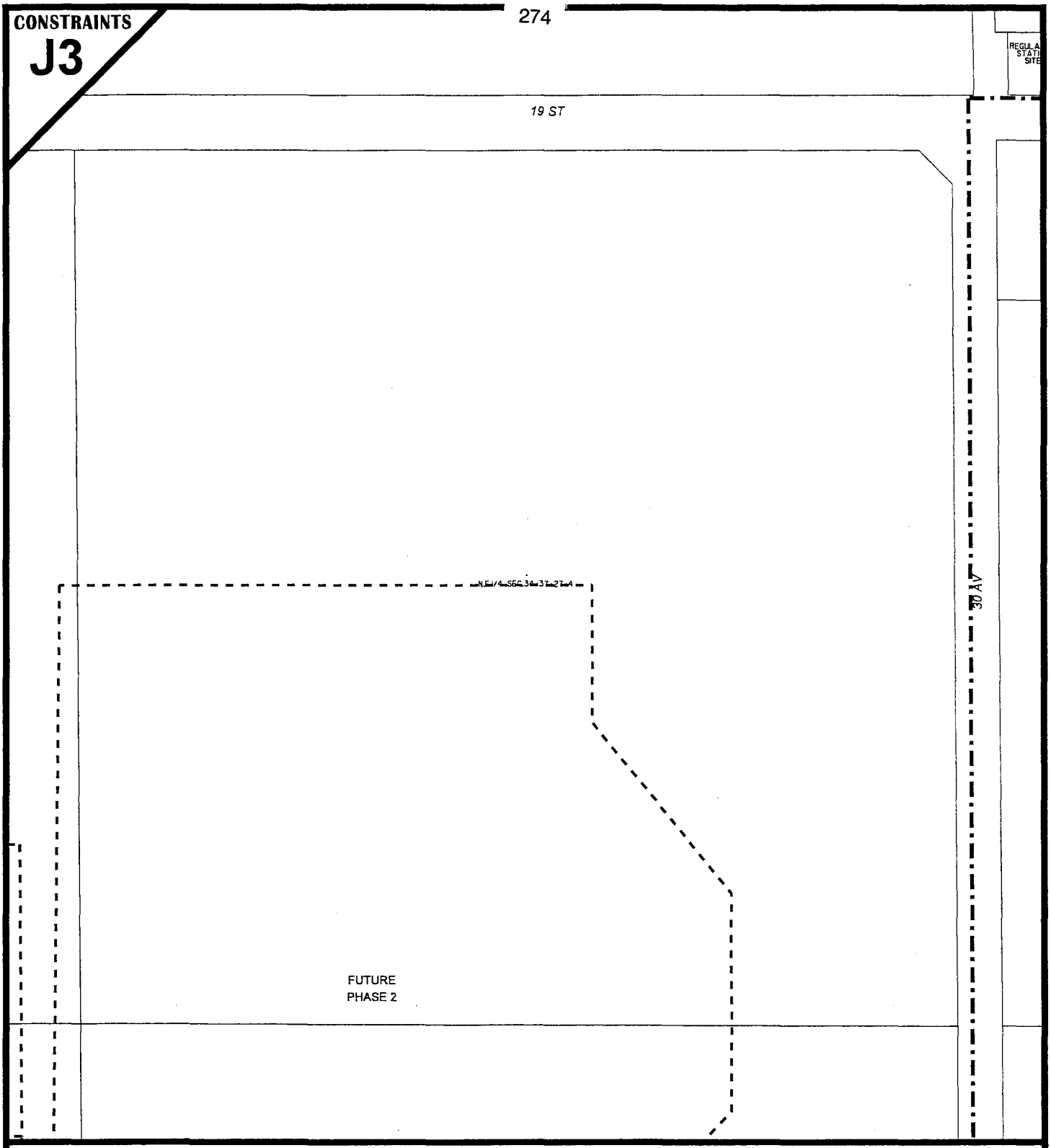
J3



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Land Use Bylaw 3156/96

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

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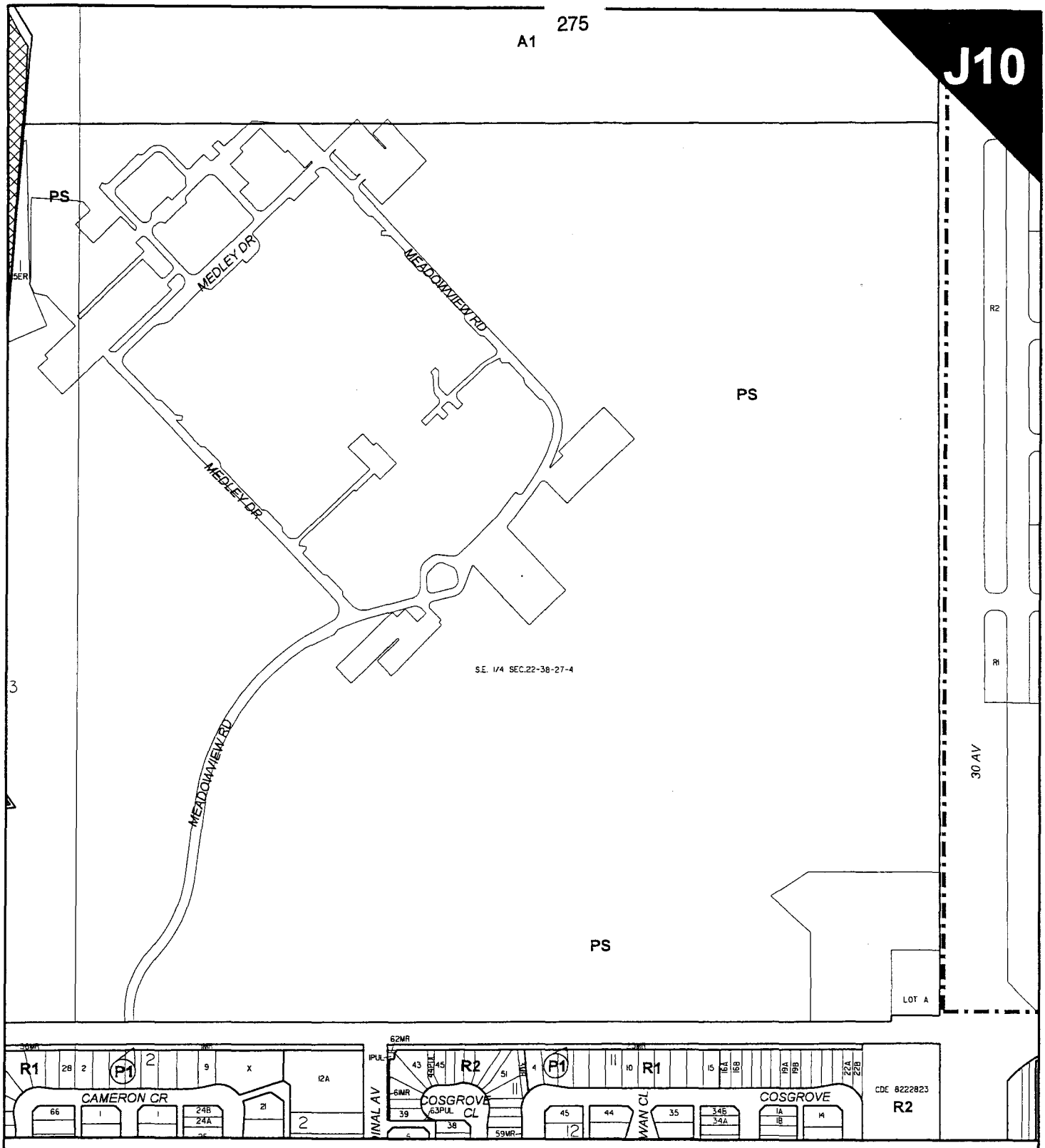
I4	J4	K4
I3	J3	K3
I2	J2	K2

NE¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 22

I11	J11	K11
I10	J10	K10
I9	J9	K9

SE¼ Sec 22
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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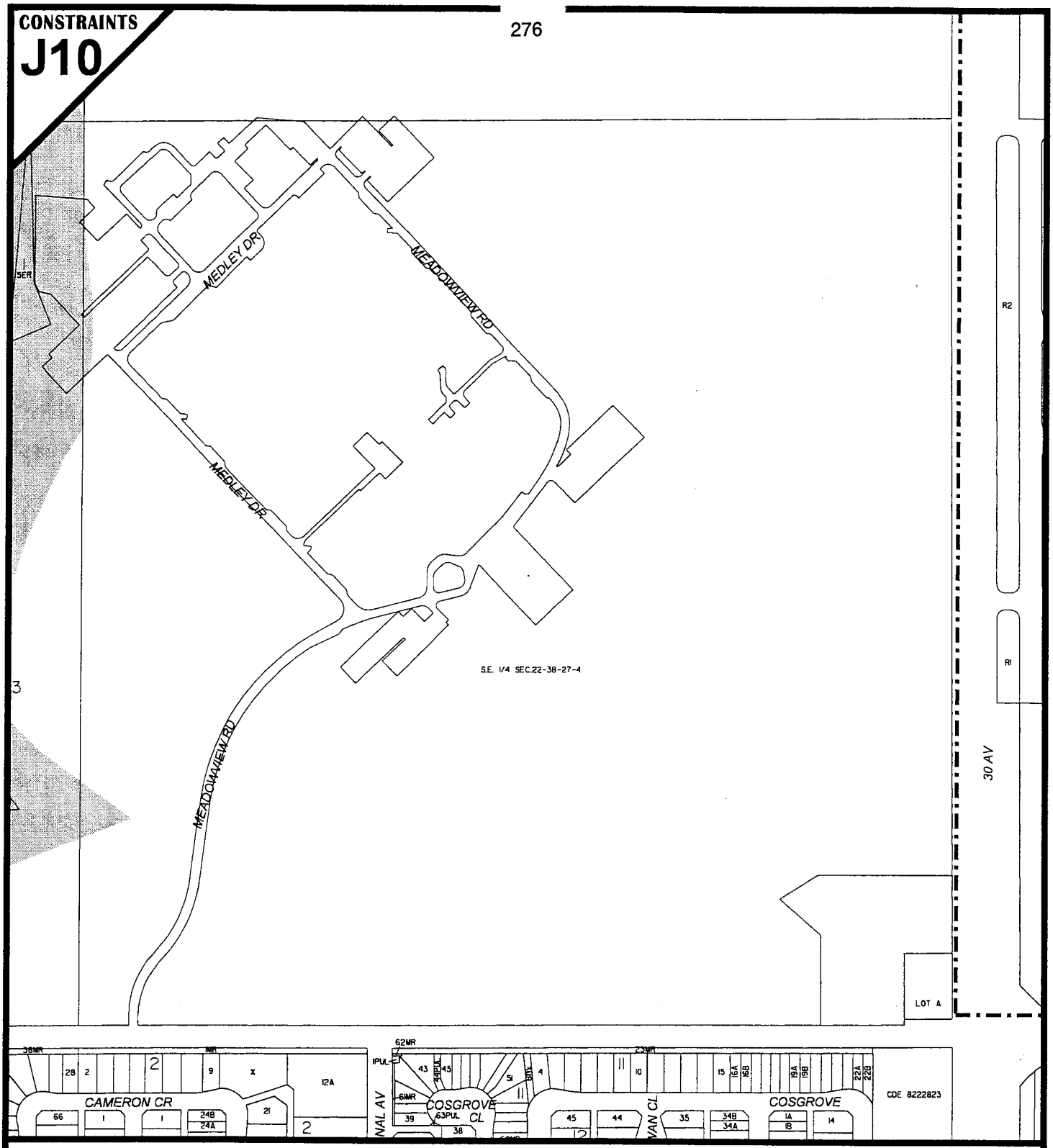
J10



The City of Red Deer

Land Use Bylaw 3156/96

I11	J11	K11
I10	J10	K10
I9	J9	K9

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

SE¼ Sec 22
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
July 30, 2004

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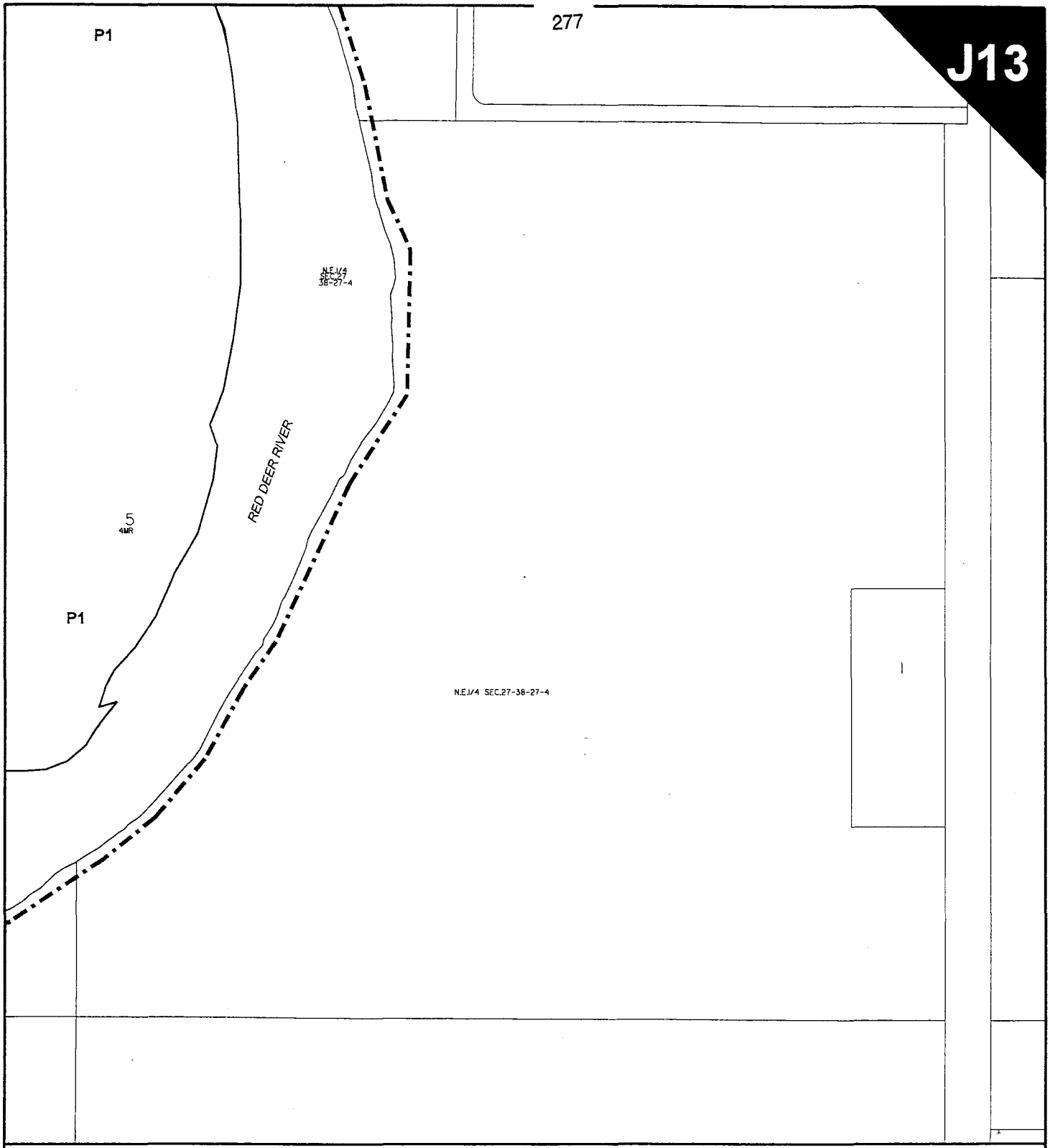

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 27

I14	J14	K14
I13	J13	K13
I12	J12	K12

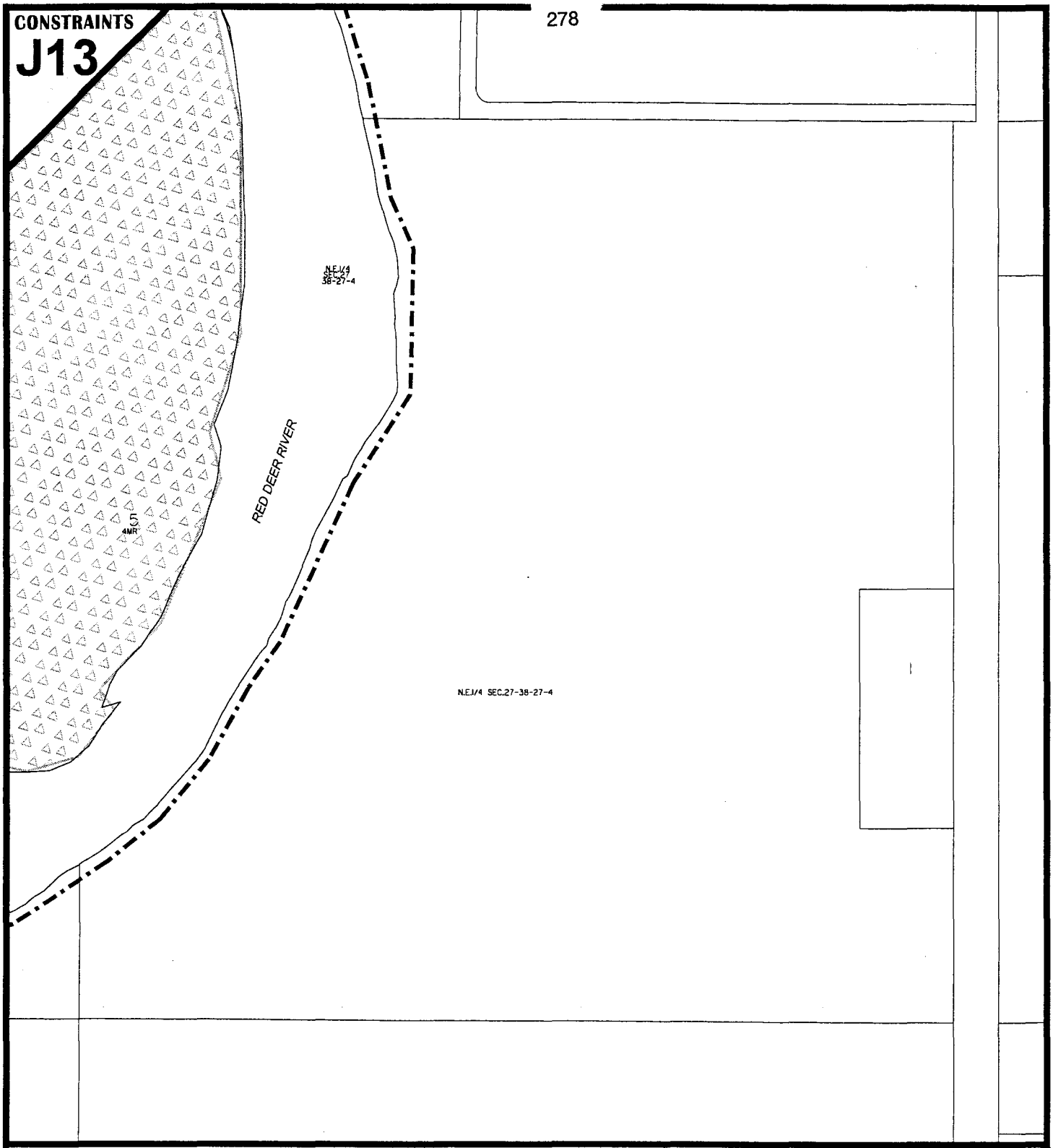
NE¼ Sec 27
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
August 03, 2004

CONSTRAINTS

J13



The City of Red Deer

Land Use Bylaw 3156/96

I14	J14	K14
I13	**J13**	K13
I12	J12	K12

LEGEND

- **Landfill Sites**
- **Flood Plain**
- **Escarpment**

NORTH
Scale 1:5,000

NE¼ Sec 27
Twp 38 - Rge 27 - W4th

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Backup

Christine Kenzie

From: Kelly Kloss
Sent: October 28, 2003 8:28 AM
To: Christine Kenzie
Subject: FW: LAND USE BYLAW - ESCARPMENT

For Agenda file, probably next meeting

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

From: **Don Simpson [mailto:dsimpson@chapmanriebeek.com]**
Sent: October 27, 2003 4:40 PM
To: paulme@pcps.ab.ca; kenh@city.red-deer.ab.ca; tomw@city.red-deer.ab.ca; gregs@city.red-deer.ab.ca; kellyk@city.red-deer.ab.ca
Subject: LAND USE BYLAW - ESCARPMENT

Hello All:

Attached is a revised draft bylaw amendment which I think incorporates the comments to date.

Escarpment Bylaw.doc

Here is my summary of the current issues:

Issue #1 - Bottom of Slope

As some "bottom of slope" lands are potentially at risk, we should keep the reference to the "bottom" in this amendment. Yes, all bottom of slope lands will require a geotechnical report. However, this requirement is as valid for the bottom as for the top, if there is potential for a slide. Also, the Engineering Department will consult with a geotechnical engineer to see how practical the Level one requirement is and to make sure that this can be done at reasonable cost.

Issue #2 - Clause 8.2

- change 8.2 to "walkout basements". I would leave the choice up to someone else - Engineers ? We do not want to saddle walk-out basement lots with the requirement for the geotechnical, but my understanding from the meeting was that all grades in subdivisions are prepared in accordance with a grading plan and the advice of a geotechnical engineer. If this is true, then perhaps either clause would work. If it is preferred, we can replace "geotechnical engineer" with "qualified registered Professional Engineer".

Are there any lots which would be more than 15° but not zoned for walk-out ? If so, then we would need a clause that refers to grading. Can Engineering comment on the wording, please ?

- Tom thought 8.2 suggests no development permit needed if there is a geotechnical report. Don't think I agree. The exception in 8.2 is designed to deal with any graded lots which exceed 15°, such as the walk-outs and other steep lots in new subdivisions, where the slope is artificially constructed as opposed to the natural escarpments.

Response to Other Comments

- have not used " partially or entirely within an escarpment" in section 8.1 as the term "upon an escarpment" includes both;

- 10(6)(a) - change to refer to bottom of escarpment - done.
- 14(3)(iii) - changed to "qualified registered Professional Engineer".
- 6(a)(i) - changed to "the proposed development plan".

This is back to Engineering for comments re:

(a) Level One Geotechnicnal and
(b) wording of 8.2

Donald J. Simpson
Chapman Riebeek
Barristers and Solicitors
208 - 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Tel: (403) 346-6603
Fax: (403) 340-1280
email<<dsimpson@chapmanriebeek.com>>

[This message has been scanned for security content threats, including computer viruses.]

BYLAW NO 3156/UU-2003

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

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

Bylaw No. 3156/96 is hereby amended as follows:

1. The following new definition is added to Section 2:

   "**Escarpment** means a slope marked on Schedule " ", a slope greater than 15 percent and any other slope, which in the reasonable opinion of the Development Officer could be unstable if a development were to take place upon the slope or adjacent to the top or bottom of the slope."

2. New Sections 8.1 and 8.2 are added as follows:

   "8.1 Notwithstanding anything in this bylaw, no development or redevelopment may be permitted upon an escarpment or adjacent to the top or bottom of an escarpment without a development permit.

   8.2 Section 8.1 does not apply to any lot which has been constructed in accordance with a Grading Plan prepared designed and approved by a qualified Geotechnical Engineer and pursuant to a statutory plan approved by the City."

   Or: Section 8.1 does not apply to any lot which has been approved for a walkout basement.

3. New Subsection 10(6) is added as follows:

   "(6)(a) Notwithstanding the foregoing, in the case of a proposed development or redevelopment upon an escarpment or adjacent to the top or bottom of an escarpment or on any site which, in the opinion of the Development Officer has unstable soil characteristics, the applicant shall provide as part of its application for a development permit:

   (i) the proposed development plan showing the angle of the escarpment prior to the development and of the site following development and final grading; and

   (ii) a Geotechnical Soil Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer that the soil is suitable for the proposed development.

(b) For greater clarity, the Geotechnical Soil Study and Report must be prepared by a qualified registered Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any impact on adjoining properties of the proposed construction."

4. By adding new Section 14(3) as follows:

"(3) Notwithstanding any other section of this land use bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

(a) determine that the site is unsuitable and refuse to issue a development permit; or

(b) acting on the advice of the Engineering Services Manager, attach such conditions to the Development Permit as may reasonably be necessary to ensure the integrity of the proposed development and of the escarpment. Such conditions may include but shall not be limited to the following:

(i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;

(ii) a requirement that the development be constructed in accordance with:

A. a foundation design prepared by a qualified registered Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a qualified registered Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the qualified registered Professional Engineer who provided the Geotechnical Soil Study and Report for the site also provide a post-construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Soil Study and Report.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003
READ A SECOND TIME IN OPEN COUNCIL this day of 2003

READ A THIRD TIME IN OPEN COUNCIL this day of 2003
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003

MAYOR **CITY CLERK**

Christine Kenzie
From: Kelly Kloss
Sent: October 23, 2003 3:22 PM
To: Christine Kenzie
Subject: FW: escarpments bylaw

-----Original Message-----
From: **Ken Haslop**
Sent: October 23, 2003 1:55 PM
To: Paul Meyette; 'Don Simpson'
Cc: Tom Warder; Paul Goranson; Greg Scott; Kelly Kloss; Bryon Jeffers
Subject: RE: escarpments bylaw

Don,

Not sure I agree with Paul's rationale relative to deleting the words "or bottom" from section 8.1. The example that comes to mind is in the Pines Subdivision along east side of Pamely Avenue whereby the City in 1974 allowed a subdivision to occur at the base of a 30% upwards slope which is 10m or 33' high. The development (houses) was founded entirely on level subdivision lots but very near to the base of the escarpment. I am reasonably sure that the City did no geo-technical slope analysis to determine if this slope was stable or to determine what the safe distance for development was or is. Fortunately it is comprised of relatively sandy (free draining) material and is native as opposed to fill material. To date no problems have arisen that I am aware of but the potential in my mind is there. The development doesn't have to be dug into the escarpment to be under threat.

Ken

-----Original Message-----
From: **Paul Meyette**
Sent: October 23, 2003 11:25 AM
To: 'Don Simpson'
Cc: Tom Warder; Ken Haslop; Paul Goranson; Greg Scott; Kelly Kloss
Subject: escarpments bylaw

Don

I would suggest the following amendments to the escarpment bylaw:

Section 8.1 Notwithstanding anything in this bylaw, no development or redevelopment may be permitted <u>partially or entirely within an</u> escarpment or adjacent to the top ~~or bottom~~ of an escarpment without a development permit.

Rationale: There is a lot of development which would be adjacent to the bottom of an escarpment which would not interfere with the escarpment. As I understand it, the only concern would be if the development was dug into the bottom of the escarpment. The new wording would deal with this by requiring any development partially or entirely within the escarpment to get a development permit. It would avoid requiring permits for properties

in Riverside Meadows or Riverside Industrial area which just happen to border the escarpment.

Section 8.2 If this is intended to apply to walkout basements only, then perhaps we could just exclude all walkout basement developments which have been designated in an area structure plan. I am not sure that a geotechnical engineer has reviewed all of the areas which have walkout basements. Tom or Ken may be able to comment. Geotechnical engineer is not a term that we have used in the land use bylaw before.

10(6)(a) Notwithstanding the foregoing, in the case of a proposed development or redevelopment ~~upon~~ partially or entirely within an escarpment or adjacent to the top of an escarpment or on.....

Rationale: This section would now parallel section 8.1 and indicate the development permit requirements.

14(3) (iii) We should use the same term as in 6(b) "qualified registered Professional Engineer" in section 14(3) (iii). this is the same term that is used elsewhere in the land use bylaw and terms should be consistent in this amendment.

As a final comment, I am not sure that we all agreed to the level one and level two geotechnical report but as this is not in the land use bylaw amendment, that can be left up to the engineers in how they operationalize this bylaw.

Paul Meyette
City Planning Manager
Parkland Community Planning Services
404-4808 Ross Street
Red Deer, Alberta
T4N 1X5
403-343-3394

Christine Kenzie
From: Kelly Kloss
Sent: October 23, 2003 3:22 PM
To: Christine Kenzie
Subject: FW: escarpments bylaw

-----Original Message-----
From: **Paul Meyette**
Sent: October 23, 2003 3:15 PM
To: Ken Haslop; 'Don Simpson'
Cc: Tom Warder; Paul Goranson; Greg Scott; Kelly Kloss; Bryon Jeffers
Subject: RE: escarpments bylaw

Ken

I don't have any problem with leaving the wording as it was, if you feel that there is a safety/environmental concern adjacent to the bottom of an escarpment. However it needs to be understood that there will be a lot of properties affected if the term adjacent is used as per section 653 of the MGA, which would appear to be your intent. Everything from the Lindsay Thurber expansion to development in Riverside Industrial, downtown properties, Woodlea, Riverlands areas backing onto West Park and many others will now be required to undertake a geotechnical study.

Don, if section 8.1 remains unchanged, then section 10(6)(a) needs to be amended to also refer to the bottom of an escarpment.

Paul Meyette
City Planning Manager
Parkland Community Planning Services
404-4808 Ross Street
Red Deer, Alberta
T4N 1X5
403-343-3394

-----Original Message-----
From: Ken Haslop
Sent: October 23, 2003 1:55 PM
To: Paul Meyette; 'Don Simpson'
Cc: Tom Warder; Paul Goranson; Greg Scott; Kelly Kloss; Bryon Jeffers
Subject: RE: escarpments bylaw

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Sent: October 23, 2003 11:25 AM
To: 'Don Simpson'
Cc: Tom Warder; Ken Haslop; Paul Goranson; Greg Scott; Kelly Kloss
Subject: escarpments bylaw

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As a final comment, I am not sure that we all agreed to the level one and level two geotechnical report but as this is not in the land use bylaw amendment, that can be left up to the engineers in how they operationalize this bylaw.

Paul Meyette
City Planning Manager
Parkland Community Planning Services
404-4808 Ross Street
Red Deer, Alberta
T4N 1X5
403-343-3394

Christine Kenzie
From: Kelly Kloss
Sent: October 23, 2003 1:30 PM
To: Christine Kenzie
Subject: FW: escarpments bylaw

For the agenda file

-----Original Message-----
From: **Paul Meyette**
Sent: October 23, 2003 11:25 AM
To: 'Don Simpson'
Cc: Tom Warder; Ken Haslop; Paul Goranson; Greg Scott; Kelly Kloss
Subject: escarpments bylaw

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Paul Meyette
City Planning Manager
Parkland Community Planning Services
404-4808 Ross Street
Red Deer, Alberta
T4N 1X5
403-343-3394

THE CITY OF
Red Deer

Legislative & Administrative Services

New bylaw coming 12/20/03

DATE: September 19, 2003

TO: Ken Haslop, Engineering Services Manager
Greg Scott, Inspections & Licensing Manager
Paul Meyette, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Request for Comments by Monday, October 6, 2003
Escarpment Development
Council Policy vs Land Use Bylaw

Attached is a recommendation by the City Solicitor, dated August 11, 2003, that Council Policy 4304 (Escarpment Development) be repealed and the Land Use Bylaw amended to provide for escarpment development.

Also attached is a further letter from the City Solicitor, dated September 17, 2003, requesting direction on:

a) defining escarpment vs slopes
b) identifying those specific areas where indemnity agreements are needed

The Land Use Bylaw amendment attached does not provide for the definition of escarpment or specify when development agreements are needed.

Please comment on the above including if the proposed Land Use Bylaw amendment should be expanded as noted in the Solicitor's second letter.

Subsequently, we will take this to a Council meeting.

Thanks.

Kelly Kloss

/attach.

c Don Simpson, City Solicitor

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD, Q.C.
GAYLENE D. BOBB
LESIA E. LUCIUK**

DONALD J. SIMPSON
GARY W. WANLESS*
NANCY A. BERGSTROM*
SUZANNE M. ALEXANDER-SMITH

208, 4808 Ross Street
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TELEPHONE (403) 346-6603
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e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation
**Denotes Student-at-Law

Your file:
Our file: 5555

August 11, 2003

THE CITY OF RED DEER
Legislative & Administrative Services
Red Deer, Alberta

Attention: Frieda McDougall, Administrative Assistant

Dear Madam:

Re: Policy Development

Further to the above noted and your correspondence of August 7, 2003 related to policy development, specifically in the context of development on or near escarpments, I would respond as follows:

1. The ability of the development authority to impose conditions is not qualified by the potential cost of such conditions to the developer. Conditions imposed must be authorized by the LUB and must in general terms be reasonable, cost would not generally be a determinative issue.

Accordingly, when the LUB states in section 12 that the Development Officer shall approve applications...

> "with or without conditions as provided for in this Bylaw"

and, similarly, in section 13(3)

> "The commission may approve an application subject to such permanent or temporary conditions as it may deem advisable... "

and in section 14(1)...

"the Development Authority may require as a condition of issuing a Development Permit that the applicant enter into an agreement with the City to do all or any of the following...",

The contemplation and scheme of the Bylaw is that these authorities may impose conditions, but only conditions that are generally speaking contemplated or intended by the Bylaw.

Accordingly cost, even if significant, is not a factor.

2. Generally speaking, though not always, directions by policy are best done when we speak of purely administrative directions. Generally speaking, conditions, pre-requisites, or requirements as they may apply to a development are best set out in the body of the LUB. You have already identified the reason for this, namely, that both members of the public, developers and, of course, members of MPC themselves should be aware of requirements that may apply in any particular case.

It is my opinion that given the nature of escarpment and slope issues the potential cost of requirements, as well as, legal ramifications relating to slope issues, the City would be better served to have these contained within the LUB. Accordingly, I attach hereto a proposed draft amendment to the LUB incorporating the essence of the proposed policy.

Escarpment issues very easily give rise to litigation and very readily expose the City to claims for compensation. For this reason in itself, I would recommend the incorporation of these provisions directly into the LUB.

3. If in fact the LUB is amended as I am proposing, then the Council Policy will not be necessary.

4. Notwithstanding specific provisions in the LUB, it may still be desirable to have departmental procedure established to assist staff in preparing reports for MPC. Departmental procedure would deal with the specifics of how staff should prepare reports as well as the content in general terms of such reports.

The enhanced landscape standards for parking lots of which you speak in our view are substantively different both in impact and consequence from slope issues and, accordingly, it may not be necessary to have these standards incorporated directly into the LUB (though they could be) and these may in fact be effectively administered through the policy which has been prepared and, in fact, passed by City Council on the 11th of August.

It appears to me that the number of parking lots their design and maintenance may very well be effectively regulated through established policy which can be communicated to parking lot owners and developers.

I would be mainly concerned that through ongoing policy development the City not create a regulatory scheme as a parallel system to the LUB since such a parallel system is not transparent

to the public and may, in fact, not always be known to, or understood by the Development Authority.

In the proposed LUB amendment you will observe that I have referred to the Indemnity Agreement generically since I believe the particulars and details of any agreement can safely be left to the determination of legal staff.

I hope this is of assistance, please do not hesitate to advise should you have any questions, concerns, or require any further.

Yours truly,

CHAPMAN RIEBEEK

NICK P. RIEBEEK
NPR/tb
encls.

cc: Paul Meyette
Parkland Planning

Greg Scott
Inspections & Licensing Manager

BYLAW NO._____

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

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

Bylaw No. 3156/96 is hereby amended as follows:

1. By adding Section 14 (3):

(3) If in the opinion of the Development Authority a proposed development is on or near an escarpment or potential slope movement area, the Development Authority may in addition to such other requirements as it deems fit as a condition require the Applicant to enter into an Indemnity Agreement to the satisfaction of the City, and to provide all or any of the following:

(a) a Geotechnical Soil Study and Report, undertaken by a recognized Professional Engineer in the Province of Alberta, that better addresses potential short and long term soil movement, establishes soil strength perimeters for foundation design, and defines any site improvement measures required to minimize potential damage to the structure or development of the site or lot, and to minimize effects on adjacent properties.

(b) a Structure Foundation Design, undertaken by a recognized Professional Engineer in the Province of Alberta, which matches the foundation requirements of the structure to the existing site soil strength and support conditions to ensure that short and long term structural damage is not incurred.

(c) A Site Drainage Plan, designed by a recognized Professional Engineer in the Province of Alberta, that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools if applicable, the design and connection related to building foundation weeping tile systems, and site drainage system to lower or control underground or surface water as required by any Geotechnical Soil Study.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003

READ A SECOND TIME IN OPEN COUNCIL this day of 2003

READ A THIRD TIME IN OPEN COUNCIL this day of 2003

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003

_____ _____

MAYOR **CITY CLERK**

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
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e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation
**Denotes Student-at-Law

Your file:
Our file: GEN 09/03 DJS

September 17, 2003

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

DELIVERED

Attention: Bryon Jeffers
Director of Development Services

Dear Sir:

RE: City Policy – Escarpment Development

Some time ago, Kelly Kloss and I met to discuss the legislative authority for the various types of policies which the City has in place. In the course of our discussion, I got a copy of Council Policy 4304 regarding escarpment development, as well as the Director of Development Services' Guidelines & Procedure #A4301 on Slope stability.

One of the problems which has occurred when trying to implement this policy is the definition of "escarpment". For example, some developments have been caught by this policy when, in fact, the lands they were adjacent to should more properly be classified as "slopes" rather than "escarpments". As a result it might be desirable if the City were to consider making the policy more precise. One of the ways this could be done might be to consider identifying the degree of slope which would trigger a requirement for a geotechnical study and indemnity agreement.

On the other hand, my understanding is that the actual danger of slope subsidence relates more to geology and other factors rather than simply on the angle of the slope. As I mentioned in one of our recent conversations, at the 2003 Municipal Legal Advisors Conference in Red Deer, a consultant hired by the City of Lethbridge to examine their slopes made a presentation which basically indicated that a municipality should consider making an inventory of the slopes within its boundaries in order to identify which areas were most susceptible and which would require special treatment in terms of development. The consultant in question was Peter Barlow of AMEC Earth & Environmental. I enclose for your information a copy of the slides which Mr. Barlow presented at the Municipal Lawyers Conference. Unfortunately, he did not have a

paper which explains the slides in detail. However, my recollection is that the consultants were requested to establish appropriate development setbacks for all of the escarpments throughout the City of Lethbridge and, in the course of so doing, established significantly greater setbacks than what had been anticipated.

The City may want to consider whether it would be desirable to identify those specific areas where indemnity agreements are needed. I have not provided copies of the attachments to Kelly or Greg, but will leave it to you to take any such further action as you think may be required.

Yours truly;

DONALD J. SIMPSON
DJS/vjh
Enclosure
c.c. City of Red Deer – Attention: Kelly Kloss
c.c. City of Red Deer – Attention: Greg Scott

COPY

THE CITY OF RED DEER
COUNCIL POLICY MANUAL

POLICY NO.	***4304***	***Page 1 of 1***
TITLE:	***Escarpment Development***	***Date of Approval: September 9, 1996***
SECTION:	***Development Services (Engineering)***	***Dates of Revision:***

POLICY STATEMENT

As a condition of receiving a building permit for any development that is located on or adjacent to a hillside, the developer will first submit a detailed geotechnical report indicating that the development is viable. In addition, the developer shall provide the City with an Indemnification Agreement satisfactory to the City Solicitor prior to and as a condition of receiving a building permit.

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD
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e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation
**Denotes Student-at-Law

Your file:
Our file: LUB / DJS

October 10 2003

FAX: 342-8211

FAXED
Oct 10/03
2 705

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

Attention: Tom Warder, Engineering Services Manager

Dear Tom:

Land Use Bylaw Amendment – Escarpment Development

We have recently had discussions with PCPS regarding our mutual concern that the Land Use Bylaw does not adequately deal with developments on escarpments. As you may know, the City has been involved in some litigation over houses built on the escarpment in Grandview. In addition, recent court decisions out of Edmonton have shown a willingness of the courts to impose more liability on municipalities where escarpment developments fail.

In light of this, we have drafted an amendment to the Land Use Bylaw (copy attached) which would require developers who want to build on or adjacent to escarpments, to provide geotechnical information as part of their application. The result is that the City could evaluate the degree of risk associated with the development before it gets to MPC for consideration.

One of the main issues is to try to define what is an "escarpment" in respect of which such a geotechnical report should be required ? We have had one case of industrial development adjacent to an "escarpment" that turned out to be more of a gentle slope than a risky cliff. The suggested cut-off is an angle of 15 degrees, which is apparently what is used by Alberta Environment (environmental reference manual 1996).

The other issues are whether or not the requirements we have inserted are correctly phrased and meet appropriate Engineering requirements. This is an area where your department has the greatest expertise and where your opinion would be critical in any development application.

We therefore look forward to receiving your comments on the draft bylaw at your early convenience. If you feel a meeting would be helpful, please let us know. Both Nick and I have been involved with this matter and would be available at short notice.

Yours truly;

DONALD J. SIMPSON
DJS/vjh
Enclosure
c.c. PCPS Attention: Paul Meyette
c.c. Greg Scott / Joyce Boon

BYLAW NO. _____

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Bylaw No. 3156/96 is hereby amended as follows:

1. The following new definition is added to Section 2:

   "**Escarpment** means a slope greater than 15 degrees or any other slope, which in the reasonable opinion of the Development Officer could be unstable if a development were to take place at or adjacent to the top of the slope."

2. New Section 8.1 is added as follows:

   "8.1 Notwithstanding anything in this bylaw, no development or redevelopment may be permitted upon an escarpment or adjacent to the top of an escarpment without a development permit."

3. New Subsection 10(6) is added as follows:

   "(6)(a) Notwithstanding the foregoing, in the case of a proposed development or redevelopment upon an escarpment or adjacent to the top of an escarpment or on any site which, in the opinion of the Development Officer has unstable soil characteristics, the applicant shall provide as part of its application for a development permit:

   (i) a description of the angle of the escarpment prior to the development and of the site following development and final grading; and

   (ii) a Geotechnical Soil Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services department of the City of Red Deer that the soil is suitable for the proposed development.

   (b) For greater clarity, the Geotechnical Soil Study and Report must be prepared by a qualified registered Professional Engineer, address short and long term soil movement, establish soil strength parameters for foundation design, define recommended construction methodology and identify any impact on adjoining properties of the proposed construction."

4. By adding new Section 14(3) as follows:

   "(3) Notwithstanding any other section of this land use bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

(a) determine that the site is unsuitable and refuse to issue a development permit; or

(b) acting on the advice of the Engineering Services Department, attach such conditions to the Development Permit as may reasonably be necessary to ensure the integrity of the proposed development and of the escarpment. Such conditions may include but shall not be limited to the following:

(i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;

(ii) a requirement that the development be constructed in accordance with:

A. a foundation design prepared by a qualified registered Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and support conditions to ensure that short and long term structural damage is not incurred; and

B. a site drainage plan prepared by a qualified registered Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003

READ A SECOND TIME IN OPEN COUNCIL this day of 2003

READ A THIRD TIME IN OPEN COUNCIL this day of 2003

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003

MAYOR **CITY CLERK**

Backup

THE CITY OF Red Deer

Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: **December 21, 2004**

TO: **Tony Lindhout, Parkland Community Planning Services**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Land Use Bylaw Amendment 3156/O-2004**
Physical Constraints – Escarpment, Floodplain and Landfill Areas

---

Reference Report:
Parkland Community Planning Services, dated December 13, 2004

Bylaw Readings:
Land Use Bylaw Amendment 3156/O-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, January 17, 2004 at 7:00 p.m., in Council Chambers, during Council's Regular Meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/O-2004 defines and identifies escarpment locations within The City of Red Deer as well as floodplain areas and all known existing and former landfill sites. The locations of these physical features are to be shown within the Land Use Bylaw on the applicable land use district maps. This amendment will also require that when someone proposes to develop on an escarpment area, they will need to provide a geotechnical report and other information as part of the development application process. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

Kelly Kloss
Manager
/chk
/attach.

c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
C. Adams, Administrative Assistant
L. Soley, Clerk Steno
T. Wagner.

BYLAW NO. 3156/0-2004

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

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

Bylaw No. 3156/96 is hereby amended as follows:

1. In Section 2 the following new definitions are added:

   "Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

   "Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

   "Professional Engineer" means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the Engineering, Geological and Geophysical Professions Act."

2. In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2".

3 Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".

4. Section 8 is renumbered as Section 8(l) and the following new Sections 8(2), 8(3) and 8(4) are added:

   "8(2) No person shall perform any Clearing or Grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.

   8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.

   8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

5. New Subsection 10(6) is added as follows:

"10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:

(i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and

(ii) a Geotechnical Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.

(b) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts."

6. New Section 14(3) is added as follows:

"14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

(a) determine that the site is unsuitable and refuse to issue a development permit; or

(b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:

(i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;

(ii) a requirement that the development be constructed in accordance with:

A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil

support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the Professional Engineer who provided the Geotechnical Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Study and Report."

7. Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

"37(3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures 1A, 1C & 1D
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) - See Figures 1E, 1F & 1G
- 40 Avenue (44 Street to 52 Street) - See Figures 1H & 1I
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 1J"

8. Section 40 (1) Restrictions on Corner Sites (Sight Lines) is amended by deleting subsections (a) and (b) and replacing them with the following new subsections:

"(a) where the corner site is at the intersection of two lanes and a corner cut-off has not been registered, within a triangular area the two sides of which shall be 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary, or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be 6m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary."

9. Section 73(1) Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

10. Sections 177(5) and 183(5), Side Yards, are amended by deleting the words "Schedule A - Figure 9" and replacing them with "Schedule A - Figure 6.

11. Section 213(1), Flood Plain Provisions, Flood Risk Overlays, is amended by deleting the words "Schedule A - Figures 7A and 7B" and replacing them with the words "Schedule A - Figure 2".

12. Subsection 214(1) is deleted and replaced with the following new subsection:

"214(1) The only uses permitted in the Floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways."

13. Section 215 is renumbered as section 215(1) and the following new subsections are added:

"215 (2) Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3m.

(3) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at he discretion of the Development Authority, having considered comments from both the Director of Development Services and Parkland Community Planning Services."

14. The Figures set out in Schedule A are amended by deleting Figures 1 to 9 inclusively and Figure 11 and replacing them with the following new Figures, copies of which are attached to this Bylaw:

a) "Figure 1, Front/Side Yard Building Setbacks (overview)
   - Figure 1A, Front/Side Yard Building Setbacks (49 Avenue/55 Street)
   - Figure 1B, Front/Side Yard Building Setbacks (49 Avenue)
   - Figure 1C, Front/Side Yard Building Setbacks (55 Street)
   - Figure 1D, Front/Side Yard Building Setbacks (55 Street)
   - Figure 1E, Front/Side Yard Building Setbacks (Ross Street)
   - Figure 1F, Front/Side Yard Building Setbacks (Ross Street/40 Avenue)
   - Figure 1G, Front/Side Yard Building Setbacks (Ross Street)
   - Figure 1H, Front/Side Yard Building Setbacks (40 Avenue)
   - Figure 1I, Front/Side Yard Building Setbacks (40 Avenue)
   - Figure 1J, Front/Side Yard Building Setbacks (45 Street -Taylor Drive to 51 Avenue)
b) Figure 2, Flood Plains
c) Figure 3, Known Landfill Sites
d) Figure 4, Escarpment Plan
e) Figure 5, Major Entry Areas
f) Figure 6, Restrictions on Comer Sites
g) Figure 7, Mature Neighbourhood - Parkvale District"

- Figures I A, I B, and I C - Front/Side Yard Building Setback - 55 Street
- Figures I D, I E, and IF - Front/Side Yard Building Setback - Ross Street
- Figures I G and I H - Front/Side Yard Building Setback - 40 Avenue
- Figure 11 - Front/Side Yard Building Setback - 45 Street (Taylor Drive to 51 Avenue)
- Figure 2 - Flood Plains
- Figure 3 - Landfill Sites
- Figure 4 - Escarpment Plan
- Figure 5 - Major Entry Areas
- Figure 6 - Restrictions on Comer Sites (Sight Lines)
- Figure 7 - Residential Setbacks in Relationship to Sight Visibility
- Figure 8 - Mature Neighbourhood - Parkvale District"

12. Schedule B, Land Use District Maps, is amended by adding the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I11, I13, I14, J2, J3, J10 and J13, copies of which are attached to this Bylaw.

13. Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December , 2004

READ A SECOND TIME IN OPEN COUNCIL this day of , 2004

READ A THIRD TIME IN OPEN COUNCIL this day of , 2004

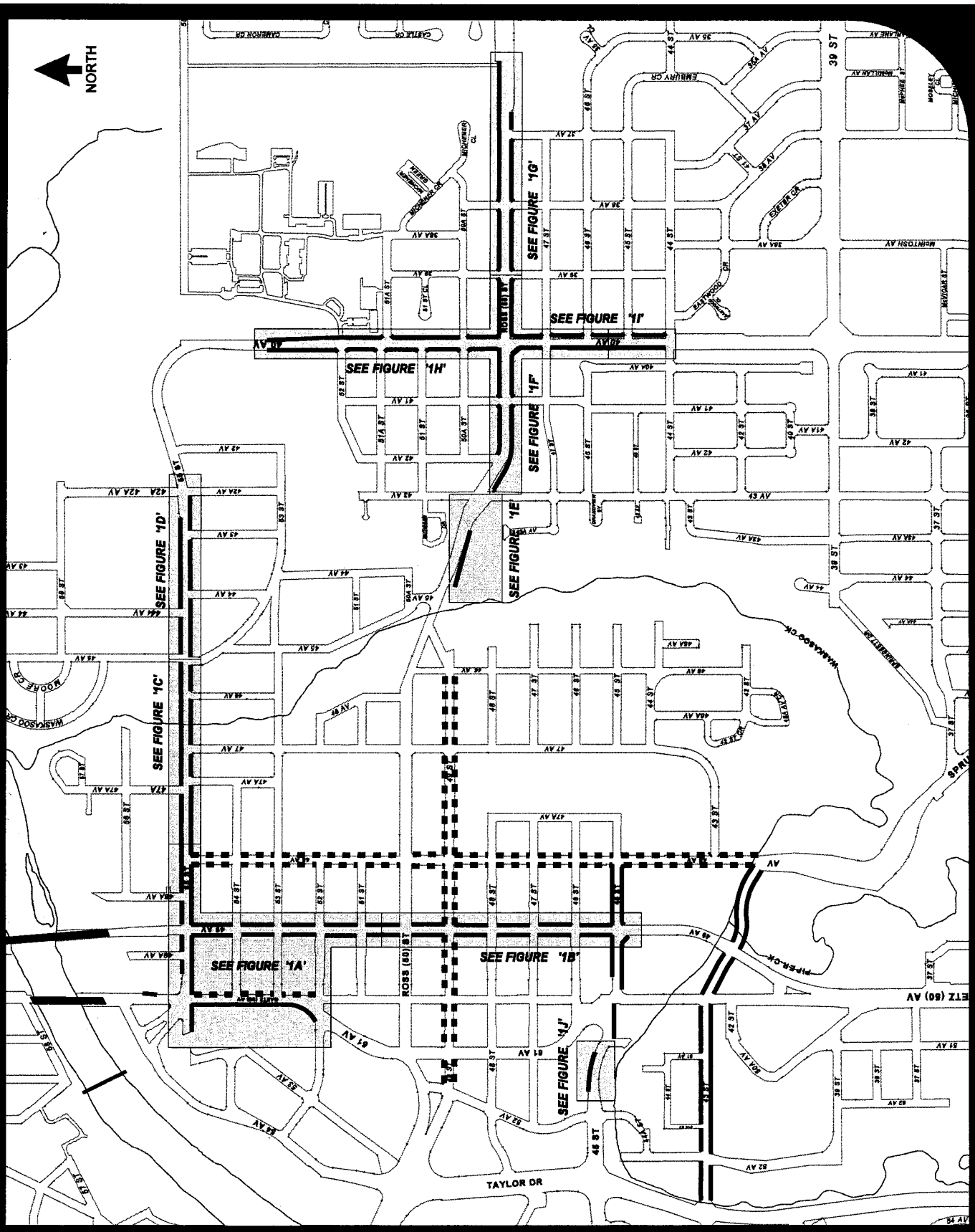
AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2004

MAYOR

CITY CLERK

SCHEDULE "A"

Figures 1 to 7



NTS

FRONT/SIDE YARD BUILDING SETBACKS

Bylaw No. 3156/96

THE CITY OF Red Deer
ENGINEERING SERVICES

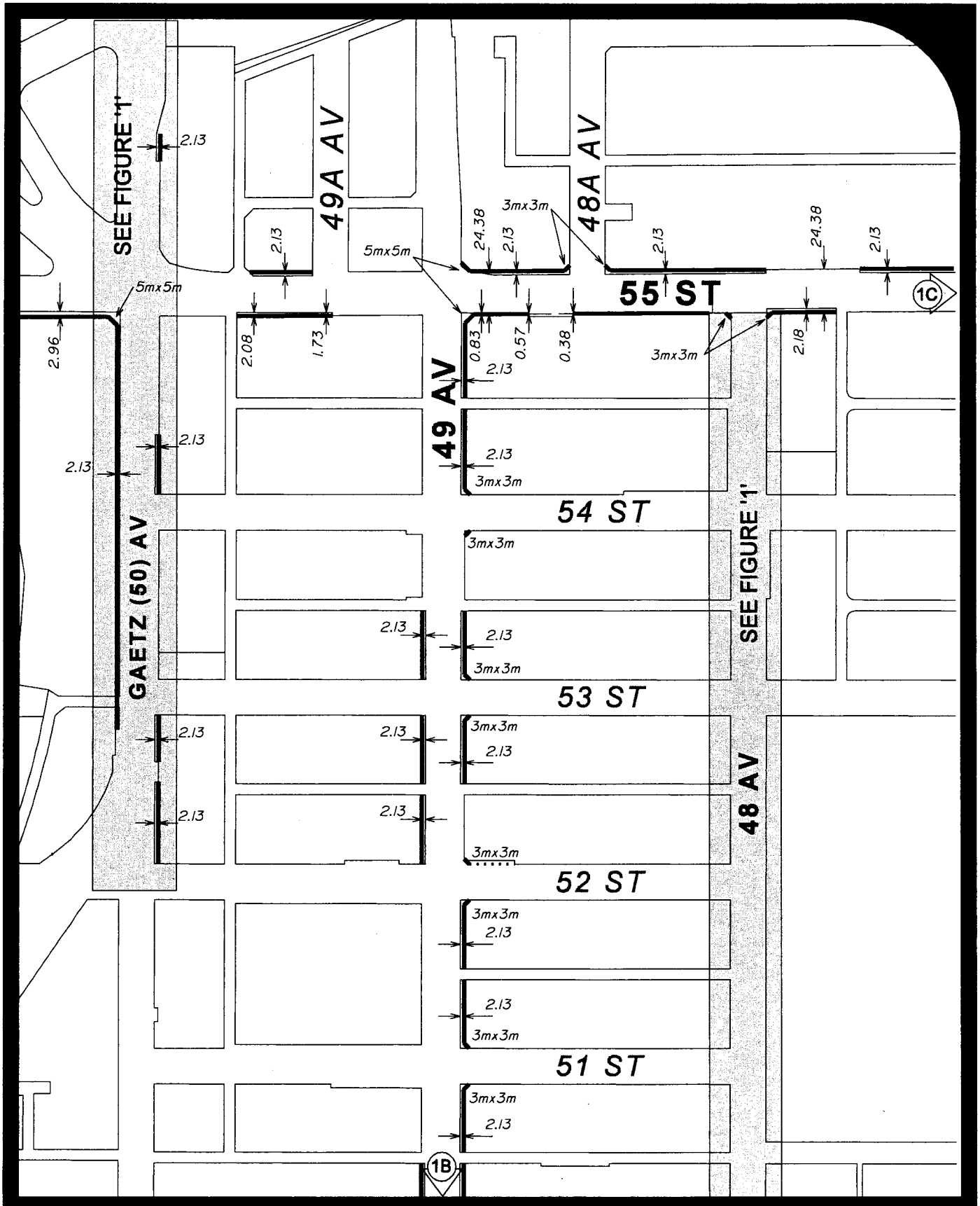
LEGEND

- 2.13m (7') or as noted -Setbacks required for Traffic Operation Improvement
- 2.13m (7') - Setbacks required for Future Pedestrian Enhancement
- See noted figure, for specific setback dimensions

*NOTE: Coner cutoffs to be provided as shown on figures 1A to 1J

Bylaw No. 3156/0-2004

FIGURE 1



NTS

FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE & 55 STREET

NORTH

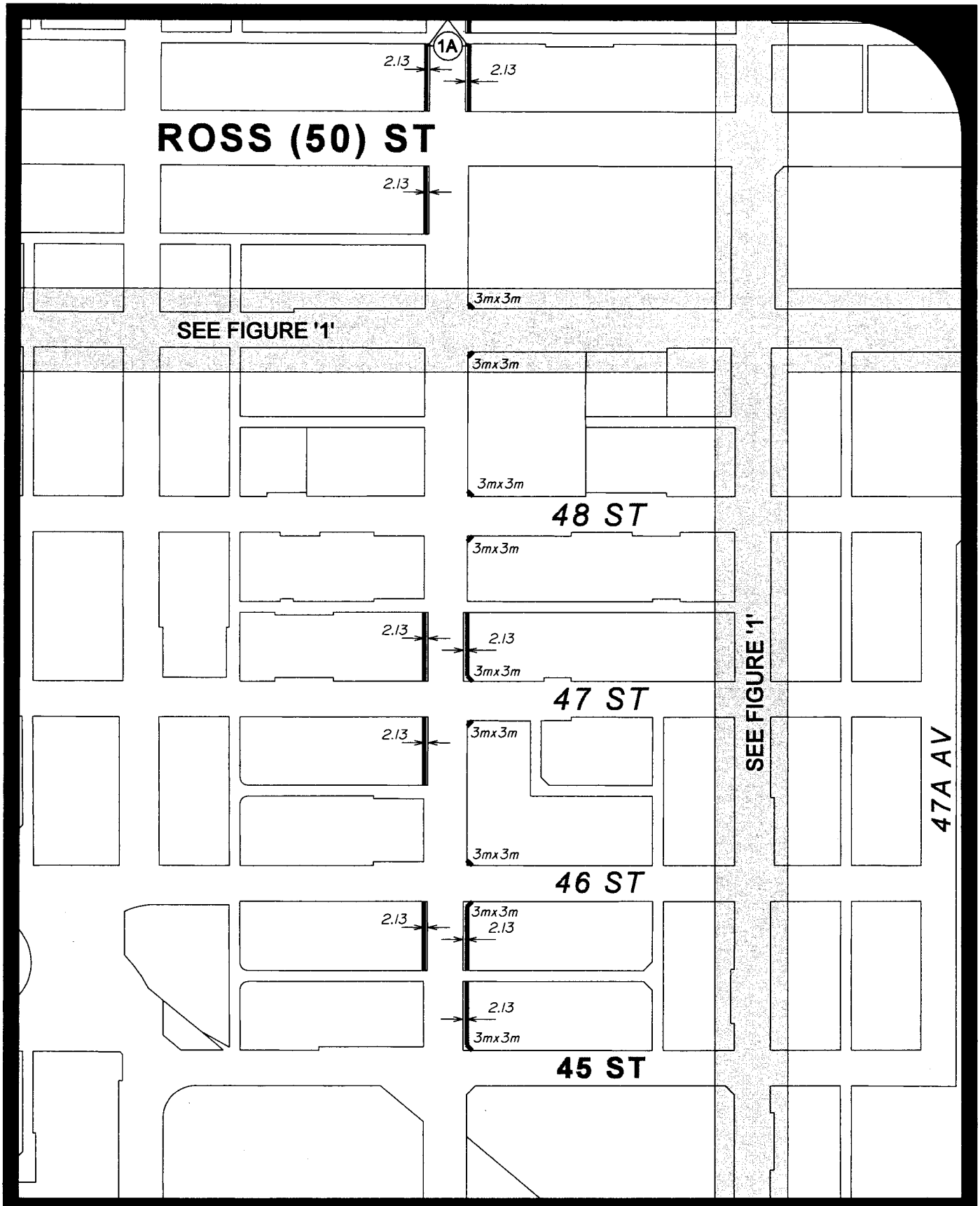
THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

*NOTE: Total road right of way width to be 24.38m (80') including setbacks

Bylaw No. 3159/96

FIGURE 1A



NTS

FRONT/SIDE YARD BUILDING SETBACKS

49 AVENUE

NORTH

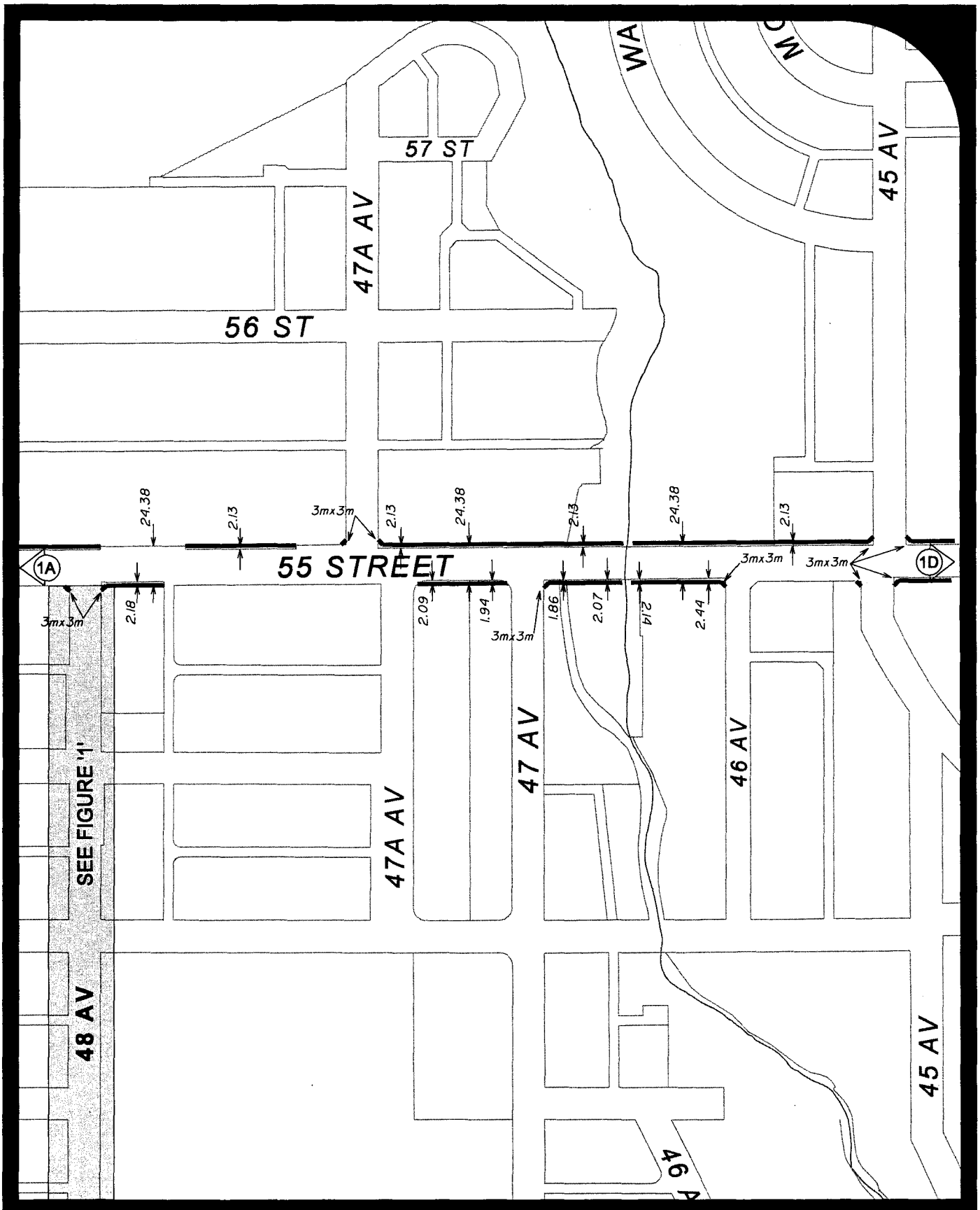
THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

*NOTE: Total road right of way width to be 24.38m (80') including setbacks

Bylaw No. 3159/96

FIGURE 1B



NTS

FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

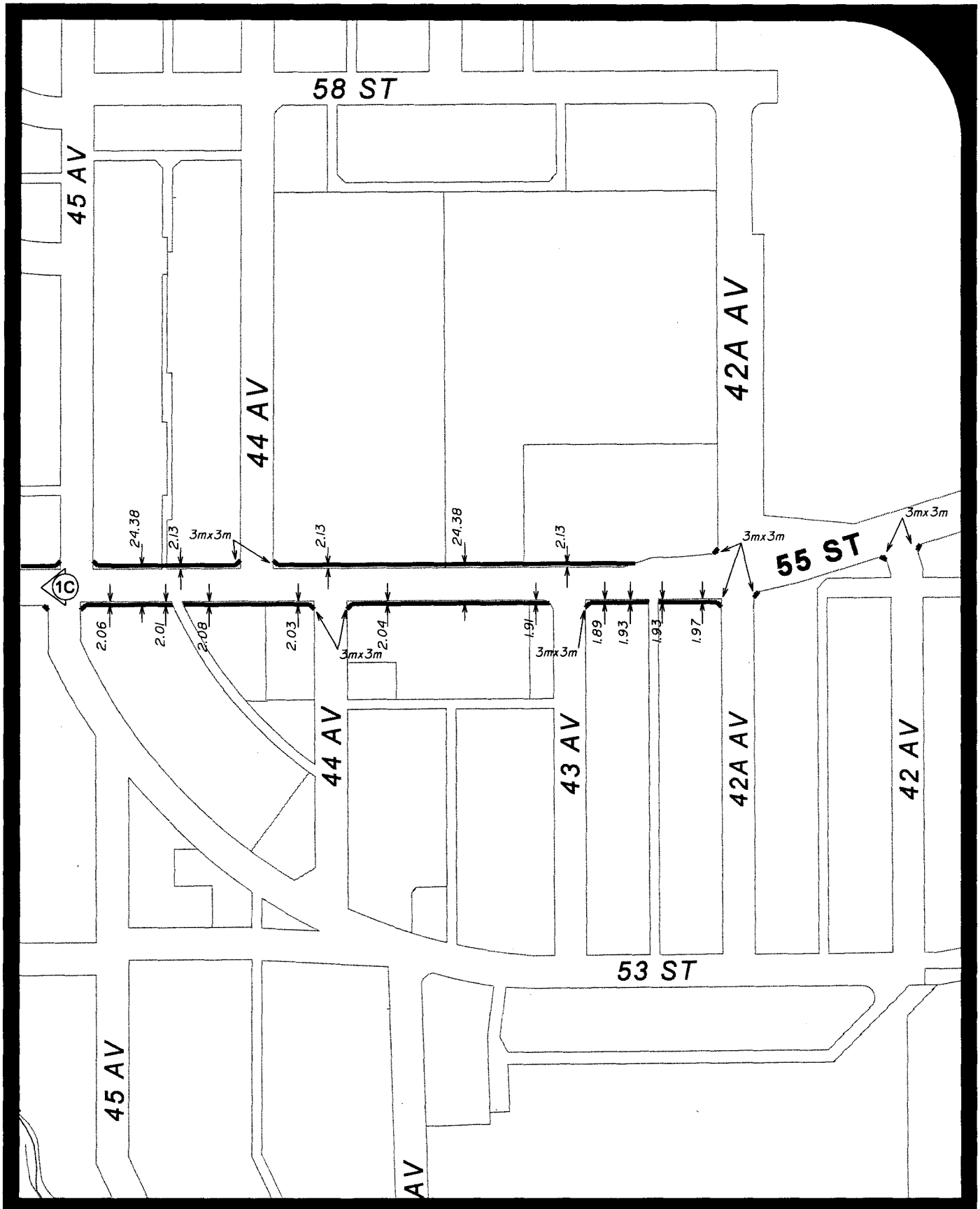
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96

FIGURE 1C



NTS

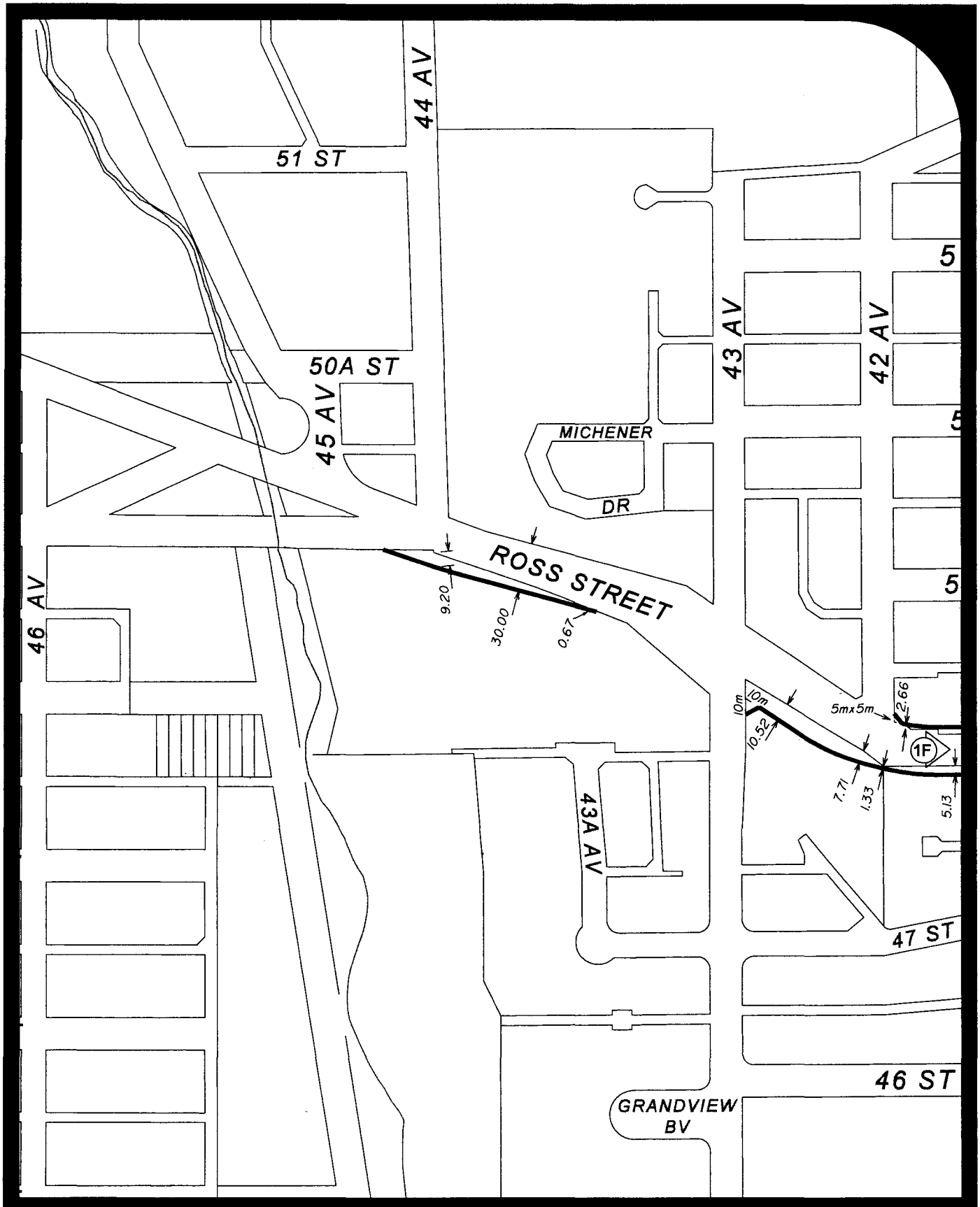
FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96
FIGURE 1D



NTS

FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

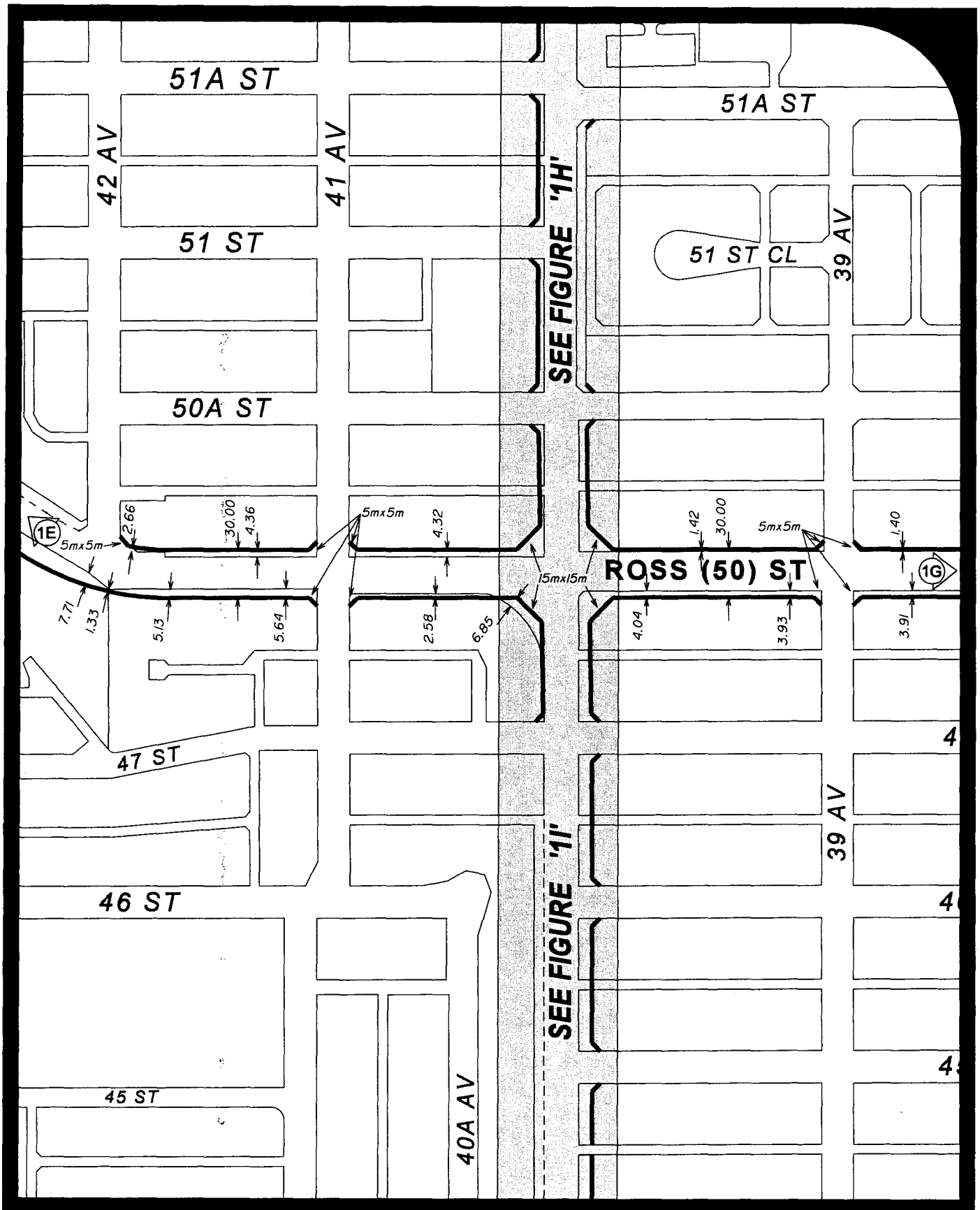
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96

FIGURE 1E



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

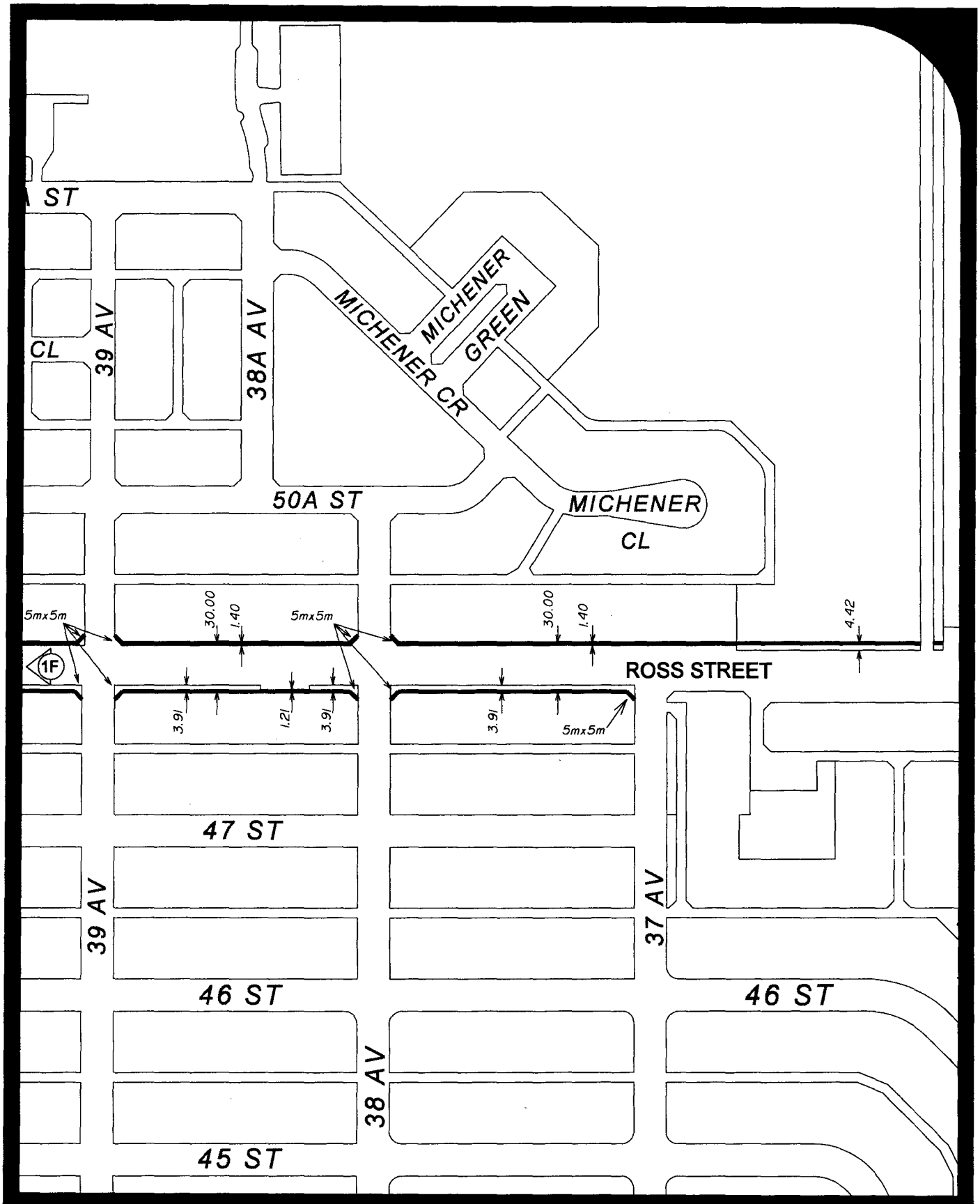
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

NORTH

Setback
Future P.L.

Bylaw No. 3156/96

FIGURE 1F



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

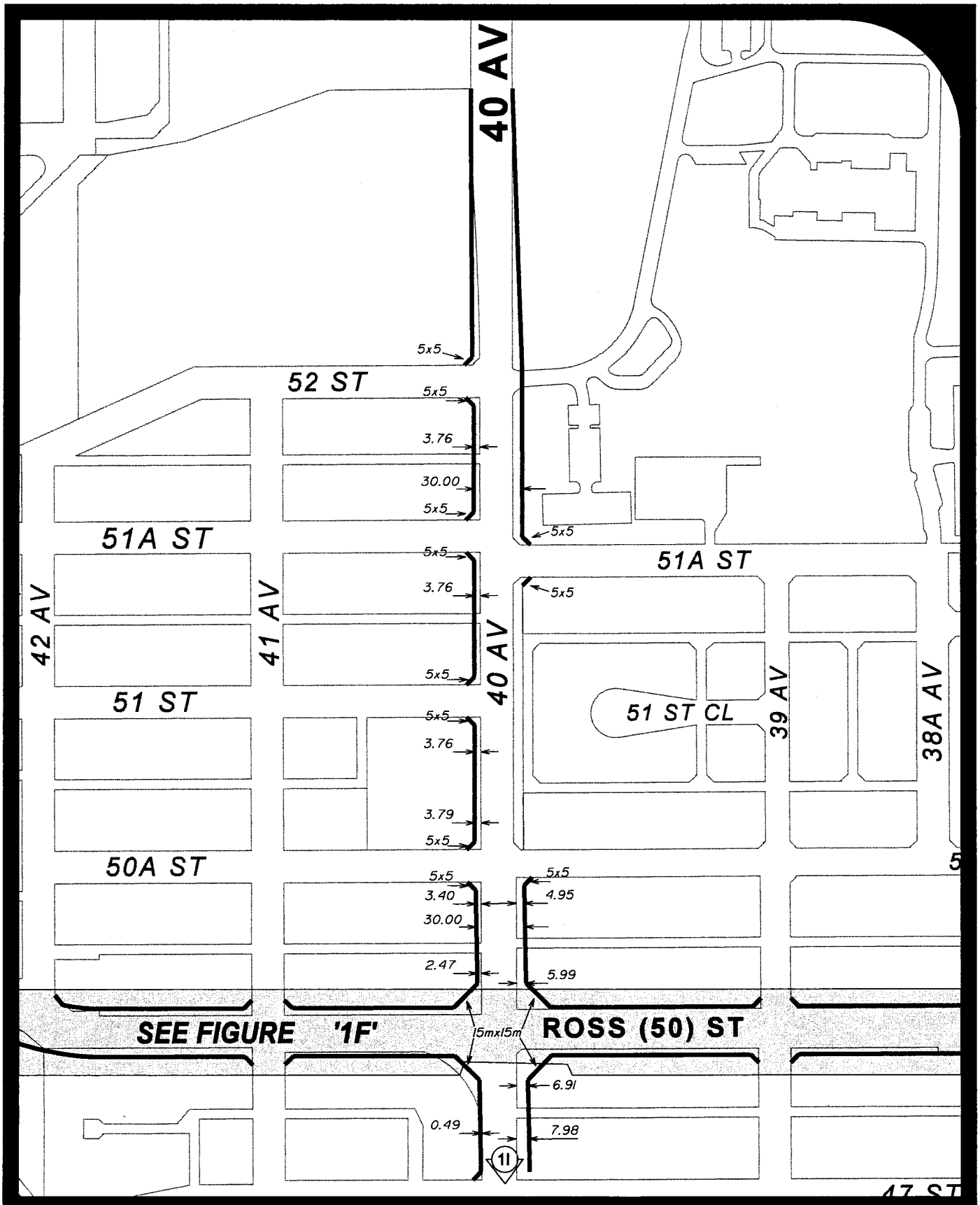
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

NORTH

Setback

Bylaw No. 3156/96

FIGURE 1G



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

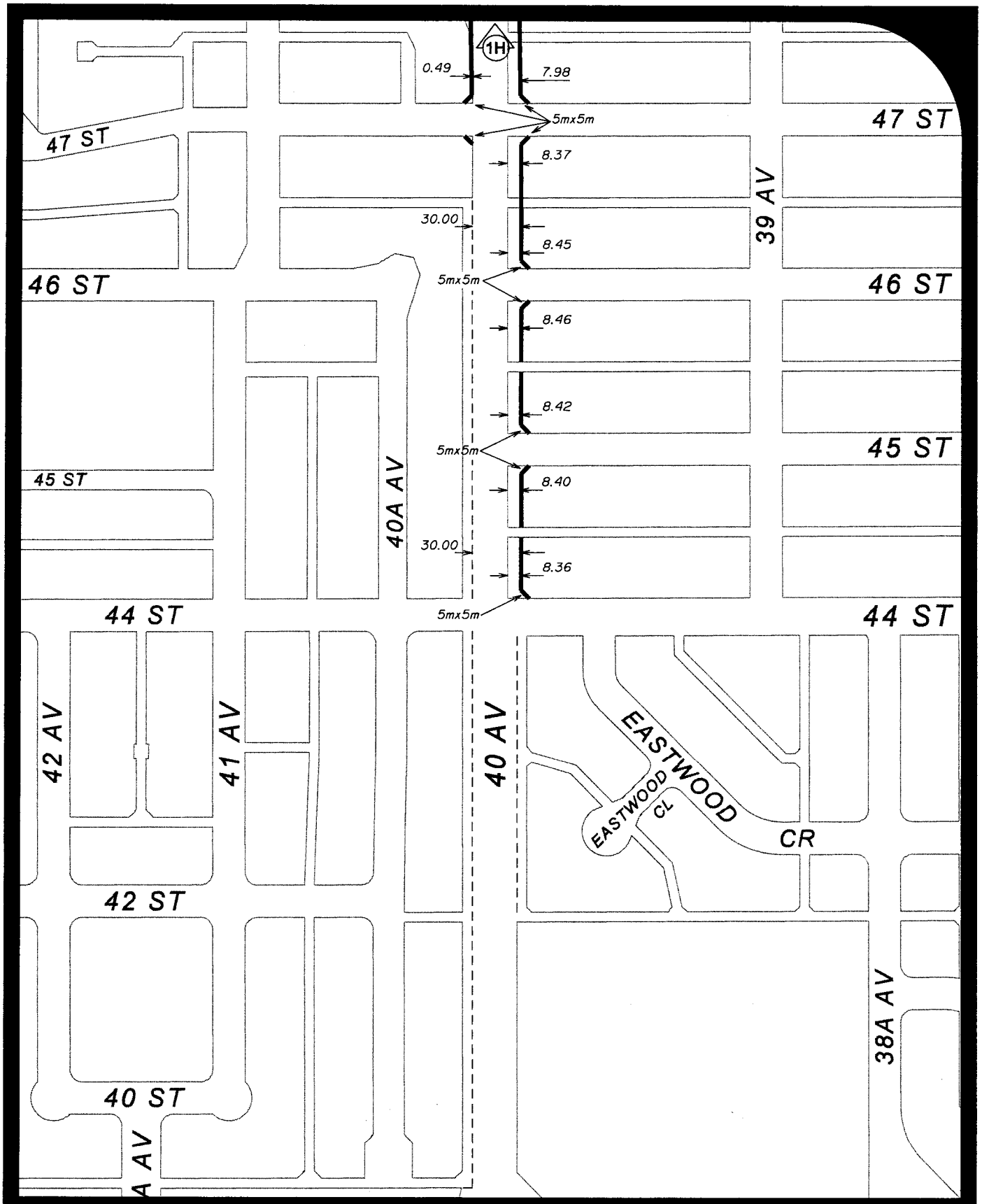
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1H



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

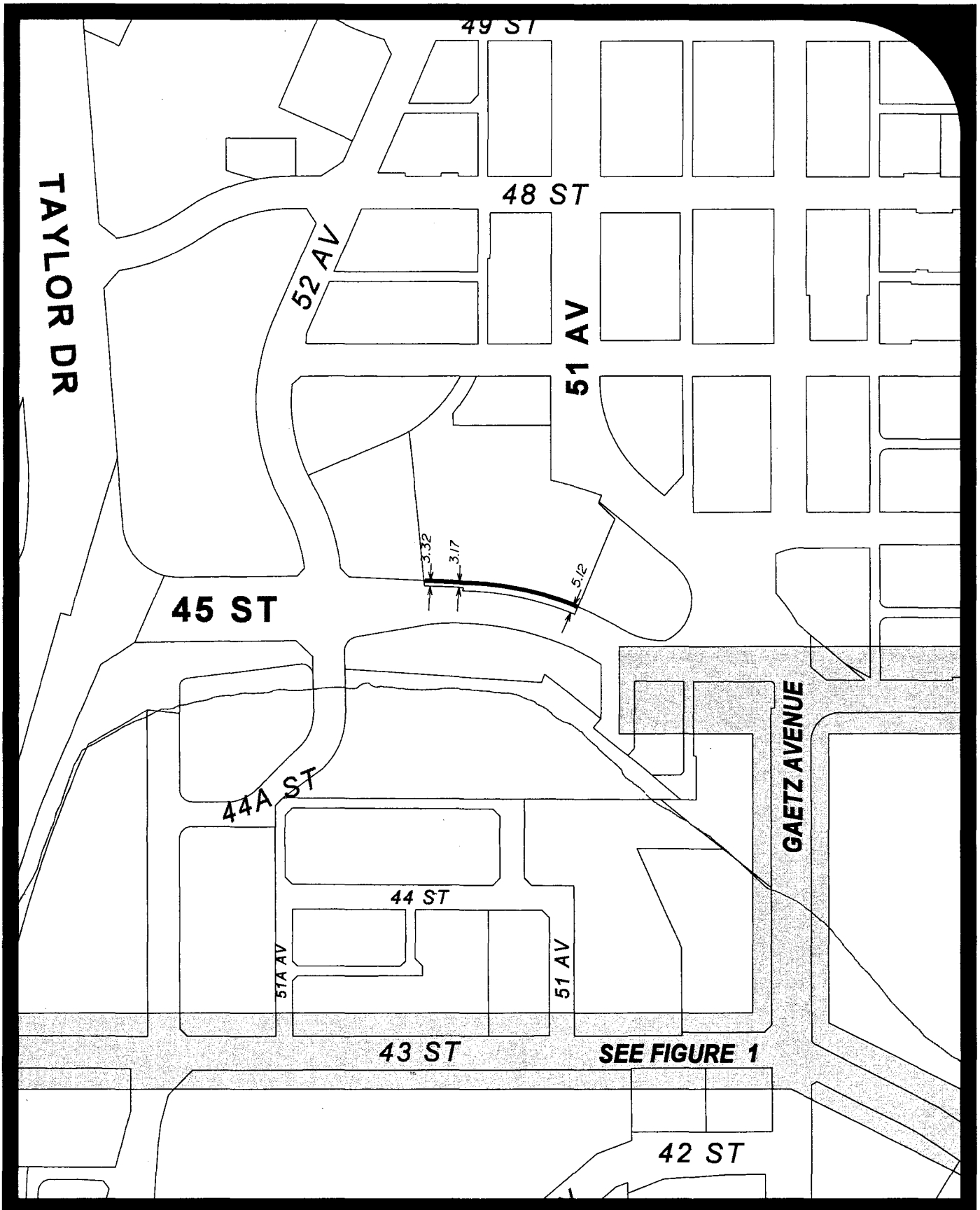
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

Setback

NORTH

Bylaw No. 3156/96

FIGURE 11



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

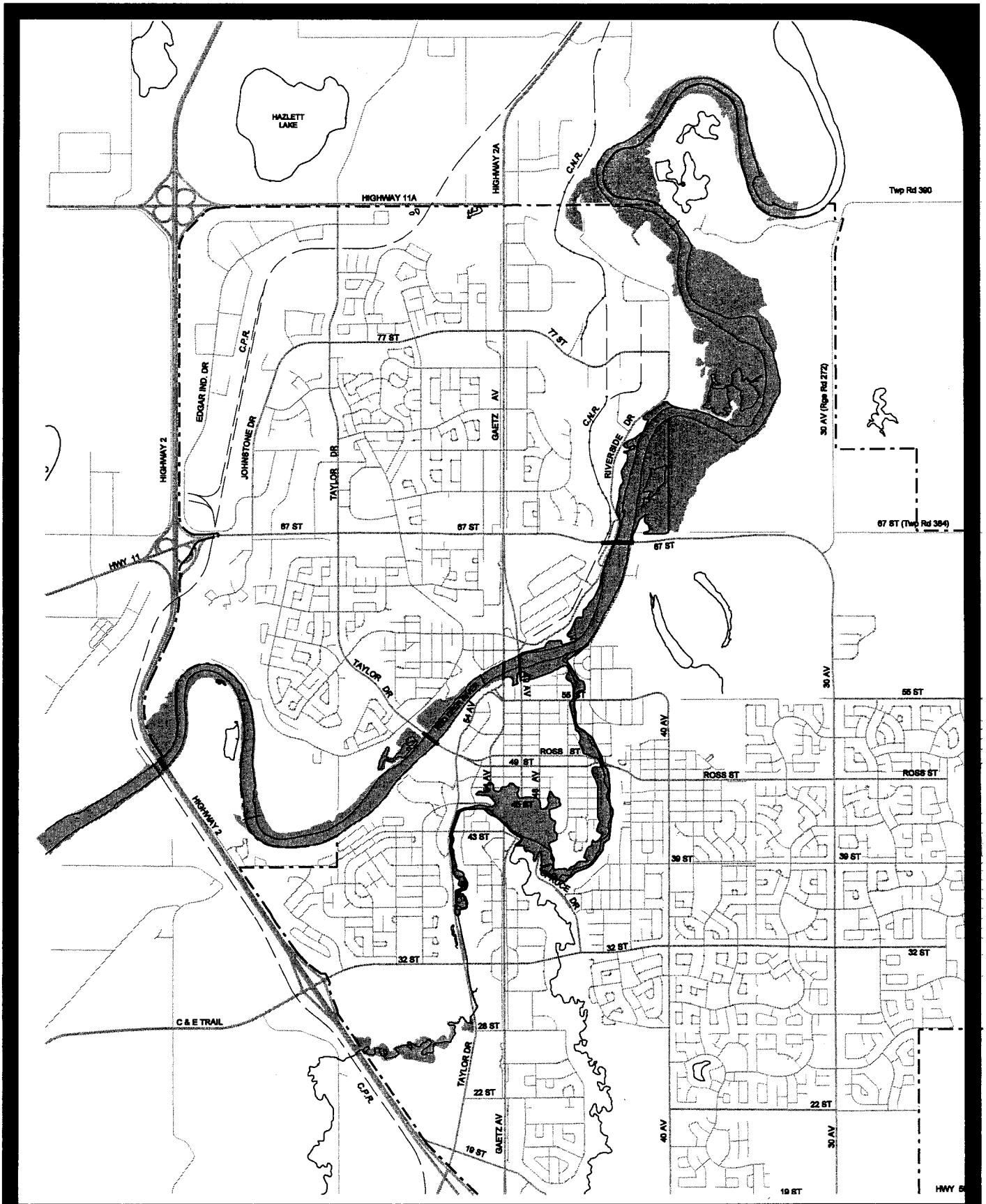
FRONT/SIDE YARD BUILDING SETBACKS
45 STREET

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1J



NTS

FLOOD PLAINS

Bylaw No. 2672/K-94

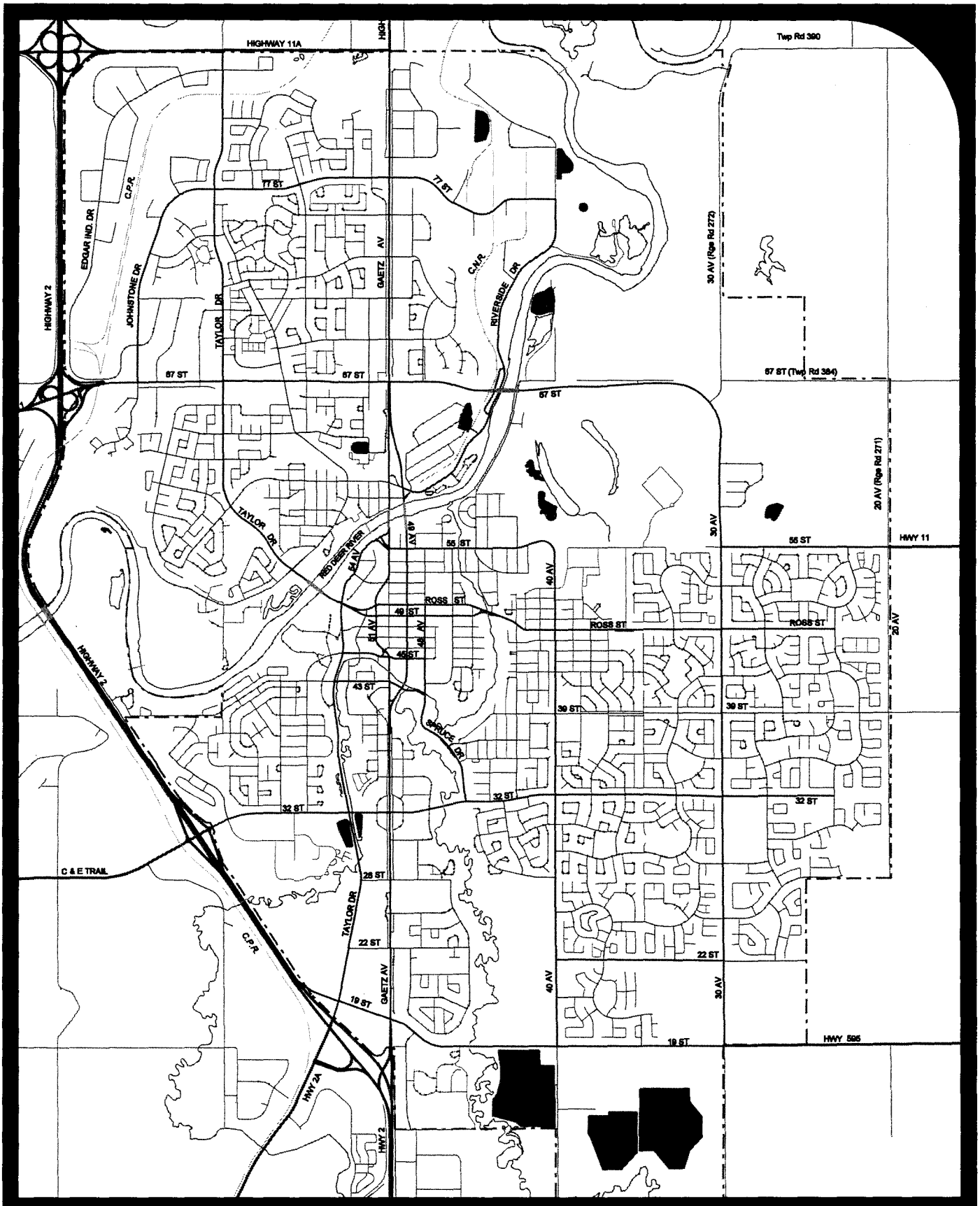
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Flood Plain Area Bylaw No. 2672/K-94
Flood Plain Area Bylaw No. 3156/0-2004

BASED ON INFOMATION PROVIDED BY:
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM

Bylaw No. 3156/0-2004
FIGURE 2



KNOWN LANDFILL SITES

NTS

NORTH

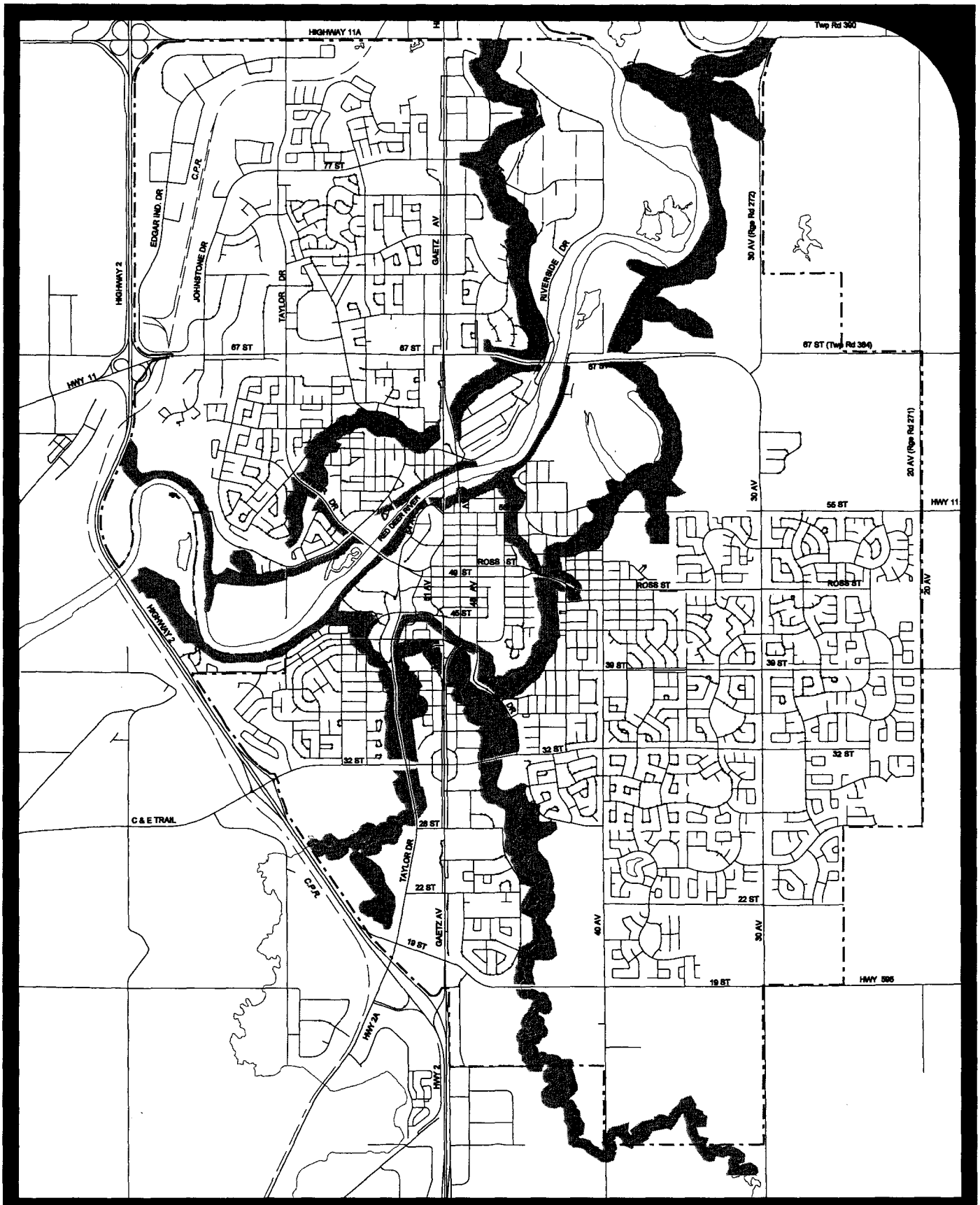
Landfill Area

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/0-2004

FIGURE 3



ESCARPMENT PLAN

NTS

NORTH

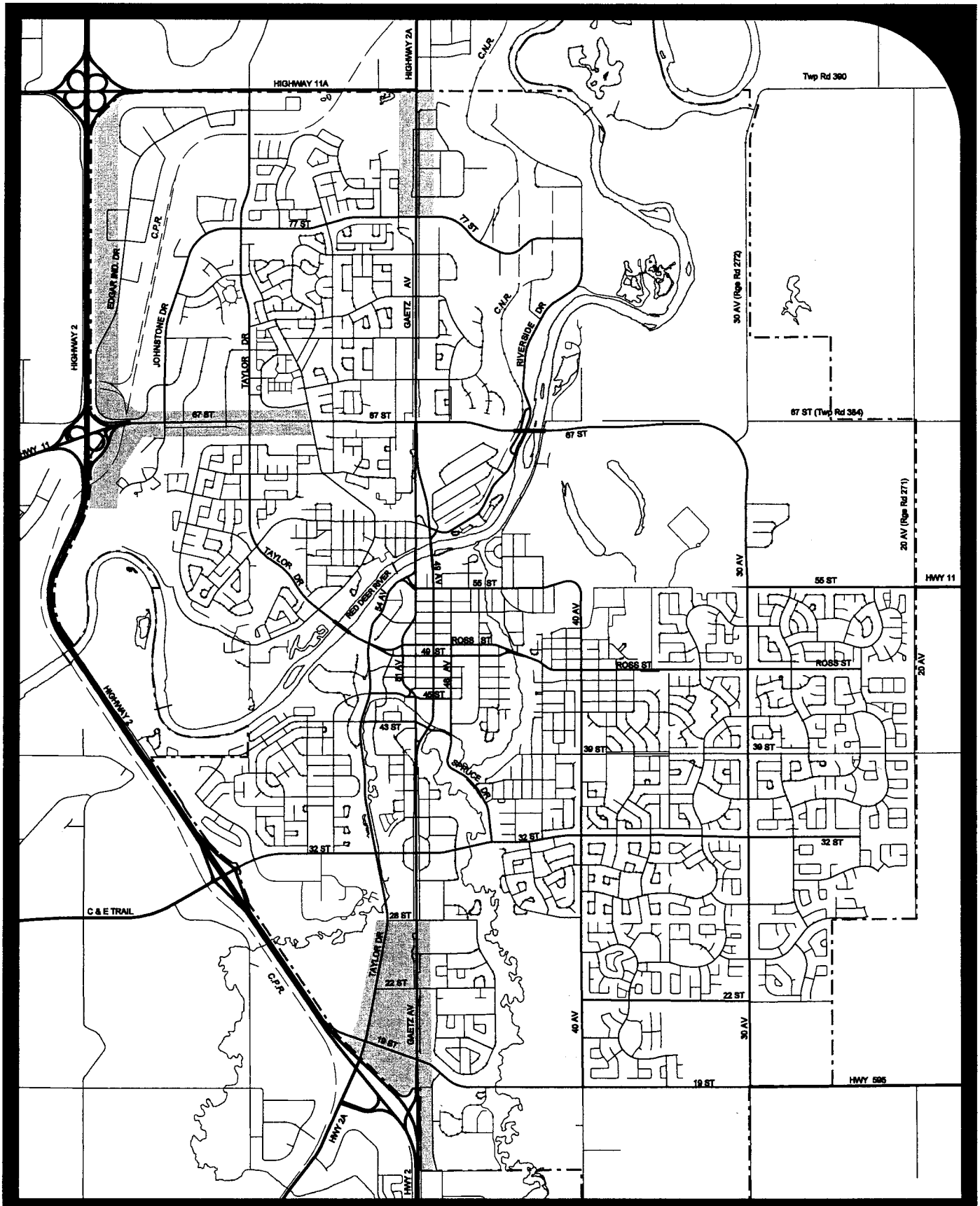
Escarpment Area

THE CITY OF Red Deer
ENGINEERING SERVICES

This plan has been developed as a guide to identify areas of potential slope stability concerns, where Geotechnical Reports are required prior to new or re-development. This plan may not be conclusive therefore reference to the Land Use Bylaw and Engineering Design Guidelines are required to satisfy construction issues on or adjacent to slopes exceeding 15%.

Bylaw No. 3156/0-2004

FIGURE 4



NTS

MAJOR ENTRY AREAS

SUBJECT TO LANDSCAPING REQUIREMENTS AND RESTRICTION ON BILLBOARDS

Bylaw No. 2672/W-92

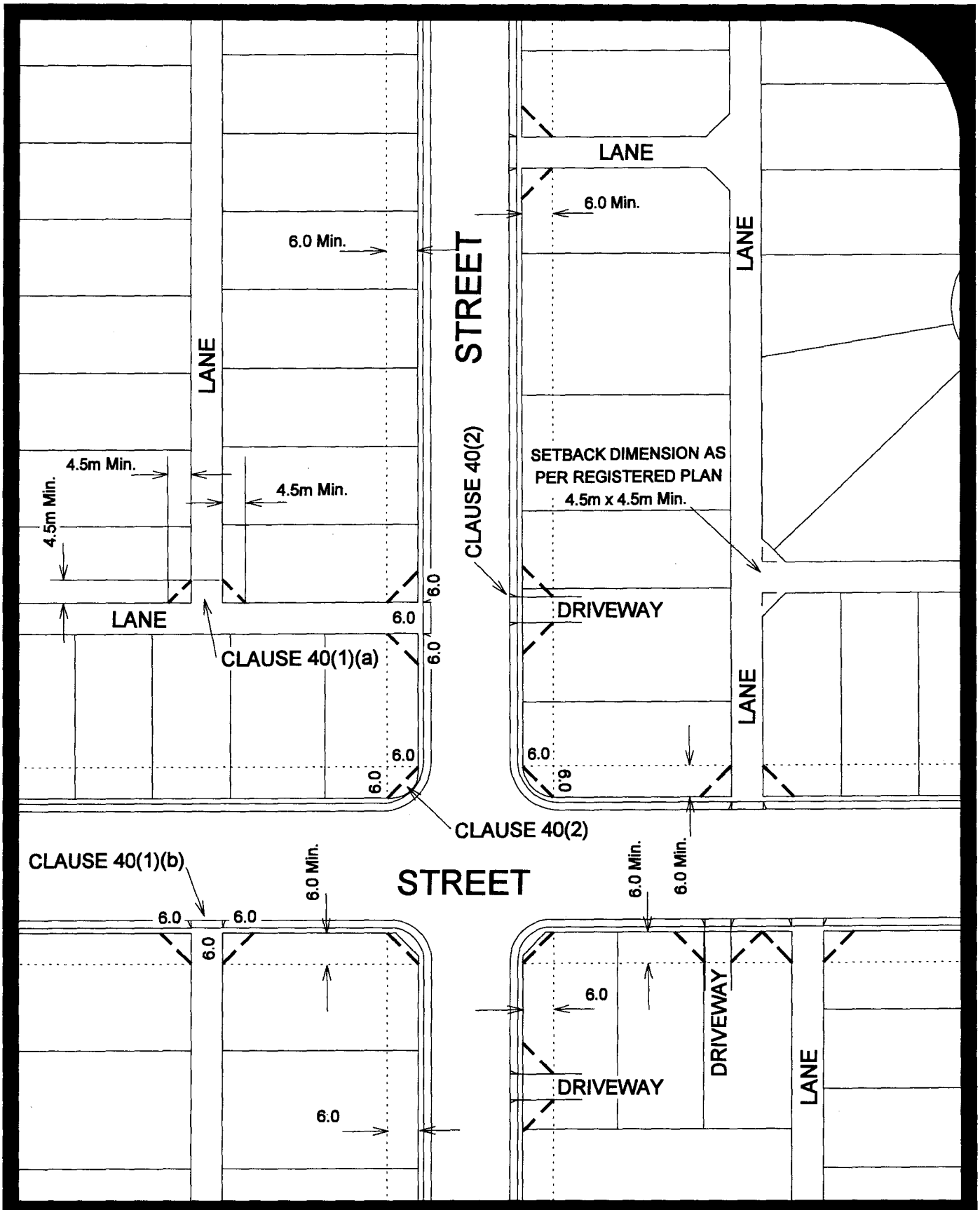
Major Entry Areas

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/96

FIGURE 5



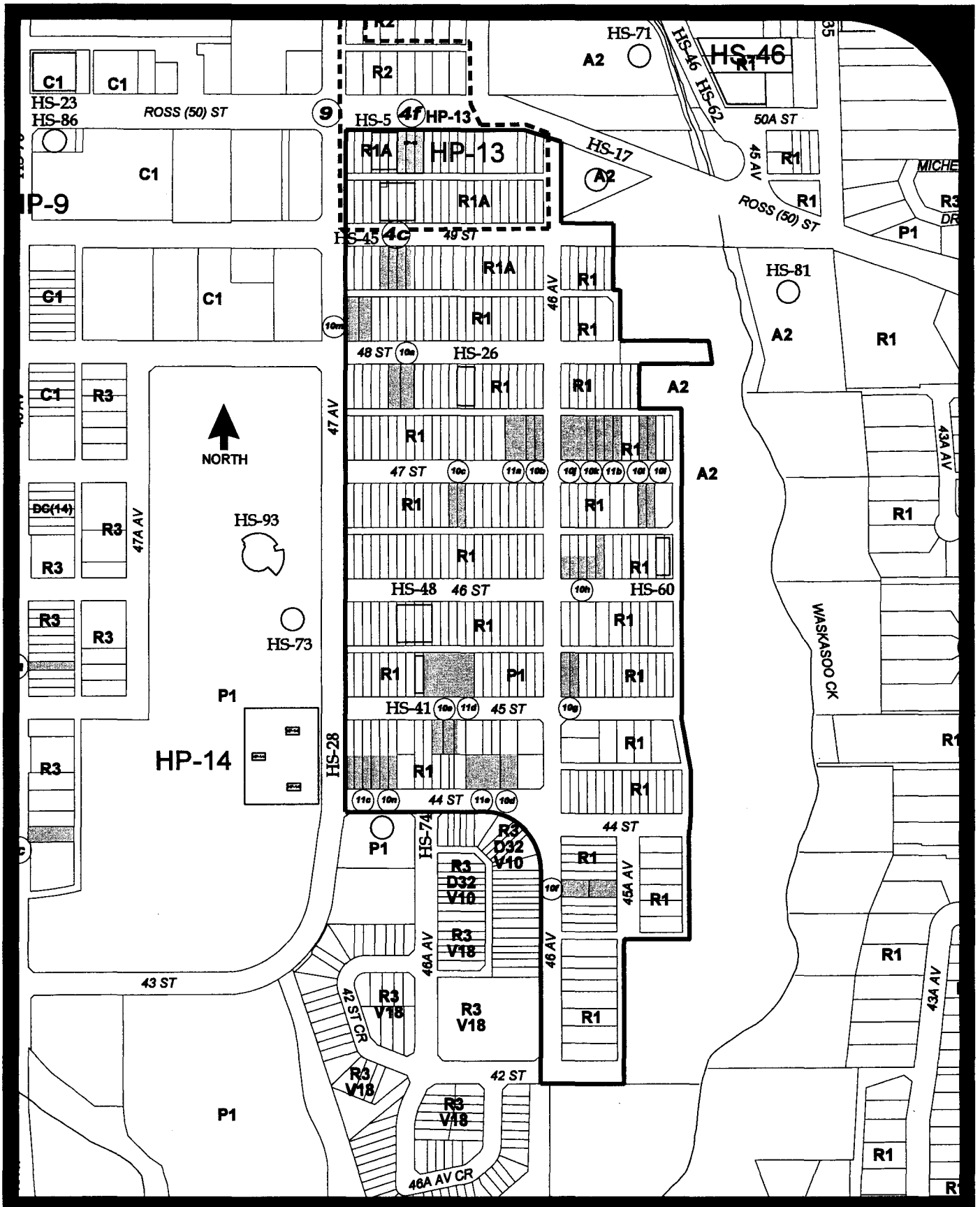
RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/0-2004
FIGURE 6



NTS

MATURE NEIGHBOURHOOD - PARKVALE DISTRICT
FOR LOW DENSITY RESIDENTAIL DEVELOPMENT

Bylaw No. 3156/RR-2003

THE CITY OF Red Deer
ENGINEERING SERVICES

Area of Application

NORTH

Bylaw No. 3156/0-2004

FIGURE 7

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – January 17, 2005

Legislative & Administrative Services

DATE: **January 18, 2005**

TO: **Tony Lindhout, Parkland Community Planning Services**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Land Use Bylaw Amendment 3156/O-2004**
Physical Constraints – Escarpment, Floodplain and Landfill Areas

---

Reference Report:
Parkland Community Planning Services, dated January 10, 2005 and December 13, 2004

Bylaw Readings:
Land Use Bylaw Amendment 3156/0 –20044, as amended, was given second and third readings. A copy of the bylaw is attached.

Resolutions:

"***Resolved*** that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated January 10, 2005, re: Land Use Bylaw Amendment 3156/O-2004, Physical Constraints – Escarpment, Floodplain and Landfill Areas, hereby amends Land Use Bylaw Amendment 3156/O-2004 as follows:

1. Replace Item 8 – Section 40 of the bylaw with the following:

8 Section 40 Restrictions on Corner Sites (Sight Lines) is amended by deleting this section in its entirety and replacing it with the following new section:

"40(1) No person shall erect, place, allow or permit any building, fence, vehicle or trailer, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9m in height on a portion of a corner site determined as follows:

. . .2/

(a) where the corner site is at the intersection of two lanes or two streets, within a triangular area two sides of which shall be a minimum of 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary (see Schedule A, Figure 6), or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be a minimum of 3m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary (see Schedule A, Figure 6).

(2) Notwithstanding Section 40(1), in the front yard of a site in a residential district, no building, fence, tree, vegetation or hedge more than 90 cm in height shall be permitted within 6m of the intersection of two streets (see Schedule A, Figure 6)."

2. By replacing Figure 6 with the Figure 6 presented to Council at the January 17, 2005 Council Meeting."

"***Resolved*** that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated December 13, 2004, re: Land Use Bylaw Amendment 3156/O-2004 – Physical Constraints – Escarpment, Floodplain and Landfill Areas , hereby rescinds Council Policy 4304 – Escarpment Development and Council Policy 4306, Development in Flood Plain."

Report Back to Council: No

. . .3/

Comments/Further Action:
Land Use Bylaw Amendment 3156/O-2004 includes the following:

1. Illustrates in the Land Use Bylaw District Maps properties that are on or adjacent (± 50 meters) to escarpment, slope and floodplain areas and properties located within 300 meters of former and existing landfill sites. Potential development restrictions may exist within these locations.
2. Requires a Geotechnical Study and Report as part of the development application process for lands located on, or adjacent to escarpment areas.
3. Requires on any parcel of land greater than 1 hectare, a Clearing and Grading Permit or signed Development Agreement with The City in respect of any site preparation work.
4. Includes other minor housekeeping and reformatting changes.

This office will amend the Land Use Bylaw and distribute copies in due course. We will also revise the Council Policy Manual with respect to rescinding Council Policies 4304 – Escarpment Development and 4306 – Development in Flood Plain.

Kelly Kloss
Manager
/chk

attchs.
c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
City Assessor
D. Kutinsky, Graphics Designer
City Clerk's Clerk Steno

BYLAW NO. 3156/0-2004

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

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

Bylaw No. 3156/96 is hereby amended as follows:

1 In Section 2 the following new definitions are added:

"Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

"Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

"Professional Engineer" means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the Engineering, Geological and Geophysical Professions Act."

2 In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2".

3 Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".

4 Section 8 is renumbered as Section 8(I) and the following new Sections 8(2), 8(3) and 8(4) are added:

"8(2) No person shall perform any Clearing or Grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.

8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.

8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

5 New Subsection 10(6) is added as follows:

"10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:

(i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and

(ii) a Geotechnical Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.

(b) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts."

6 New Section 14(3) is added as follows:

"14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

(a) determine that the site is unsuitable and refuse to issue a development permit; or

(b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:

(i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;

(ii) a requirement that the development be constructed in accordance with:

A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil

support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the Professional Engineer who provided the Geotechnical Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Study and Report."

7 Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

"37(3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures 1A, 1C & 1D
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) - See Figures 1E, 1F & 1G
- 40 Avenue (44 Street to 52 Street) - See Figures 1H & 1I
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 1J"

8 Section 40 Restrictions on Corner Sites (Sight Lines) is amended by deleting this section in its entirety and replacing it with the following new section:

"40(1) No person shall erect, place, allow or permit any building, fence, vehicle or trailer, screening material or object, and no person shall plant or permit to grow any hedges, trees or vegetation which exceeds 0.9m in height on a portion of a corner site determined as follows:

(a) where the corner site is at the intersection of two lanes or two streets, within a triangular area two sides of which shall be a minimum of 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary (see Schedule A, Figure 6), or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be a minimum of 3m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line

to connect the points so determined on each such boundary (see Schedule A, Figure 6).

(2) Notwithstanding Section 40(1), in the front yard of a site in a residential district, no building, fence, tree, vegetation or hedge more than 90 cm in height shall be permitted within 6m of the intersection of two streets (see Schedule A, Figure 6)."

9 Section 73(1) Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

10 Sections 177(5) and 183(5), Side Yards, are amended by deleting the words "Schedule A - Figure 9" and replacing them with "Schedule A - Figure 6.

11 Section 213(1), Flood Plain Provisions, Flood Risk Overlays, is amended by deleting the words "Schedule A - Figures 7A and 7B" and replacing them with the words "Schedule A - Figure 2".

12 Subsection 214(1) is deleted and replaced with the following new subsection:

"214(1) The only uses permitted in the Floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways."

13 Section 215 is renumbered as section 215(1) and the following new subsections are added:

"215 (2) Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3m.

(3) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at he discretion of the Development Authority, having considered comments from both the Director of Development Services and Parkland Community Planning Services."

14 The Figures set out in Schedule A are amended by deleting Figures 1 to 9 inclusively and Figure 11 and replacing them with the following new Figures, copies of which are attached to this Bylaw:

a) "Figure 1, Front/Side Yard Building Setbacks (overview)
- Figure 1A, Front/Side Yard Building Setbacks (49 Avenue/55 Street)
- Figure 1B, Front/Side Yard Building Setbacks (49 Avenue)
- Figure 1C, Front/Side Yard Building Setbacks (55 Street)
- Figure 1D, Front/Side Yard Building Setbacks (55 Street)
- Figure 1E, Front/Side Yard Building Setbacks (Ross Street)
- Figure 1F, Front/Side Yard Building Setbacks (Ross Street/40 Avenue)

- Figure 1G, Front/Side Yard Building Setbacks (Ross Street)
- Figure 1H, Front/Side Yard Building Setbacks (40 Avenue)
- Figure 1I, Front/Side Yard Building Setbacks (40 Avenue)
- Figure 1J, Front/Side Yard Building Setbacks (45 Street -Taylor Drive to 51 Avenue)

b) Figure 2, Flood Plains
c) Figure 3, Known Landfill Sites
d) Figure 4, Escarpment Plan
e) Figure 5, Major Entry Areas
f) Figure 6, Restrictions on Comer Sites
g) Figure 7, Mature Neighbourhood - Parkvale District"

15 Schedule B, Land Use District Maps, is amended by adding a new Index Map and the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I17, J2, J3, J10, J12 to J17, K9, K10 and L10 copies of which are attached to this Bylaw.

16 Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December , 2004

READ A SECOND TIME IN OPEN COUNCIL this 17th day of January , 2005

READ A THIRD TIME IN OPEN COUNCIL this 17th day of January , 2005

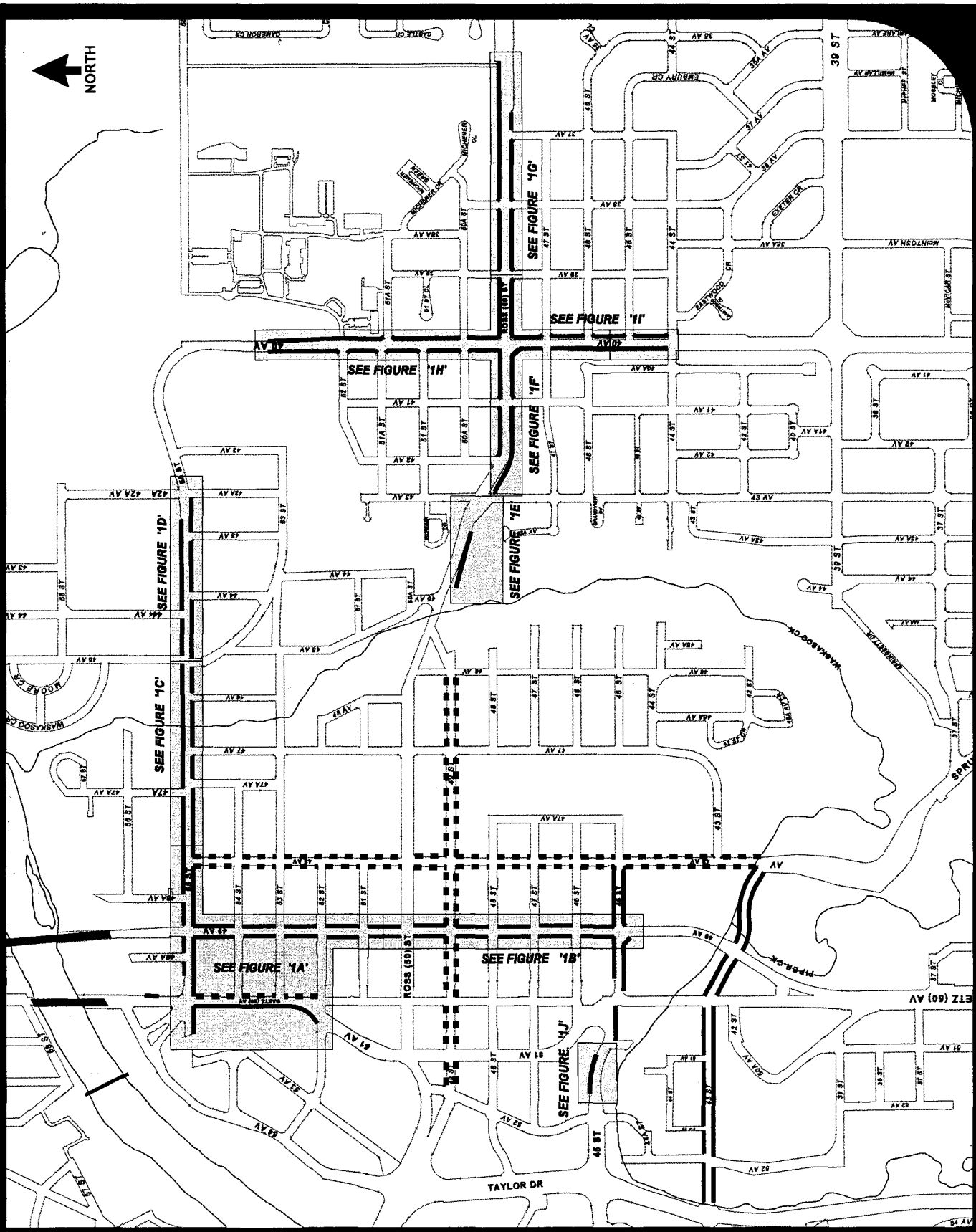
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of January , 2005

MAYOR

CITY CLERK

SCHEDULE "A"

Figures 1 to 7



NTS

FRONT/SIDE YARD BUILDING SETBACKS

Bylaw No. 3156/96

THE CITY OF Red Deer
ENGINEERING SERVICES

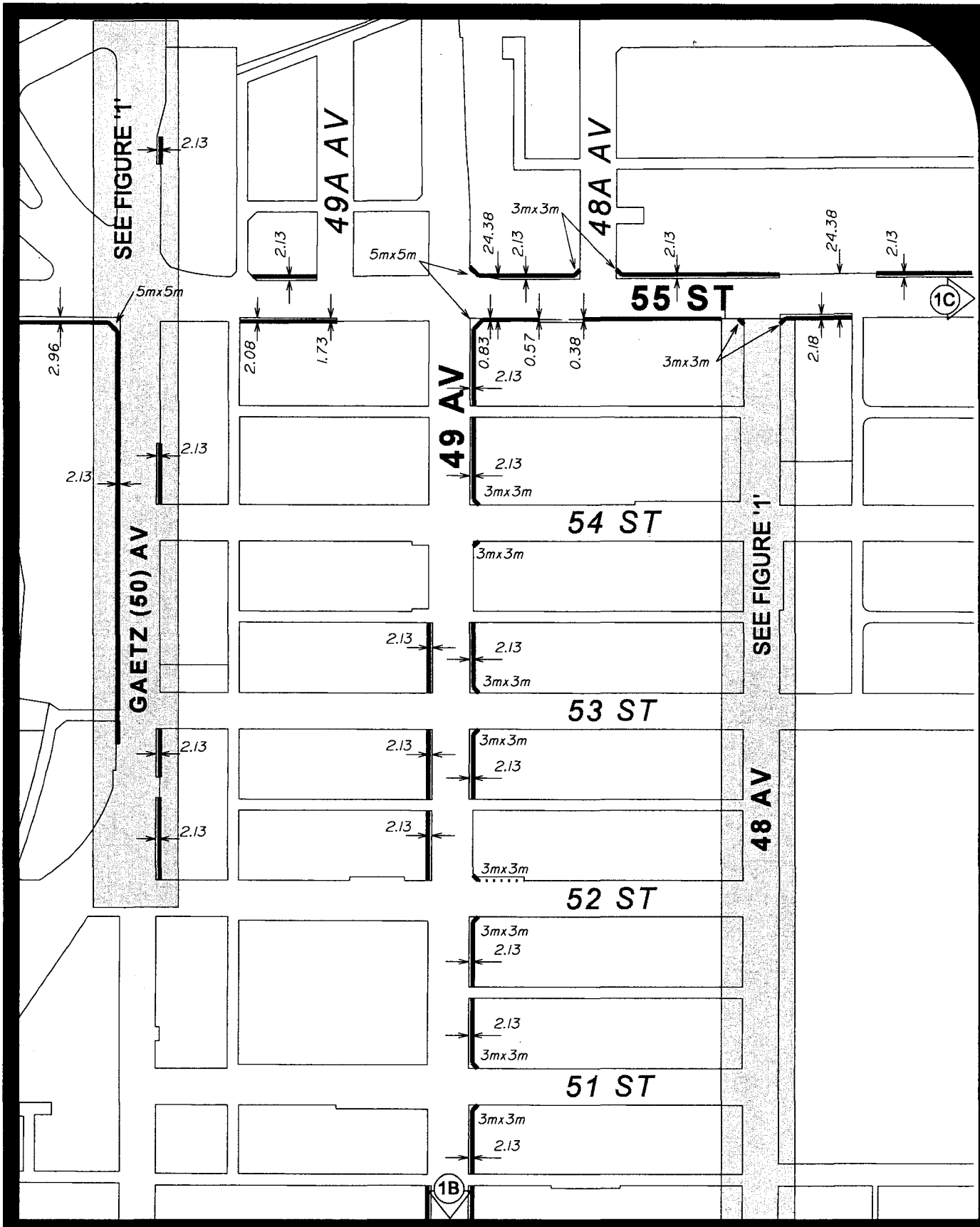
LEGEND

- 2.13m (7') or as noted -Setbacks required for Traffic Operation Improvement
- 2.13m (7') - Setbacks required for Future Pedestrian Enhancement
- See noted figure, for specific setback dimensions

*NOTE: Coner cutoffs to be provided as shown on figures 1A to 1J

Bylaw No. 3156/0-2004

FIGURE 1



NTS

FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE & 55 STREET

NORTH

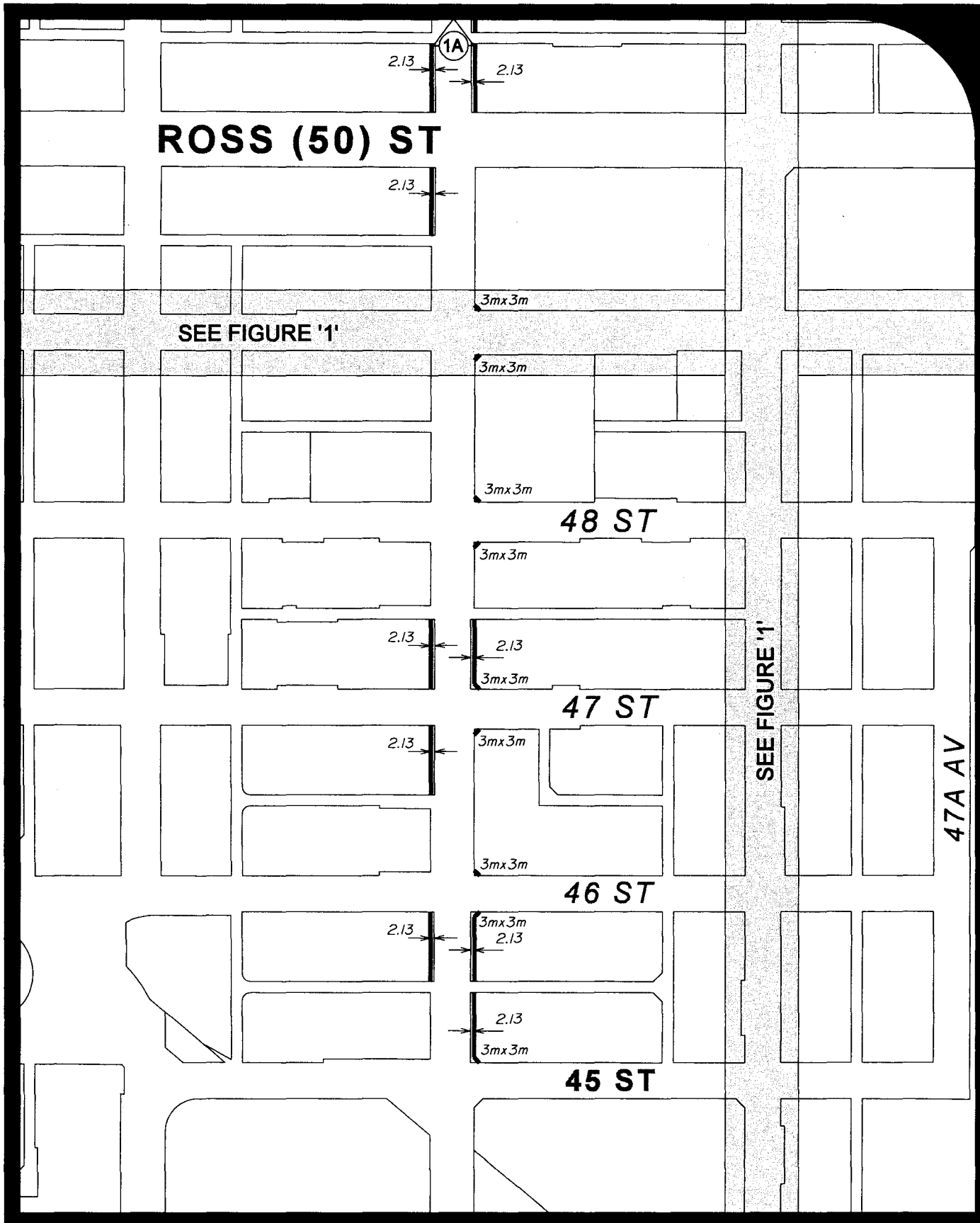
THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

*NOTE: Total road right of way width to be 24.38m (80') including setbacks

Bylaw No. 3159/96

FIGURE 1A



NTS

FRONT/SIDE YARD BUILDING SETBACKS

49 AVENUE

NORTH

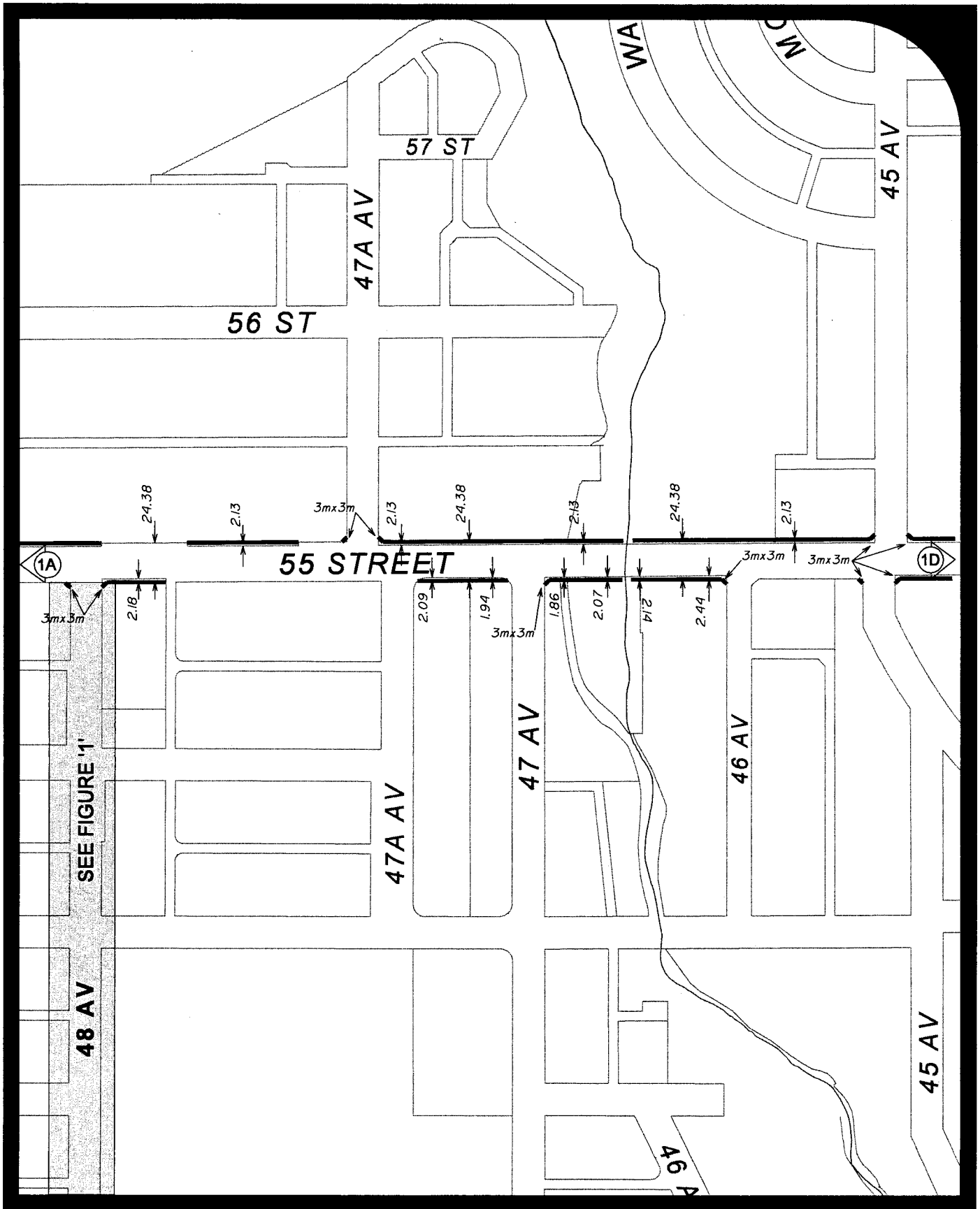
THE CITY OF Red Deer
ENGINEERING SERVICES

——— Setback

*NOTE: Total road right of way width to be 24.38m (80') including setbacks

Bylaw No. 3159/96

FIGURE 1B



NTS

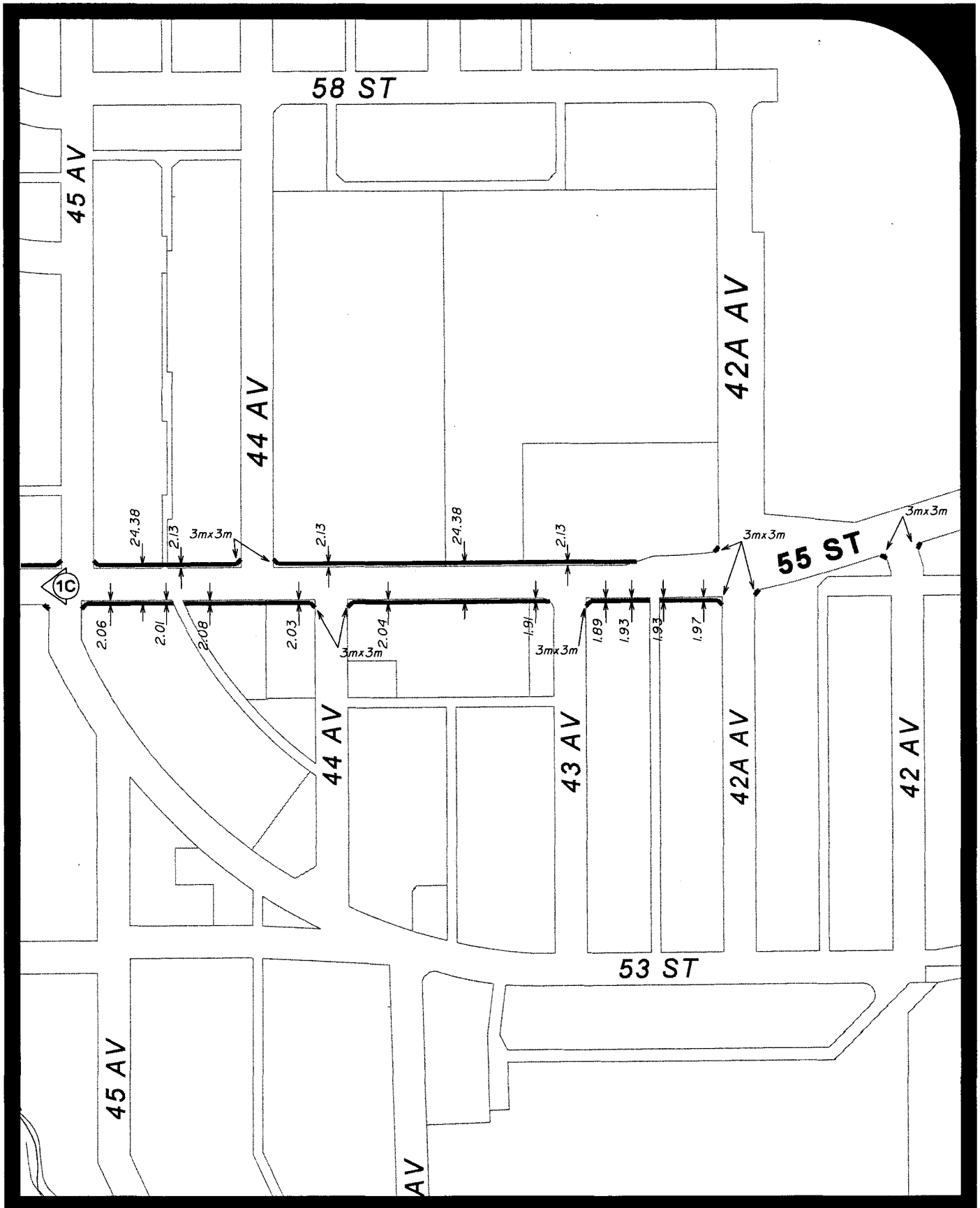
FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96
FIGURE 1C



NTS

FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

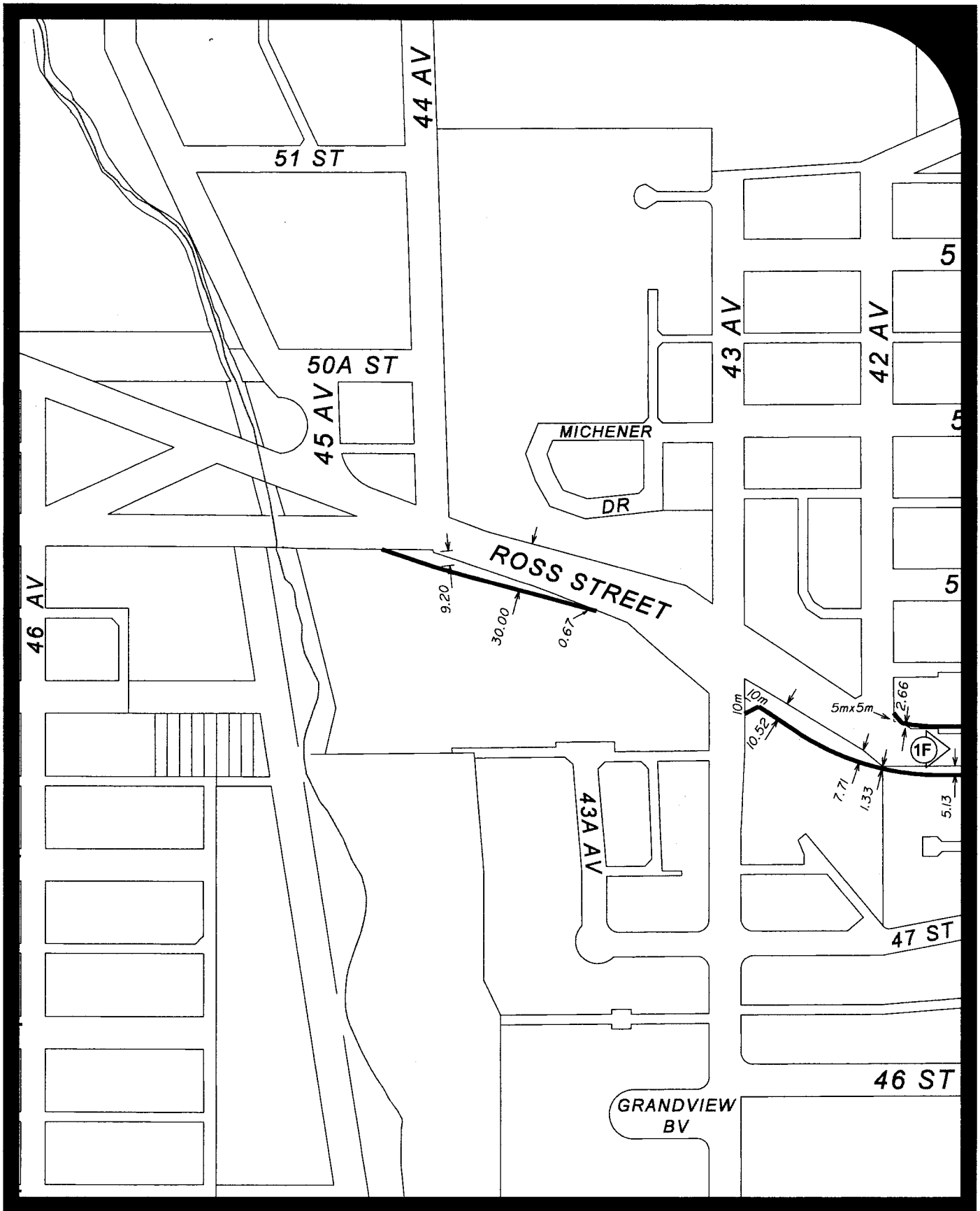
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96

FIGURE 1D



NTS

FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

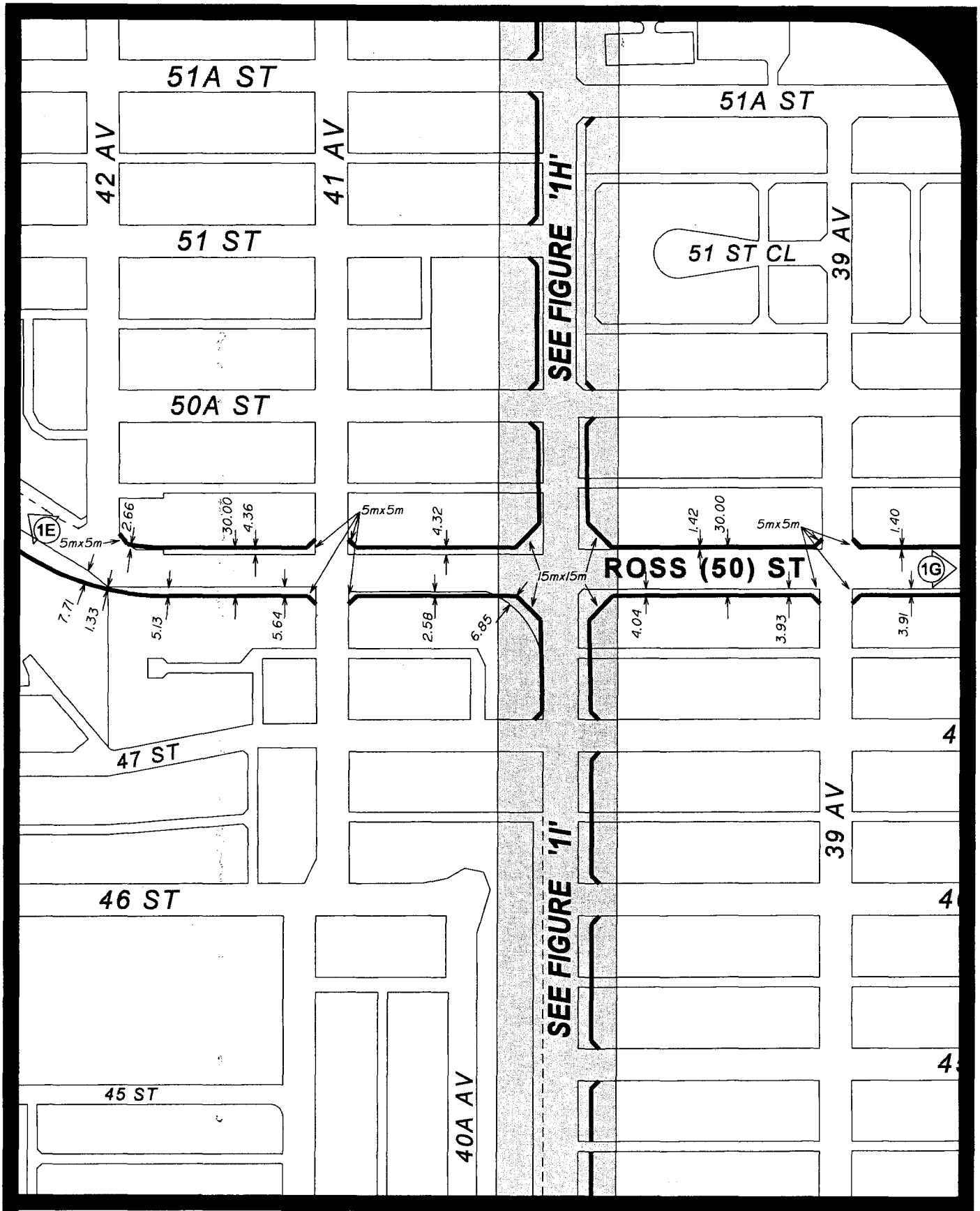
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96

FIGURE 1E



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

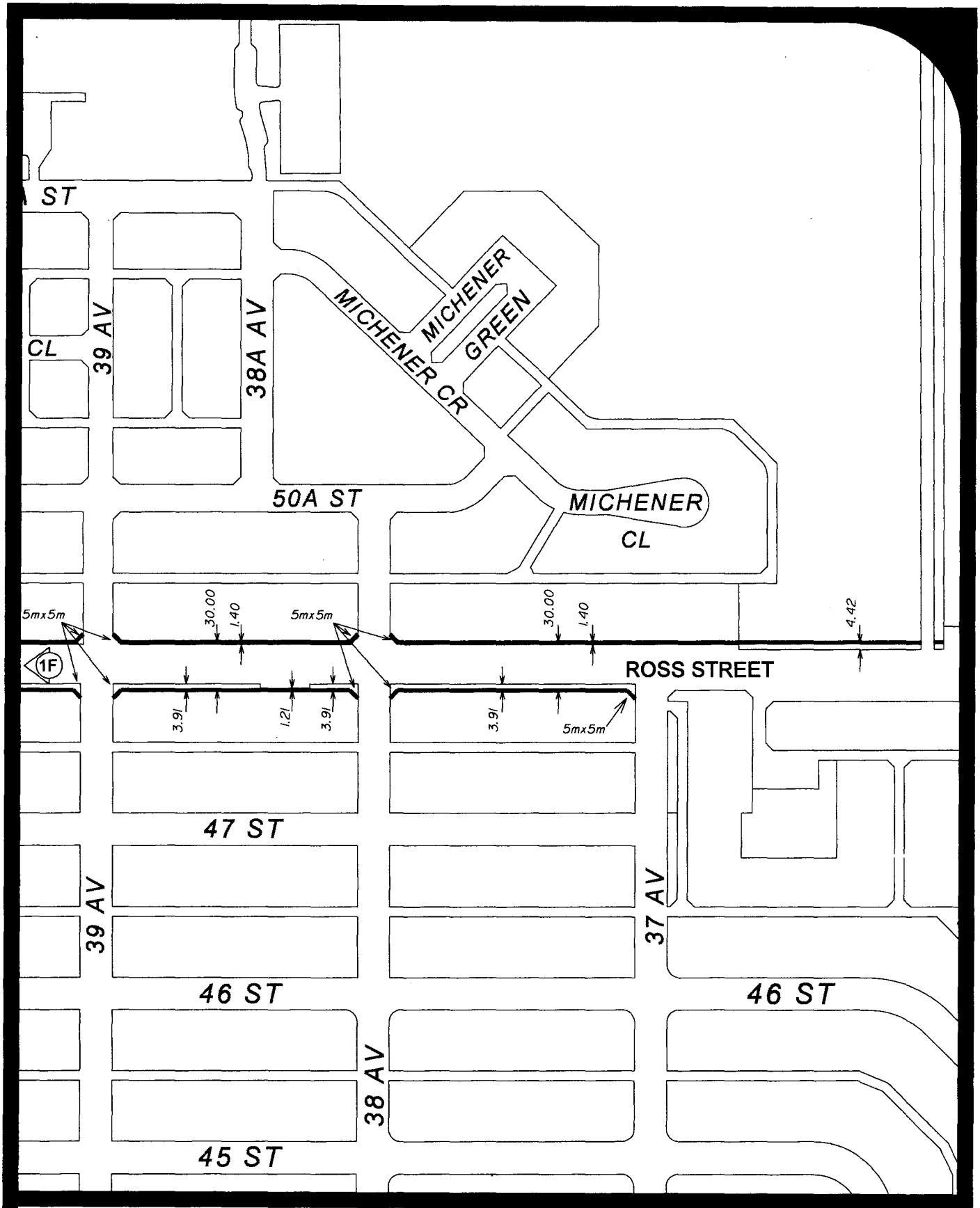
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

NORTH

Setback
Future P.L.

Bylaw No. 3156/96

FIGURE 1F



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

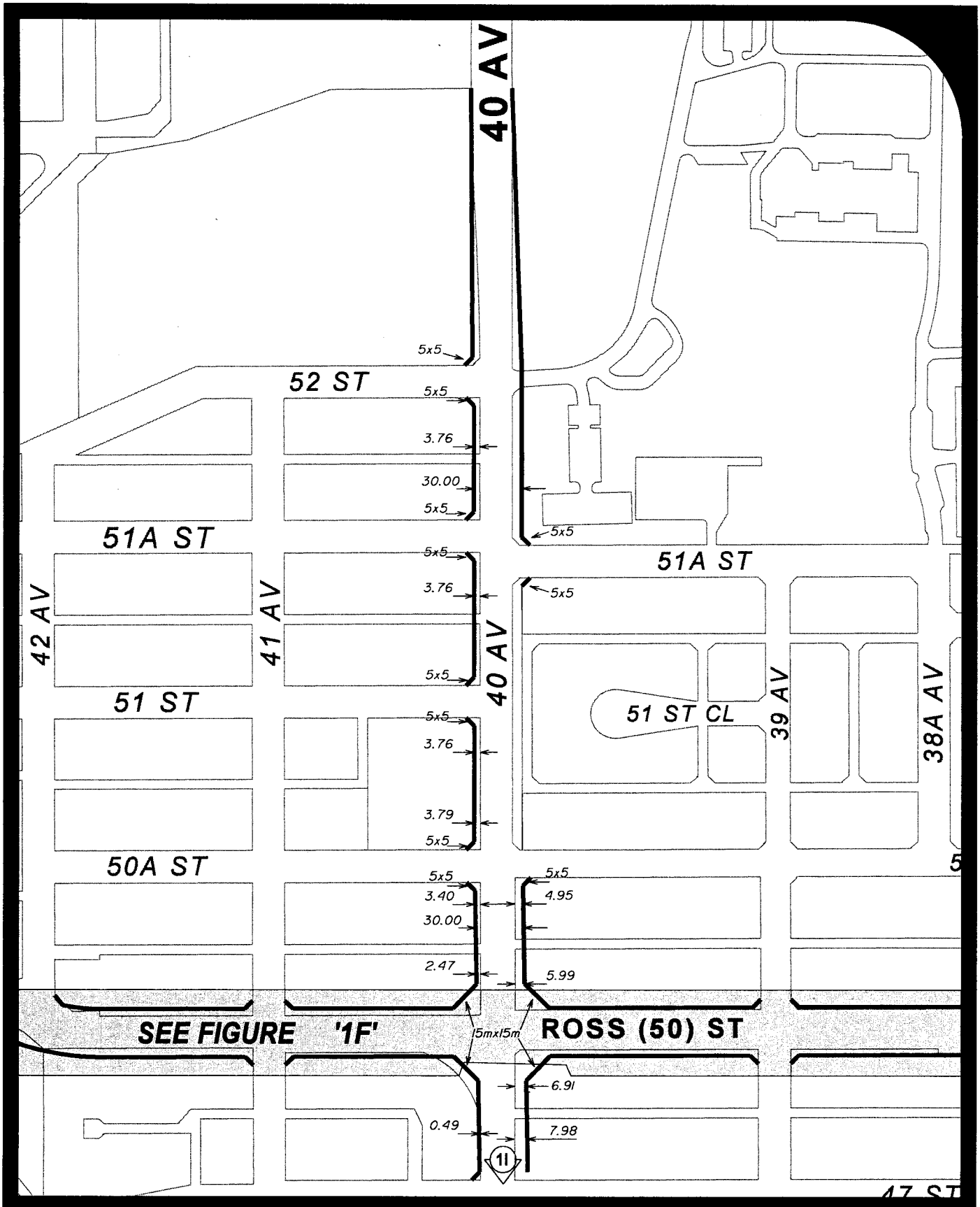
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1G



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

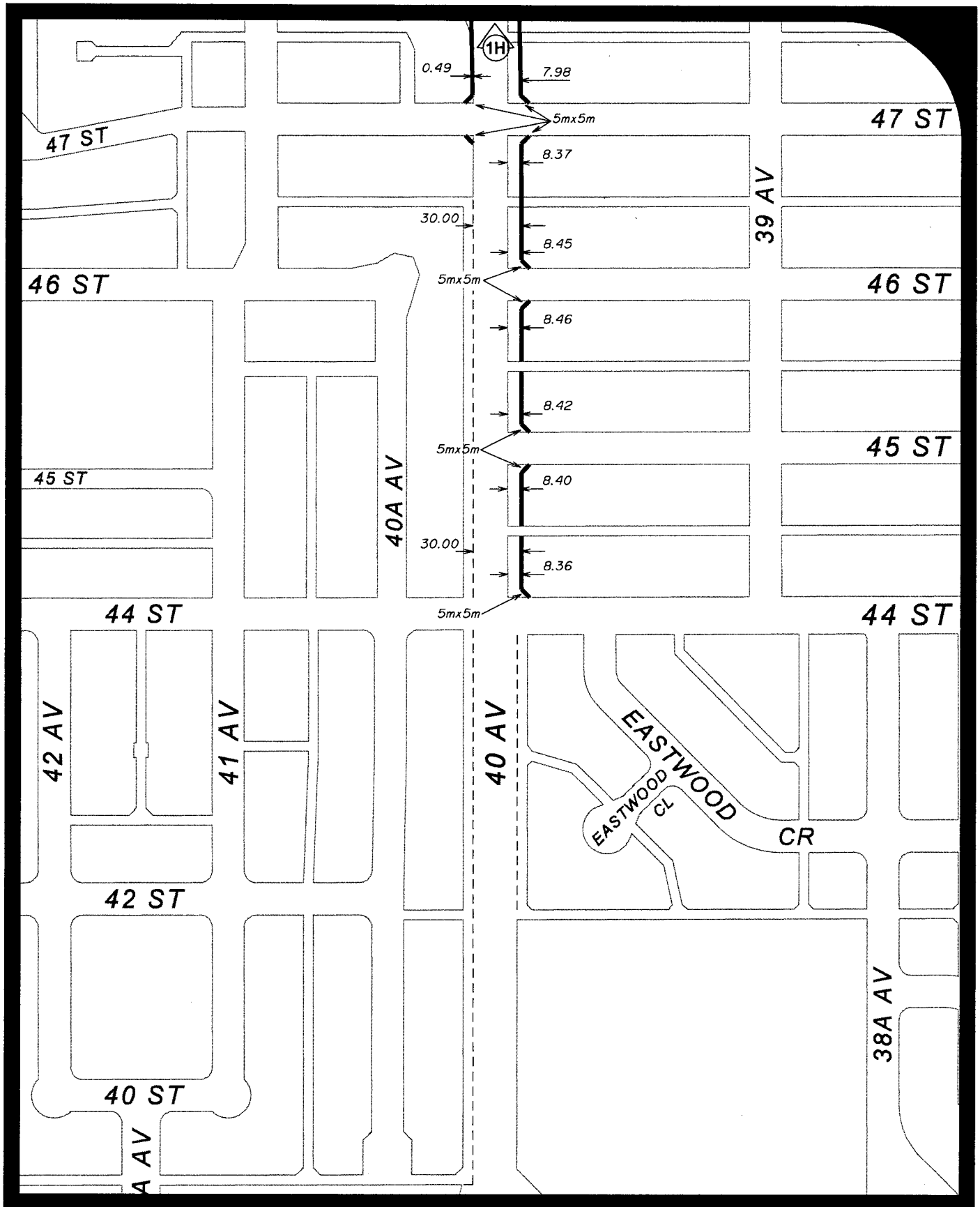
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1H



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

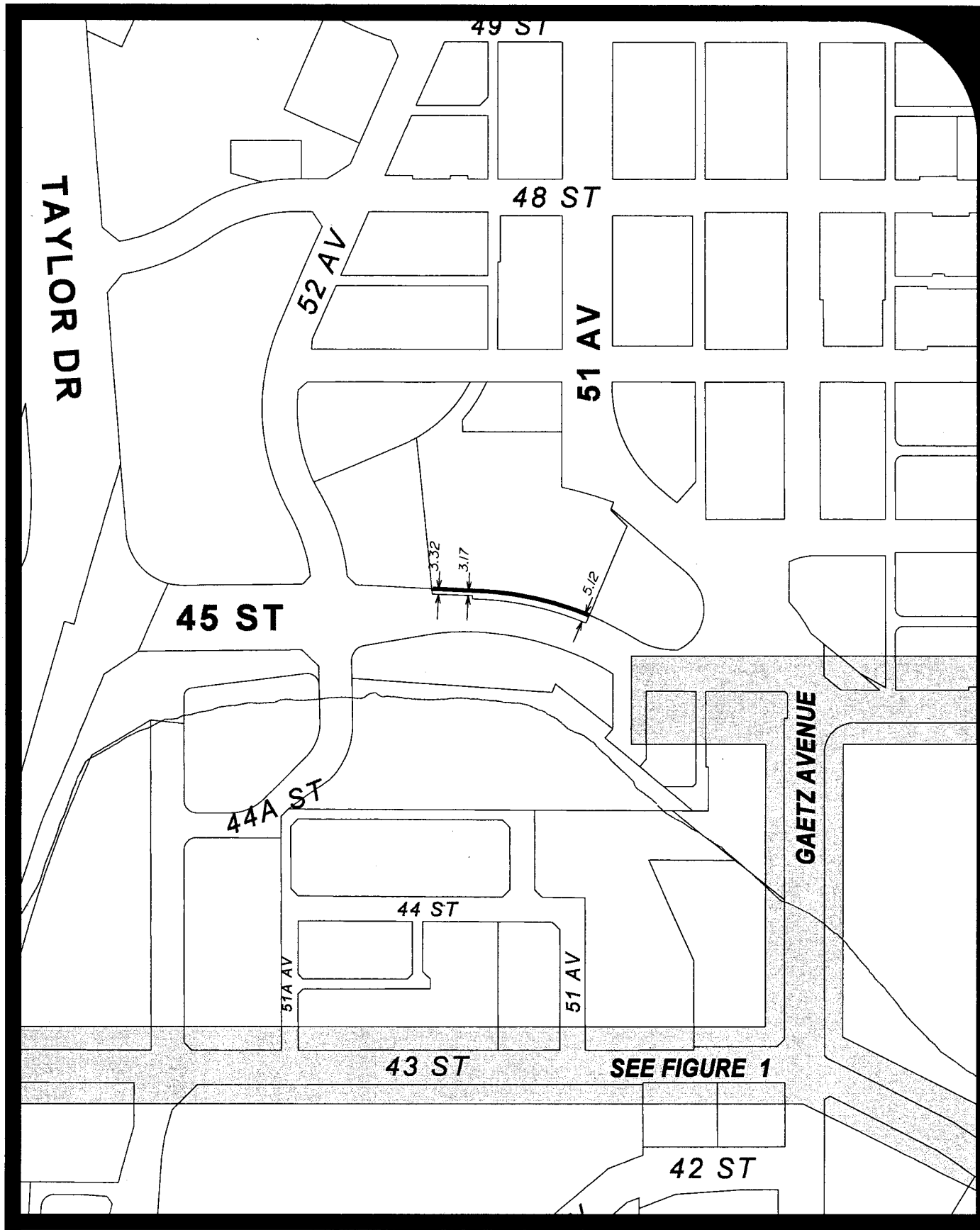
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1I



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

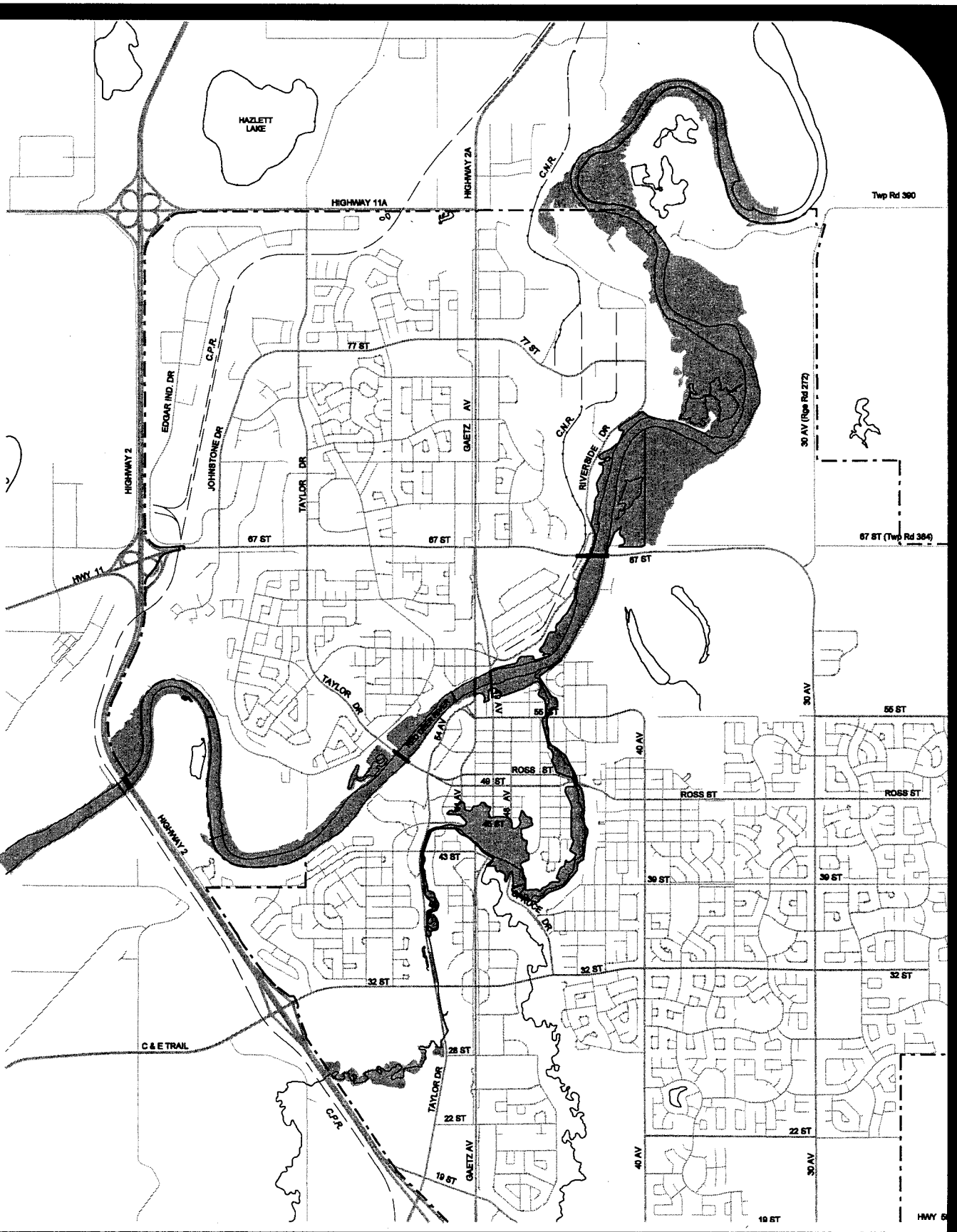
FRONT/SIDE YARD BUILDING SETBACKS
45 STREET

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1J



NTS

FLOOD PLAINS

Bylaw No. 2672/K-94

NORTH

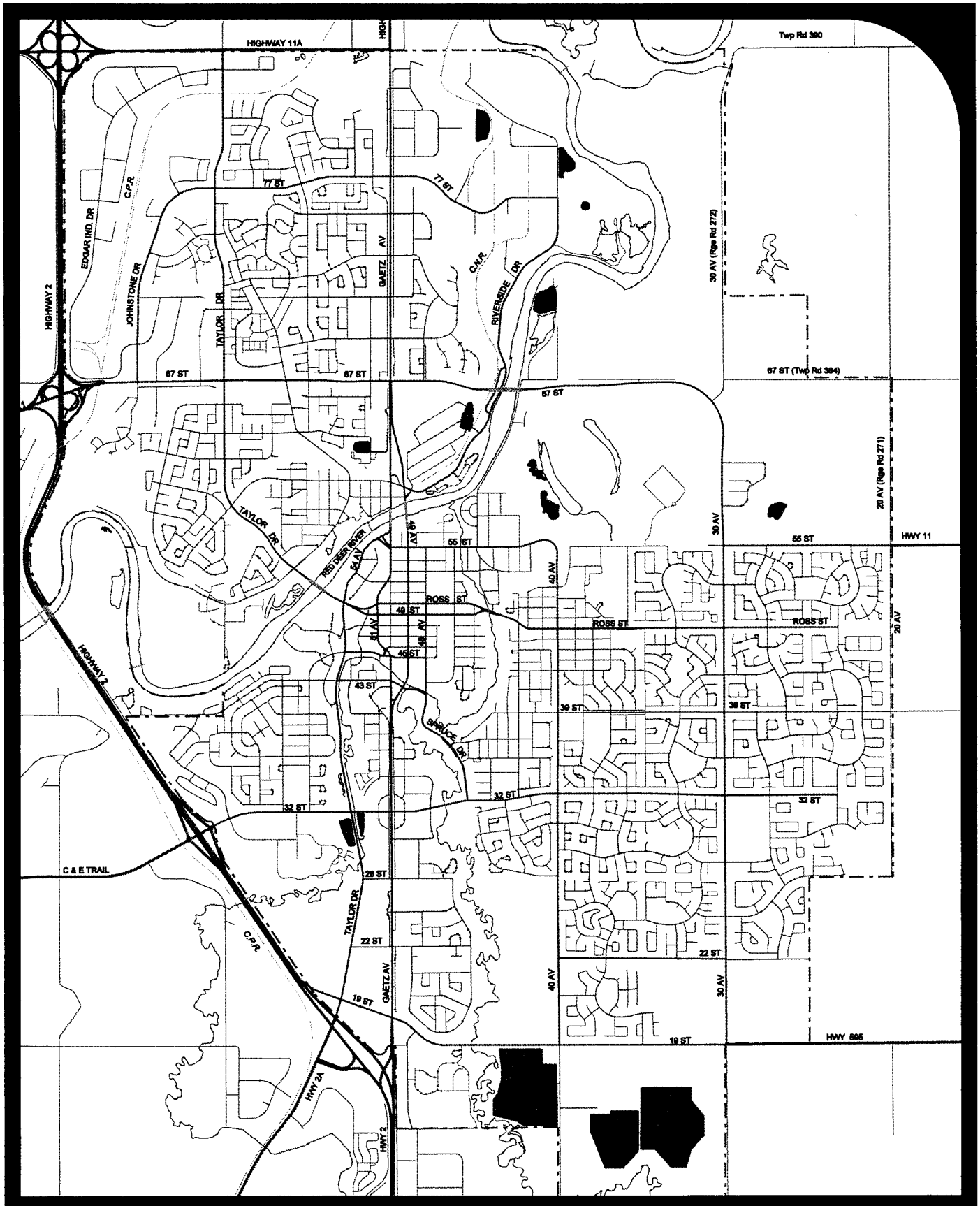
THE CITY OF Red Deer
ENGINEERING SERVICES

Flood Plain Area Bylaw No. 2672/K-94
Flood Plain Area Bylaw No. 3156/0-2004

BASED ON INFOMATION PROVIDED BY:
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM

Bylaw No. 3156/0-2004

FIGURE 2



KNOWN LANDFILL SITES

NTS

NORTH

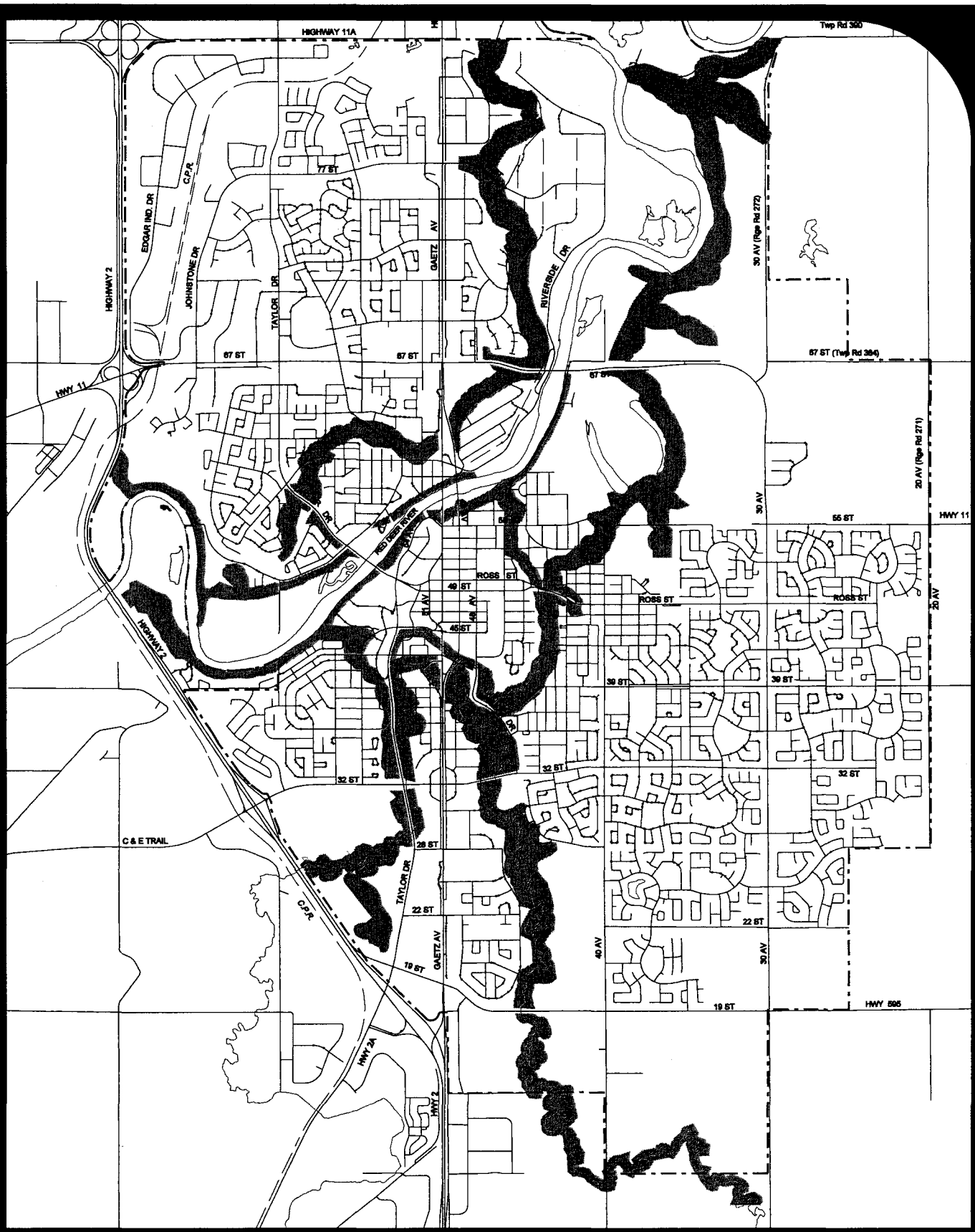
Landfill Area

THE CITY OF Red Deer
ENGINEERING SERVICES

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

Bylaw No. 3156/0-2004

FIGURE 3



ESCARPMENT PLAN

NTS

NORTH

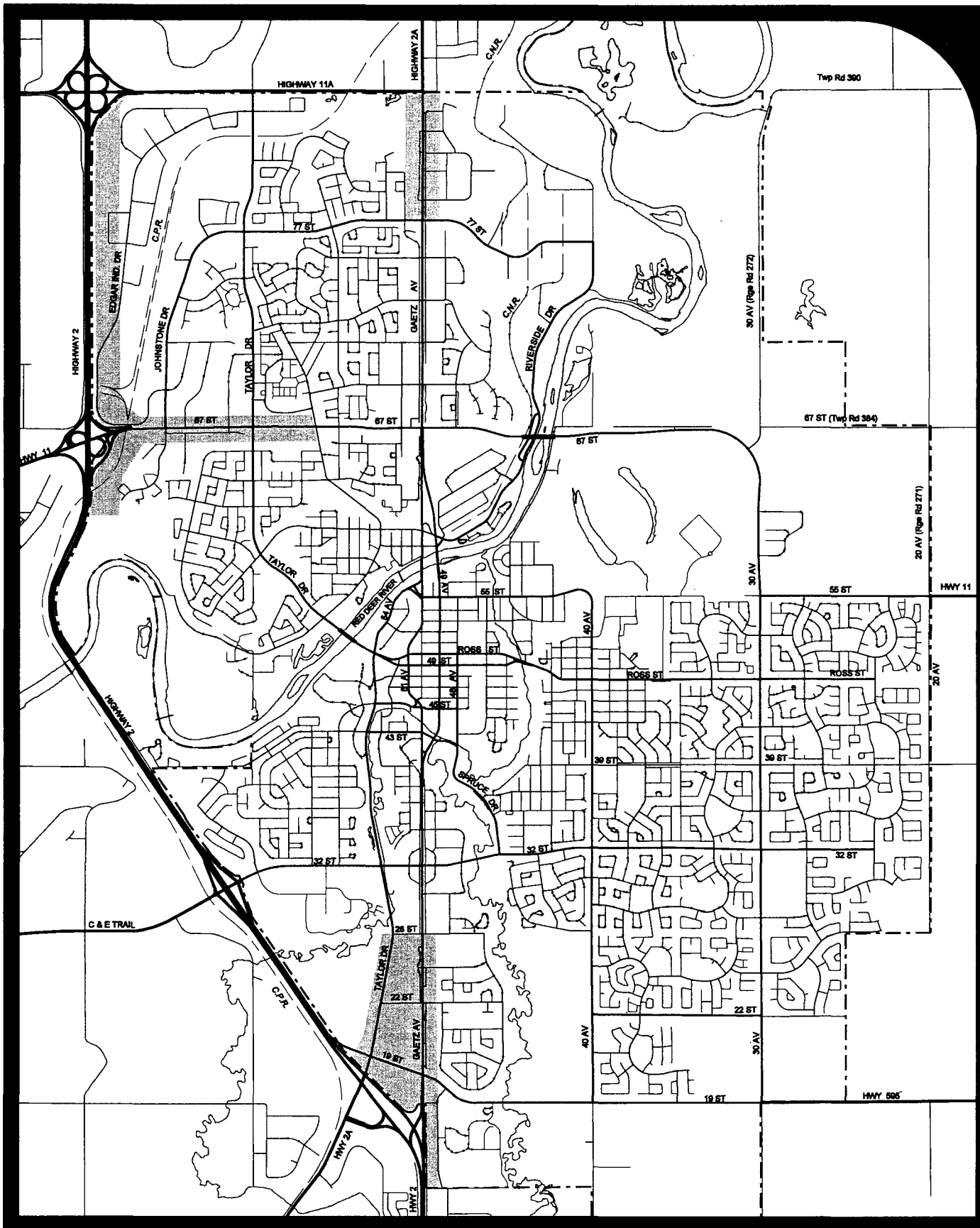
Escarpment Area

THE CITY OF Red Deer
ENGINEERING SERVICES

This plan has been developed as a guide to identify areas of potential slope stability concerns, where Geotechnical Reports are required prior to new or re-development. This plan may not be conclusive therefore reference to the Land Use Bylaw and Engineering Design Guidelines are required to satisfy construction issues on or adjacent to slopes exceeding 15%.

Bylaw No. 3156/0-2004

FIGURE 4



NTS

MAJOR ENTRY AREAS

SUBJECT TO LANDSCAPING REQUIREMENTS AND RESTRICTION ON BILLBOARDS

Bylaw No. 2672/W-92

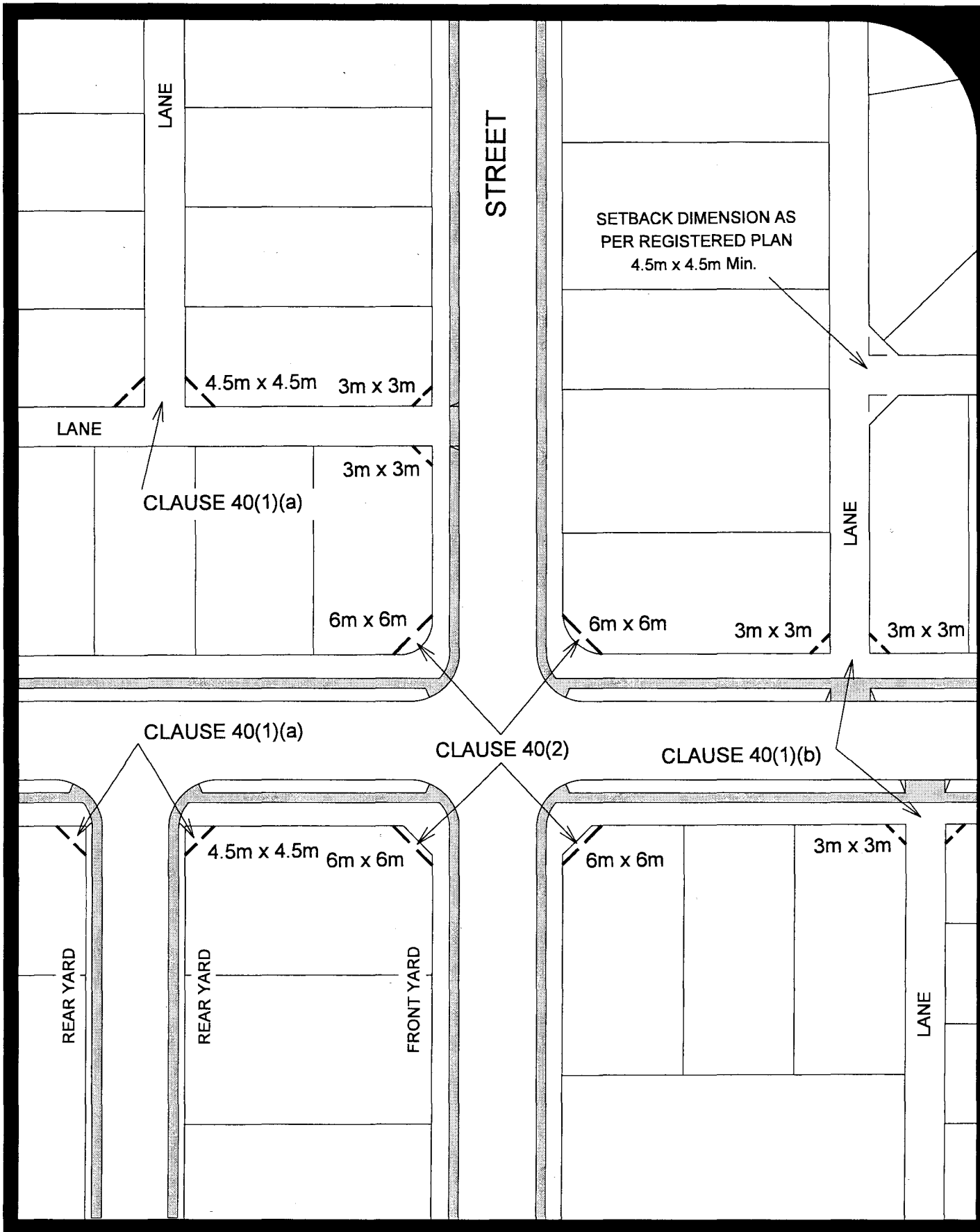
Major Entry Areas

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3158/96

FIGURE 5



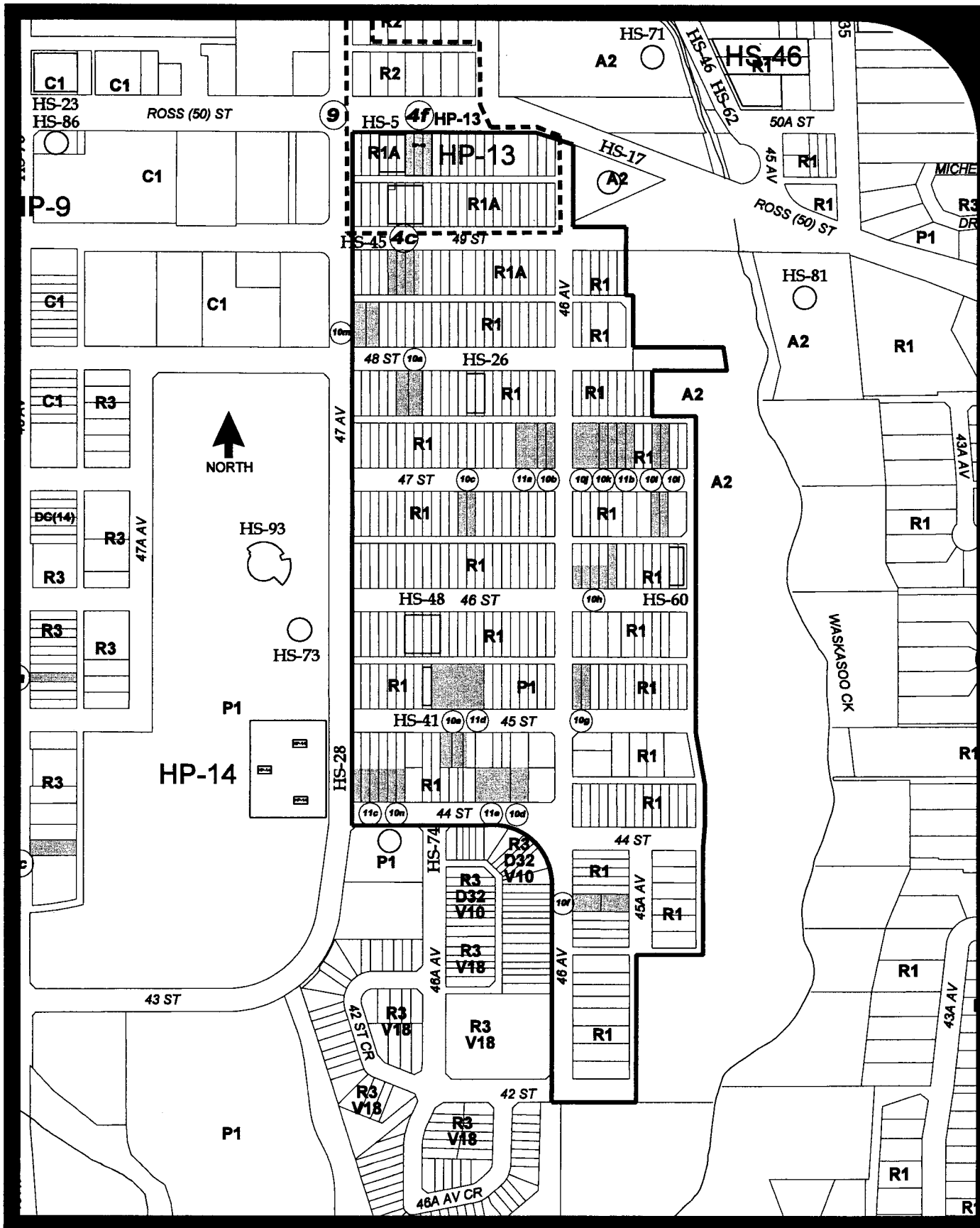
RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/0-2004
FIGURE 6



NTS

MATURE NEIGHBOURHOOD - PARKVALE DISTRICT

FOR LOW DENSITY RESIDENTAIL DEVELOPMENT

Bylaw No. 3156/RR-2003

THE CITY OF Red Deer
ENGINEERING SERVICES

Area of Application

NORTH

Bylaw No. 3156/0-2004

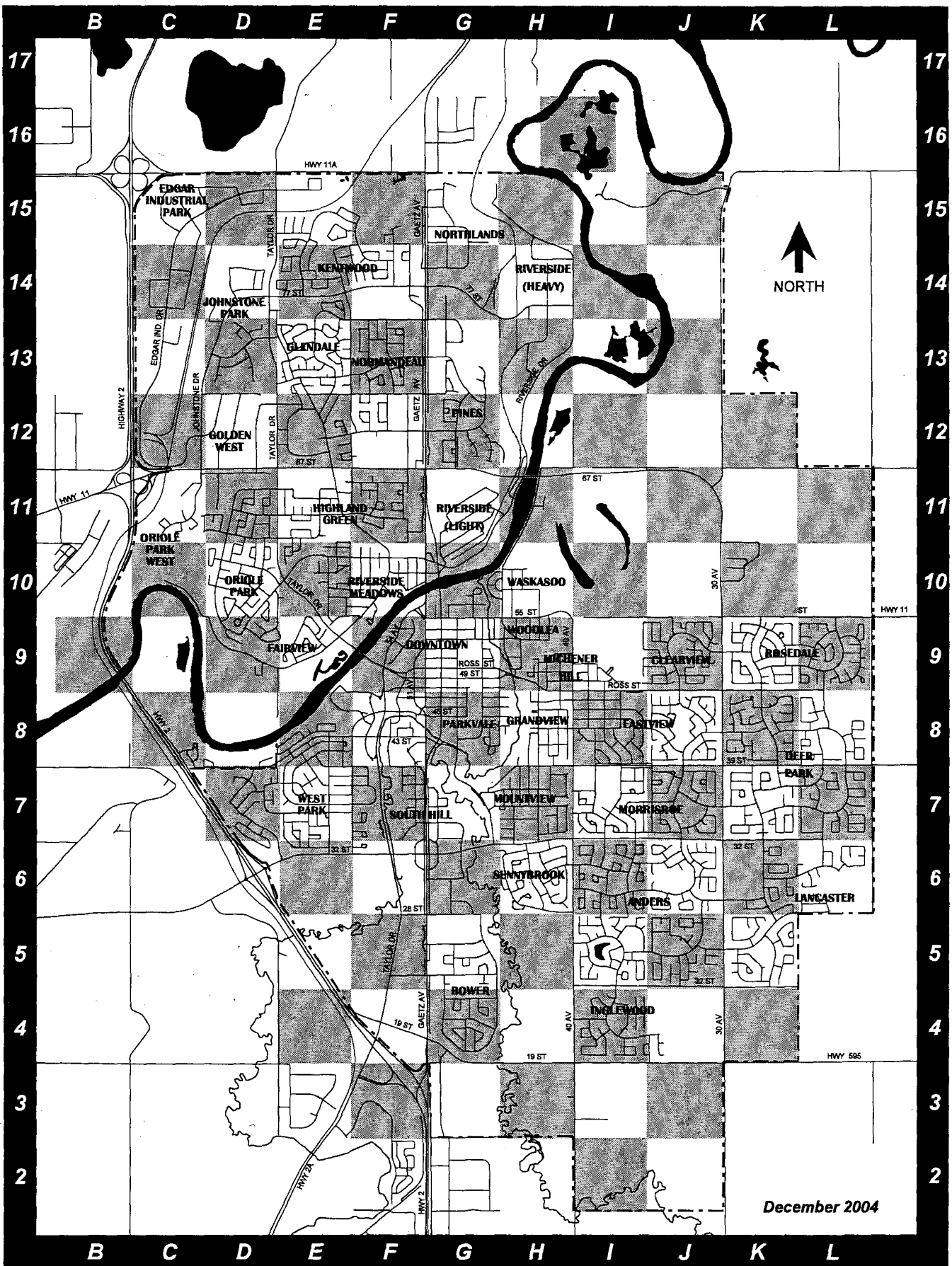
FIGURE 7

SCHEDULE "B"

Land Use District Maps

Constraint Maps:

C10, D8, D9, E4, E5, E8 to E11,
F4 to F11, G3 to G15, H3 to H15,
I2, I3, I9 to I17, J2, J3, J10,
J12 to J17, K9, K10, and L10

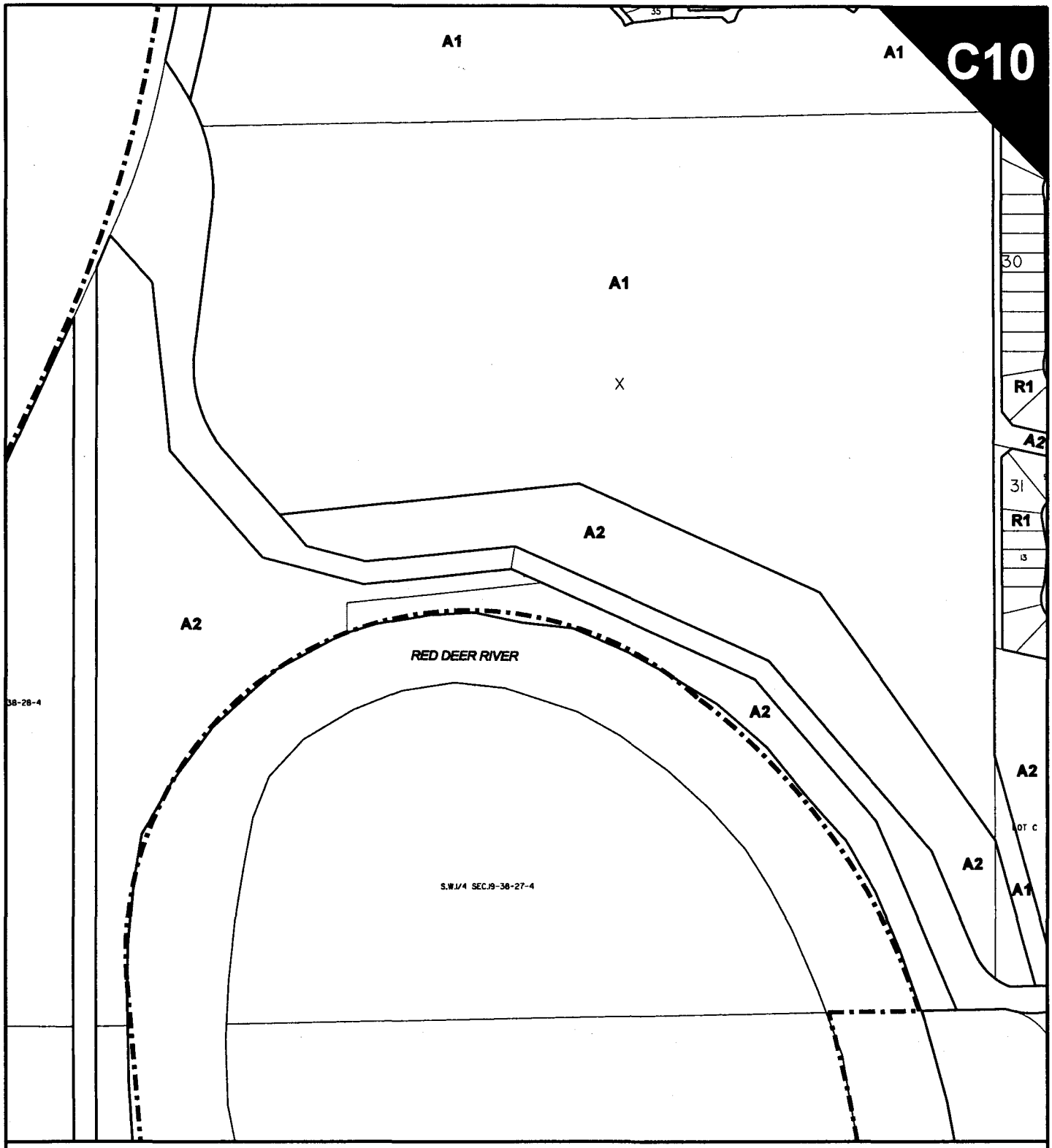


— · — · — City Boundary
— — — Railway
18 Lot Number
2 Block Number
S Secondary Suite

R1 Land Use District
4c Exception (detailed in Section 54)
HP-11 Historical Preservation Buildings and Sites
HS-74 Historically Significant Resources

The City of Red Deer
Land Use Bylaw

INDEX MAP



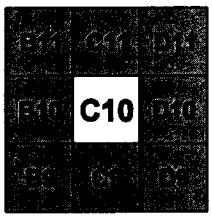
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 19



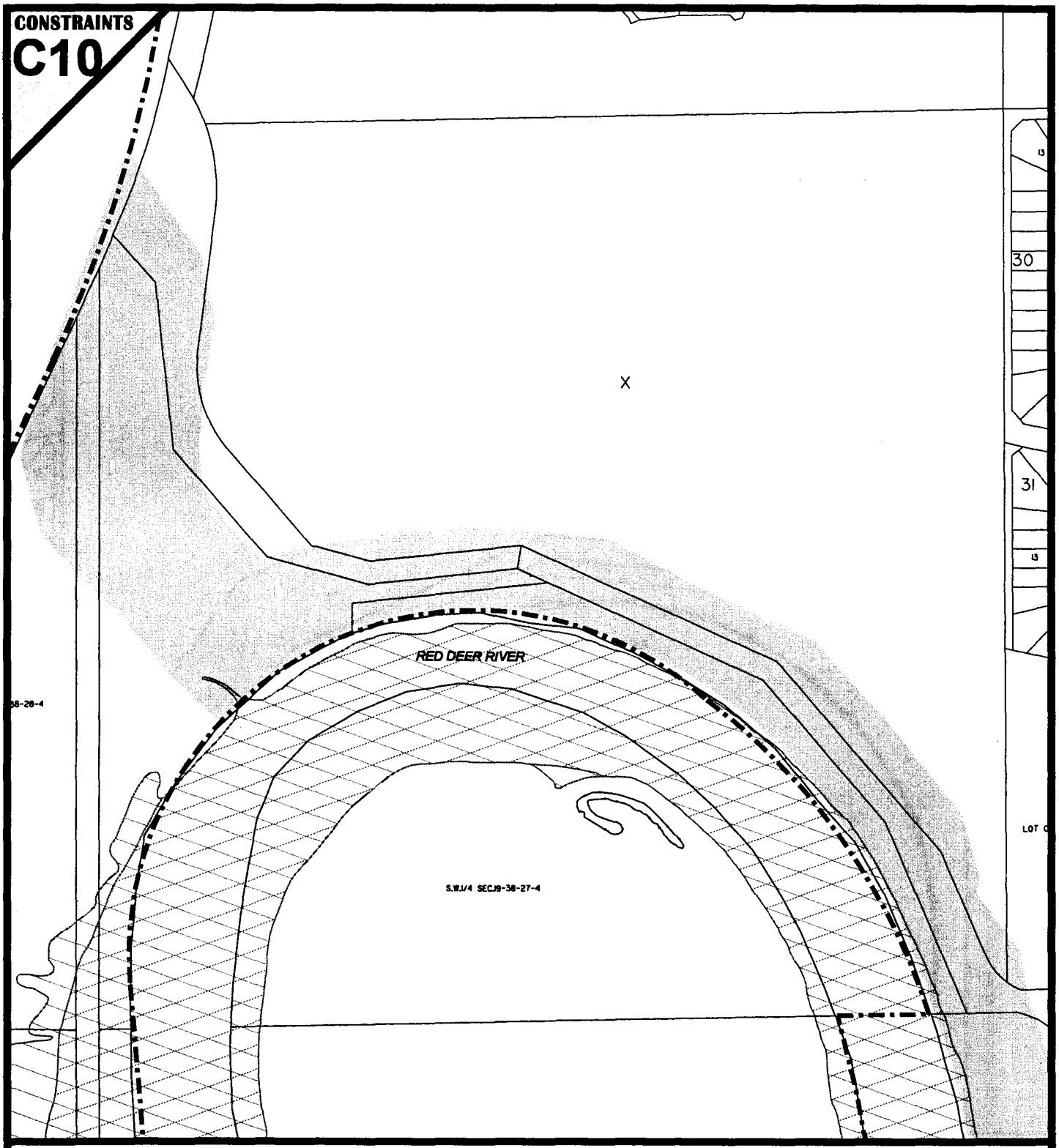
SW¼ Sec 19
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

see reverse for additional constraints

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

B11	C11	D11
B10	C10	D10
B9	C9	D9

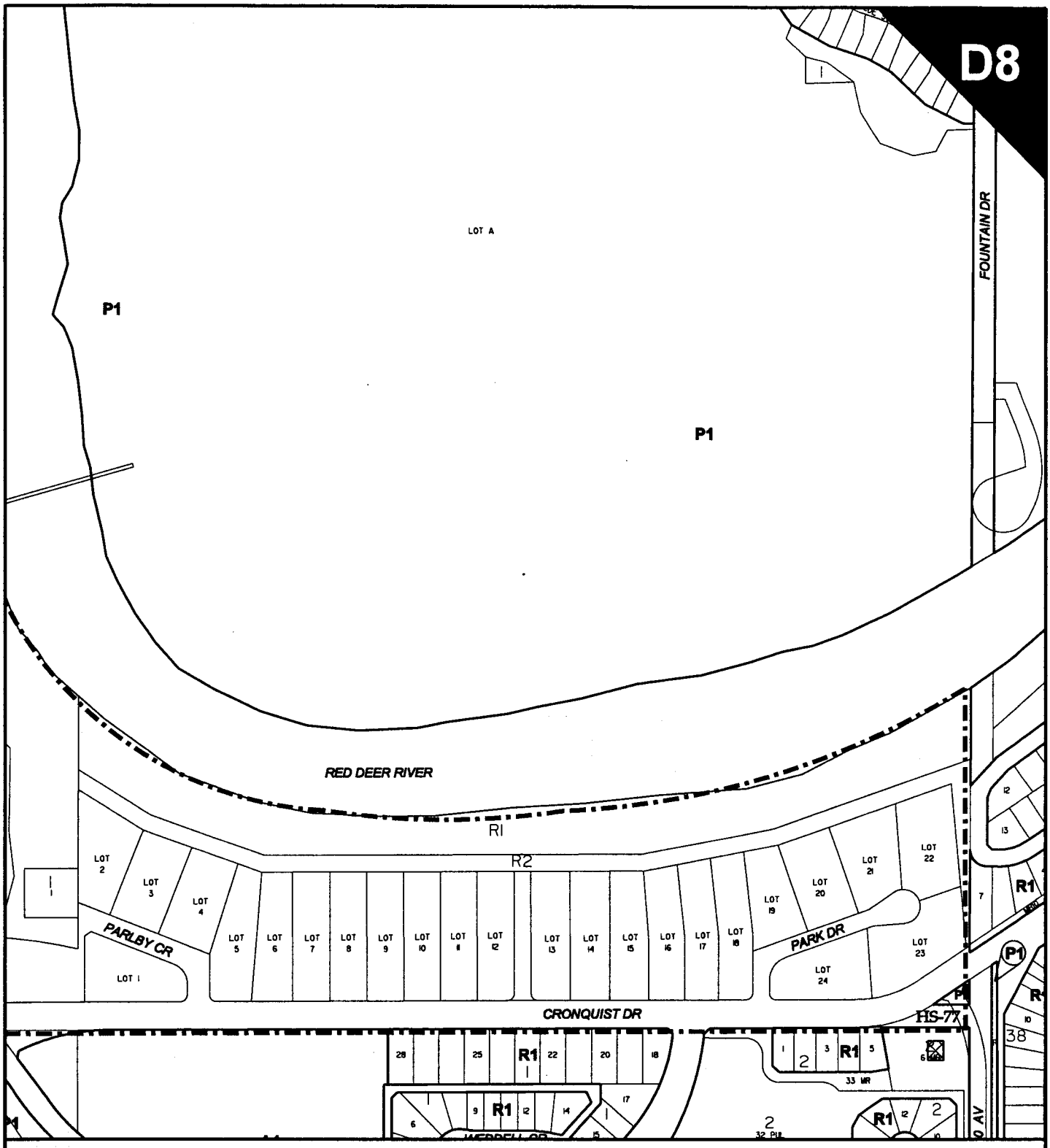
NORTH
Scale 1:5,000

SW¼ Sec 19
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

© The City of Red Deer,
Engineering Department

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



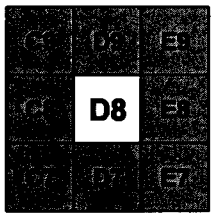
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 18



NORTH
Scale 1:5,000

SE¼ Sec 18
Twp 38- Rge 27 - W4th

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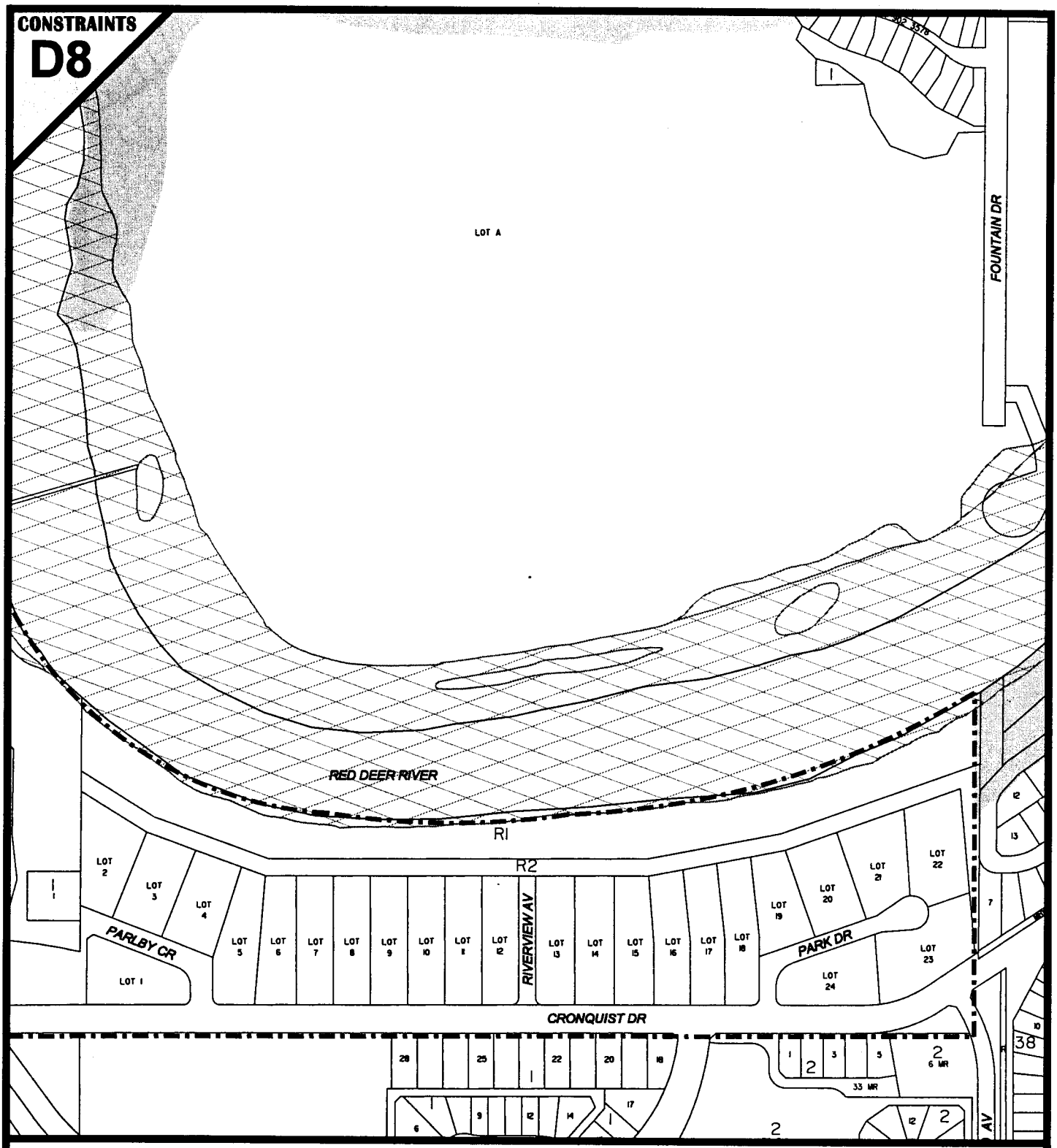
CONSTRAINTS

D8



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

C9	D9	E9
C8	D8	E8
C7	D7	E7

SE¼ Sec 18
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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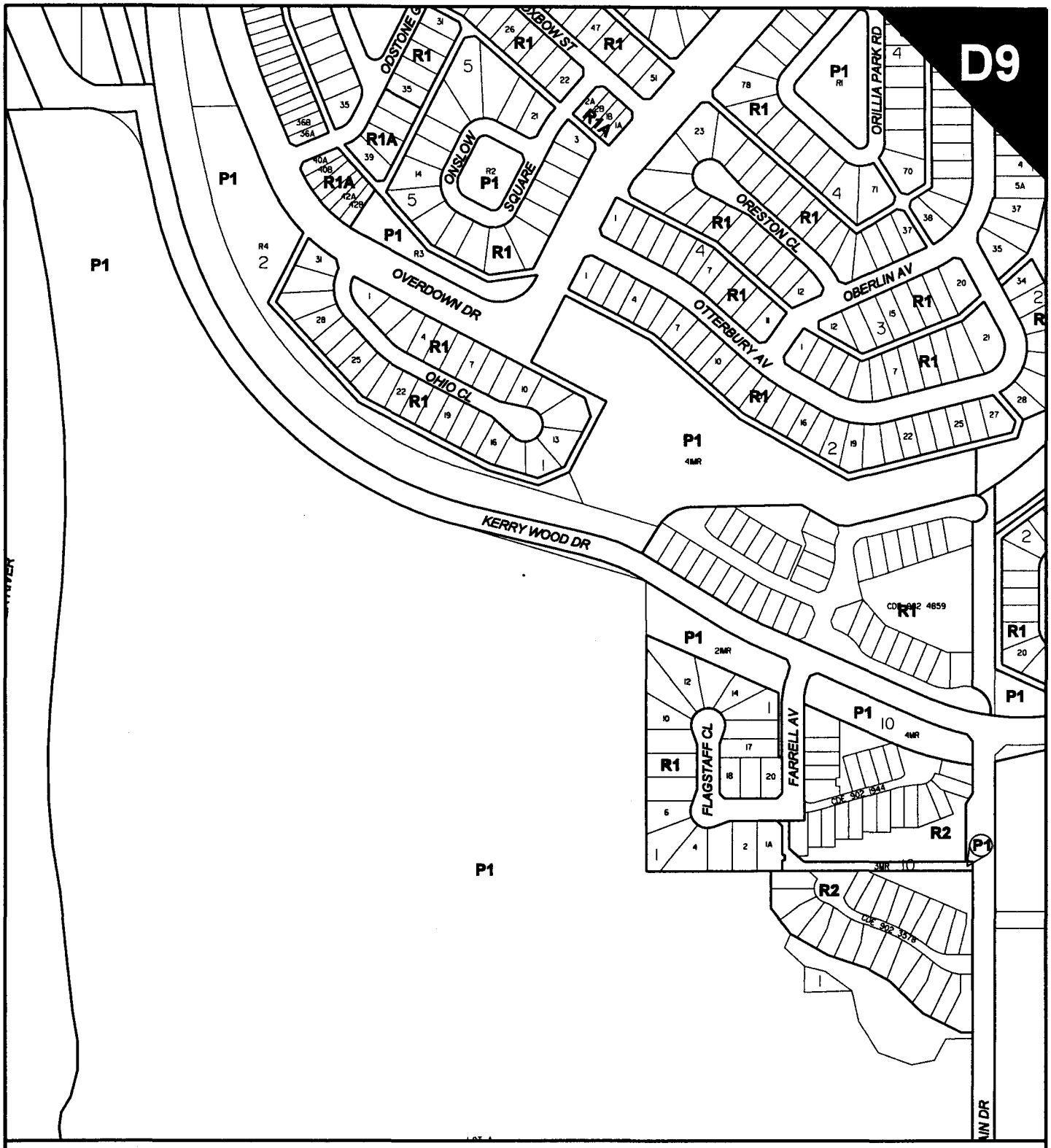
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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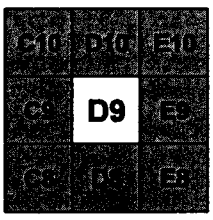
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 18

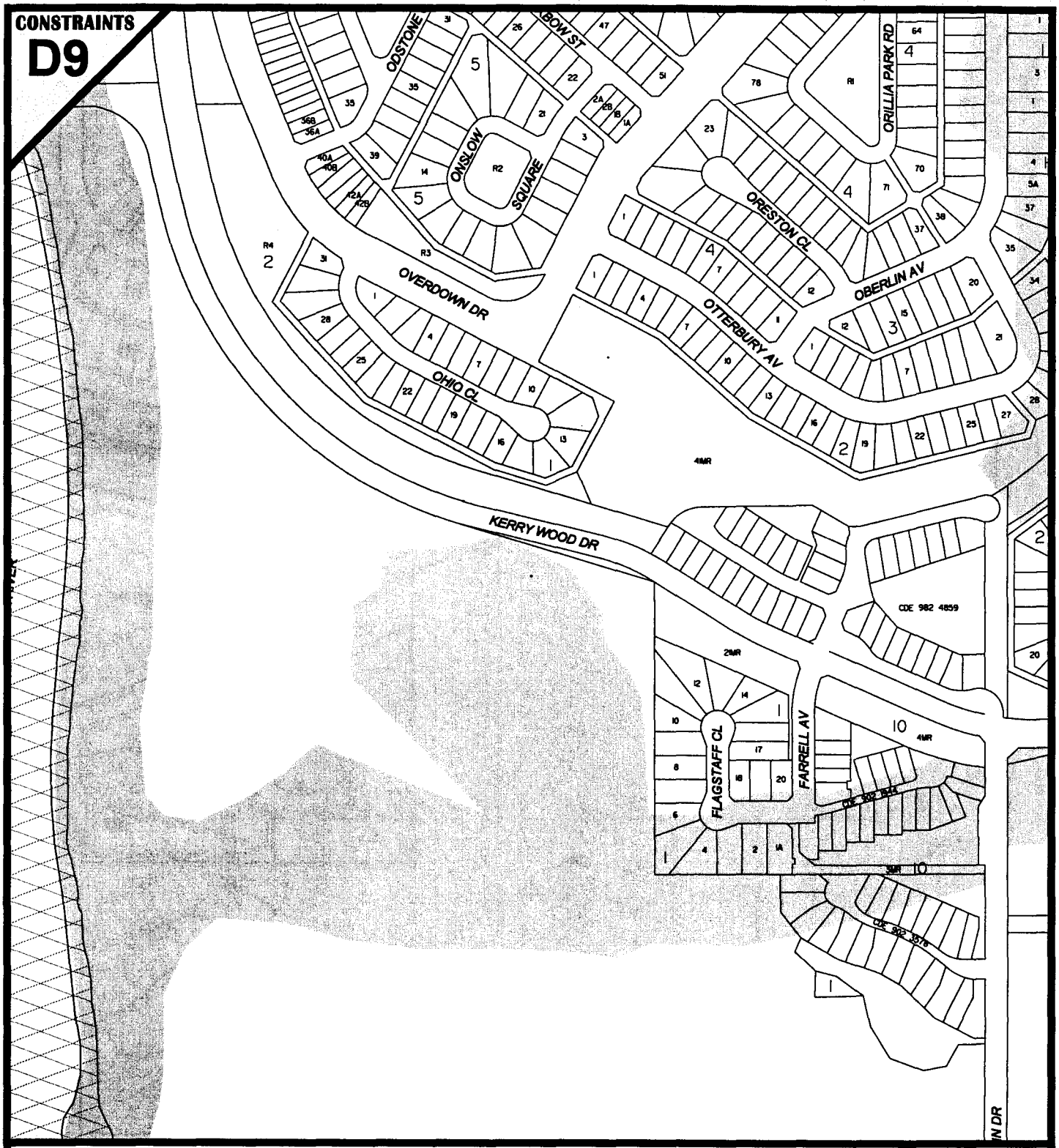
3156 / M-97 *Jan 26, 1998*



NE¼ Sec 18
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

C10	D10	E10
C9	D9	E9
C8	D8	E8

NE¼ Sec 18
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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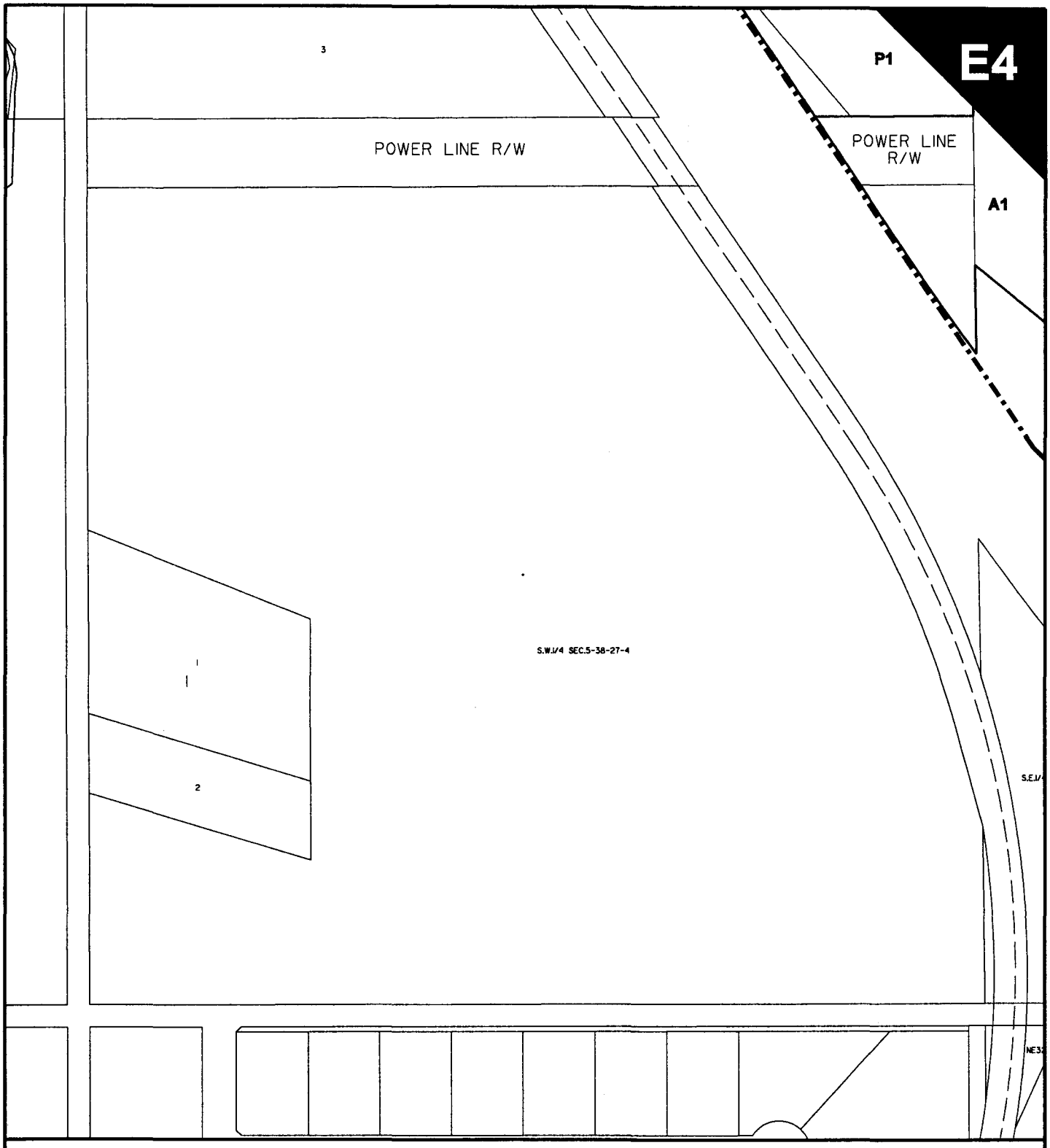


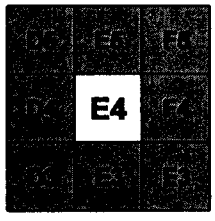
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 05



SW¼ Sec 05
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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see reverse for additional constraints

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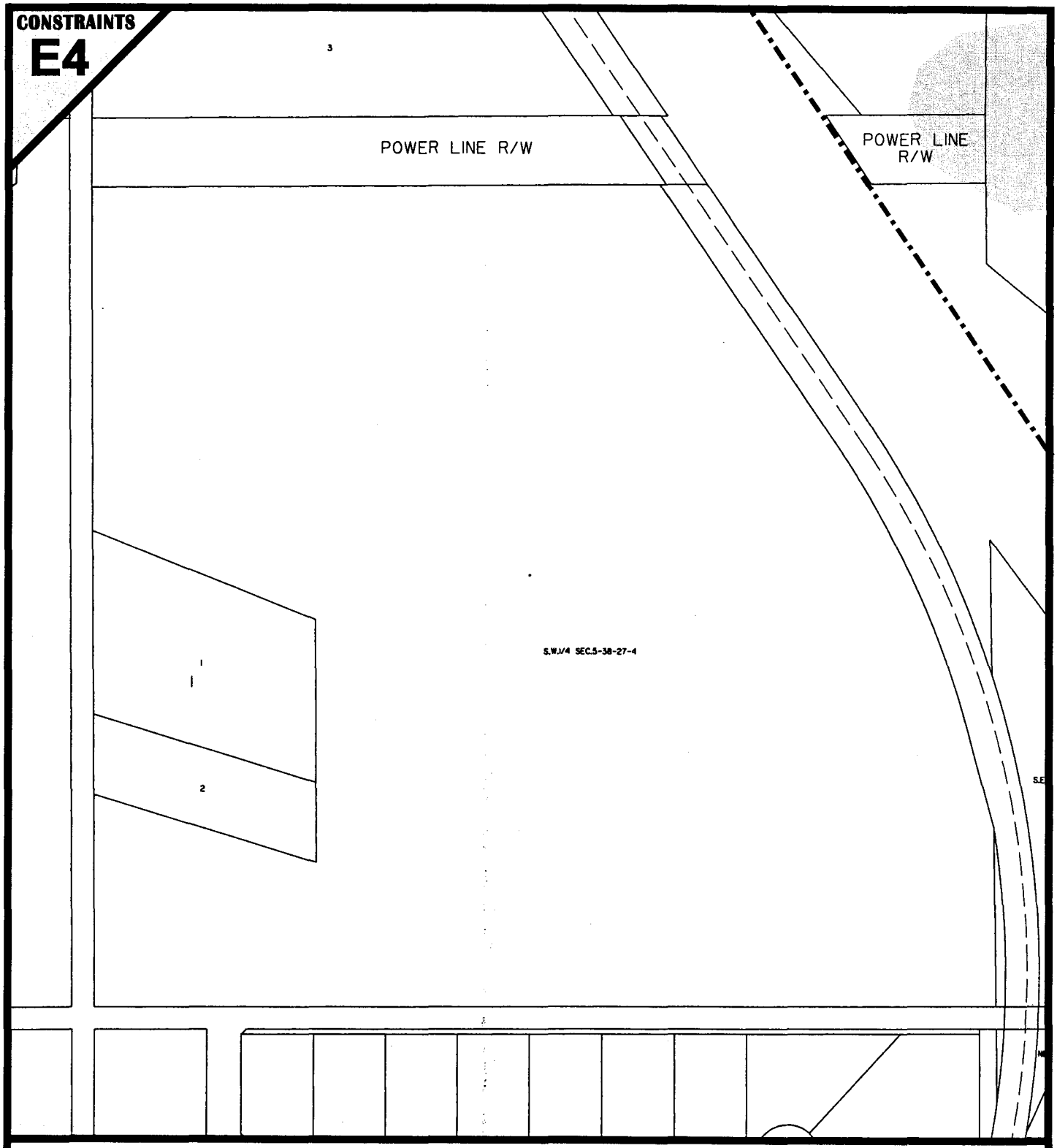

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

D6	E5	F5
D4	E4	F4
D3	E3	F3

NORTH
Scale 1:5,000

SW¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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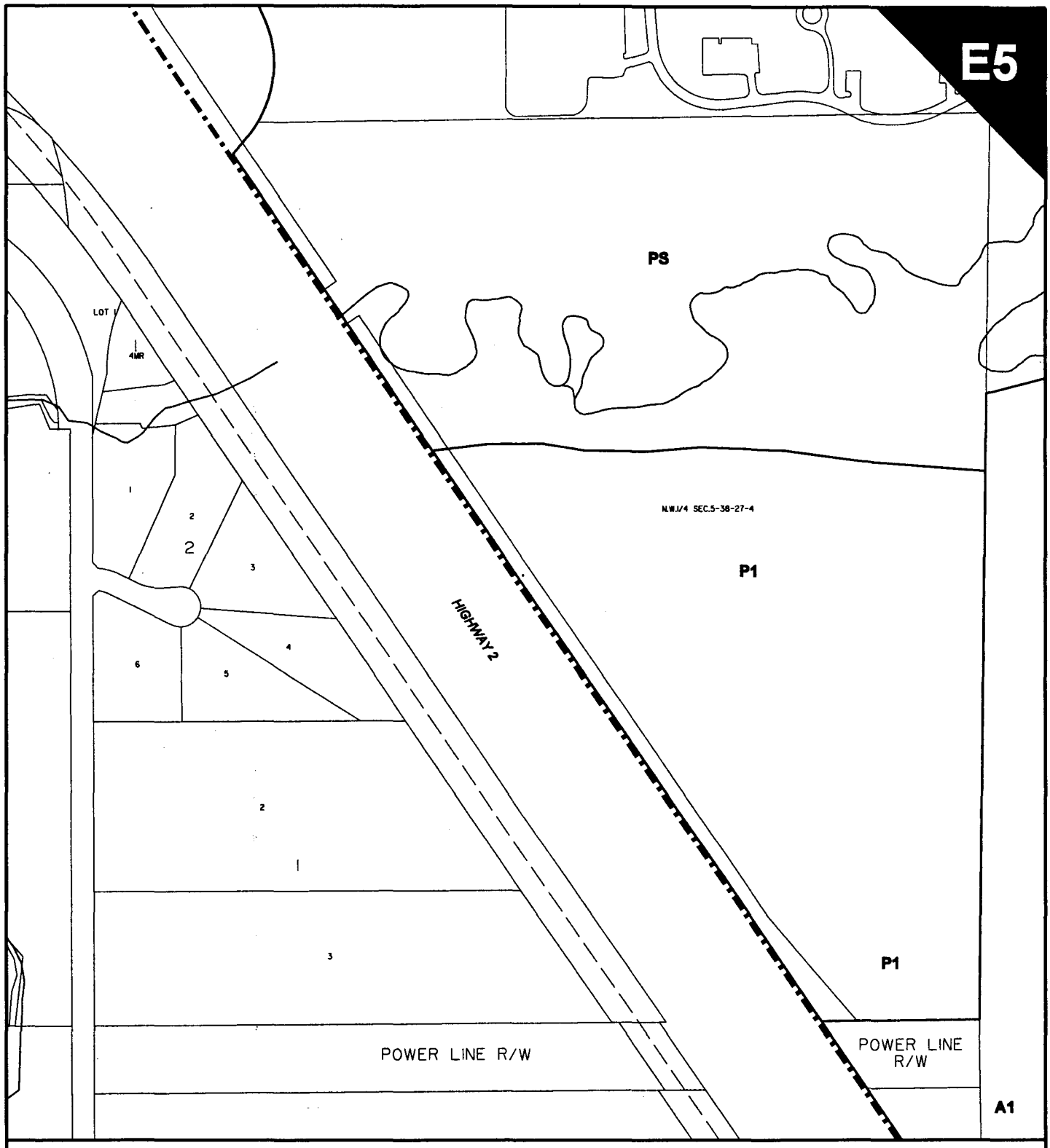

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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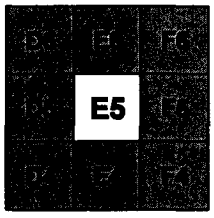
The City of Red Deer

Land Use Bylaw 3156/96

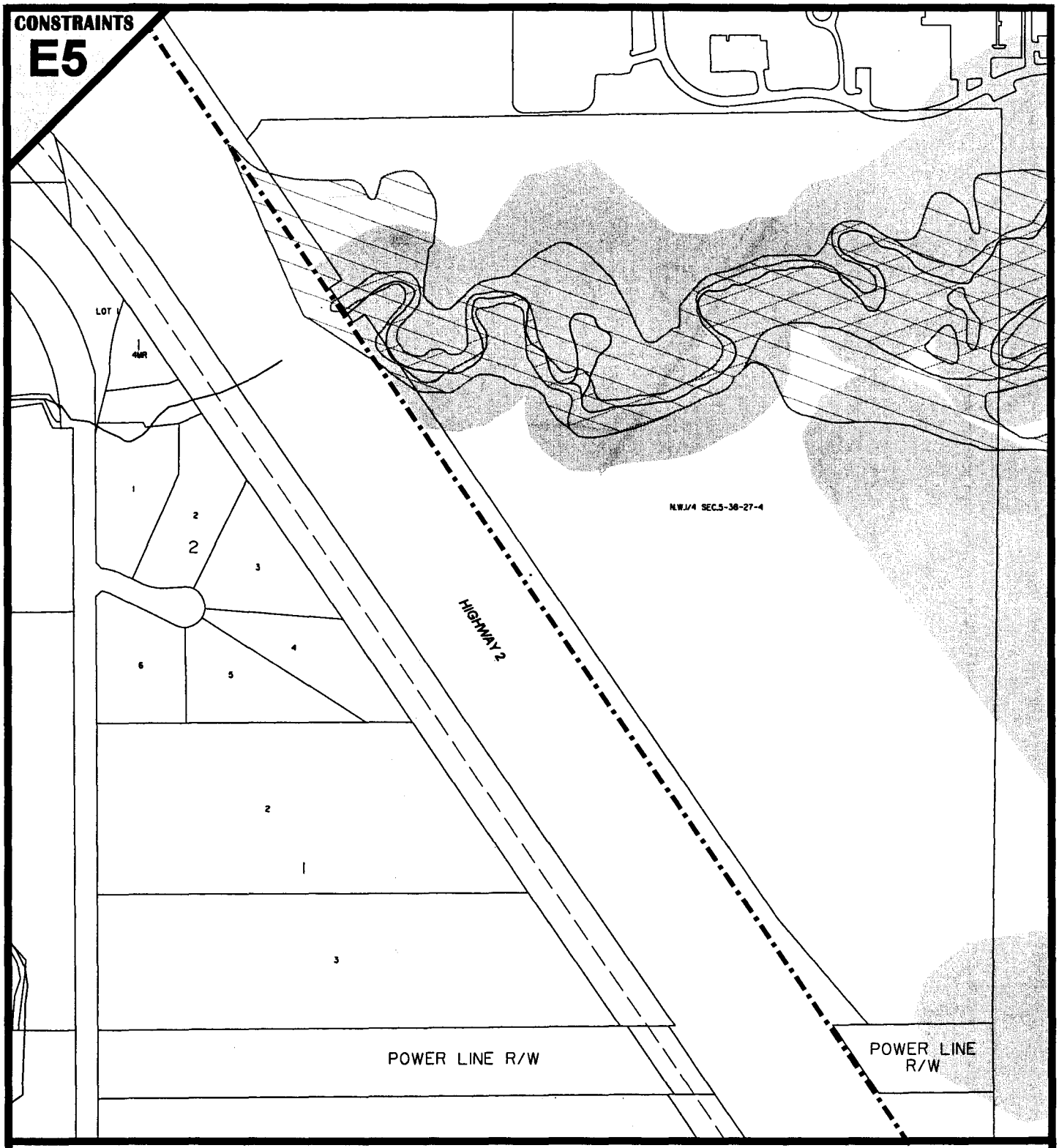
Amendments to NW¼ Sec 05



NW¼ Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

D6	E6	F6
D5	E5	F5
D4	E4	F4

NORTH
Scale 1:5,000

NW¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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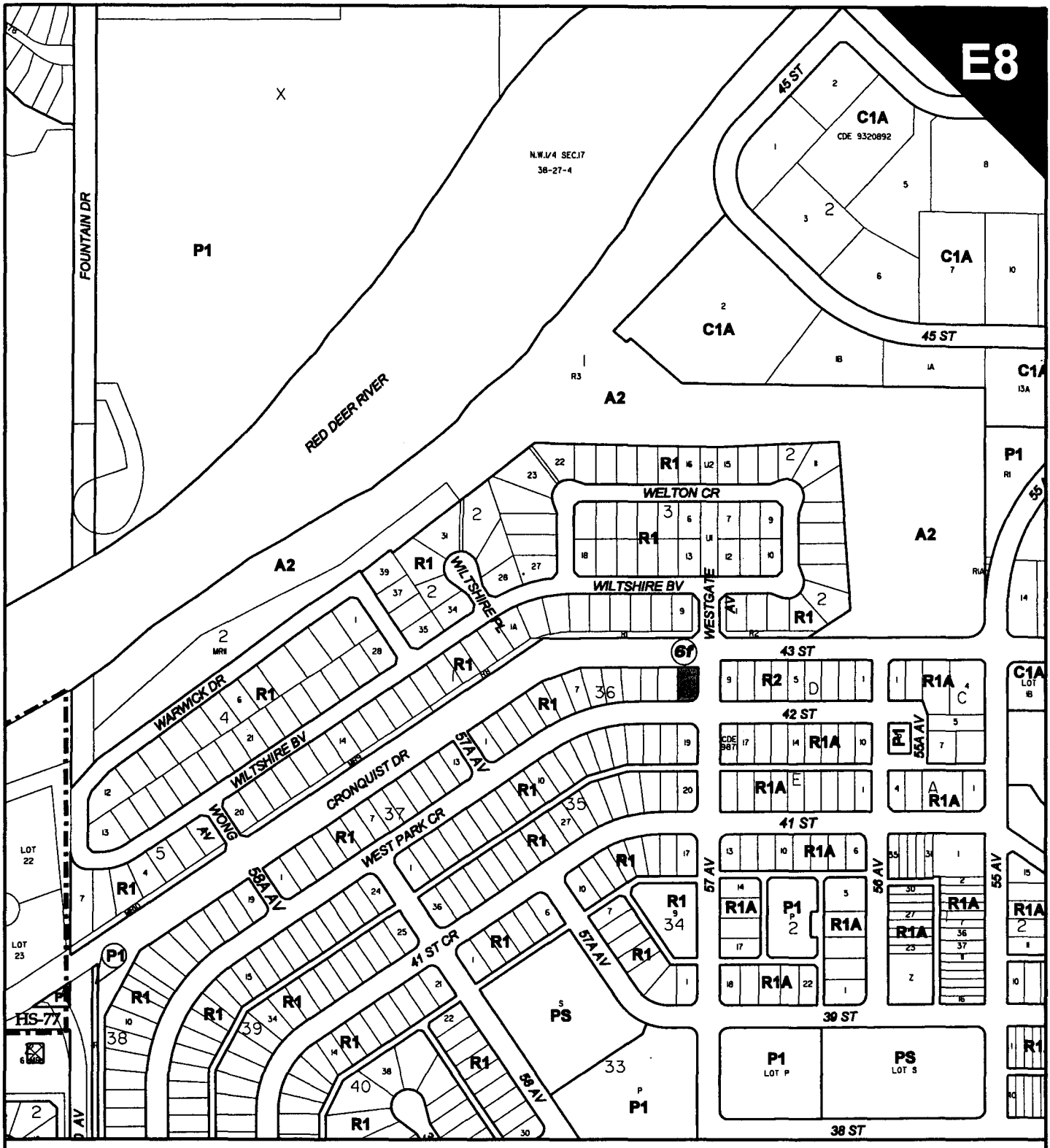

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 17

3156 / B-98 *Feb 23, 1998*

NORTH
Scale 1:5,000

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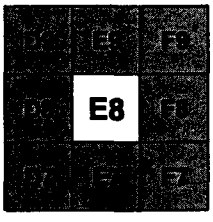
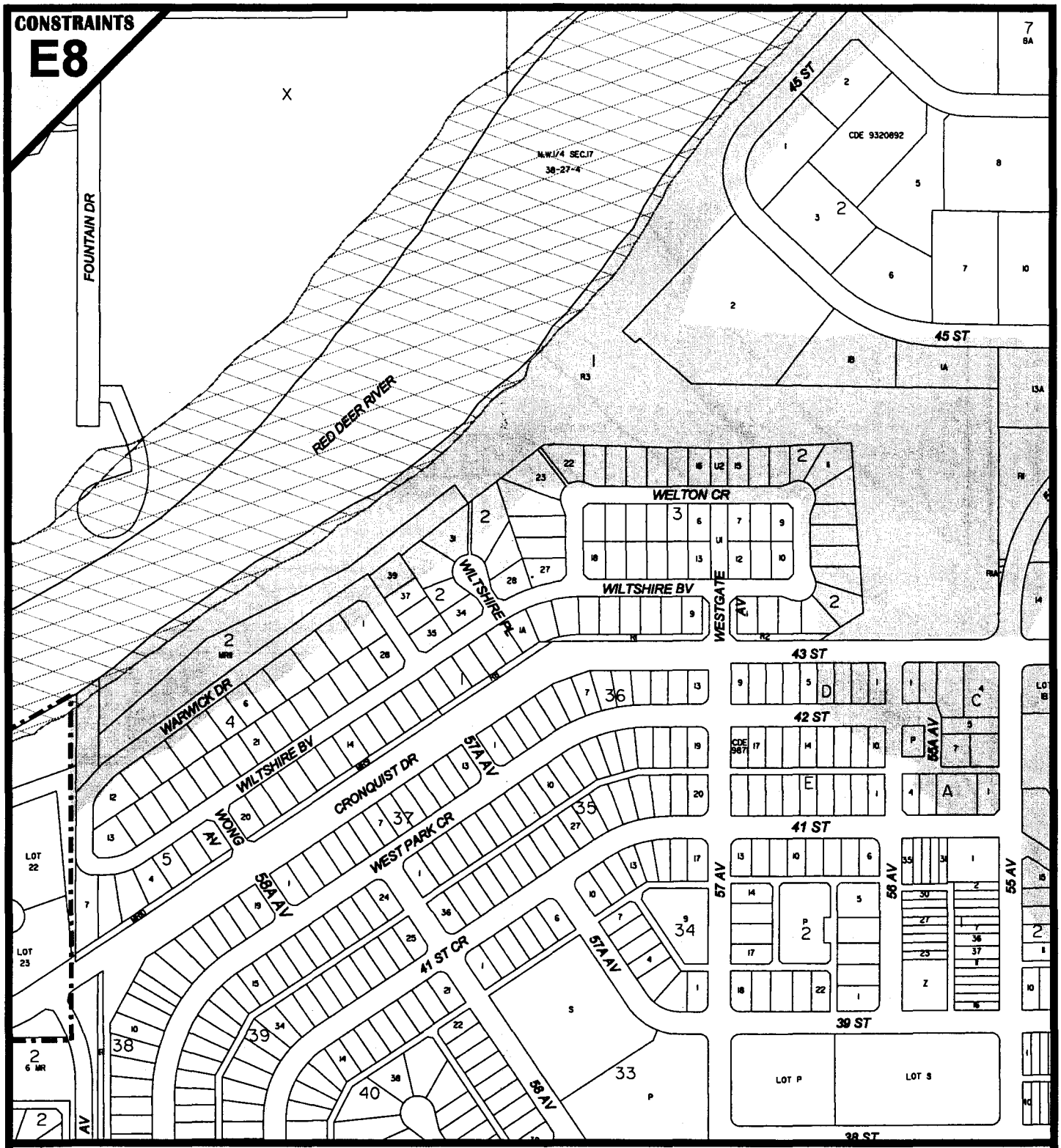


SW¼ Sec 17
Twp 38- Rge 27 - W4th

printed on December 06, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

D9	E9	F9
D8	E8	F8
D7	E7	F7

SW¼ Sec 17
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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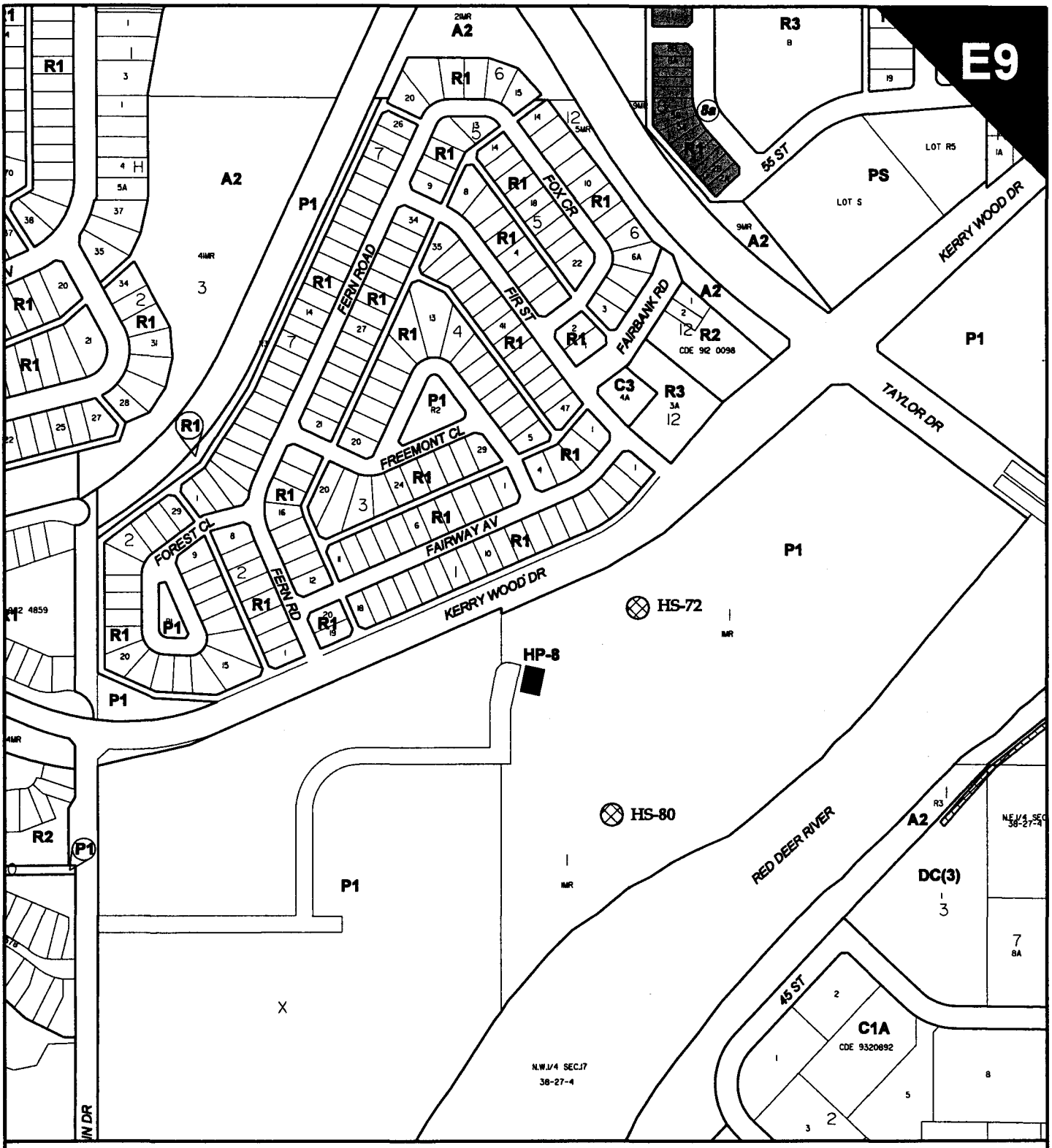


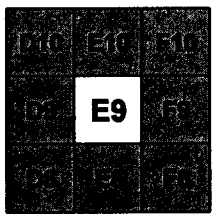
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 17



NW¼ Sec 17
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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see reverse for additional constraints

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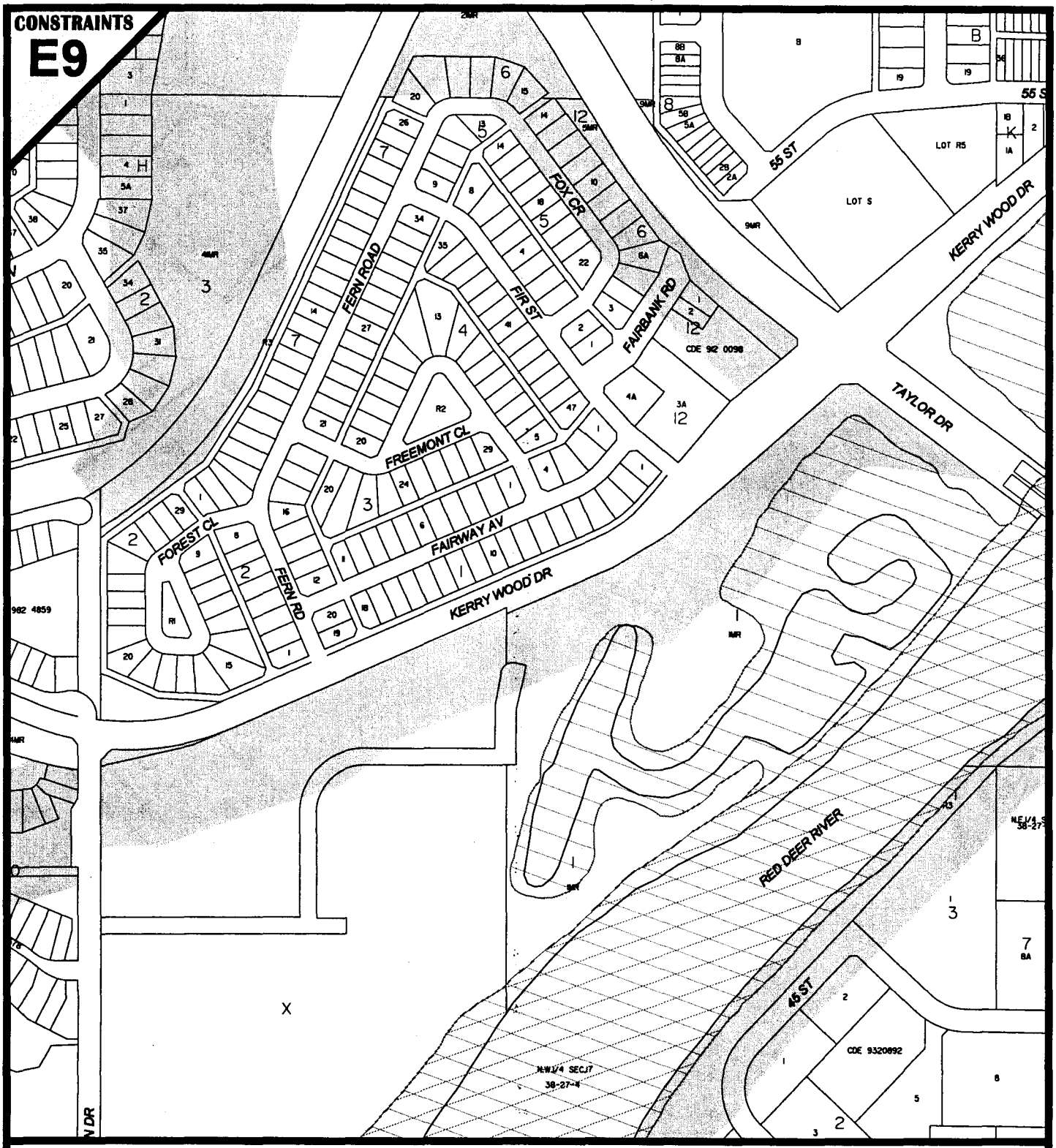

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

D10	E10	F10
D9	E9	F9
D8	E8	F8

NORTH
Scale 1:5,000

NW¼ Sec 17
Twp 38 - Rge 27 - W4th

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December 06, 2004

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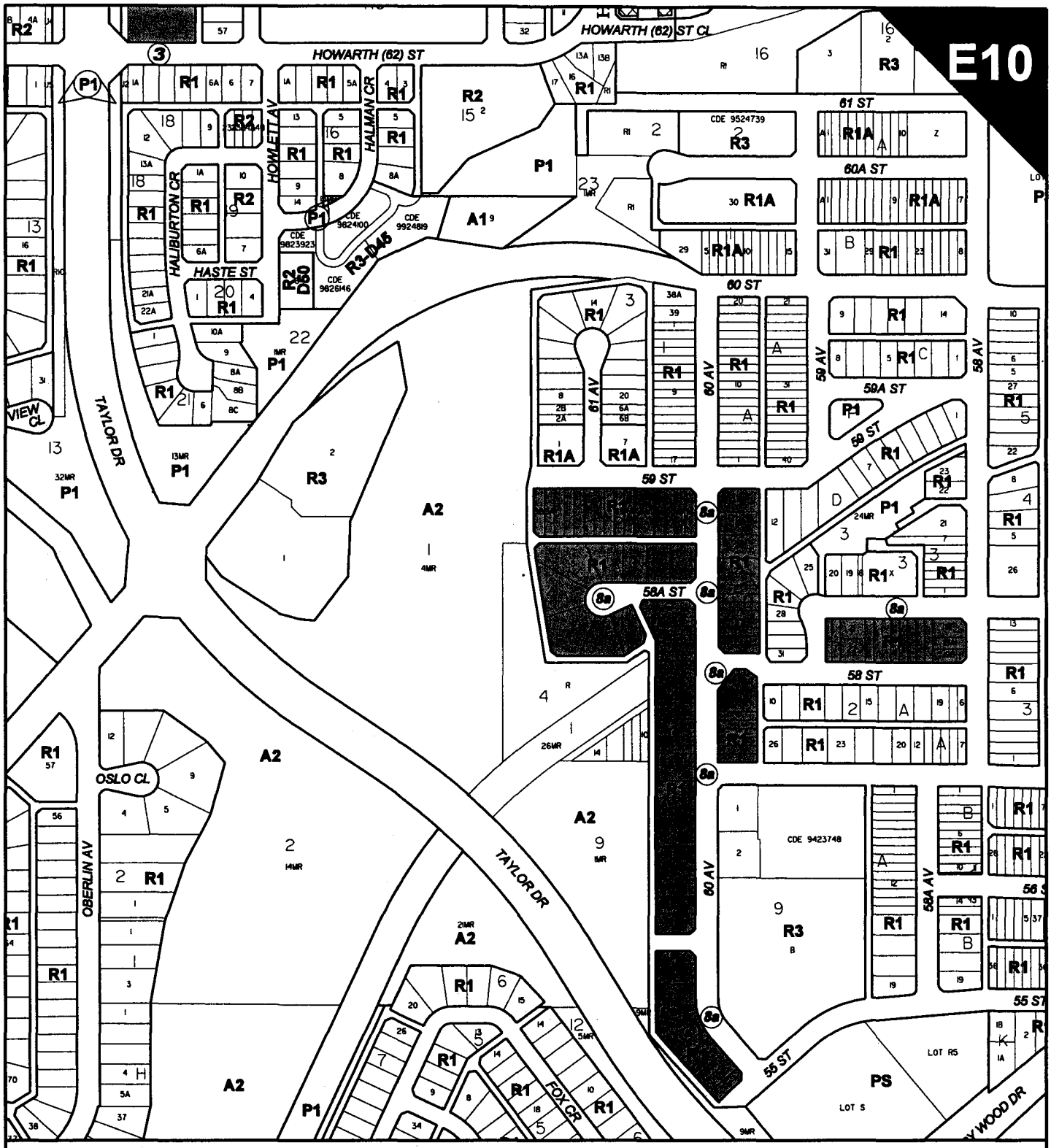

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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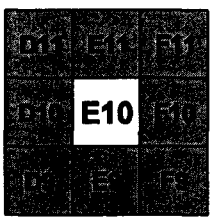
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 20

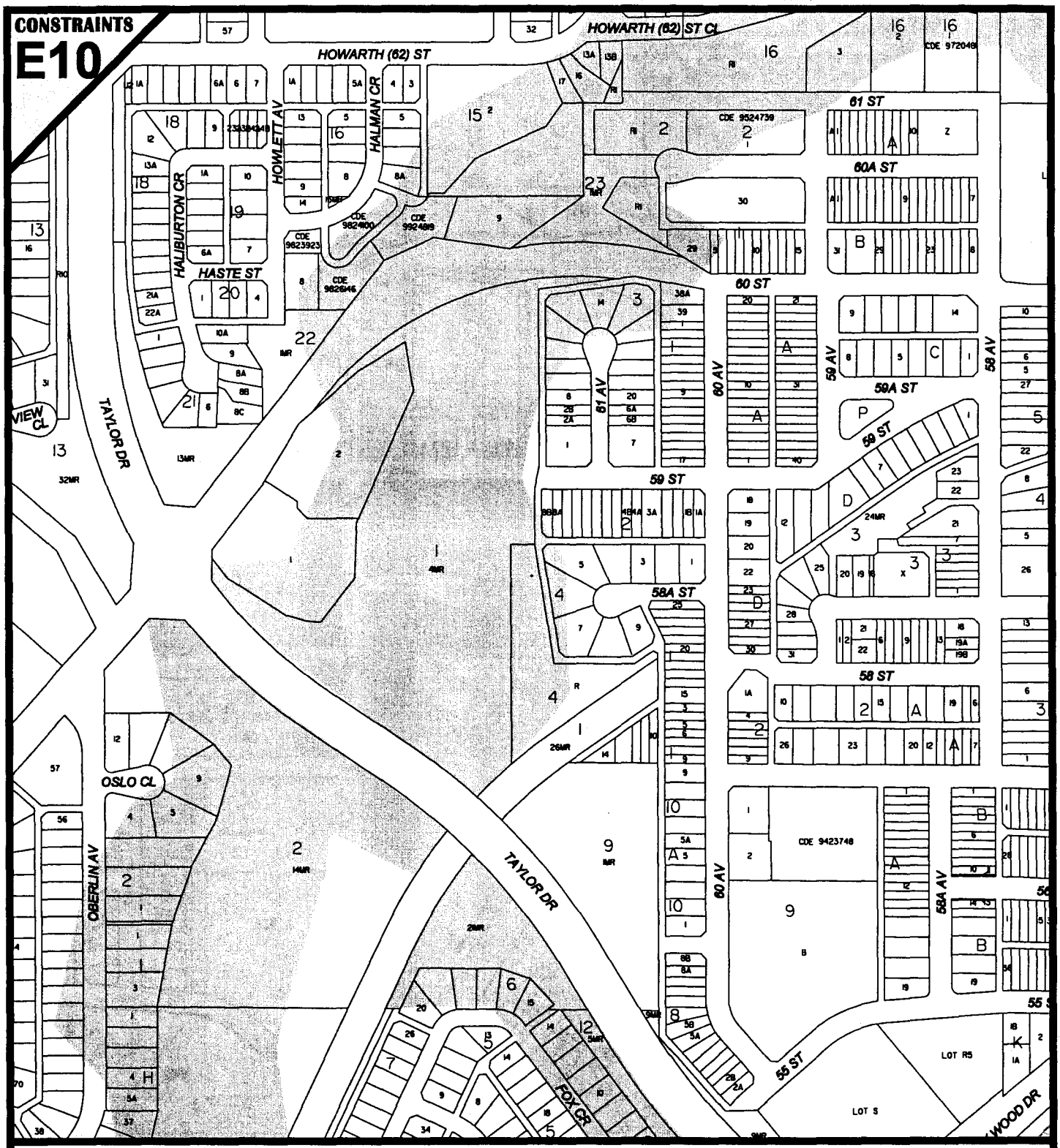
3156 / H-96	*Aug 26, 1996*
3156 / M-98	*May 19, 1998*
3156 / R-2000	*June 19, 2000*
3156 / V-2000	*July 17, 2000*
3156 / NN-2000	*Jan 15, 2001*
3156 / G-2002	*June 17, 2002*

All properties in Riverside Meadows are subject to exceptions 8b and 8c see reverse for additional constraints



SW¼ Sec 20
Twp 38- Rge 27 - W4th

printed on
December 06, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

D11	E11	F11
D10	E10	F10
D9	E9	F9

SW¼ Sec 20
Twp 38 - Rge 27 - W4th
Bylaw No. 3156/0-2004
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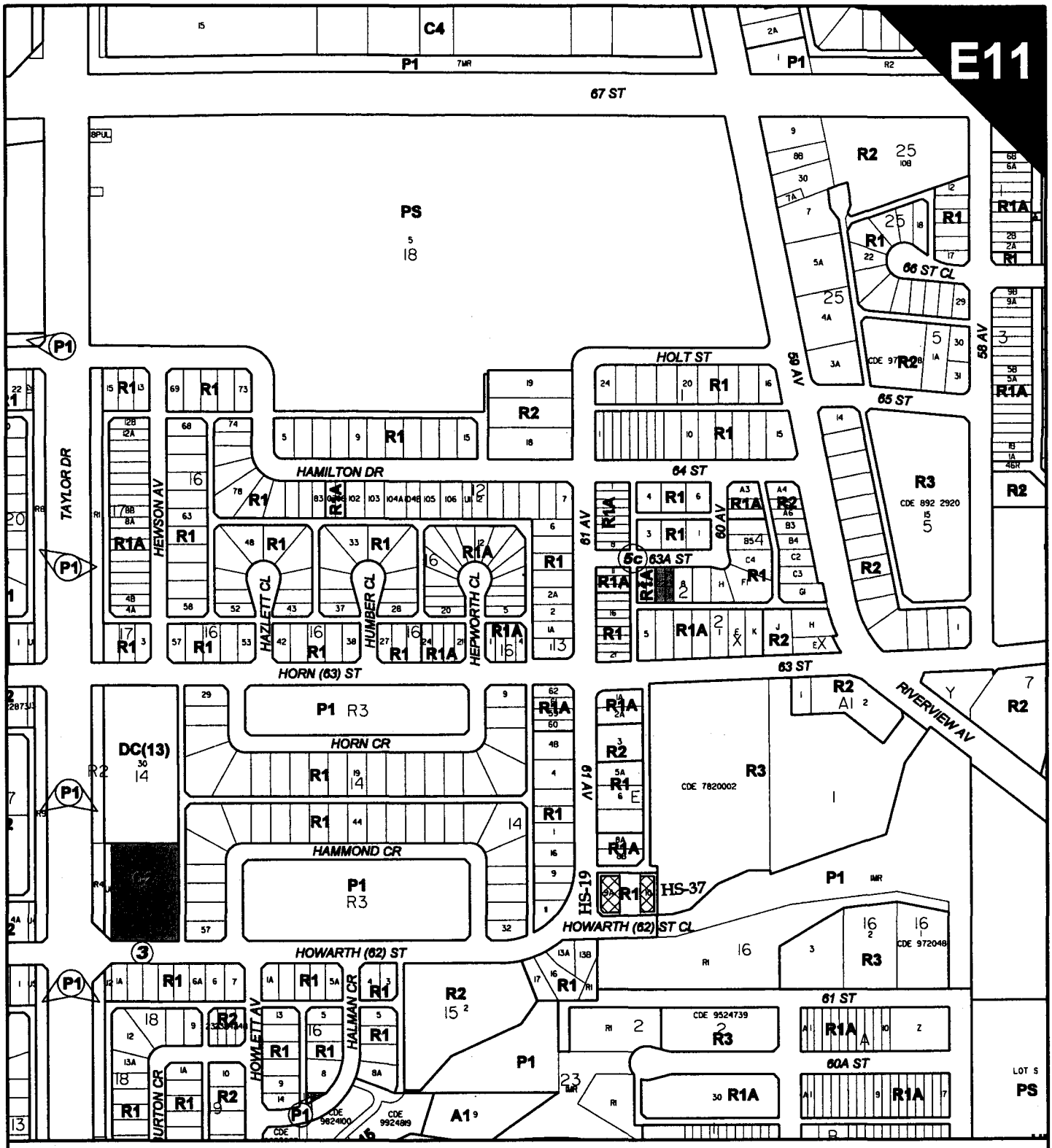

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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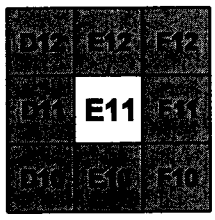
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 20

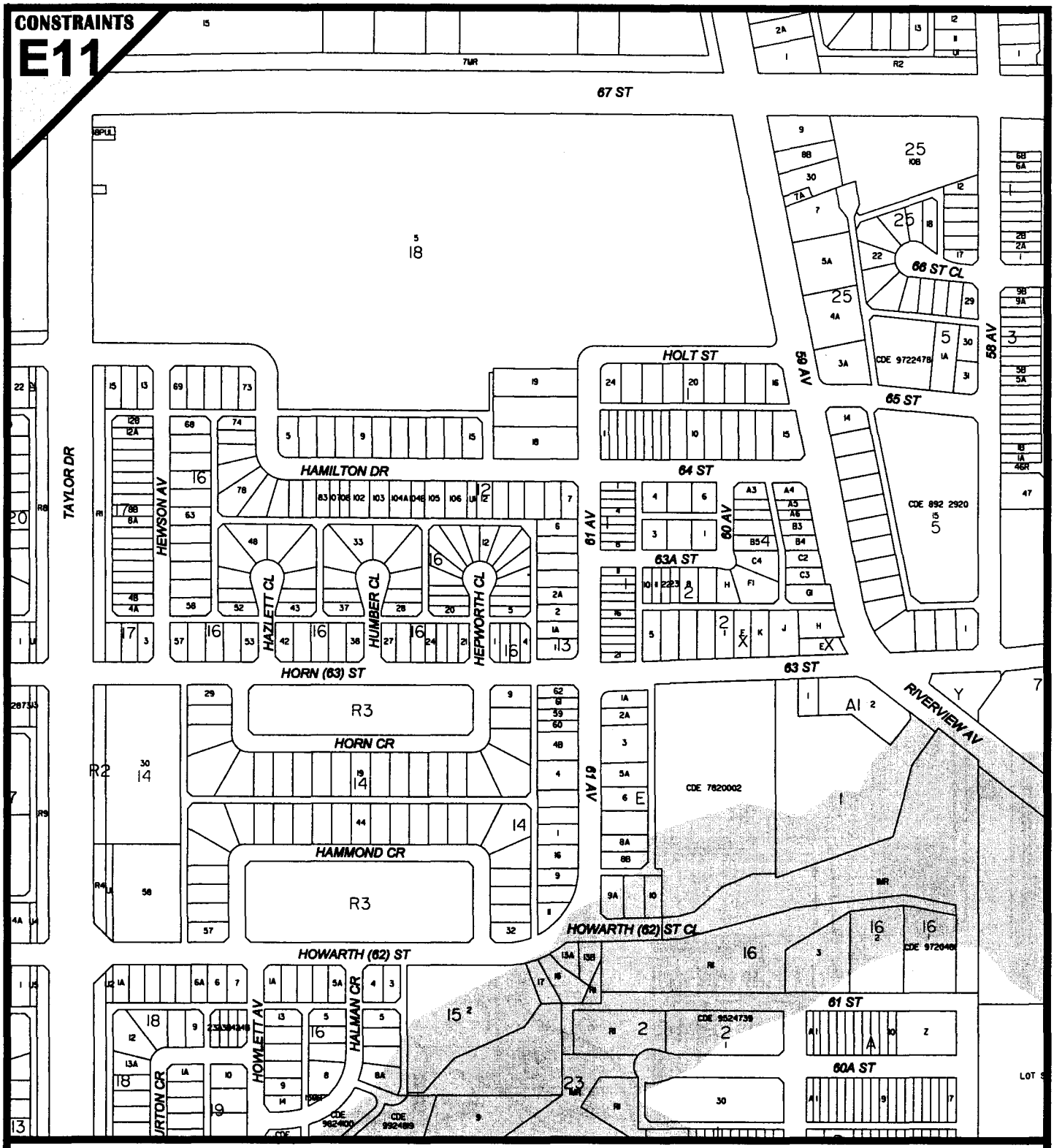
3156 / W-97	*Sep 17, 1997*
3156 / MM-98	*Nov 9, 1998*
3156 / A-2000	*Feb 28, 2000*

see reverse for additional constraints



NW¼ Sec 20
Twp 38- Rge 27 - W4th

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

D12	E12	F12
D11	E11	F11
D10	E10	F10

NW¼ Sec 20
Twp 38 - Rge 27 - W4th

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December 06, 2004

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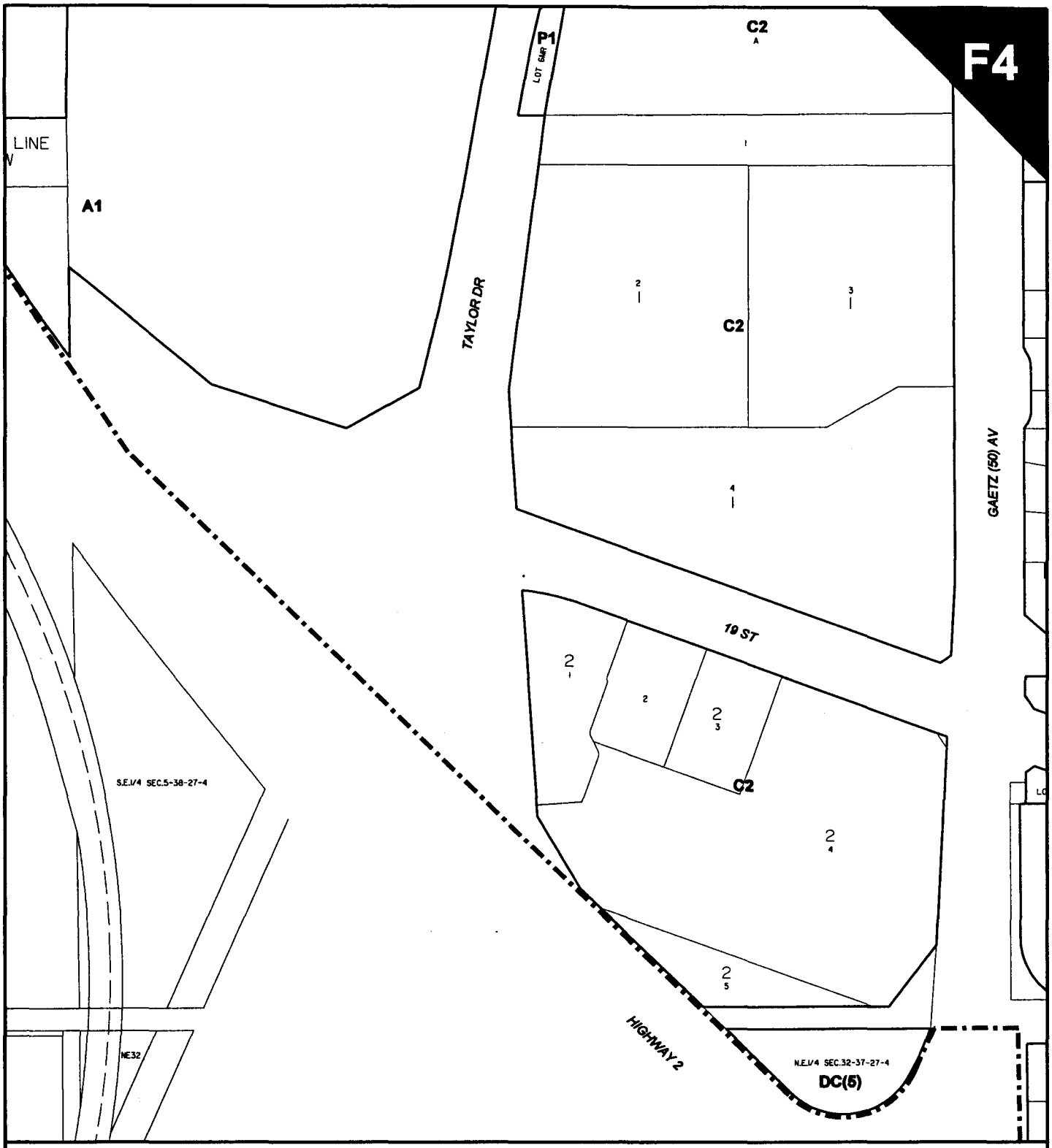

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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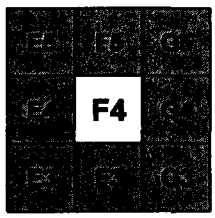
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 05

3156 / FF-98 *Jan 12, 1998*
3156 / VV-2002 *Oct 7, 2002*



SE¼ Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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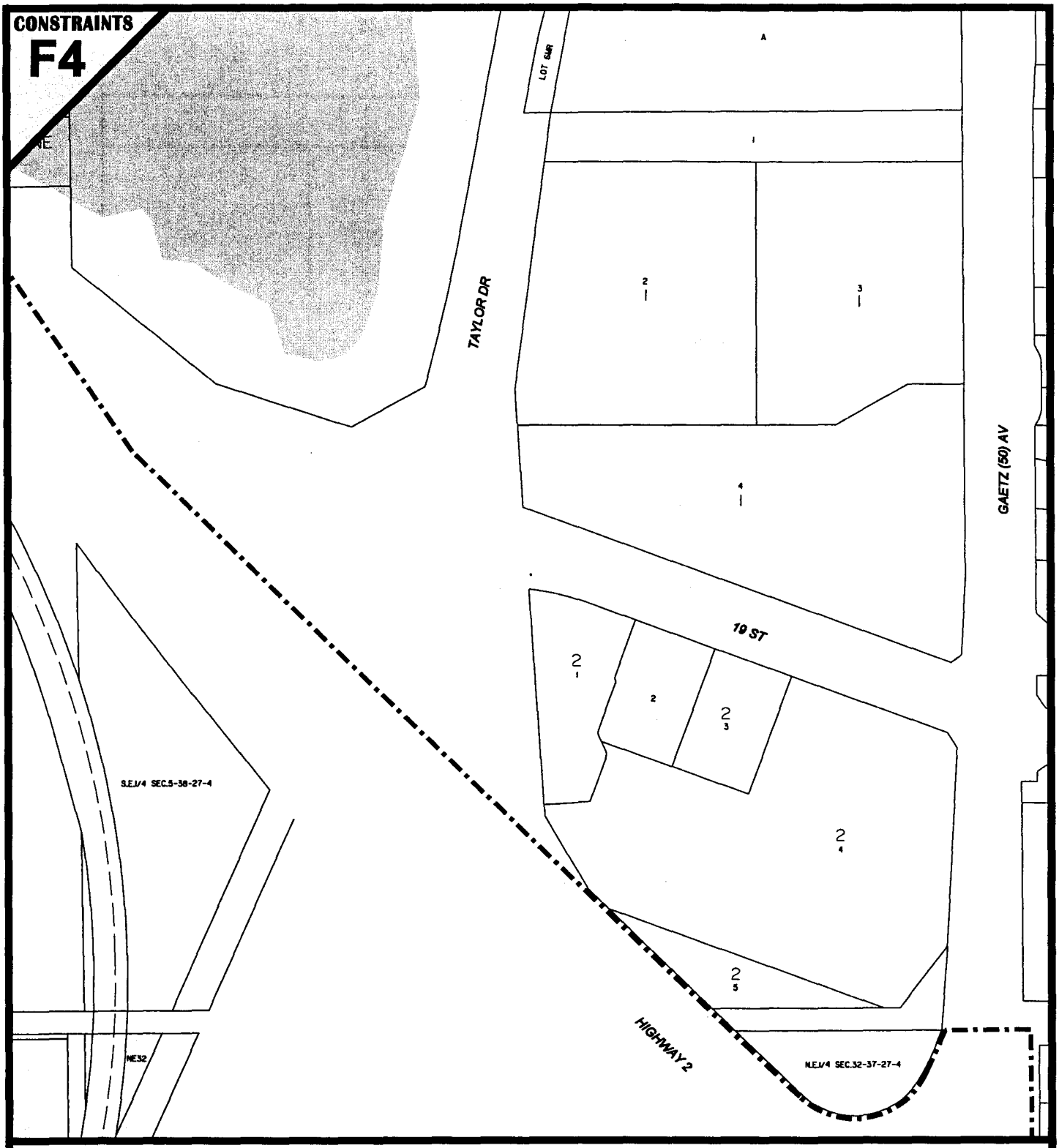
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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E5	F5	G5
E4	F4	G4
E3	F3	G3

SE¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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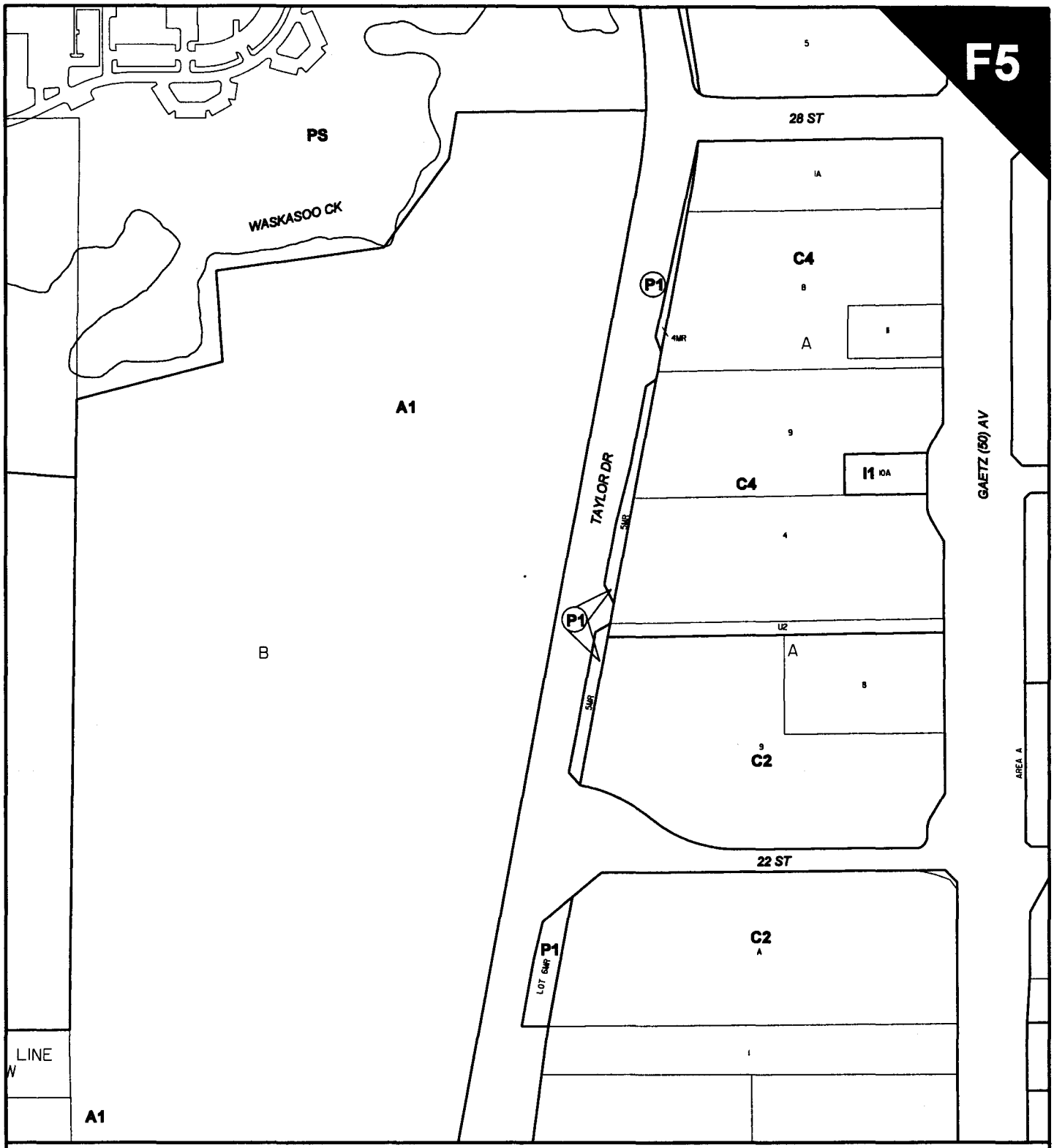
December 06, 2004



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NORTH
Scale 1:5,000

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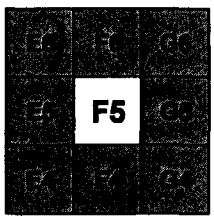
Land Use Bylaw 3156/96

Amendments to NE¼ Sec 05

3156 / I-97	*May 5, 1997*
3156 / H-99	*Mar 29, 1999*
3156 / UU-2001	*Dec 17, 2001*



NE¼ Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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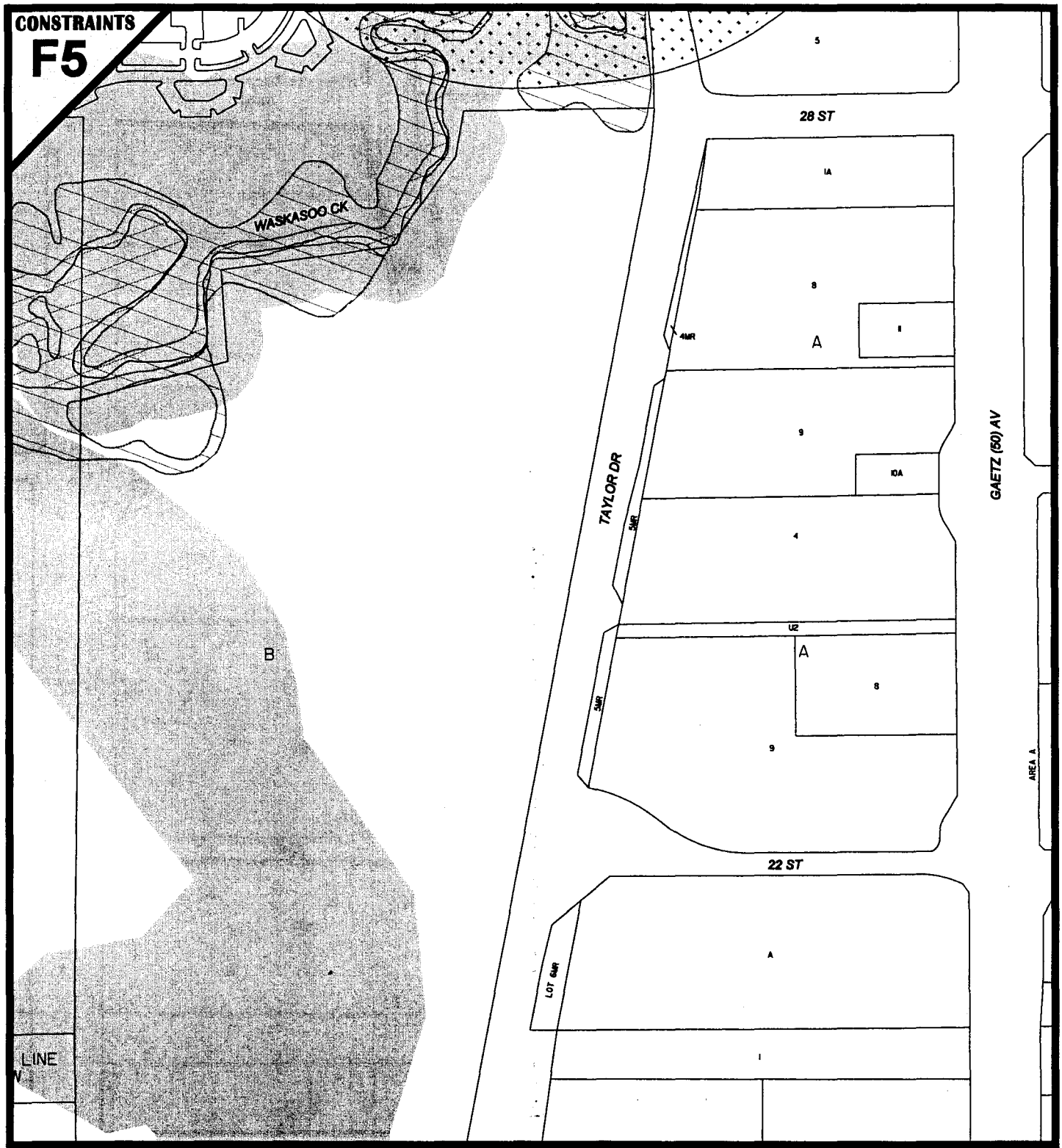

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

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E6	F6	G6
E5	F5	G5
E4	F4	G4

NE¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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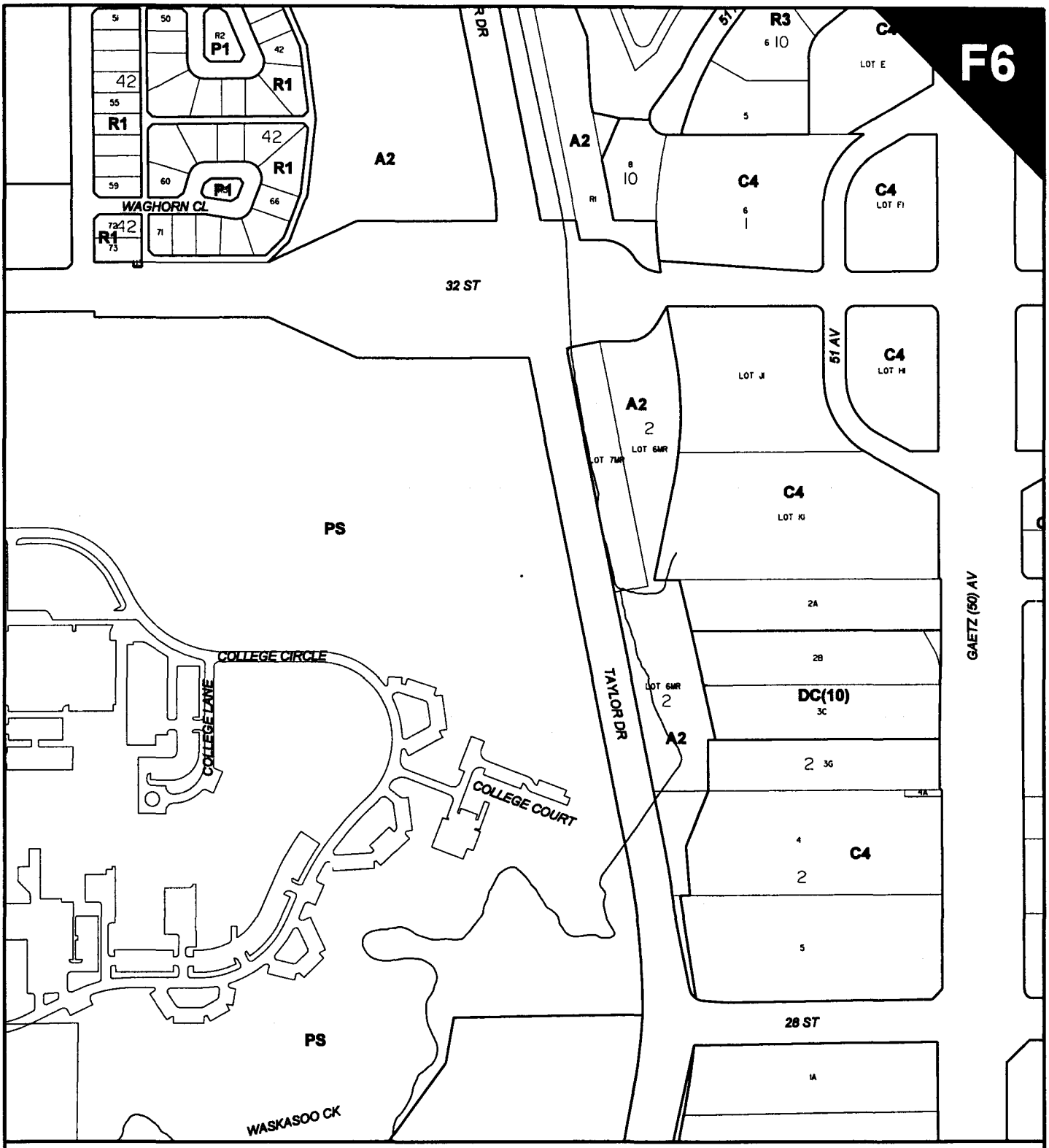

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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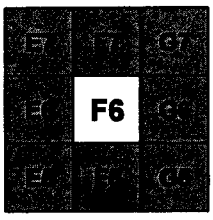
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 08

3156 / Q-99	*June 21,1999*
3156 / W-99	*Aug 16, 1999*
3156 / P-2003	*June 16, 2003*



SE¼ Sec 08
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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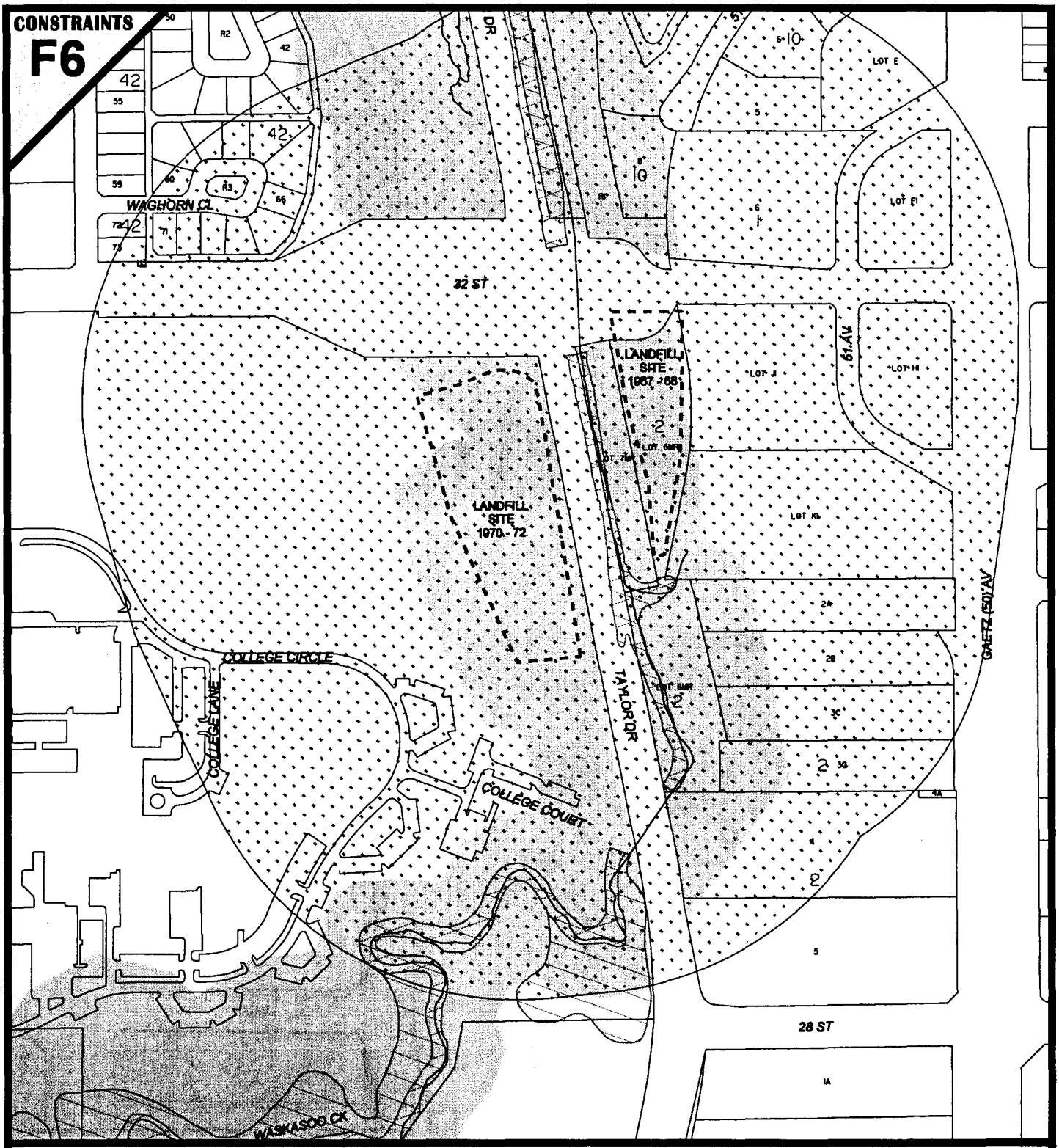
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

E7	F7	G7
E6	F6	G6
E5	F5	G5

SE¼ Sec 08
Twp 38 - Rge 27 - W4th

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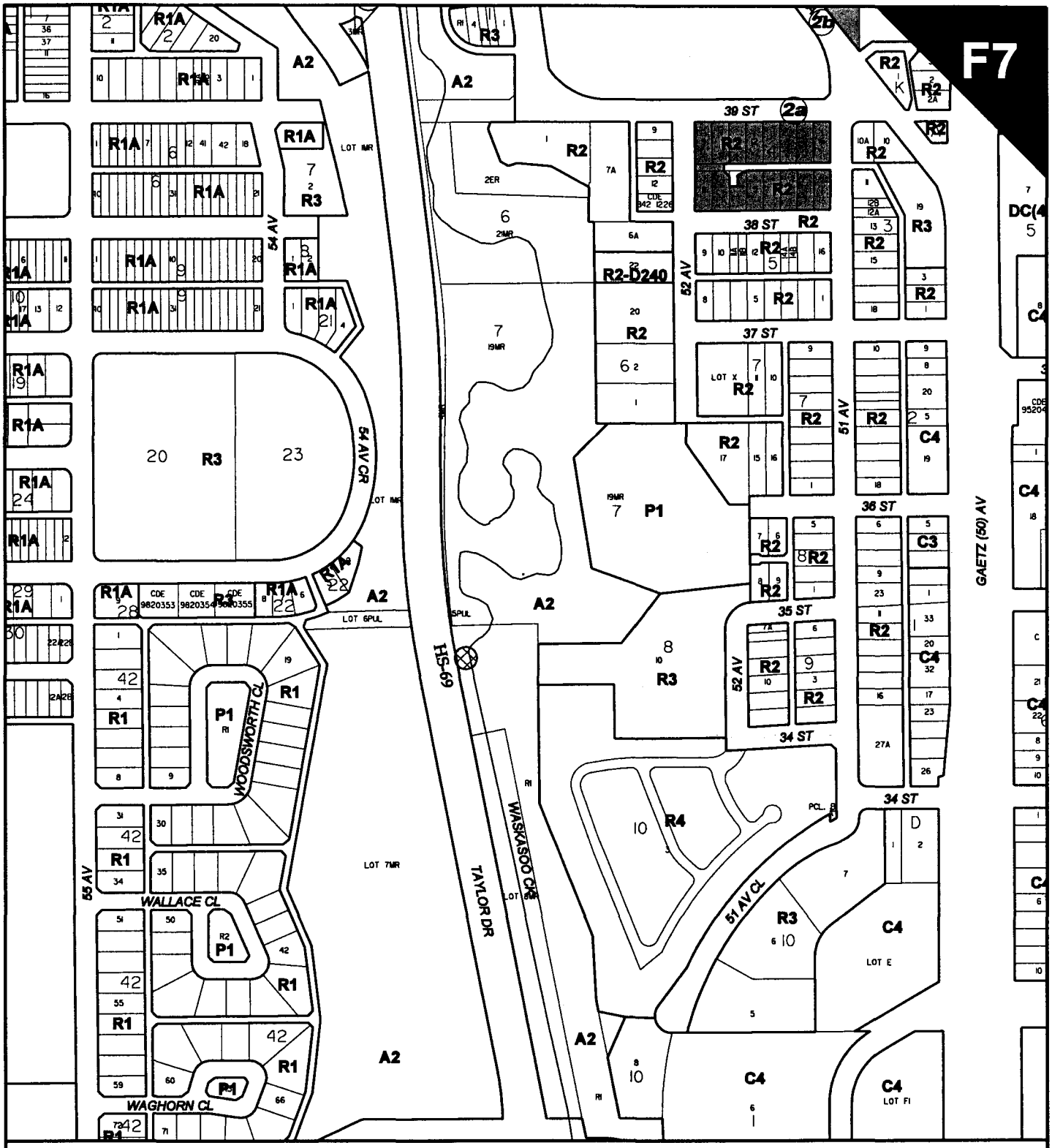

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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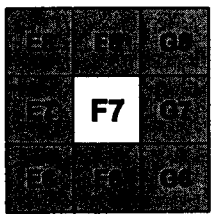
Land Use Bylaw 3156/96

Amendments to NE¼ Sec 08

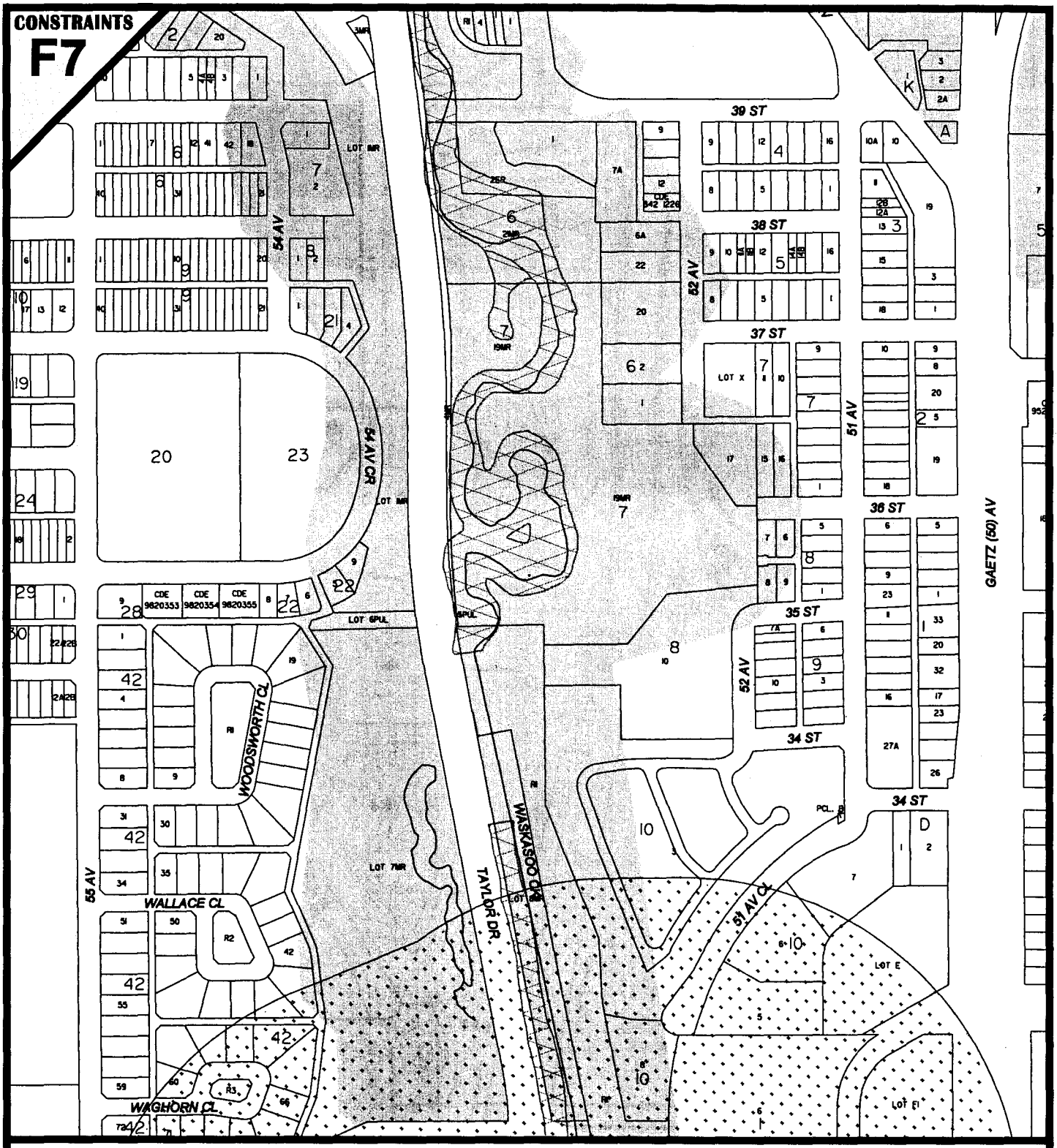
3156 / DD-97	*Nov 17, 1997*
3156 / G-2002	*June 17, 2002*
3156 / MM-2003	*Sept 8, 2003*
3156 / A-2004	*Feb 23, 2004*
3156 / Z-2004	*Sept 7, 2004*



NE¼ Sec 08
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

E8	F8	G8
E7	**F7**	G7
E6	F6	G6

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

NE¼ Sec 08
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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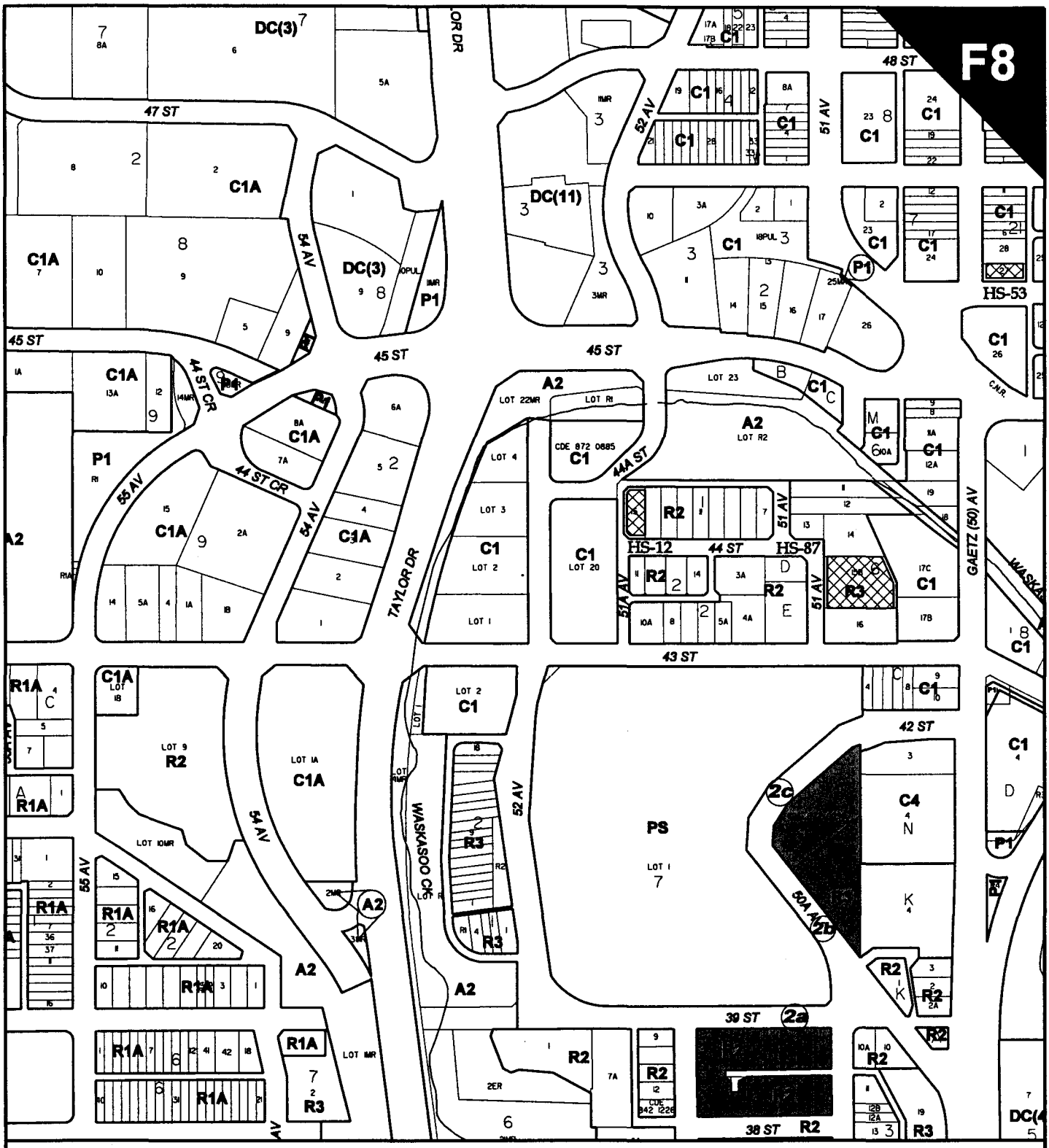
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
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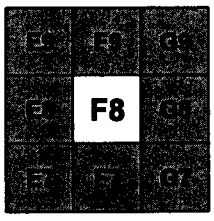
Land Use Bylaw 3156/96

Amendments to SE¼ Sec 17

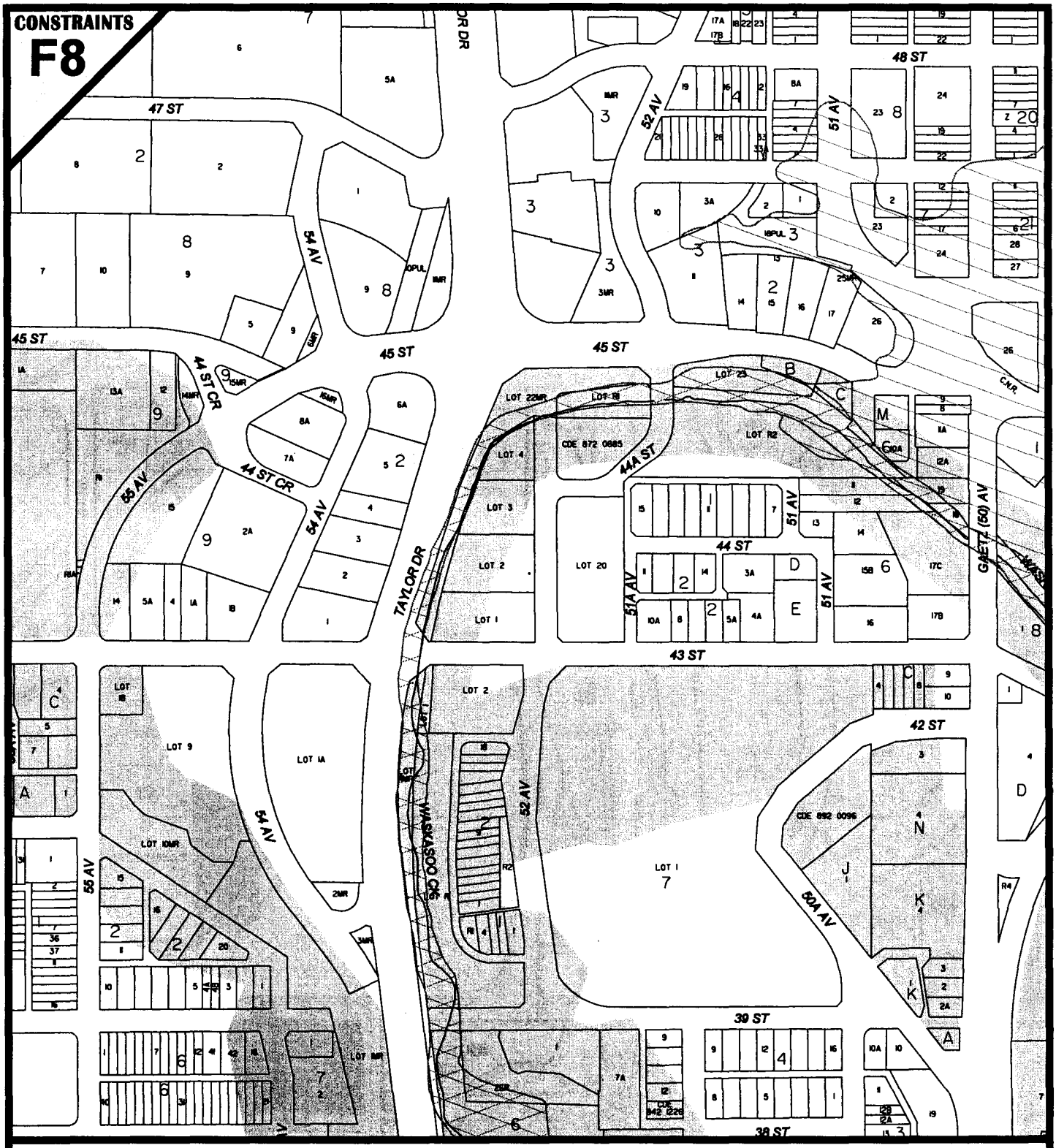
3156 / AA-99	*Sept 13, 1999*
3156 / S-2000	*June 19, 2000*
3156 / A-2004	*Feb 23, 2004*



SE¼ Sec 17
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

E9	F9	G9
E8	F8	G8
E7	F7	G7

SE¼ Sec 17
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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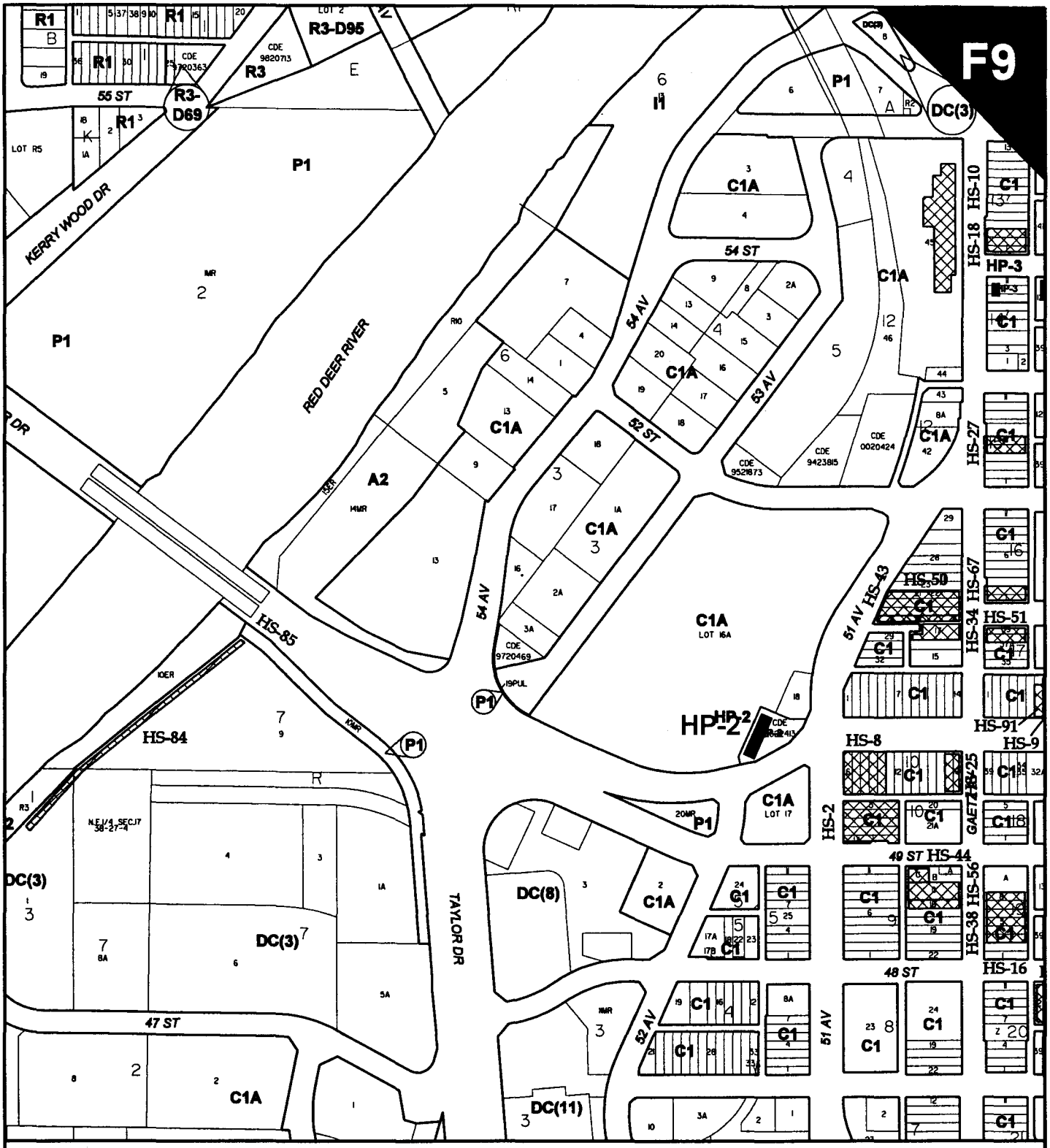

Part Six of the Bylaw outlines the Land Use District Definitions

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 17

3156 / E-99 *Mar 15, 1999*

NORTH
Scale 1:5,000

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see reverse for additional constraints

E10 E11 G10
E9 F9 G9
E8 F8 G8

NE¼ Sec 17
Twp 38- Rge 27 - W4th

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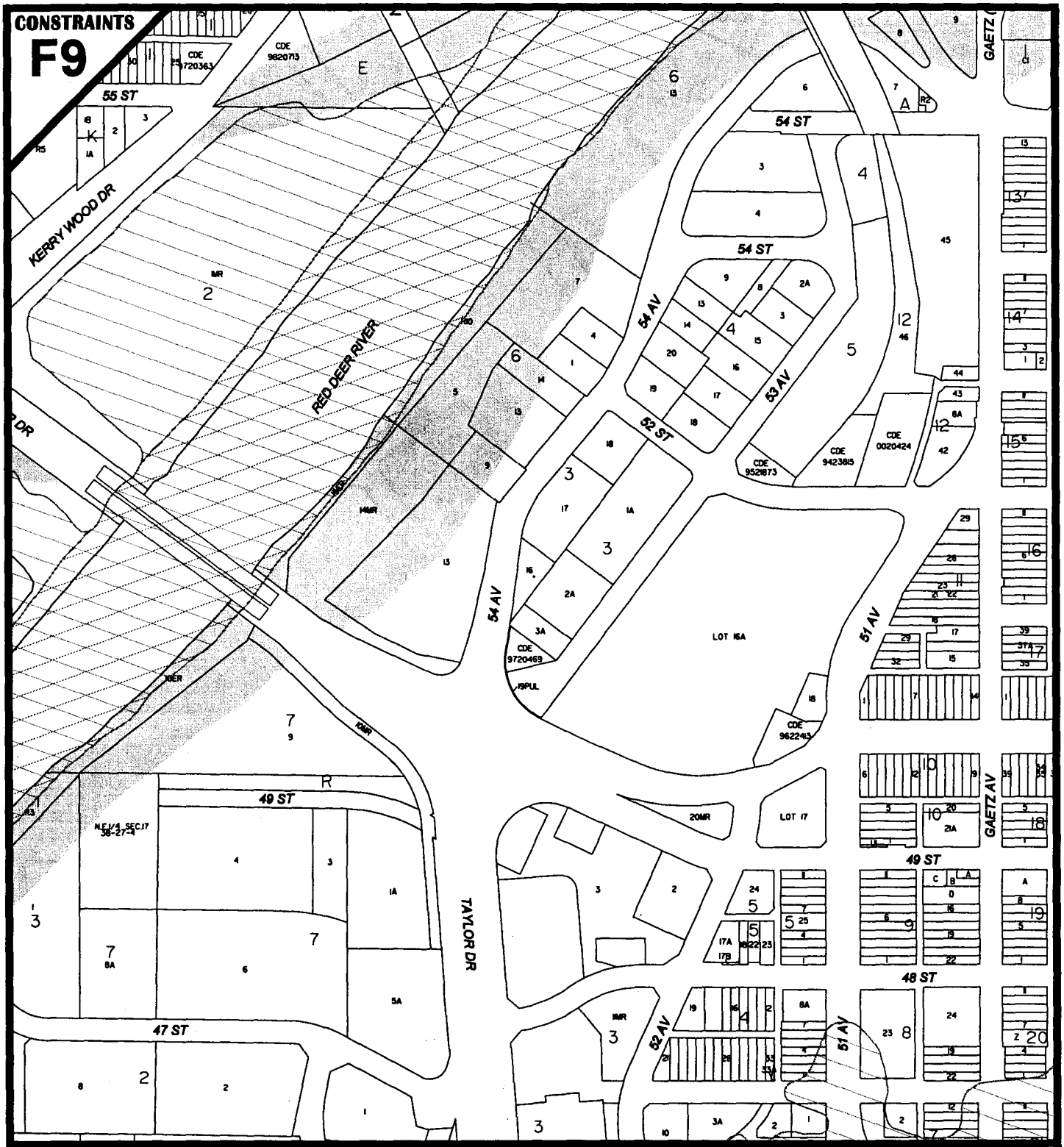

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

E10	F10	G10
E9	F9	G9
E8	F8	G8

NORTH
Scale 1:5,000

NE¼ Sec 17
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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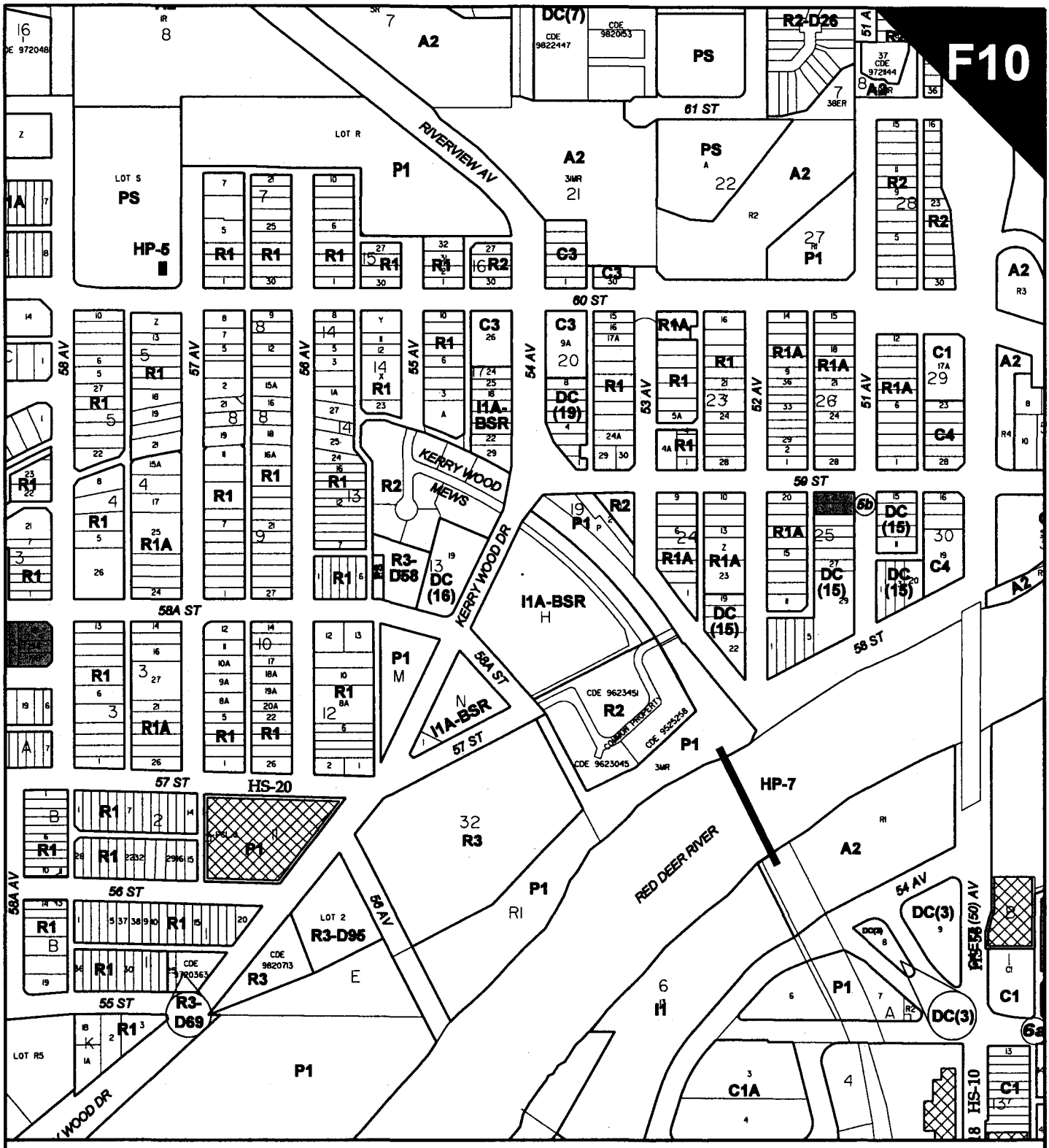

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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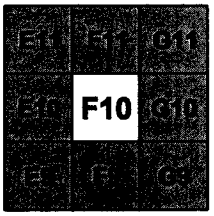
Land Use Bylaw 3156/96

Amendments to SE¼ Sec 20

2672 / C-96	*April 9, 1996*	*3156 / QQ-2000*	*Jan 15, 2001*
3156 / A-96	*May 6, 1996*	*3156 / RR-2000*	*Jan 15, 2001*
3156 / II-98	*Oct 5, 1998*	*3156 / NN-2001*	*Oct 9, 2001*
3156 / K-99	*May 10, 1999*	*3156 / E-2002*	*Mar 25, 2002*
3156 / U-99	*Aug 3, 1999*	*3156 / G-2002*	*June 17, 2002*
3156 / EE-99	*Sept 27, 1999*	*3156 / BB-2003*	*July 14, 2003*
3156 / MM-2000	*Dec 18, 2000*	*3156 / CC-2003*	*July 14, 2003*
3156 / NN-2000	*Jan 15, 2001*	*3156 / TT-2003*	*Nov 3, 2003*

see reverse for additional constraints



SE¼ Sec 20
Twp 38- Rge 27 - W4th

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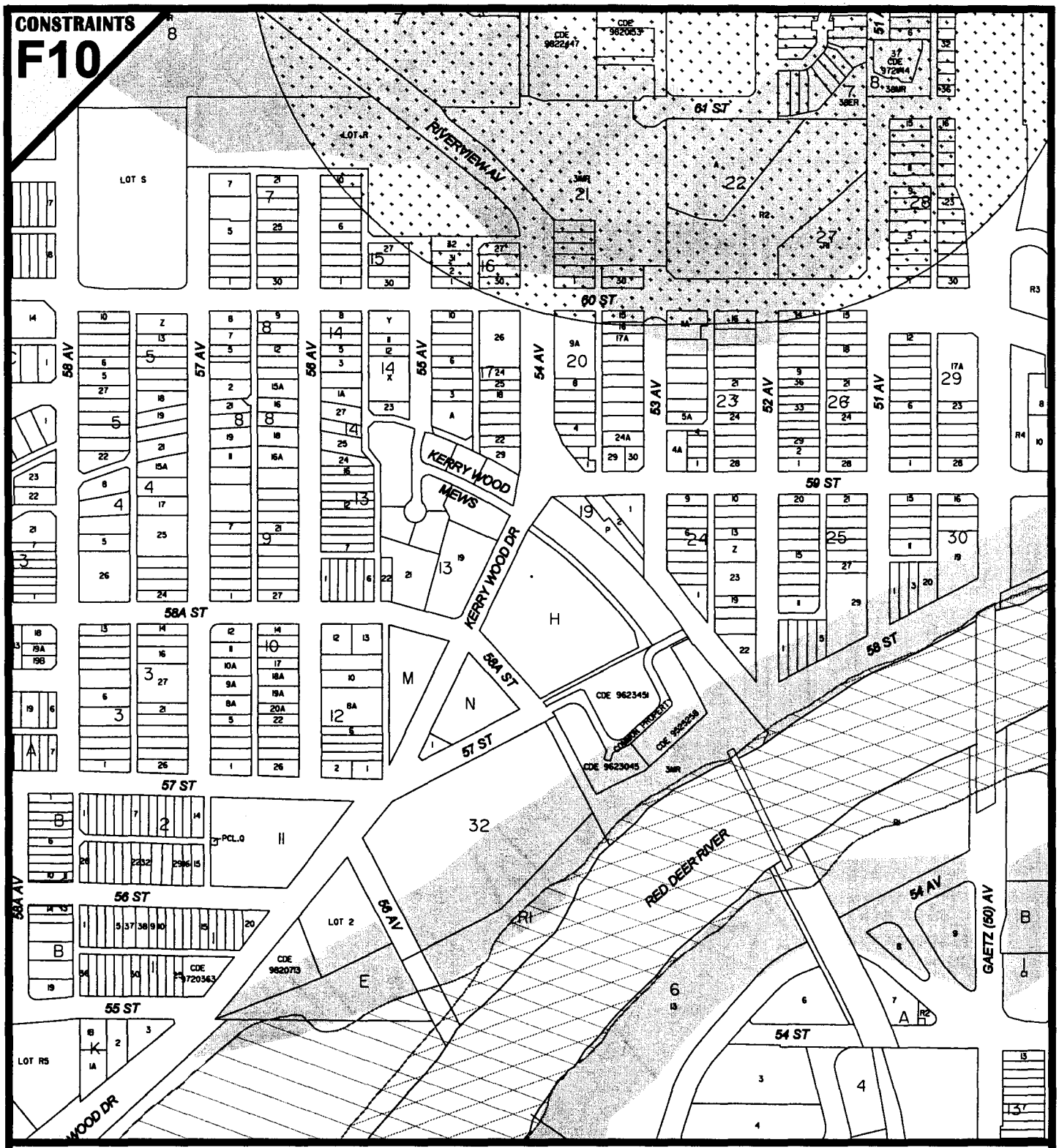
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

E11	F11	G11
E10	F10	G10
E9	F9	G9

NORTH
Scale 1:5,000

SE¼ Sec 20
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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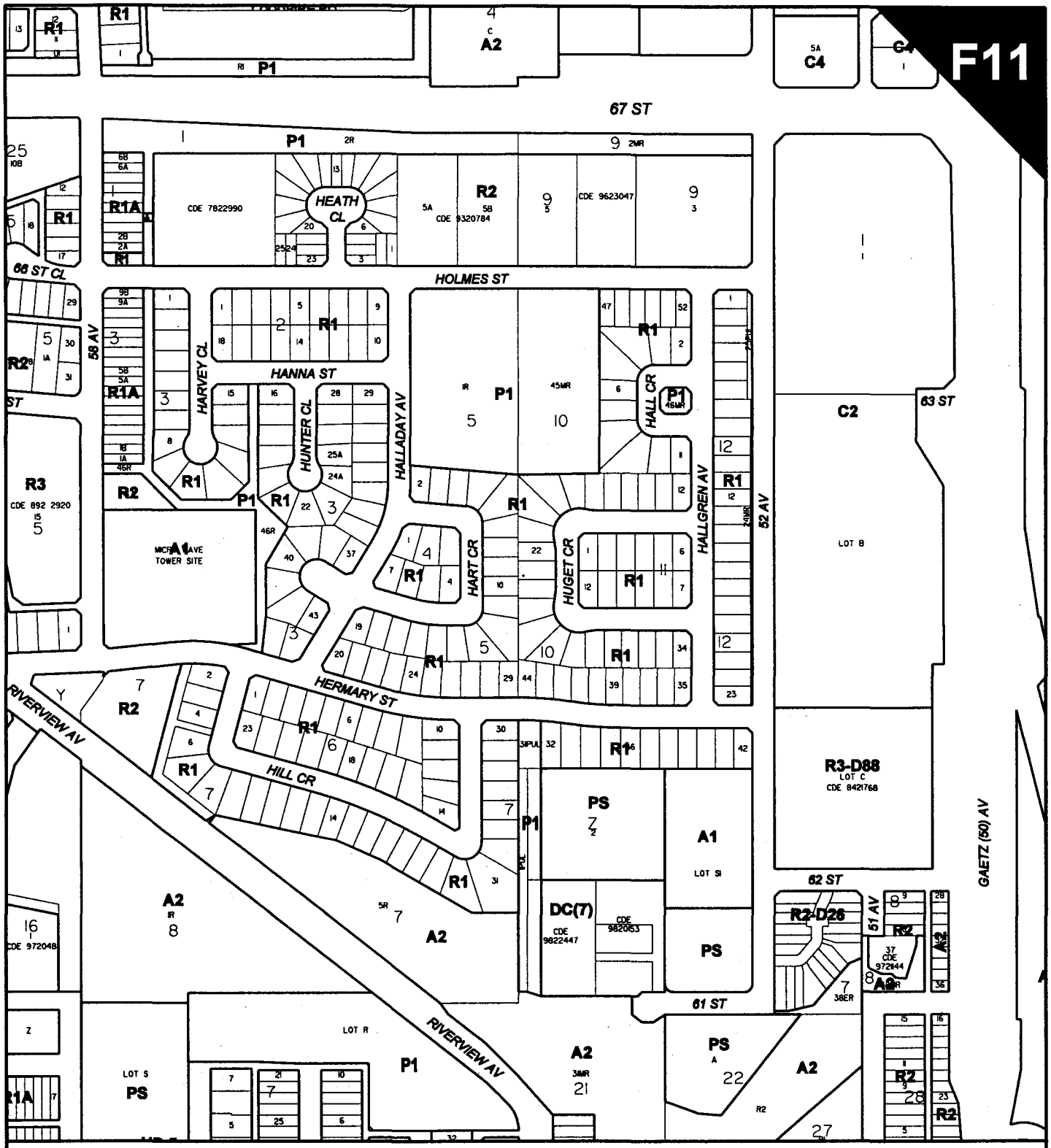

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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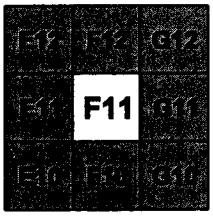
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 20

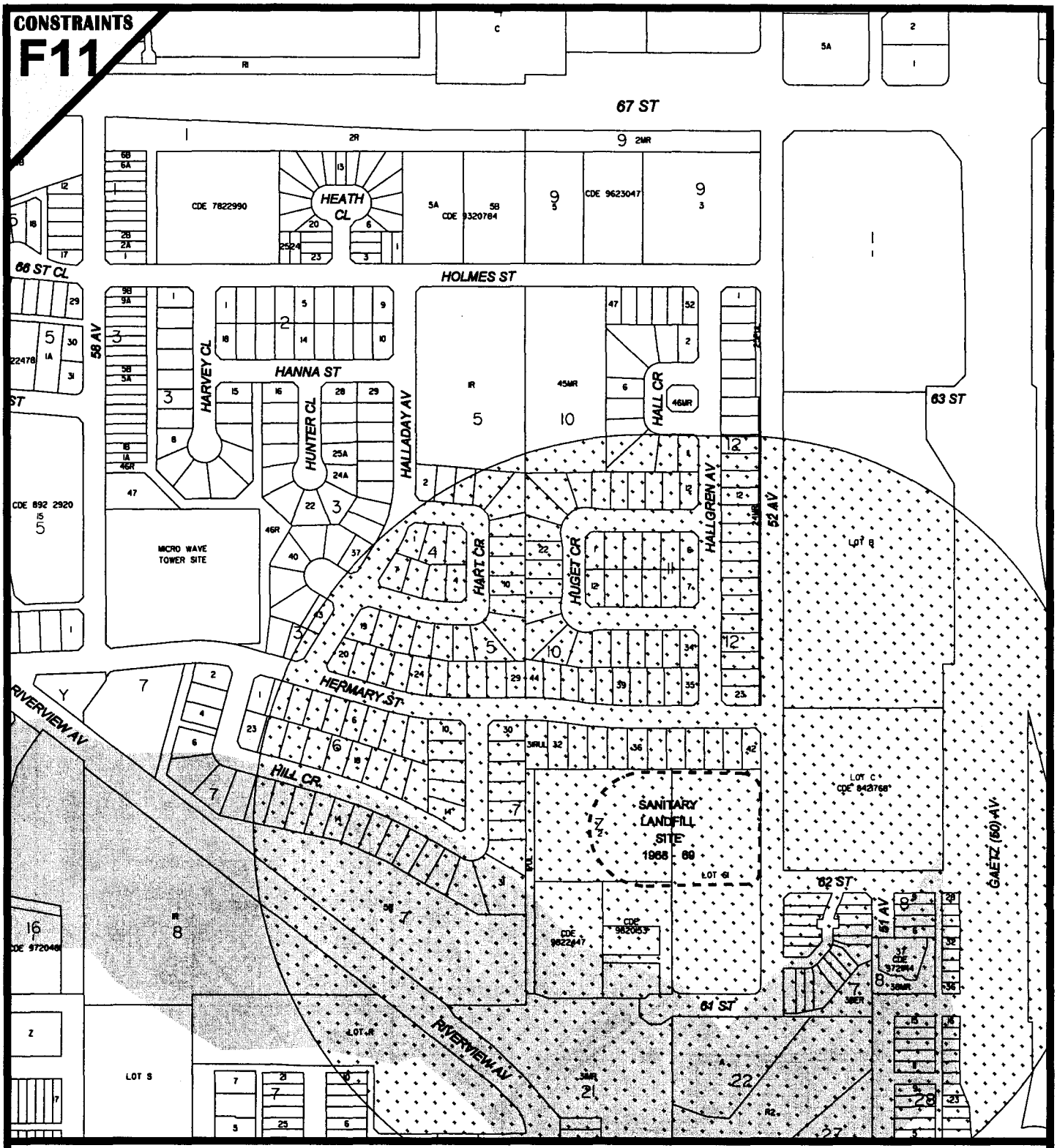
3156 / O-96	*Nov 18, 1996*
3156 / D-97	*May 20, 1997*
3156 / B-2000	*Mar 13, 2000*
3156 / B-2002	*Feb 25, 2002*
3156 / G-2002	*June 17, 2002*
3156 / MM-2002	*Aug 12, 2002*

see reverse for additional constraints



NE¼ Sec 20
Twp 38- Rge 27 - W4th

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

E12	F12	G12
E11	F11	G11
E10	F10	G10

NE¼ Sec 20
Twp 38 - Rge 27 - W4th

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December 06, 2004

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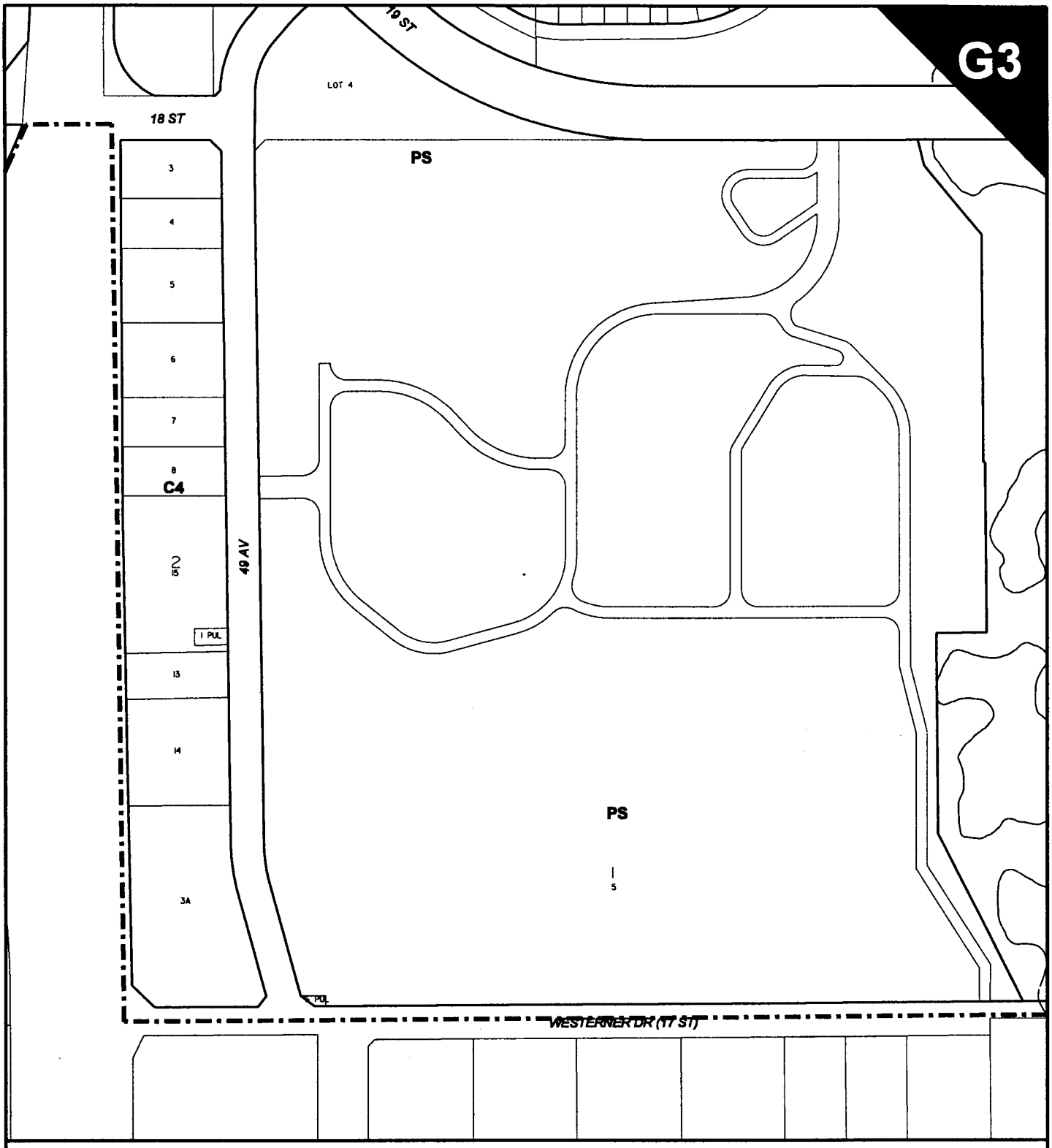

Part Six of the Bylaw outlines the Land Use District Definitions

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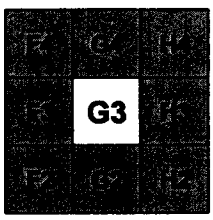
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 33



NW¼ Sec 33
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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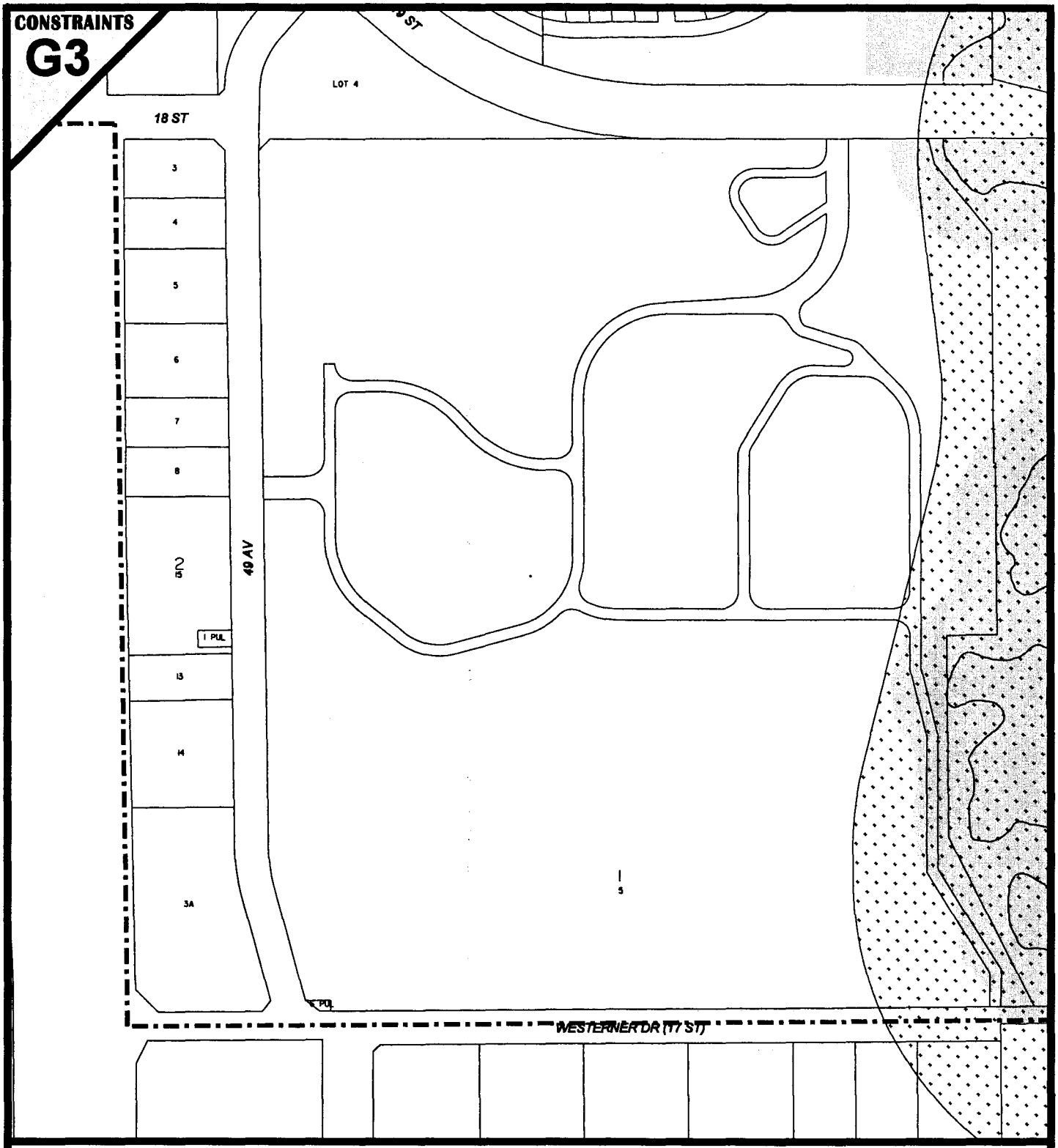

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

F4	G4	H4
F3	G3	H3
F2	G2	H2

NORTH
Scale 1:5,000

NW¼ Sec 33
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 06, 2004

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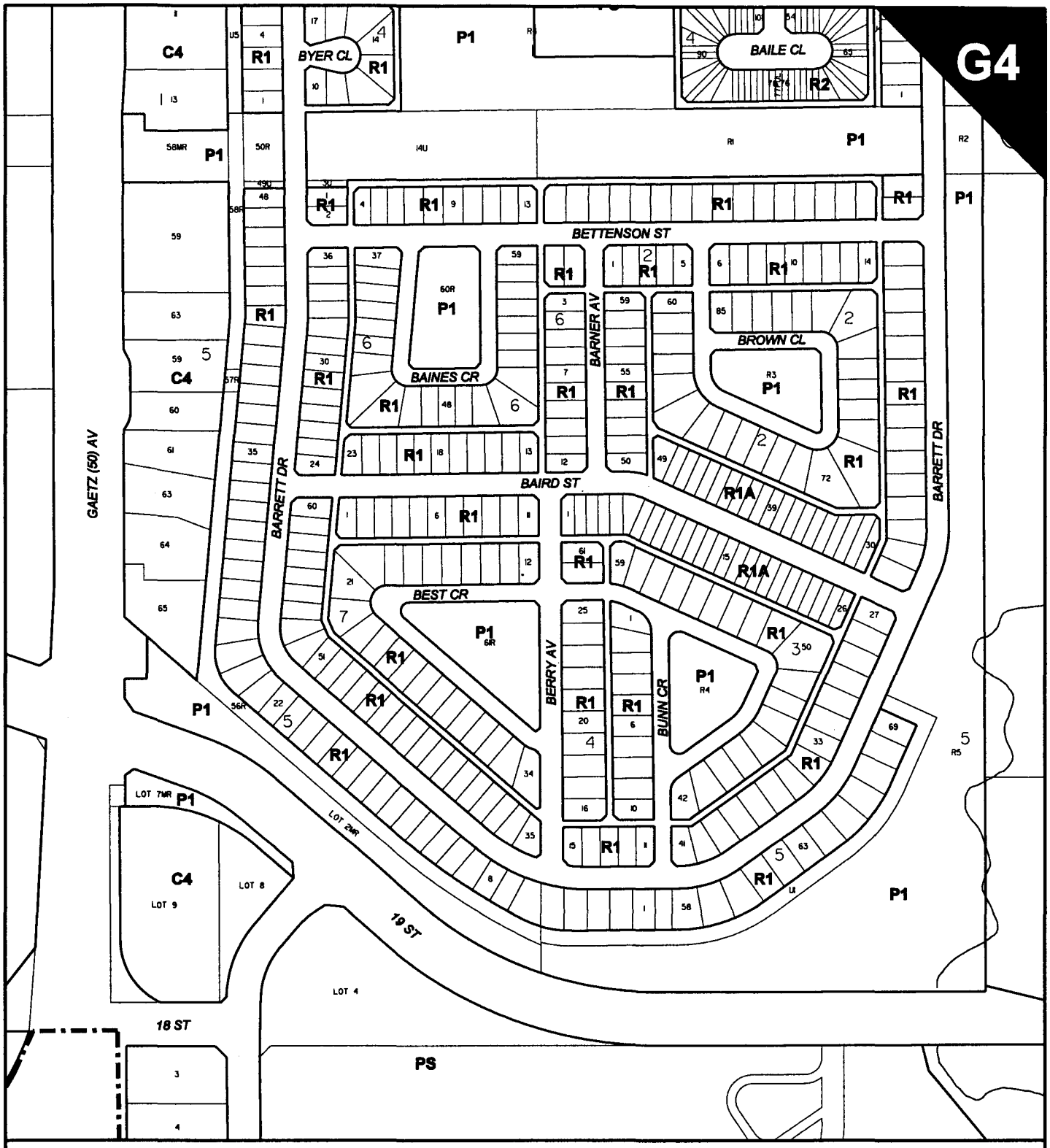

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 04

SW¼ Sec 04
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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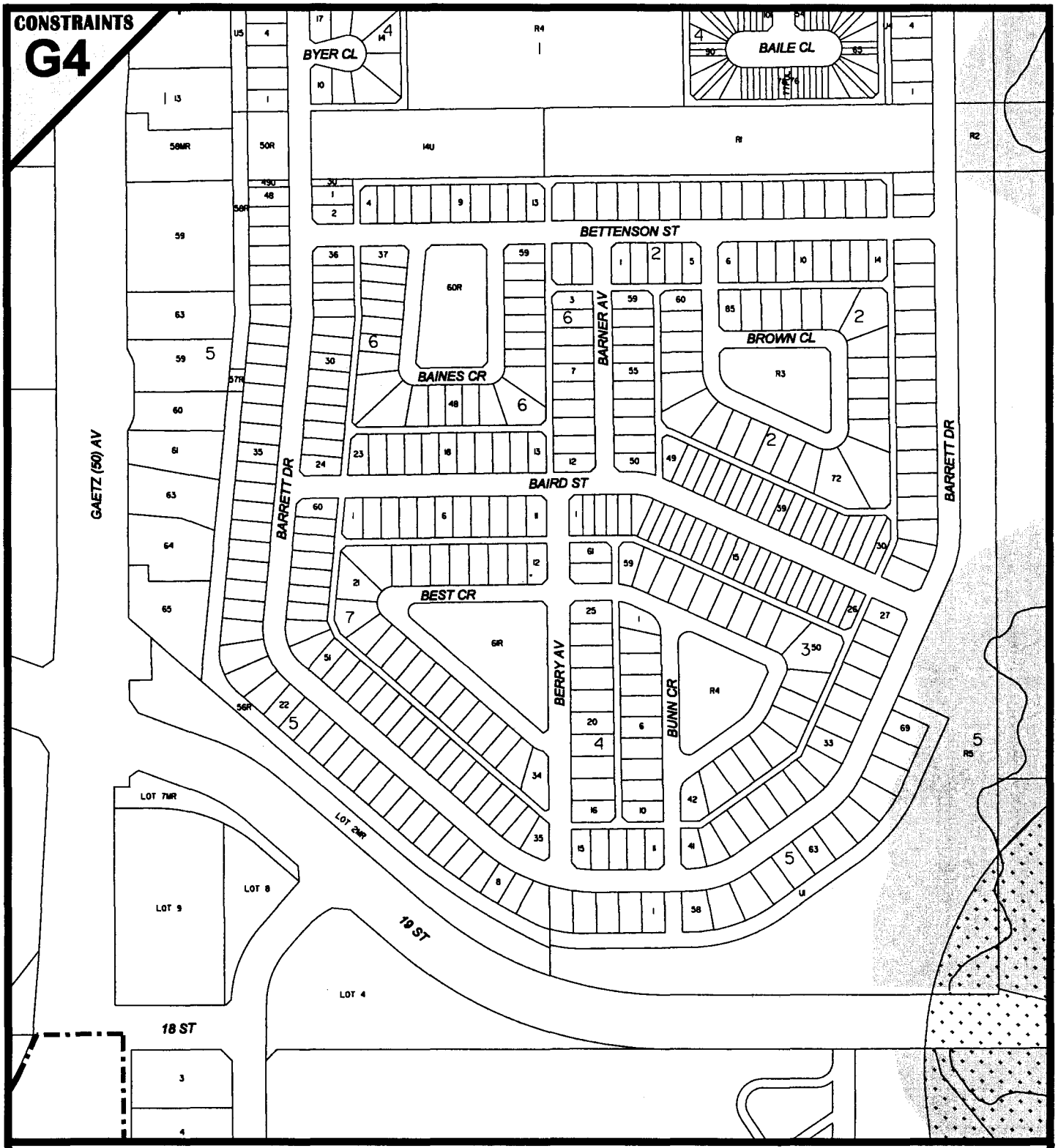

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

F5	G5	H5
F4	G4	H4
F3	G3	H3

NORTH
Scale 1:5,000

SW¼ Sec 04
Twp 38 - Rge 27 - W4th

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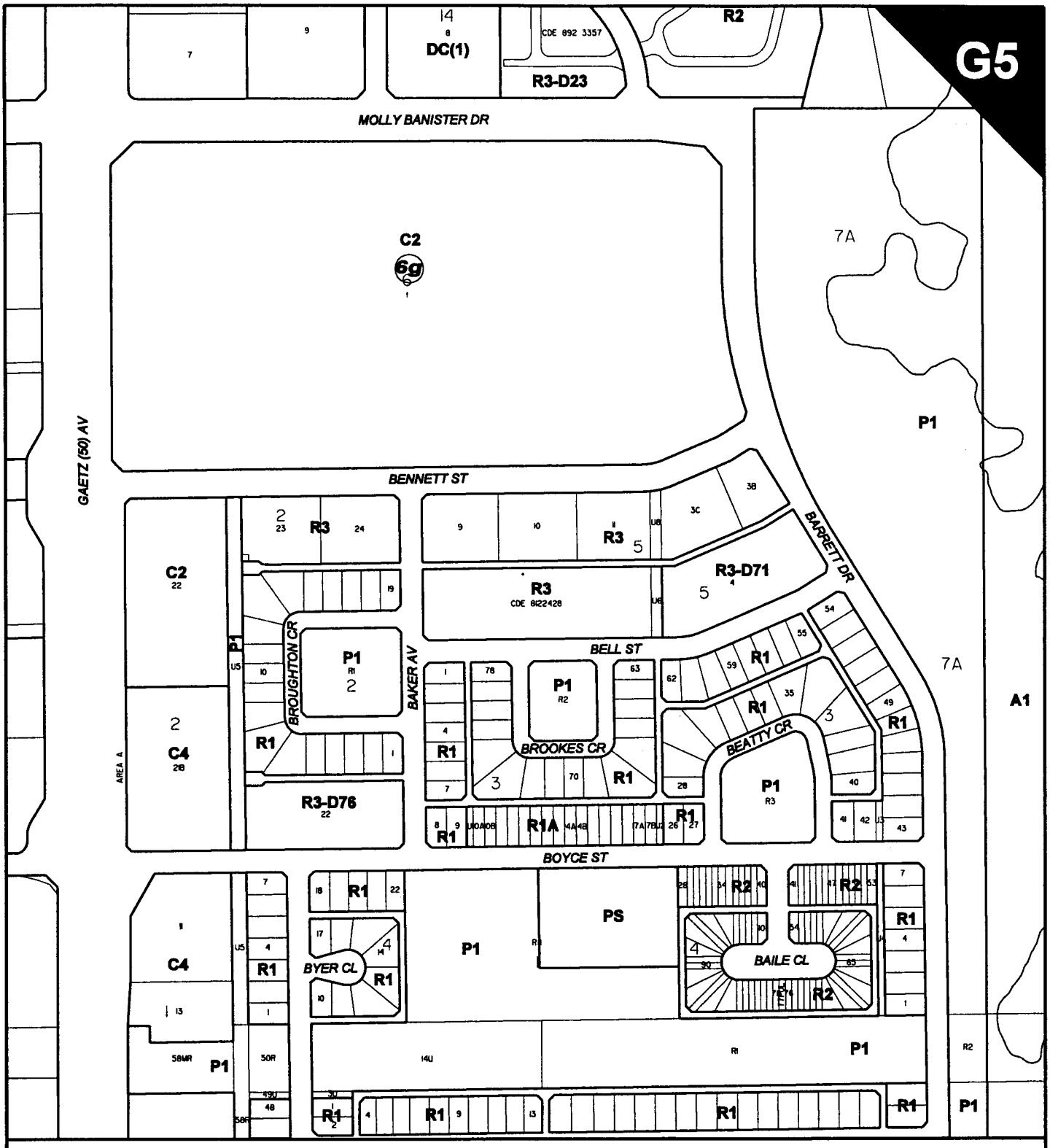

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
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Land Use Bylaw 3156/96

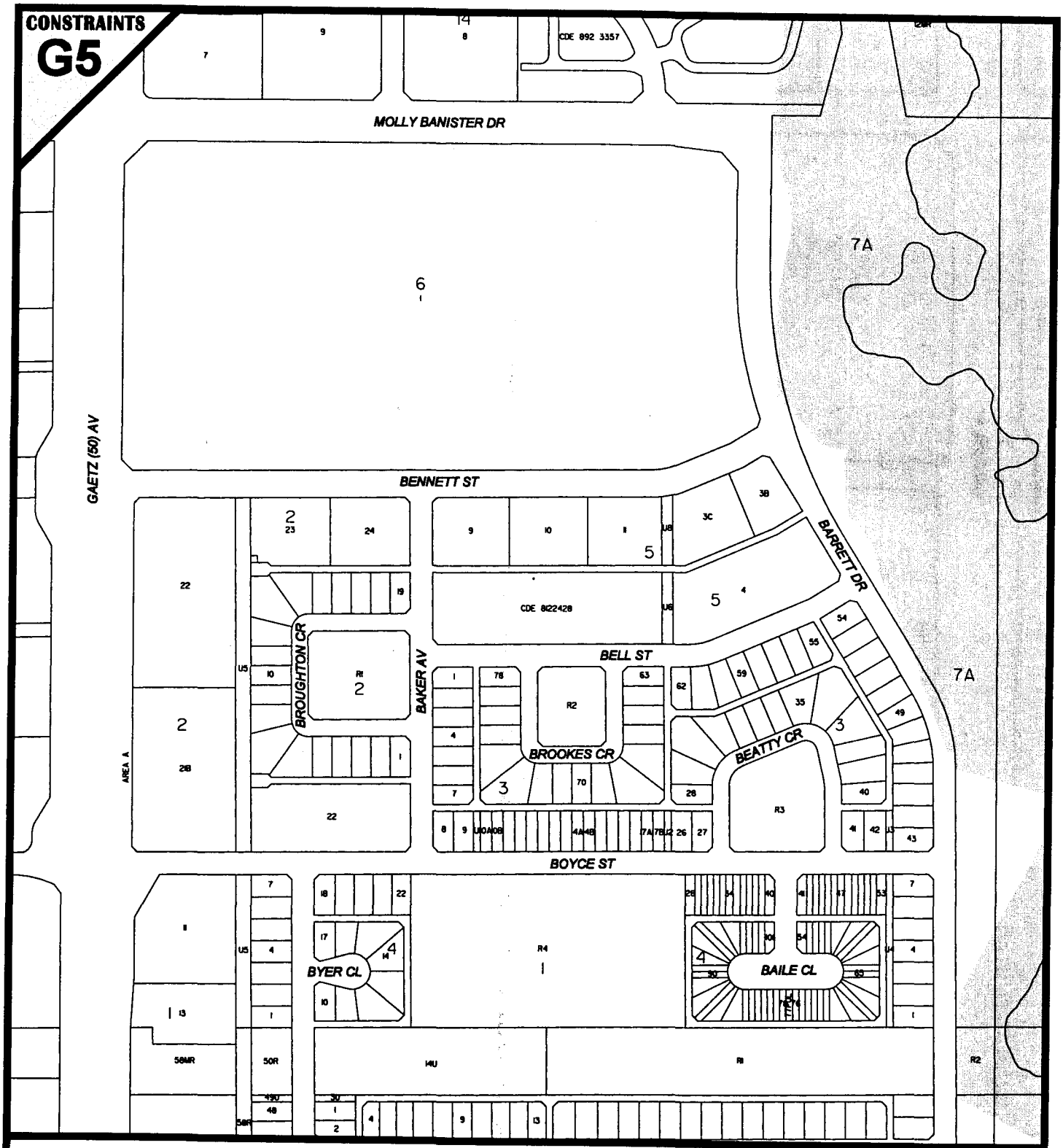
Amendments to NW¼ Sec 04

3156 / G-2002 June 17, 2002
3156 / BBB-2002 Dec 16, 2002
3156 / W-2003 June 16, 2003

NW¼ Sec 04
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F6	G6	H6
F5	G5	H5
F4	G4	H4

NW¼ Sec 04
Twp 38 - Rge 27 - W4th

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December 06, 2004

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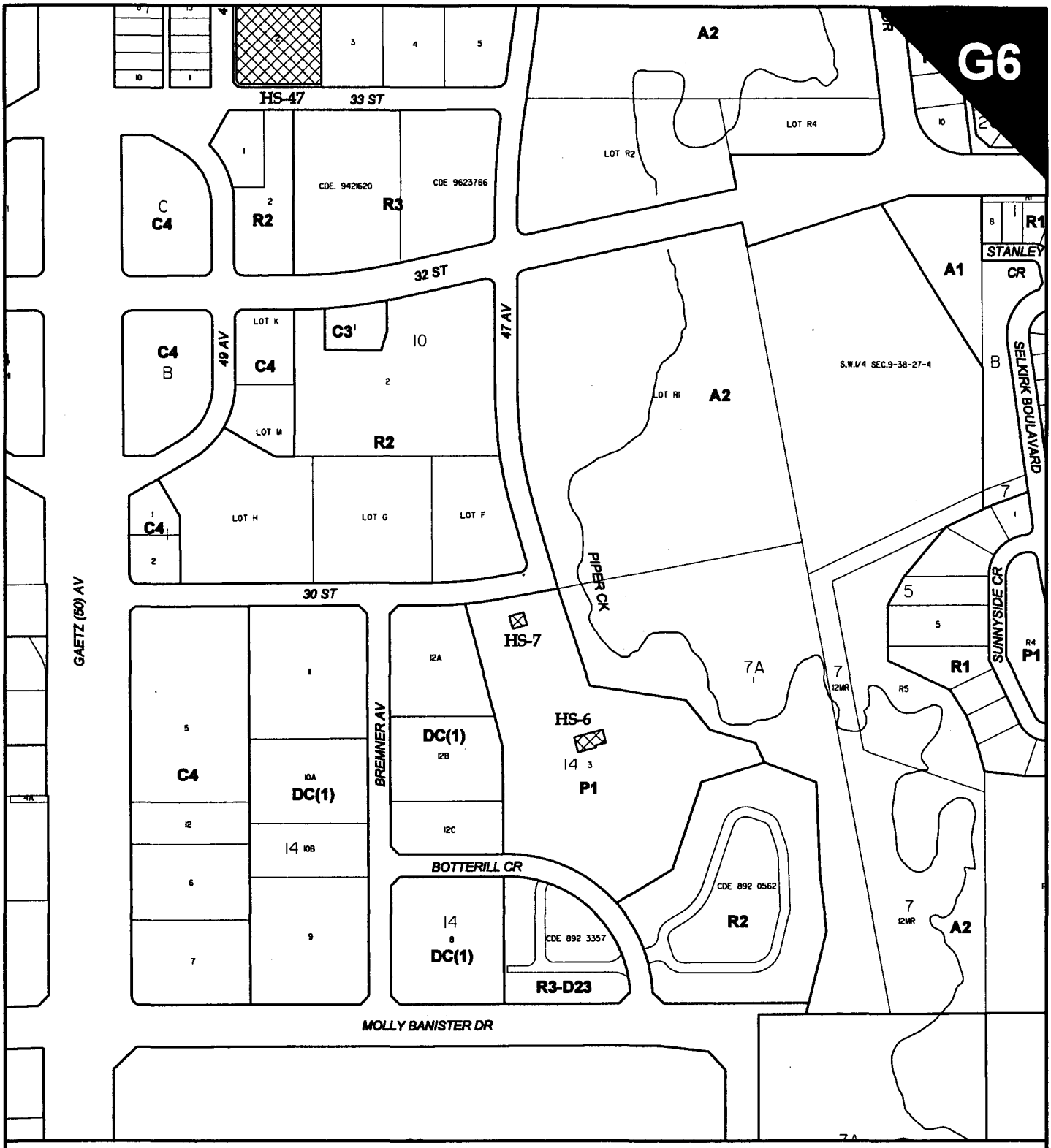

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 09

3156 / G-2002 June 17, 2002

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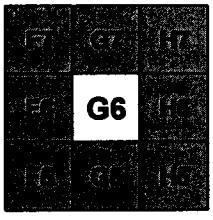
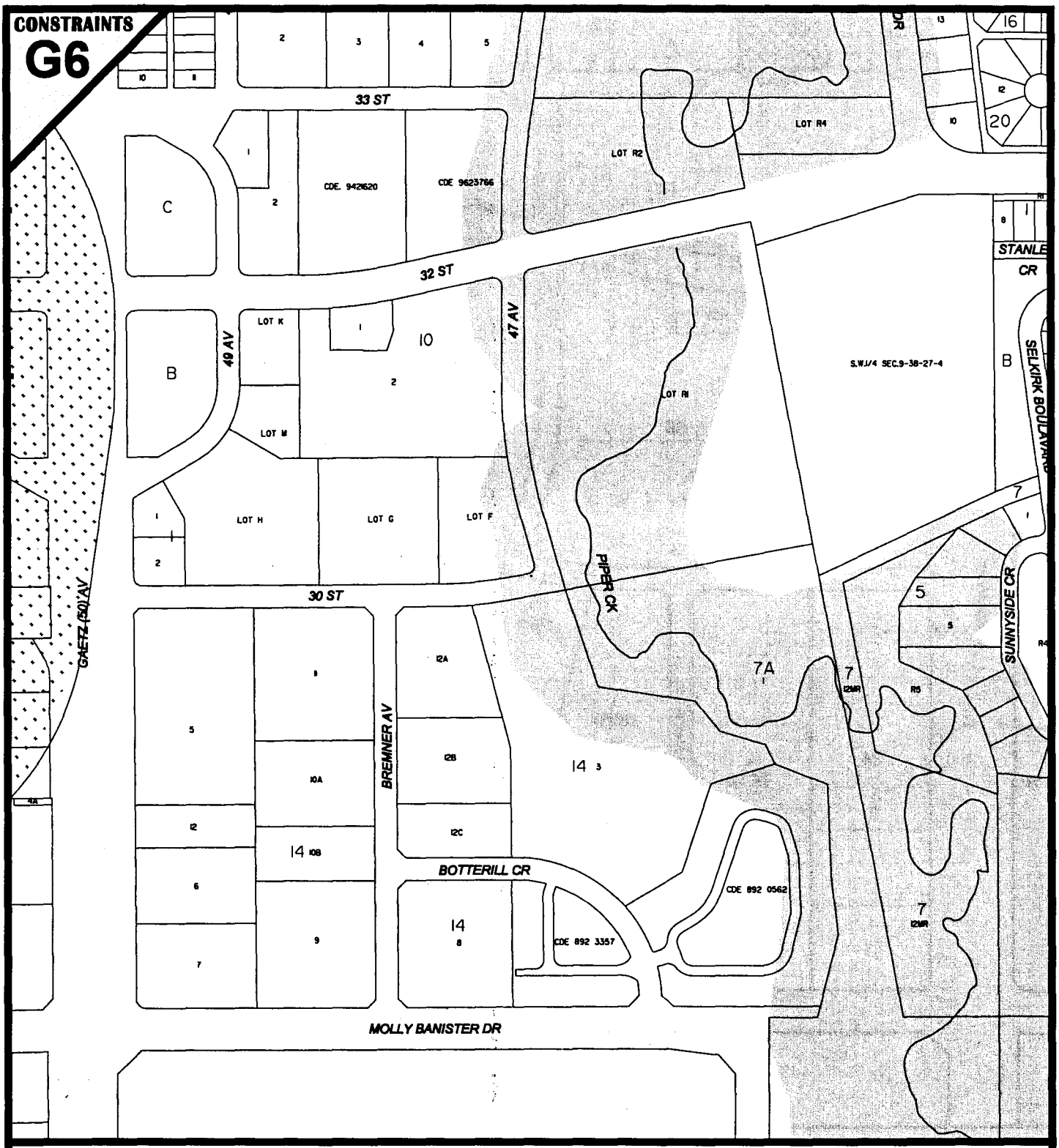


SW¼ Sec 09
Twp 38- Rge 27 - W4th

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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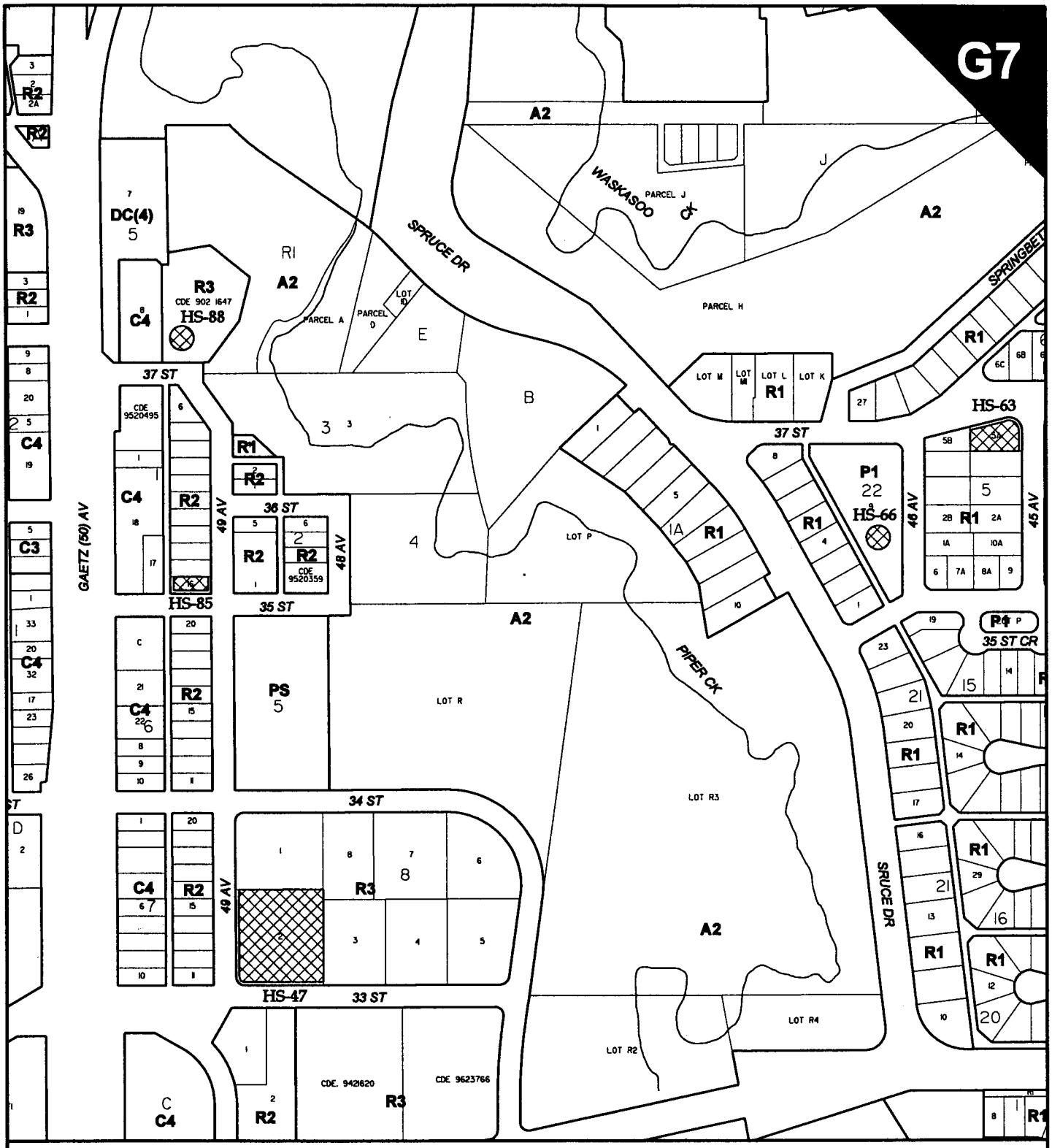
F7	G7	H7
F6	G6	H6
F5	G5	H5

SW¼ Sec 09
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



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NORTH
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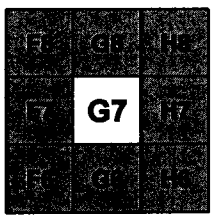
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 09

3156 / RR-98	*Dec 7, 1998*
3156 / D-2000	*Mar 27, 2000*
3156 / B-2001	*Feb 12, 2001*
3156 / WW-2001	*Jan 14, 2002*



NW¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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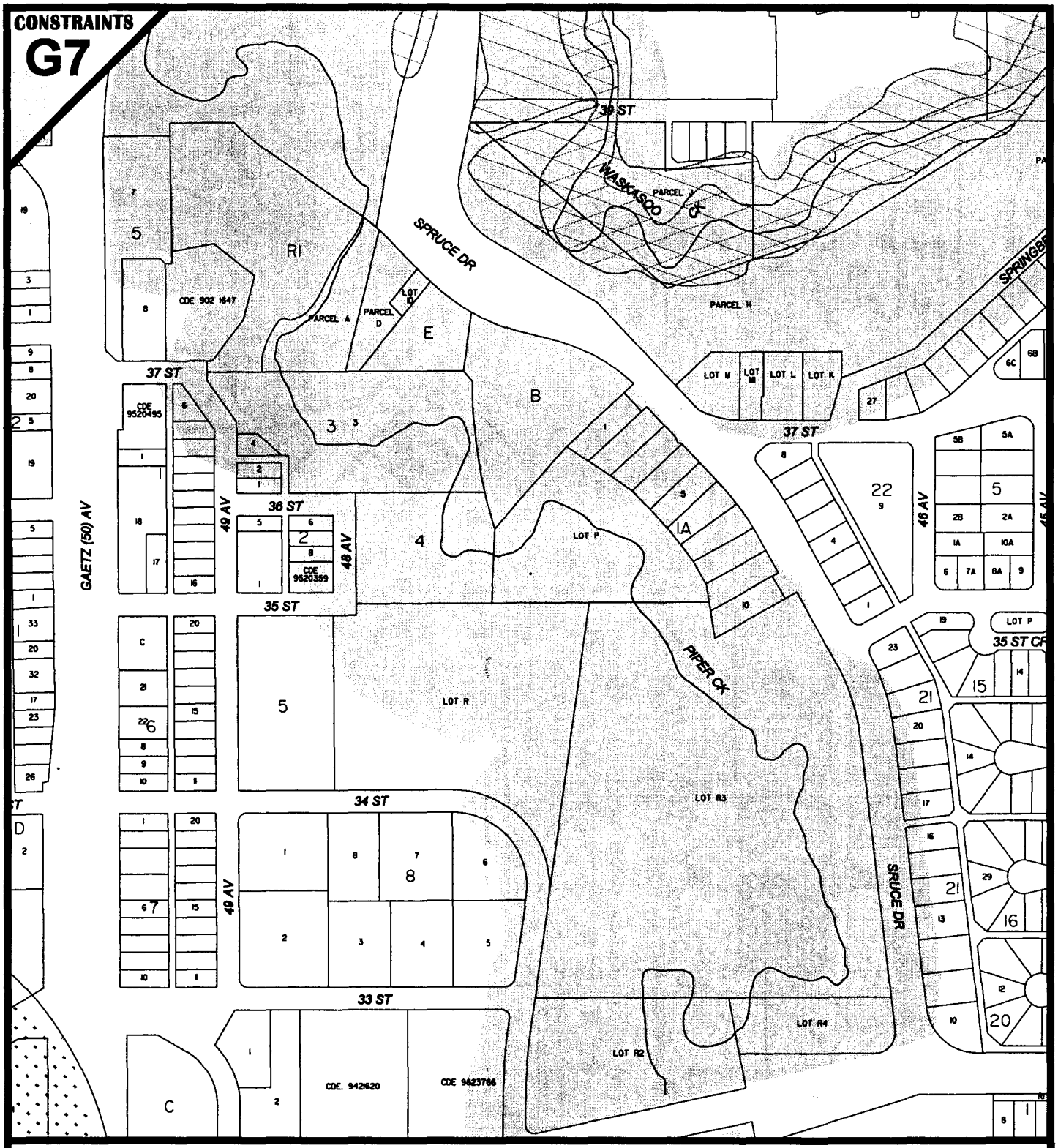
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

F8	G8	H8
F7	G7	H7
F6	G6	H6

NORTH
Scale 1:5,000

NW¼ Sec 09
Twp 38 - Rge 27 - W4th

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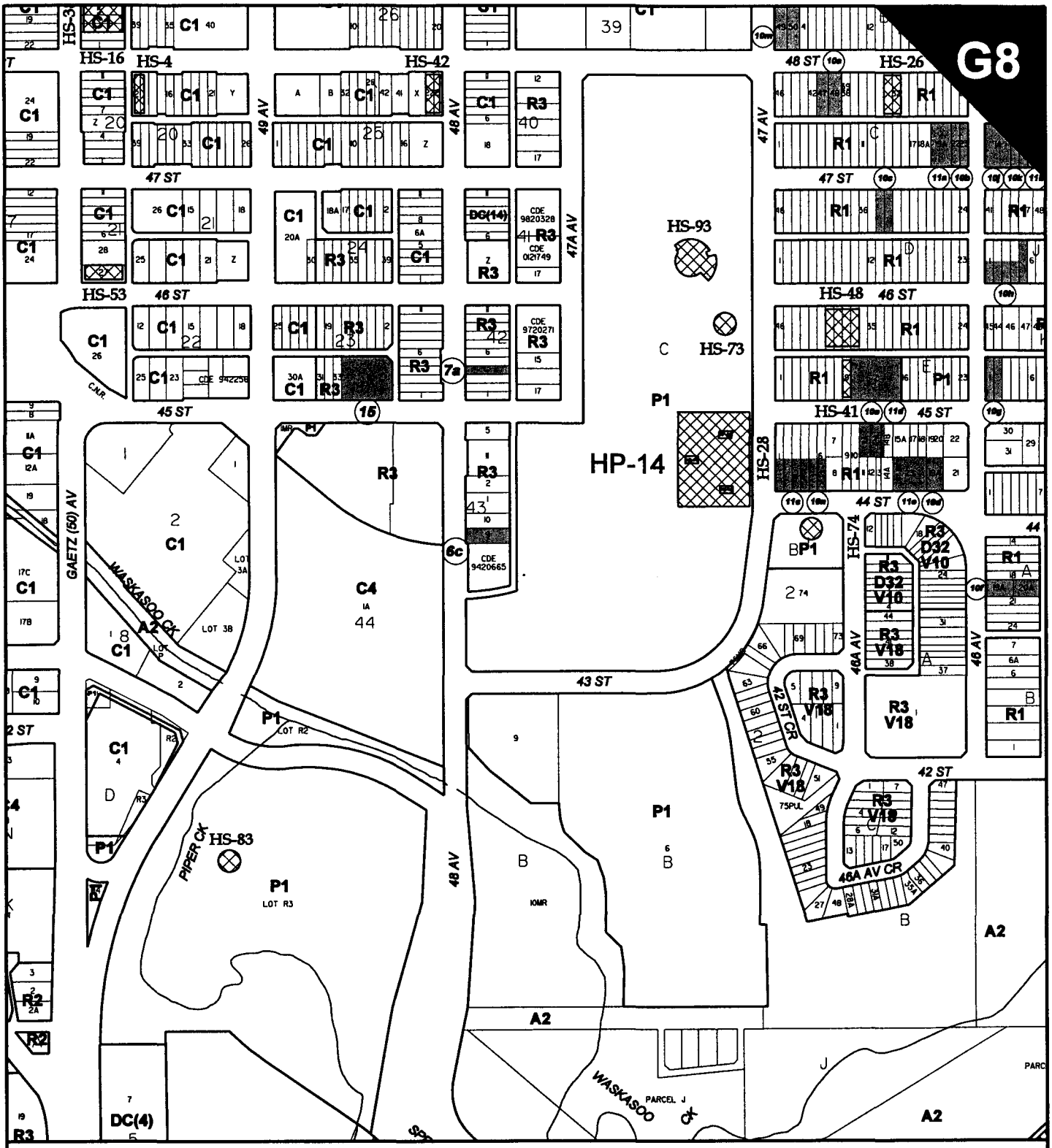

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
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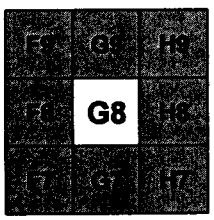
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 16

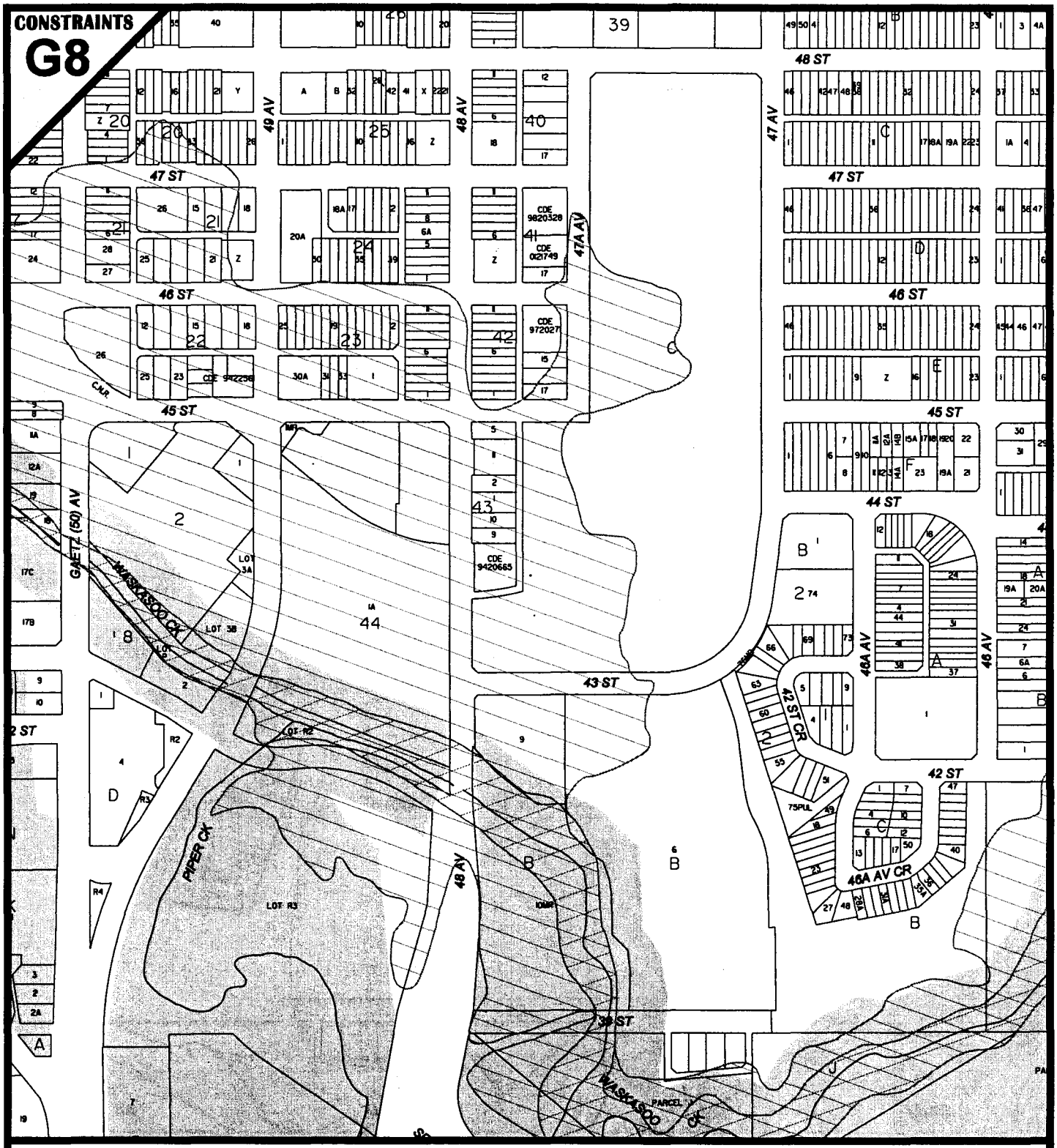
3156 / J-96	*Sept 23, 1996*
3156 / C-98	*Feb 23, 1998*
3156 / H-2000	*Apr 10, 2000*
3156 / I-2000	*Apr 10, 2000*
3156 / U-2001	*June 18, 2001*
3156 / G-2002	*June 17, 2002*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*
3156 / C-2004	*Feb 23, 2004*
3156 / H-2004	*Apr 5, 2004*
3156 / M-2004	*May 3, 2004*
3156 / I-2004	*June 14, 2004*
3156 / FF-2004	*Nov 8, 2004*

see reverse for additional constraints



SW¼ Sec 16
Twp 38- Rge 27 - W4th

printed on December 06, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F9	G9	H9
F8	G8	H8
F7	G7	H7

SW¼ Sec 16
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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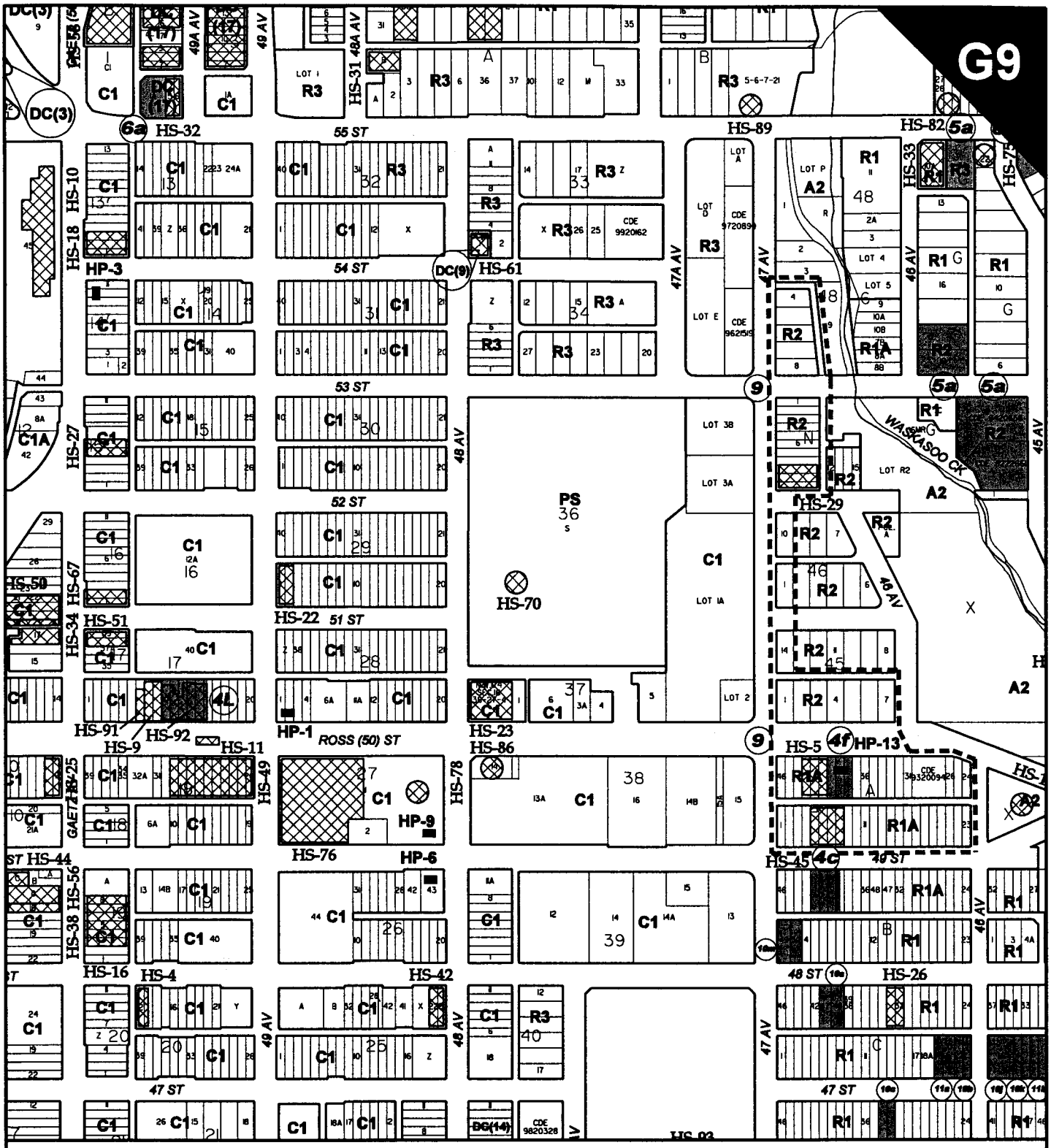
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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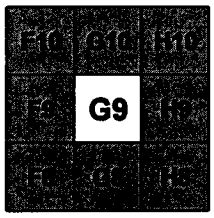
Land Use Bylaw 3156/96

Amendments to NW¼ Sec 16

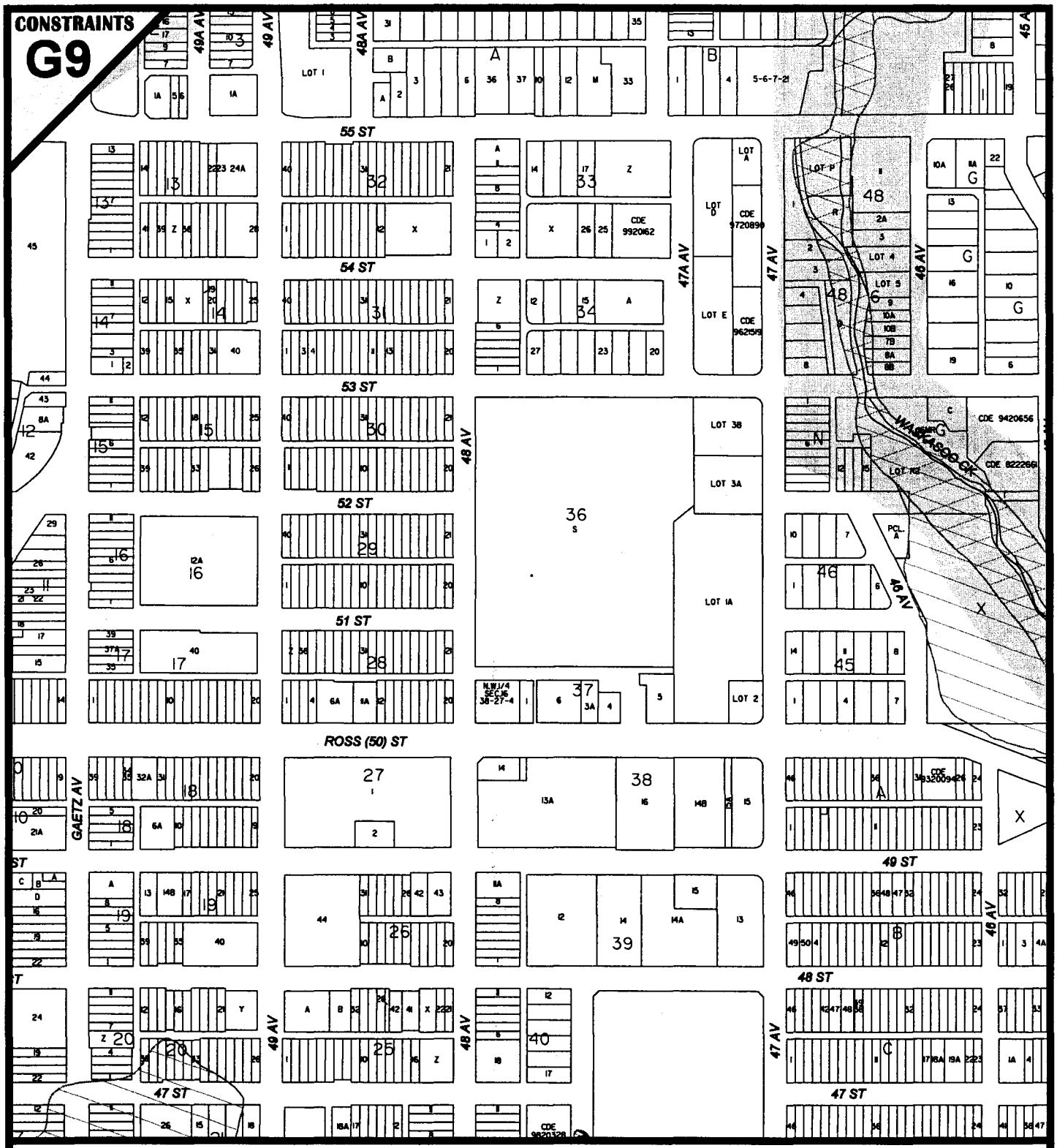
3156 / F-99	*Mar 29, 1999*
3156 / LL-2001	*Sept 24, 2001*
3156 / U-2001	*June 18, 2001*
3156 / LL-2002	*Dec 16, 2002*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*



NW¼ Sec 16
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 06, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW¼ Sec 16
Twp 38 - Rge 27 - W4th

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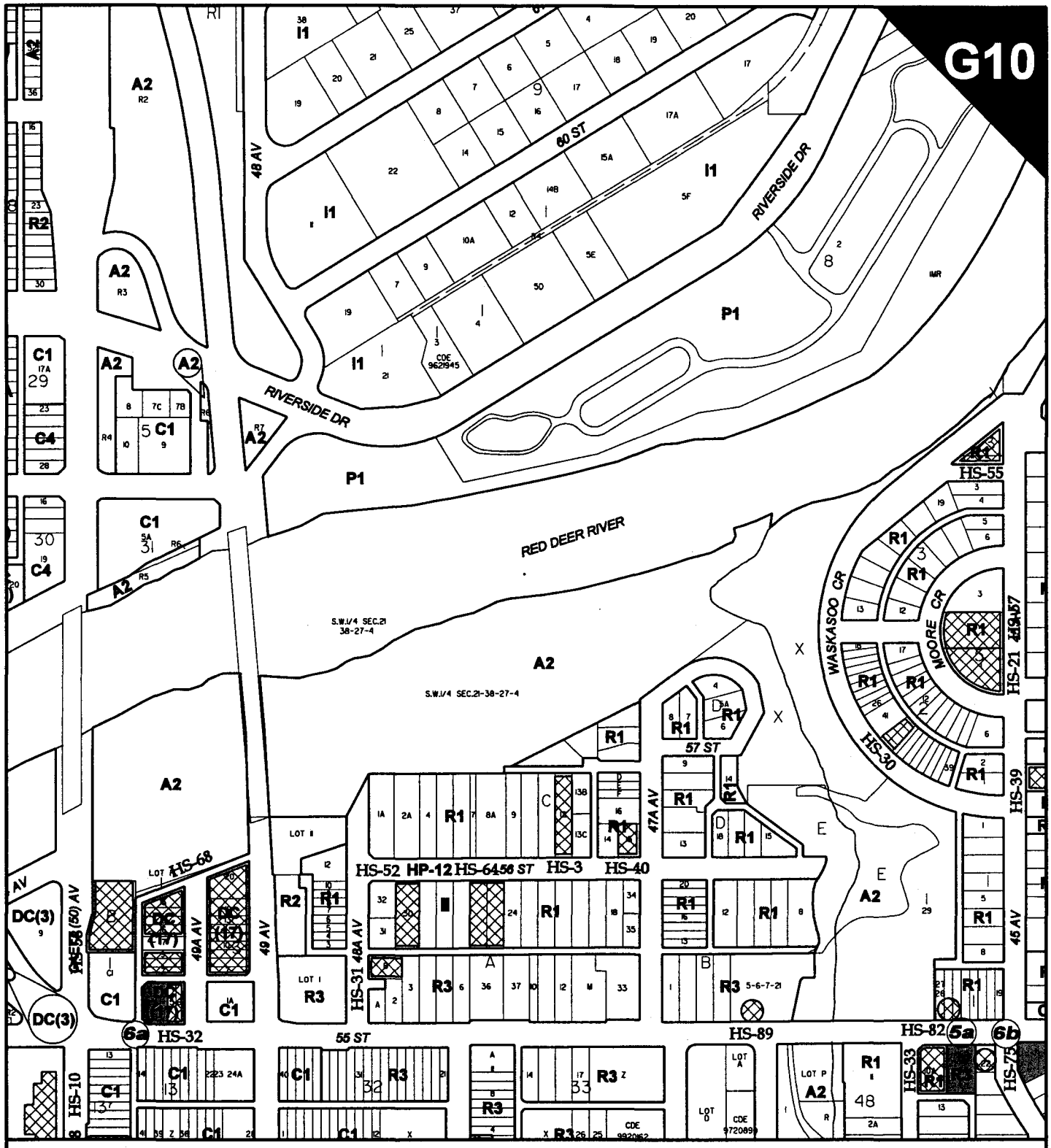

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 21

3156 / OO-2002 Aug 26, 2002

NORTH
Scale 1:5,000

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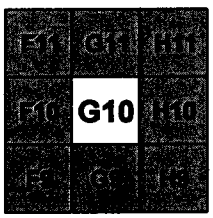
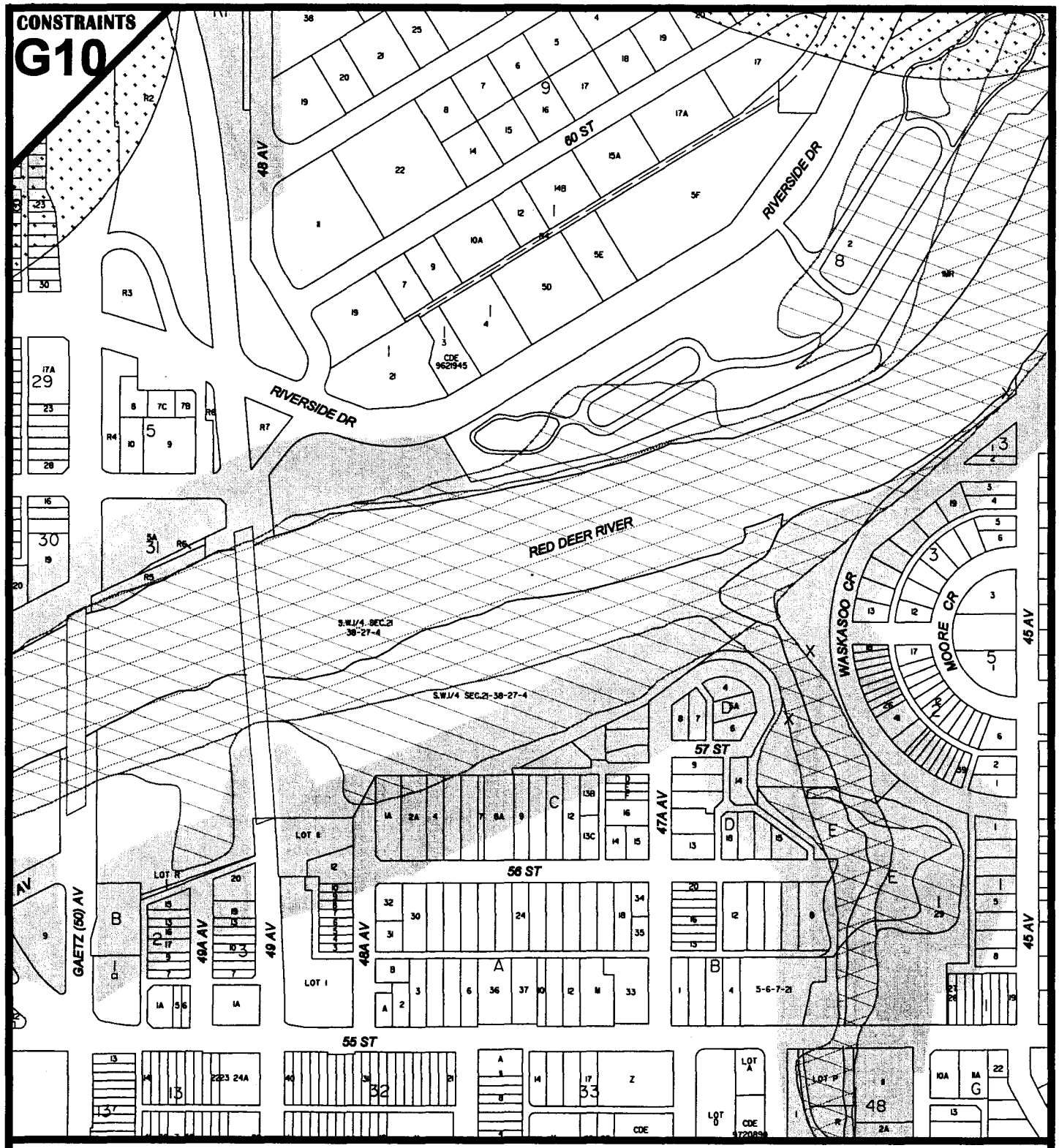
see reverse for additional constraints



SW¼ Sec 21
Twp 38- Rge 27 - W4th

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F11	G11	H11
F10	G10	H10
F9	G9	H9

SW¼ Sec 21
Twp 38 - Rge 27 - W4th

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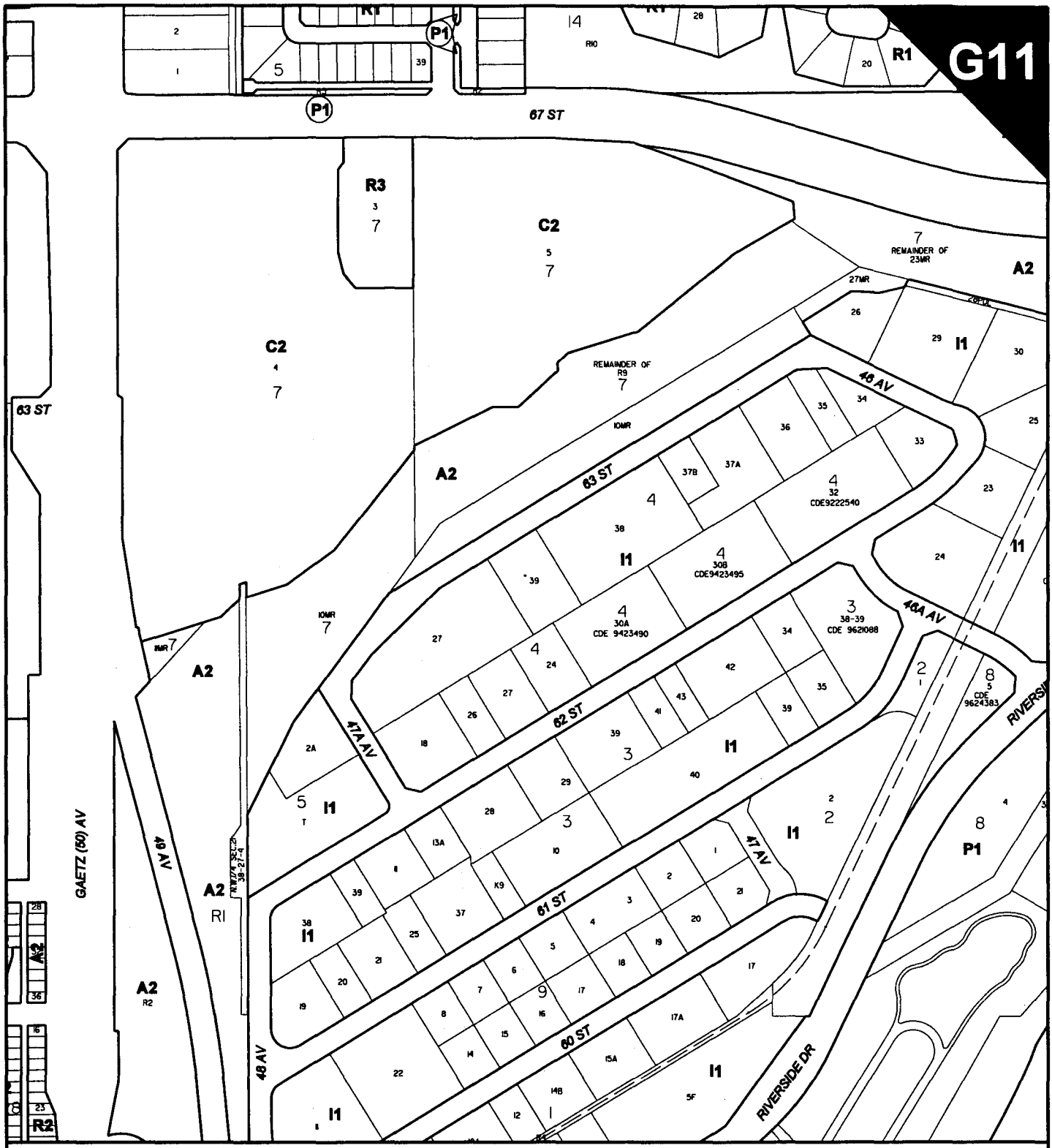

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 21

3156 / TT-2000 *Jan 15, 2001*

NW¼ Sec 21
Twp 38- Rge 27 - W4th

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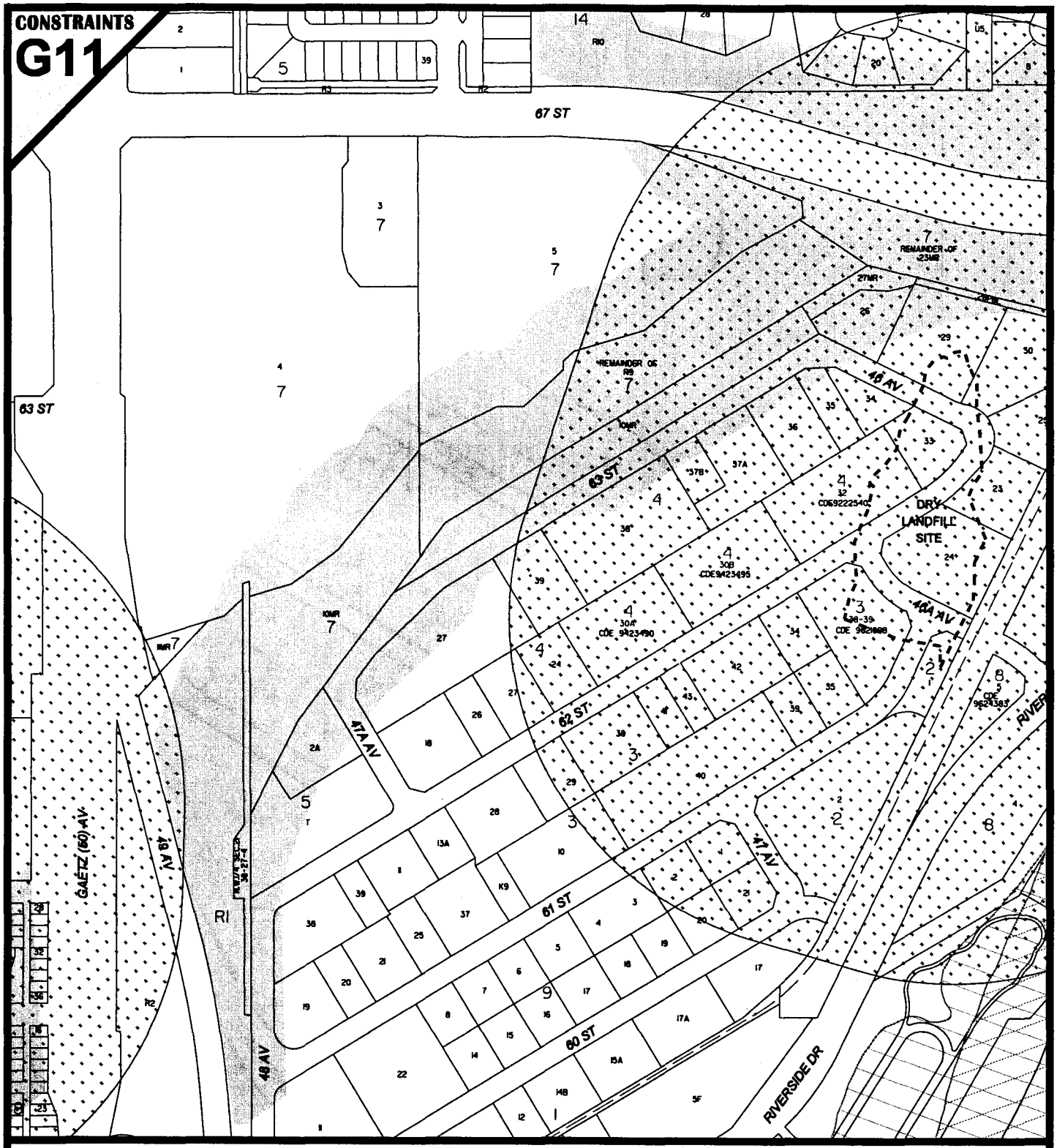

The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F12	G12	H12
F11	G11	H11
F10	G10	H10

NW¼ Sec 21
Twp 38 - Rge 27 - W4th

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Part Six of the Bylaw outlines the Land Use District Definitions

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 28

3156 / F-2003 Mar 10, 2003

F13	G13	H13
F12	G12	H12
F11	G11	H11

SW¼ Sec 28
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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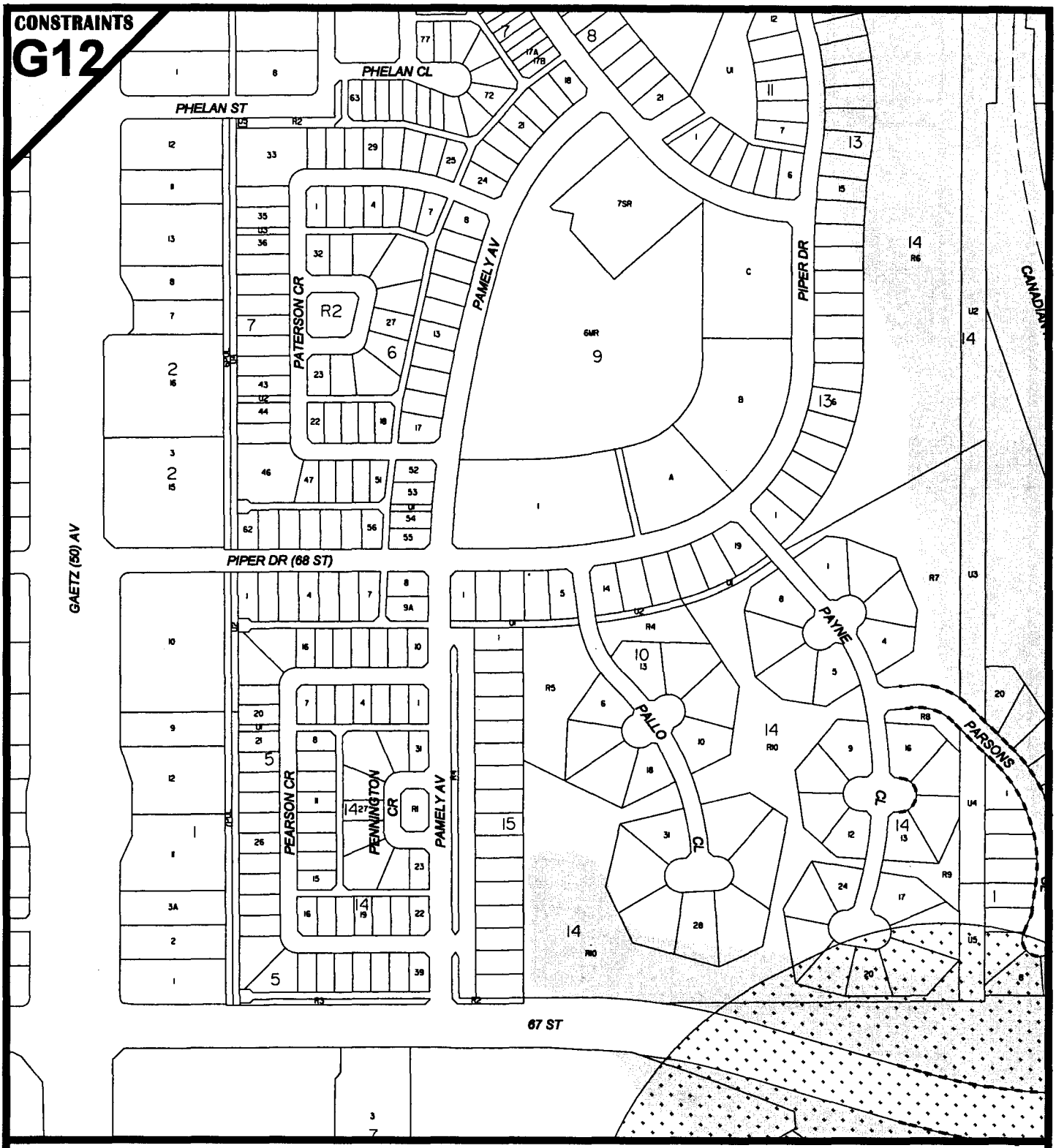

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F13	G13	H13
F12	G12	H12
F11	G11	H11

SW¼ Sec 28
Twp 38 - Rge 27 - W4th

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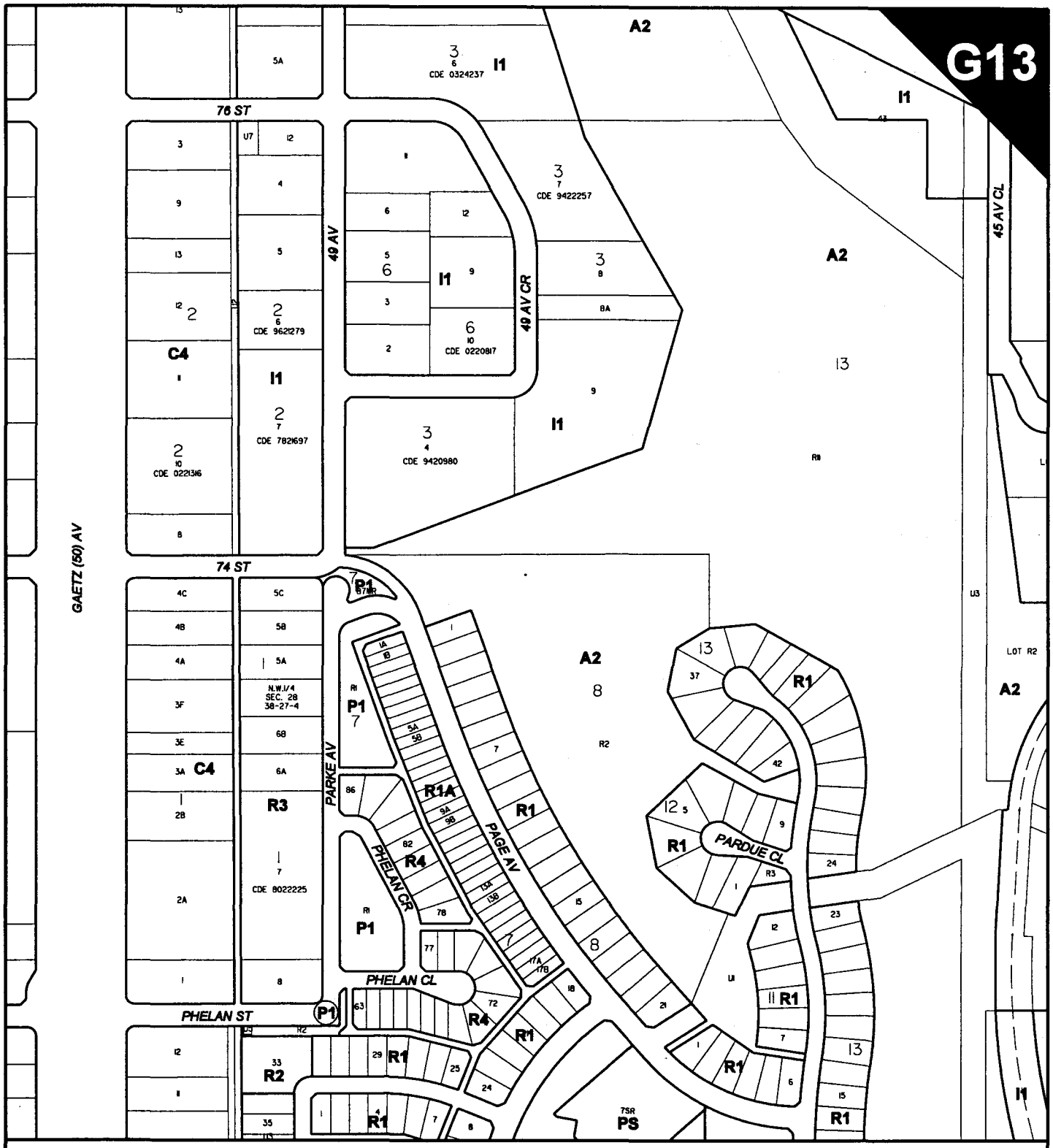

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 28
3156 / YY-2002 Dec 2, 2002
3156 / T-2003 June 16, 2003

F14	G14	H14
F13	G13	H13
F12	G12	H12

NW¼ Sec 28
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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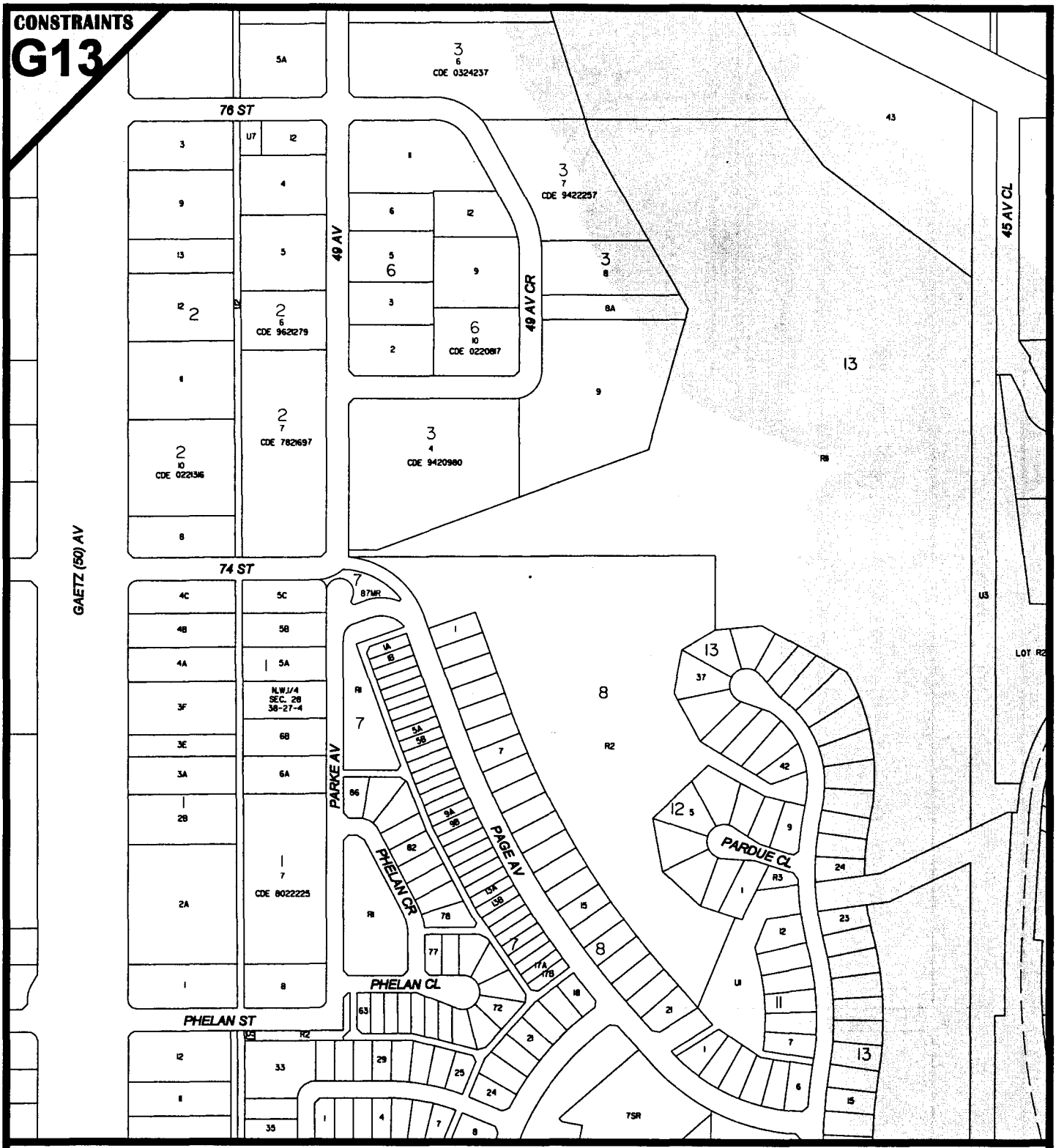

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

F14	G14	H14
F13	G13	H13
F12	G12	H12

NW¼ Sec 28
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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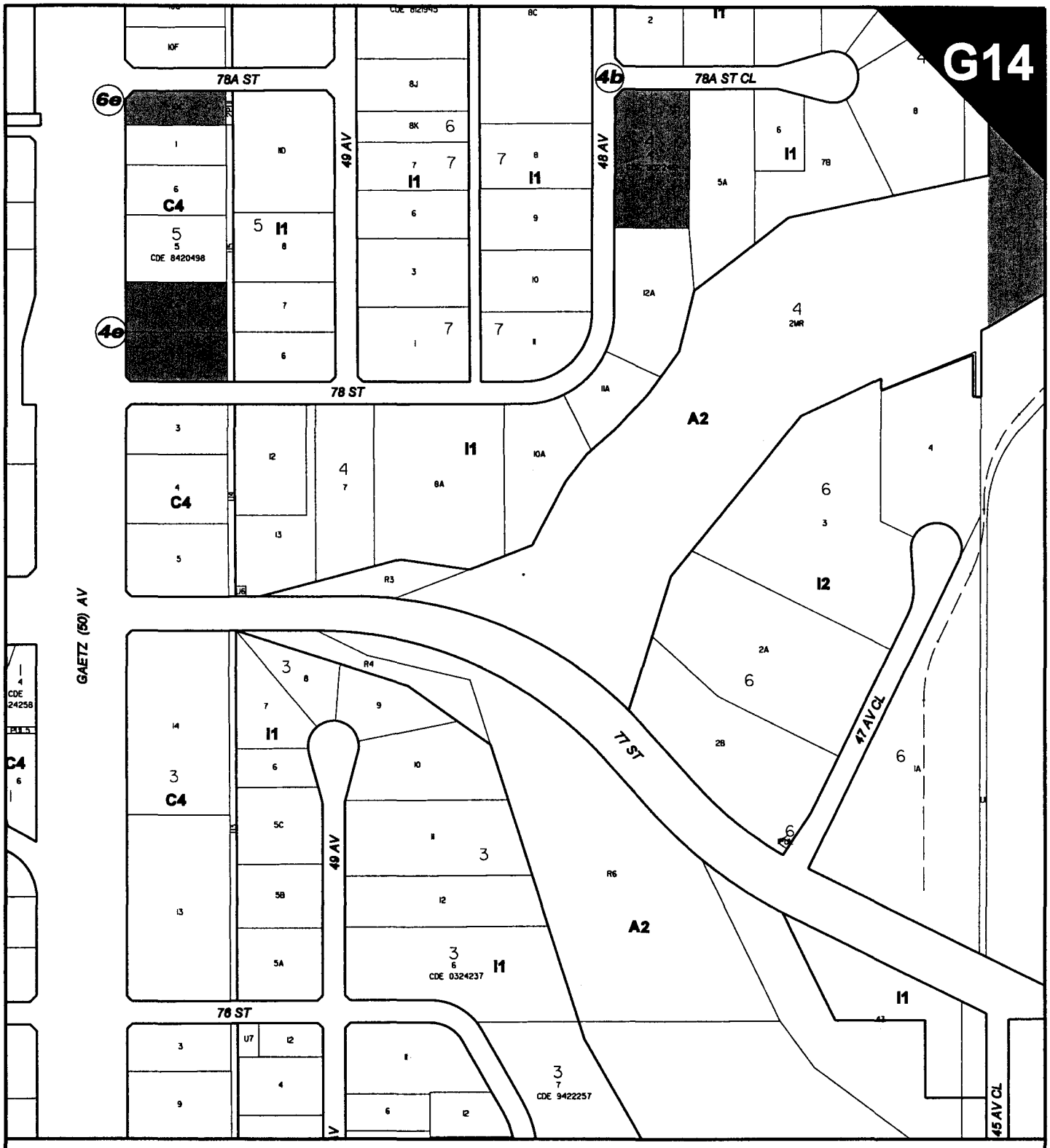

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 33

3156 / G-98	*Apr 20, 1998*
3156 / P-98	*May 19, 1998*
3156 / II-99	*Dec 20, 1999*
3156 / AAA-2002	*Nov 4, 2002*
3156 / YY-2002	*Dec 2, 2002*

SW¼ Sec 33
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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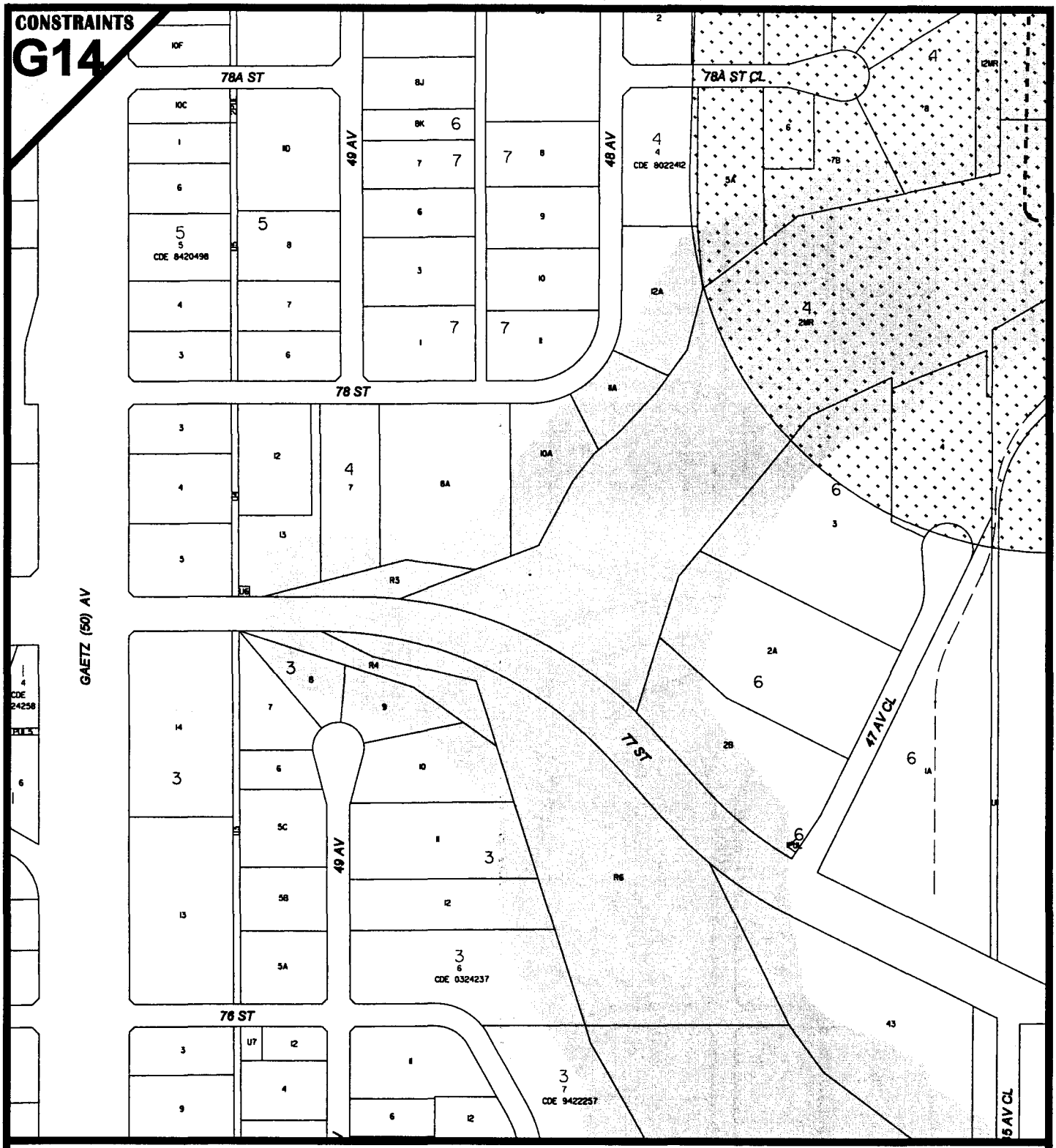
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F15	G15	H15
F14	G14	H14
F13	G13	H13

SW¼ Sec 33
Twp 38 - Rge 27 - W4th

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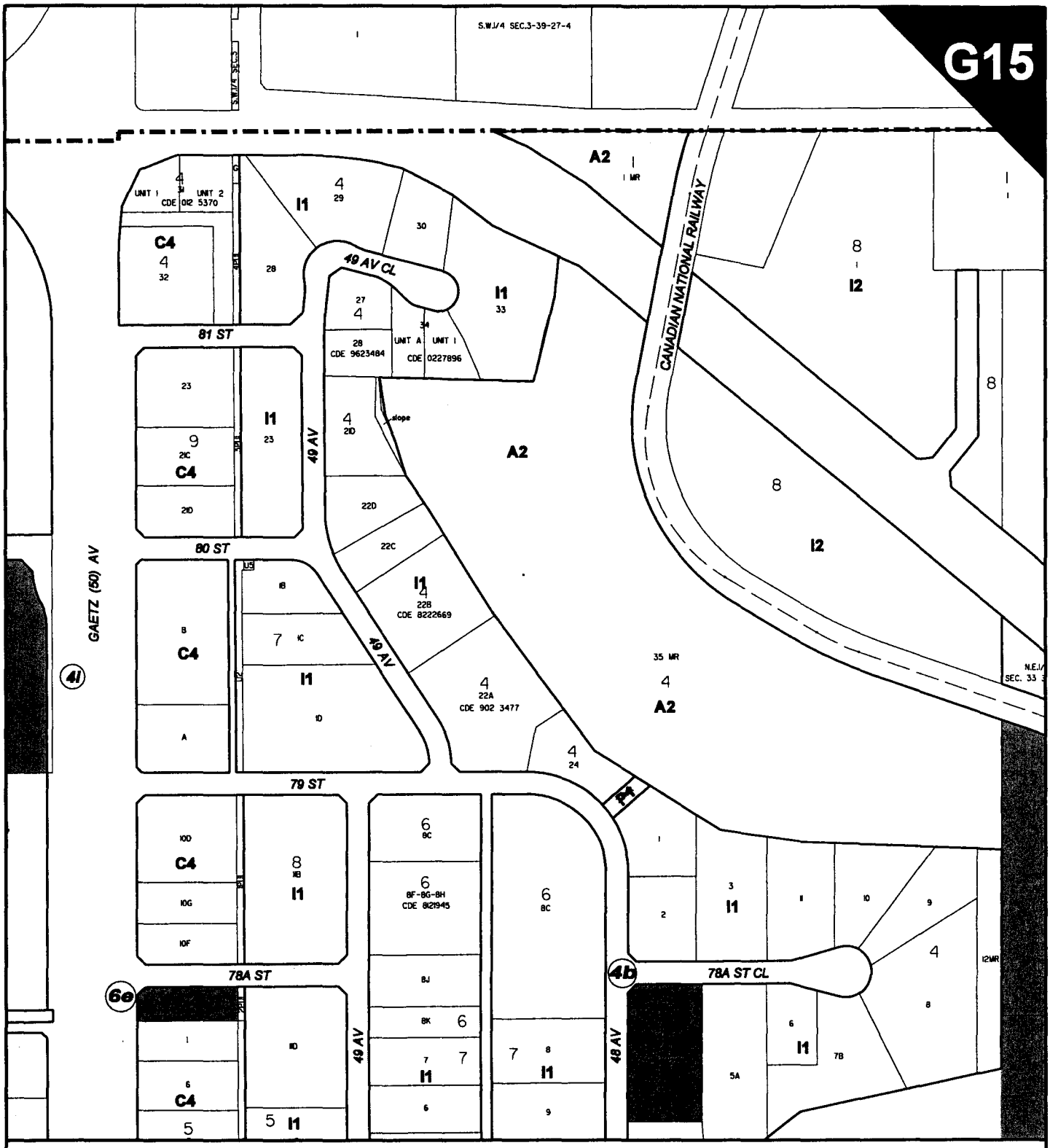

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 33

3156 / E-96	*June 17, 1996*
3156 / T-97	*Aug 25, 1997*
3156 / P-2001	*May 7, 2001*
3156 / ZZ-2002	*Nov 4, 2002*
3156 / DD-2004	*Oct 4, 2004*

NW¼ Sec 33
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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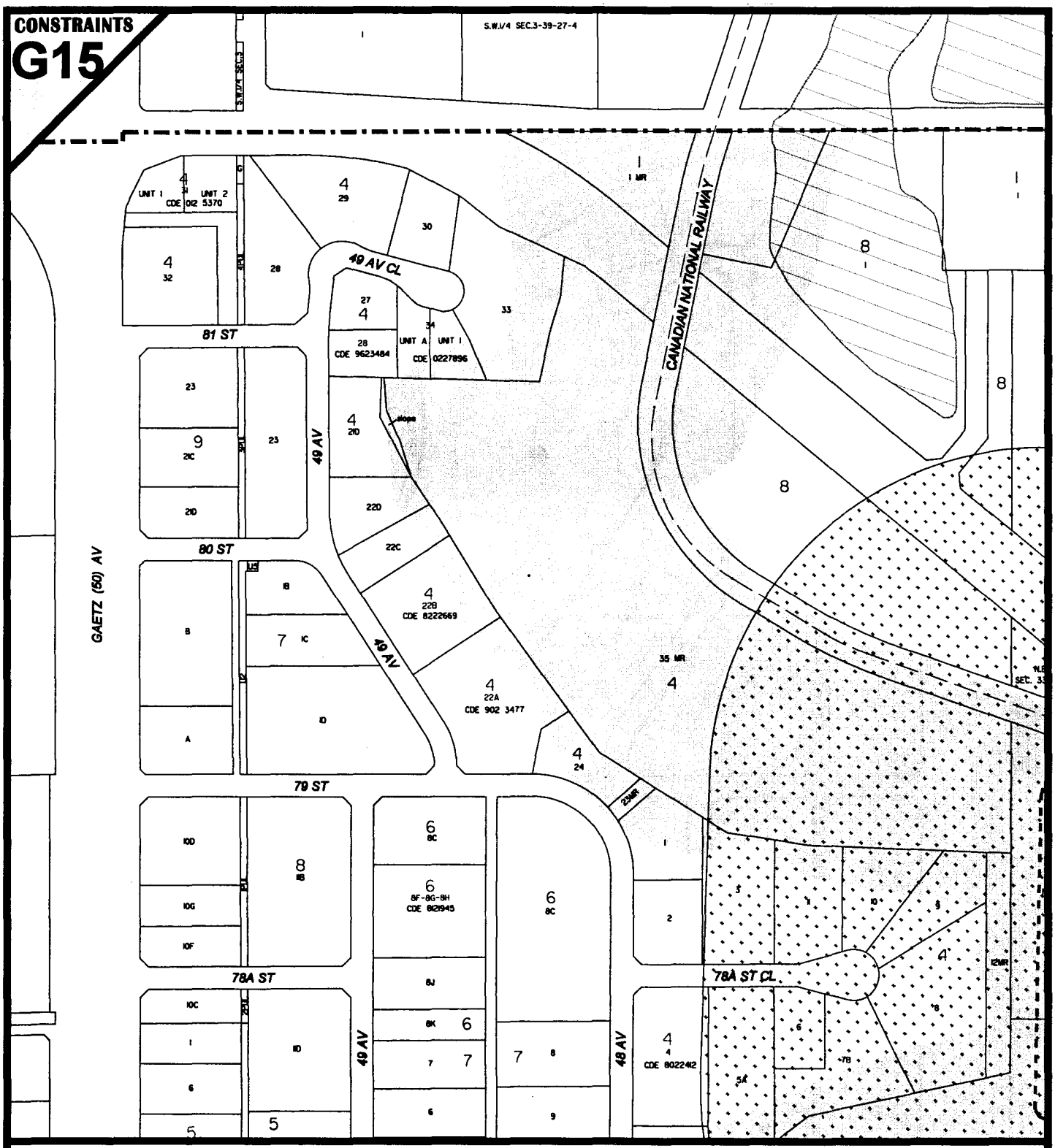

The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F16	G16	H16
F15	G15	H15
F14	G14	H14

NW¼ Sec 33
Twp 38 - Rge 27 - W4th

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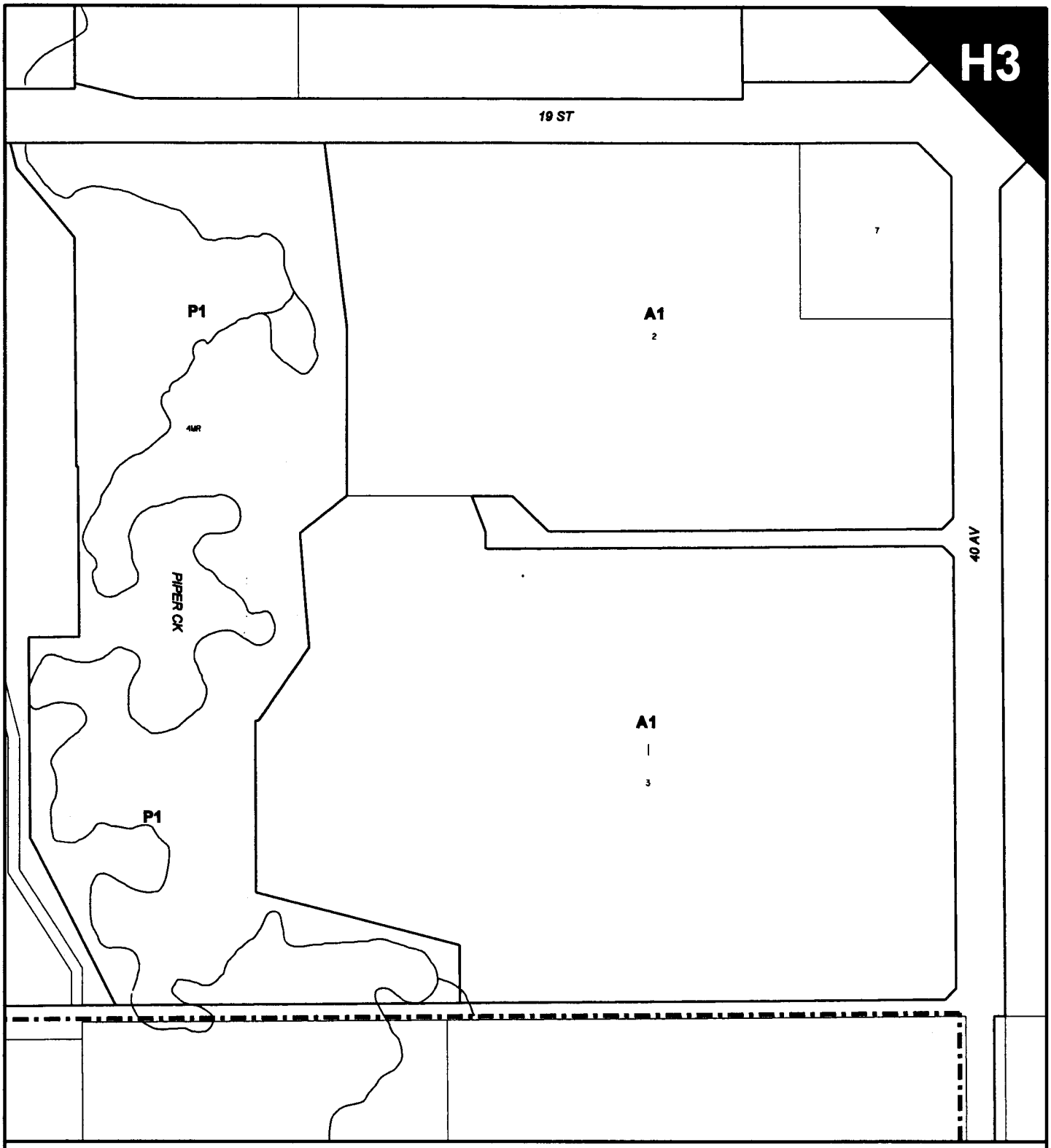

Part Six of the Bylaw outlines the Land Use District Definitions

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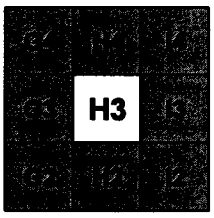
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 33



NE¼ Sec 33
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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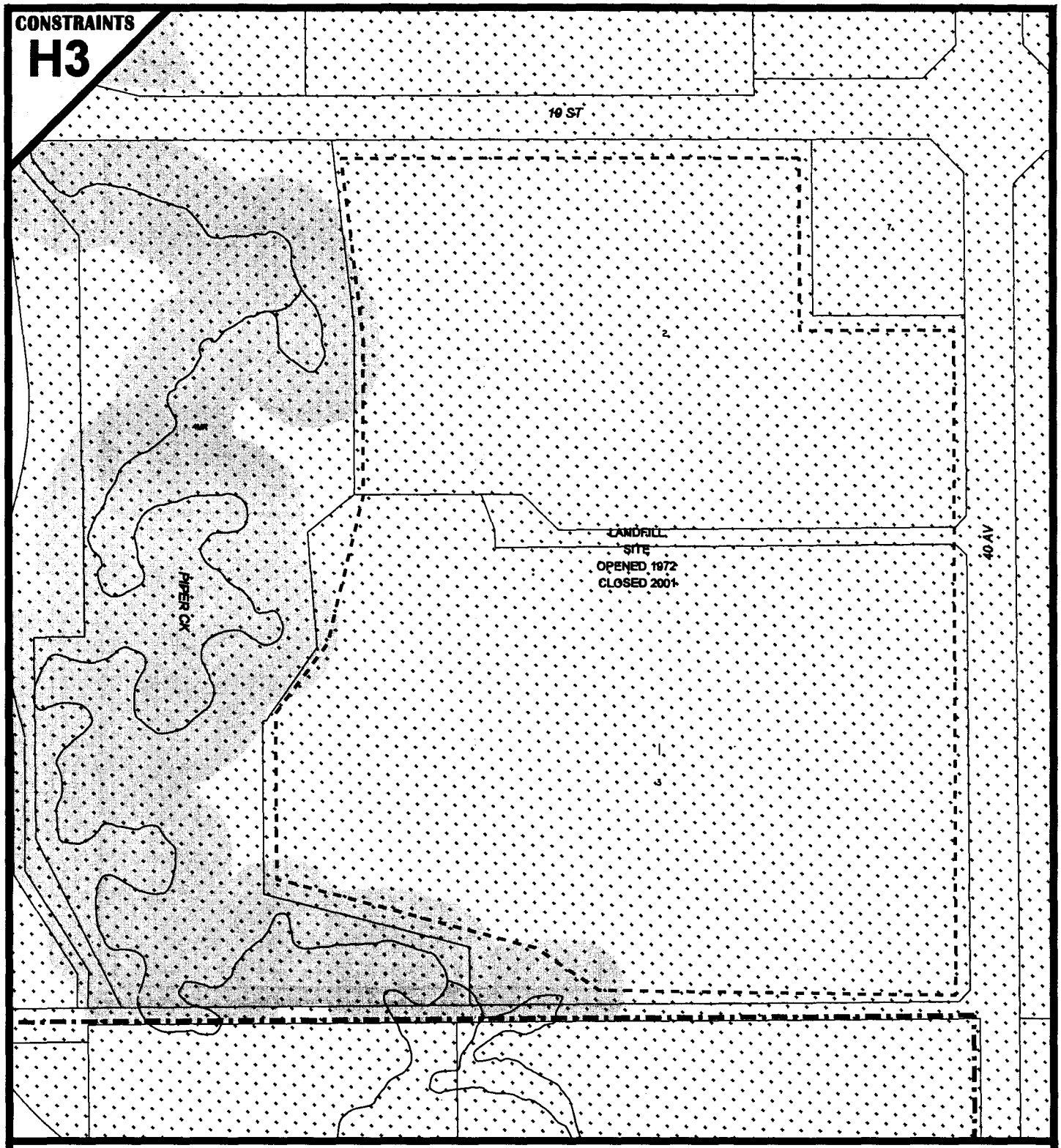

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

G4	H4	I4
G3	H3	I3
G2	H2	I2

NE¼ Sec 33
Twp 37 - Rge 27 - W4th

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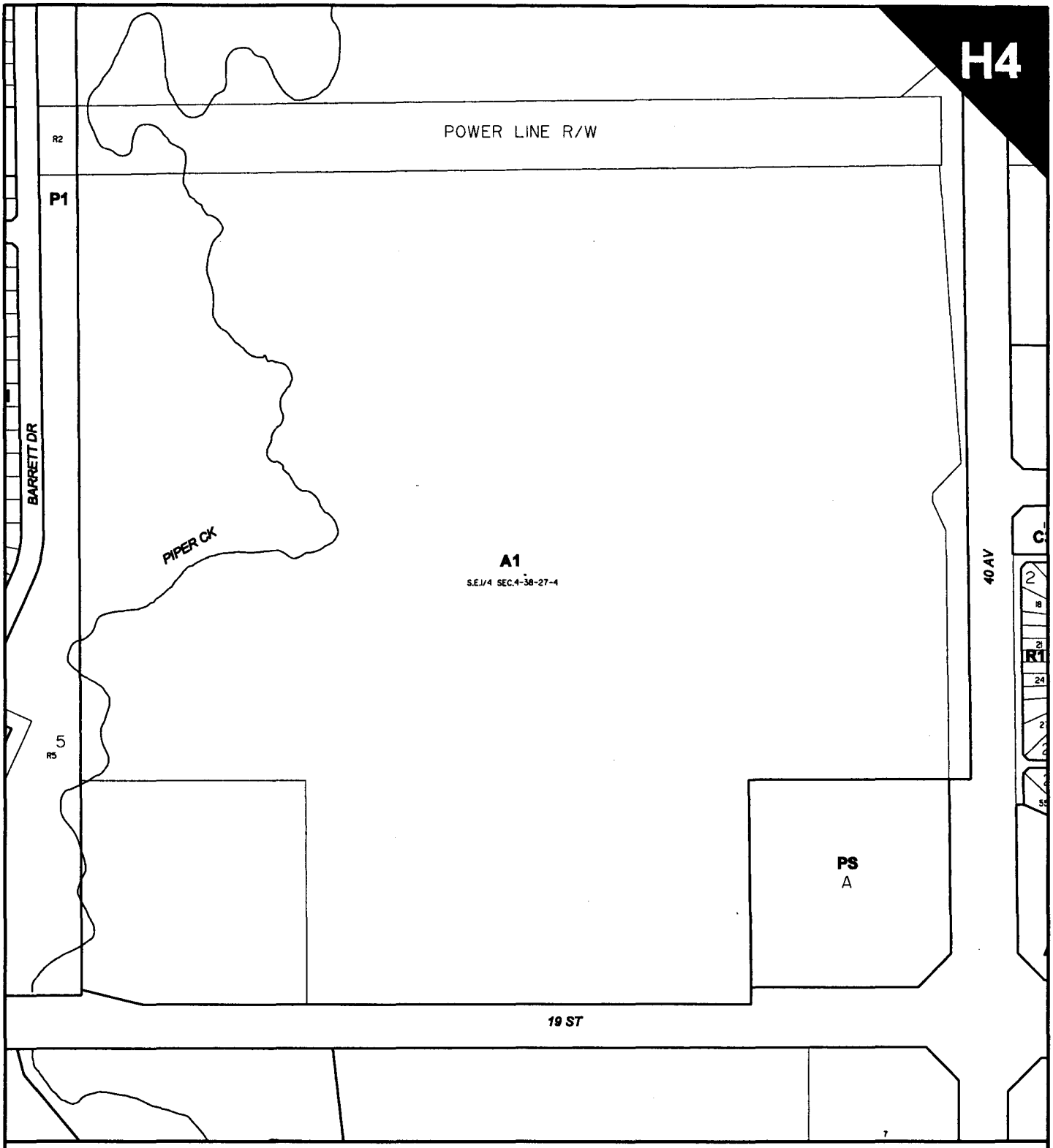

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NORTH
Scale 1:5,000

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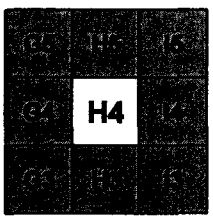
Land Use Bylaw 3156/96

Amendments to SE¼ Sec 04

3156 / Z-2002 June 17, 2002



SE¼ Sec 04
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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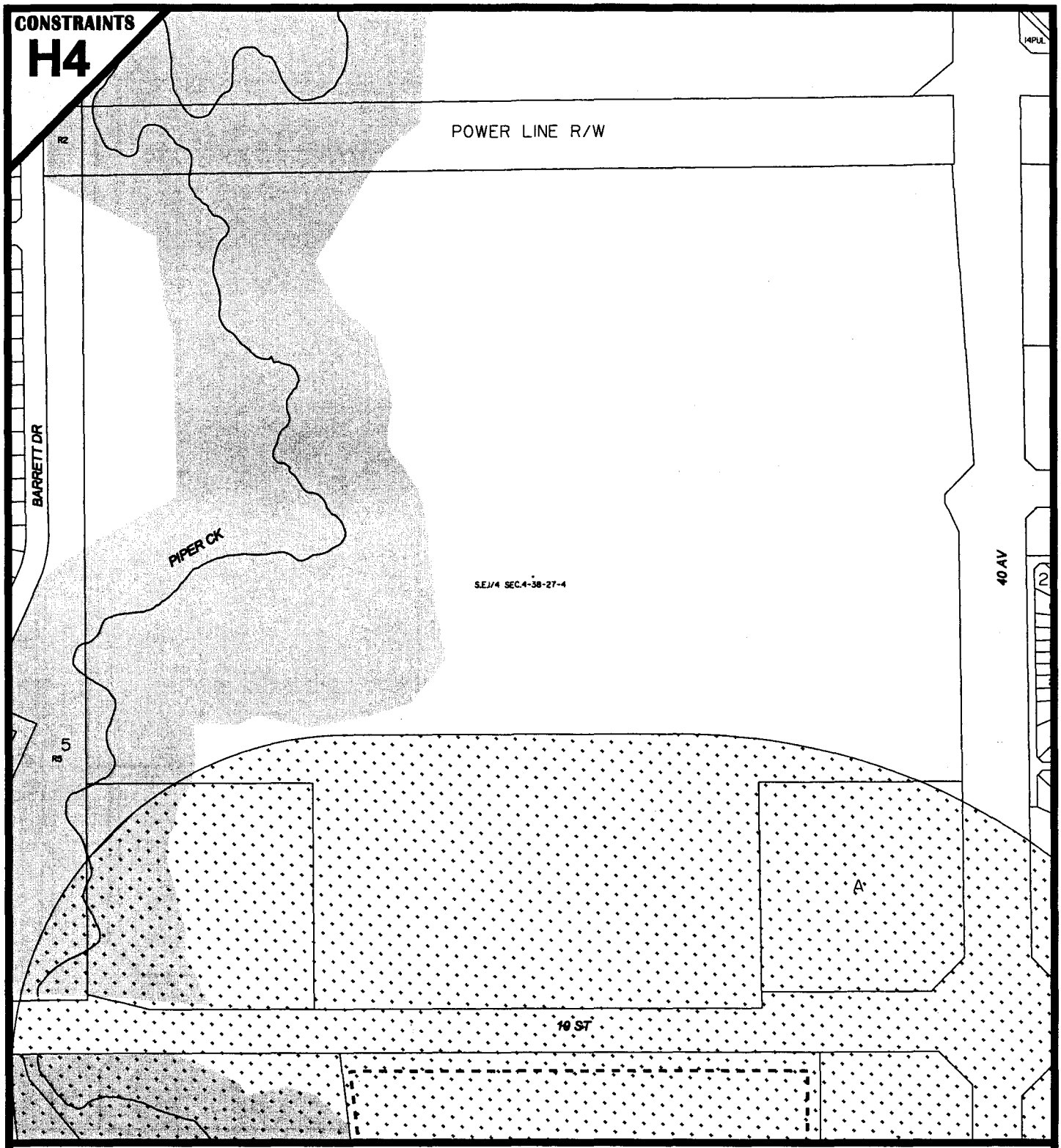
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

G5	H5	I5
G4	H4	I4
G3	H3	I3

NORTH
Scale 1:5,000

SE¼ Sec 04
Twp 38 - Rge 27 - W4th

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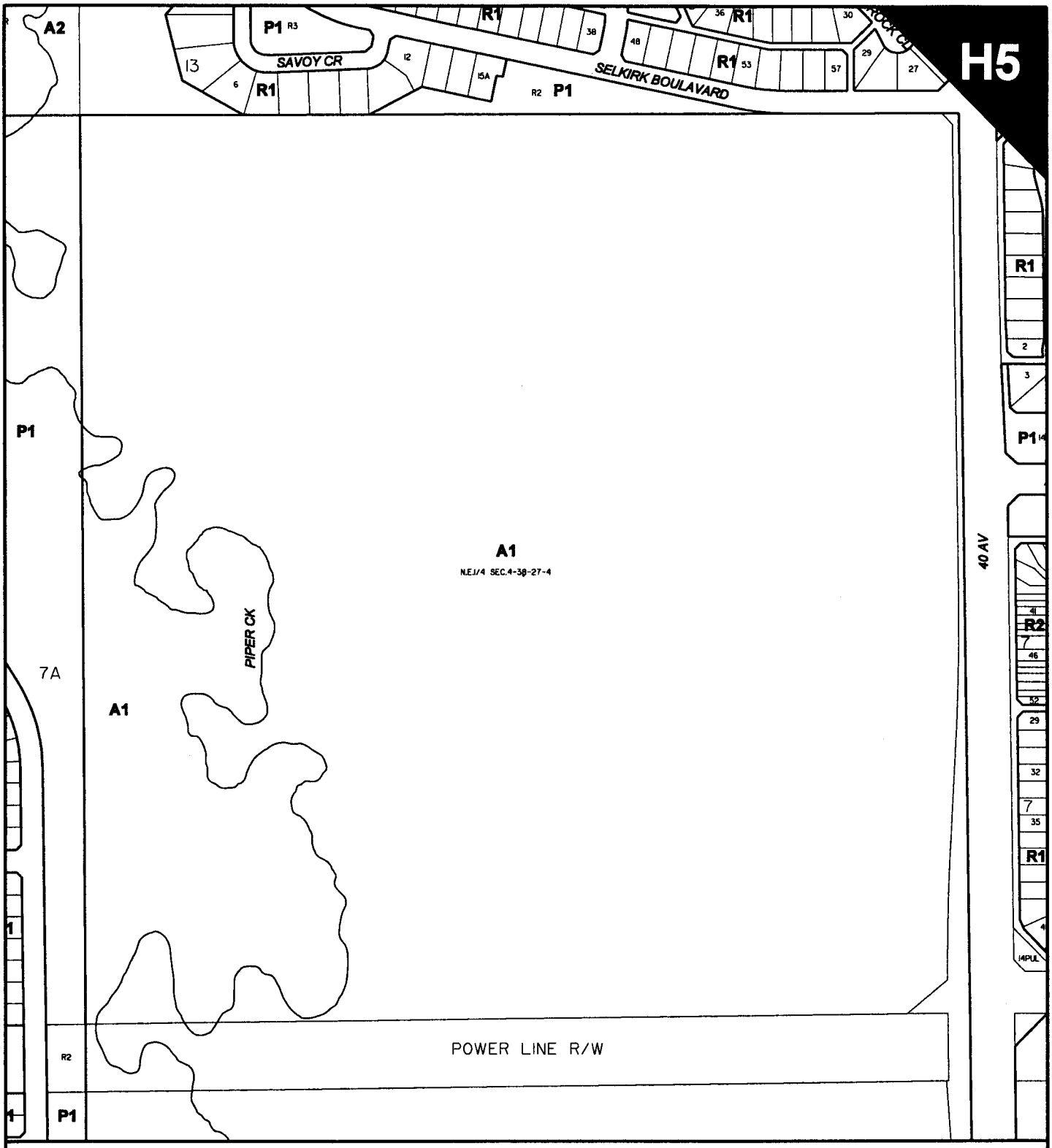

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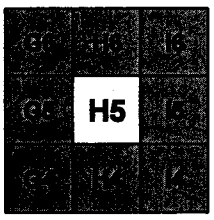
Land Use Bylaw 3156/96

Amendments to NE¼ Sec 04



NE¼ Sec 04
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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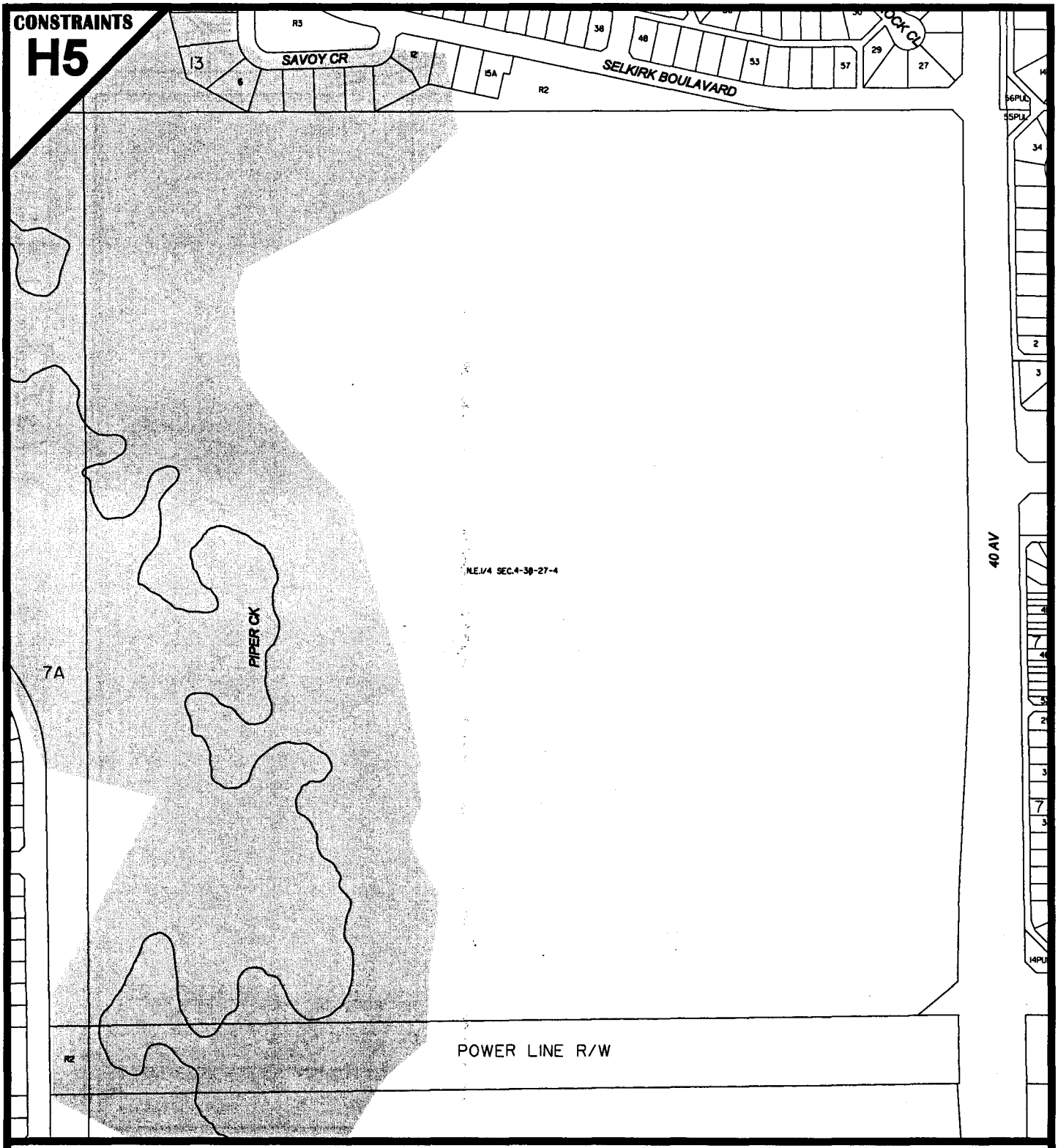
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

G6	H6	I6
G5	H5	I5
G4	H4	I4

NORTH
Scale 1:5,000

NE¼ Sec 04
Twp 38 - Rge 27 - W4th

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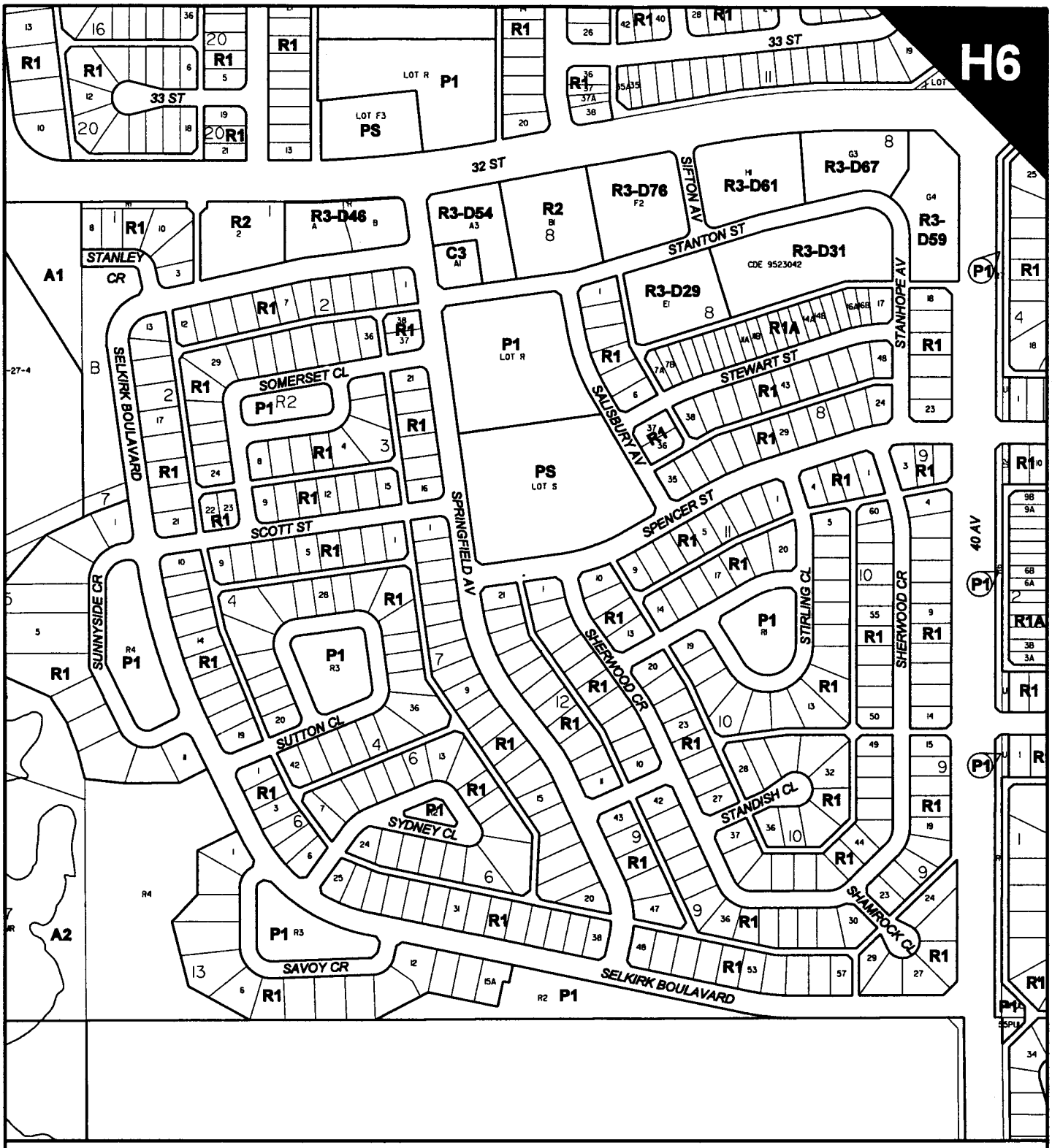

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NORTH
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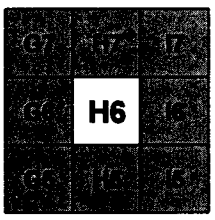
Land Use Bylaw 3156/96

Amendments to SE¼ Sec 09

3156 / G-2002 June 17, 2002



SE¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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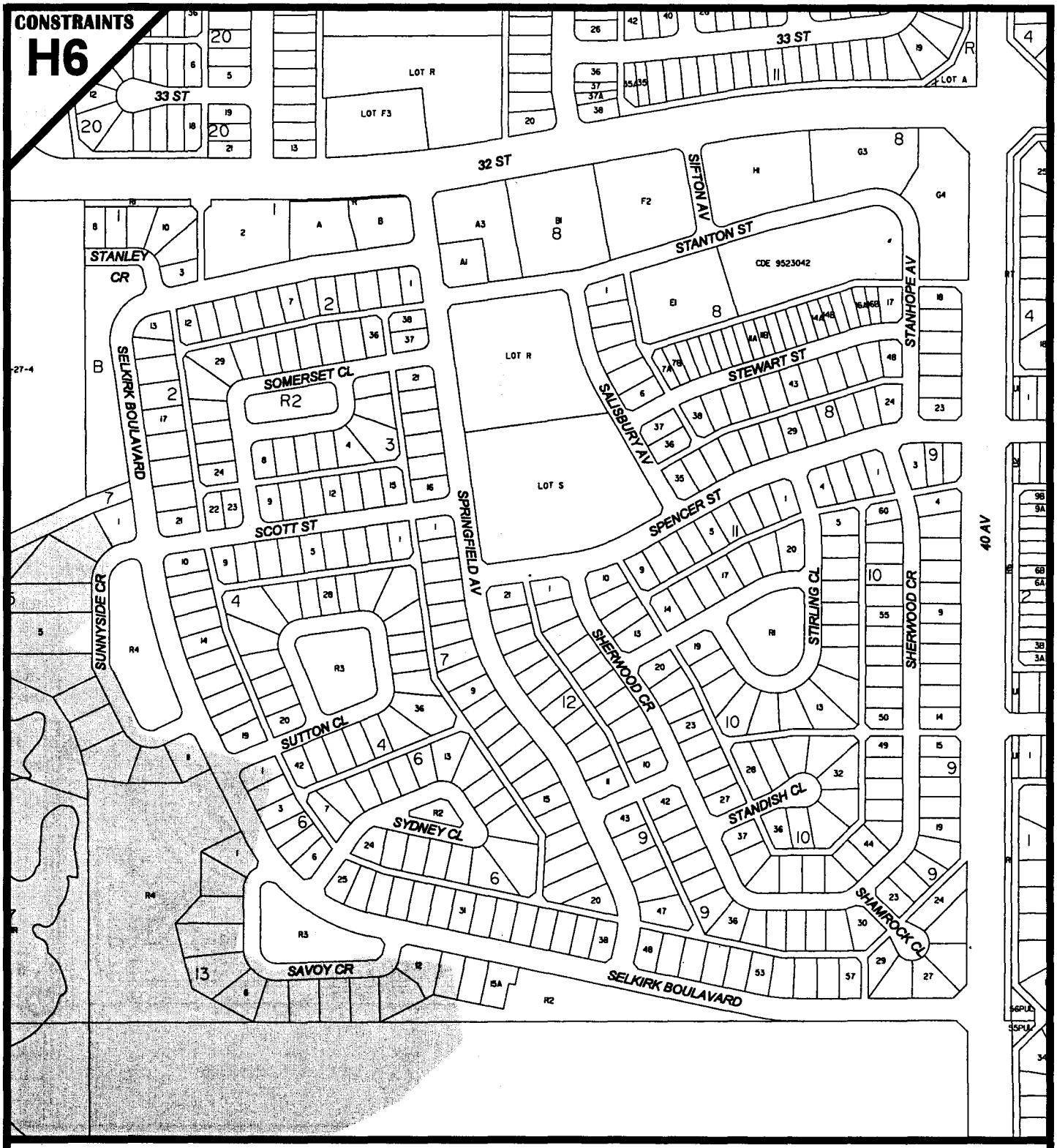

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

G7	H7	I7
G6	H6	I6
G5	H5	I5

SE¼ Sec 09
Twp 38 - Rge 27 - W4th

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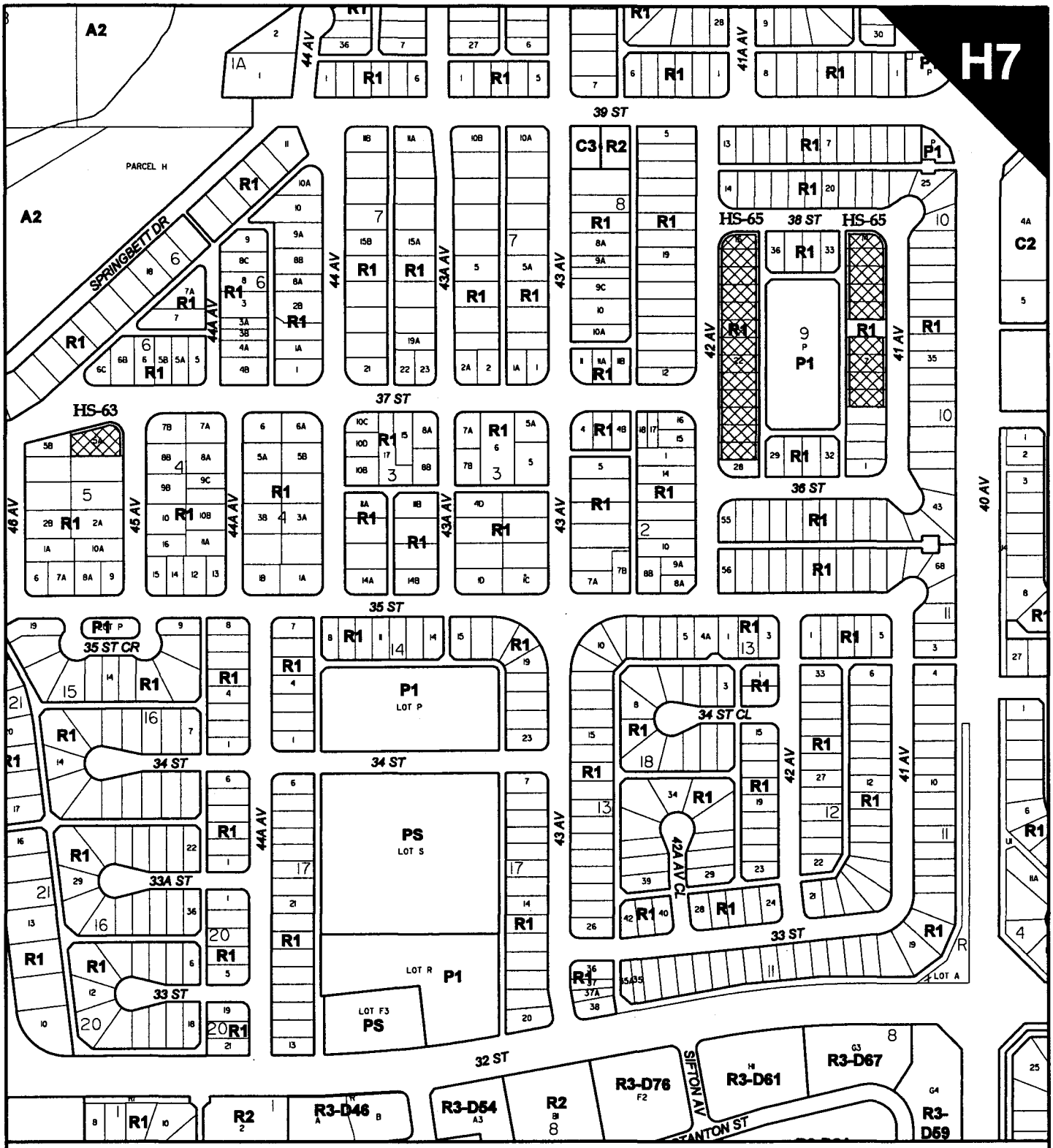

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NORTH
Scale 1:5,000

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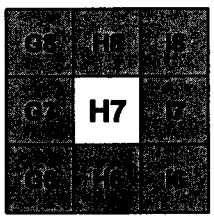
Land Use Bylaw 3156/96

Amendments to NE¼ Sec 09

3156 / CC-2000 Aug 28, 2000
3156 / S-2003 June 16, 2003



NE¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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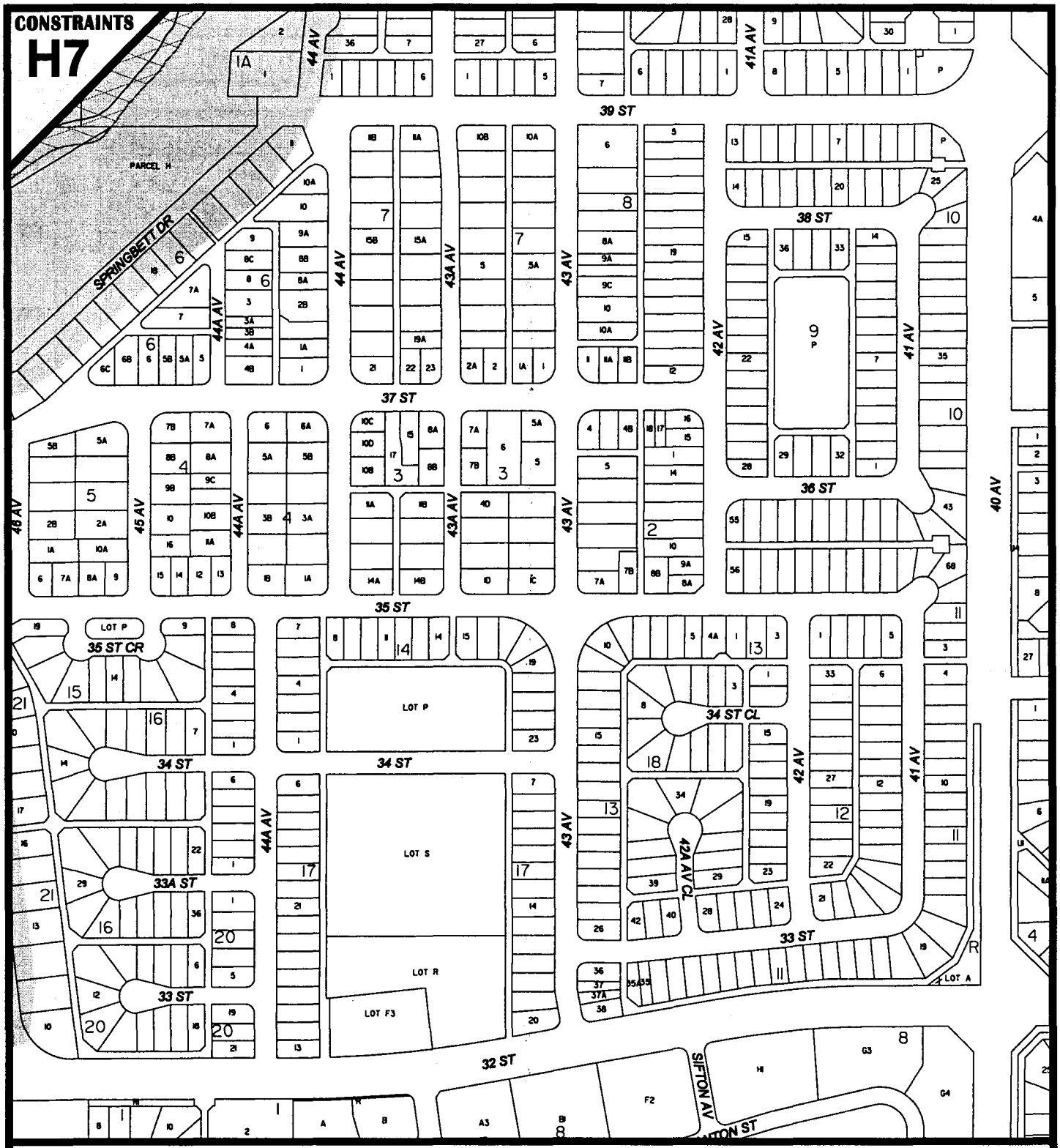

The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

G8	H8	I8
G7	H7	I7
G6	H6	I6

NE¼ Sec 09
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 06, 2004

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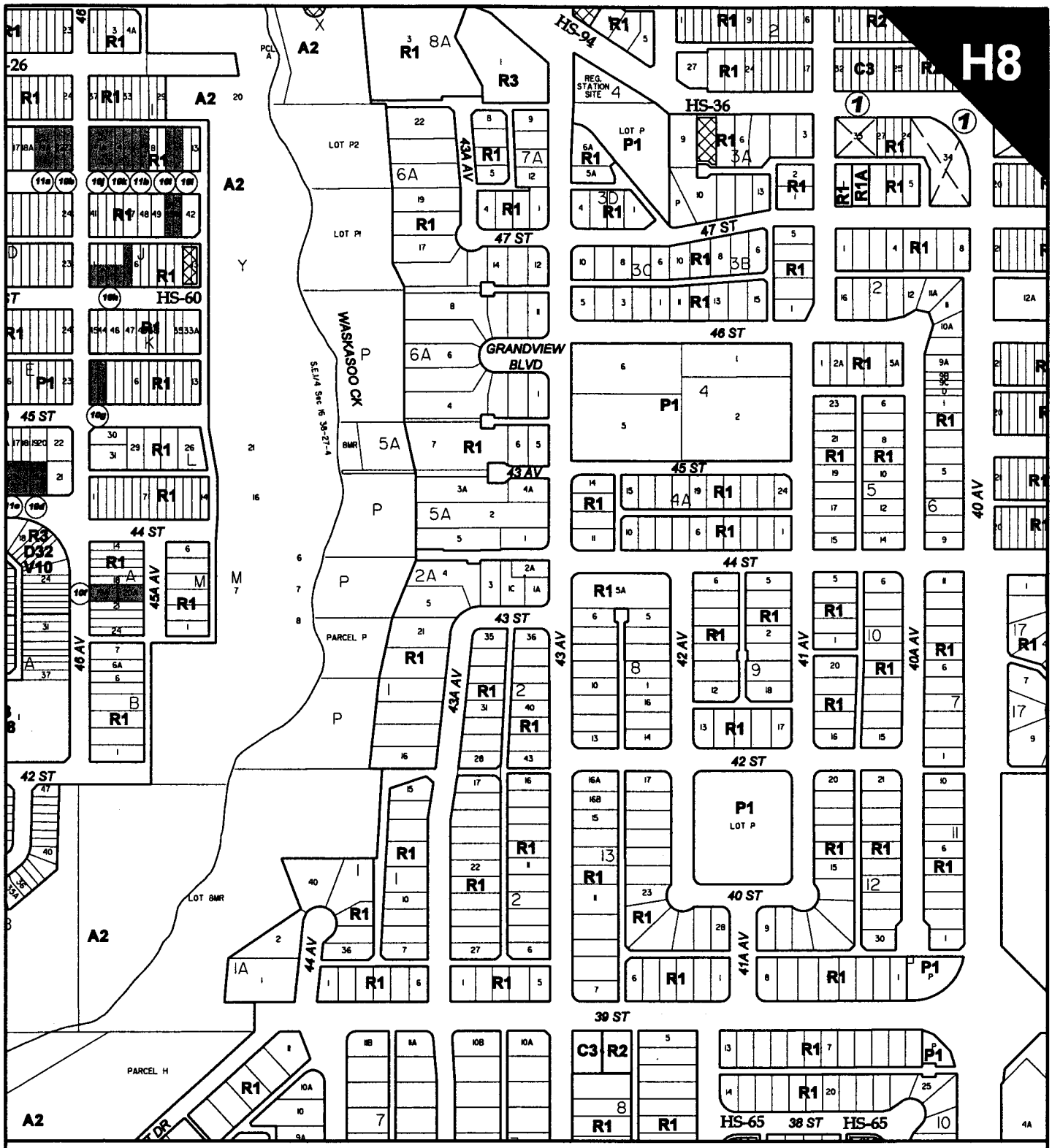
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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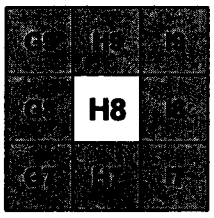
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 16

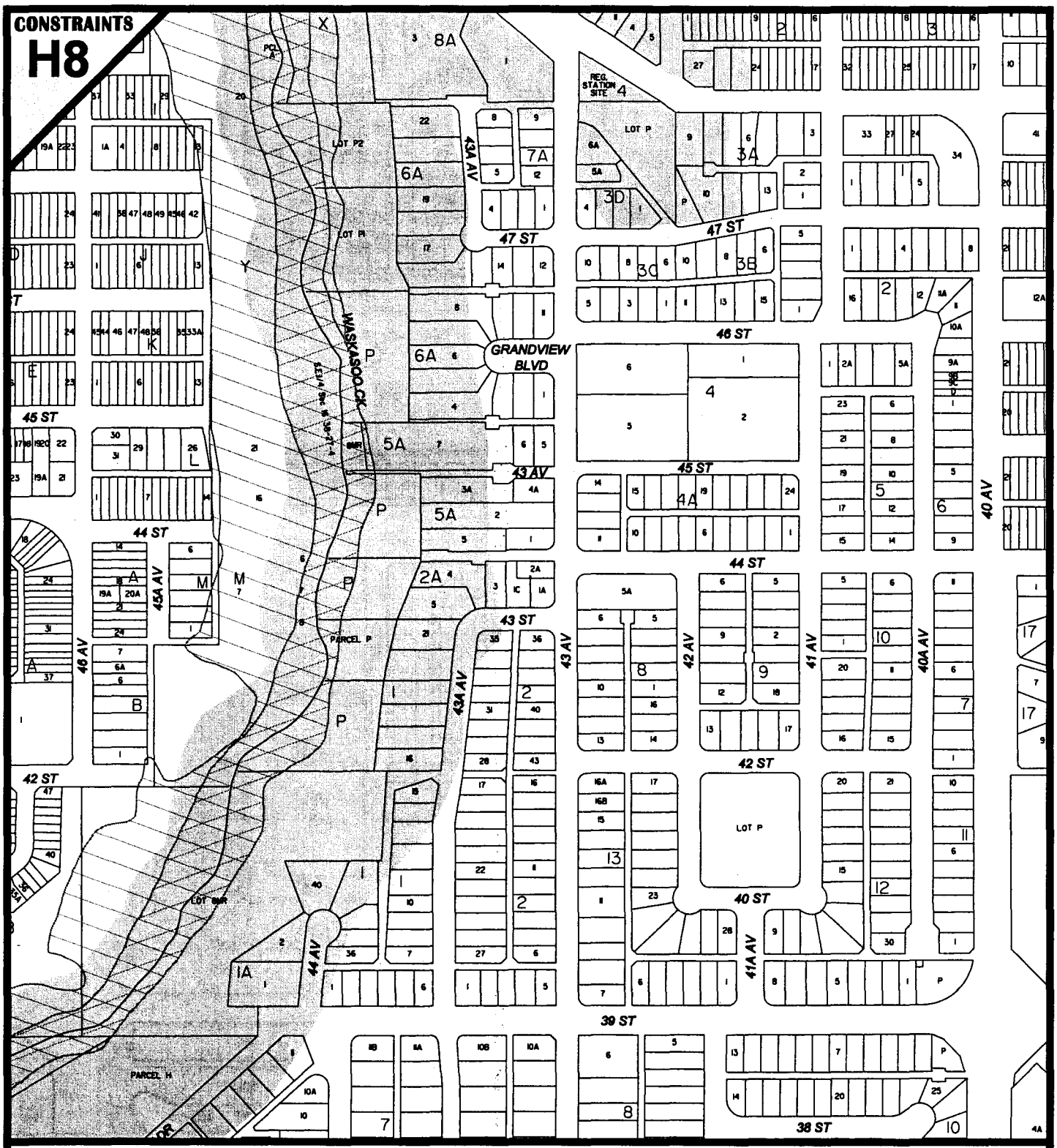
3156 / U-2001 *June 18, 2001*
3156 / Q-2003 *June 16, 2003*

see reverse for additional constraints



SE¼ Sec 16
Twp 38- Rge 27 - W4th

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

G9	H9	I9
G8	H8	I8
G7	H7	I7

SE¼ Sec 16
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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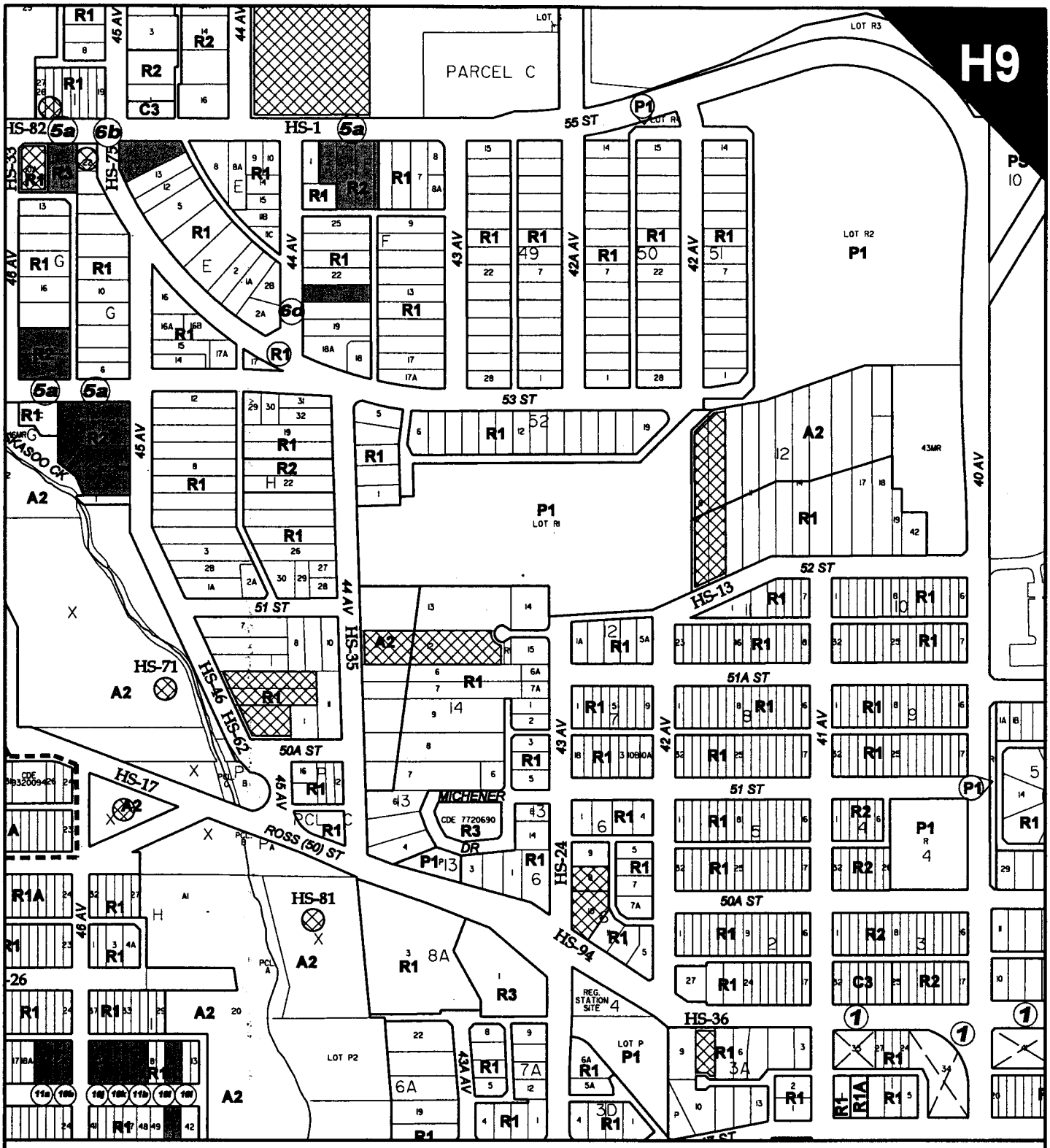

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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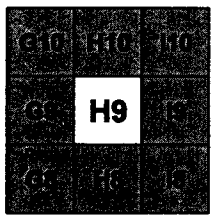
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 16

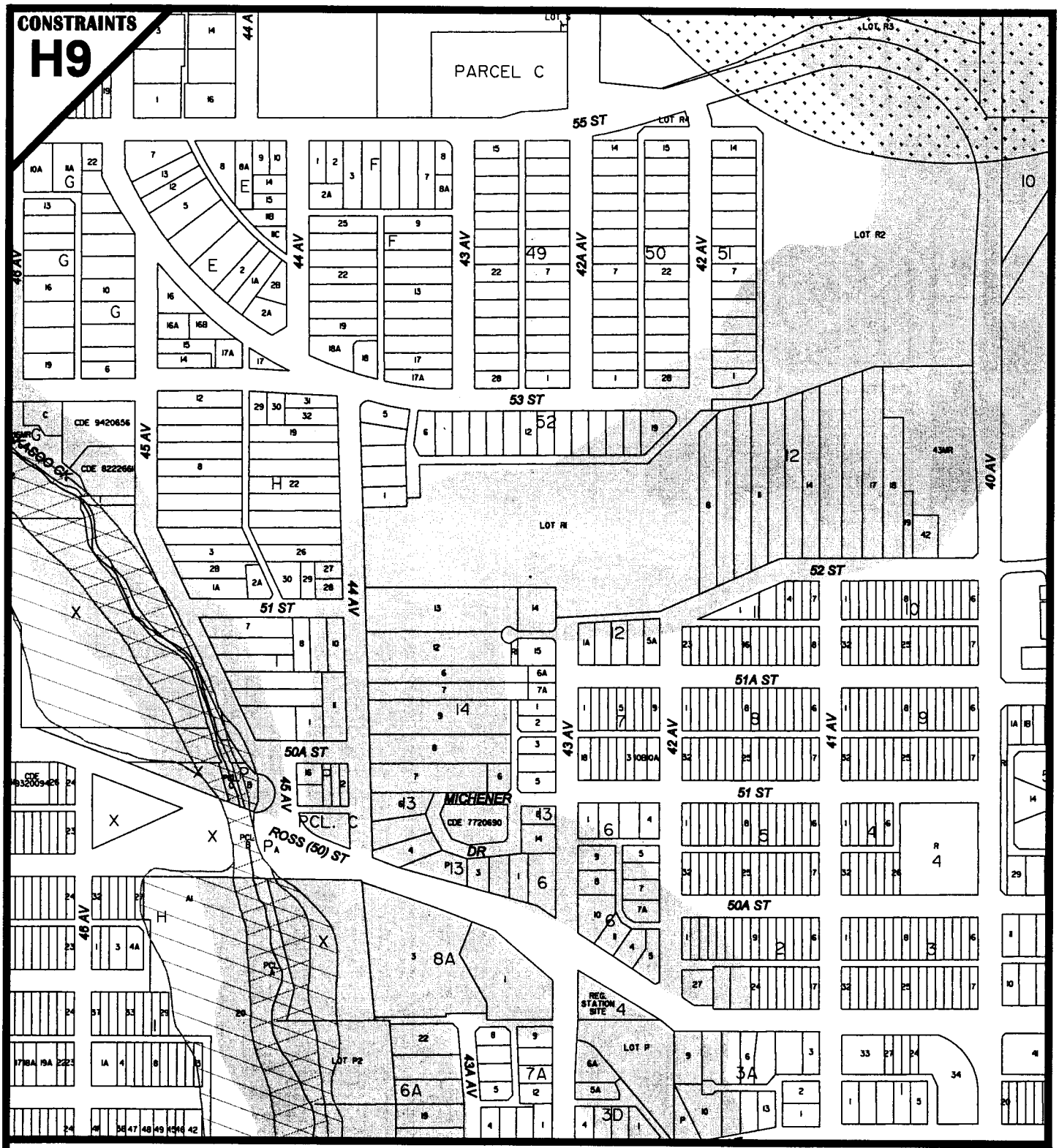
3156 / EE-2001	*Oct 9, 2001*
3156 / U-2001	*June 18, 2001*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*



NE¼ Sec 16
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

G10	H10	I10
G9	H9	I9
G8	H8	I8

NE¼ Sec 16
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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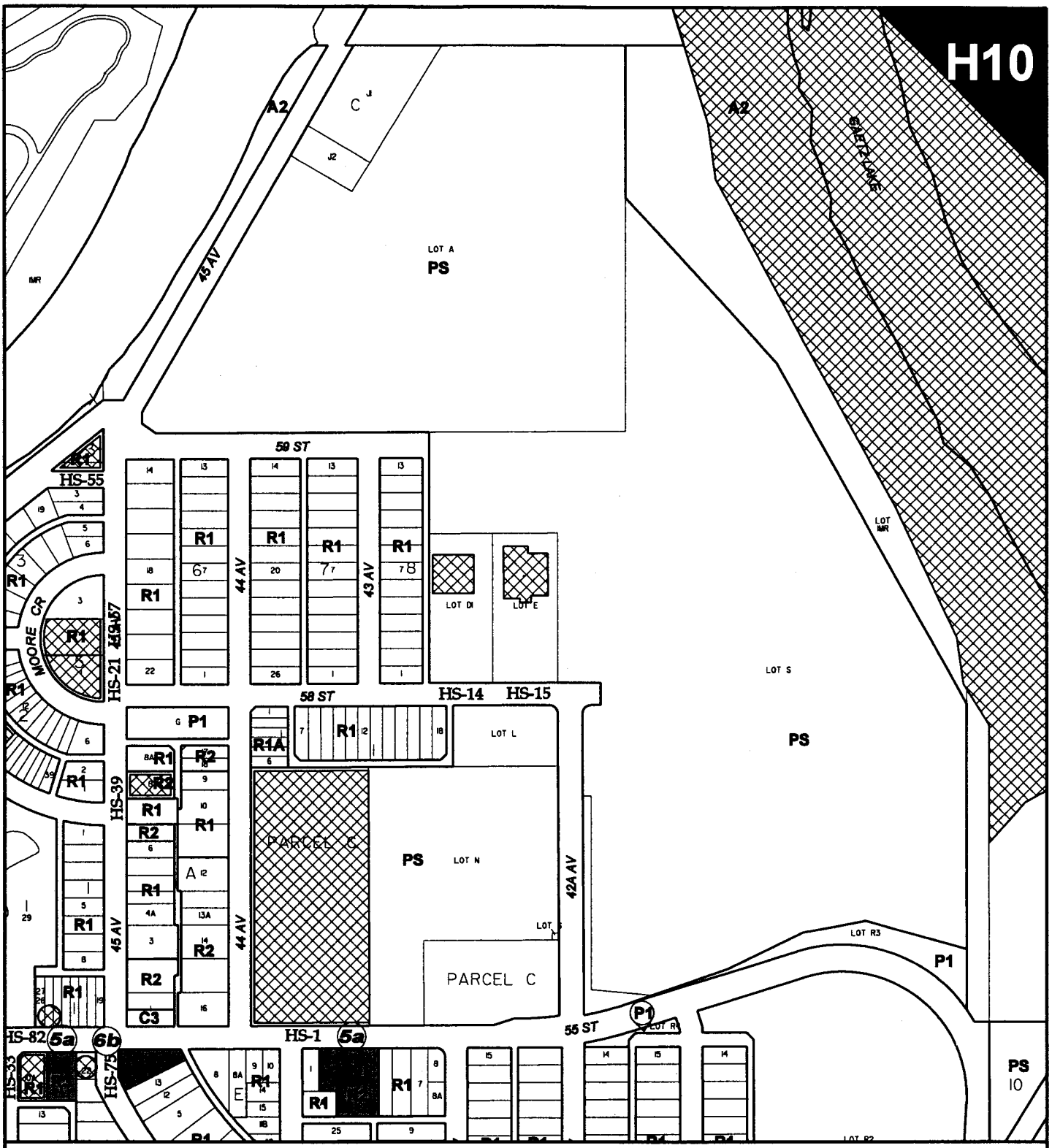

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 21

3156 / Y-97 Sept 17, 1997

NORTH
Scale 1:5,000

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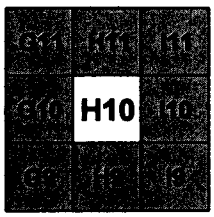
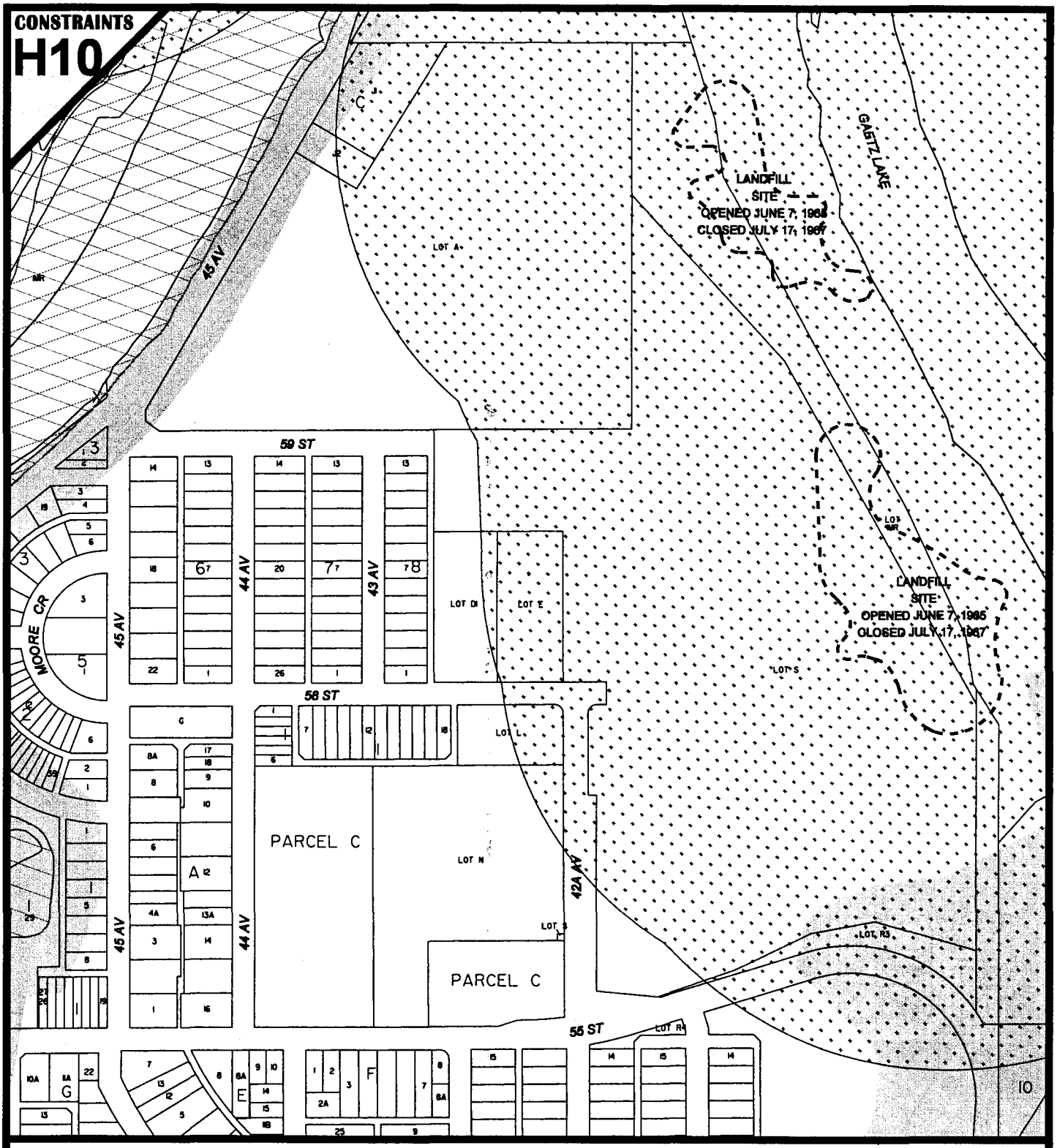


SE¼ Sec 21
Twp 38- Rge 27 - W4th

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

G11	H11	I11
G10	H10	I10
G9	H9	I9

SE¼ Sec 21
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 06, 2004

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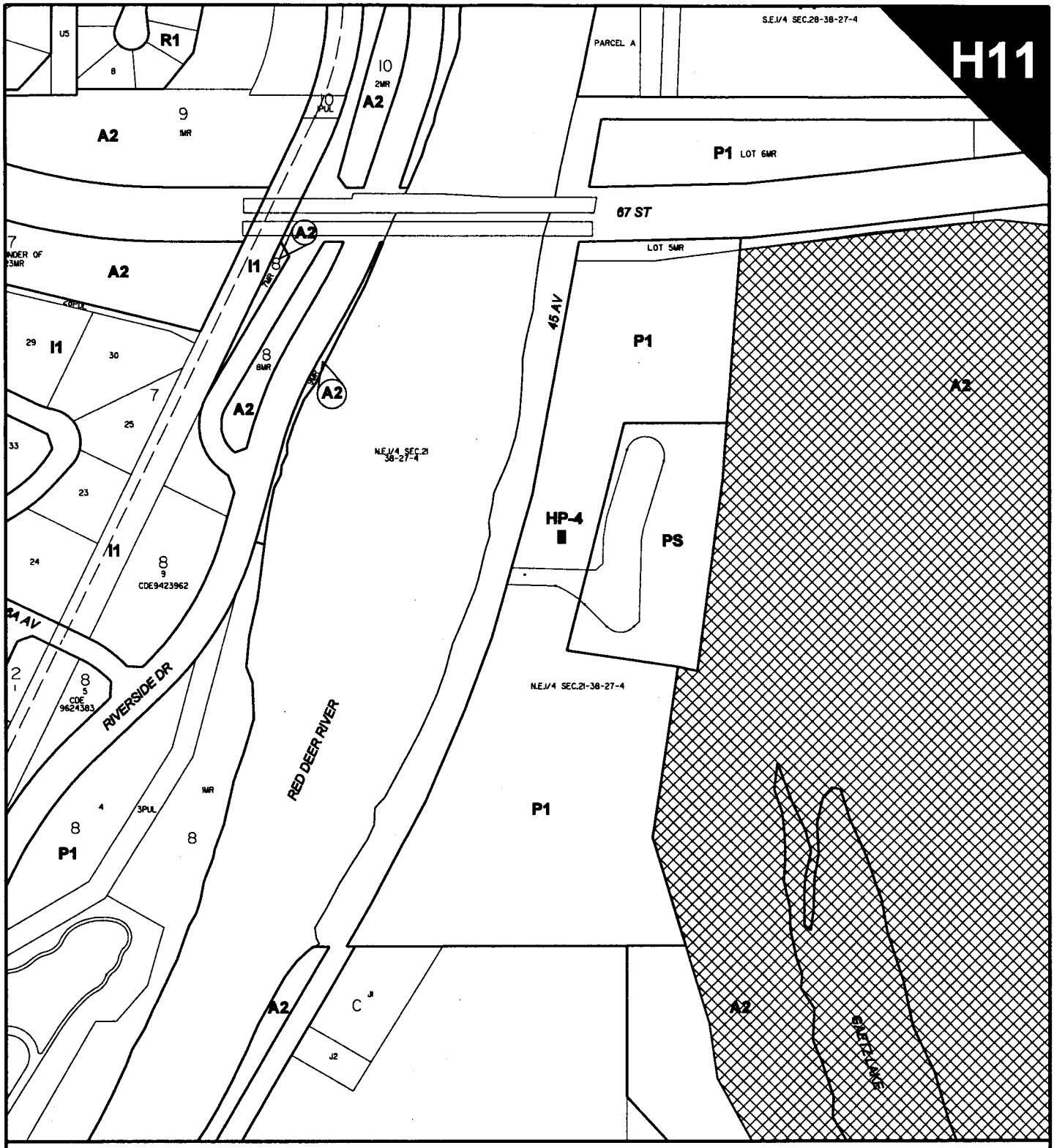


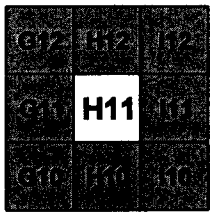
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 21



NE¼ Sec 21
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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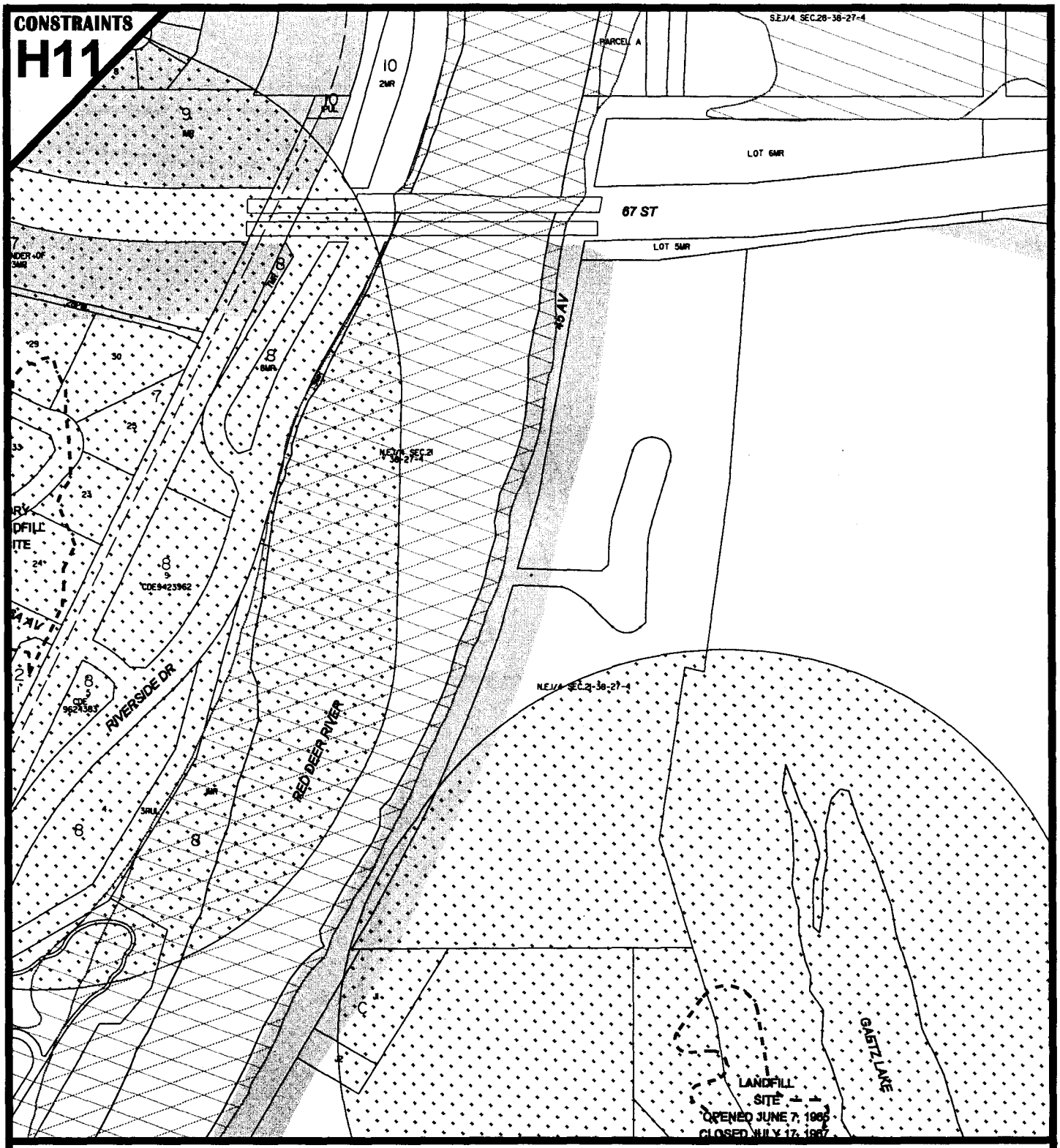

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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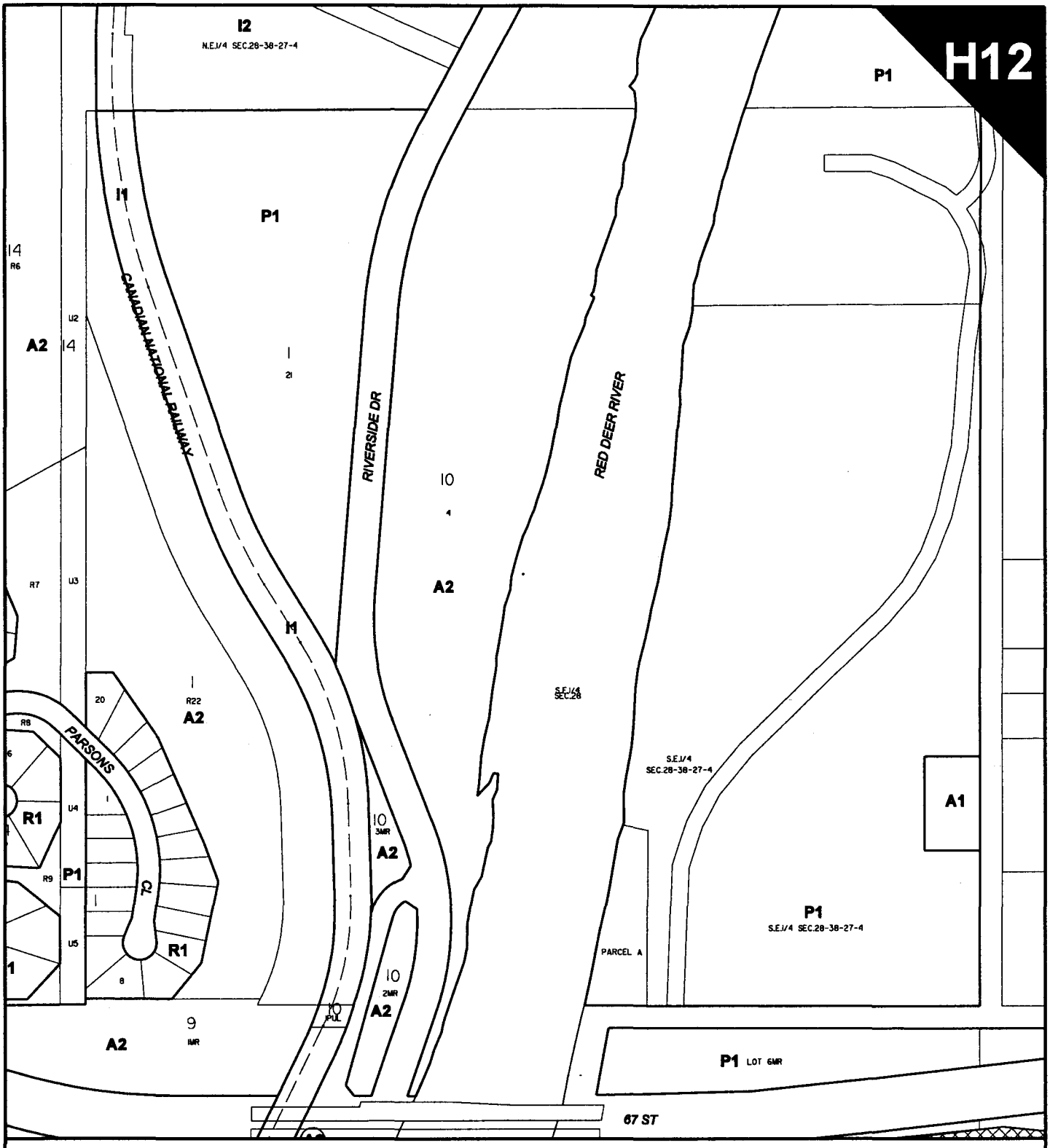
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G12	H12	I12
G11	H11	I11
G10	H10	I10

NE¼ Sec 21
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



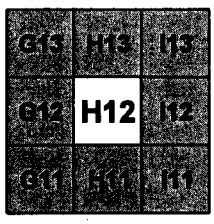
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 28



SE¼ Sec 28
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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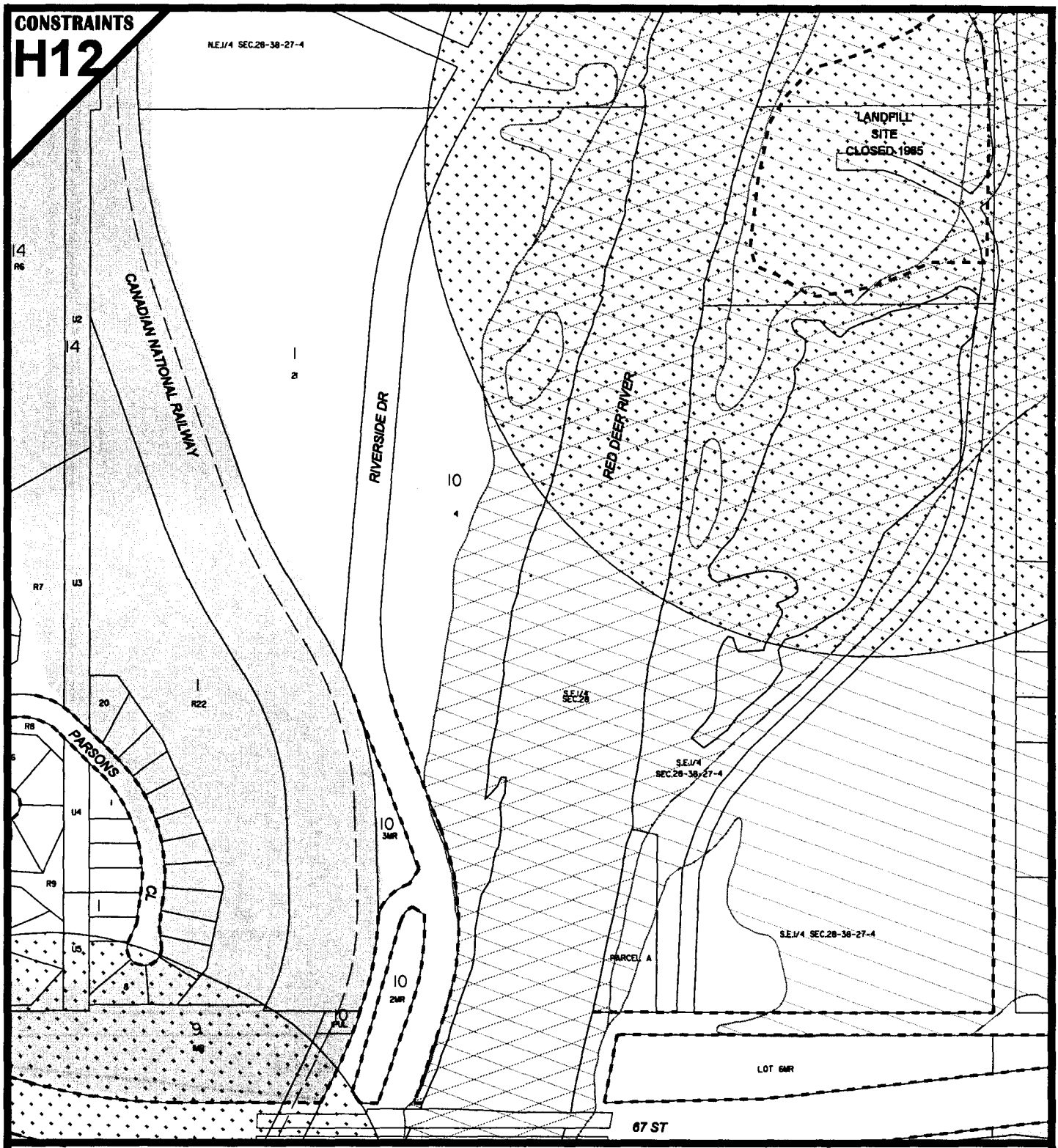

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

G13	H13	I13
G12	H12	I12
G11	H11	I11

SE¼ Sec 28
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

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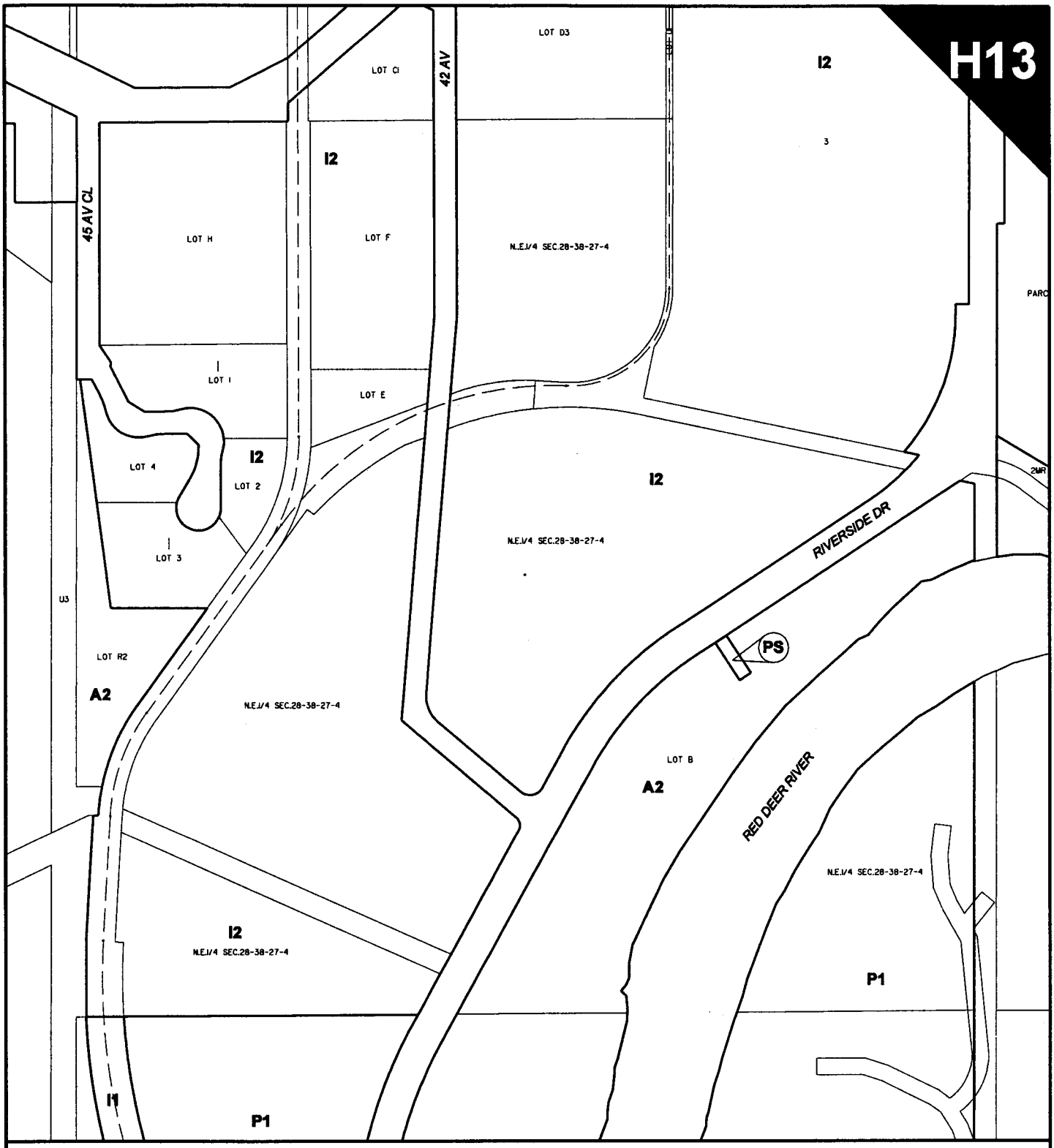

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 28

3156 / R-99 *Aug 3, 1999*

G14	H14	I14
G13	**H13**	I13
G12	H12	I12

NE¼ Sec 28
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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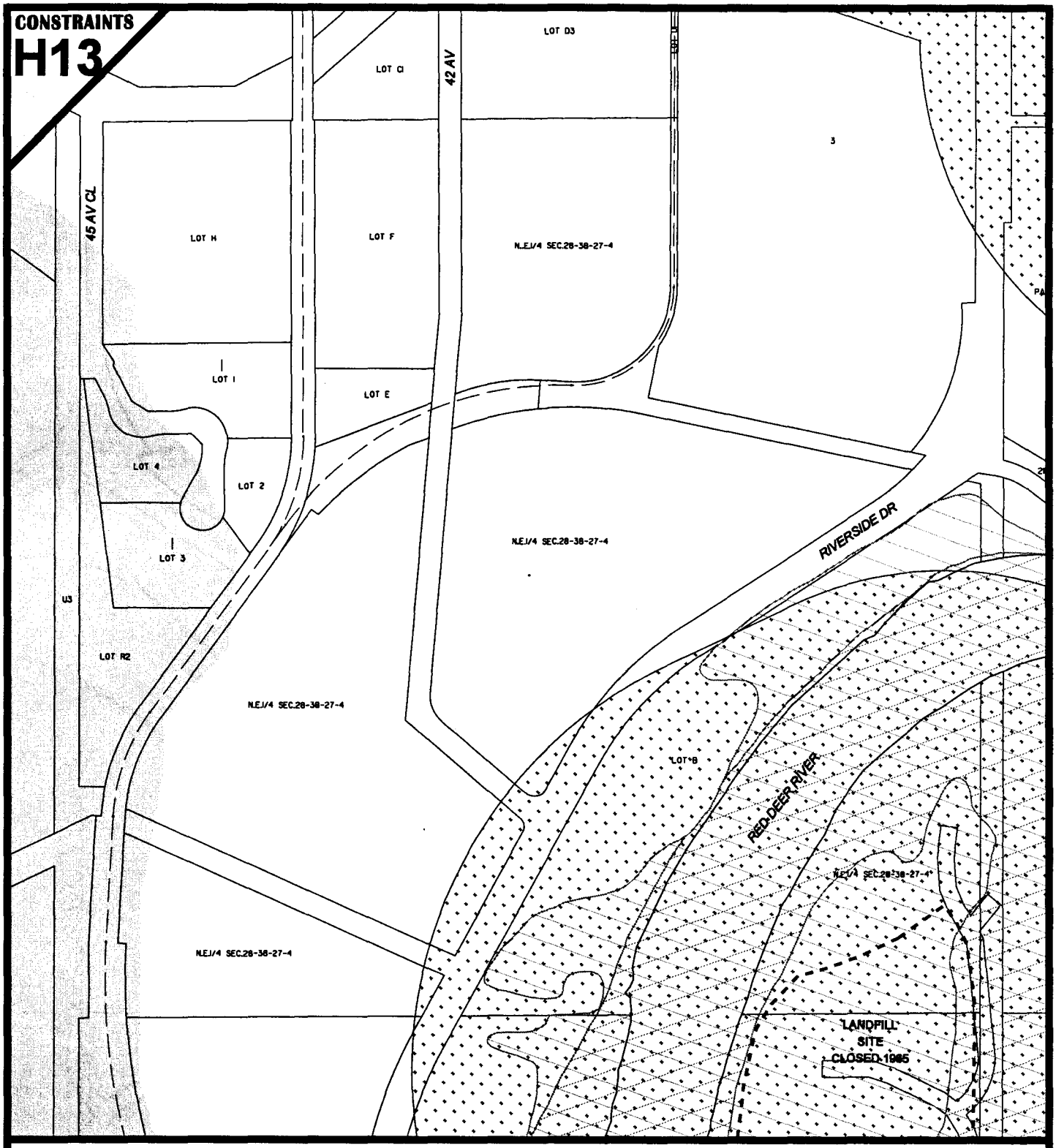

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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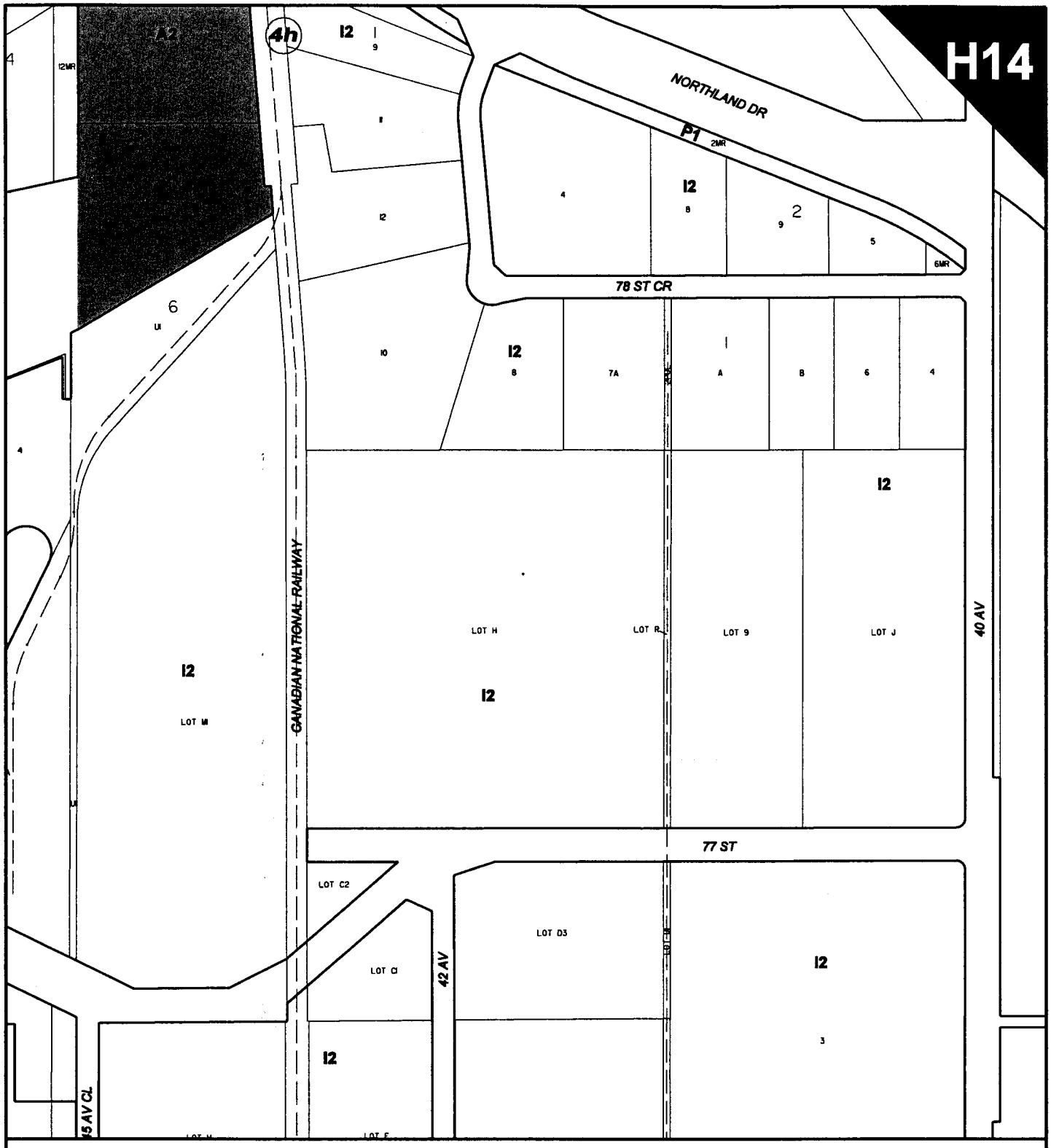
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G14	H14	I14
G13	H13	I13
G12	H12	I12

NE¼ Sec 28
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 33

NORTH
Scale 1:5,000

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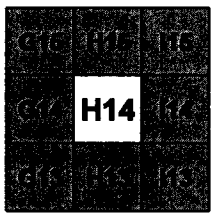
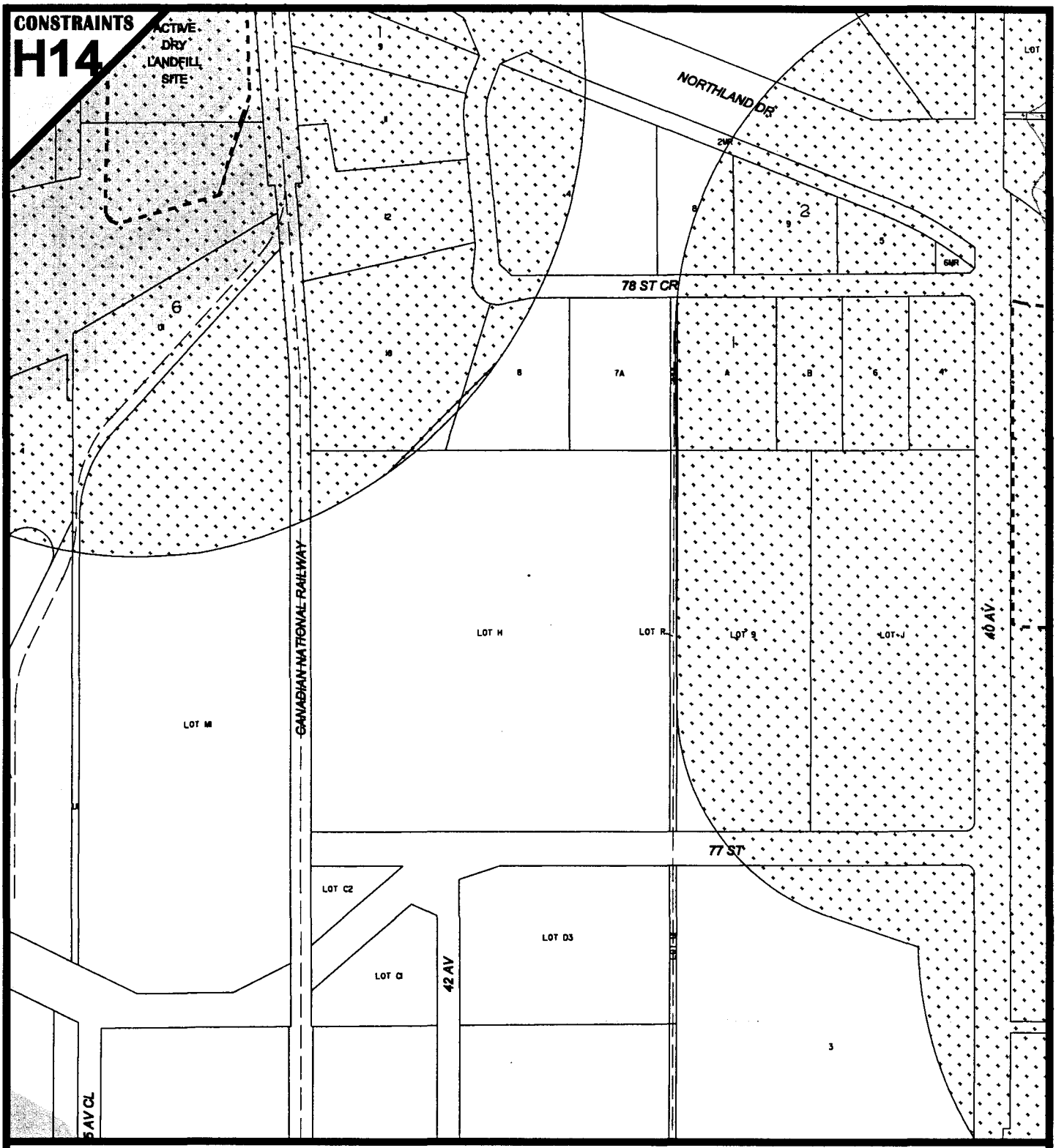


SE¼ Sec 33
Twp 38- Rge 27 - W4th

printed on
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

G15	H15	I15
G14	H14	I14
G13	H13	I13

SE¼ Sec 33
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

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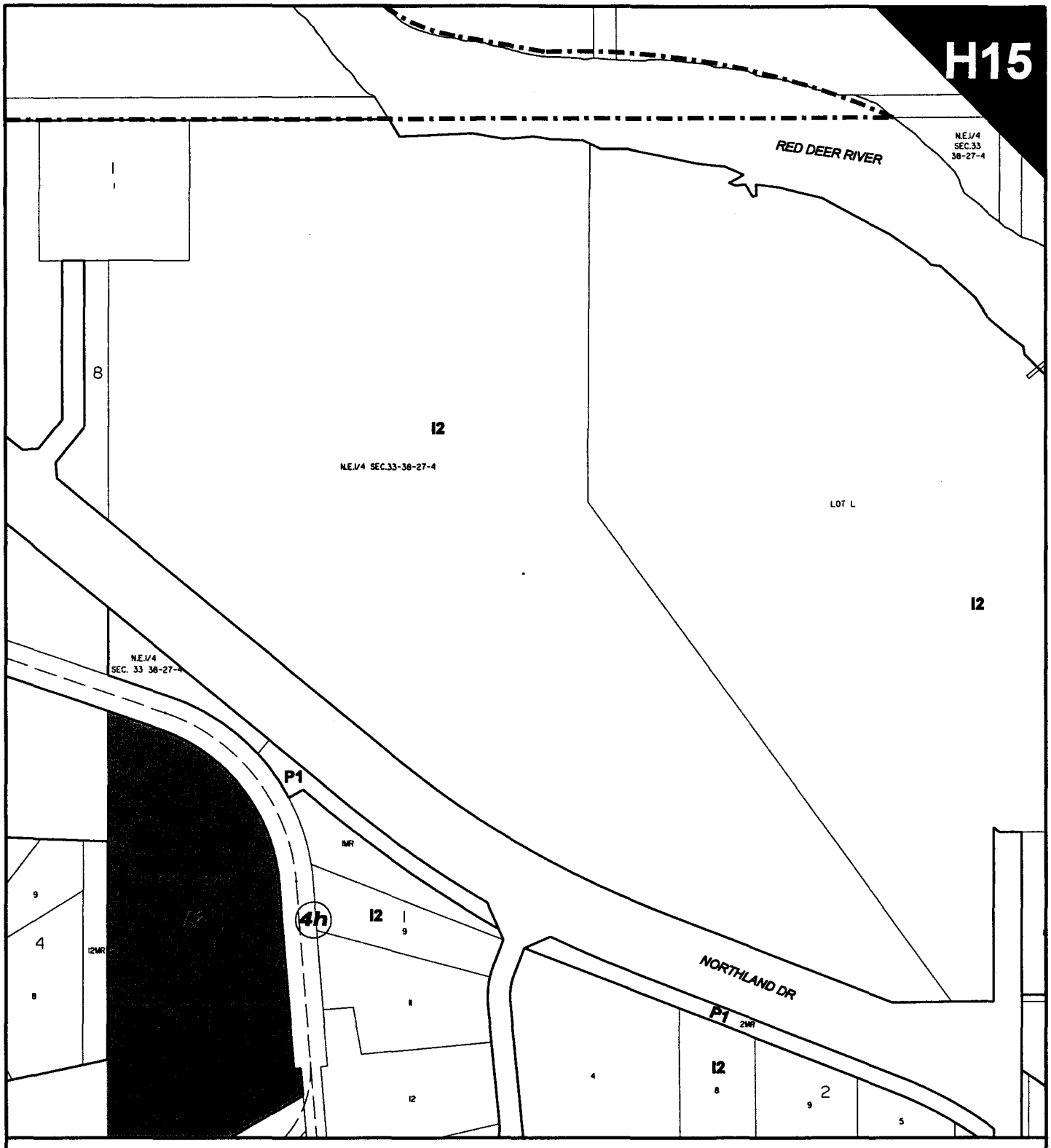

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 33
3156 / DD-2004 *Oct 4, 2004*

NORTH
Scale 1:5,000

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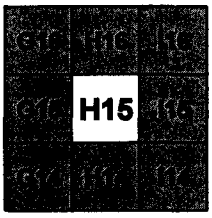

NE¼ Sec 33
Twp 38- Rge 27 - W4th

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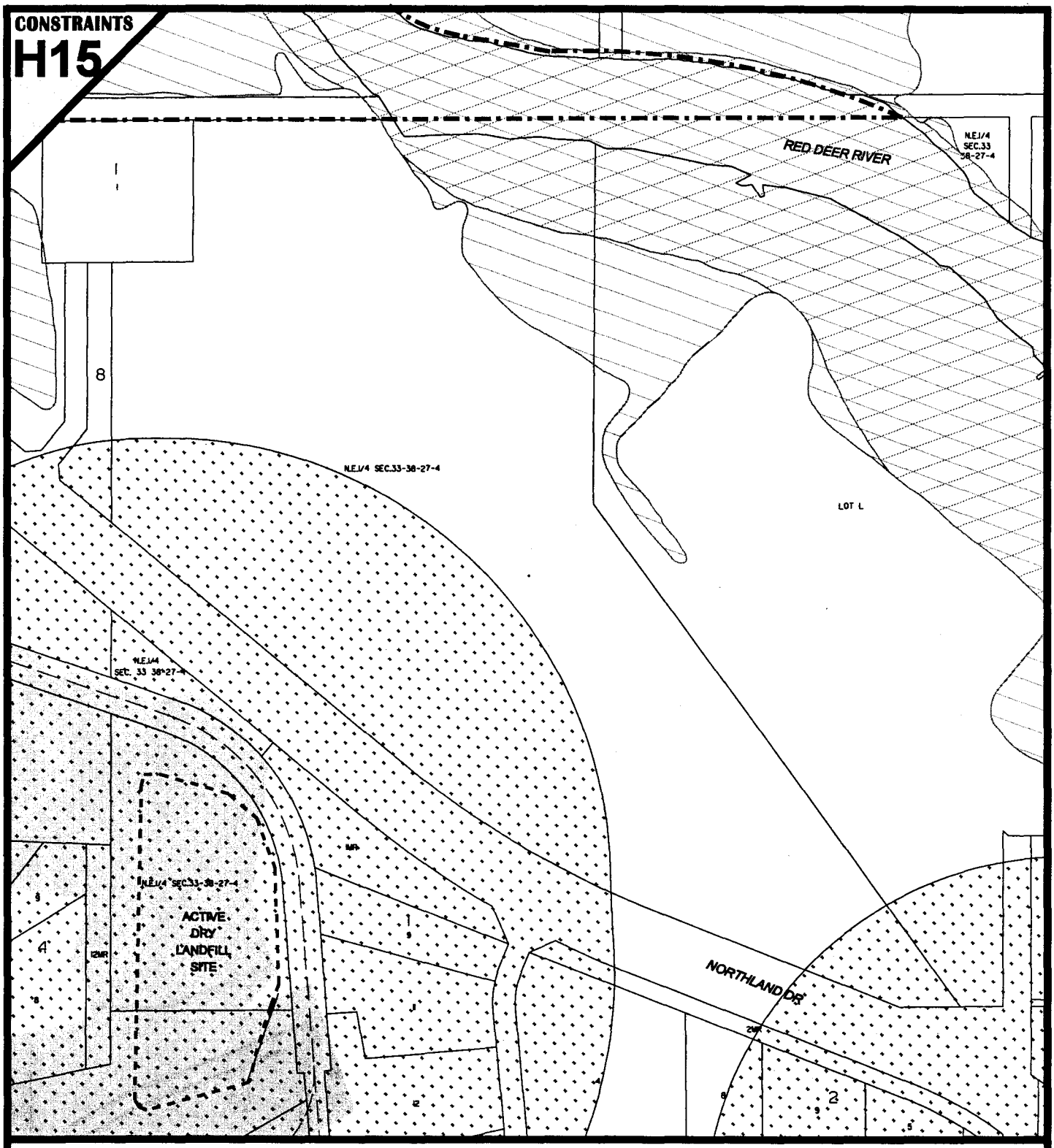
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

G16	H16	I16
G15	H15	I15
G14	H14	I14

NE¼ Sec 33
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

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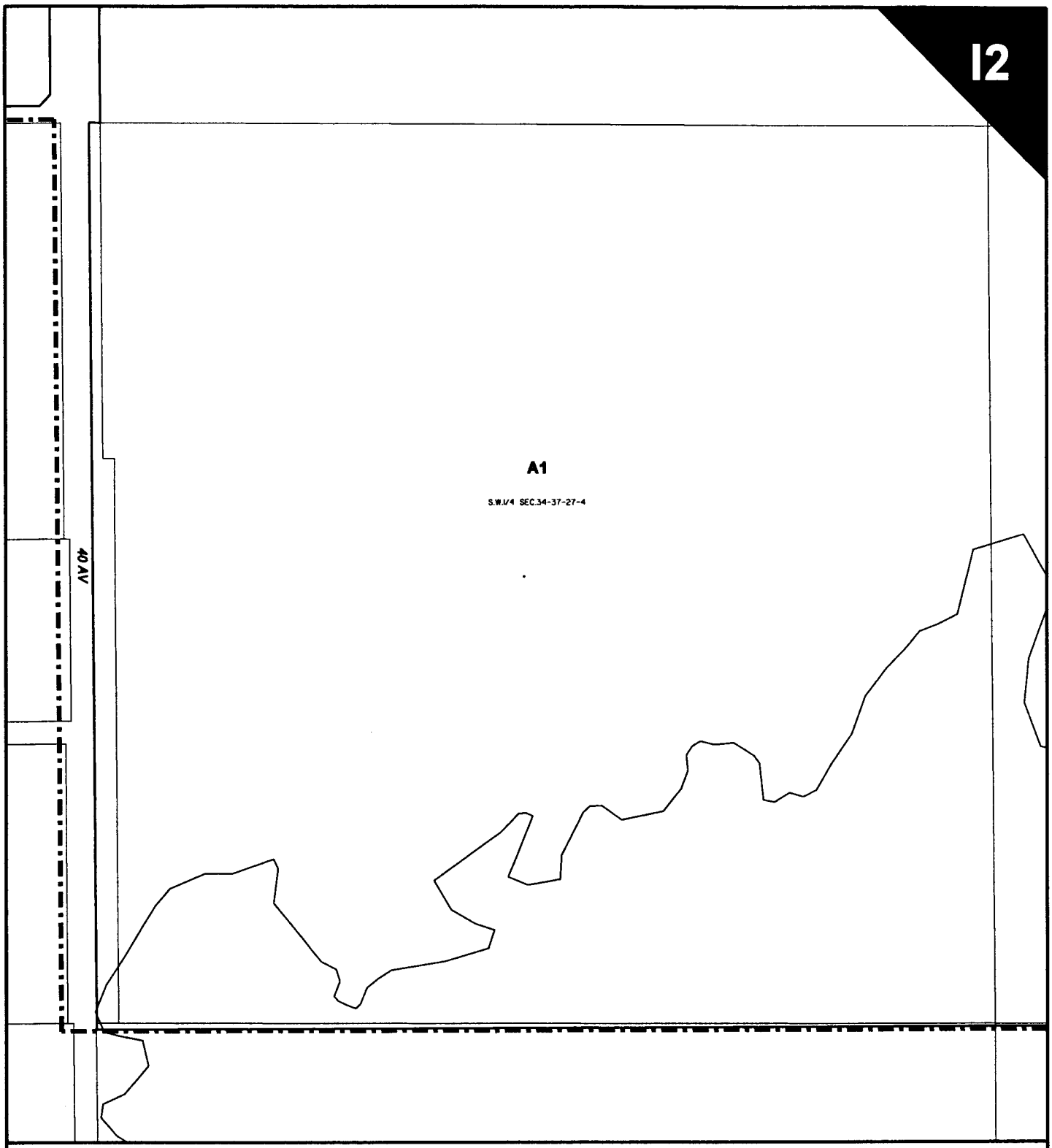


Part Six of the Bylaw outlines the Land Use District Definitions

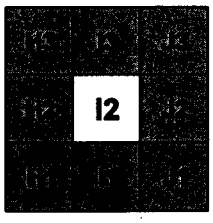
refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 34

3156 / Z-98 *Aug 24, 1998*



SW¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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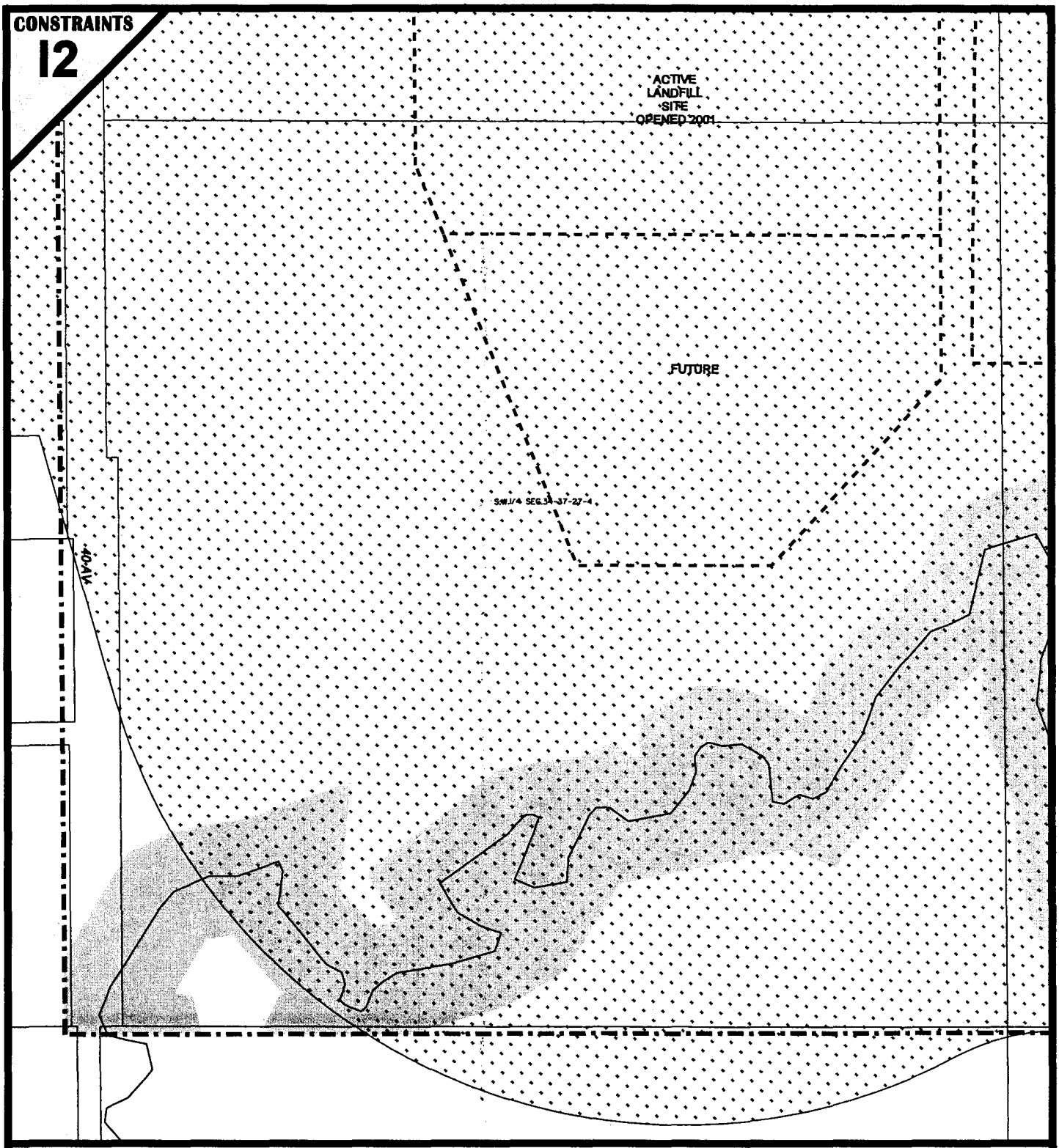

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

H3	I3	J3
H2	I2	J2
H1	I1	J1

SW¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

NORTH
Scale 1:5,000

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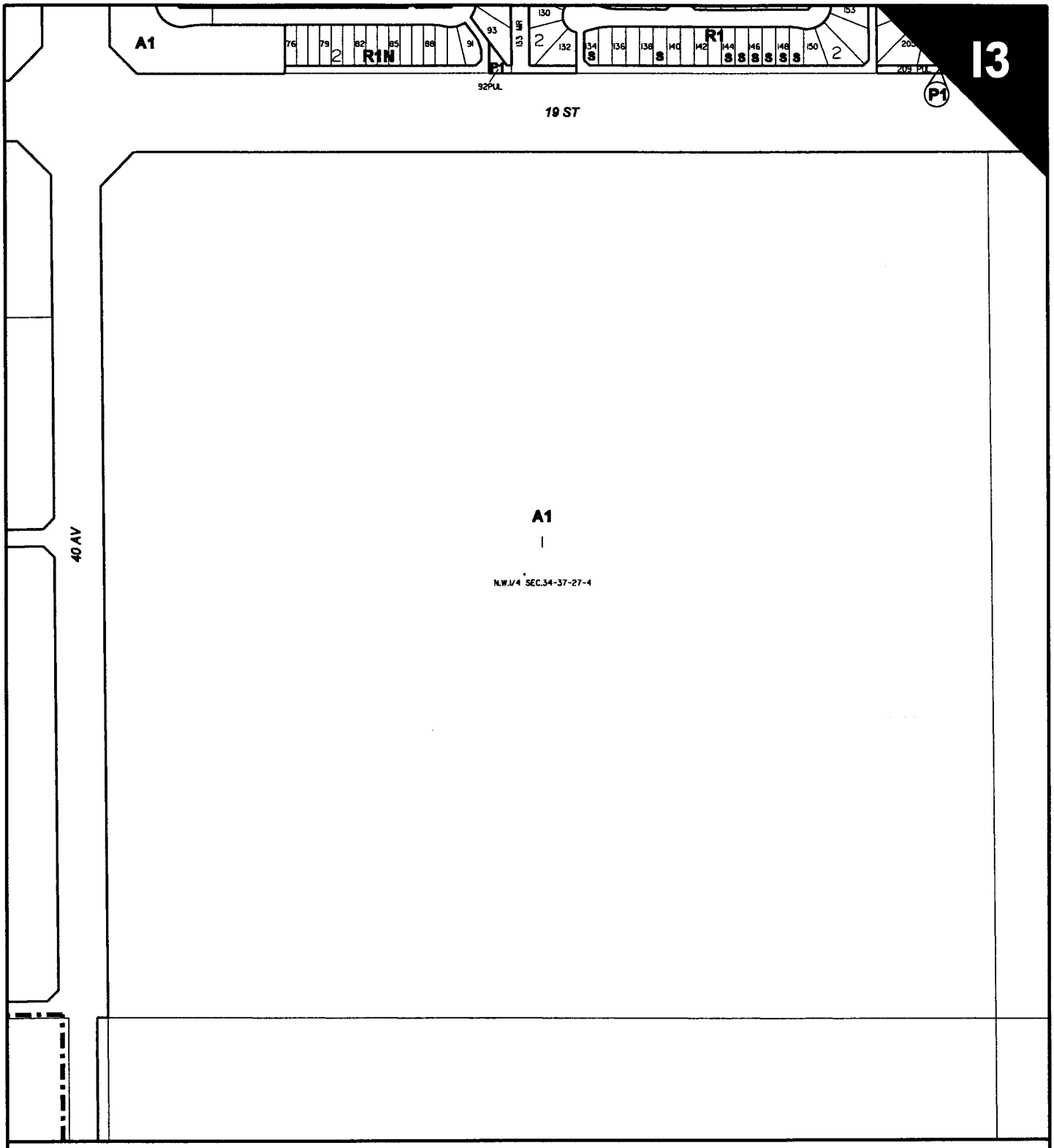

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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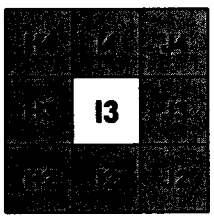
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 34

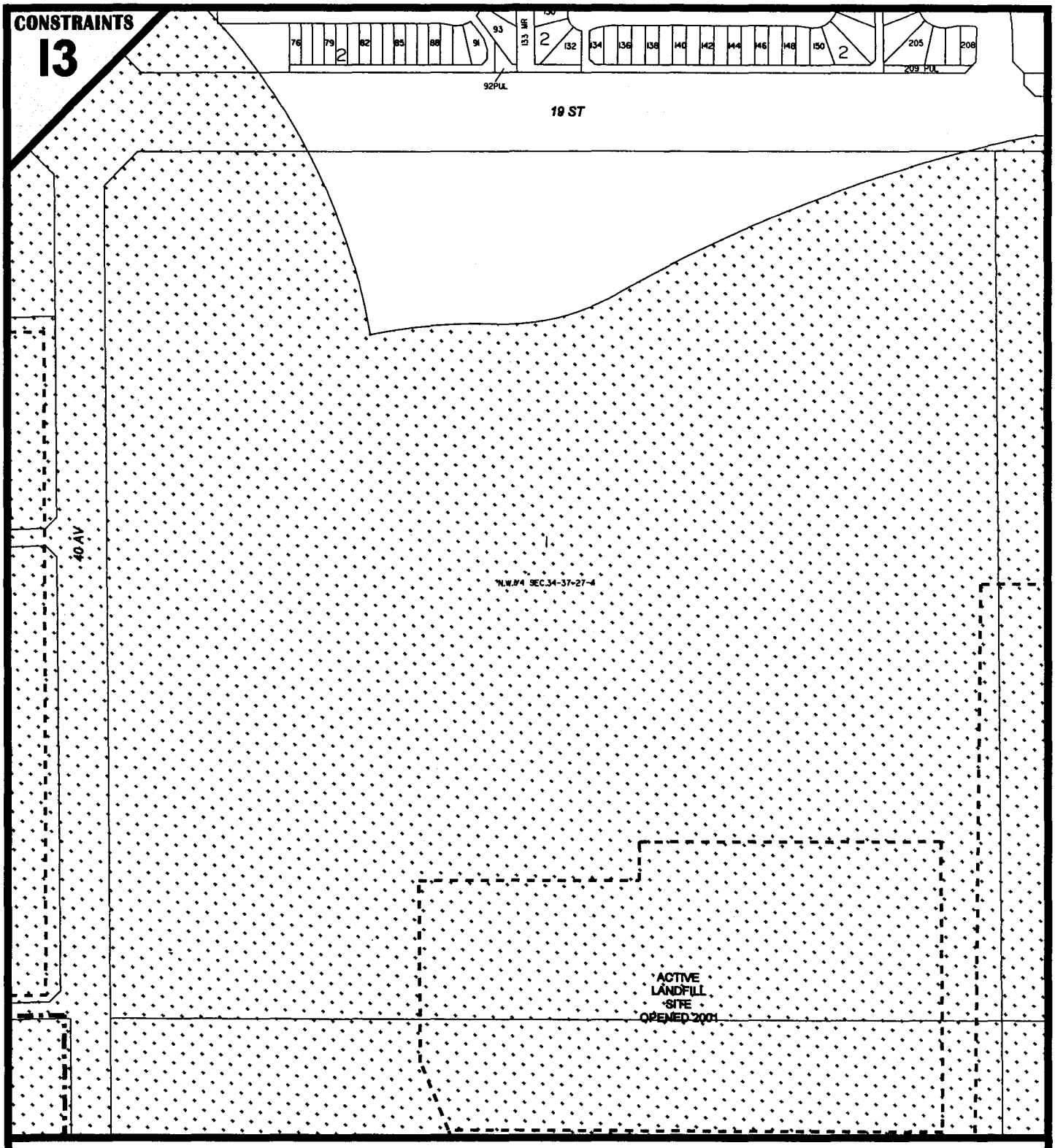
3156 / Z-98 *Aug 24, 1998*

see reverse for additional constraints



NW¼ Sec 34
Twp 37- Rge 27 - W4th

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

H4	I4	J4
H3	I3	J3
H2	I2	J2

NW¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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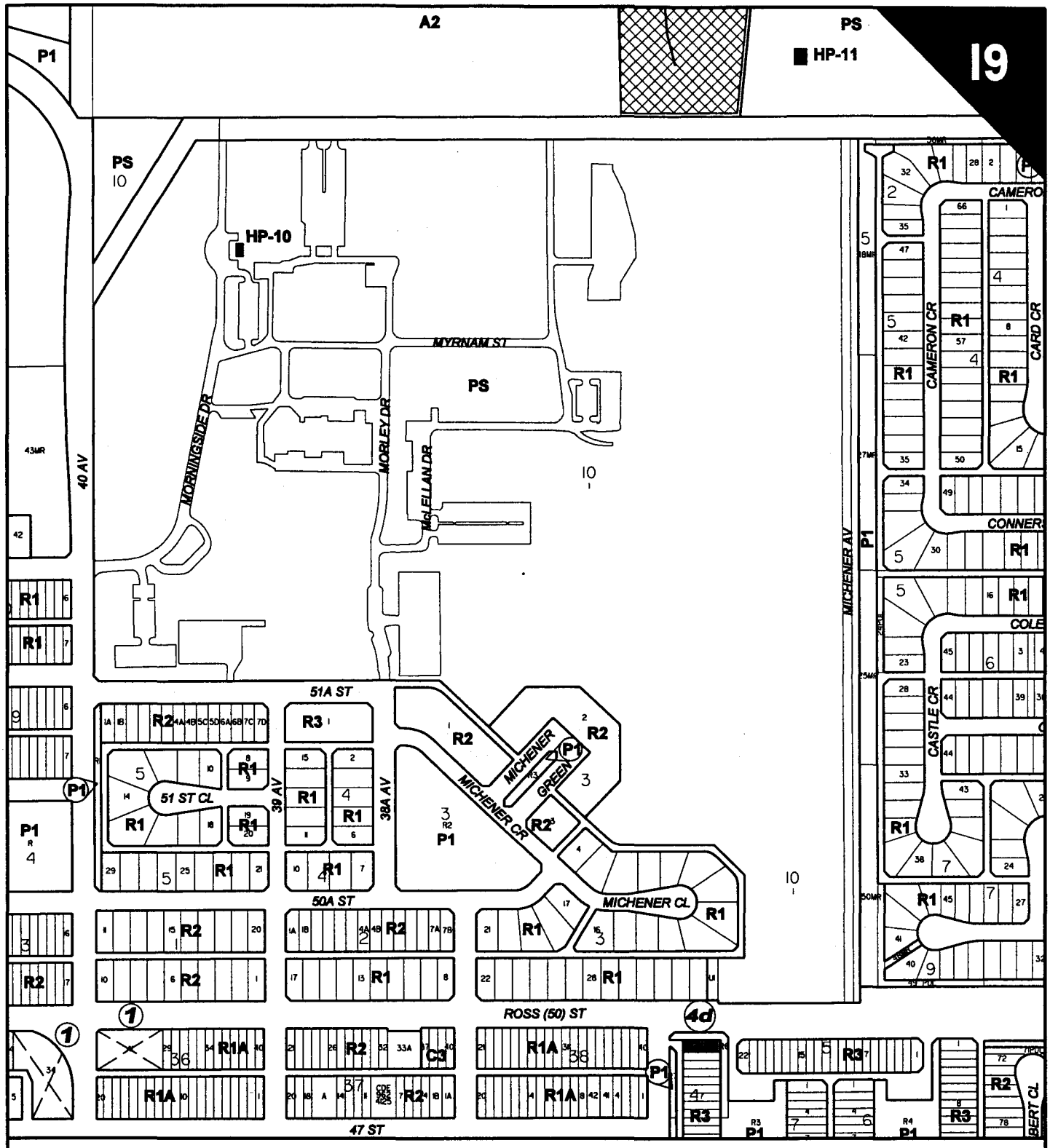


Part Six of the Bylaw outlines the Land Use District Definitions

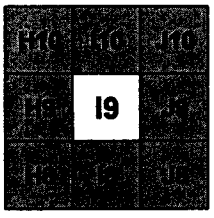
refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 15

NORTH
Scale 1:5,000



NW¼ Sec 15
Twp 38- Rge 27 - W4th

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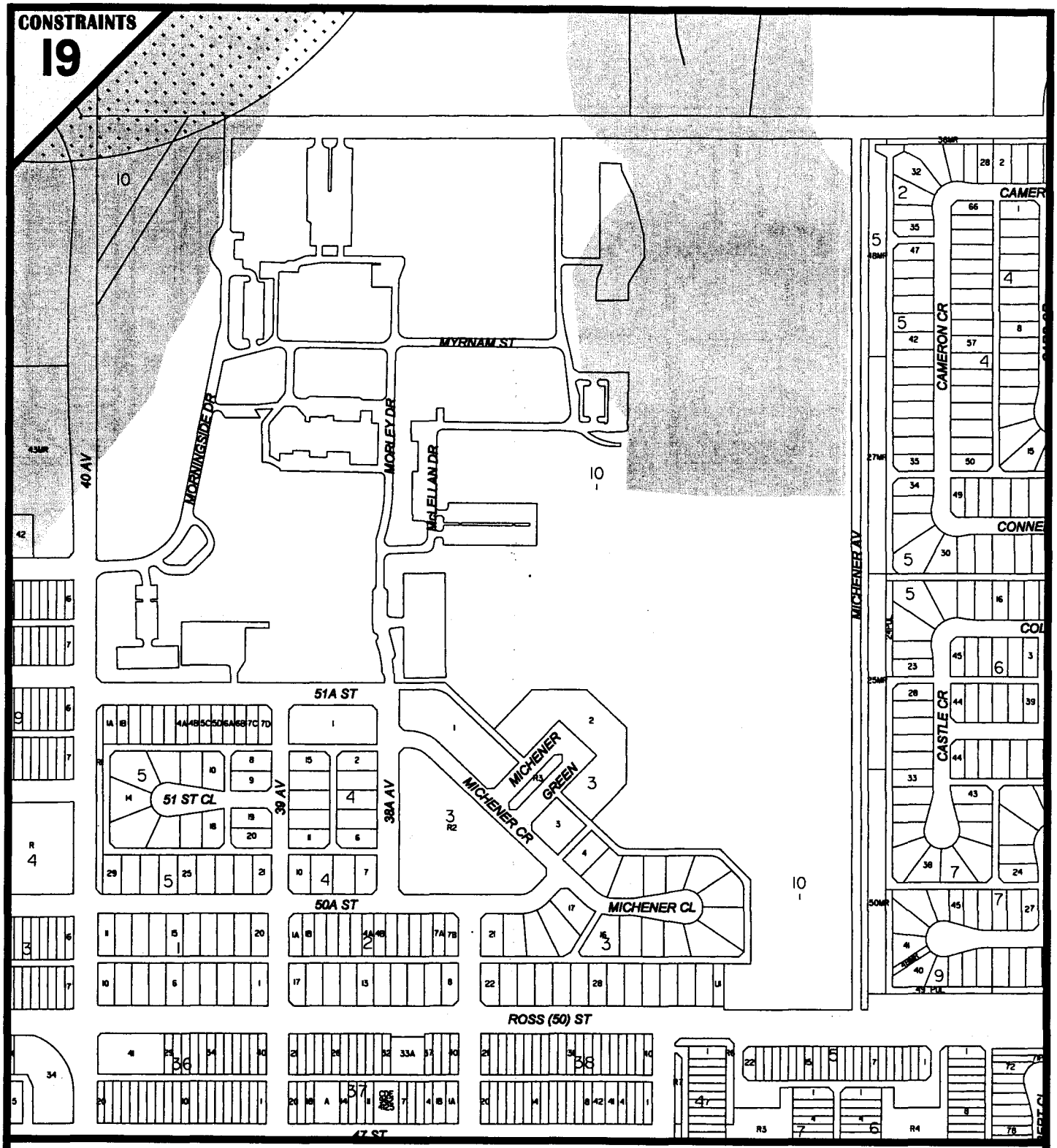

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

H10	I10	J10
H9	I9	J9
H8	I8	J8

NW¼ Sec 15
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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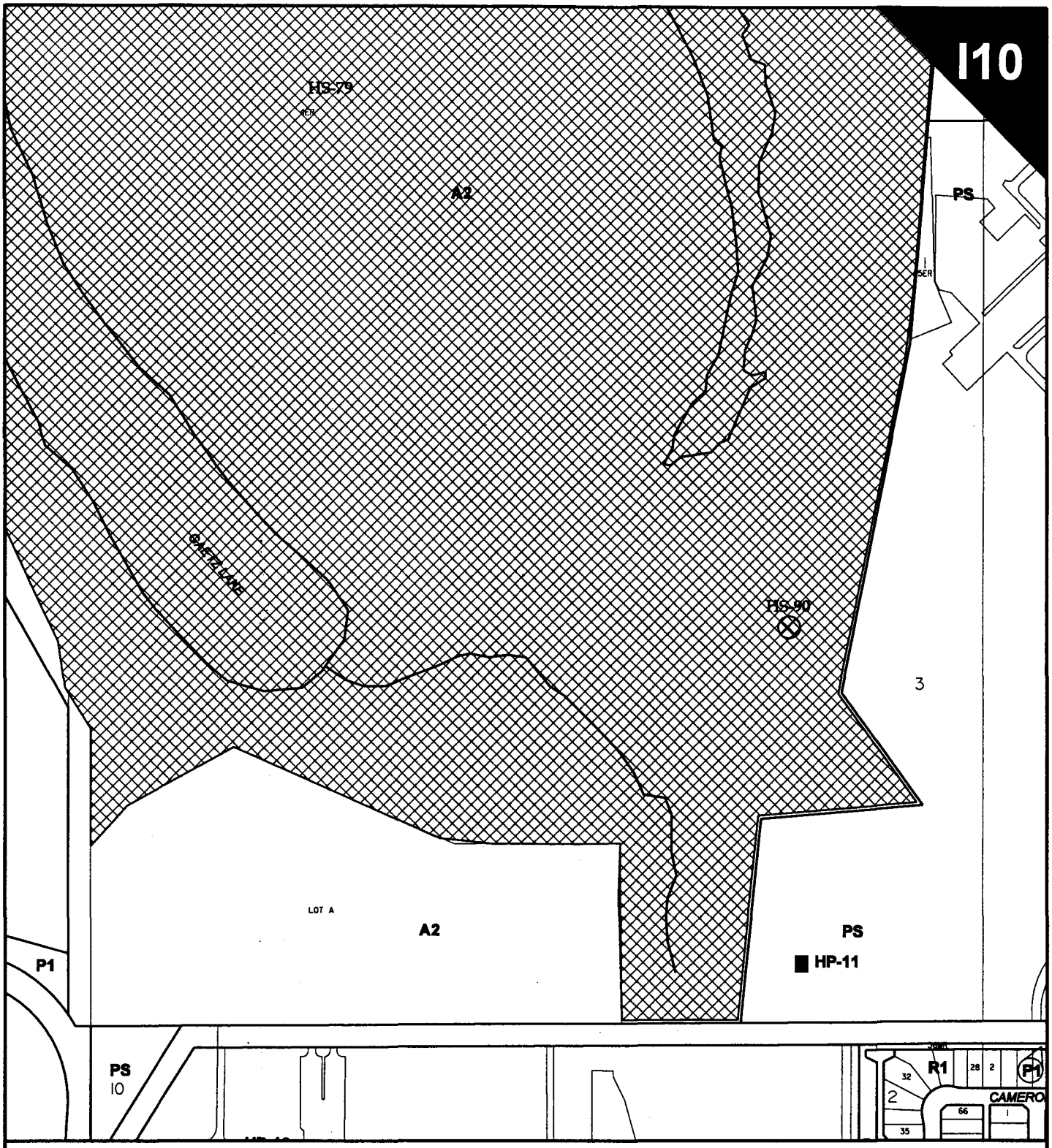
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 22

NORTH
Scale 1:5,000

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see reverse for additional constraints

I10

SW¼ Sec 22
Twp 38- Rge 27 - W4th

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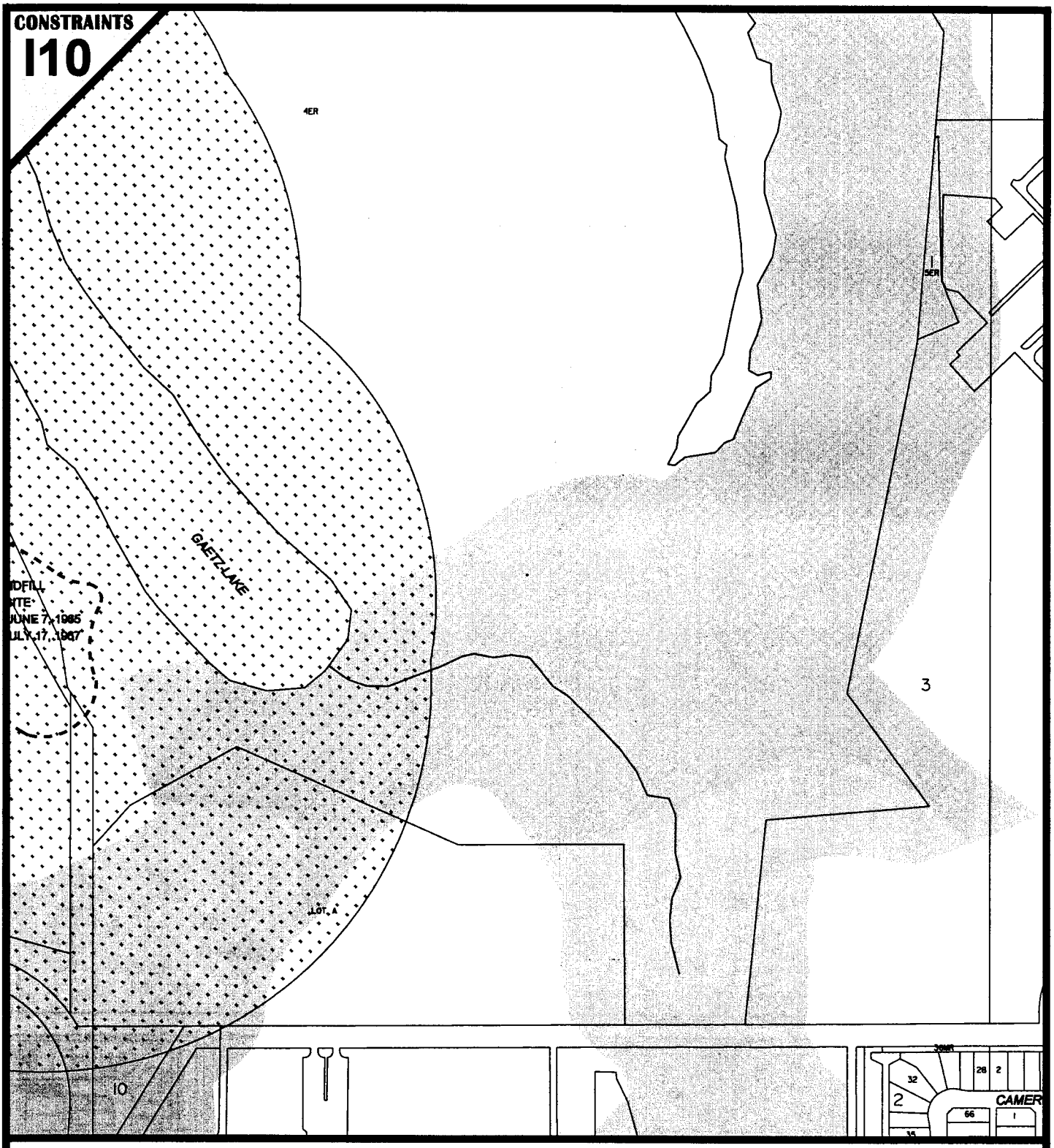

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

H11	I11	J11
H10	I10	J10
H9	I9	J9

NORTH
Scale 1:5,000

SW¼ Sec 22
Twp 38 - Rge 27 - W4th

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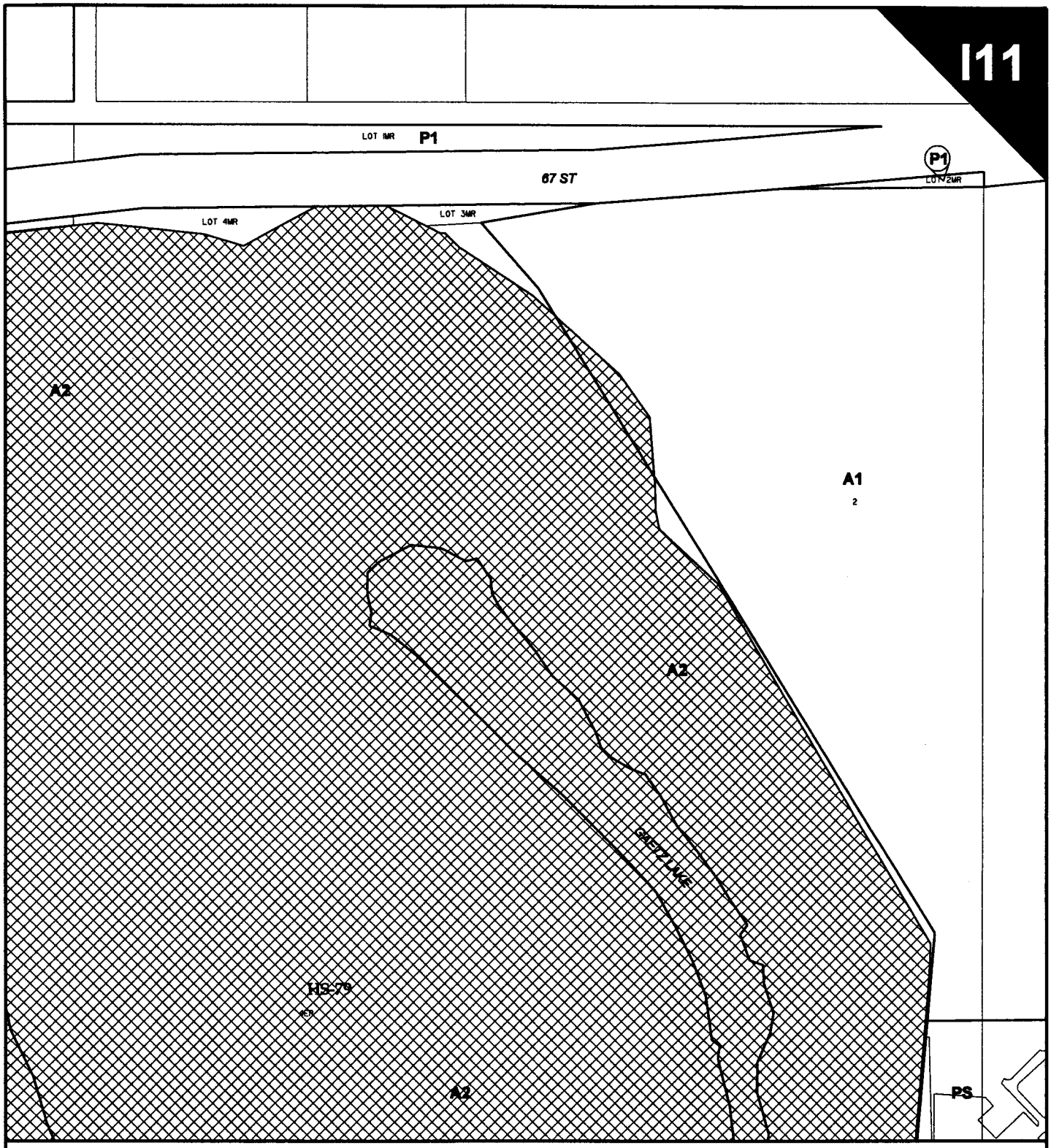

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 22

NW¼ Sec 22
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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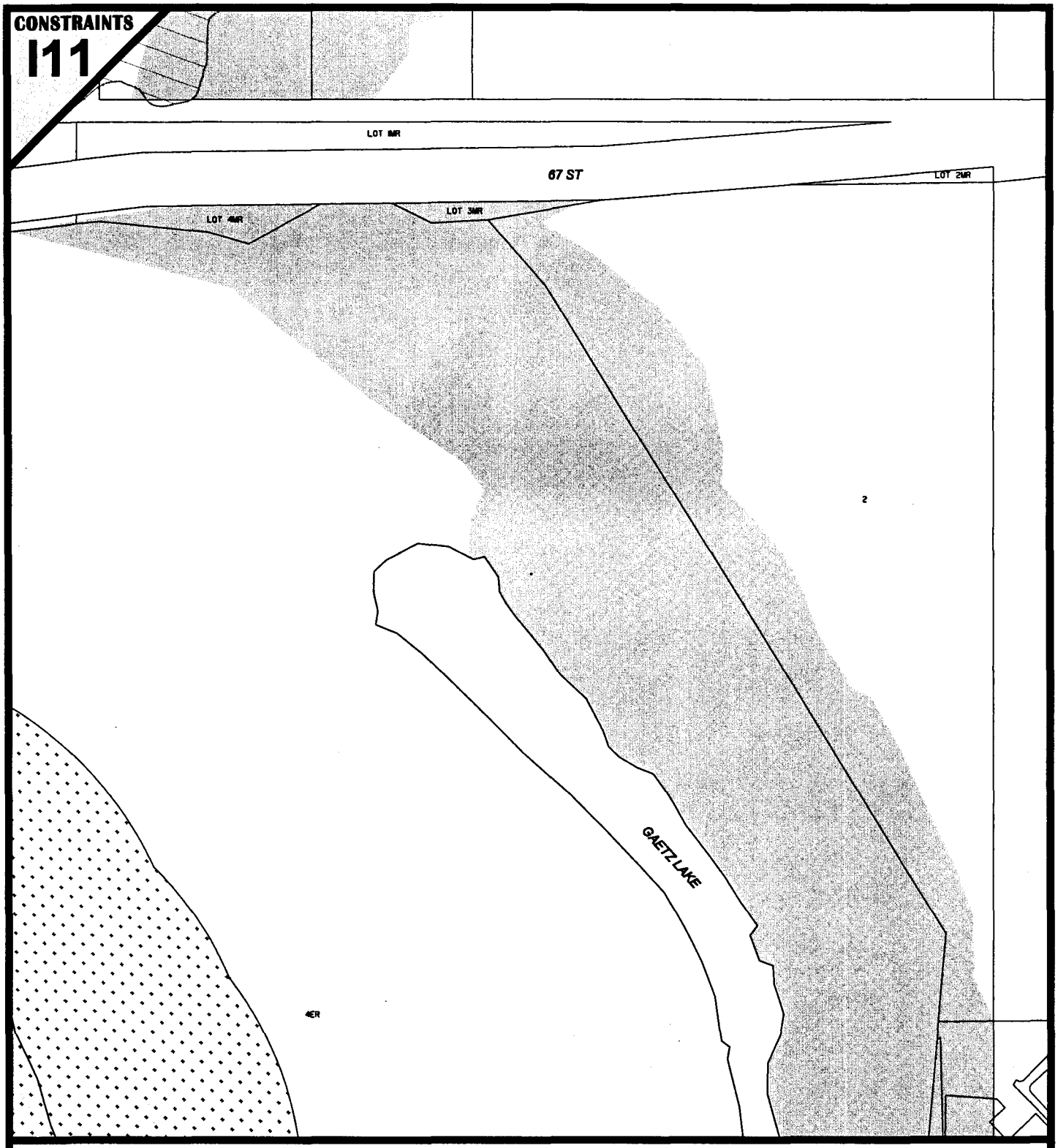
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

H12	I12	J12
H11	I11	J11
H10	I10	J10

NORTH
Scale 1:5,000

NW¼ Sec 22
Twp 38 - Rge 27 - W4th

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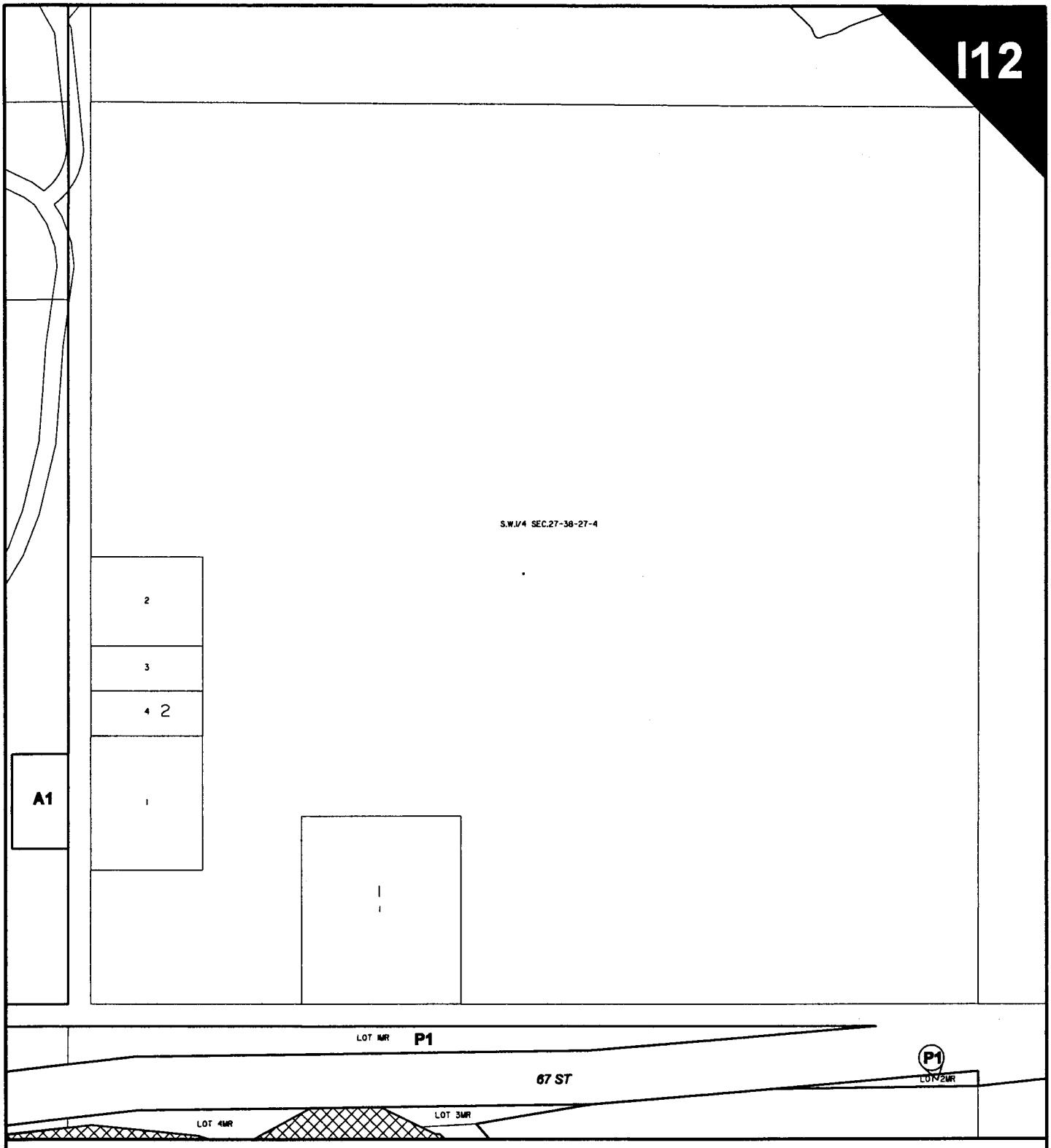


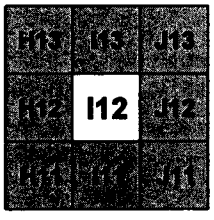
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 27



NORTH
Scale 1:5,000

SW¼ Sec 27
Twp 38- Rge 27 - W4th

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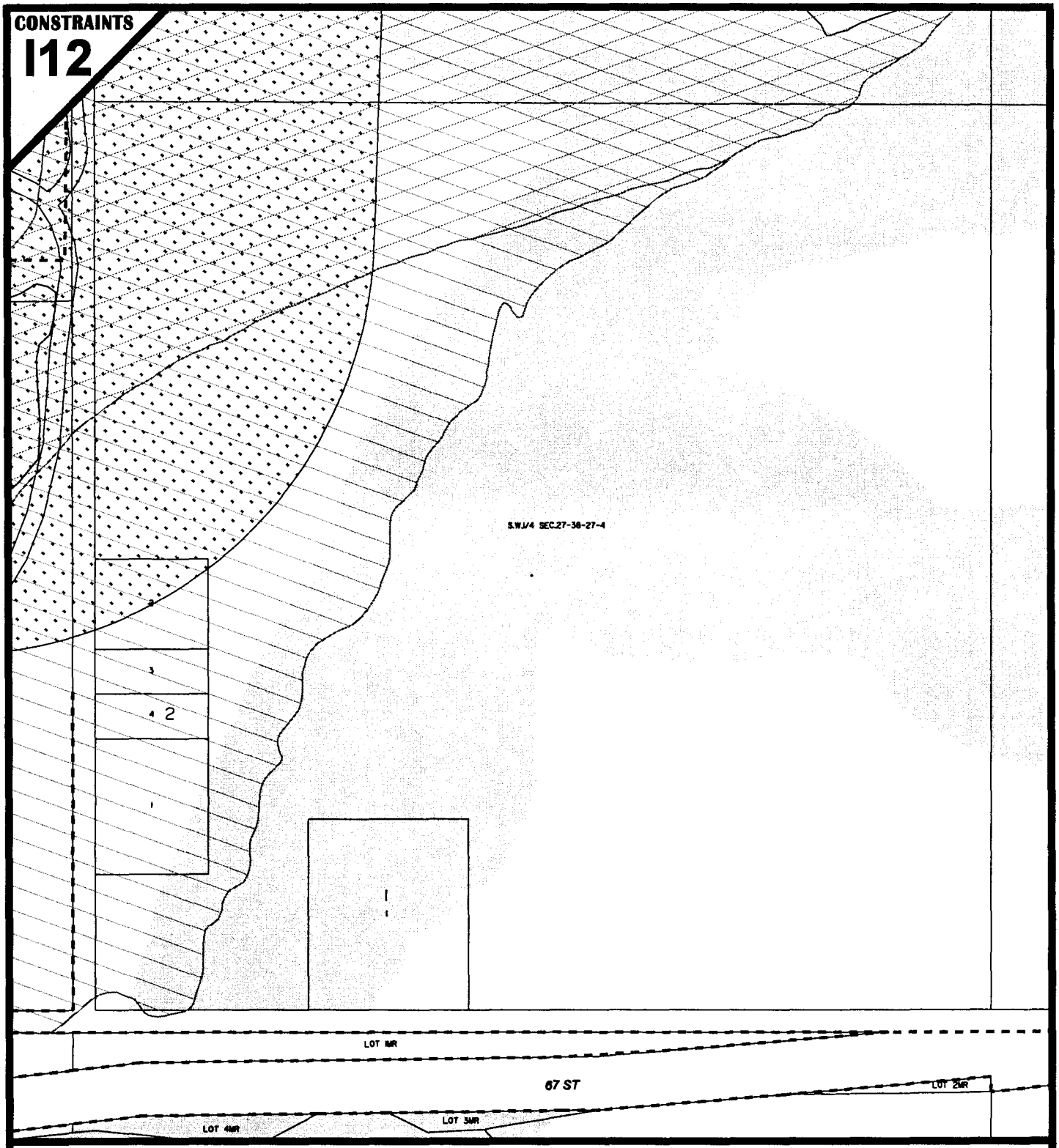

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

H13	I13	J13
H12	I12	J12
H11	I11	J11

NORTH
Scale 1:5,000

SW¼ Sec 27
Twp 38 - Rge 27 - W4th

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printed on
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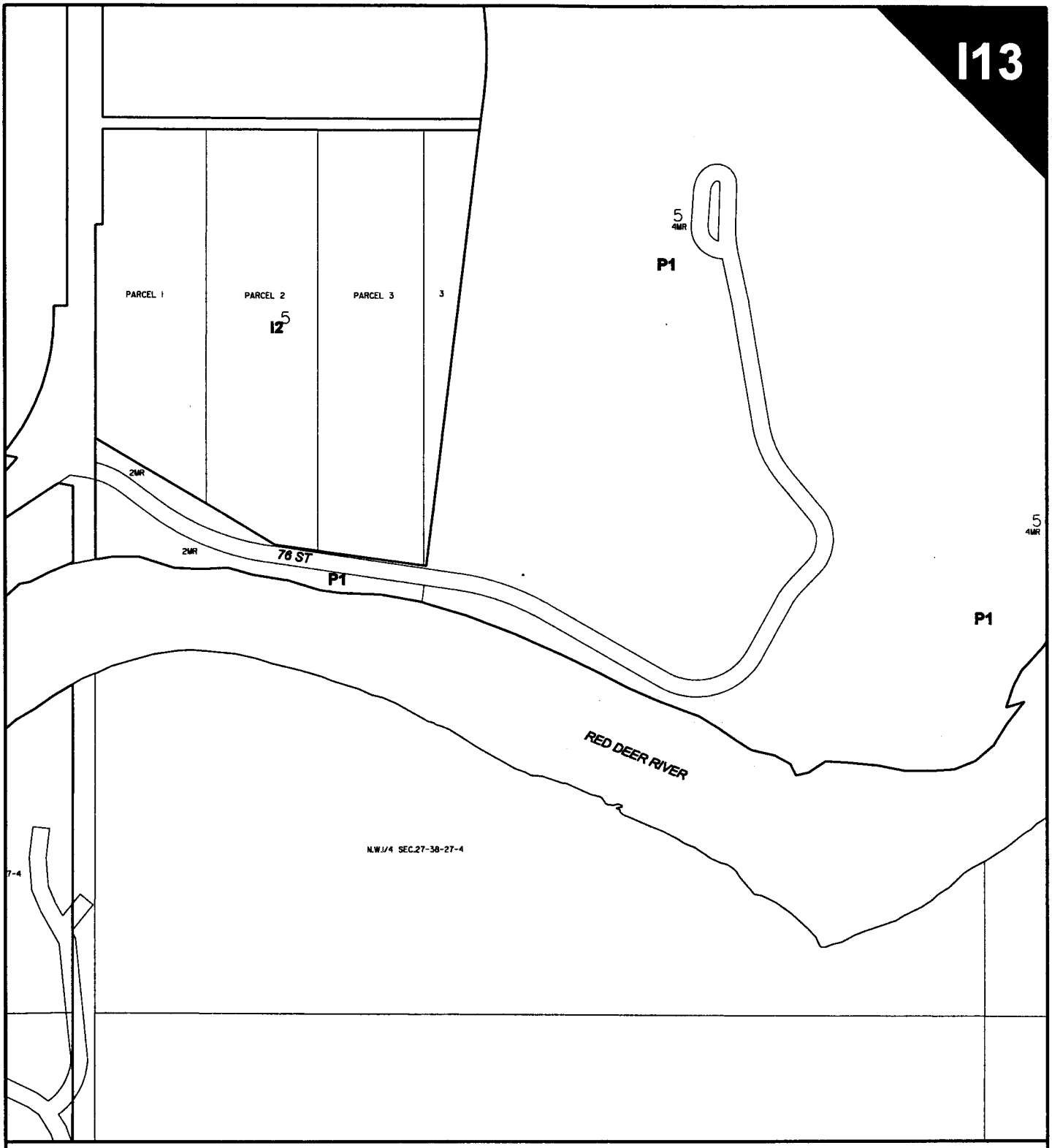


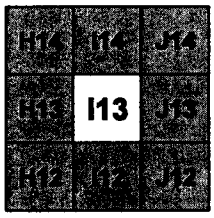
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 27



NW¼ Sec 27
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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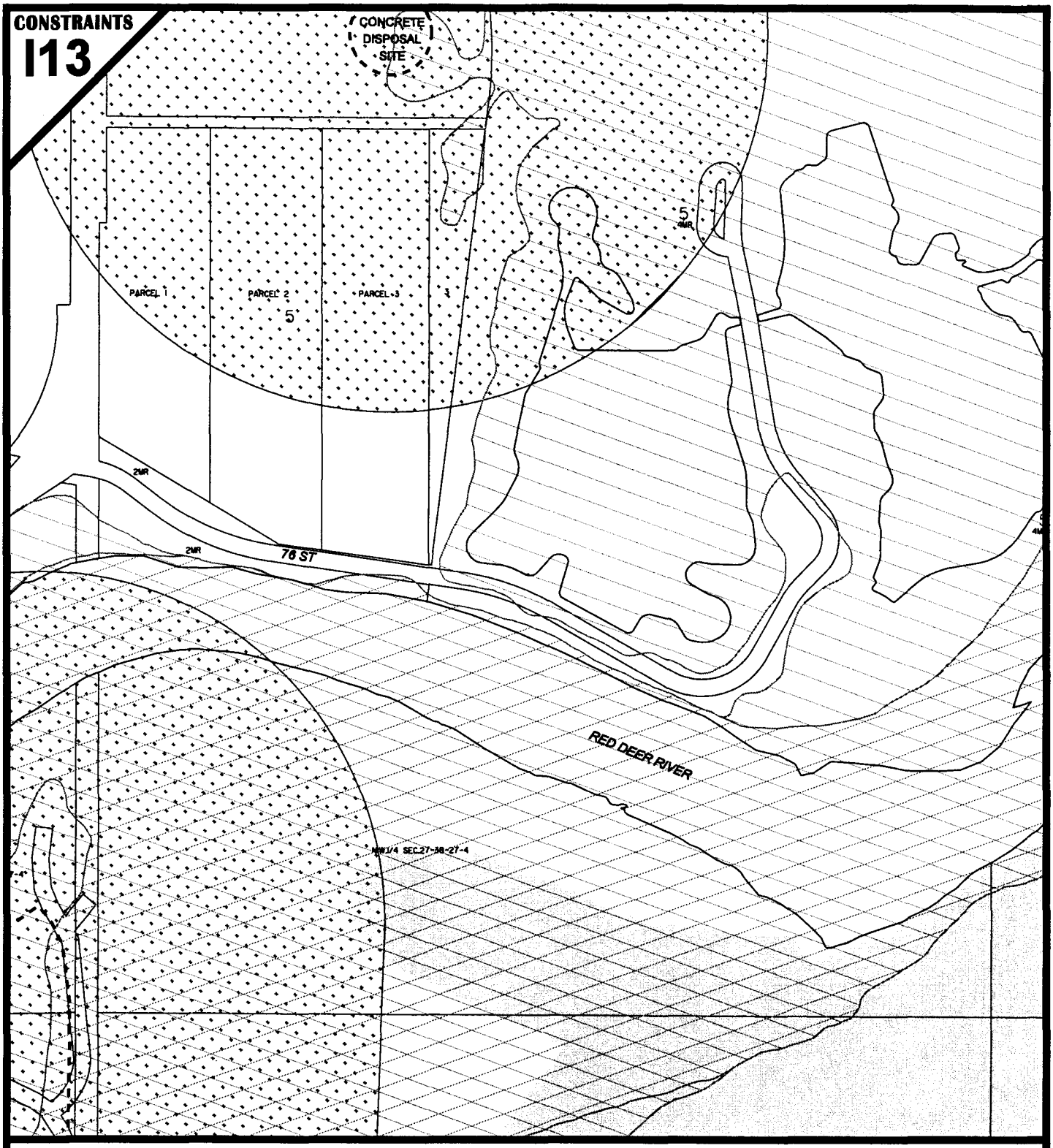

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

H14	I14	J14
H13	I13	J13
H12	I12	J12

NW¼ Sec 27
Twp 38 - Rge 27 - W4th

NORTH
Scale 1:5,000

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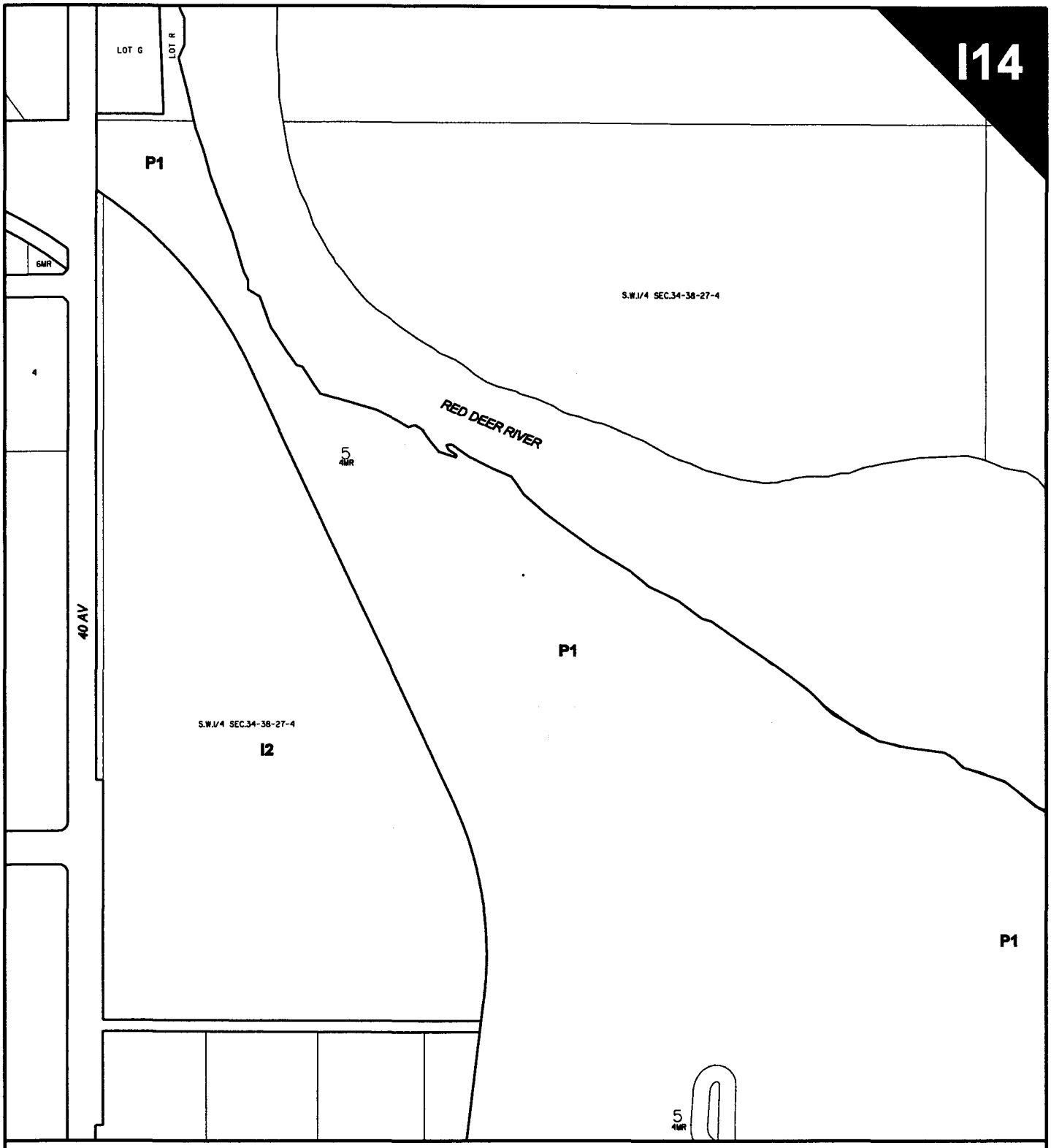

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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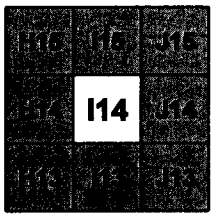
Land Use Bylaw 3156/96

Amendments to SW¼ Sec 34

3156/Z-98 *Aug 24, 1998*



SW¼ Sec 34
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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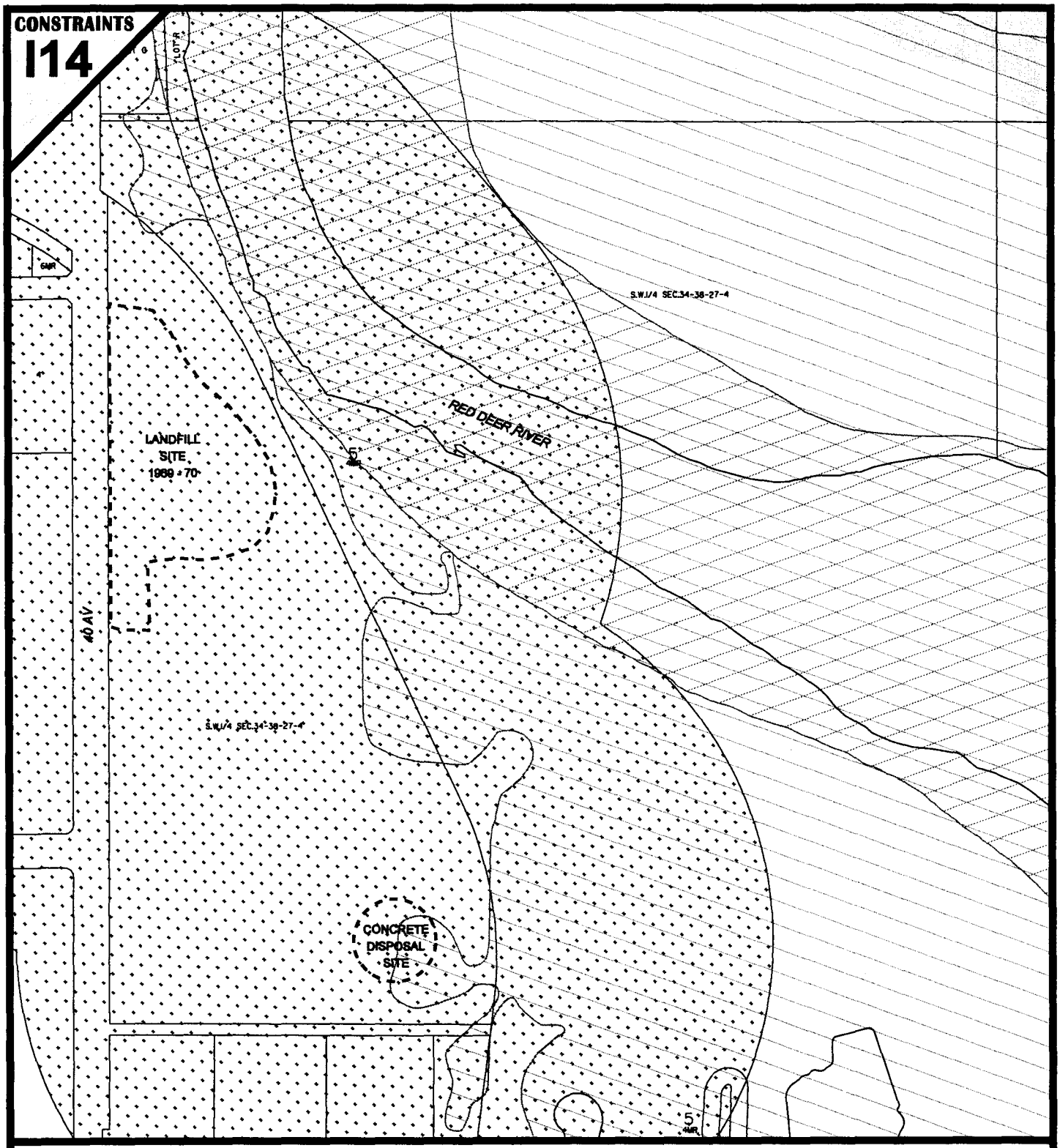
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

H15	I15	J15
H14	I14	J14
H13	I13	J13

SW¼ Sec 34
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 07, 2004

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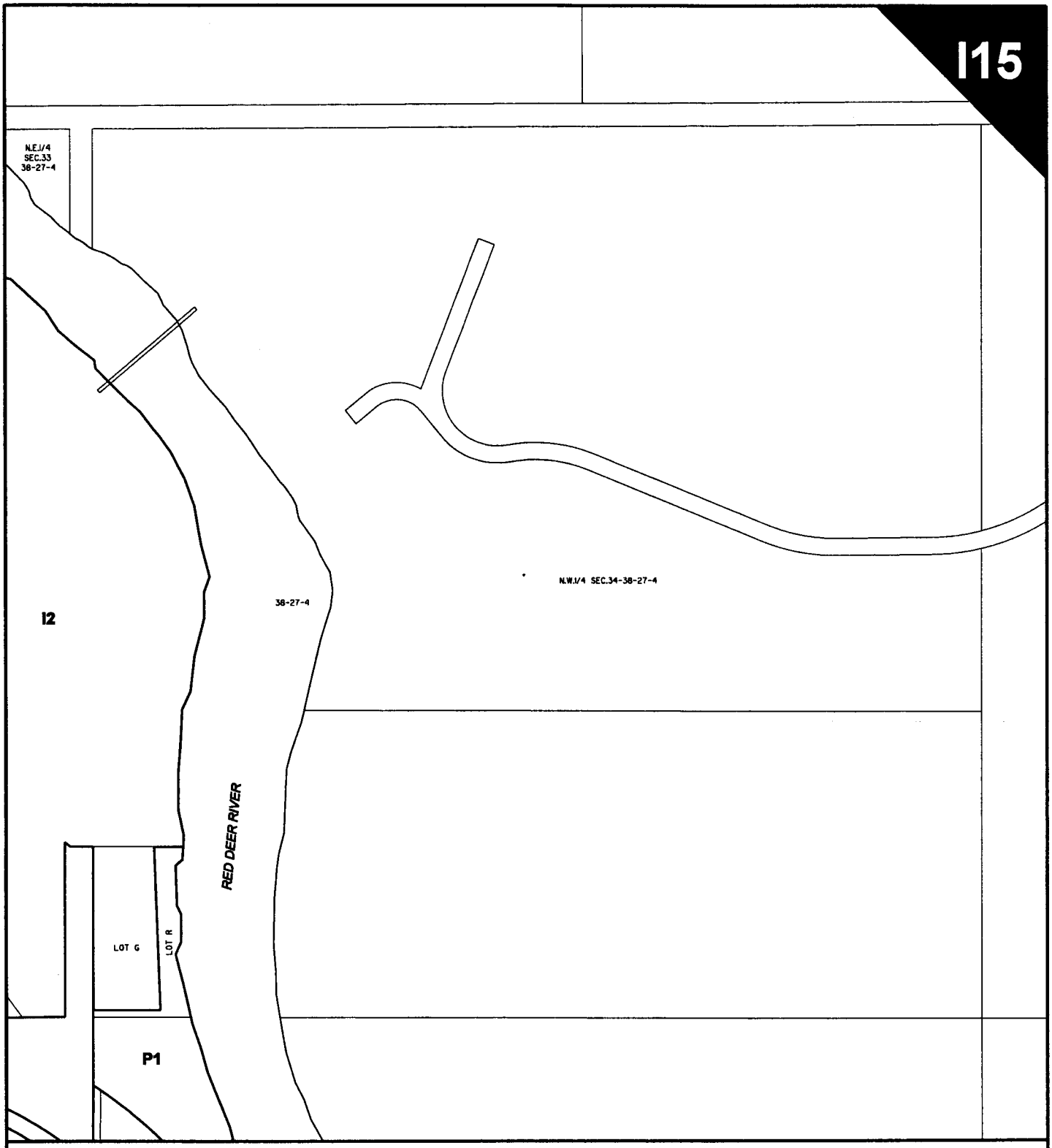
I15



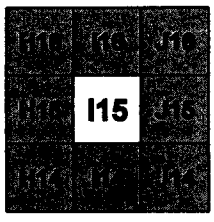
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 34



NW¼ Sec 34
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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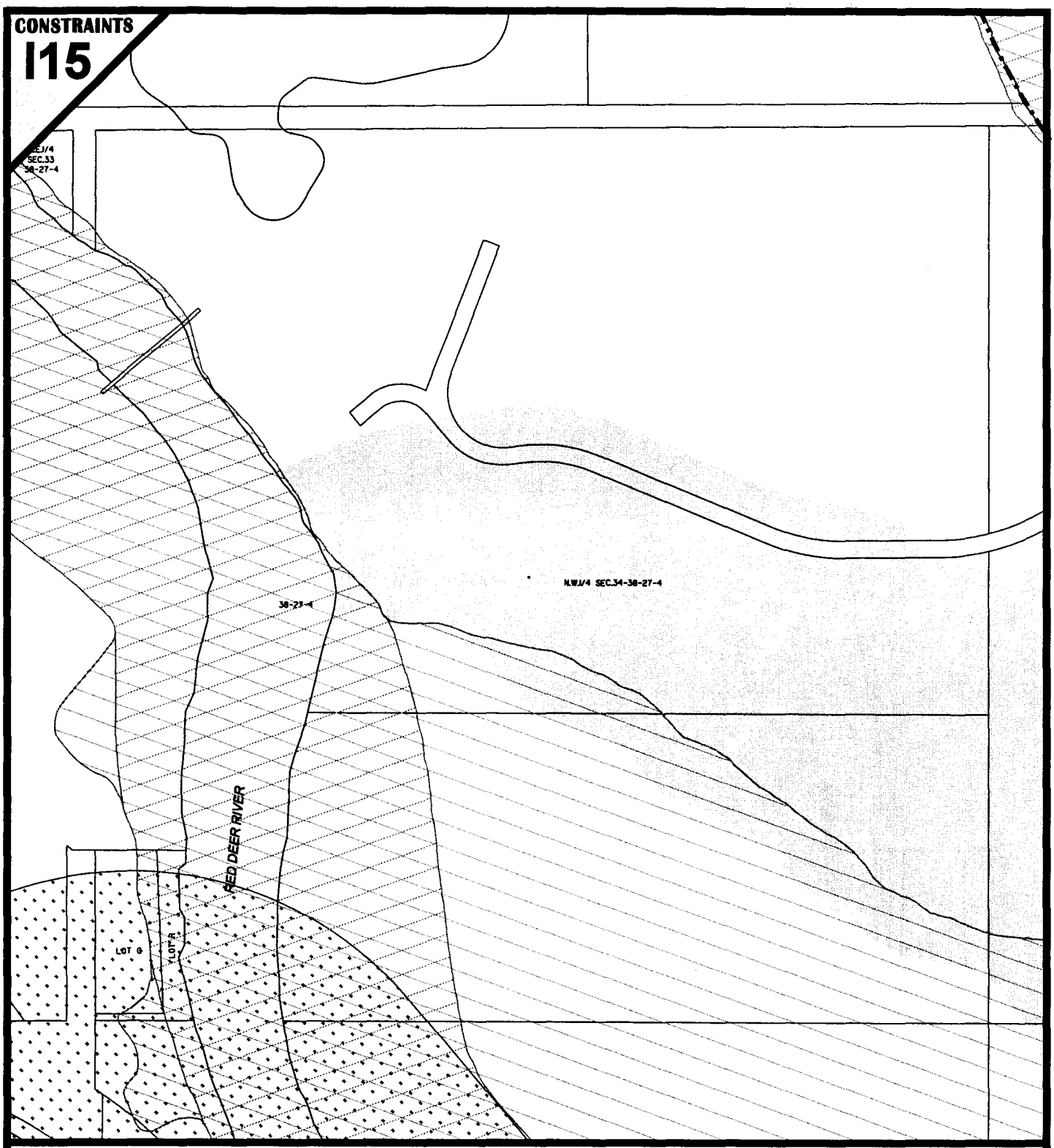

The City of Red Deer

Land Use Bylaw 3156/96

H16	I16	J16
H15	I15	J15
H14	I14	J14

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

NW¼ Sec 34
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 07, 2004

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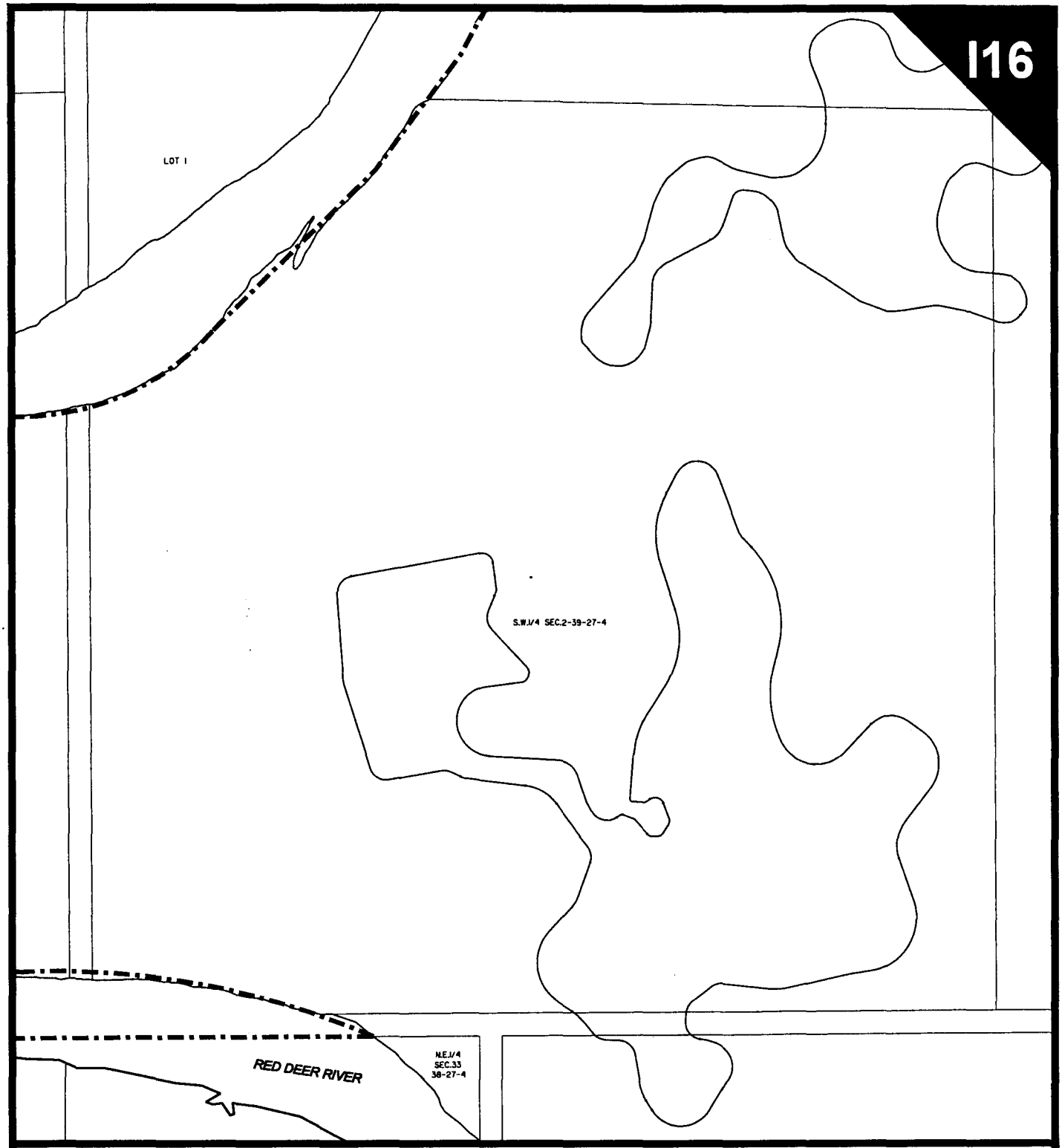


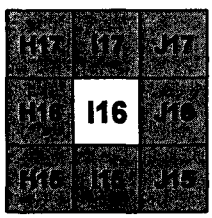
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 02



SW¼ Sec 02
Twp 39 - Rge 27 - W4th

NORTH
Scale 1:5,000

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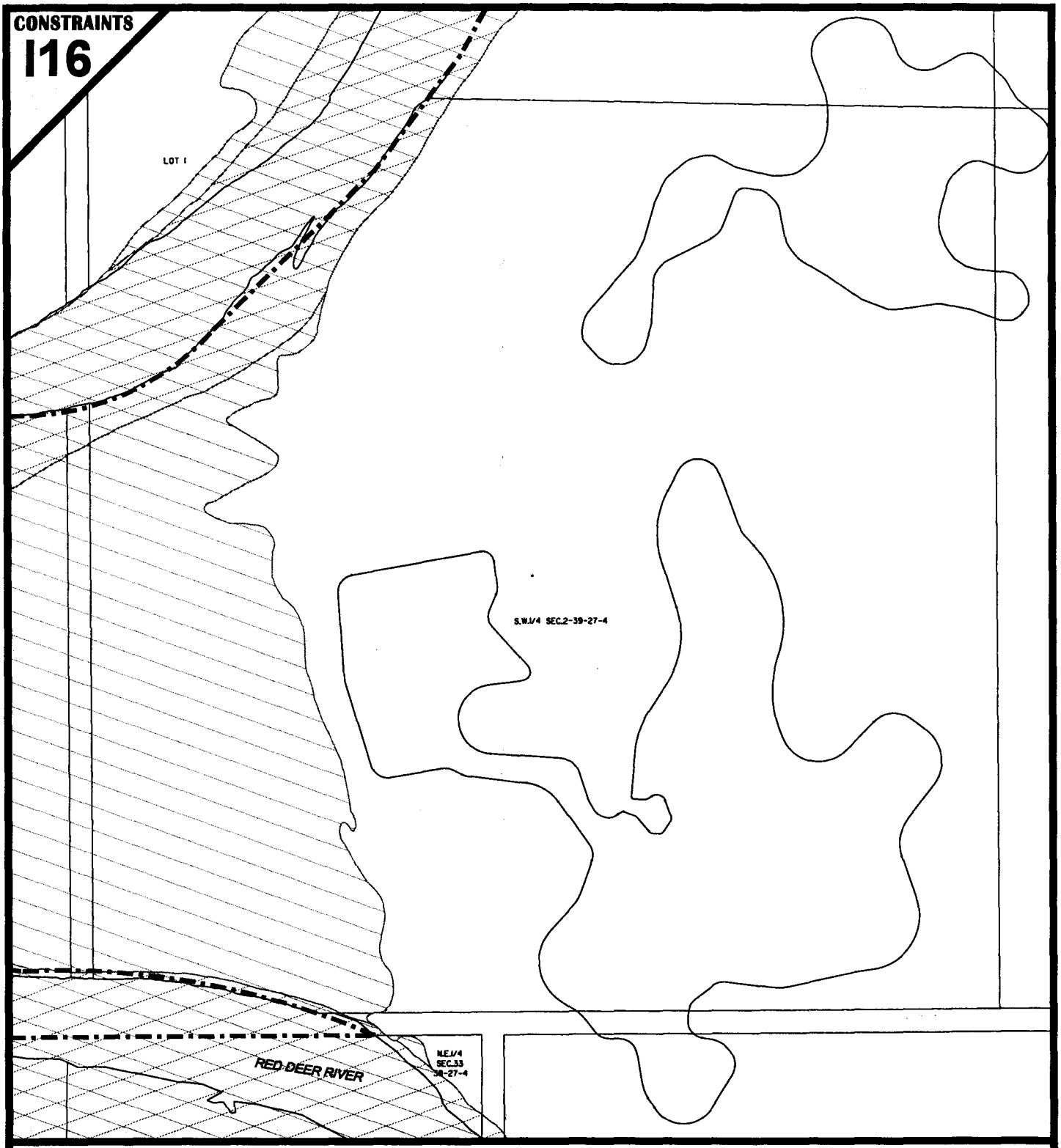

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

H17	I17	J17
H16	I16	J16
H15	I15	J15

SW¼ Sec 02
Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 07, 2004

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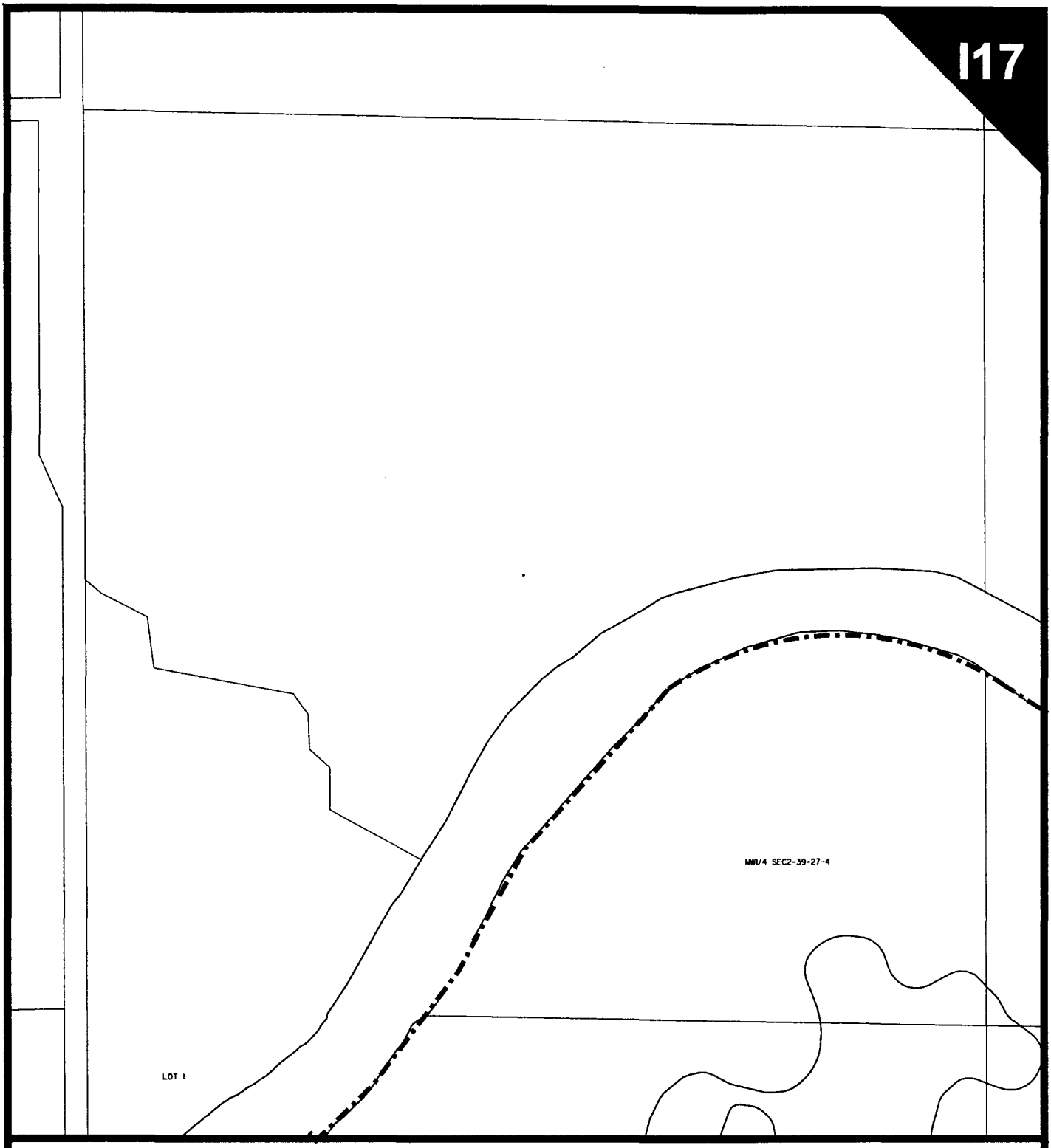
I17



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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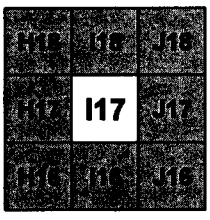
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 02



NW¼ Sec 02
Twp 39 - Rge 27 - W4th

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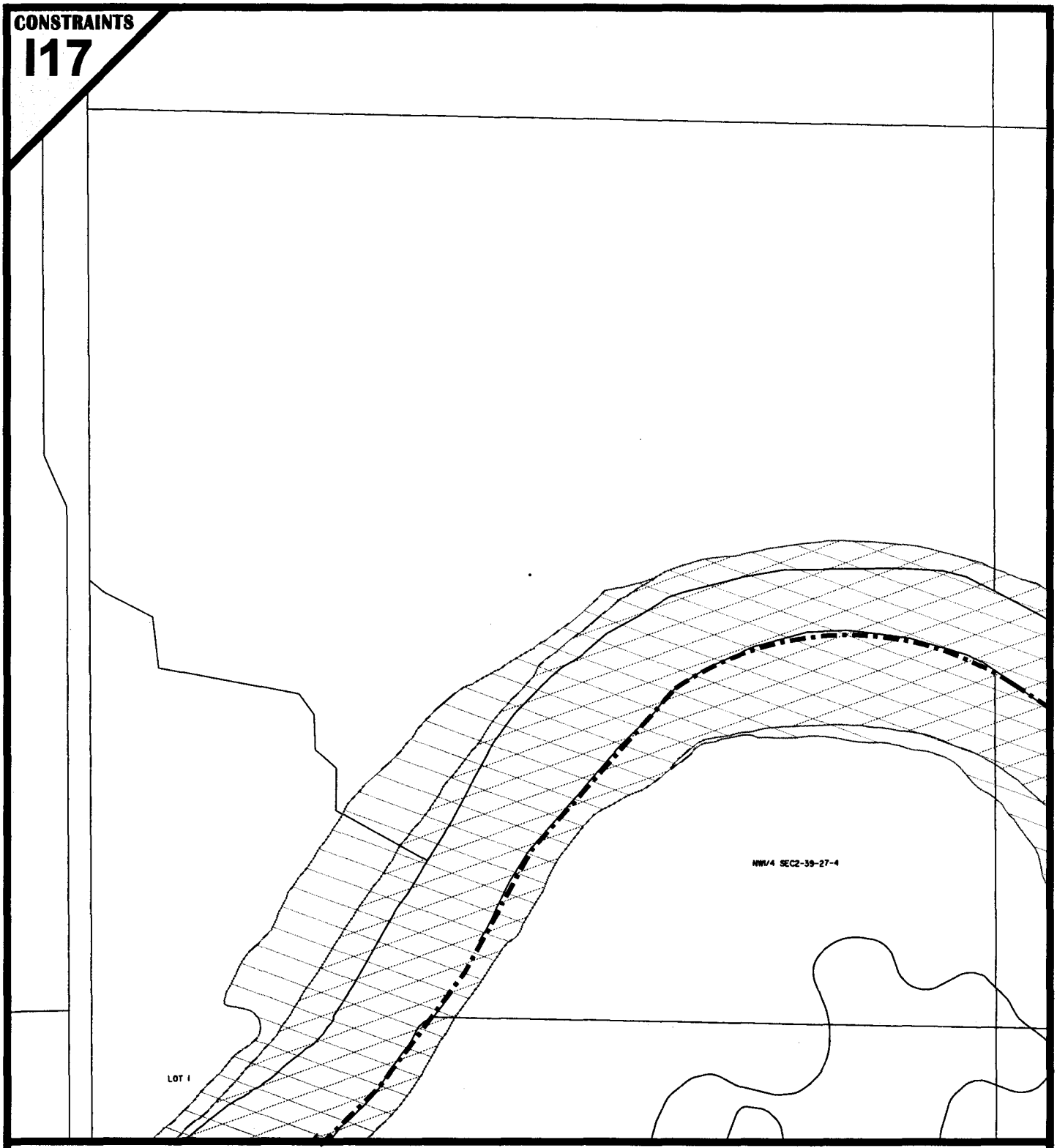
December 07, 2004

CONSTRAINTS

I17



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

H18	I18	J18
H17	**I17**	J17
H16	I16	J16

NW¼ Sec 02
Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

NORTH
Scale 1:5,000

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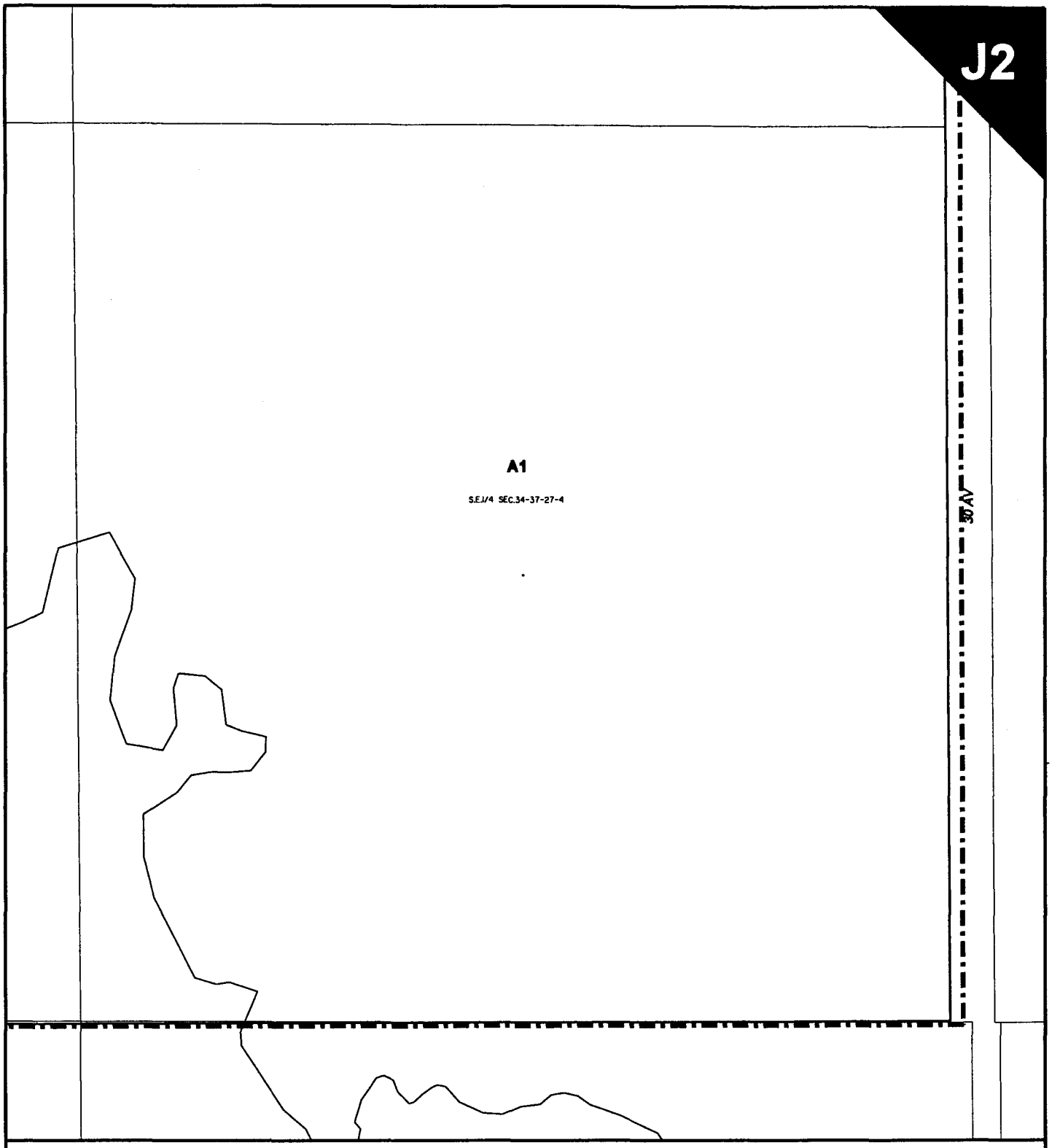


Part Six of the Bylaw outlines the Land Use District Definitions

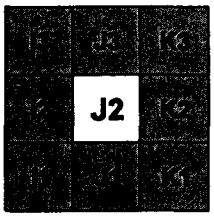
refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 34

3156 / Z-98 *Aug 24, 1998*



NORTH
Scale 1:5,000

SE¼ Sec 34
Twp 37- Rge 27 - W4th

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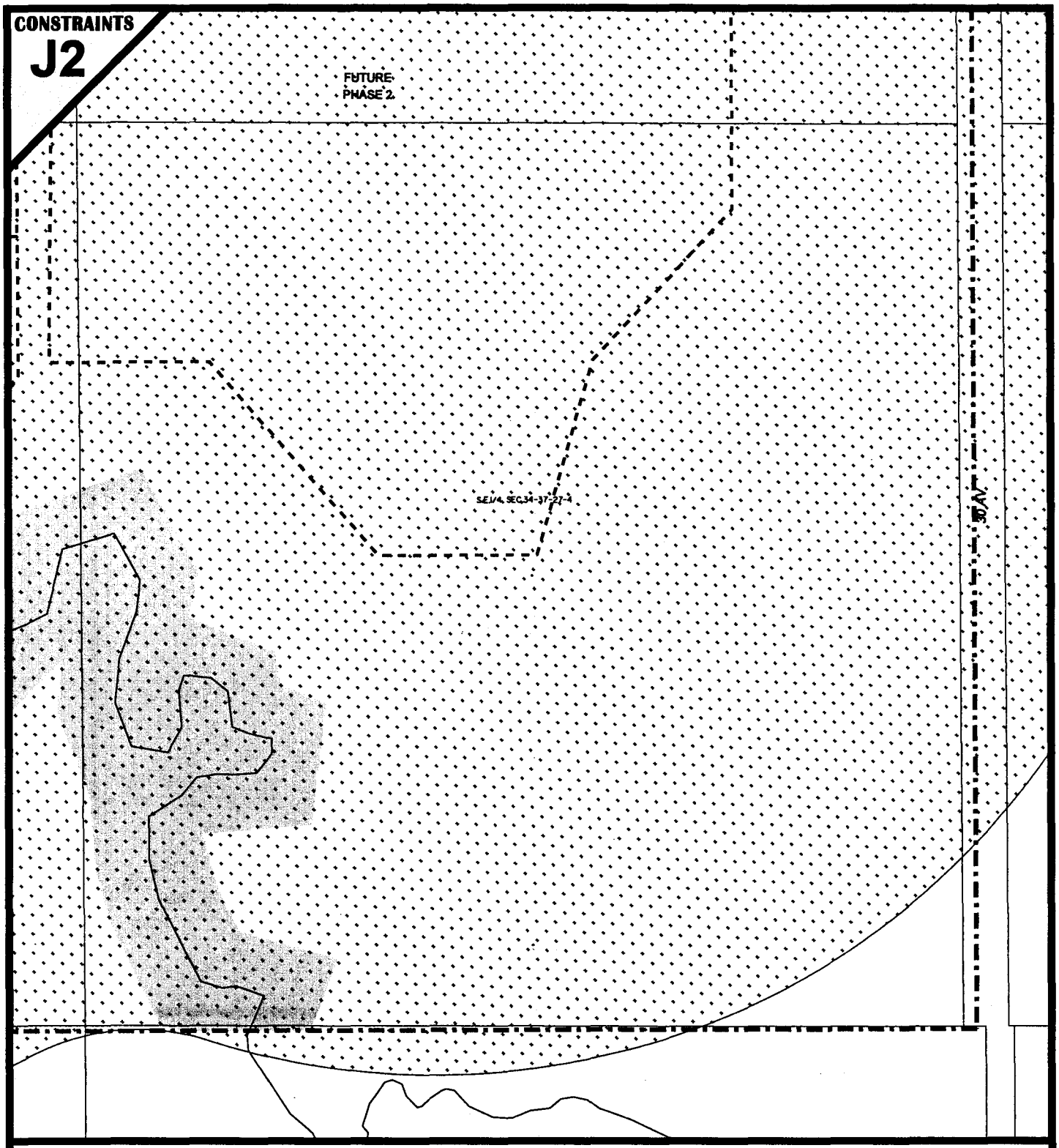

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

I3	J3	K3
I2	J2	K2
I1	J1	K1

SE¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

NORTH
Scale 1:5,000

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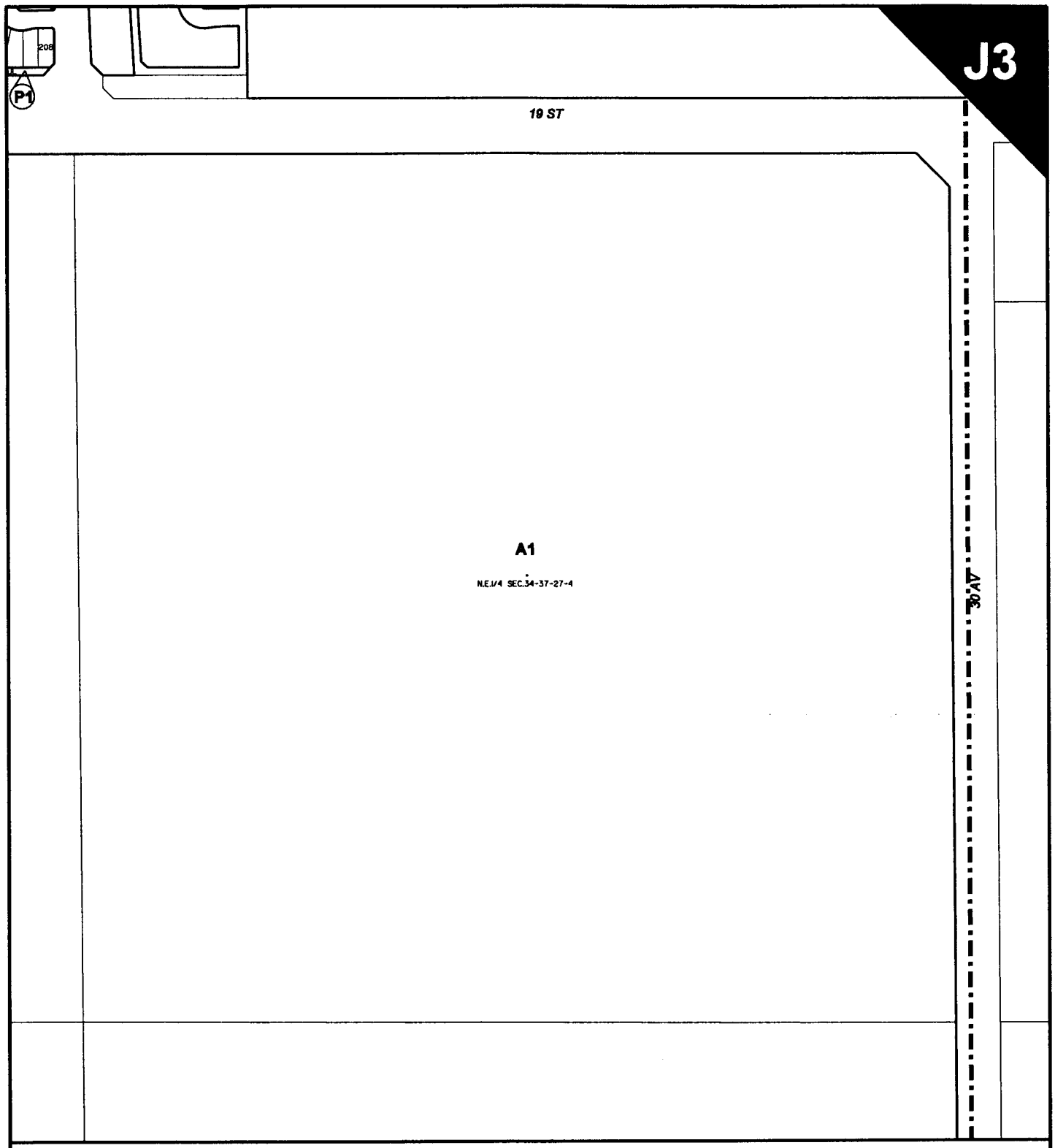

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 34

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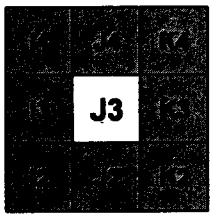

NE¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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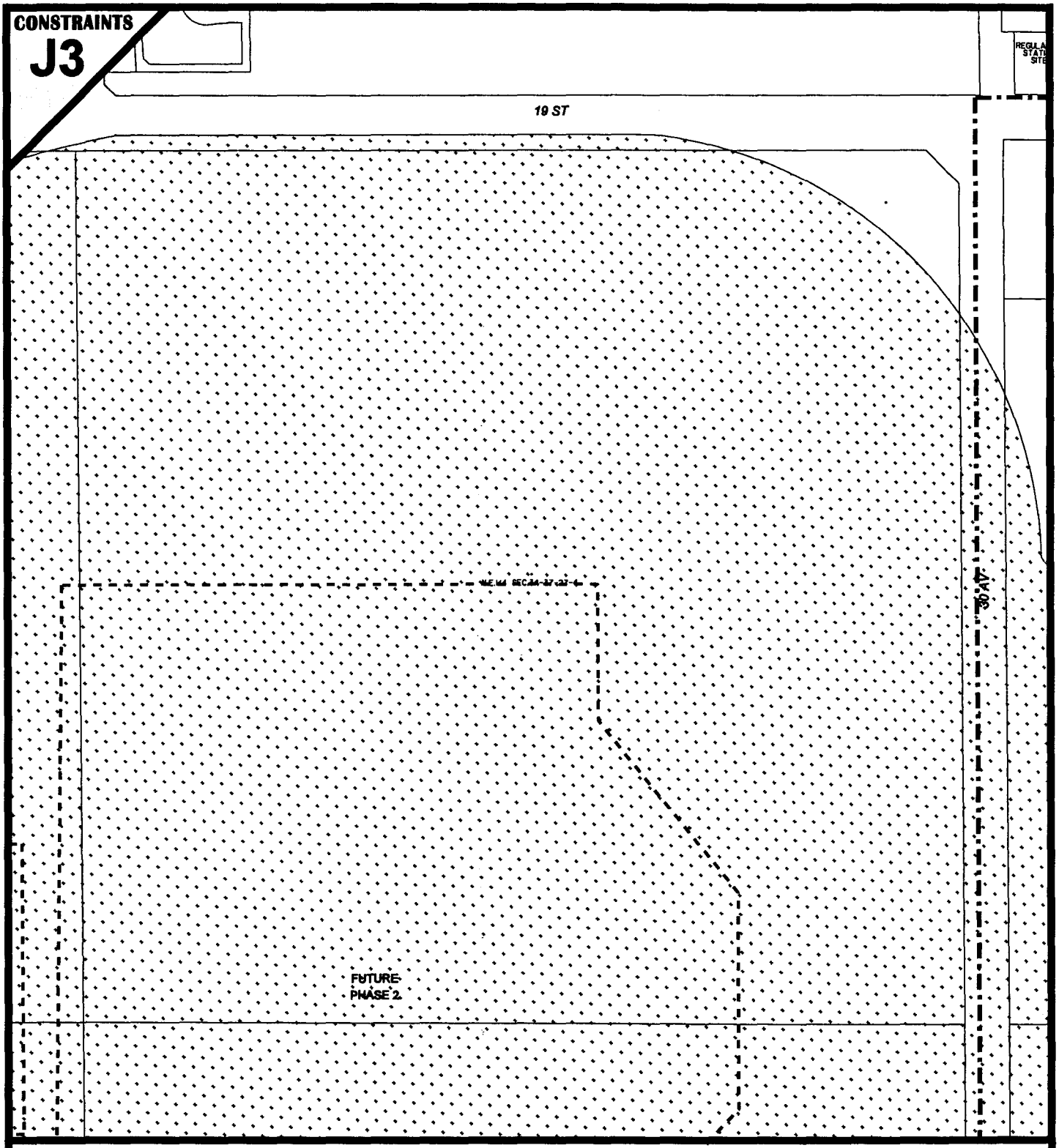

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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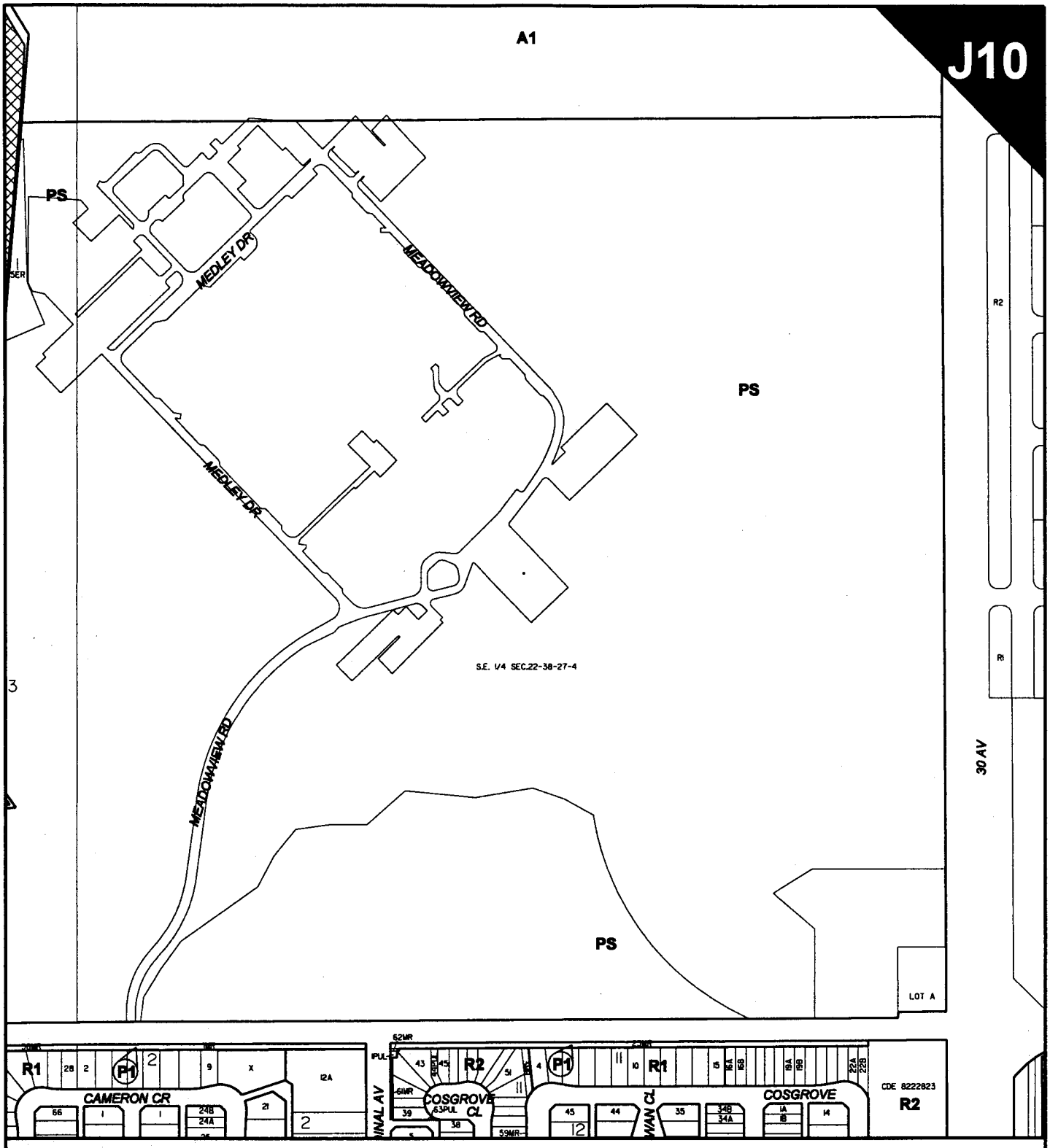
I4	J4	K4
I3	J3	K3
I2	J2	K2

NE¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 22

NORTH
Scale 1:5,000

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see reverse for additional constraints

J10

SE¼ Sec 22
Twp 38- Rge 27 - W4th

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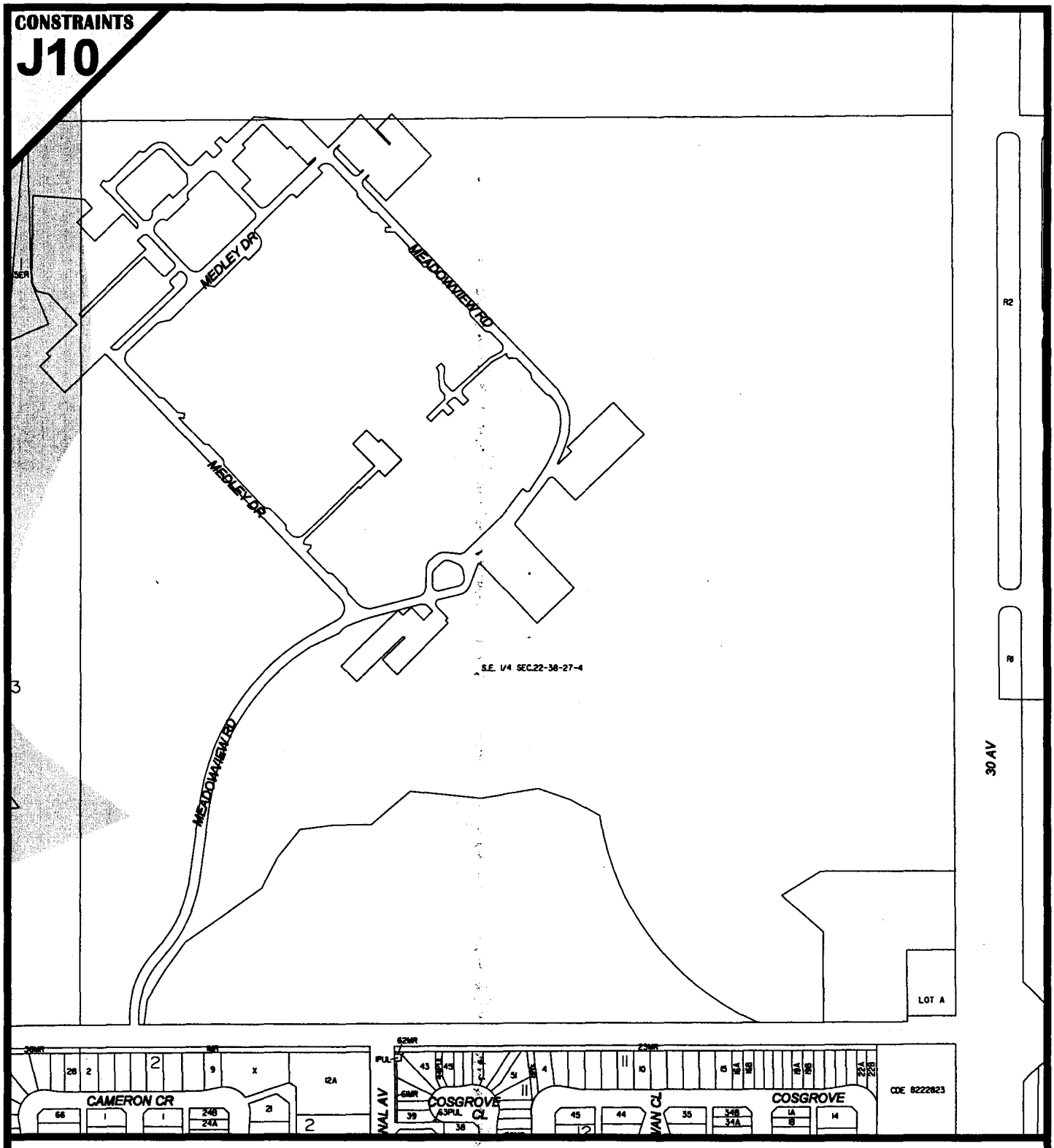
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

I11	J11	K11
I10	J10	K10
I9	J9	K9

SE¼ Sec 22
Twp 38 - Rge 27 - W4th

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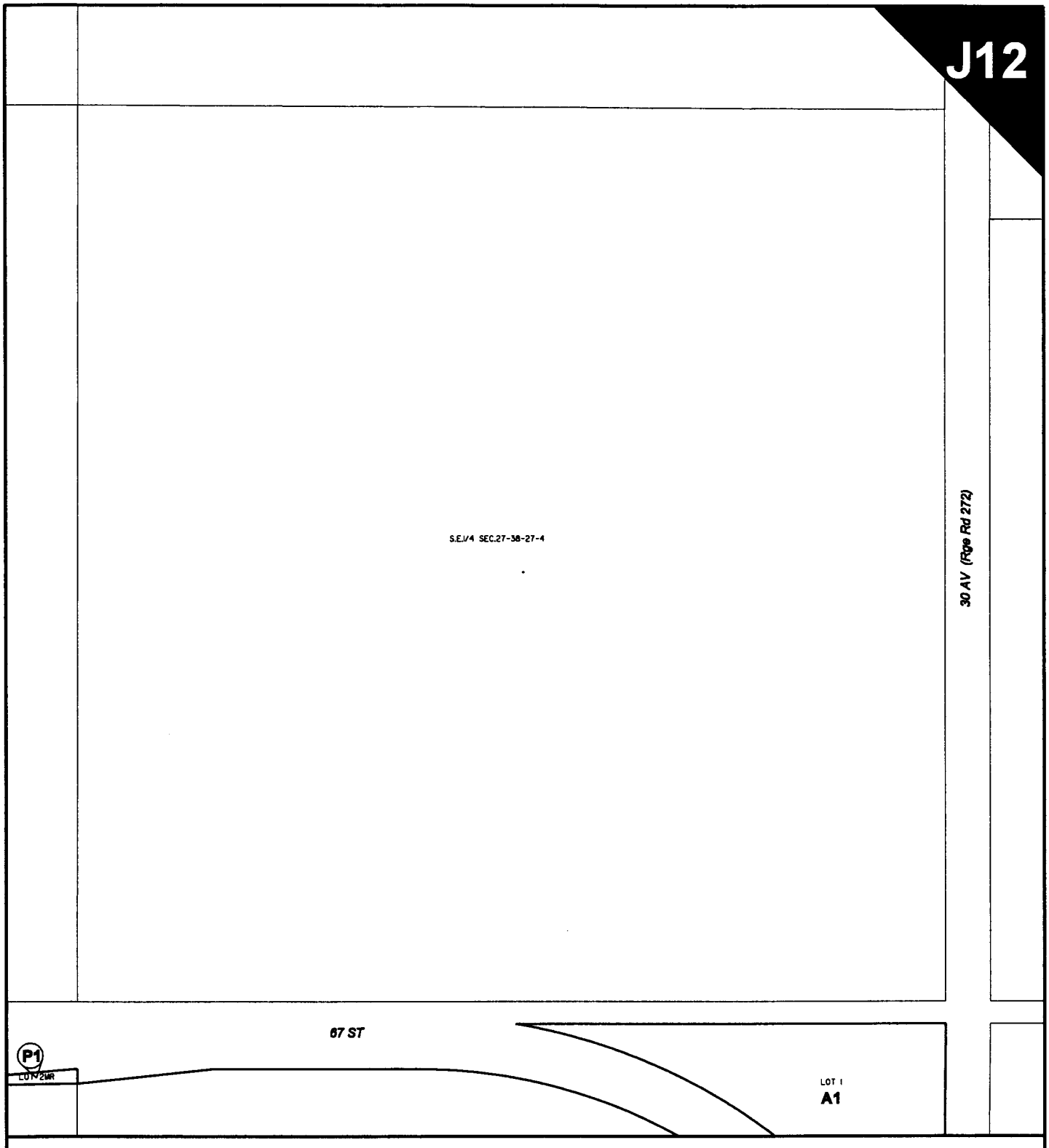

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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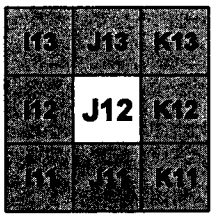
The City of Red Deer

Land Use Bylaw 3156/96

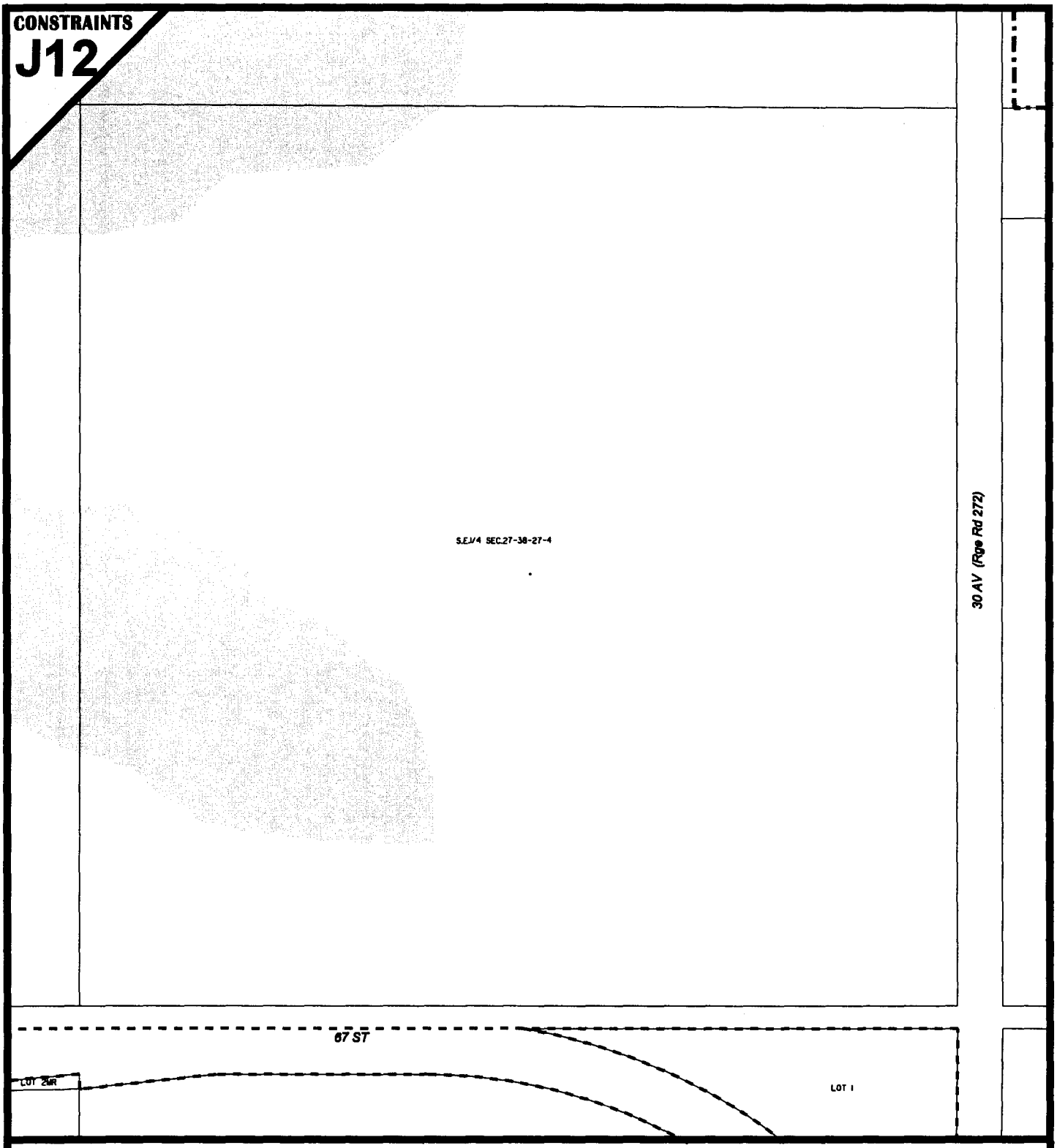
Amendments to SE¼ Sec 27



SE¼ Sec 27
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

I13	J13	K13
I12	J12	K12
I11	J11	K11

NORTH
Scale 1:5,000

SE¼ Sec 27
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 07, 2004

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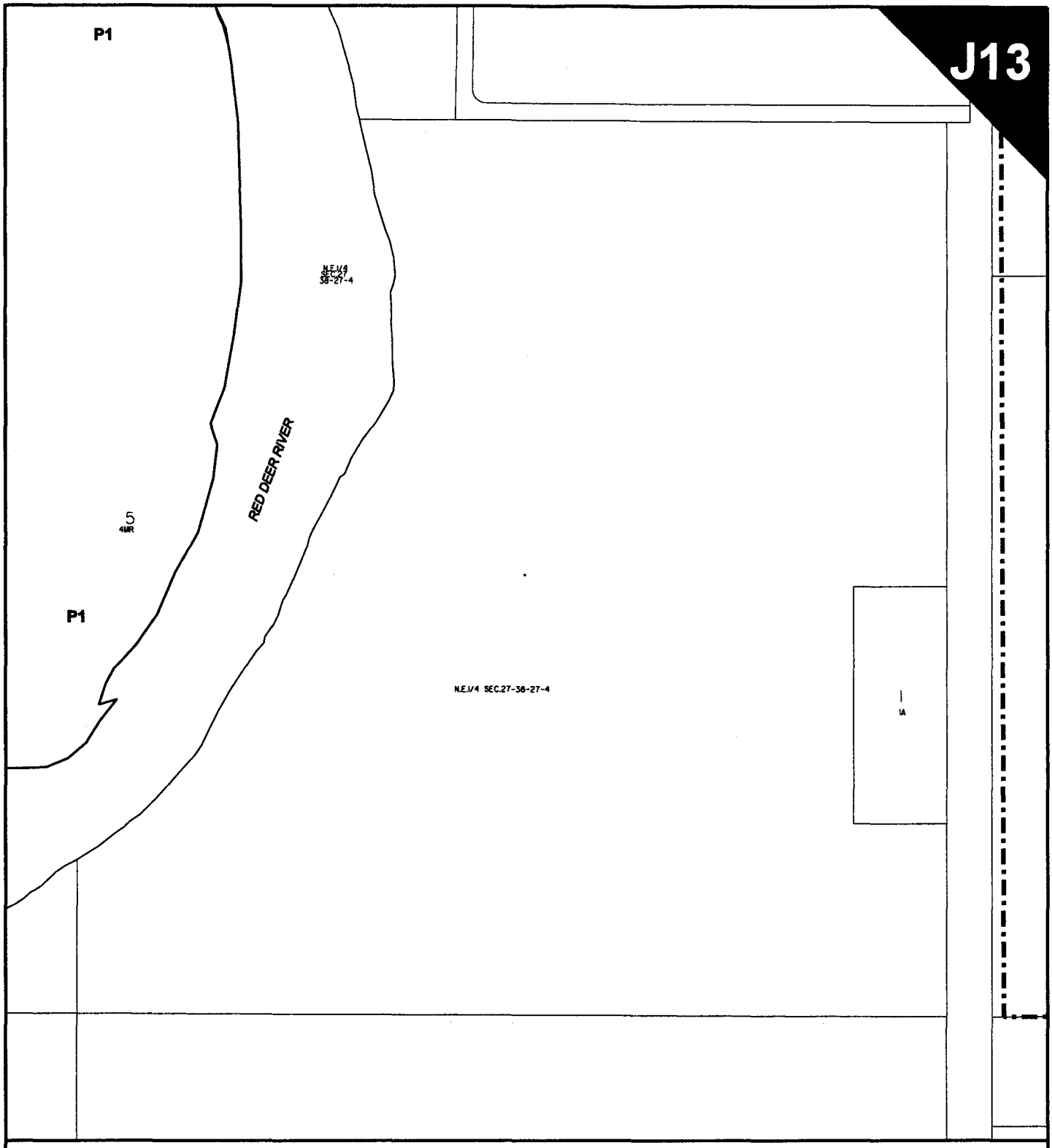

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Land Use Bylaw 3156/96

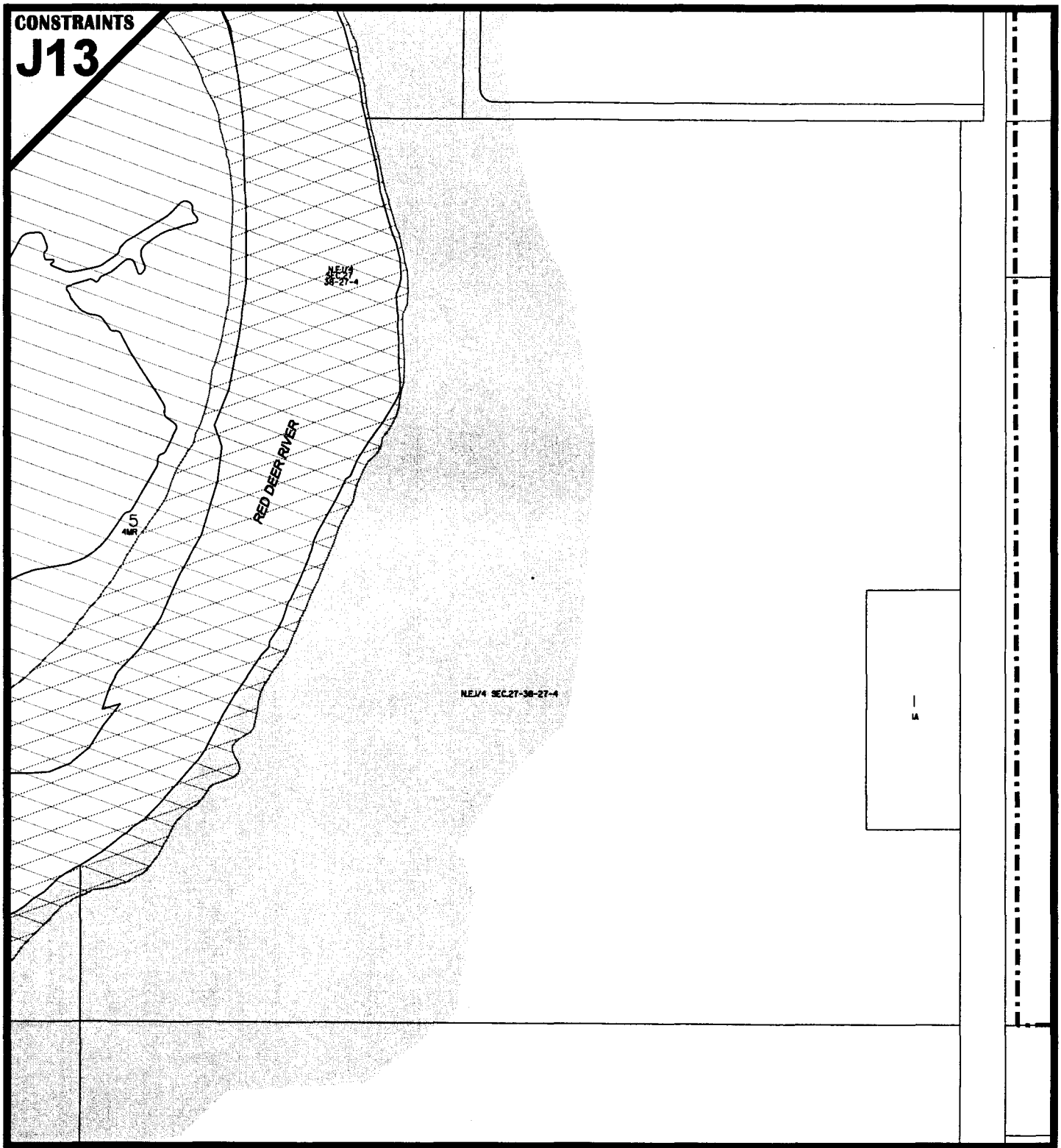
Amendments to NE¼ Sec 27

J14	J14	K14
J13	J13	K13
J12	J12	K12

NE¼ Sec 27
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

I14	J14	K14
I13	J13	K13
I12	J12	K12

NORTH
Scale 1:5,000

NE¼ Sec 27
Twp 38 - Rge 27 - W4th

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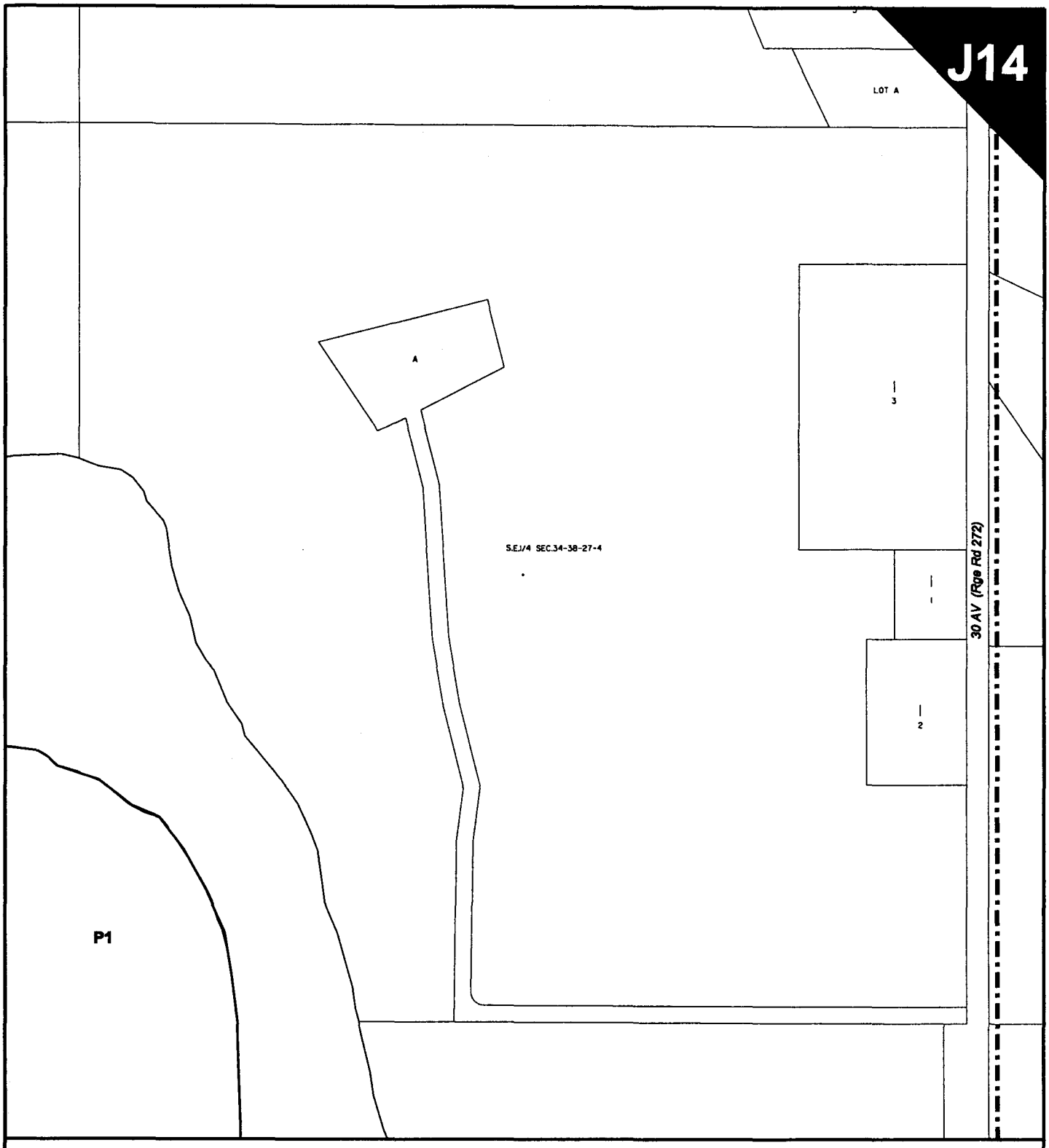

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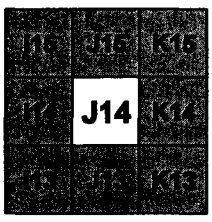
Land Use Bylaw 3156/96

Amendments to SE¼ Sec 34

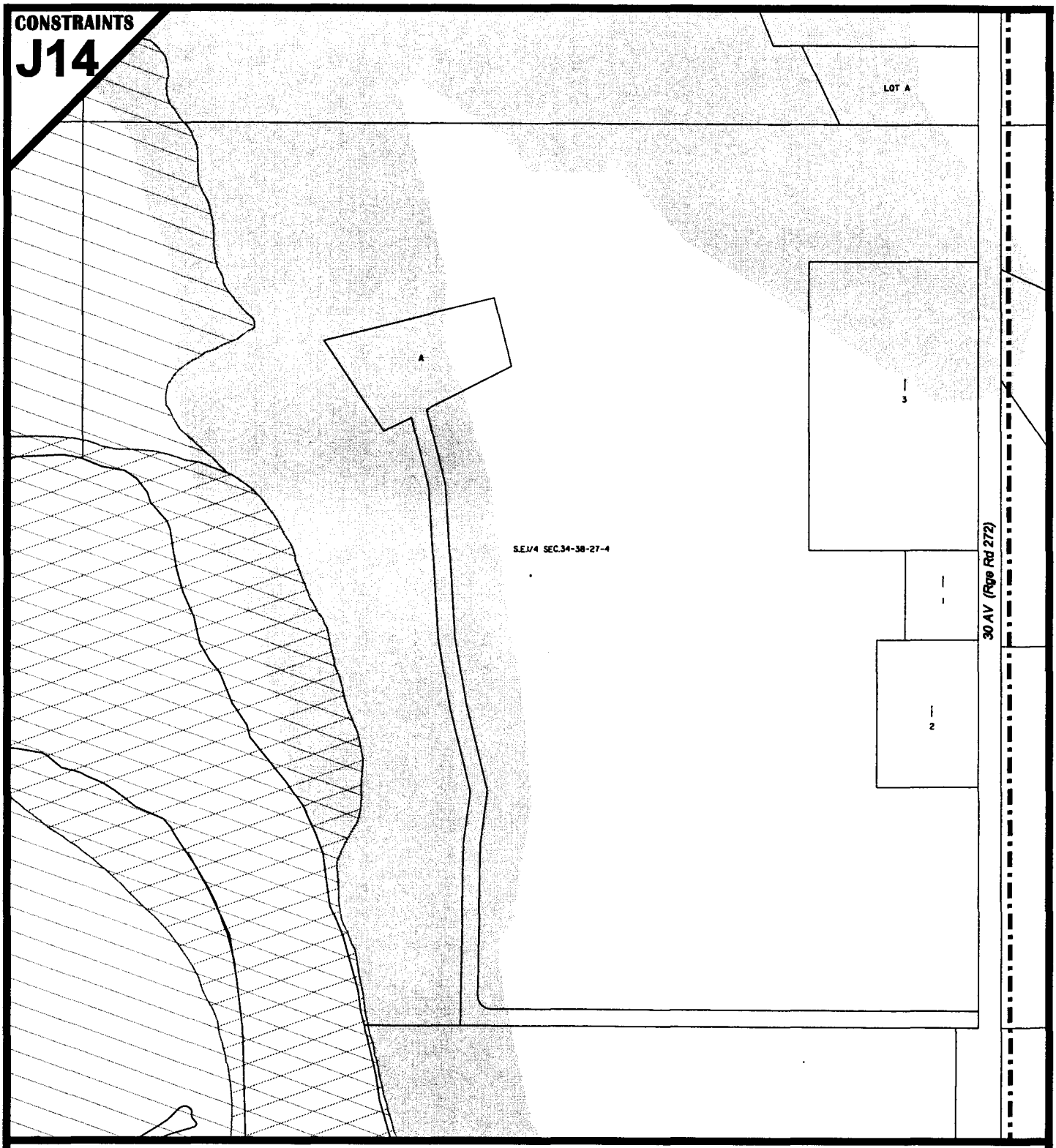


SE¼ Sec 34

Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

I15	J15	K15
I14	J14	K14
I13	J13	K13

SE¼ Sec 34
Twp 38 - Rge 27 - W4th

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December 07, 2004

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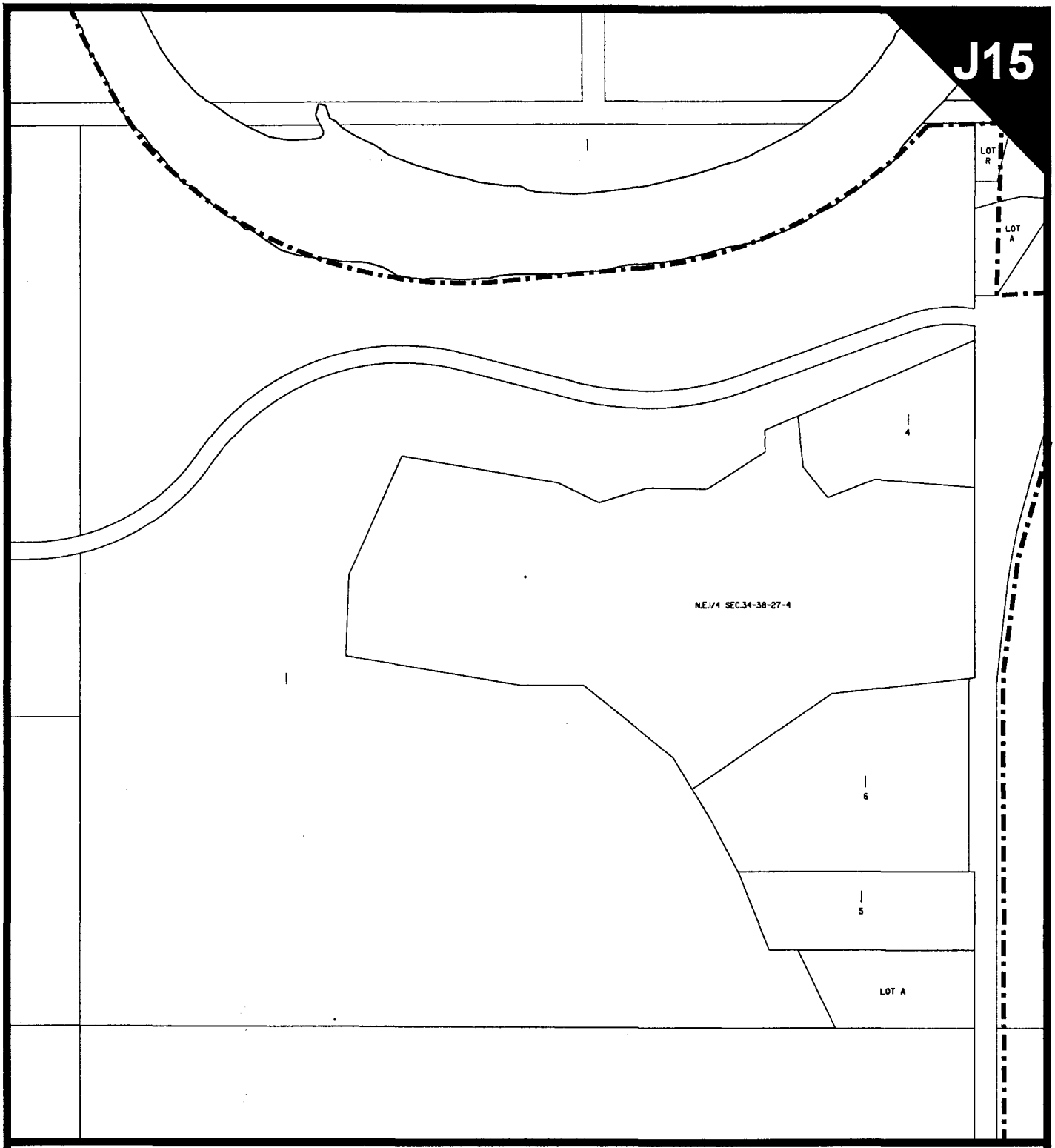

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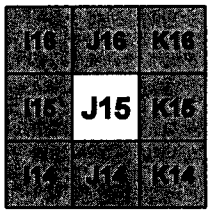
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 34



NE¼ Sec 34
Twp 38 - Rge 27 - W4th

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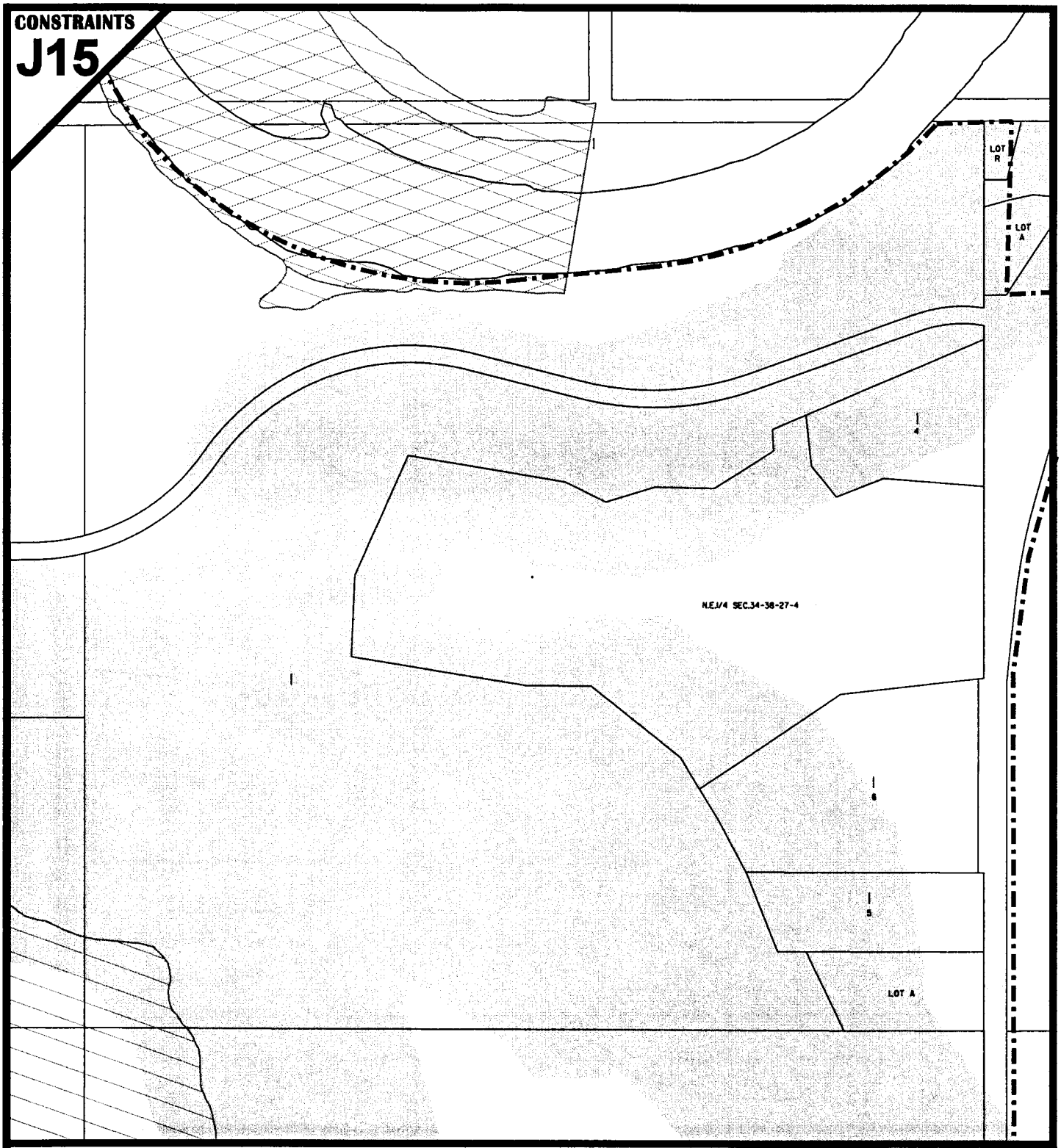

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

I16	J16	K16
I15	J15	K15
I14	J14	K14

NE¼ Sec 34
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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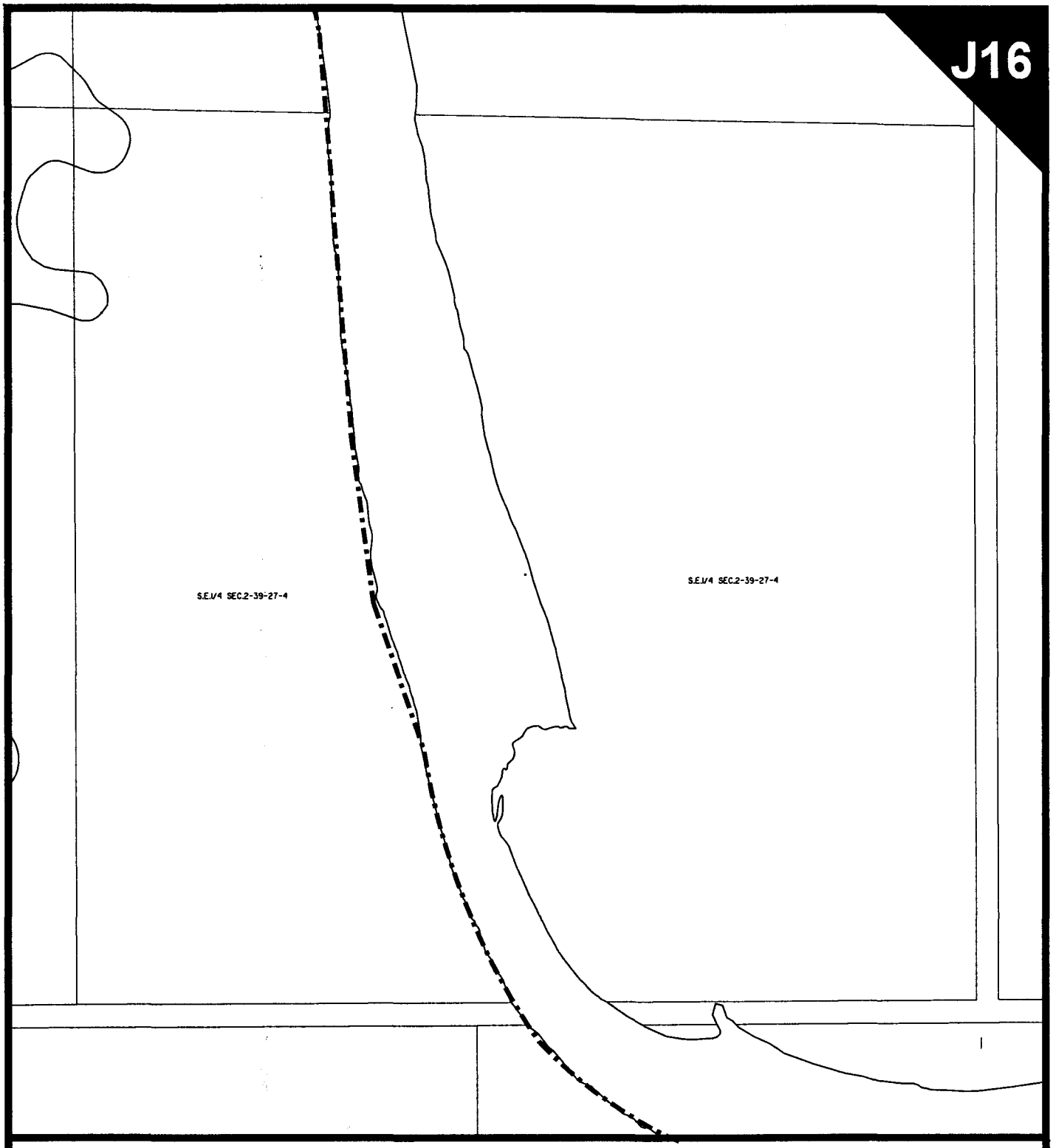

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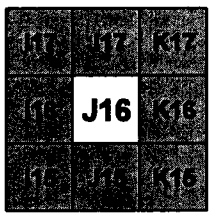
Land Use Bylaw 3156/96

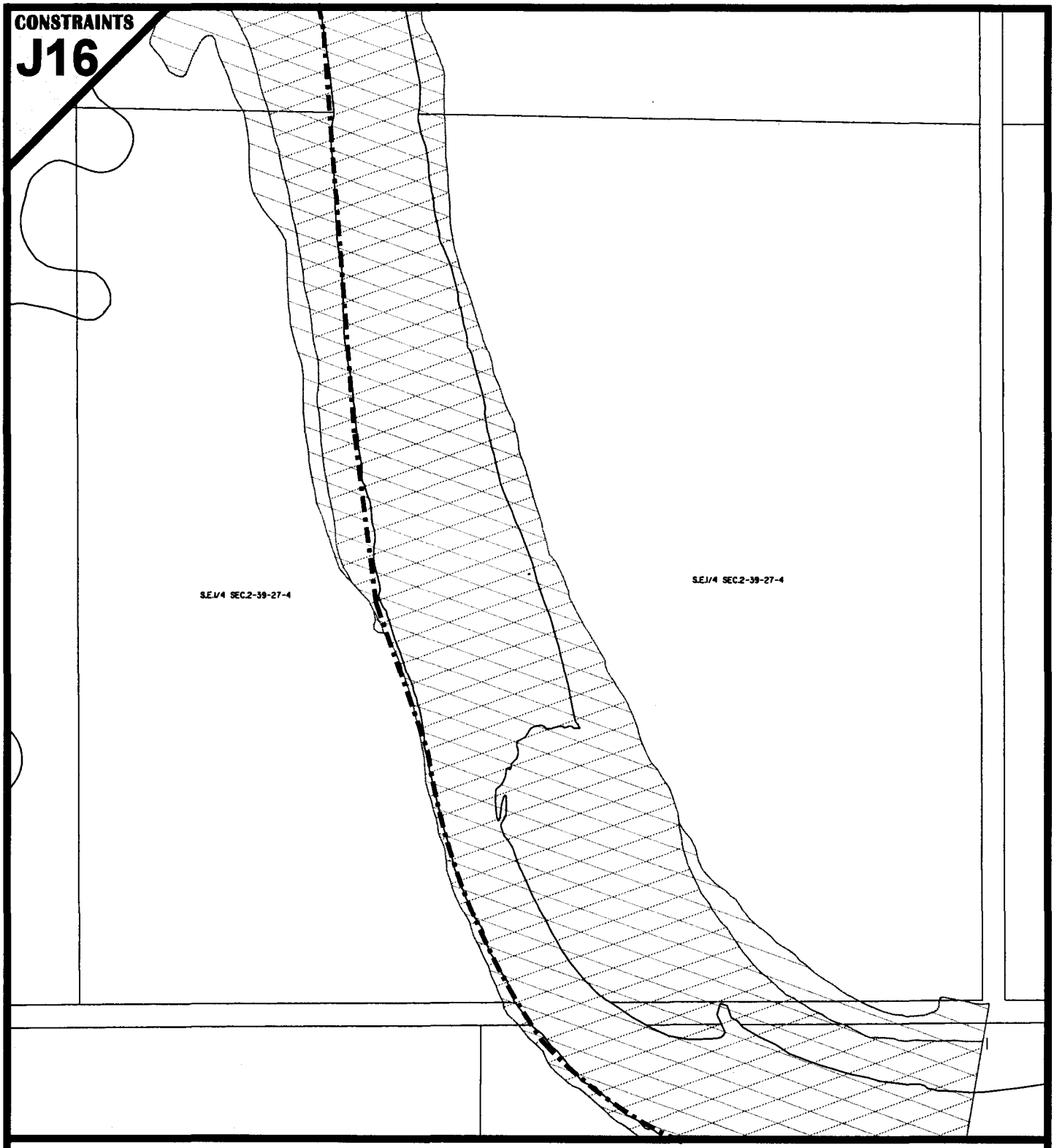
Amendments to SE¼ Sec 02



SE¼ Sec 02
Twp 39 - Rge 27 - W4th

see reverse for additional constraints

printed on
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

I17	J17	K17
I16	J16	K16
I15	J15	K15

NORTH
Scale 1:5,000

SE¼ Sec 02
Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

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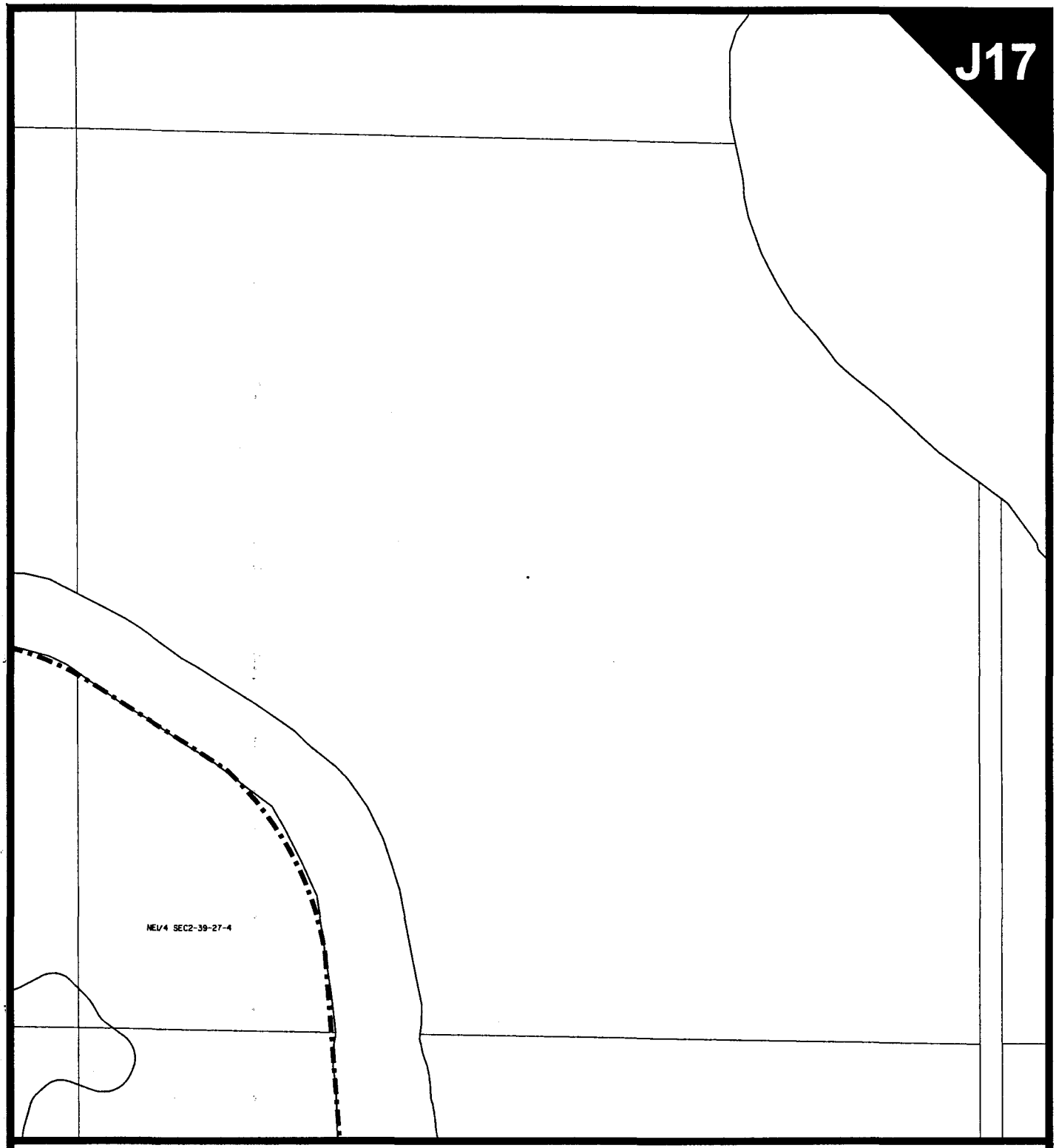

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 02

I18	J18	K18
I17	J17	K17
I16	J16	K16

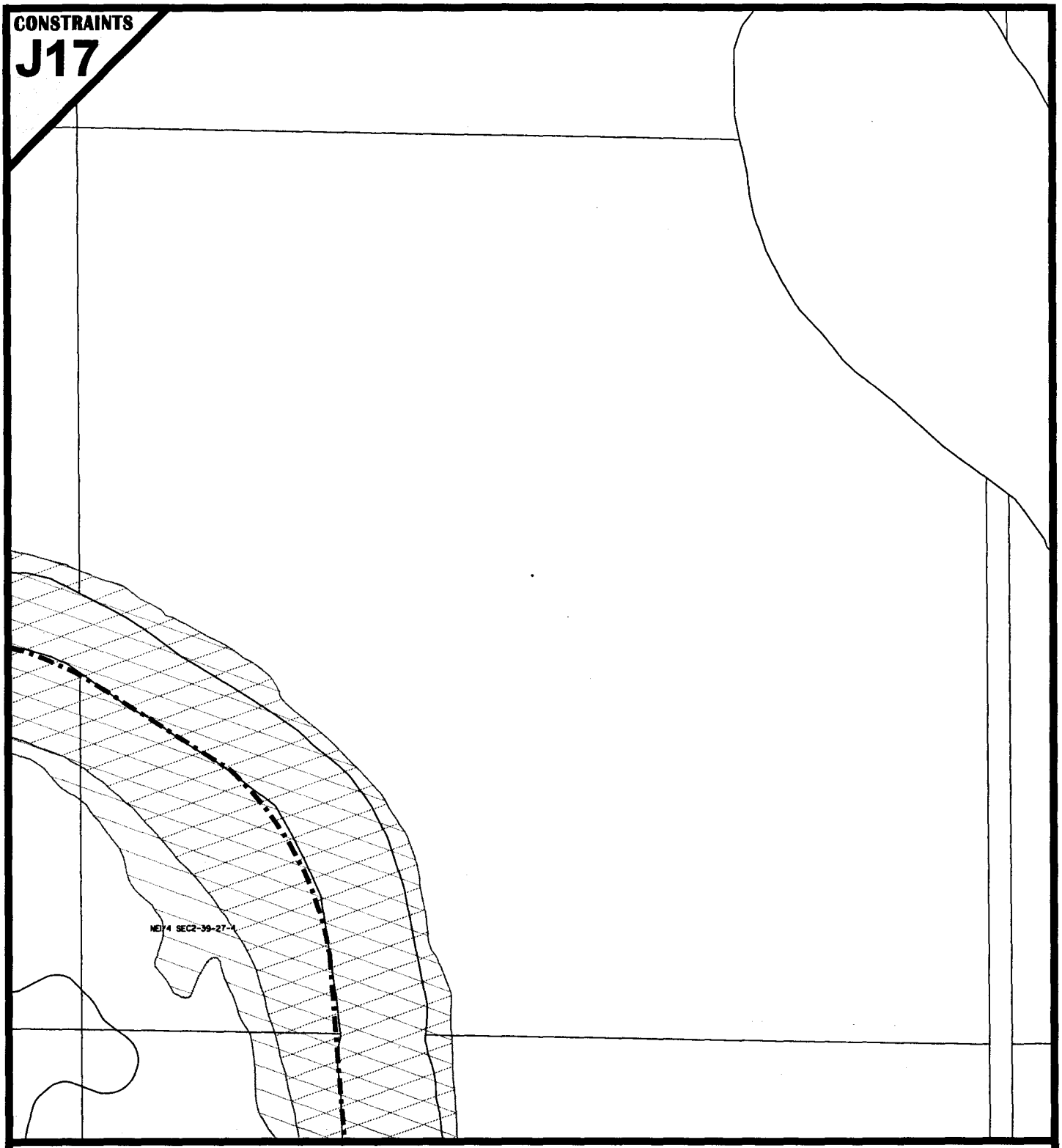
NE¼ Sec 02

Twp 39 - Rge 27 - W4th

printed on December 07, 2004

CONSTRAINTS

J17



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

I18	J18	K18
I17	J17	K17
I16	J16	K16

NE¼ Sec 02
Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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NORTH
Scale 1:5,000

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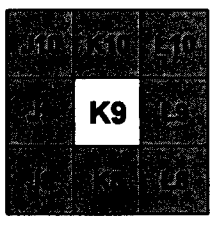
The City of Red Deer

Land Use Bylaw 3156/96

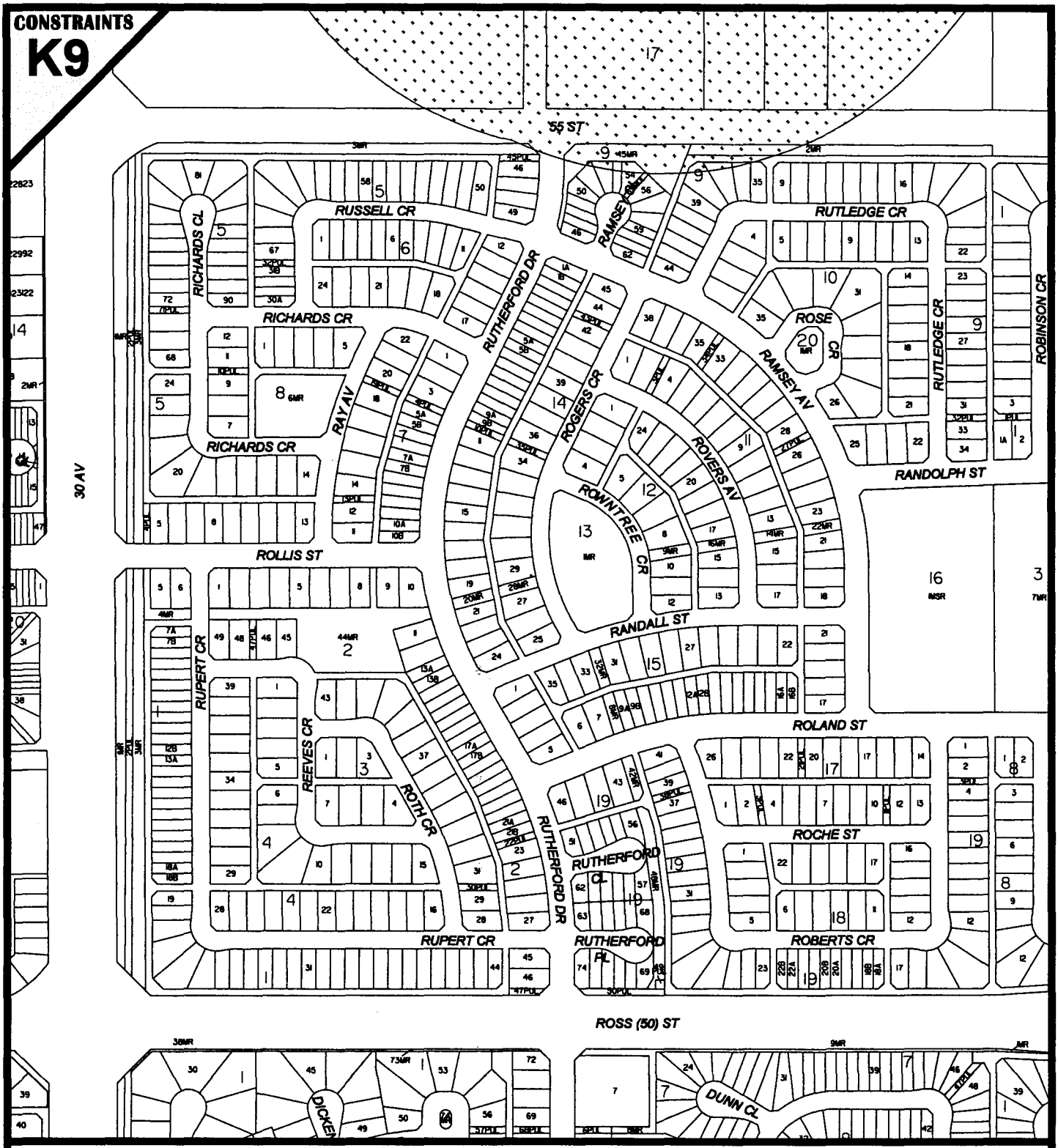
Amendments to NW¼ Sec 14

3156 / V-2001 July 16, 2001



NW¼ Sec 14
Twp 38- Rge 27 - W4th

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

J10	K10	L10
J9	K9	L9
J8	K8	L8

NW¼ Sec 14
Twp 38 - Rge 27 - W4th

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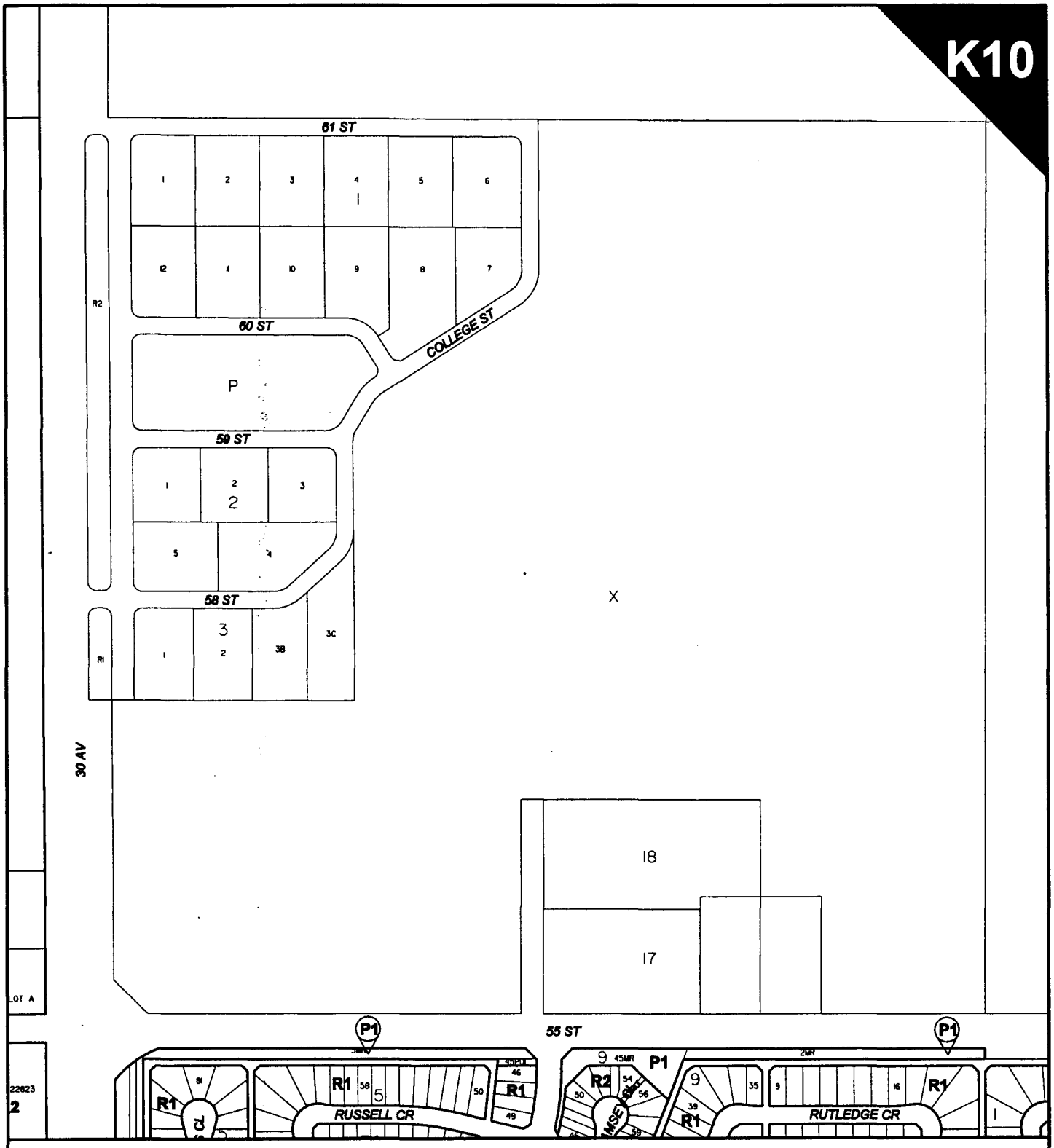

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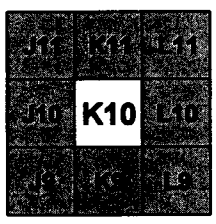
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 23



SW¼ Sec 23
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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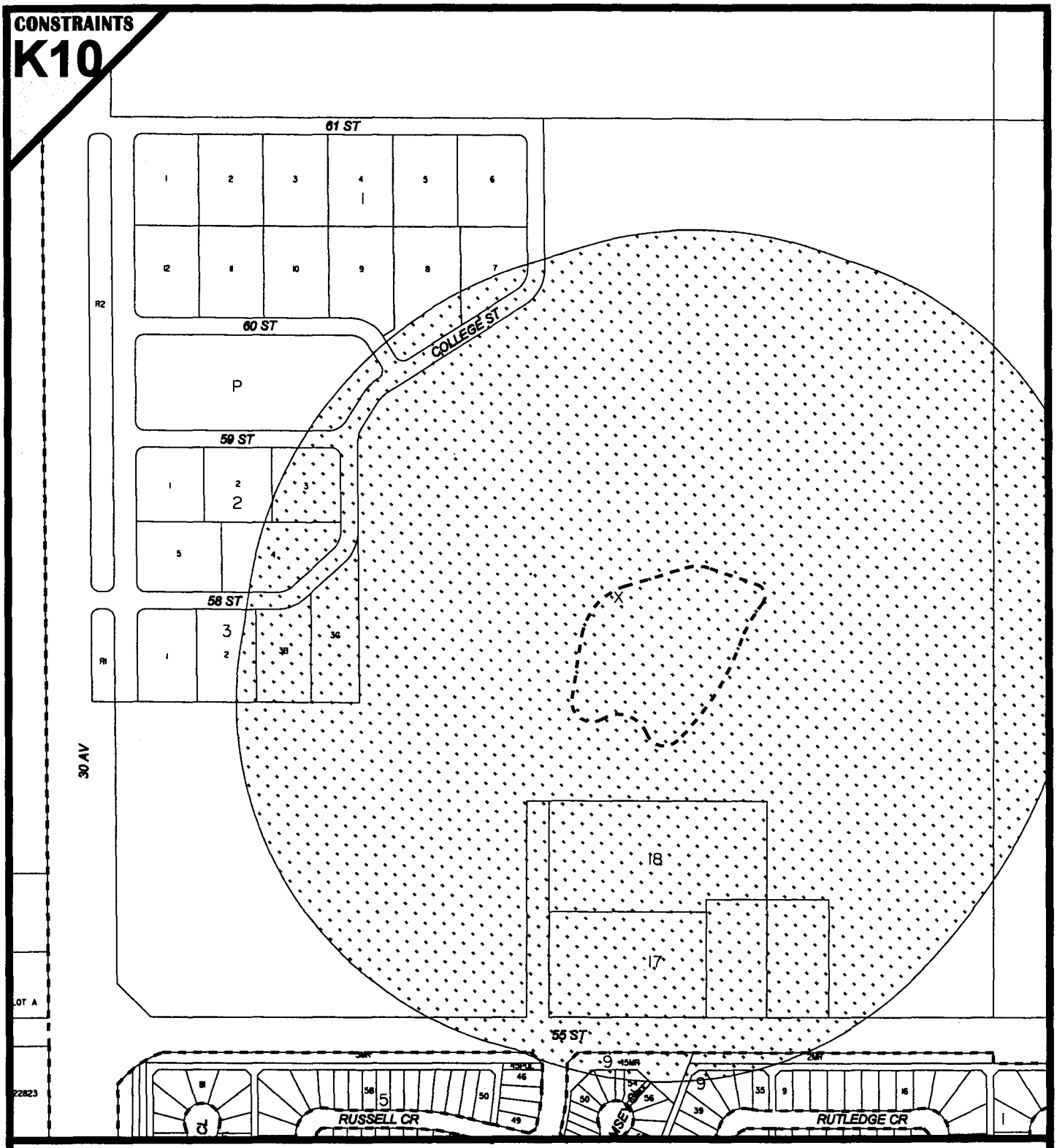

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

J11	K11	L11
J10	K10	L10
J9	K9	L9

SW¼ Sec 23
Twp 38 - Rge 27 - W4th

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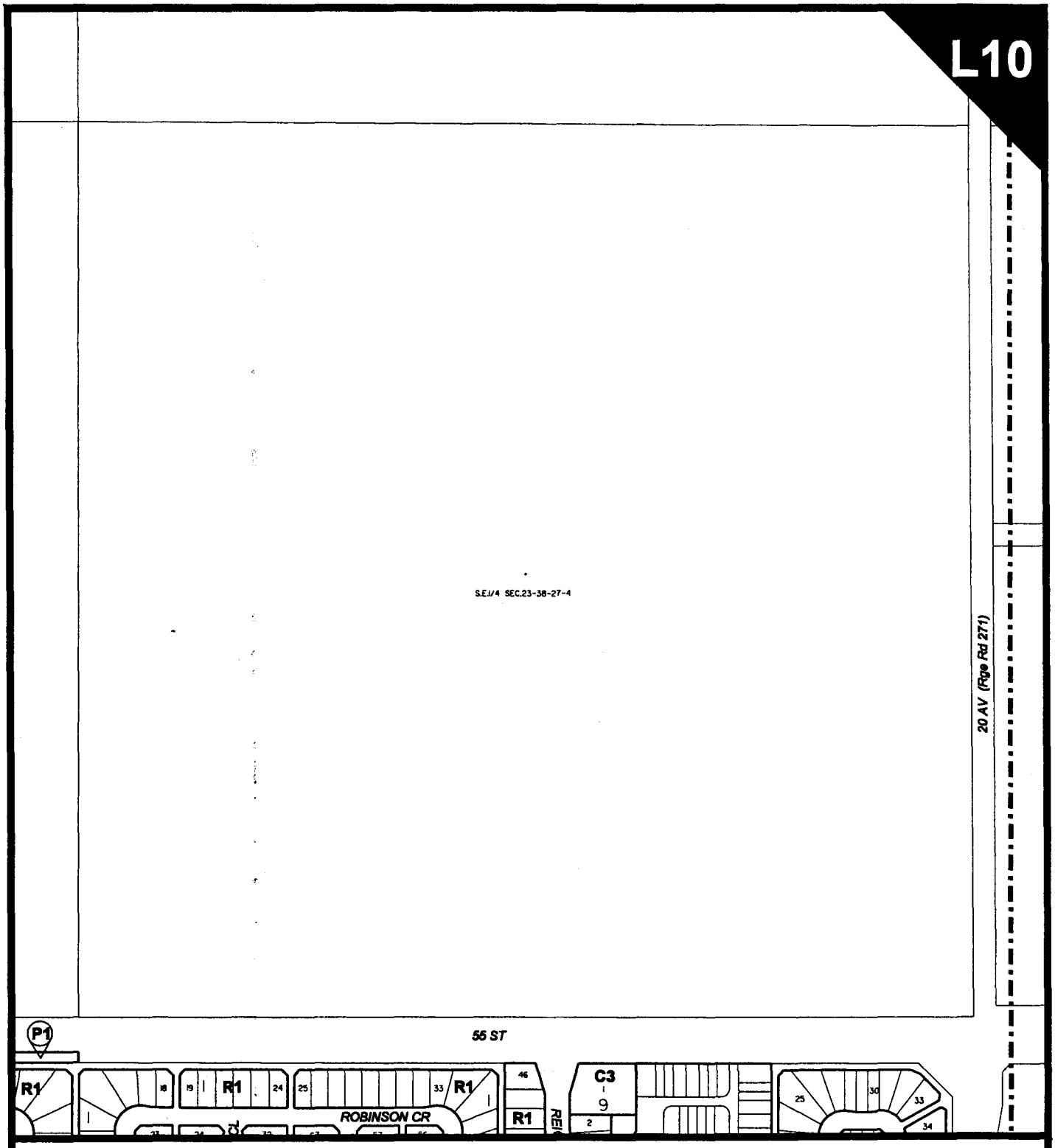

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Scale 1:5,000

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Land Use Bylaw 3156/96

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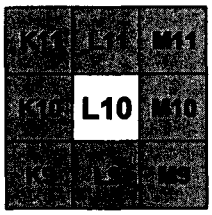

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Twp 38 - Rge 27 - W4th

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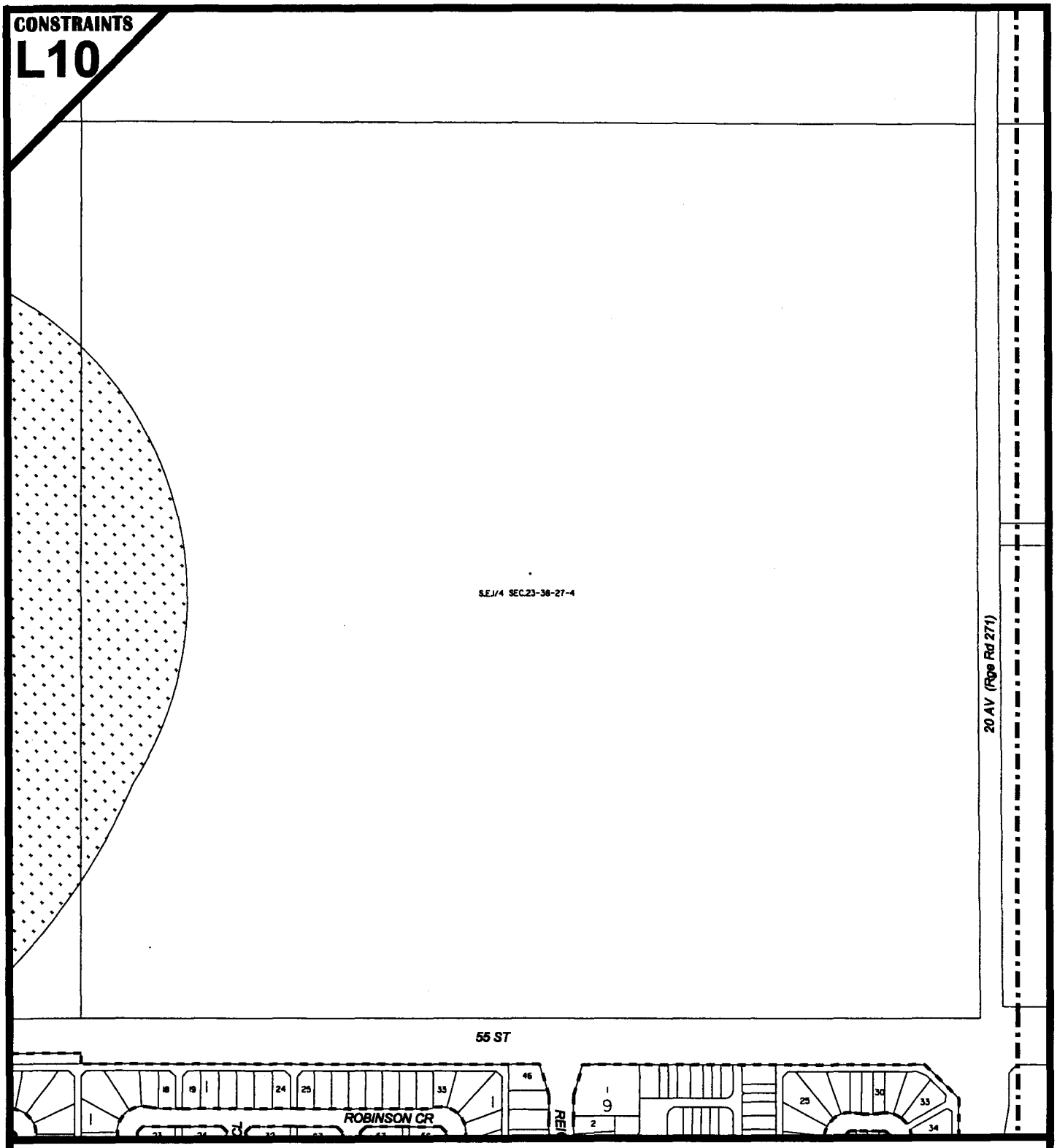

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

K11	L11	M11
K10	L10	M10
K9	L9	M9

SE¼ Sec 23
Twp 38 - Rge 27 - W4th

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THE CITY OF
Red Deer

DATE: **January 11, 2005**

TO: **Kelly Kloss**
Legislative and Administrative Manager

FROM: **Russ Pye**
Inspections Supervisor
Inspections and Licensing Department

RE: **Review of Permit Fee Bylaw 3149/95**

As part of a continued effort to provide fair and equitable services to the citizens of Red Deer a review of the Permit Fee Bylaw was initiated in 2004 as approved by City Council. The review was conducted by Acton Consulting Ltd. and was designed to determine if the current inspection and building permit fees are valid and reflect the costs involved in providing the appropriate levels of service. The current fee schedule has been in place for the past seven years, while the types and levels of services provided have continued to evolve.

The review included a comparison of our present fees and costs, survey of individual permit holders both owner and contractor, surveys of other municipalities, and input from two major stakeholders.

- The comparison of our fees and costs included a detailed review of both revenue and all direct and administrative costs. The results support the recommendations outlined in the final report.

- Surveys were sent to approximately 100 permit holders representing a cross section of owners and contractors. The contractor surveys included large and small contractors in all disciplines, representing both residential and commercial sectors. Responses were limited with no negative comments received.

- Other municipalities were surveyed to determine if the proposed fees would be comparable to other jurisdictions. As outlined in the final report, if the recommendations are accepted, the City of Red Deer permit fees will generally fall in the mid range of fees charged by the municipalities surveyed.

- The Central Alberta Home Builders Association and the Red Deer Construction Association combined represent a large number of residential and commercial contractors. Responses to the recommendations from both of these associations has been positive.

The recommendations included in the report, if implemented, will have a minimal impact on the construction industry while ensuring that an acceptable level of service can be provided.

Acton Consulting will be presenting their final report to Council on 2005/01/17.

Recommendation
The Inspections & Licensing Department agree with the findings of this review and recommend that council adopt the revised Bylaw #3149/A-2005 which incorporates the recommendations presented by Acton Consulting.

A copy of the revised bylaw is attached.

Russ Pye

Executive Summary

As part of a continued effort to provide fair and equitable services to their citizens, The City of Red Deer hired Acton Consulting to conduct a review of their Permit Fee Bylaw to determine if the current inspection and building permit fees are valid and reflect the costs involved in providing the appropriate levels of service. The current fee schedule has been in place for the past seven years, while the types and levels of services provided have continued to evolve.

The impetus for the review can be partially traced back to the desire of governments of all levels to be able to demonstrate the relationship of "fees" they charge to the cost of services they provide. As a process review, work included a best/leading practice survey of representative Albertan municipalities, a scan of trends around permit fees setting and resultant bylaws, and a set of fee determination alternatives that are viable in the Red Deer context.

The review of the inspection and building permit fees included a number of surveys and benchmarking exercises, which targeted a number of representative communities in Alberta. These findings were combined with a detailed process costing exercise conducted by the Inspections and Licensing group to develop a series of process improvement and fee rate recommendations.

Acton Consulting has made the following recommendations regarding changes to the City of Red Deer's Permit Fee Bylaw (#3149/95):

1) **That the City of Red Deer change to a per square foot methodology to determine their New Residential Building Permit fees. This would incorporate the following fees:**
    a. **$0.45 per square foot fee for the main floor;**
    b. **$0.30 per square foot fee for additional above grade levels;**
    c. **$0.15 per square foot fee for basement development;**
    d. **$0.12 per square foot fee for garages and carports; and**
    e. **$0.45 per square foot fee for apartments, townhouses and row housing.**
2) **That the Commercial Building Permit fees are increased to a rate of $6.00 for each $1,000.00 or part thereof of construction cost to reflect increases in costs related to the service.**
3) **That the minimum fees for plumbing, gas, heating and electrical inspections should be raised to $50 to reflect increases in costs related to the service.**
4) **That the minimum fee for Building Permits be increased to $60 to reflect increases in costs related to the service.**

5) **That the minimum fee for Occupancy Permits be increased to $60 to reflect increases in costs relating to the service.**

6) **That the fee for requested additional commercial electrical inspections be raised to $50.00 to reflect increases in costs related to the service.**

7) **That the penalty for:**

   a. **Work commencing without first obtaining the required permit(s) have a minimum charge of $200.00;**

   b. **Occupancy of a residential building without first obtaining the required inspections be charged to the general contractor at a rate of $100.00 for each required inspection that has not been carried out at the time of occupancy; and**

   c. **Occupancy of a non-residential building be charged to the general contractor at a rate of $100.00 per day of occupancy prior to obtaining the required occupancy permit.**

8) **That the City of Red Deer review the 1998 Means Book that is used to determine values for construction.**

9) **That the City of Red Deer incorporates a bi-annual evaluation of their inspection related fees to ensure that they remain relevant, including the use of the included review framework to adjust current fees or set new fees as required.**

The impacts of the above recommendations will ensure that the fees collected under the Permit Fee Bylaw will cover the costs of the services provided and allow the Inspections and Licensing group to cover their direct, indirect and allocation expenditures. Using 2004 budget figures and work loads to compare the current fees to the proposed fees, the City would move from a loss of approximately $64,346 to a net return of approximately $74,590 in 2005.

Acton Consulting would like to thank the Inspections and Licensing Department of the City of Red Deer, the Project Steering Committee, and the participating benchmark communities for their significant assistance in this review.

Proposed Changes to the Bylaw are in Bold Print

BYLAW NO. 3149/A-2005

Being a Bylaw to amend Bylaw No. 3149/95, the Permit Fee Bylaw of The City of Red Deer.

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

Bylaw 3149/95 is hereby amended as follows:

1. By deleting in its entirety Schedule "A" and replacing it with the attached Schedule "A".

2. By deleting in its entirety Schedule "B" and replacing it with the attached Schedule "B".

3. This bylaw shall come into effect on April 1, 2005.

READ A FIRST TIME IN OPEN COUNCIL this	day of	,2005
READ A SECOND TIME IN OPEN COUNCIL this	day of	,2005
READ A THIRD TIME IN OPEN COUNCIL this	day of	,2005
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	,2005

_____ _____

MAYOR CITY CLERK

SCHEDULE "A"

FEES FOR PERMITS UNDER SAFETY CODES ACT

1 Any work commenced without first obtaining the required permit shall be subject to double the amount set out as a fee for the proposed construction **(minimum charge of $200.00**), in addition to any penalty which may be imposed in respect of the contravention, unless prior permission has been obtained from the authority having jurisdiction.

2 **PLUMBING PERMITS**

(a)	for each fixture, discharge device or weeping tile		$ 7.00
(b)	Minimum Fee	~~$35.00~~$	**50.00**
(c)	Cross Connection & Backflow Prevention		
	(i) install backflow device	~~$35.00~~$	**50.00**
	(ii) install lawn sprinkler	~~$35.00~~$	**50.00**
	(iii) install water softener	~~$35.00~~$	**50.00**
(d)	Ditch Permit to service site		
	(i) Residential	~~$35.00~~$	**50.00**
	(ii) Commercial	~~$35.00~~$	**50.00**

3 **GAS PERMITS**

(a)	Minimum fee for any residential gas permit requiring inspection	~~$35.00~~$	**50.00**
(b)	All major occupancies other than single family and two family residences (fee to be determined by the total B.T.U. rating for all gas fixture, furnaces, or other devices installed)		
	(i) 65,000 BTU/HR input or less	~~$35.00~~$	**50.00**
	(ii) 65,001 - 400,000 BTU/HR input or less		$ 50.00

	(iii)	400,001 - 500,000 BTU/HR input or less	$ 85.00
	(iv)	500,001 - 1, 000,000 BTU/HR input or less	$ 110.00
	(v)	1,000,001 - 5,000,000 BTU/HR input or less	$200.00
	(vi)	5,000,001 BTU/HR input or more	$275.00
(c)	Temporary Gas Line		~~$35.00~~$ **50.00**
(d)	Alterations		~~$35.00~~$ **50.00**

4 **HEATING PERMITS**

(a)	Residential - each heating unit or system		~~$40.00~~$ **50.00**
(b)	Commercial - each heating unit or system		
	(i)	65,000 - 400,000 BTU/HR input or less	$ 60.00
	(ii)	400,001 - 500,000 BTU/HR input or less	$ 85.00
	(iii)	500,001 - 1, 000,000 BTU/HR input or less	$ 110.00
	(iv)	1,000,001 - 5,000,000 BTU/HR input or less	$ 200.00
	(v)	5,000,001 BTU/HR input or more	$ 275.00

5 **FIREPLACE PERMITS** ~~$35.00~~$ **50.00**

6 **BUILDING PERMITS**

~~(a) $5.50 for each $1,000.00 or part there of construction cost;~~

~~(b) A minimum fee of $50.00 shall be charged for the issuance of any Building Permit.~~

(a) Except as outlined in (b) and (c):

(i) $5.50 for each $1,000.00 or part thereof of construction cost;

(ii) A minimum fee of $60.00 shall be charged for the issuance of any building permit

(b) Commercial installations:

(i) $6.00 for each $1,000.00 or part thereof of construction cost;

(ii) A minimum fee of $60.00 shall be charged for the issuance of any building permit

(c) New Residential Buildings

(i) $0.45 per square foot($4.84/sq. m.)fee for the main floor;

(ii) $0.30 per square foot($3.23/ sq. m.) fee for additional above grade levels;

(iii) $0.15 per square foot($1.61/sq. m.) fee for basement development;

(iv) $0.12 per square foot($1.29/sq. m.) fee for garages and carports; and

(v) $0.45 per square foot($4.84/sq. m.) fee for apartments, townhouses and row housing.

7 Re-Inspection Fee for any inspection not approved $100.00

8 **PERMIT FEE - ELECTRICAL**

(a) **CONTRACTORS**

(i) Minimum Permit Fee - Less than $1000 installation cost ~~$30.00~~ $ **50.00**

(ii) Installation Cost:

$ 1000	-	$ 1999	$ 60.00
$ 2000	-	$ 2999	$ 75.00
$ 3000	-	$ 3999	$ 90.00
$ 4000	-	$ 4999	$105.00
$ 5000	-	$ 5999	$115.00
$ 6000	-	$ 6999	$125.00
$ 7000	-	$ 7999	$135.00

$ 8000	-	$ 8999	$145.00
$ 9000	-	$10000	$155.00

Over $10,000 - $155.00 plus 1% of the installation cost over $10,000.00

(iii) Re-Inspection Fee (work not ready for inspection purposes) $100.00

(iv) Requested Additional Inspection ~~$30.00~~$ **50.00**

NOTE: (1) Installation cost to include labour and material.

(2) Electrical drawings may be required on any electrical installation and are mandatory on installations over $10000 labour and material.

(b) **ANNUAL PERMIT FEE**

RATING OF INSTALLATION kV.A	**FEE**
100 or less	$127.50
101 to 2500	$127.50 plus $12.75 per 100 kV.A or fraction of 100 kV.A over 100 kV.A
2501 to 5000	$433.50 plus $9.50 per 100 kV.A or fraction of 100 kV.A over 2500 kV.A
5001 to 10000	$671.00 plus $6.50 per 100 kV.A or fraction of 100 kV.A over 5000 kV.A
10001 to 20000	$996.00 plus $3.25 per 100 kV.A or fraction of 100 kV.A over 10000 kV.A
over 20000	$1321.00 plus $0.80 per 100 kV.A. or fraction of 100 kV.A over 20000 kV.A

(c) **HOMEOWNERS**

Value of Material			Permit Fee	Value of Material			Permit Fee
0.00	-	150.00	~~$30.00~~ **50.00**	1550.01	-	1600.00	84.00
150.01	-	200.00	~~$33.00~~ **50.00**	1600.01	-	1650.00	85.50
200.01	-	250.00	~~$36.00~~ **50.00**	1650.01	-	1700.00	87.00
250.01	-	300.00	~~$39.00~~ **50.00**	1700.01	-	1750.00	88.50
300.01	-	350.00	~~$42.00~~ **50.00**	1750.01	-	1800.00	90.00
350.01	-	400.00	~~$45.00~~ **50.00**	1800.01	-	1850.00	91.50
400.01	-	450.00	~~$48.00~~ **50.00**	1850.01	-	1900.00	93.00
450.01	-	500.00	51.00	1900.01	-	1950.00	94.50
500.01	-	550.00	52.50	1950.01	-	2000.00	96.00
550.01	-	600.00	54.00	2000.01	-	2050.00	97.50
600.01	-	650.00	55.50	2050.01	-	2100.00	99.00
650.01	-	700.00	57.00	2100.01	-	2150.00	100.50
700.01	-	750.00	58.50	2150.01	-	2200.00	102.00
750.01	-	800.00	60.00	2200.01	-	2250.00	103.50
800.01	-	850.00	61.50	2250.01	-	2300.00	105.00
850.01	-	900.00	63.00	2300.01	-	2350.00	106.50
900.01	-	950.00	64.50	2350.01	-	2400.00	108.00
950.01	-	1000.00	66.00	2400.01	-	2450.00	109.50
1000.01	-	1050.00	67.50	2450.01	-	2500.00	111.00
1050.01	-	1100.00	69.00	2500.01	-	2550.00	112.00
1100.01	-	1150.00	70.50	2550.01	-	2600.00	113.00
1150.01	-	1200.00	72.00	2600.01	-	2650.00	114.00
1200.01	-	1250.00	73.50	2650.01	-	2700.00	115.00
1250.01	-	1300.00	75.00	2700.01	-	2750.00	116.00
1300.01	-	1350.00	76.50	2750.01	-	2800.00	117.00
1350.01	-	1400.00	78.00	2800.01	-	2850.00	118.00
1400.01	-	1450.00	79.50	2850.01	-	2900.00	119.00

1450.01	- 1500.00	81.00	2900.01	- 2950.00	120.00
1500.01	- 1550.00	82.50	2950.01	- 3000.00	121.00

SCHEDULE "B"
FEES FOR PERMITS AND OTHER SERVICES UNDER THE LAND USE BYLAW

1 **DEVELOPMENT PERMITS**

(a)	Residential	$ 65.00
	Special residential uses (group homes, lodging and boarding houses, churches, nursing homes, institutional homes for senior citizens, widows or children)	
	Multi-Family (calculated by number of units)	
	4 - 10 Units	$ 50.00
	11 - 20 Units	$ 95.00
	21 - 50 Units	$125.00
	51 Units and over	$315.00
(b)	Commercial	
	Building area based on less than:	
	500 m^2	$ 65.00
	501 m^2 - 2000 m^2	$125.00
	2001 m^2 - 5000 m^2	$200.00
	Multi-Tenancy Industrial Buildings or Complexes Exceeding 5000 m^2	$400.00
(c)	Miscellaneous	
	Public service buildings, churches, schools, fire halls, police stations, auditoriums, etc, based on building area:	

Under 500 m^2	$ 65.00
Over 500 m^2	$125.00

2 If any case where a fee is not listed in the Fee Schedule for a specific development, such a fee shall be determined by the Development Officer and shall be consistent with those fees listed in the Schedule for similar developments.

3 Miscellaneous Residential

(a) Deleted

(b) ~~accessory structures $50.00~~ **Deleted**

(c) Deleted

4 Where the Approving Authority requires a Caveat to be registered to ensure the performance of any conditions of a Development Permit, the Applicant shall pay to the City:

(a) a fee of $50.00 for the preparation of such Caveat; and

(b) the costs of registration of the Caveat at Land Titles Office, including the cost of a certified copy of title providing proof of such registration.

5 **OCCUPANCY PERMITS**

(1) Apartment buildings - three or more suites or apartments - $10.00 per unit **(minimum of $60.00 and a** maximum of $250.00).

(2) Commercial buildings - up to and including 500 m^2 - $55.00 per 100 m^2 or portion thereof **(minimum of $60.00** and a maximum of $250.00).

(3) Industrial buildings - up to and including 500 m^2 - $55.00 per 100 m^2 or portion thereof **(minimum of $60.00** and a maximum of $250.00).

(4) Occupancy of a residential building without first obtaining the required inspections be charged to the general contractor at a rate of $100.00 for each

required inspection that has not been carried out at the time of occupancy; and

(5) Occupancy of a non-residential building be charged to the general contractor at a rate of $100.00 per day of occupancy prior to obtaining the required occupancy permit.

6 MISCELLANEOUS SERVICES

(1)	Review and endorse approval on real property report	$ 50.00/site
(2)	Respond verbally to inquiries respecting land use classifications	$ 10.00/site
(3)	Provide Land Use Bylaw conformance letters	$ 50.00/site
(4)	Issue of Development Permit for approval of use per application	$ 50.00
(5)	Advertising fee with respect to any decision of the approving authority which requires publication	$ 60.00/site
(6)	Neighbourhood survey fee, where notification is to be given to adjacent or surrounding property owners	$100.00
(7)	Issue Development Permit with respect to relaxation of residential development requirement and set-backs	$ 50.00
(8)	Application for a Discretionary Home Occupation	$ 50.00

Goods and Services Tax on all services where the City is obligated to collect the same under federal legislation.

7 SIGN PERMITS

(a) Fees are calculated based on a cost of $10.00 per square metre with a minimum of $30.00 except supergraphics which will pay a flat fee of $30.00.

(b) Should any person erect a sign without first obtaining a sign permit such person shall, upon issuance of the permit, be subject to double the amount of the permit, in addition to any penalty which may be imposed in respect of the contravention.

Comments:

We agree with the recommendation of the Inspections & Licensing Department.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

THE CITY OF
Red Deer

DATE: **January 19, 2005**

TO: **Kelly Kloss**
Legislative AND Administrative Manager

FROM: **Russ Pye**
Inspections Supervisor
Inspections and Licensing Department

RE: **Review of Permit Fee Bylaw 3149/95**

After further legal review of the Bylaw, two clauses have been moved from Scheduled "B" to Schedule "A". The changes, as outlined below, do not result in a change to the intent of the document but were recommended from a legal point of view.

- Schedule "A" – The following Section (6)(d) has been added:

  "(d) Notwithstanding the foregoing, the fees set forth in sub-clauses (a), (b) and (c) shall be surcharged as follows:

  (i) in the case of residential buildings, the fee shall be increased by the sum of $100 for every inspection which is required under the City's Quality Management Plan and which is not carried out at the time of occupancy of the building due to a failure of the applicant to ensure that the inspection has been completed; and

  (ii) in the case of non-residential buildings, the fee shall be increased by the sum of $100 for every day that the building is occupied prior to the issuance of an occupancy permit."

- Schedule "B" – The following Sections 5(4) and 5(5) have been deleted:

  "(4) Occupancy of a residential building without first obtaining the required inspections be charged to the general contractor at a rate of $100.00 for each required inspection that has not been carried out at the time of occupancy; and

  (5) Occupancy of a non-residential building be charged to the general contractor at a rate of $100.00 per day of occupancy prior to obtaining the required occupancy permit."

Russ Pye

FILE

THE CITY OF Red Deer

Council Decision – January 17, 2005

Legislative & Administrative Services

DATE: **January 18, 2005**

TO: **Russ Pye, Inspections Supervisor**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Review of Permit Fee Bylaw 3149/95**

Reference Report:
Inspections Supervisor, dated January 11, 2005

Bylaw Readings:
Permit Fee Bylaw Amendment 3149/A-2005 was given two readings. A copy of the bylaw is attached.

Report Back to Council: Yes, - January 31, 2005 Council Meeting.

Comments/Further Action:
This office will place this bylaw on the January 31, 2005 Council Agenda for consideration of third reading.

Kelly Kloss
Manager
/chk

attchs.
c Director of Development Services
Inspections & Licensing Manager

THE CITY OF Red Deer

Legislative & Administrative Services

DATE: **January 10, 2005**

TO: **City Council**

FROM: **Legislative & Administrative Services Manager**

SUBJECT: **Downtown Business Association's 2005 Budget**

History

In 1984 Council received a request from businesses located in the Downtown area to establish a Business Revitalization Zone (BRZ) in accordance with the Municipal Government Act. Based on this request and input from the downtown businesses, Council agreed to establish this zone. The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although this Board operates autonomously from The City of Red Deer, we are linked in the following ways:

1. Council appoints the members of the Board.

2. The BRZ budget is approved by Council.

3. Any changes to the BRZ Bylaw, including its boundaries, must be approved by Council.

4. The City completes the business assessment, invoices and collects the BRZ Tax for the Board. These invoices are sent out in February of each year to every person assessed for business purposes in the BRZ. The due date for payment is always March 31st.

...2/

Consultation

In early December 2004, the Legislative & Administrative Services office received the Downtown Business Association's Budget for 2005. In accordance with Council's previous resolution, individual notices were mailed to every person assessed for business purposes within this zone, stating that on January 17, 2005 at 7:00 p.m., Council will:

1. Consider written or verbal presentations concerning this budget.

2. Consider approval of the budget following any presentations.

Financial Implications

The report and budget from the Downtown Business Association outlines the financial implications of approving this budget. If approval of this budget is received, an amendment to the BRZ Tax Bylaw would come forward to Council at a future meeting.

Recommendations

That following any presentations, Council consider the approval of the 2005 BRZ Budget.

Kelly Kloss
Manager

/chk
attach.

THE CITY OF
Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES
December 14, 2004

Dear Sir/Madam:

Re: Downtown Business Association – 2005 Budget
Request for Your Comments

History

In 1984 the Downtown Business Community formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

There are 486 businesses located within this zone whose boundaries are shown on the attached map. The BRZ is governed by the Downtown Business Association Board of Directors who manage within the regulations set by Provincial legislation and empowered by Municipal law.

2005 BRZ Budget

Each year the Downtown Business Association must present a budget for the BRZ to City Council for approval. This budget, if approved, will be used as the basis for the BRZ tax that members pay. Before Council considers this budget we want to give you, as a member of the Association, an opportunity to provide Council with your comments about this budget. The 2005 Downtown Business Association budget is attached for your review.

Comments can be communicated to Council by:

1. Sending a letter to: Red Deer City Council
   c/o Legislative & Administrative Services Manager
   Box 5008, Red Deer, AB T4N 3T4
   Deadline: **Tuesday, January 4, 2005**

2. Emailing Council at: legislativeservices@reddeer.ca

. .Page 2

3. Attending and speaking at the Public Hearing scheduled for **Monday, January 17, 2005** at 7:00 p.m. in Council Chambers, 2nd floor, City Hall (access through west, Park side, City Hall doors). Letters can also be submitted at the Public Hearing.

Comments submitted will be placed on the open agenda of Council and will be available to the public.

For additional information, or should you have questions, please contact:

Regarding the Budget:

- Downtown Business Association at (403) 340-8696 or email at rd.downtown@shaw.ca

Regarding the Council Meeting:

- Legislative & Administrative Services Manager at (403) 342-8132 or email at legislativeservices@reddeer.ca

Sincerely,

Kelly Kloss
Manager

/attach.

c Director of Corporate Services
City Assessor
Tax Collector

Experience... Downtown Red Deer

December, 2004

Downtown Business Association Membership
Business Revitalization Zone
Attention: Owner/ Operator

Dear Membership;

RE: 2005 DOWNTOWN BUSINESS ASSOCIATION BUDGET

We are your Downtown Business Association (DBA) and are dedicated to the growth and prosperity of Red Deer's Downtown ... the heart of city.

The DBA is a not-for-profit organization operating on behalf of all businesses in your neighborhood, the BRZ. We deal with issues such as cleanliness, parking, promotion and safety.

We strive to be responsible to our membership and accordingly create a yearly operation plan that addresses current issues and requests. We enhance, promote and protect the Downtown businesses community for the common good of our members.

The DBA represents more than 500 businesses in the BRZ. The '2004 City of Red Deer Census' indicates over 8,000 people are employed in the BRZ and over 3,500 reside in the BRZ. We are a unique and diverse community.

We are building on our 4 key result areas; Advocacy, Programming, Marketing and Administration. 2005 proves to be a busy year for the DBA. For your review, attached are the 2005 Business Profile, Budget, Board of Directors Listing and BRZ Map.

The DBA is proud of what we have accomplished thus far and looks forward to working in partnership with the membership to achieve future improvements in Downtown Red Deer.

Ensure you are up to date with what's happening downtown by visiting the web site often at www.experiencedowntownreddeer.com. If you are not receiving DBA information by fax or email, or would like to change any pertinent contact information, please contact the office at 340.8696 or email info@experiencedowntownreddeer.com.

We appreciate your comments, please feel free to contact any of your Directors!

Best regards,

Red Deer Downtown Business Association

Kevin Beattie
President

Sonia Sawyer
Executive Director

5024 – Ross Street
Second Floor
Red Deer AB T4N 1Y3
ph 403 340 8696
fx 403 340 8699

Red Deer Downtown Business Association

2005 ASSOCIATION Profile

VISION STATEMENT

The Red Deer Downtown Business Association is dedicated to the growth and prosperity of Red Deer's Downtown...the heart of the City.

About Us:

The DBA is a not-for-profit organization operating on behalf of all business in your neighborhood, the Business Revitalization Zone. We deal with issues such as cleanliness, parking, promotion and safety.

We work for over **500 downtown businesses – you!** Over 11,000 people work and live in Downtown Red Deer. Of the membership, approximately 32% offer Professional Services, 28% General Service, 24% Retail, and 16% Hospitality.

Our four key result areas are: Advocacy, Programming, Marketing and Administration.

Advocacy

Your Association continues to strengthen the downtown community through Media, Public and Government Relations. As an advocate for membership issues, the Association is your voice on a cross section of committees and organizations.

In 2005, we will continue to be actively involved in the following organizations and committees: Business Advisory Network, CentreFest, Greater Downtown Action Plan, International Downtown Association, Main Street Red Deer, Parking Committee, Policing Committee and Tourism Red Deer.

In addition, the Directors will become active members of the Culture Link Board of Directors, Alexander Way Steering Committee, and Red Deer Chamber of Commerce. We will also be forming a Ghost Steering Committee in partnership with the City of Red Deer and the community. We will continue discussing the transfer of ownership of the Ghost collection with the City of Red Deer. As this highly popular public art project grows and operating costs increase, it becomes evident that the City must review the financial responsibility for a non-profit organization to maintain and manage a project of this magnitude.

Programming

We provide a variety of programs and services that benefit the downtown. Your Association facilitates environmental initiatives that enhance the cleanliness, charm, safety of visitors, workers and residents in our downtown. We also offer our membership additional programs that support business development.

We will continue to enhance our current programming: Banner Program, Ghosts Project, Graffiti Abatement, Litter Program, Red Deer Main Street Project Streetscape Improvements, Seminars, Training, White Lights and the Web Program.

In 2005 the DBA will expand the litter program, increase the banner program to include a spring/ summer banners, lobby municipal government to take an active role in graffiti abatement on public property, and engage the city administration to continually improve downtown streetscapes by requesting the replacement of street furniture to reflect a historic downtown.

Marketing

The Association develops and executes innovative marketing strategies to market our downtown as the heart of the City... a great place to live, work and play. We're selling it: ***Experience Downtown!***

We will continue to execute a variety of high profile marketing strategies. Marketing initiatives include: co-operative advertising, branding campaign, event promotion and sponsorship, membership kiosk & gateway advertising program, special events committee, web site development & enhancements.

Building on the success of the 2004 DBA branding campaign, we will launch a new and exciting marketing program in February 2005. There will be an opportunity for the membership to participate in the 'Experience Downtown Red Deer' marketing campaign at affordable joint promo rates.

DBA will continue to market Downtown Red Deer as the ideal 'Festival Site' for Central Alberta. DBA will actively participate in the planning of Red Deer's signature festival ...CentreFest. In addition, DBA will market and manage: Westerner Days Off-site Events, Downtown Cruzin' and the Red Deer Co-op Santa & Friends Parade.

You ideas matter! The Special Events Committee will be tasked with the responsibility to introduce new innovative events and promotions to Downtown Red Deer. Please call us at 340-8696 if you are interested in joining this committee.

We will increase our communication to keep you in the know! We will communicate via our Annual Report, monthly bulletins that focus on what's happening downtown and who's new in the BRZ, media advisories, quarterly newsletters, press releases, and enhance the website with the addition of discussion boards and subscription databases.

Administration

Under the direction of an 11 member Board of Directors, the Executive Director, and Support Staff is responsible for ensuring administrative tasks are completed within the vision of the Association.

The DBA will focus on; board recruitment, budget management, committee recruitment, evaluation, financial reporting, policy and procedure development, research, revenue expansion and staff management.

In 2005 the DBA will create a 3-year Business Plan, including templates for measuring successes in our four key result areas. We are accountable to you, the membership, and will focus on building exceptional strategies that benefit Downtown Red Deer.

We encourage you to make a difference and get involved with the DBA: join a DBA committee, attend our Annual General Meeting, and be nominated for election to our Board of Directors.

Experience Downtown Red Deer

Red Deer Downtown Business Association

2005 BUDGET

BUSINESS REVITALIZATION ZONE

DECEMBER 2004

2005 Budget 12/10/2004

REVENUE	2005	2004
Banner Program • City of Red Deer Contract	$5,700	$5,700
BRZ Levy (increase in rate and additional real estate)	$175,000	$165,000
Environmental Contract • City of Red Deer Contract	$62,000	$56,860
Graffiti • HRDC Wage Subsity	$2,500	$2000
Graffiti Program • City of Red Deer Grant	$12,000	$12,000
Interest Income	$850	$850
Other Income (Kiosks/ parking etc)	$3,000	$3,000
Transfer from reserves	0	-
Total Revenue	**$261,050.00**	**$245,410.00**

EXPENDITURES	2005	2004
Banner Program	$5,700	$5,700
Environmental Contract	$62,000	$56,860
Ghost Projects (See Attached Schedule)	$12,320	$12,320
Graffiti Program	$14,500	$14,000
Main Street Coordinator EI & CPP	$3,000	0
Main Street Coordinator Expenses	$1,500	$3,500
Marketing (See Attached Schedules)	$28,000	$23,000
Operating Expenses (See Attached Schedule)	$118,200	$115,580
Promotion & Sponsorship (See Attached Schedule)	$15,000	$12,500
Expenditures	**$260,220.00**	**$243,460.00**
Total Revenue	**$261,050.00**	**$245,410.00**
Surplus/<deficit>	**330**	**780**

OPERATING EXPENSES	2005	2004
Bookkeeping Fees	$2,800	$2,800
City of Red Deer BRZ Assessment Fee	$5,000	$5,000
Conferences	$3,000	$2,000
Exec Director – Expenses	$1,000	$1,000
Insurance • Directors Liability $1000 • General Liability $ 1200	$2,200	$2,700
IT – Supplies & Service	$2,000	$2,000
Membership/ Association Fees	$750	$1,000
Office Supplies & Services	$3,700	$3,700
Photocopier & Printer Lease	$4,300	$4,300
Professional Fees (Audit Fees)	$3,000	$2,000
Rent/ Building	$13,050	$13,050
Salaries & Benefits (2 Full time staff)	$71,500	$71,500
Telephone	$2,800	$2,800
Training, Team Building, Staff Functions	$2,500	$2,000
Workers Comp (WCB)	$600	0
Total	**$118,200.00**	**$115,850.00**

GHOST COLLECTION	2005	2004
Sound the Alarm Disbursement to City of Red Deer	$9187	$9,187
Insurance	$2,383	$1,550
Annual Maintenance Program	$750	$750
Total	**$12,320.00**	**$12,320.00**

MARKETING	2005	2004
AGM Event	$1,000	$1,000
Advertising Campaigns - *Print, Radio, TV & Outdoor* • Coop Advertising Programs $4000 • Branding Campaigns $4000 • Christmas Campaign $4000	$12,000	$6,500
Material Development (design) • Brochures, Ads ,Maps	$2,500	$2,500
Printing Costs • General Brochures & Stationary	$2,500	$1,500
Networking Sessions (1) • Spring/ Summer 2004	$2,000	$2,000
Newsletters(3) & Annual Report (1) • Printing	$3,000	$2,500
Association Advertising • Tourism Red Deer Guide	$2,500	$2,500
Web Site • Enhancements & Maintenance	$2,500	$4,500
Total	**$28,000.00**	**$23,000.00**

PROMOTION & SPONSORSHIP Programming & Special Events	2005	2004
Agritrade	$1500	0
CentreFest	$1500	$1,500
Contingency	0	$2,500
Christmas Parade (Fully Sponsored)	0	$1,500
DBA Seminar Series	$1,500	0
Downtown Cruzin	$2,000	0
Hoopfest Sponsorship 2005 *cancelled*	0	$1,000
Science Festival Sponsorship	0	$1,000
Scott Tournament of Hearts	0	$3,500
Special Event Committee	$5,000	0
Westerners Days	$1000	$1,500
White Lights Program	$2,500	0
Total	**$15,000.00**	**$12,500.00**

2005 BOARD OF DIRECTORS

Jason Appleyard – 2006
Heywood Holmes & Partners LLP
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Richard Roth - 2006
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Sisson Furs
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Red Deer, AB T4N 1Y2
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Phil Pugh – 2005
Community Savings Banking Centre
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Dave Savage - 2007
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Nancy Vruwink – 2006
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G. Geoff Goodwin - 2005
Buffalo Hotel
5031 – 50th Street
Red Deer, AB T4N 1Y2
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Fax: 346-2064
thebuffalohotel@shaw.ca

Laura Cadrin - 2007
La Petite Jaune Fleur
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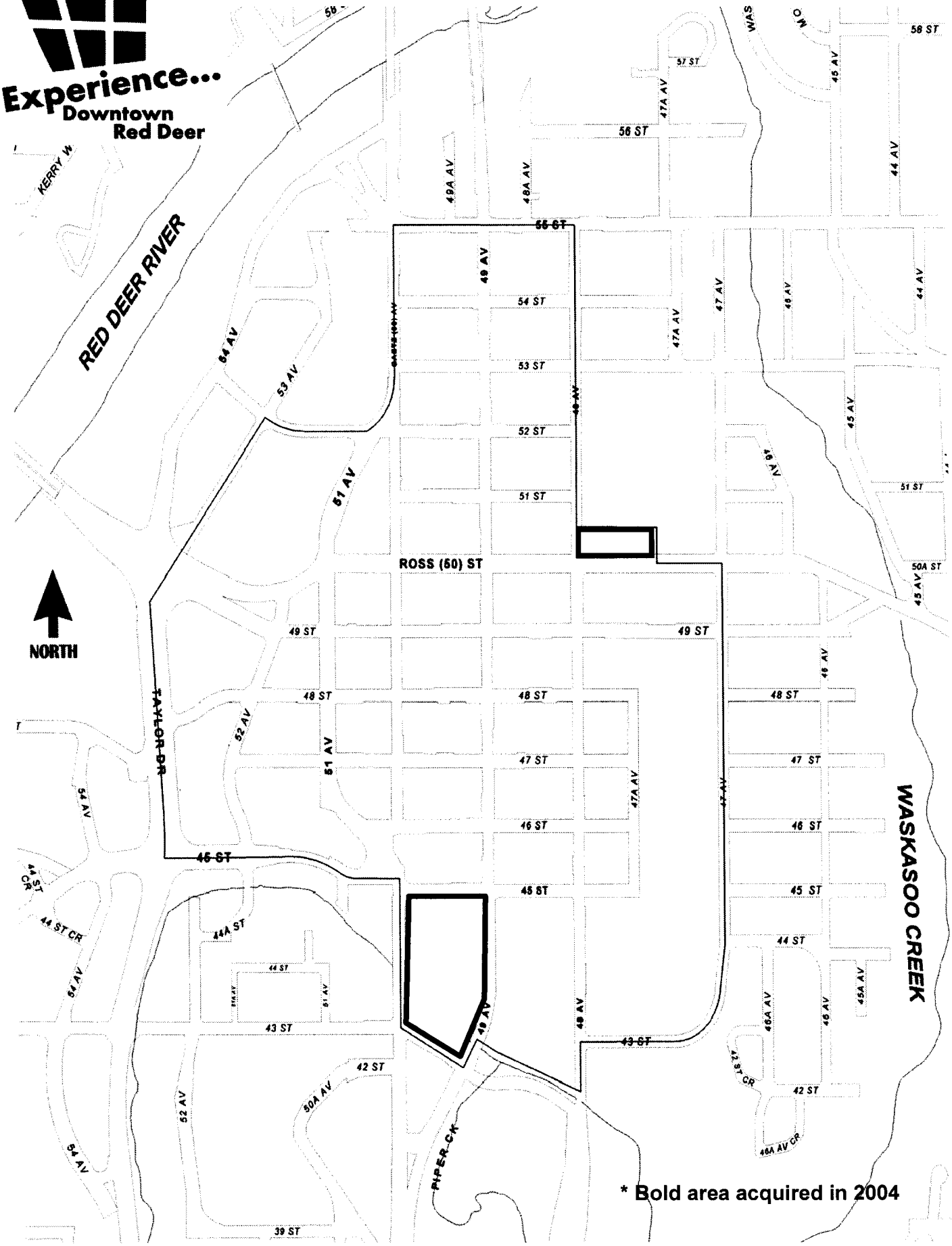
Experience...
Downtown
Red Deer

Experience...
Downtown
Red Deer

BUSINESS REVITALIZATION ZONE 2005



* Bold area acquired in 2004

Comments:

We agree with the recommendation of the Legislative & Administrative Services Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

THE CITY OF
Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES

December 14, 2004

CHAPMAN RIEBEEK
300 4808 50 ST
RED DEER AB T4N 1X5

Dear Sir/Madam:

Re: Downtown Business Association – 2005 Budget
Request for Your Comments

History

In 1984 the Downtown Business Community formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

There are 486 businesses located within this zone whose boundaries are shown on the attached map. The BRZ is governed by the Downtown Business Association Board of Directors who manage within the regulations set by Provincial legislation and empowered by Municipal law.

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...Page 2

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Sincerely,

Kelly Kloss
City Clerk

/attach.

c. Director of Corporate Services
City Assessor
Tax Collector

THE CITY OF
Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES

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City Clerk

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City Assessor
Tax Collector

Experience... Downtown Red Deer

December, 2004

Downtown Business Association Membership
Business Revitalization Zone
Attention: Owner/ Operator

Dear Membership;

RE: 2005 DOWNTOWN BUSINESS ASSOCIATION BUDGET

We are your Downtown Business Association (DBA) and are dedicated to the growth and prosperity of Red Deer's Downtown ... the heart of city.

The DBA is a not-for-profit organization operating on behalf of all businesses in your neighborhood, the BRZ. We deal with issues such as cleanliness, parking, promotion and safety.

We strive to be responsible to our membership and accordingly create a yearly operation plan that addresses current issues and requests. We enhance, promote and protect the Downtown businesses community for the common good of our members.

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We appreciate your comments, please feel free to contact any of your Directors!

Best regards,

Red Deer Downtown Business Association

Kevin Beattie
President

Sonia Sawyer
Executive Director

5024 – Ross Street
Second Floor
Red Deer AB T4N 1Y3
ph 403 340 8696
fx 403 340 8699

Red Deer Downtown Business Association

2005 ASSOCIATION Profile

VISION STATEMENT

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Your Association continues to strengthen the downtown community through Media, Public and Government Relations. As an advocate for membership issues, the Association is your voice on a cross section of committees and organizations.

In 2005, we will continue to be actively involved in the following organizations and committees: Business Advisory Network, CentreFest, Greater Downtown Action Plan, International Downtown Association, Main Street Red Deer, Parking Committee, Policing Committee and Tourism Red Deer.

In addition, the Directors will become active members of the Culture Link Board of Directors, Alexander Way Steering Committee, and Red Deer Chamber of Commerce. We will also be forming a Ghost Steering Committee in partnership with the City of Red Deer and the community. We will continue discussing the transfer of ownership of the Ghost collection with the City of Red Deer. As this highly popular public art project grows and operating costs increase, it becomes evident that the City must review the financial responsibility for a non-profit organization to maintain and manage a project of this magnitude.

Programming

We provide a variety of programs and services that benefit the downtown. Your Association facilitates environmental initiatives that enhance the cleanliness, charm, safety of visitors, workers and residents in our downtown. We also offer our membership additional programs that support business development.

We will continue to enhance our current programming: Banner Program, Ghosts Project, Graffiti Abatement, Litter Program, Red Deer Main Street Project Streetscape Improvements, Seminars, Training, White Lights and the Web Program.

In 2005 the DBA will expand the litter program, increase the banner program to include a spring/ summer banners, lobby municipal government to take an active role in graffiti abatement on public property, and engage the city administration to continually improve downtown streetscapes by requesting the replacement of street furniture to reflect a historic downtown.

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In 2005 the DBA will create a 3-year Business Plan, including templates for measuring successes in our four key result areas. We are accountable to you, the membership, and will focus on building exceptional strategies that benefit Downtown Red Deer.

We encourage you to make a difference and get involved with the DBA: join a DBA committee, attend our Annual General Meeting, and be nominated for election to our Board of Directors.

Experience
Downtown
Red Deer

Red Deer Downtown Business Association

2005 BUDGET

BUSINESS REVITALIZATION ZONE

DECEMBER 2004

REVENUE	2005	2004
Banner Program • City of Red Deer Contract	$5,700	$5,700
BRZ Levy (increase in rate and additional real estate)	$175,000	$165,000
Environmental Contract • City of Red Deer Contract	$62,000	$56,860
Graffiti • HRDC Wage Subsity	$2,500	$2000
Graffiti Program • City of Red Deer Grant	$12,000	$12,000
Interest Income	$850	$850
Other Income (Kiosks/ parking etc)	$3,000	$3,000
Transfer from reserves	0	-
Total Revenue	**$261,050.00**	**$245,410.00**

EXPENDITURES	2005	2004
Banner Program	$5,700	$5,700
Environmental Contract	$62,000	$56,860
Ghost Projects (See Attached Schedule)	$12,320	$12,320
Graffiti Program	$14,500	$14,000
Main Street Coordinator EI & CPP	$3,000	0
Main Street Coordinator Expenses	$1,500	$3,500
Marketing (See Attached Schedules)	$28,000	$23,000
Operating Expenses (See Attached Schedule)	$118,200	$115,580
Promotion & Sponsorship (See Attached Schedule)	$15,000	$12,500
Expenditures	**$260,220.00**	**$243,460.00**
Total Revenue	**$261,050.00**	**$245,410.00**
Surplus/<deficit>	**330**	**780**

OPERATING EXPENSES	2005	2004
Bookkeeping Fees	$2,800	$2,800
City of Red Deer BRZ Assessment Fee	$5,000	$5,000
Conferences	$3,000	$2,000
Exec Director – Expenses	$1,000	$1,000
Insurance • Directors Liability $1000 • General Liability $ 1200	$2,200	$2,700
IT – Supplies & Service	$2,000	$2,000
Membership/ Association Fees	$750	$1,000
Office Supplies & Services	$3,700	$3,700
Photocopier & Printer Lease	$4,300	$4,300
Professional Fees (Audit Fees)	$3,000	$2,000
Rent/ Building	$13,050	$13,050
Salaries & Benefits (2 Full time staff)	$71,500	$71,500
Telephone	$2,800	$2,800
Training, Team Building, Staff Functions	$2,500	$2,000
Workers Comp (WCB)	$600	0
Total	**$118,200.00**	**$115,850.00**

GHOST COLLECTION	2005	2004
Sound the Alarm Disbursement to City of Red Deer	$9187	$9,187
Insurance	$2,383	$1,550
Annual Maintenance Program	$750	$750
Total	**$12,320.00**	**$12,320.00**

MARKETING	2005	2004
AGM Event	$1,000	$1,000
Advertising Campaigns - *Print, Radio, TV & Outdoor* • Coop Advertising Programs $4000 • Branding Campaigns $4000 • Christmas Campaign $4000	$12,000	$6,500
Material Development (design) • Brochures, Ads ,Maps	$2,500	$2,500
Printing Costs • General Brochures & Stationary	$2,500	$1,500
Networking Sessions (1) • Spring/ Summer 2004	$2,000	$2,000
Newsletters(3) & Annual Report (1) • Printing	$3,000	$2,500
Association Advertising • Tourism Red Deer Guide	$2,500	$2,500
Web Site • Enhancements & Maintenance	$2,500	$4,500
Total	**$28,000.00**	**$23,000.00**

PROMOTION & SPONSORSHIP Programming & Special Events	2005	2004
Agritrade	$1500	0
CentreFest	$1500	$1,500
Contingency	0	$2,500
Christmas Parade (Fully Sponsored)	0	$1,500
DBA Seminar Series	$1,500	0
Downtown Cruzin	$2,000	0
Hoopfest Sponsorship 2005 *cancelled*	0	$1,000
Science Festival Sponsorship	0	$1,000
Scott Tournament of Hearts	0	$3,500
Special Event Committee	$5,000	0
Westerners Days	$1000	$1,500
White Lights Program	$2,500	0
Total	**$15,000.00**	**$12,500.00**

2005 BOARD OF DIRECTORS

Jason Appleyard – 2006
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500, 4911 – 51st Street
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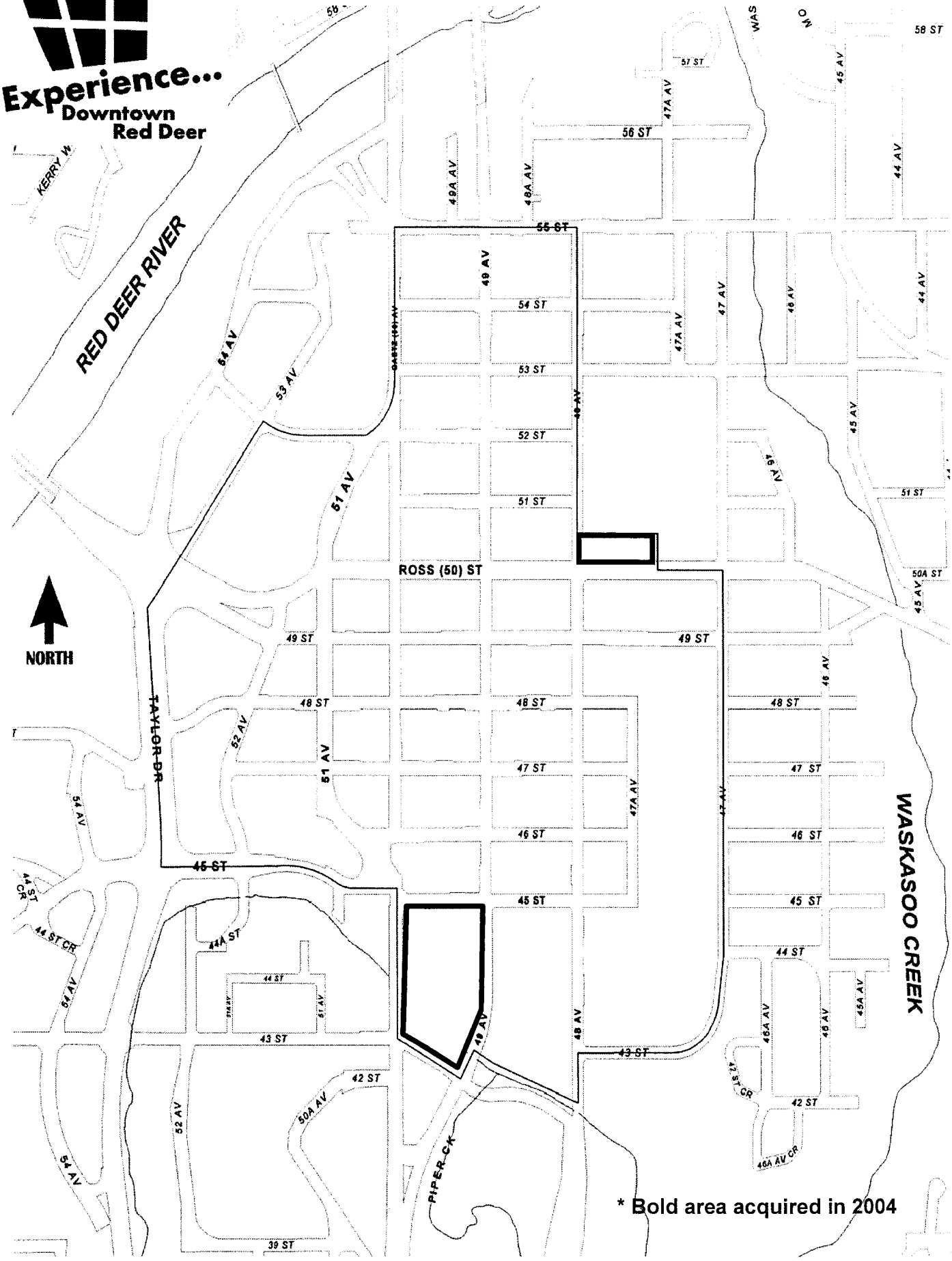
BUSINESS REVITALIZATION ZONE 2005



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Manager

/attach.

c Director of Corporate Services
City Assessor
Tax Collector

Experience... Downtown Red Deer

December, 2004

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Interest Income	$850	$850
Other Income (Kiosks/ parking etc)	$3,000	$3,000
Transfer from reserves	0	-
Total Revenue	**$261,050.00**	**$245,410.00**

EXPENDITURES	2005	2004
Banner Program	$5,700	$5,700
Environmental Contract	$62,000	$56,860
Ghost Projects (See Attached Schedule)	$12,320	$12,320
Graffiti Program	$14,500	$14,000
Main Street Coordinator EI & CPP	$3,000	0
Main Street Coordinator Expenses	$1,500	$3,500
Marketing (See Attached Schedules)	$28,000	$23,000
Operating Expenses (See Attached Schedule)	$118,200	$115,580
Promotion & Sponsorship (See Attached Schedule)	$15,000	$12,500
Expenditures	**$260,220.00**	**$243,460.00**
Total Revenue	**$261,050.00**	**$245,410.00**
Surplus/<deficit>	**330**	**780**

OPERATING EXPENSES	2005	2004
Bookkeeping Fees	$2,800	$2,800
City of Red Deer BRZ Assessment Fee	$5,000	$5,000
Conferences	$3,000	$2,000
Exec Director – Expenses	$1,000	$1,000
Insurance • Directors Liability $1000 • General Liability $ 1200	$2,200	$2,700
IT – Supplies & Service	$2,000	$2,000
Membership/ Association Fees	$750	$1,000
Office Supplies & Services	$3,700	$3,700
Photocopier & Printer Lease	$4,300	$4,300
Professional Fees (Audit Fees)	$3,000	$2,000
Rent/ Building	$13,050	$13,050
Salaries & Benefits (2 Full time staff)	$71,500	$71,500
Telephone	$2,800	$2,800
Training, Team Building, Staff Functions	$2,500	$2,000
Workers Comp (WCB)	$600	0
Total	**$118,200.00**	**$115,850.00**

GHOST COLLECTION	2005	2004
Sound the Alarm Disbursement to City of Red Deer	$9187	$9,187
Insurance	$2,383	$1,550
Annual Maintenance Program	$750	$750
Total	**$12,320.00**	**$12,320.00**

MARKETING	2005	2004
AGM Event	$1,000	$1,000
Advertising Campaigns - *Print, Radio, TV & Outdoor* • Coop Advertising Programs $4000 • Branding Campaigns $4000 • Christmas Campaign $4000	$12,000	$6,500
Material Development (design) • Brochures, Ads ,Maps	$2,500	$2,500
Printing Costs • General Brochures & Stationary	$2,500	$1,500
Networking Sessions (1) • Spring/ Summer 2004	$2,000	$2,000
Newsletters(3) & Annual Report (1) • Printing	$3,000	$2,500
Association Advertising • Tourism Red Deer Guide	$2,500	$2,500
Web Site • Enhancements & Maintenance	$2,500	$4,500
Total	**$28,000.00**	**$23,000.00**

PROMOTION & SPONSORSHIP Programming & Special Events	2005	2004
Agritrade	$1500	0
CentreFest	$1500	$1,500
Contingency	0	$2,500
Christmas Parade (Fully Sponsored)	0	$1,500
DBA Seminar Series	$1,500	0
Downtown Cruzin	$2,000	0
Hoopfest Sponsorship 2005 *cancelled*	0	$1,000
Science Festival Sponsorship	0	$1,000
Scott Tournament of Hearts	0	$3,500
Special Event Committee	$5,000	0
Westerners Days	$1000	$1,500
White Lights Program	$2,500	0
Total	**$15,000.00**	**$12,500.00**

2005 BOARD OF DIRECTORS

Jason Appleyard – 2006
Heywood Holmes & Partners LLP
500, 4911 – 51st Street
Red Deer, AB T4N 6V4
Ph: 347-2226
Fax: 343-6140
jappleyard@hhpca.net

Kevin Beattie – 2006
Sisson Warren Sinclair
600, 4911 – 51 Street
Red Deer, AB T4N 6V4
Ph: 343-3320
Fax: 343-6069
kevin@swslawyers.com

Sharon Fisher – 2005
Delicates Ladies Lingerie
4, 4929 Ross Street
Red Deer, AB T4N 1X9
Ph: 358-3166
Fax: 358-3166
delicateslingerie@shaw.ca

Richard Roth - 2006
Canwest Travel Company
5018 – 50 Street T4N 1Y3
Red Deer, AB
Ph: 340-8802
Fax: 309-3499
travel@canwest.ws

Lorna Watkinson-Zimmer
Council Representative
4812 – 50th Avenue
Red Deer, AB T4R 1G7
Ph: 342-7653
Fax: 346-2115
lornawz@shaw.ca

Sonia Sawyer, Executive Director
5024 – 50th Street
Red Deer, AB T4N 1Y3
Ph: 340-8696
Fax: 340-8699
sonia@experiencedowntownreddeer.com

Frank Kuny – 2007
Sisson Furs
5013 Ross Street
Red Deer, AB T4N 1Y2
Ph: 346-2291
Fax: 309-2623

Phil Pugh – 2005
Community Savings Banking Centre
3001-50 Avenue
Red Deer, AB T4N 5Y6
Ph: 342-9359
Fax: 346-2442
ppugh@communitysavings.ca

Dave Savage - 2007
AFSC Commercial
401, 4901 – 48th Street
Red Deer, AB T4N 6M4
Ph: 340-5551
Fax: 340-5214
dave.savage@afsc.ca

Nancy Vruwink – 2006
Group 2 Architecture
200, 4706 – 48 Avenue
Red Deer, AB T4N 6J4
Ph: 340-2200
Fax: 346-6570
nancyv@group2.ab.ca

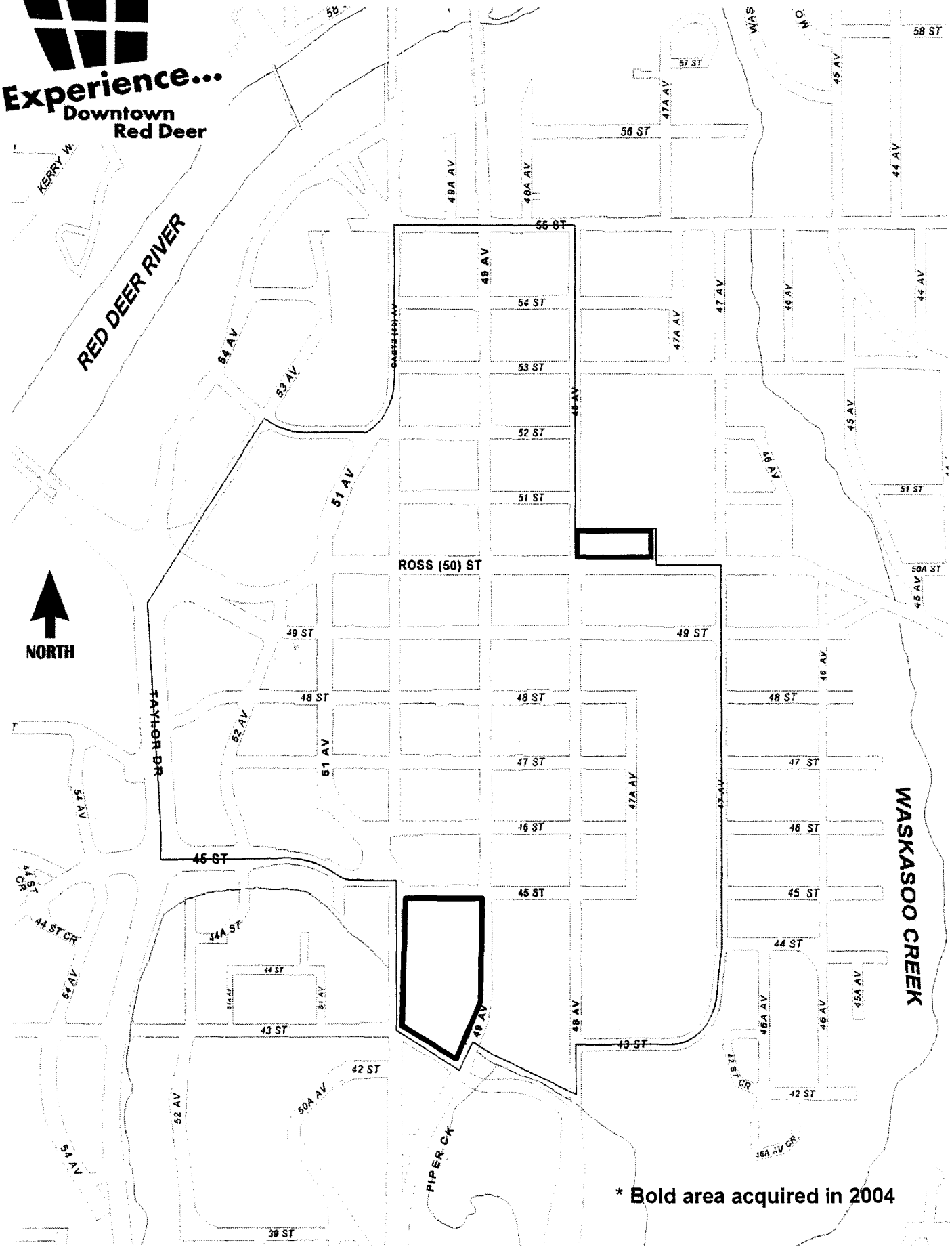
G. Geoff Goodwin - 2005
Buffalo Hotel
5031 – 50th Street
Red Deer, AB T4N 1Y2
Ph: 346-2061
Fax: 346-2064
thebuffalohotel@shaw.ca

Laura Cadrin - 2007
La Petite Jaune Fleur
4928 Ross Street
Red Deer, AB T4N 1X7
Ph: 340-0773
Fax: 340-0418
cadrinl@novachem.com

Experience...
Downtown
Red Deer

Experience...
Downtown
Red Deer

BUSINESS REVITALIZATION ZONE 2005



* Bold area acquired in 2004

Phone: 340-8696
Fax: 340-8699
Email: info@experiencedowntownreddeer.com

MEMO

TO: **Kelly Kloss, Administrative & Legislative Services**

FROM: **Sonia Sawyer**

DATE: **December 13, 2004**

SUBJECT: 2005 Downtown Businesses Association Budget

Please find the attached Membership package regarding the 2005 Downtown Business Association Budget.

If you have any questions please do not hesitate to call the office at 340-8696.

Regards,

Sonia Sawyer
Executive Director

Back up

Christine Kenzie

From: Joni Baillie
Sent: December 13, 2004 10:56 AM
To: Christine Kenzie
Subject: RE: BRZ Mailout

Hi,

There are 486 entries in the BRZ database. I have the letters ready and merged and am in the process of saving them to the transfer files for Chris in the print room. Unless you need something else from me, I will now leave the process in your hands for completion.

Joni

-----Original Message-----
From: Christine Kenzie
Sent: December 13, 2004 9:48 AM
To: Joni Baillie
Subject: BRZ Mailout

Joni, I have the budget documents from the Downtown Business Association - that will be the attachment for the BRZ Letter.

Do you know how many copies will be required yet to that I can have the copies run?

Thanks.

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

Christine Kenzie

From: Joni Baillie
Sent: December 13, 2004 11:07 AM
To: Chris Sisson
Cc: Christine Kenzie
Subject: BRZ Annual Budget Letter

Hi Chris,

I have been working with Christine Kenzie on the annual BRZ budget letters. The letter has been updated and merged with the data source and is now ready for printing. I understand that Christine has the correct letterhead for you to use, and she may or may not want you to duplex the letter.

I have saved the document under the transfer files/city clerks/print room. It's called December 13, 2004 BRZ budget letter merged. The letter is dated for tomorrow, so please instruct Bev/Lisa to wait until tomorrow to mail them.

Thanks.

Joni Baillie
Clerk Steno
Assessment & Taxation Services
The City of Red Deer
Phone: 403.342.8198
Fax: 403.342.8199
E-mail: joni.baillie@reddeer.ca

Visit us online at http://www.reddeer.ca/tax

Christine Kenzie

To: Joni Baillie

Subject: December, 2004 BRZ Letter Re January 17, 2005 Council Agenda

Attached is the letter re the BRZ mailout re our phone conversation. Need to fill in # of businesses on front page of letter and put proper date on it.

I should have the DBA's budget by December 13th. This will be the attachment to the letter. Letter should be set up to use in window envelopes. The mailroom will insert the letter and attachment.

Let me know when you are ready to run off the letter and I will bring you the letterhead.

Call if you have any questions.

Thanks.

DRAFT
373491

December 2004

Dear Sir/Madam:

Re: Downtown Business Association – 2005 Budget
Request for Your Comments

History

In 1984 the Downtown Business Community formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

There are over ____ businesses located within this zone whose boundaries are shown on the attached map. The BRZ is governed by the Downtown Business Association Board of Directors who manage within the regulations set by Provincial legislation and empowered by Municipal law.

2005 BRZ Budget

Each year the Downtown Business Association must present a budget for the BRZ to City Council for approval. This budget, if approved, will be used as the basis for the BRZ tax that members pay. Before Council considers this budget we want to give you, as a member of the Association, an opportunity to provide Council with your comments about this budget. The 2005 Downtown Business Association budget is attached for your review.

Comments can be communicated to Council by:

1. Sending a letter to: Red Deer City Council
   c/o Legislative & Administrative Services Manager
   Box 5008, Red Deer, AB T4N 3T4
   Deadline: **Tuesday, January 4, 2005**

2. Emailing Council at: legislativeservices@reddeer.ca

. .Page 2

3. Attending and speaking at the Public Hearing scheduled for **Monday, January 17, 2005** at 7:00 p.m. in Council Chambers, 2nd floor, City Hall (access through west, Park side, City Hall doors). Letters can also be submitted at the Public Hearing.

Comments submitted will be placed on the open agenda of Council and will be available to the public.

For additional information, or should you have questions, please contact:

Regarding the Budget:

- Downtown Business Association at (403) 340-8696 or email at rd.downtown@shaw.ca

Regarding the Council Meeting:

- Legislative & Administrative Services Manager at (403) 342-8132 or email at legislativeservices@reddeer.ca

Sincerely,

Kelly Kloss
Manager

/attach.

c Director of Corporate Services
City Assessor
Tax Collector

DRAFT

December 2004

Dear Sir/Madam:

Re: Downtown Business Association – 2005 Budget
Request for Your Comments

History

In 1984 the Downtown Business Community formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

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2005 BRZ Budget

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. .Page 2

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Regarding the Budget:

- Downtown Business Association at (403) 340-8696 or email at rd.downtown@shaw.ca

Regarding the Council Meeting:

- Legislative & Administrative Services Manager at (403) 342-8132 or email at legislativeservices@reddeer.ca

Sincerely,

Kelly Kloss
Manager

/attach.

c Director of Corporate Services
City Assessor
Tax Collector

FOR 2005 BRZ Budget - Mailouts

Docs # 317613

B.R.Z.

313491 (2004)

13 7 4

December 22, 2003 ← date

Dear Sir/Madam:

Re: Downtown Business Association – 2004 5 Budget
Request for Your Comments

History

In 1984 the Downtown Business Community formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

There are over ____ businesses located within this zone whose boundaries are shown on the attached map. The BRZ is governed by the Downtown Business Association Board of Directors who manage within the regulations set by Provincial legislation and empowered by Municipal law.

2004 5 BRZ Budget

Each year the Downtown Business Association must present a budget for the BRZ to City Council for approval. This budget, if approved, will be used as the basis for the BRZ tax that members pay. Before Council considers this budget we want to give you, as a member of the Association, an opportunity to provide Council with your comments about this budget. The 2004 5 Downtown Business Association budget is attached for your review.

Comments can be communicated to Council by:

1. Sending a letter to: Red Deer City Council
   c/o Legislative & Administrative Services Manager
   Box 5008, Red Deer, AB T4N 3T4
   Deadline: ~~Monday,~~ January 5, ~~2004~~ 5
   TUESDAY 4
2. Emailing Council at: las@city.red-~~deer.ab.ca~~
   legislativeservices@reddeer.ca

3. Attending and speaking at the Public Hearing scheduled for **Monday, January ~~12~~ 19, 2004** at 7:00 p.m. in Council Chambers, 2nd floor, City Hall (access through west, Park side, City Hall doors). Letters can also be submitted at the Public Hearing.

Comments submitted will be placed on the open agenda of Council and will be available to the public.

For additional information, or should you have questions, please contact:

Regarding the Budget:

- Downtown Business Association at (403) 340-8696 or email at rd.downtown@shaw.ca

Regarding the Council Meeting:

- Legislative & Administrative Services Manager at (403) 342-8132 or email at ~~las@city.red-deer.ab.ca~~ legislativeservices@reddeer.ca

Sincerely,

Kelly Kloss
Manager

/attach.

c Director of Corporate Services
City Assessor
Tax Collector

2003 BRZ Budget
Mailout Labels
226358

THE CITY OF
Red Deer
LEGISLATIVE & ADMINISTRATIVE SERVICES

December 15, 2003

Dear Sir/Madam:

Re: Downtown Business Association – 2004 Budget
Request for Your Comments

History

In 1984 the Downtown Business Community formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

There are over 492 businesses located within this zone whose boundaries are shown on the attached map. The BRZ is governed by the Downtown Business Association Board of Directors who manage within the regulations set by Provincial legislation and empowered by Municipal law.

2004 BRZ Budget

Each year the Downtown Business Association must present a budget for the BRZ to City Council for approval. This budget, if approved, will be used as the basis for the BRZ tax that members pay. Before Council considers this budget we want to give you, as a member of the Association, an opportunity to provide Council with your comments about this budget. The 2004 Downtown Business Association budget is attached for your review.

Comments can be communicated to Council by:

1. Sending a letter to: Red Deer City Council
c/o Legislative & Administrative Services Manager
Box 5008, Red Deer, AB T4N 3T4
Deadline: **Monday, January 5, 2004**

2. Emailing Council at: las@city.red-deer.ab.ca

. .Page 2

3. Attending and speaking at the Public Hearing scheduled for **Monday, January 12, 2004** at 7:00 p.m. in Council Chambers, 2nd floor, City Hall (access through west, Park side, City Hall doors). Letters can also be submitted at the Public Hearing.

Comments submitted will be placed on the open agenda of Council and will be available to the public.

For additional information, or should you have questions, please contact:

Regarding the Budget:

- Downtown Business Association at (403) 340-8696 or email at rd.downtown@shaw.ca

Regarding the Council Meeting:

- Legislative & Administrative Services Manager at (403) 342-8132 or email at las@city.red-deer.ab.ca

Sincerely,

Kelly Kloss
Manager

/attach.

Red Deer Downtown Business Association

2004 ASSOCIATION PROFILE & BUDGET

Vision Statement

The Red Deer Downtown Business Association is dedicated to the growth and prosperity of Red Deer's Downtown...the heart of the City.

What do we do?

The DBA is a not-for-profit organization operating on behalf of all business in your neighborhood, the Business Revitalization Zone. We deal with issues such as cleanliness, parking, promotion and safety.

All new initiatives are set to launch in 2004. We have focused on various membership enhancements. See the difference in the year to come.

Who do we work for?

500 downtown business – you! Over 10,000 people work and live in Downtown Red Deer. This is how the business community numbers shake out:

Professional	32%
General Service	28%
Retail	24%
Hospitality & Restaurant	16%

* As of July 2003

How are we doing it?

Our four key result areas are:

1. **Advocacy**
2. **Programming**
3. **Marketing**
4. **Administration**

Experience... Downtown Red Deer

Let us explain ...

1. Advocacy

Your Association continues to strengthen the downtown community through Media, Public and Government Relations. As an advocate for membership issues, the Association is your voice on a cross section of committees and organizations.

We're there ...

- Business Advisory Network
- CentreFest
- Communities in Bloom
- Culture Link
- Greater Downtown Action Plan
- International Downtown Association
- Main Street Red Deer
- Parking Committee
- Policing Committee
- Public Art Committee
- Tourism Red Deer

2. Programming

We provide a variety of programs and services that benefit the downtown. Your Association facilitates environmental initiatives that enhance the cleanliness, charm, and safety of visitors, workers and residents in our downtown. We also offer our membership additional programs that support business development.

See the results ...

- Banner Program
- Ghosts Projects
- Graffiti Abatement
- Litter Program
- Red Deer Main Street Project
- Streetscape Improvements
- Seminars
- Training
- White Lights
- Web Program

3. Marketing

The Association develops and executes innovative marketing strategies to market our downtown as the heart of the City and a great place to live, work and play. We're selling it: **Experience Downtown!**

We have developed and will execute a variety of high profile marketing strategies in the New Year!

See your $ at work! Results ...

- Co-operative Advertising
- Branding Campaign
- Event Promotion and Sponsorship
- Membership Kiosk & Gateway Advertising Program
- Web Site Development

Keeping you in the know! Communication ...

- Annual Report
- Announcements
- Media Advisories
- Newsletters
- Press Releases
- Website

4. Administration

Under the direction of a 11 member Board of Directors, the Executive Director and Support Staff is responsible for ensuring administrative tasks are completed within the vision of the Association.

We're doin' the job! Like this...

- Board Recruitment
- Budget Management
- Committee Recruitment
- Evaluation
- Financial Reporting
- Policy and Procedure Development
- Research
- Revenue Expansion
- Staff Management

Make a difference! Get involved ...

- Join a DBA committee
- Attend our Annual General Meeting
- Be elected to our Board of Directors

Want to know more? Just ask...

Sonia Sawyer, Executive Director
Krista McNally, Program Assistant
Tara Lodewyk, Main Street Coordinator
Bob Healey, Litter Controller

Tel: 340-8696
Fax: 340-8699
Email: **info@experiencedowntownreddeer.com**

or visit us at...

Downtown Business Association
5024 Ross Street (2nd Floor)
Red Deer, Alberta
T4N 1Y3

Red Deer
Downtown
Business Association

PROPOSED 2004 BUDGET

DECEMBER 2003

REVENUE	2004 BUDGET	2003 BUDGET
BRZ Levy	$165,000	$145,000
Environmental Contract	$56,860	$56,860
Graffiti Program	$14,000	-
Banner Program	$5,700	$5,700
Other Income (Kiosks/ parking etc)	$3,000	$2,000
Interest Income	$850	-
Transfer from reserves	-	$9,000
2004 Total Revenue	**$245,410.00**	**$218, 560**

EXPENDITURES	2004 BUDGET	2003 BUDGET
Main Street Program Supplies	$3,500	$5,600
Environmental Contract	$56,860	$56,860
Graffiti Program	$14,000	-
Banner Program	$5,700	$5,700
Operating Expenses (See Attached Schedule)	$116,750	$106,682
Marketing & Public Relations (See Attached Schedule)	$23,000	$20,500
Events Promotion & Sponsorship (See Attached Schedule)	$12,500	$11,500
Ghost Projects (See Attached Schedule)	$12,320	$11,487
2004 Total Expenditures	**$244,630.00**	**$218,460**
Total Revenue	**$245,410.00**	***$218,560***
Surplus/<deficit>	**780**	**<231>**

OPERATING EXPENSES	2004 BUDGET
Education, Teambuilding, Planning Sessions	$2,000
Bookkeeping Fees	$2,800
BRZ Assessment Fee	$5,000
Conferences	$2,000
Association/Membership Fees & Events	$1,000
Exec Director – Expenses	$1,000
Insurance – Property & Liability	$2,700
IT – Supplies & Service	$2,000
Photocopier & Printer Lease	$4,300
Office Supplies	$3,700
Professional Fees (Audit Fees)	$2,000
Rent	$13,050
Salaries & Benefits	$71,000
Telephone	$2,800
2004 Total	**$116,750.00**

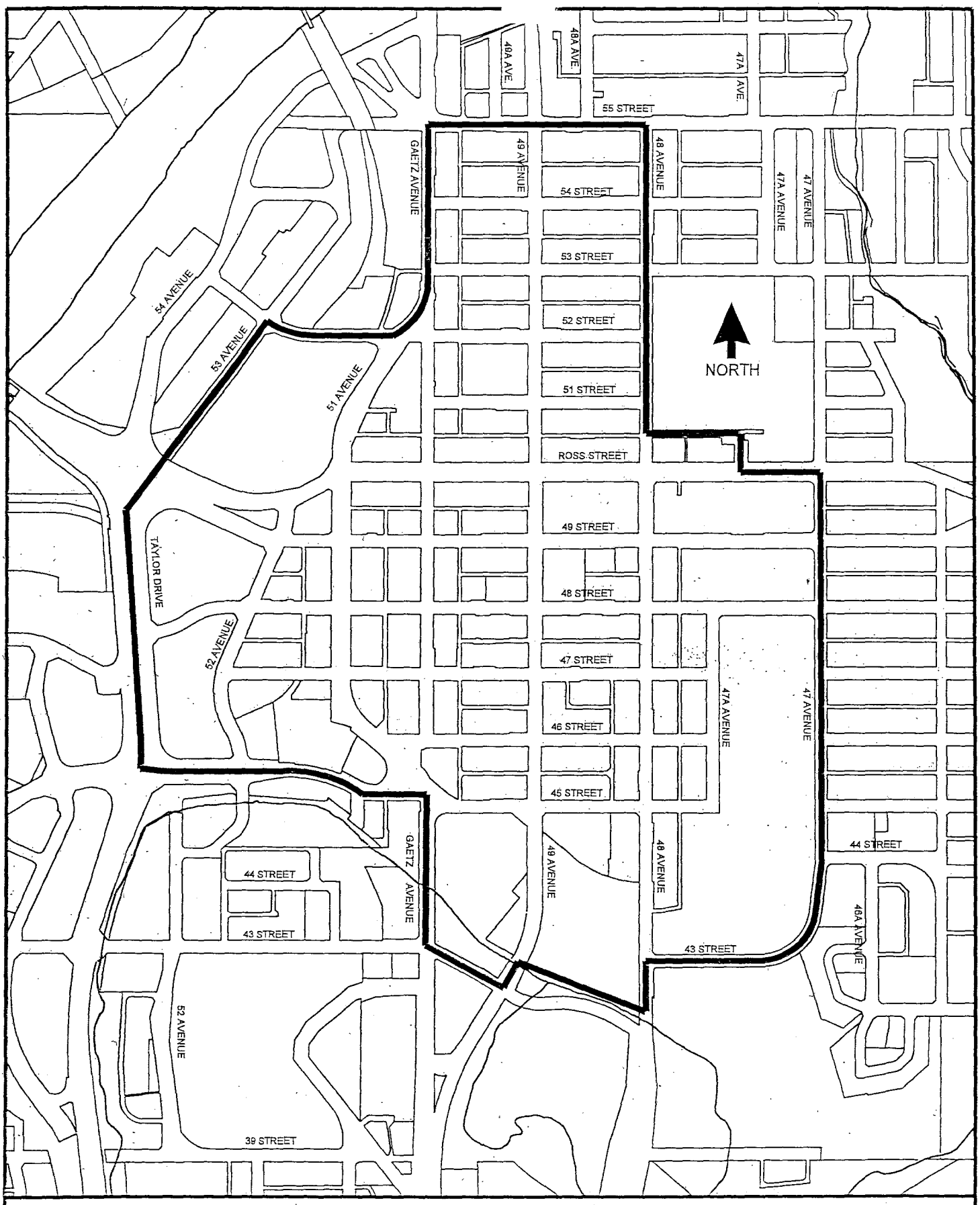
MARKETING	2004 BUDGET
AGM/Mixer	$1,000
Branding Campaign o Print, Radio, TV & Outdoor	$5,000
Experience Downtown Brochure o Printing & Design	$3,500
Hotel Advertising	$1,500
Networking Sessions o Membership Mixer Spring 2004	$2,000
DBA Newsletters o Printing in-house/3 times yearly	$3,500
Association Advertising o Tourism Red Deer Guide	$2,500
Web Site o Design, Development. Maintenance	$4,000
2004 Total	**$23,000.00**

EVENTS PROMOTION & SPONSORSHIP	2004 BUDGET
Examples o CentreFest o Christmas Parade o Communities in Bloom o Gospel Quartet	o Hoopfest o Science Festival o Scott Tournament of Hearts o Westerner Offsite
2004 Total	**$12,500.00**

GHOST COLLECTION	2004 BUDGET
Sound the Alarm - Disbursement to City of Red Deer	$9,187
Insurance	$2,383
Annual Maintenance Program	$750
2004 Total	**$12,320.00**

ENVIRONMENTAL CONTRACT	2004 BUDGET
Salaries & Benefits – Full Time	$28,500
Salaries & Benefits – Part Time/Enhanced	$6,000
Vehicle Operation	$4,000
Vehicle Replacement	$3,500
GST Remittance	$3,360
Supplies & Administration	$9,500
Summer Work Program	$2,000
2004 Total	**$56,860.00**

GRAFFITI PROGRAM – 12 WEEK	2004 BUDGET
Salaries & Benefits – (including HRDC Wage Subsidy of $2000)	$7,500
Supplies & Administration	$4,500
Advertising & Publicity	$2,000
2004 Total	**$14,000.00**



SCHEDULE "A" [1]

BYLAW 2827/83 BUSINESS REVITALIZATION ZONE

BOUNDARY OF BUSINESS REVITALIZATION ZONE

[1] 2827/B-84, 2827/A-91, 2827/A-2001, 2827/A-2003

THE CITY OF Red Deer

Council Decision – January 12, 2004

FILE

Legislative & Administrative Services

DATE: January 13, 2004

TO: Norm Ford, Tax Collector

FROM: Kelly Kloss, Legislative & Administrative Services

SUBJECT: Downtown Business Association's 2004 Budget

Reference Report:
Legislative & Administrative Services Manager, dated January 5, 2004.

Resolutions:

"*Resolved* that Council of the City of Red Deer, having considered the report from the Legislative & Administrative Services Manager, dated January 5, 2004, re: Downtown Business Association's 2004 Budget, hereby:

1. Approves said budget as presented to Council on January 12, 2004.

2. Authorizes the Downtown Business Association to amend its budget by:

   (a) transferring amounts to or from its reserves
   (b) transferring amounts between expenditures so long as the amount of total expenditures is not increased."

Report Back to Council: Yes

Comments/Further Action:

Please provide the appropriate BRZ Tax rate so the bylaw may be amended by Council.

Kelly Kloss
Manager
/chk

c City Assessor
Treasury Services Manager

THE CITY OF
Red Deer

Legislative & Administrative Services

DATE: **December 16, 2003**

TO: **Director of Corporate Services**
City Assessor
Tax Collector

FROM: **Legislative & Administrative Services Manager**

SUBJECT: **Downtown Business Association – 2004 Budget**
Mail Out to Business Revitalization Zone

Attached, for your information, is a copy of the letter and attachments sent to 492 businesses in the Business Revitalization Zone regarding the 2004 Budget for the Downtown Business Association.

Businesses have been asked to submit their comments to Legislative & Administrative Services by Monday, January 5, 2004 for this item to be presented to Council at the Monday, January 12, 2004 Council Meeting.

Please call if you have any questions.

Kelly Kloss
Manager

/chk
/attach.

THE CITY OF Red Deer

DOWNTOWN BUSINESS REVITALIZATION ZONE

Process for Budget Approval

1. In early December of each year, the Downtown Business Association must submit a budget for the Business Revitalization Zone to the City of Red Deer, Legislative & Administrative Services, for approval by Council.

2. Prior to the end of December of each year, the Legislative & Administrative Services Manager sends a letter to each member of the Business Revitalization Zone which:
   (a) includes a copy of the proposed budget from the Downtown Business Association,
   (b) advises when City Council will review the budget, and
   (c) informs how members can provide their comments to Council.

3. Once the budget is approved it is used as the basis for the Business Revitalization Zone tax that members pay for the upcoming year.

4. The City completes the business assessment, invoices and collects the Business Revitalization Zone tax for the Downtown Business Association.

5. Invoices are sent out in February of each year to every person assessed for business purposes in the Business Revitalization Zone. The due date for payment is March 31st.

THE CITY OF
Red Deer

LEGISLATIVE & ADMINISTRATIVE SERVICES
January 18, 2005

Sonia Sawyer, Executive Director
Red Deer Downtown Business Association
5024 Ross Street, 2nd Floor
Red Deer, AB T4N 1Y3

Dear Sonia:

Downtown Business Association's 2005 Budget

Thank you for your presentation at the Monday, January 17, 2005 Council Meeting. Council reviewed the Downtown Business Association's 2005 Budget and passed the following resolution:

> *"Resolved* that Council of the City of Red Deer having considered the report from the Legislative & Administrative Services Manager, dated January 10, 2005, re: Downtown Business Association's 2005 Budget, hereby
>
> 1. Approves said budget as presented to Council on January 17, 2005.
>
> 2. Authorizes the Downtown Business Association to amend its budget by:
>
> (a) transferring amounts to or from its reserves
> (b) transferring amounts between expenditures so long as the amount of total expenditures is not increased."

The Assessment & Tax Department will now determine the BRZ tax rate so that Council can amend the Business Revitalization Zone Business Tax Bylaw. Following approval of the BRZ Tax Bylaw Amendment, the tax notices will be sent to those businesses affected.

Please call if you have any questions.

Sincerely,

Kelly Kloss
Manager

c Director of Corporate Services
Assessment & Taxation Services Manager
Tax Collector

THE CITY OF Red Deer

Council Decision – January 17, 2005

Legislative & Administrative Services

DATE: **January 18, 2005**

TO: **Norm Ford, Tax Collector**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Downtown Business Association's 2005 Budget**

Reference Report:
Legislative & Administrative Services Manager, dated January 10, 2005

Resolutions:

"*Resolved* that Council of the City of Red Deer having considered the report from the Legislative & Administrative Services Manager, dated January 10, 2005, re: Downtown Business Association's 2005 Budget, hereby

1. Approves said budget as presented to Council on January 17, 2005.

2. Authorizes the Downtown Business Association to amend its budget by:

   (a) transferring amounts to or from its reserves
   (b) transferring amounts between expenditures so long as the amount of total expenditures is not increased."

Report Back to Council: Yes

Comments/Further Action:
Please provide the appropriate BRZ Tax rate so the bylaw may be amended by Council.

Kelly Kloss
Manager
/chk

c Director of Corporate Services
Assessment & Taxation Services Manager
Treasury Services Manager

Red Deer

Assessment and Taxation Services

DATE: **January 11, 2005**

TO: **Kelly Kloss, Legislative and Administrative Services Manager**

FROM: **Rod Risling, Assessment & Taxation Services Manager**

SUBJECT: **2005 Supplementary Assessment Bylaw**

Background:
Section 313 of the Municipal Government Act, provides the opportunity for a municipality to implement supplementary assessments and taxation. To authorize the supplementary process, every year City Council must pass a supplementary assessment bylaw prior to May 1. City Council has authorized supplementary assessments since 2002.

The supplementary assessment is the assessment of newly constructed buildings, additions, and renovations that are occupied or completed during the 2005 year, but were not assessed at 100% of completion on the regular assessment notice scheduled for mailing on January 31, 2005. The resulting supplementary tax is prorated, based on the number of months the improvement has been completed or occupied.

Supplementary assessment and tax provides for equity among property owners. At the time the owners occupy the new premise and receive municipal benefits, they pay their share toward the tax base to pay for those benefits.

Discussion:
Each year the supplementary assessment bylaw is presented to City Council in April or May, at the same time as the tax rate bylaw; however, it seems more appropriate for City Council to consider the bylaw prior to the approval of the municipal budget. The 2005 proposed budget includes estimated revenue of $300,000 that will be generated from supplementary taxation.

Recommendation:
That Council approve the attached Supplementary Assessment Bylaw.

Rod Risling

Comments:

We agree with the recommendations of the Assessment & Taxation Services Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

BACKUP

Christine Kenzie

From: Rod Risling
Sent: December 16, 2004 11:01 AM
To: Christine Kenzie
Subject: Supplementary Assessment Bylaw

Hello,

Attached is the proposed 2005 supplementary assessment bylaw. The report along with a hard copy of the report will be sent to you within the next couple of hours. Or maybe it is there already!

January 1, 2005
Supplementary ...

3341/2005

BYLAW NO. ~~3329/2005~~

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2005.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

1 That a supplementary assessment shall be prepared for all improvements in 2005.

READ A FIRST TIME IN OPEN COUNCIL this 17th day of January 2005.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of January 2005.

READ A THIRD TIME IN OPEN COUNCIL this 31st day of January 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 31st day of January 2005.

MAYOR

CITY CLERK

BYLAW NO. 3329/2004

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2004.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

1 That a supplementary assessment shall be prepared for all improvements in 2004.

2 That this Bylaw does not authorize the preparation of supplementary assessments for linear property.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of April 2004.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of April 2004.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of April 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of April 2004.

MAYOR

CITY CLERK

BYLAW NO. 3330/2004

Being a bylaw to authorize the rates of taxation to be levied against assessable property within The City of Red Deer for the 2004 taxation year.

WHEREAS, Council, at their meeting of January 27, 2004 passed a budget resolution which provided for the collection of $40,974,171 being raised by general municipal taxation;

AND WHEREAS, the requisitions that the The City of Red Deer is required to collect on behalf of other organizations are:

Alberta School Foundation Fund (Public)	
Residential/Farmland	$14,778,849
Non-residential	$ 8,510,620
Opted Out School Boards (Separate)	
Residential/Farmland	$ 2,520,885
Non-residential	$ 833,681
Red Deer Public Library	$ 1,913,000

AND WHEREAS, the Council of The City of Red Deer is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, chapter M26 1, Revised Statutes of Alberta, 1994;

AND WHEREAS, the assessed value of all property in the Municipality of Red Deer as shown on the assessment roll is:

	Assessment
Single Family Residential	$3,574,956,800
Multiple Family Residential	421,393,900
Non-residential	1,365,906,300
Farmland	926,700
	$ 5,363,183,700

AND WHEREAS, Council has passed Bylaw 3329/2004 being a Bylaw authorizing the supplementary assessment of new construction;

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

1. This Bylaw shall be known as the Tax Rate Bylaw.

2. Council authorizes the imposition of taxes on the assessed value of all property in the City of Red Deer, whether on the assessment roll, or supplementary assessment roll, on the basis of the rates set out in this bylaw.

	Tax Levy	**Assessment**	**Tax Rate**
General Municipal			
Single Family Residential	$20,896,695	$3,574,956,800	.0058453
Multiple Family Residential	3,277,939	421,393,900	.0077788
Non-residential/Farmland	16,799,471	1,366,833,000	.0122908
Total	$40,974,105	$ 5,363,183,700	
Alberta School Foundation Fund (Public School)			
Residential/Farmland	$14,778,935	$3,389,508,535	.0043602
Non-residential	8,510,663	1,237,626,571	.0068766
Total	$23,289,598	$ 4,627,135,106	

Opted-Out School Boards (Separate)			
Residential/Farmland	$2,520,900	$578,161,565	.0043602
Non-residential	833,685	121,235,029	.0068766
Total	$3,354,585	$699,396,594	
Red Deer Public Library	$1,913,048	$5,363,183,700	.0003567

READA FIRST TIME IN OPEN COUNCIL this 19th day of April 2004.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of April 2004.

READ A THIRD TIME IN OPEN COUNCIL this 3rd day of May 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this 3rd day of May 2004.

MAYOR

CITY CLERK

FILE

THE CITY OF Red Deer

Legislative & Administrative Services

Council Decision – January 17, 2005

DATE: **January 18, 2005**

TO: **Rod Risling, Assessment & Taxation Services Manager**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **2005 Supplementary Assessment Bylaw - Bylaw 3341/2005**

Reference Report:
Assessment & Taxation Services Manager, dated January 11, 2005

Bylaw Readings:
2005 Supplementary Assessment Bylaw 3341/2005 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Kelly Kloss
Manager
/chk

attchs.

c Director of Corporate Services
Treasury Services Manager

BYLAW NO. 3341/2005

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2005.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

1 That a supplementary assessment shall be prepared for all improvements in 2005.

READ A FIRST TIME IN OPEN COUNCIL this 17th day of January 2005.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of January 2005.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of January 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of January 2005.

MAYOR

CITY CLERK

Item No. 4

THE CITY OF Red Deer

Legislative & Administrative Services

DATE: **January 11, 2005**

TO: **City Council**

FROM: **Legislative & Administrative Services Manager**

SUBJECT: **Red Deer County Representation on Standing Committees**

At the December 7, 2004 meeting of Red Deer County Council, the following Red Deer County Representatives names were submitted for appointment to various City of Red Deer Standing Committees:

Pauline Mousseau:	Culture Board Recreation & Parks Board Transportation Advisory Board
Councillor Reimar Poth:	Environmental Advisory Board

As the Intermunicipal Affairs Committee is a joint committee of the two Councils, appointments of the County representatives are not required by City Council.

Recommendation

That Council appointments the Red Deer County Council representatives to the Standing Committees listed above.

Kelly Kloss
Manager

Comments:

We agree with the recommendations of the Legislative & Administrative Services Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

THE CITY OF Red Deer

Legislative & Administrative Services

FILE

Council Decision – January 17, 2005

DATE: January 18, 2005

TO: Kerry Dawson, Culture Superintendent
Ed Morris, Recreation Development Superintendent
Kevin Joll, Transit Manager
Scott Cameron, Social Planning Manager
Paul Goranson, Public Works Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Red Deer County Representation on Standing Committees

Reference Report:
Legislative & Administrative Services Manager, dated January 11, 2005

Resolutions:

"*Resolved* that Council of the City of Red Deer having considered the report from the Legislative & Administrative Services Manager, dated January 11, 2005, re: Red Deer County Representation on Standing Committees, hereby appoints the following Red Deer County representatives for a term to expire October, 2005:

Pauline Mousseau	Culture Board Recreation & Parks Board Transportation Advisory Board
Councillor Reimar Poth	Environmental Advisory Board"

Report Back to Council: No

Kelly Kloss
Manager
/chk

c F. McDougall, Administrative Assistant
C. Kenzie, Administrative Assistant

Experience... Downtown Red Deer

January 7, 2005

Legislative & Administrative Services
c/o Kelly Kloss
City of Red Deer
Box 5008, 4914 – 48th Avenue
Red Deer, AB
T4N 3T4

Dear City Council;

RE: DOWNTOWN PARKING MANAGEMENT ANALYSIS

In July 2004, the Downtown Business Association, in cooperation with the City of Red Deer, contracted Swanson Transportation Consultants to conduct a Downtown Parking Management Analysis. During the project, a public consultation program was undertaken involving key City of Red Deer staff, representatives from the downtown business community and other businesspersons, downtown patrons and parking enforcement Commissionaires.

The Downtown Business Association Parking Advisory Committee and the Downtown Business Association Board of Directors have reviewed the study and the consultants' recommendations.

As the consultants report indicates, Downtown Red Deer has grown substantially since the original one-hour free program was implemented in early 1990's. Parking fine revenue has increased substantially since the introduction of the free one-hour program. Currently over $400,000 annually is collected in parking fines. Parking fines represent negative experiences in Downtown Red Deer.

Currently, 8000 people are employed in Business Revitalization Zone, and additionally 3500 people reside in Downtown Red Deer. These numbers increase every year and respectively, so does the parking demand. As indicated in the report, the current program does not support Red Deer's current population of over 75,000, and consequently with an anticipated population of 84,000 in 2010 this matter needs to be dealt with without delay.

Red Deer Downtown Business Association

The Downtown Business Association Board of Directors has carried the following motions:

The DBA Board of Directors approves, and accepts the recommendations contained within Swanson Transportation Consultants' Downtown Parking Management Analysis Report' dated November 2004.

The DBA Board supports the Swanson Transportation Consultants' eleven recommendations, and requests that an Implementation Committee be created to review technology and explore potential free parking components.

The Downtown Business Association Board of Directors strongly encourages the City of Red Deer to accept the Downtown Parking Management Analysis as a working document to base all future parking improvements in Downtown Red Deer. We encourage the City of Red Deer to look at the entire parking program in downtown and make the necessary steps to improve the parking program beginning with an Implementation Committee.

As one of the key stakeholders, we look forward to working with the City of Red Deer staff on implementation of this report.

Sincerely,

Sharon Fisher
President
Downtown Business Association

SF/ss

Cc: Joyce Boon & Paul Meyette
Inspections and Licensing Department

Attachment: DOWNTOWN PARKING MANAGEMENT ANALYSIS REPORT
PARKING REPORT MEMBERSHIP SURVEY

5024 – Ross Street
Second Floor
Red Deer AB T4N 1Y3
ph 403 340 8686
fx 403 340 8699

THE CITY OF
Red Deer

Date: January 11, 2005

To: Kelly Kloss
Legislative & Administrative Manager

From: Joyce Boon
Permit and Licensing Supervisor

Re: Downtown Business Association Parking Management Analysis

On June 14, 2004 City Council authorized $40,000. to be transferred from the parking fund to the Downtown Business Association to undertake a review of metered parking in the City of Red Deer. The Downtown Business Association subsequently hired Swanson Transportation Consultants to conduct a Downtown Parking Management Analysis.

Alan Swanson of Swanson Transportation Consultants will be presenting his recommendations at the City Council meeting of January 17, 2005.

Comments

There are a number of recommendations in the report however; the major recommendation in the study is to remove the one-hour free parking from the Downtown. This measure was introduced in the early 1990's as a pilot program and has spread throughout the downtown. It offers convenience for patrons who are making a quick stop in the downtown but has proved problematic for customers having lunch, shopping or obtaining professional services in the downtown. The one-hour time limit has proved to be too short for many of these patrons. The one-hour parking limit is one of the largest sources of complaints at the parking customer service counter in the Inspections & Licensing Department. Customers have often indicated that they would like the option of a longer stay in order to do business in the downtown.

The report recommends that the City implement paid parking in the downtown with a two-hour limit to discourage employee parking on the street as well as provide sufficient time for those who wish to conduct business in the downtown. The Downtown Business Association has accepted the recommendation of the consultant but has asked for the opportunity to work with the City to see if some component of free parking could be maintained in the downtown through the surface parking lots. We are prepared to work with The Downtown Business Association to explore a manned lot or other mechanisms to see what would be financially feasible in terms of providing customer parking with a free component.

Recommendation

Inspections & Licensing agree with the Downtown Business Association comments and recommend City Council refer the recommendations back to administration to prepare a financial analysis and an implementation schedule related to the recommendations.

J Boon

Joyce Boon
Permits and Licensing Supervisor

Phone: 340-8696
Fax: 340-8699
Email: info@experiencedowntownreddeer.com

Red Deer Downtown Business Association

MEMO

TO: **Kelly Kloss, Legislative & Administrative Services**

FROM: **Sonia Sawyer, Downtown Business Association**

DATE: **January 7, 2005**

SUBJECT: Downtown Parking Report Survey Results

Experience... Downtown Red Deer

Please find the attached Survey Results dated December 13/04.

Attachments:

1) Recommendations from Swanson Transportation Consultants
2) Survey Spreadsheet
3) Feedback Comparison Chart
4) Survey Comments
5) Comments from DBA Membership regarding surveys

Sonia Sawyer
Executive Director

DOWNTOWN RED DEER
PARKING MANAGEMENT STUDY SUMMARY

Downtown Red Deer is similar to many North American cities in terms of sub-urbanization of shopping activities. The development of shopping centres and big box retail outlets in the suburban areas of Red Deer has resulted in a transition to specialized retail shops in the downtown area. Parking meters have been used to regulate parking in Downtown Red Deer. In the mid-1990's, the parking management strategy changed such that one hour of free parking is now available for downtown shoppers. Since the one-hour-free parking program was implemented the city has continued to grow, with the population increasing from about 60,000 to 74,000. In a recent forecast, the 2031 population was projected to total 117,000 people.

During the project, a public consultation program was undertaken involving key City of Red Deer staff, downtown and other businesspersons, downtown users and parking enforcement Commissionaires. The interviews with businesspersons and downtown users included questions on shopping, traffic and parking issues. The businesspersons were of the opinion that there was an adequate supply of parking in the downtown area; however, the downtown users had contrary opinions. Both groups felt that the one-hour free parking program was good, but they recognized that there was some inequity in the pay-parking program in that some of the meters were still operational while those in the core were not in operation. The conversion of all existing and former metered spaces to a universal pay-parking program did not receive a favourable response. There was also some concern about the aesthetics of the off-street parking lots.

The study reviewed the existing parking supply in the downtown area, and it also examined the management of the parking system. There are about 7,600 parking stalls in Downtown Red Deer and the City of Red Deer manages about 2,180 stalls.

At present, the Inspection and Licensing Department is responsible for the management of both on- and off-street parking. The department budget for 2004 forecasts total revenue of about $980,000, of which, about 70 percent comes from bylaw enforcement. Total department expenditures are approximately $883,000 providing a transfer to the parking reserve fund of about $97,000. Currently, the parking reserve fund totals about $1.8 million. In the past decade marks an era of minimalist parking management where inadequate revenue was collected from the parking system such that parking equipment, signing, and facilities have become obsolete and poorly maintained, and the parking reserve is not large enough to finance new facilities and equipment. The condition is a direct result of the one-hour free parking program. It has been stated that parking management in Red Deer suffers from benign neglect.

The basic functions of parking within a municipality include planning, provision, management, maintenance, operation, revenue collection, and bylaw enforcement. The most effective parking management occurs where there is a centralization of responsibility. The review of alternative organizations considered establishment of a parking authority, a civic parking advisory committee, and a downtown parking corporation. This review of alternative parking organizations concluded that the city administration model seems to be the most logical for conditions in Red Deer, but that there was a need to make the group for financially sustainable.

The parking enforcement unit presents itself very well as a responsible, mature and professional unit with integrity. Officers seek voluntary compliance when vehicle operators are present during a violation, they seek quality tickets over volume and they work closer with the community than most units in larger cities. Enforcement officer interpretation of expectations varies from officer to officer and some disagreement on appropriate actions under certain conditions exists. Public confidence in the enforcement program is lost where enforcement officers act and interpret bylaws differently. The current 'standing orders' document used by enforcement personnel is inadequate and there is a need for a more suitable "Standard Operating Procedures" manual.

New technology associated with curbside parking meters is mainly the use of smart cards for payment of fees, with a potential for future cell-phone payment systems. Many cities are beginning to use multi-space meters (pay'n'display equipment) for on-street parking control. Parking control systems for off-street parking lots tends toward use of multi-space parking meters as currently used in most of the parking lots in Red Deer. However, current parking equipment allows for credit card payment, wireless (cell-phone) payment, and solar power. New technology associated with parking enforcement programs is the hand-held ticket writer devices. They have had limited use in municipalities due to ergonomic considerations and it transfers an office procedure to the field in environments that are not conducive for this work.

A parking rate survey was conducted including data from 11 similar size cities in Canada. Of these cities, the average population was approximately 50,000. The average hourly rate for on-street parking meters was $0.65. The current rate structure in Red Deer is a maximum of $0.50, but a $0.25 rate is also used.

It is noted that the economic health of the downtown has improved from the time the free parking program was implemented and the need for the program is due for review. It is proposed that the one-hour free parking program be terminated, and pay parking be returned to Downtown Red Deer. The new meters program would be based on a $0.50 per hour rate to a maximum duration of stay of two hours (an increase from the present one hour limit) for the period from 09:00 to 18:00, Monday through Friday. The new meters to be acquired should have the capability for paying the fee by the use of coin and smart card. The value of the smart card should be discounted in a manner to provide for some period of free parking.

The parking management strategy related to off-street parking includes improvements in parking lot landscaping, sign maintenance and surface paving plus commencement of replacement of the older parking control equipment (ticket spitters/pay'n'display machines).

The parking management strategy also includes a number of actions that can enhance the enforcement of parking regulations and the administration of parking citations. Improvements in communications, development of standard operating procedures, redesign of the parking ticket and policy issues such as issuing warning tickets and private property issuing City parking tickets were included in the proposals for changes in the parking enforcement program.

1.1 RECOMMENDATIONS

The following are the recommendations emanating from the analysis of parking management in Downtown Red Deer:

1. Implement pay parking in the downtown by converting the meters to a rate schedule of $0.50 per hour, for the period of 09:00 to 18:00, Monday through Friday.

2. Revise the on-street parking regulations to increase the allowed duration of stay from one to two hours.

3. Purchase meter mechanisms for 630 meters for the parking meter conversion program and sufficient meter mechanisms to phase-out the obsolete mechanical meters (290 meters). The new meters to provide for coin and smart card payment, whereby the purchase value of the card is discounted to provide for some free parking (up to 15% of the card value).

4. Improve parking lots by maintaining parking signs, replacing obsolete parking control equipment (ticket spitters), and upgrade landscaping, lighting, and pavement conditions, particularly in Lot P5.

5. Undertake a parking equipment technology demonstration project entailing the purchase of new state-of-the art pay'n'display (ticket spitter) equipment that can provide for credit card and cell-phone payment, and solar power.

6. Maintain the centralized parking function within the civic administration but enhance it by additional administration supervisory support.

7. Provide for better communications between the office function and the enforcement personnel on new parking restrictions, changes to existing restrictions and valid permits, and other downtown parking issues.

8. There is a need to develop a comprehensive Standard Operating Procedures (SOP) manual that will establish expectations to new and existing officers.

9. The practice of issuing warning tickets should be reviewed. If an offence is believed to have been committed, issuing a warning to certain vehicles can undermine the process when other parkers are issued tickets.

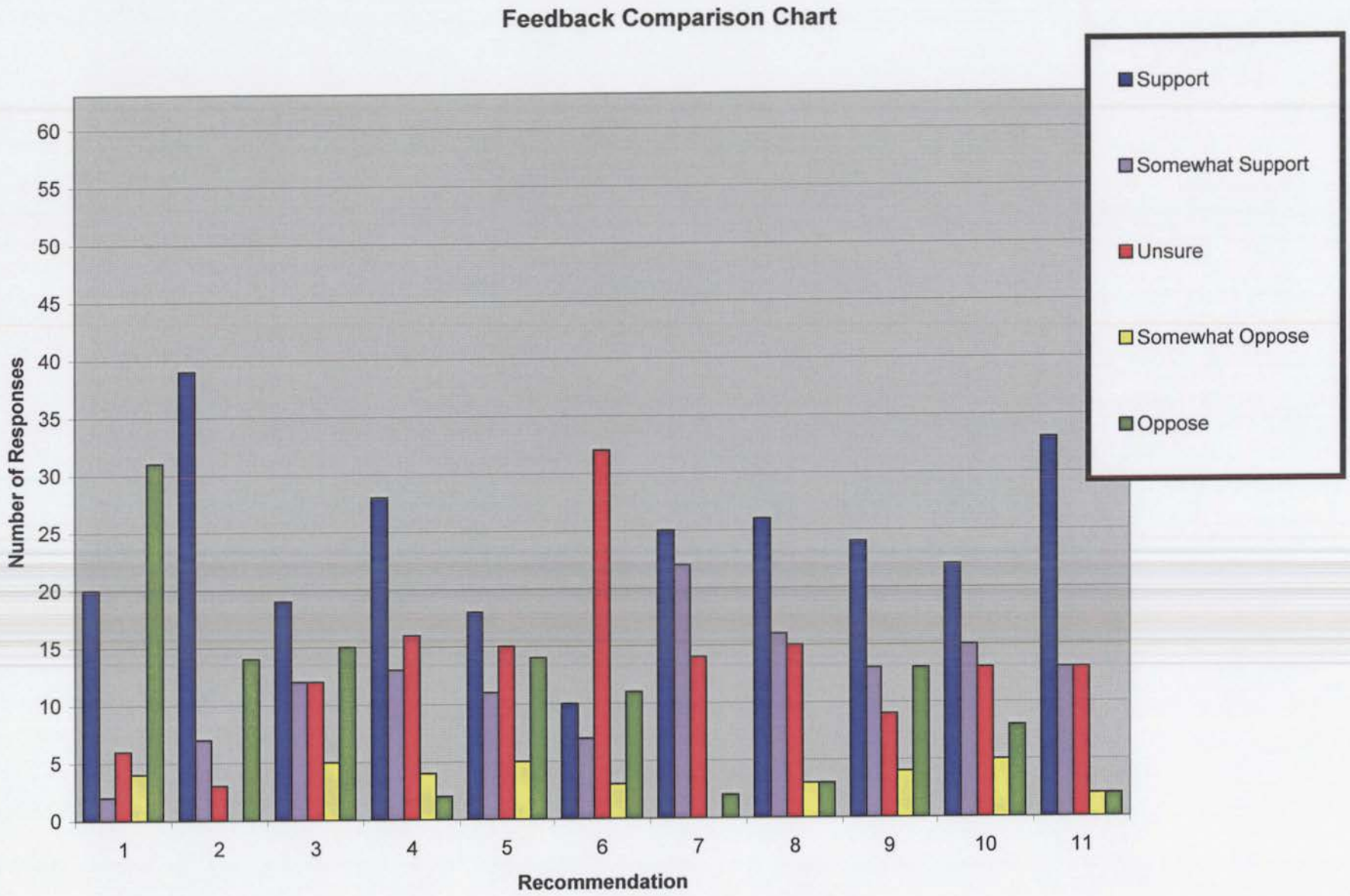
10. Undertake a feasibility assessment of equipping officers with mobile communications devices to enhance personal safety, and reporting the need for parking equipment and traffic control device maintenance.

11. Create a policy for withdrawing parking tickets that conforms to the Provincial Offences and Procedures Act that maintains the integrity of the court process.

Downtown Parking Report - Feedback Form

As at December 13/04 - 12:00pm, 63 forms received

	Support	Somewhat Support	Unsure	Somewhat Oppose	Oppose	Total
1	20	2	6	4	31	63
2	39	7	3	0	14	63
3	19	12	12	5	15	63
4	28	13	16	4	2	63
5	18	11	15	5	14	63
6	10	7	32	3	11	63
7	25	22	14	0	2	63
8	26	16	15	3	3	63
9	24	13	9	4	13	63
10	22	15	13	5	8	63
11	33	13	13	2	2	63


Feedback Comparison Chart
Support
Somewhat Support
Unsure
Somewhat Oppose
Oppose
Number of Responses
0
5
10
15
20
25
30
35
40
45
50
55
60
1
2
3
4
5
6
7
8
9
10
11
Recommendation

Comments:

1) I am opposed to any one-time large upgrades - gradual is better. All equipment will become obsolete all at once.
2) It would be utopia if all was approved, paid for, implemented. Anyway, it's a great start!
3) A common comment we get is that people would rather pay the meter rather than have to run out in an hour to see if they have a ticket. So, either plug the meter or extend the free parking to two hours.
4)
5) Affordable parking for staff in the downtown continues to be a problem.
6) There is nothing to support/oppose the "free one hour parking". I support continuing "free parking" or increase free parking.
7)
8) Parking is a big issue for police officers, often we find ourselves with no parking and we are needed/called in to work, BIG ISSUE.
9) I would suggest that instead of .50 for an hour, that you go to .25 for an hour or 1.00 for four hours or will continually have a small change problem.
10) My biggest concern with going back to paid street parking and 2 hour parking is the abuse of downtown employees using street parking rather than parking lots.
11) See attached mail.
12) Taking away the free 1 hour and adding on 2 extra hours a day should be enough without doubling the cost.
13)
14)
15) Where is the revenue from the 20% tax premiums charged to downtown landowners for the city to supply parking for the downtown? This report suggests the average revenue per stall is $11.25/month. To me this seems to be shown way to low. May be worth looking into?
16)
17)
18)
19) As a medical clinic, patients often need more than 1 hour to conclude their visit, especially if in the walk-in environment. The problem is very little parking in close proximity to the clinic.
20) Our main parking problems are because 3 of 4 office staff do not have monthly parking. 1 is forced to bus to work and the other 2 must continually move their vehicle throughout the day or incur fine expenses. We have been on waiting lists for 7 months. Your issues shore are the least of our problems.
21)
22)
23)
24) Item 3 & 4 depend on "capital cost" and how it will be funded. Is there a study available showing the economic effects of a "Reversal of Free Parking" on a business sector?
25)

26) Question 9 is difficult to understand because it appears you are making 2 statements which may result in 2 answers.
27) It would be helpful to lure some better stores to accompany better parking.
28)
29)
30)
31)
32) City vehicles should not use up prime parking space in downtown lots, especially if they don't pay the hourly rate like the rest of us.
33) I think the status quo works quite well, a crackdown on those who abuse the free parking for one hour by moving one or two spaces is required. Re #10 - extensive feasibility studies (by outside consultants) is unnecessary.
34)
35) Meters need to be services more. I park in meter parking everyday and have a lot of problems with the meter taking my money and not giving me any time for it.
36) On occasion the ticket dispenser has not worked, my vehicle is parked the every day M-F. I phone in to let them know, the advice is to appeal the ticket, I do and yet still I receive a ticket so how to you get by that? Honesty is the best policy, however with honesty, it comes back to bite ya!
37) Very pleased to see this happening.
38)
39) Question 3 - People don't want another card. Make the system able to use any credit card or interac card. Question 6 - Should be jointly City and DBA, it's the city who has let things deteriorate since 1988. The DBA must have more than an advisor role.
40) Ok the way it is. The parking meters ruined the Downtown. Leave it alone.
41) As the DBA member fees were initiated to have/cover the 1 hr parking, will the membership fees be reduced if the parking returned to paid status!
42)
43) It sounds like these measures might be costly and to judge whether the cost is justified needs more information. Does the need justify the cost? Any manager needs to know this to make a decision. Please supply work.
44) Some 1 hour or 2 hour free parking should remain downtown or discount for first hour to encourage customer parkingl The malls already have a big lead on downtown enough.
45)
46)
47) Maintain 1 Hour free, upgrade equipment as funding allows.
48)
49)
50)
51)
52)
53)

54) Charge parking downtown will move customers out of downtown, Don't have any meters retain 1 hr free on street parking. Upgrade parking lot equipment to scan Credit/Debit cards.
55) This is the wrong tome of you to ask retailers to respond in a thoughtful constructive manner. Please consider delaying this survey until January.
56)
57)
58) Your increased rates (less 1 hour fee) means our staff pay $88 per month for a spot that is not a guaranteed parking stall. I believe that to be much too costly. As well, our business, as well as others who have on-site customer parking, will suffer from your proposed changes, as more people will be seeking "free" parking the city should consider this as well.
59) See attached email
60)
61) Existing meters "eat" money and are out of order. Why is it cheaper to park behind the Ranchers Valley and more expensive to park over south of Tire Craft? Distance to the downtown core should come into play. I understand that the lot is "new" but still, the city should encourage long term parkers to park away from the core and let short term parkers park close to the stores/services.
62)
63) Please see attached.

Krista McNally

From: Dennis Nielsen [dennisn@oanet.com]
Sent: Tuesday, November 30, 2004 1:56 PM
To: info@experiencedowntownreddeer.com
Subject: parking

In response to the survey I would like to offer the following thoughts and I will also fax back the questionnaire.

PLEASE CONSIDER THE FOLLOWING

In response to questions 1 and 2 I have given a qualified yes answer. The reasons for the qualified answer are as follows;

It is noted in the report that the downtown business climate is improved since the inception of free parking, they then go on to say that since the climate is better it is now time to start, once again, charging for parking. This logic escapes me as it seems to me the reason the business climate is better in the downtown is because the free parking was implemented.

My suggestion is that a free time should be maintained and possibly 30 minutes would be the magic number. After that if more time is needed then 50 cents per hour up to a maximum of two hours would be appropriate. I think this would provide the best of both worlds as those requiring a brief stop could conduct their business without the hassle of paying but if they thought they would require more time then they would have the ability to buy that time.

Also I do believe that a lot of times a person would drop in the 50 cents even if they thought they may be done in 30 minutes but just want to be sure. This would improve the revenue stream and at the same time give the psychological comfort that free parking is available. (To clarify my thoughts 45 minutes would cost 50 cents.)

Sincerly, Dennis Nielsen

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Krista McNally

From: Dennis Nielsen [dennisn@oanet.com]
Sent: Tuesday, November 30, 2004 2:25 PM
To: info@experiencedowntownreddeer.com
Subject: further to parking

Further to my comments on City parking I would like to offer thoughts on private lots.

I notice a comment in the summation relative to the issuing of City tickets on private lots but there was no recommendations other than to look into the legality. We have been issuing City tickets in our parking lot for 5 years now with zero problems. I would highly recommend that the practice be maintained as it is a revenue source for the city (over $60,000.00 from us) and as well provides the private lot with a means of enforcing their rules.

There is however room for improvement in the relationship. The cost to the city for the revenue generated is the cost of printing the ticket book and accounting for the revenue, whereas the private lot owner has the expense of daily patrolling, writing the tickets, reporting to the City on a weekly basis and appearing in court if a dispute arises. It would seem that a formula, possibly based on what the cost per ticket is to the City for tickets written on City property, be developed to compensate the private lot owner for time and expense in generating this revenue for the City.

Other that the inequity stated above this is and excellent program and should be maintained.

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THE PARSONS CLINIC

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J.H. VILJOEN, M.B., Ch.B.
R. VILJOEN, M.B., Ch.B.

ADMINISTRATION

TREENA MORDEN, Clinic Manager

December 8, 2004

Red Deer Downtown Business Association
5024 Ross Street
Red Deer, Alberta
T4N 1Y3

Dear Sir or Madam:

We have reviewed the Downtown Parking Report and the recommendations submitted from Swanson Transportation Consultants and wish to take this opportunity to comment on the parking situation in downtown Red Deer.

Our clinic services an average of 500 people per business day and our patients routinely issue complaints regarding the lack of parking available and the one-hour time limit.

A number of our patients have difficulty with their motor skills and often are required to park some distance away from the clinic. It is common for patients to spend more than an hour in our building while they seek treatment from physicians, nurses and our x-ray department.

In addition, we have lost clients and tenants due to the difficulty of parking downtown.

Our suggestion is to increase the parking available and increase the allowed duration of stay for no cost parking to two hours. We strongly oppose the implementation of metered parking as we believe doing so will jeopardize our clinic operations.

Regards,

Dr. E.J. Brodie
Executive Chairperson

tm

RDDBA
Parking
Page 2

Dr. H.K. Boake

Dr. D.J. Tillier

Dr. D.M. Thiessen

Dr. M.J. Thain

Dr. C.L. Holmes

unavailable
Dr. D.C. Elliot

Dr. N.A. Stewart

Dr. R.S. Rigby

Dr. N.A. Radomsky

Dr. B.S. Cowie

Dr. A. Williams

Dr. R.A. Moffatt

Dr. P.J. Bouch

unavailable
Dr. A. Phillpot

Dr. J.G. Reimer

Dr. J.H. Viljoen

Dr. R. Viljoen

DBA
5024 Ross Street, 2nd Floor
Red Deer, Alberta

November 30, 2004

Dear Downtown Business Association:

Thank you for the opportunity to provide you with feedback on the downtown parking situation.

Many of us here at Canadian Western Bank (6 of us regularly) park across the street in the metered parking lot directly across from us.

I would like to offer the following comments/suggestions:

1. It would be nice if some of the parking spots could be available for a monthly rate. There are no other monthly parking lots with space available within 3-4 blocks; many have waiting lists. I like the smart card idea because it would allow us to pay for a whole month of parking and then pull into any available metered spot and swipe our card. This would definitely be a plus.

2. Raising the rate to .50 per hour seems very excessive. If we work full time and park there daily Mon-Fri. that would work out to an average of $4.00 per day times approximately 22 working days per month equaling $88.00 per month. (Much more than most monthly parking lots charge per month. The present rate makes it about par with most monthly lots.)

3. Our frustration in the past is that we have never received a "warning". Instead, there are many times where our meter has run out 10 minutes before we can get out there to put in more time (because of getting tied up with a customer etc.) and in that few minutes a ticket is issued. This particular lot is checked around noon on most days consistently, so that would be the time that most of us are just running out of time, so it happens often. I personally average a ticket per month - much to my dismay. We feel that the fellow checking knows our vehicles by now and that we park there everyday, so it would have been nice to get the odd "warning", but we've never been so lucky.

4. We do feel that the meters definitely need to be replaced as they often don't work right. Either we don't get the time we've paid for or it doesn't work at all. Thus, the issue in #3 is even more frustrating because many times we have paid for more time than we've received on the meter, and then a ticket on top of it.

Overall, we are very thankful for the parking we have in the lot across from us, and hope to continue being able to park there, but we also appreciate you giving consideration to our concerns.

Thank you for your time.

Sincerely,

Aimée Schill

Aimée Schill
Canadian Western Bank

DBA
5024 Ross Street, 2nd Floor
Red Deer, Alberta

November 29, 2004

Dear Downtown Business Association:

Thank you for the opportunity to provide you with feedback on the downtown parking situation.

Many of us here at Canadian Western Bank (6 of us regularly) park across the street in the metered parking lot directly across from us.

I would like to offer the following comments/suggestions:

1. It would be nice if some of the parking spots could be available for a monthly rate. There are no other monthly parking lots with space available within 3-4 blocks; many have waiting lists. I like the smart card idea because it would allow us to pay for a whole month of parking and then pull into any available metered spot and swipe our card. This would definitely be a plus.

2. Raising the rate to .50 per hour seems very excessive. If we work full time and park there daily Mon-Fri. that would work out to an average of $4.00 per day times approximately 22 working days per month equaling $88.00 per month. (Much more than most monthly parking lots charge per month. The present rate makes it about par with most monthly lots.)

3. Our frustration in the past is that we have never received a "warning". Instead, there are many times where our meter has run out 10 minutes before we can get out there to put in more time (because of getting tied up with a customer etc.) and in that few minutes a ticket is issued. This particular lot is checked around noon on most days consistently, so that would be the time that most of us are just running out of time, so it happens often. I personally average a ticket per month - much to my dismay. We feel that the fellow checking knows our vehicles by now and that we park there everyday, so it would have been nice to get the odd "warning", but we've never been so lucky.

4. We do feel that the meters definitely need to be replaced as they often don't work right. Either we don't get the time we've paid for or it doesn't work at all. Thus, the issue in #3 is even more frustrating because many times we have paid for more time than we've received on the meter, and then a ticket on top of it.

Overall, we are very thankful for the parking we have in the lot across from us, and hope to continue being able to park there, but we also appreciate you giving consideration to our concerns.

Thank you for your time.

Sincerely,

Dena Mannerfeldt
Canadian Western Bank

Contact Information

	Name	Business	Contact Info
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2	L. Watkinson-Zimmer	...comforts the sole	
3	Brian & Liela West	Country Cupboard Gift Shop	347-7596
4	Cyril Cooper	City of Red Deer	342-8105
5	Donna Carson	Ian Mackin & Associates	342-5380
6	Brian MacNairn		
7	Laura Cadrin	La Petite Jaune Fleur	340-0773
8		RCMP	
9	S.H. (Buck) Buchanan	RCMPolice	341-2060
10	Tim Snell	Rob Rae Clothiers	343-1477
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12	Brenda	Canadian Western Bank	
13			
14		Canwest	
15	John Hansum	Millennium Centre	342-1407 jhansum@shaw.ca
16			
17	Sonia	DBA	
18			
19	M. Whitman	Associate Clinic	
20			
21	B. Balderson	Uptown Cinema Centre	
22	Donna	Courte Insurance	
23			
24			
25	Wendy Hogabcam	City Dental Centre	
26	Margaret Hueppelsheuser	Crawford Consulting	
27	Murray Foster	A Little Off the Top Barber Shop	348-8490
28			
29	Tom Kloot	At Ease	
30	Doug Bettenson	Bettensons Sand & Gravel	
31			
32	Lolita Wiesner	Library	lwiesner@rdpl.org
33	Alan J. Bowers	Alan J. Bowers Management Accouting	
34			
35			
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37	Sharon Fisher	Delicates	
38	Janet Hardy	The Hot Pot Studio	342-2468
39	Darryl Sim	Simeo Developments Ltd	4819 B, 48th Ave Red Deer, T4N 3T2 340-0065
40	Boyd Gilbert	Mr. Monument	
41	Theresa Demas	Red Deer Chiropractic	
42	Dennis Zimmer	Kovac's Manufacturing	
43	Bruce Manning	Ultra Cleaners	
44	R. Hayhoe	Old Mill Custom Tshirt Ltd.	
45			
46	Clint Smith	Manhattan Clothing Co.	
47	Darrel Northcott	Copies Now	7, 4801 - 51st Ave 343-1155
48	Bertha Lainchbury	Johnston Ming Manning	
49		Stanford Inn	
50	Kim Cantin	Inner Radiance Day Spa	403-348-0011
51	Bob Mills	MP	347-7426
52	Bev Krausher	Great Strides	
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54	DJ Odell	Canadian Western Bank	341-4000 don.odell@cwbank.com
55	Paul Harris Sunworks		
56		Alberta Art & Drafting Supply Ltd.	
57	Jackie Pohl	CWB	341-4000
58	Yvonne Szakacs	Canadian Western Bank	
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60	Lana Pusch	Canadian Western Bank	341-4000
61	Anne Marie Wyse	Canadian Western Bank	341-4000
62	M. Osachuk	Canadian Western Bank	
63	Dena Mannerfeldt	Canadian Western Bank	341-4000 dena.mannerfieldt@cubank.com

DOWNTOWN RED DEER
PARKING MANAGEMENT ANALYSIS

Prepared for:

Red Deer Downtown Business Association

Prepared by:

Swanson Transportation Consultants Ltd.

November 2004

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1.0 SUMMARY AND RECOMMENDATIONS

1.1 SUMMARY

Downtown Red Deer is similar to many North American cities in terms of sub-urbanization of shopping activities. The development of shopping centres and big box retail outlets in the suburban areas of Red Deer has resulted in a transition to specialized retail shops in the downtown area. The change in shopping patterns has placed stress on the management of downtown parking. Parking meters have been used to regulate parking in Downtown Red Deer. In the mid-1990's, the parking management strategy changed such that one hour of free parking is now available for downtown shoppers.

Since the one-hour-free parking program was implemented the city has continued to grow, with the population increasing from about 60,000 to 74,000. A special report on parking was prepared by the Downtown Business Association in 2002. In November 2002, City Council provided direction that the City Administration to work with the Downtown Business Association in reviewing various parking meter programs available and to identify specific recommended modifications to the One Hour Free Parking. As a result, the Downtown Business Association (DBA) and the City of Red Deer are cooperatively undertaking an initiative to create an operational plan for parking in Downtown Red Deer, with particular focus on new technology and creating a "best practices" parking management program. In July 2004, Swanson Transportation Consultants (STC) were engaged to undertake the Downtown Parking Management Analysis.

At present, the population of the City of Red Deer is approximately 74,000. The population of the city was 28,000 about 30 years ago. Several projections have been made for the growth of the city over the next 30 years. In a recent forecast was recently completed by the Parkland Community Planning Services, and their forecast to the year 2031 is a population of about 117,000.

Three downtown parking studies have been conducted over the past 15 years. These studies have provided basic parking supply and demand information, as well as forecasts for future parking needs. Feasibility studies were made for a new parking structure to be located in the downtown area in the area of 49th Avenue and 49th Street.

A public consultation program was undertaken involving key City of Red Deer staff, downtown and other businesspersons, and downtown users. A meeting was also held with the parking enforcement Commissionaires that formed the basis for proposed changes in enforcement practices and procedures. The interviews with businesspersons and downtown users included

questions on shopping, traffic and parking issues. The businesspersons were of the opinion that there was an adequate supply of parking in the downtown area; however, the downtown users had contrary opinions. Both groups felt that the one-hour free parking program was good, but they recognized that there was some inequity in the pay-parking program in that some of the meters were still operational while those in the core were not in operation. The conversion of all existing and former metered spaces to a universal pay-parking program did not receive a favourable response. There was also some concern about the aesthetics of the off-street parking lots.

The study reviewed the existing parking supply in the downtown area, and it also examined the management of the parking system. There are about 7,600 parking stalls in Downtown Red Deer and the City of Red Deer manages about 2,180 stalls. **Table 1.1** indicates the distribution of these stalls between on- and off-street locations, and the parking management devices.

Table 1.1 City Managed Parking Supply – Number of Stalls

Parking Control Type	On-Street	Off-Street	Total
One-Hour Free Parking	626	4	630
Parking Meters	478	112	590
Ticket Dispenser	None	488	488
No Control	462	10	472
Total	**1,566**	**614**	**2,180**

At present, the Inspection and Licensing Department is responsible for the management of both on- and off-street parking, however, there is no longer any one person within the civic administration that solely manages the parking function. The department budget for 2004 forecasts total revenue of about $980,000, of which, about 70 percent comes from bylaw enforcement. Total department expenditures are approximately $883,000 providing a transfer to the parking reserve fund of about $97,000. Currently, the parking reserve fund totals about $1.8 million. It is noted that the level of net revenue from parking operations is quite low, making it very difficult to maintain or modernize the parking facilities and equipment. It has been stated that parking management in Red Deer suffers from benign neglect.

Parking meters that are used to control on- and off-street parking spaces can be characterized as obsolete and poorly maintained. There are about 1,300 meters operating on-street and in the parking lots, and the majority of these have mechanical mechanisms. Over the past decade, most

municipalities are installing electronic meters that have better maintenance records, they are more flexible to augment rate changes, and have the capability for use of smart cards for payment of the parking fees.

Pay'n'display (ticket spitters) are used in many of the City's parking lots, and they are about 10 years of age. At some locations, these machines are poorly maintained such that the directions to use the equipment is so obscure and faded that customers will not be able to understand how to use them unless they are local residents familiar with the equipment.

Parking regulation signing is also indicative of inadequate maintenance. The most obvious examples are the "one-hour free parking" signs that were bolted on to or between the old parking meter housings. The fact that the signs indicating the free parking program were attached to the old meter housings gives the appearance of indecisiveness on the part of the City of Red Deer, and they do not add to the street appearance. There are other evidences of inadequate sign maintenance in some of the signs in the parking lots.

The City of Red Deer has several parking lots that have a reasonable level of development and landscaping, Lots P1 and P4 are examples. Lot P5 and the adjacent City Hall staff parking lot are examples where improvements are needed.

In essence, the past decade marks an era of minimalist parking management where inadequate revenue was collected from the parking system such that parking equipment, signing, and facilities have become obsolete and poorly maintained, and the parking reserve is not large enough to finance new facilities and equipment. The condition is a direct result of the one-hour free parking program.

As parking demand in Red Deer increases, available parking at the curbside for downtown users will decrease under the current parking policy primarily because the one-hour free program can be easily defeated or by-passed. Enforcement of one-hour 'free' parking solution is at least 30 percent less efficient than with parking meters.

An anomaly was unintentionally created in Red Deer with respect to the disabled persons using curbside parking meters. The disabled are exempt from paying for parking meters under the Traffic Bylaw. However, if they park at one-hour free spaces, they are in violation of the bylaw if they leave their vehicles for more than an hour.

The parking enforcement unit presents itself very well as a responsible, mature and professional unit with integrity. Officers seek voluntary compliance when vehicle operators are present during a violation, they seek quality tickets over volume and they work closer with the community than most units in larger cities.

Enforcement officer interpretation of expectations varies from officer to officer and some disagreement on appropriate actions under certain conditions exists. Public confidence in the enforcement program is lost where enforcement officers act and interpret bylaws differently. The current 'standing orders' document used by enforcement personnel is inadequate and there is a need for a more suitable "Standard Operating Procedures" manual.

The most striking observation in the tag administration support center is the apparent lack of clear and defined policy with respect to ticket withdrawals and cancellations. Informational brochures advising the public on parking regulations, permit application procedures, appeals procedures were not available leaving counter personnel to verbally respond to all questions and information being offered in an inconsistent manner. Parking tickets currently issued can be redesigned to offer further enhancement.

Red Deer allows private companies to issue City of Red Deer parking tickets although the procedure, qualification, training requirements and audit controls were not found in municipal bylaw.

The tag administration unit utilizes a custom computer application to assist in the management of parking tickets. While the existing system may prove adequate support for the interim, certain shortcomings will become more apparent as ticket volume increases and as audit reviews point to lost revenue opportunities and lack of controls.

New technology associated with curbside parking meters is mainly the use of smart cards for payment of fees, with a potential for future cell-phone payment systems. Many cities are beginning to use multi-space meters (pay'n'display equipment) for on-street parking control. Parking control systems for off-street parking lots tends toward use of multi-space parking meters as currently used in most of the parking lots in Red Deer. However, current parking equipment allows for credit card payment, wireless (cell-phone) payment, and solar power. New technology associated with parking enforcement programs is the hand-held ticket writer devices. They have had limited use in municipalities due to ergonomic considerations and it transfers an office procedure to the field in environments that are not conducive for this work.

A parking rate survey was conducted including data from 11 similar size cities in Canada. Of these cities, the average population was approximately 50,000. The average hourly rate for on-street parking meters was $0.65. The current rate structure in Red Deer is a maximum of $0.50, but a $0.25 rate is also used.

The scope of the parking management analysis has focused on the organization framework in which the function of parking exists within the City of Red Deer and then the more technical aspects of on-street parking, off-street parking facilities, and parking enforcement activities. The

strategy also includes a proposal for a parking technology demonstration project, and a business case related to proposed changes in on-street parking control.

The basic functions of parking within a municipality include planning, provision, management, maintenance, operation, revenue collection, and bylaw enforcement. The most effective parking management occurs where there is a centralization of responsibility. In the City of Red Deer, the parking functions are primarily the responsibility of the Inspections and Licensing Department. The review of alternative organizations considered establishment of parking authority, civic parking advisory committee, and a downtown parking corporation. The review of alternative parking organizations concluded that the city administration model seems to be the most logical for conditions in Red Deer, but that there was a need to make the group for financially sustainable. This includes additional staff allocation to parking system management, and facility/equipment operations and maintenance activities. It would appear that additional annual revenue of $100,000 is needed to make the program more financially sustainable.

It is noted that the economic health of the downtown has improved from the time the free parking program was implemented and the need for the program is due for review. It is proposed that the one-hour free parking program be terminated, and pay parking be returned to Downtown Red Deer. The new meters program would be based on a $0.50 per hour rate to a maximum duration of stay of two hours (an increase from the present one hour limit) for the period from 09:00 to 18:00, Monday through Friday. The new meters to be acquired should have the capability for paying the fee by the use of coin and smart card. The value of the smart card should be discounted in a manner to provide for some period of free parking.

The parking management strategy related to off-street parking includes improvements in parking lot landscaping, sign maintenance and surface paving plus commencement of replacement of the older parking control equipment (ticket spitters/pay'n'display machines). Consideration was given to implementing an attendant operation for Lot P4 to facilitate use of a shopper validation program as well as provide human interaction with parkers. The implementation of such a parking control method would increase operational costs and result in a reduction of parking spaces in the lot.

The parking management strategy also includes a number of actions that can enhance the enforcement of parking regulations and the administration of parking citations. Improvements in communications, development of standard operating procedures, redesign of the parking ticket and policy issues such as issuing warning tickets and private property issuing City parking tickets were included in the proposals for changes in the parking enforcement program.

A parking technology demonstration project has been proposed to include the installation of a new multi-space parking meter in one of the main downtown lots. It is proposed that the new device include provisions for fee payment by coins, bills, credit cards and wireless

communications; solar power and state-of-the-art fascia design. Such a new device with necessary computer and software support systems would cost in the order of $20,000.

A business case analysis was completed for the conversion of the one-hour free parking program. The implementation of pay parking in the downtown core area would involve 630 meters. The total conversion to pay parking in the downtown area would provide the necessary monies needed for parking management operational costs and improved contributions to the parking reserve fund.

1.2 RECOMMENDATIONS

The following are the recommendations emanating from the analysis of parking management in Downtown Red Deer:

1. Implement pay parking in the downtown by converting the meters to a rate schedule of $0.50 per hour, for the period of 09:00 to 18:00, Monday through Friday.

2. Revise the on-street parking regulations to increase the allowed duration of stay from one to two hours.

3. Purchase meter mechanisms for 630 meters for the parking meter conversion program and sufficient meter mechanisms to phase-out the obsolete mechanical meters (290 meters). The new meters to provide for coin and smart card payment, whereby the purchase value of the card is discounted to provide for some free parking (up to 15% of the card value).

4. Improve parking lots by maintaining parking signs, replacing obsolete parking control equipment (ticket spitters), and upgrade landscaping, lighting, and pavement conditions, particularly in Lot P5.

5. Undertake a parking equipment technology demonstration project entailing the purchase of new state-of-the art pay'n'display (ticket spitter) equipment that can provide for credit card and cell-phone payment, and solar power.

6. Maintain the centralized parking function within the civic administration but enhance it by additional administration supervisory support.

7. Provide for better communications between the office function and the enforcement personnel on new parking restrictions, changes to existing restrictions and valid permits, and other downtown parking issues.

8. There is a need to develop a comprehensive Standard Operating Procedures (SOP) manual that will establish expectations to new and existing officers.

9. The practice of issuing warning tickets should be reviewed. If an offence is believed to have been committed, issuing a warning to certain vehicles can undermine the process when other parkers are issued tickets.

10. Undertake a feasibility assessment of equipping officers with mobile communications devices to enhance personal safety, and reporting the need for parking equipment and traffic control device maintenance.

11. Create a policy for withdrawing parking tickets that conforms to the Provincial Offences and Procedures Act that maintains the integrity of the court process.

12. Review the practice of allowing private property owners to issue City of Red Deer parking tickets to ensure that it meets with legislative requirements, is permissible in the local bylaw, and that abuse is not occurring

13. Redesign the layout of the parking ticket to reduce errors, increase efficiency and reduce the perceived need for photos of infractions

2.0 INTRODUCTION

Downtown Red Deer is similar to many North American cities in terms of sub-urbanization of shopping activities. The development of shopping centres and big box retail outlets in the suburban areas of Red Deer has resulted in a transition to specialized retail shops in the downtown area.

The change in shopping patterns has placed stress on the management of downtown parking. Parking meters have been used to regulate parking in Downtown Red Deer. In the mid-1990's, the parking management strategy changed such that one hour of free parking is now available for downtown shoppers.

Parking studies in downtown areas typically address the use of downtown parking spaces, but they sometimes also include consumer surveys of shopper attitudes. Parking surveys indicate the actual characteristics of the use of downtown parking spaces in terms of occupancy, turnover and average duration of stay. Consumer surveys measure the perceptions and desires of people who park downtown. Surveys conducted in Kelowna and Lethbridge, on why local residents do not do most of their shopping downtown, found that insufficient supply and inconvenient location of parking spaces were the most significant factors in the decision of over half of the respondents. A similar survey conducted in Saskatoon on factors that would increase downtown shopping found the following were the highest ranked:

- More conveniently located parking,
- Cheaper parking rates,
- Better traffic circulation system,
- Lower priced goods.[1]

Thus, strategies developed to encourage increased use of downtown shopping must be multi-faceted, and not only be focused on parking. However, it must be recognized that good parking should have the following characteristics:

- It must be easy to find.
- It must be easy to get into and out of.
- It must appear safe to the user.
- It must have a reasonable parking fee.

[1] Saskatoon Downtown Parking Study, Swanson Transportation Consultants, April 1990

- The time limit, if there is one, should be adequate for reaching the destination and accomplishing the purpose of the trip.[2]

Enforcement programs in urban government vary, depending on the parking, transportation and land use policy objectives in place. Policies and regulations governing parking will typically address public safety issues, enhance traffic flow and maintain community standards. The characteristics of a good enforcement program are as follows:

- Sensitive to the needs of the community that they serve,
- Consistent and fair to ensure the integrity of process, and
- Cost efficient.

Parking policy, whether planned and stated or evolved and implied, should be accurately reflected in the operating practices of enforcement officers to ensure their action conform to the overall objectives of civic administration.

Since the one-hour-free parking program was implemented the city has continued to grow, with the population increasing from about 60,000 to 74,000. A Downtown Parking Study was completed in 1999. A Downtown Action Plan was approved by City Council in 2000. A special report on parking was prepared by the Downtown Business Association in 2002. In November 2002, City Council provided direction that:

- The City Administration to work with the Downtown Business Association in reviewing various parking meter programs available, including costs, value added benefits, management and maintenance requirements with a report to be prepared for Council's review and the establishment of an appropriate standard of level of service.
- The Downtown Business Association be requested to identify specific recommended modifications to the One Hour Free Parking for review by City Administration and recommendation back to Council.

As a result, the Downtown Business Association (DBA) and the City of Red Deer are cooperatively undertaking an initiative to create an operational plan for parking in Downtown Red Deer, with particular focus on new technology and creating a "best practices" parking management program.

In July 2004, Swanson Transportation Consultants (STC) were engaged to undertake the Downtown Parking Management Analysis. The scope of the project was as follows:

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[2] Edwards, John D., The Parking Handbook for Small Communities, National Main Street Centre, Washington, DC, 1994.

- Complete a thorough review and inventory of the public parking management system and processes currently being used.
- Provide an overview of Parking Management "best practice" options and describe how these systems, if implemented, would enhance or improve our current program.
- Complete a consultation process with affected stakeholders to determine parking needs and requirements.
- Provide a business case for a recommended new parking program.
- Review the current parking fees for both on-street and off-street locations developing where necessary, recommendations for change plus an ongoing strategy for keeping fees current.
- Prepare a report on the study research, analysis, major findings, and recommendations.

This report is to be presented to the Downtown Business Association, City of Red Deer staff, and City Council.

This report is organized in the following format:

1. Summary and Recommendations
2. Introduction
3. Background Information
4. Consultation Program
5. Parking Supply and Management Review
6. Parking Management Technology
7. Downtown Parking Rates
8. Parking Management Strategy

3.0 BACKGROUND INFORMATION

3.1 INTRODUCTION

This section of the report provides background information on the expected growth of the city, prospects for development in the downtown area, and a review of parking studies completed in the past.

3.2 CITY GROWTH

At present, the population of the City of Red Deer is approximately 74,000. The population of the city was 28,000 about 30 years ago.

Several projections have been made for the growth of the city over the next 30 years. Nichols Applied Management forecast a growth to a population of about 83,300 in the year 2025. The forecasts undertaken for the Red Deer Growth Study projected a population of about 103,600 by the year 2031. In a recent update completed by the Parkland Community Planning Services, a more optimistic projection has been made, and their forecast to the year 2031 is a population of about 117,200.[3]

3.3 DOWNTOWN PROSPECTS

The continued healthy growth of the City of Red Deer will have a positive affect on the business climate in the downtown area. The Downtown Action Plan provides a framework for new development in the downtown area. The Plan includes the proposed 48th Street Promenade, and design guidelines for improvements to surface parking lots. The Riverlands Area Structure Plan, situated just west of the downtown, includes both commercial/retail and residential development supportive of the downtown. However, there are no specific redevelopment proposals that are known at this time for the downtown. A new hotel has been approved for development at the south end of the downtown.

In recent years, there has be a resurgence of urban development in Downtown Red Deer including the Millennium Centre and Parkade, the Red Deer Centre, and new apartment projects. There are numerous indications of building renovation and restoration projects being undertaken. All of these plans, proposals and projects are indicative of increasing parking demand.

[3] The City of Red Deer, Population Projection Update – 2003, Parkland Community Planning Services, August 2003.

3.4 PREVIOUS PARKING STUDIES

3.4.1 Overview of the Parking Studies

There have been a variety of parking studies completed for Downtown Red Deer in the past 15 years. In 1988, a downtown parking study was undertaken by the BA Consulting Group Ltd. and it was augmented by a report on parking strategy completed by the Red Deer Parking Commission.

In 1994, the Downtown Planning Advisory Committee requested that the City's Parking Administrator provide a variety of documents on downtown parking. This information included parking supply inventory information, the results of some parking facility occupancy surveys and a summary on City Council policies related to parking.

In 1999, Stantec completed a parking study that provided current information on the parking supply inventory, the results of occupancy surveys, parking demand analyses, and a parkade feasibility study.

Most recently, the Red Deer Downtown Business Association provided a report to the City Council on recommended strategies for managing parking in the area.

3.4.2 1988 Downtown Parking Strategy

The 1988 Parking Study found that there was a supply of about 5,900 stalls in their study area. The study area was bounded by 45th Street on the south, 55th Street on the north, the east side of the railway lands, and 47th Avenue on the west. Parking space occupancy checks indicated that the observed demand was considerably less than the available capacity. The principal findings of the BA Group parking study were as follows:

- The survey of use of on-street parking facilities did not indicate a critical parking condition.
- To finance off-street parking programs, the current rates for on-street spaces needed to be increased.
- The existing two-hour zones should be restricted to lesser times to encourage turnover.
- Cost of the fines for overstaying at meters was not high enough to be a disincentive.
- The free un-metered parking spaces on the periphery of the downtown should be phased out, and parking meter operation installed.
- The parkade was not justifiable from a demand point-of-view.
- The main concentration of future demand was to be in the area of the Post Office lot, and Block 34.

- The study of the parking demand associated with the redevelopment railway lands should await at least 50 percent build-out of these lands.

The 1988 Parking also assessed the functionality of various sites in the downtown area as to their use for parking structures. In terms of financial considerations, the study concluded that the current parking operations did not gain sufficient net revenues to fund future public parking improvements. The report suggested the use of a special parking tax as a funding mechanism to finance future parking facility improvements.

Based on the BA Group Parking Study, the Red Deer Parking Commission developed a parking strategy for the City of Red Deer. This strategy included recommendations pertaining to a phased improvement program for the parking system, management of the system including the creation of a parking authority, parking supply standards for the land use bylaw, and methods to finance the parking system. Included in the recommendations was to increase the rate for the parking meters from $0.25 per hour to $0.40 per hour.

3.4.3 1994 Parking System Review

A series of documents were collected for this review including information on the supply of parking in the downtown area. In a similar study area as used in the 1988 Study (expanded to Taylor Drive and 53rd Avenue on the west), the parking inventory included approximately 1,510 on-street parking stalls, and about 6,940 in off-street lots. The parking supply totaled about 8,450 spaces, of which, 50 percent were for public parking. Parking stall occupancy counts of the City off-street parking lots conducted on a monthly basis in 1993 found that peak occupancy levels were in the order of 60 percent during the winter months. The City had 12 parking lots in the downtown area containing approximately 670 parking stalls. The highest hourly rate for parking in these lots in 1994 was $0.50 per hour.

The review of the parking system in 1994 included the 1988 parking studies, current Council policies on parking, land use parking supply standards, and other associated reports.

3.4.4 1999 Parking Study

The study area used for the 1999 Parking Study was similar to previous studies; however, the westerly limit was Taylor Drive and 54th Avenue. Its northerly study boundary was 54th Street, as compared to 55th Street in the 1994 parking data. Because there are slight changes in the study boundaries, it is not easy to make any comparisons as to the changes in parking inventory between the studies. The 1999 Parking Study found that there were a total of about 7610 stalls in the study area, comprised of 1,420 on-street, and 6,190 off-street stalls. The City of Red Deer directly controlled the operation of about 2,045 stalls, or 27 percent of the total. Surveys of parking occupancy found that the peak value was approximately 53 percent. Within the central core, parking occupancies were in the order to 60 to 70 percent. Forecasts were made for future

parking needs and it was determined that the total future demand remained well within the supply limits.

A financial analysis was completed for a 285-stall parkade. It was determined that the forecast revenues would be inadequate to finance the construction and operation of the parking structure. It was determined that a breakeven point for the parkade would require a 100 percent increase in parking rates.

The study also addressed and made recommendations related to Nightclub Area parking, RV parking, the one-way couplets in the downtown area, and modal considerations when developing a parking structure in the future.

3.4.5 2002 Parking Committee Report

A special parking committee of the Downtown Business Association developed a report for City Council consideration in June 2002. The committee researched various elements of downtown parking, and held meeting with key City of Red Deer staff. A synopsis of the committee's recommendations is as follows:

- Investigate the feasibility of establishing a Parking Authority.
- Review the parking rates for both on- and off-street parking, and the fine structure every second year.
- Amend the hours of parking enforcement to 08:00 to 18:00, Monday through Saturday.
- Investigate ways to encourage increased use of public transportation, and to consideration implementation of a downtown shuttle service.
- Investigate increased use to technology in parking equipment, management and enforcement.
- Consider developing additional small off-street long-term parking lots throughout the downtown area.
- Ensure that any development above the transit terminal be for parking.
- Expand the coverage of parking meter operations in the downtown area.
- Conduct a pilot project for testing new parking equipment and management technologies.
- Replace all existing parking meters with electronic meters.
- Investigate modification of the current one-hour free parking.

4.0 CONSULTATION PROGRAM

4.1 BACKGROUND

Included in the project terms of reference was the requirement to complete a consultation process with affected stakeholders to determine parking needs and requirements. The persons and groups that were suggested to be included in the consultation program were as follows:

- City of Red Deer staff,
- DBA representatives,
- Chamber of Commerce,
- Individual downtown business staff and customers
- Parking Enforcement Commissioners.

Many of the contacts were completed through meetings with various City of Red Deer staff, DBA representatives, and downtown business persons. A questionnaire survey was prepared for use during the meetings with the businesspersons. A separate questionnaire was prepared for use during on-street interviews with downtown users. A group meeting was held with the Enforcement Commissionaires.

4.2 CITY OF RED DEER ADMINISTRATION

The focus of the meetings with City staff was to gain an understanding of the management of parking within the civic administration, and any changes that have occurred over the years. Additional questions posed to the staff pertained to growth of the downtown and key issues that affected the use of the downtown area.

There was a real sense that there has been growth in economic activity in the downtown area over the past five years. The Downtown Action Plan is a key document that provides a framework for urban development in the area.

Some of the key issues that relate to downtown parking are as follows:

- There is a differing perspective on parking need.
- There is a conflict between staff and customer parking on-street.

- One-hour free parking may have "backfired" for the downtown businesses in that while the parking meter revenue decreased, enforcement revenue increased which can cause problems as to encouraging use of the downtown.
- There needs to be longer durations of stay allowed for on-street parking spaces.
- There is apparent abuse of the one-hour free parking program.
- There is a need to prioritize curb-space usage in terms of short-stay visitor parking, and the various types of special zones.
- There is a need to define practical parking technology that is appropriate for Red Deer.

The administration seemed to suggest that a parking program needs to be derived that meets the needs for all downtown users, combined with an public communications program on the supply and location of parking.

4.3 PARKING ENFORCEMENT COMMISSIONAIRES

4.3.1 Scope of Review

The consultation with the enforcement personnel of the City of Red Deer included two broad areas, as follows:

- Field operations as undertaken by the Corp of Commissionaires,
- Parking office that is involved with ticket and tag administration.

Meetings were held with both the Corp of Commissionaires staff, and the parking office staff. The meetings with the office staff included review of computer support systems.

4.3.2 Parking Enforcement – Field Operations

The parking enforcement units in Red Deer are employees of the Corps of Commissionaires on contract to the City of Red Deer. Day to day supervision of officers is handled by a Corps supervisor who assign officer shifts, patrols, perform training and recommend disciplinary action when necessary.

There are two enforcement units employed for bylaw enforcement in Red Deer. The first of the two enforcement units is the primary focus of this review. The first unit comprises of a 'foot patrol' that monitors the one hour free zones, parking meter patrols, off-street pay-for-parking lots and general parking infractions in the downtown area. These officers are appointed as 'bylaw enforcement' officers for the City of Red Deer. The practice of appointing 'special constables' by Alberta Justice was discontinued several years ago. The second 'mobile' unit of

officers will respond to citizen complaints and patrol outlying areas. This second unit works with and reports more directly to the RCMP.

Parking enforcement officers will patrol the one hour free meters on a predetermined route, applying chalk to the tread face of tires on parked vehicles. A grace time of 10 to 20 minutes is provided. Approximately 75 minutes later, the officer will re-visit the route and issue parking tickets to those vehicles remaining at the one hour meters with undisturbed chalk marks. The ticket is for violation of Section 26.7 'over-time' parking and carries $20.00 specified penalty with an early payment incentive option of $10.00 if paid within five (5) days.

Officers will patrol pay-for-parking meters, looking for vehicles parked at expired meters. Additionally, officers will also patrol off-street parking lots to ensure valid proof of payment is displayed.

Officers issue hand-written parking tickets to vehicles found in violation of parking regulations and place the tickets under the driver's side windshield wipers. Officers may take personal notes of some infractions when they suspect their actions will result in an appeal. Some officers carry personal digital cameras to take photos of vehicles in violation to supplement their notes.

Officers are not in radio communication with one another or a dispatcher although several officers do carry personal cell phones. Officers are generally aware of each other's assignments, and are often in view of one another during patrols. As a result, they anticipate the presence of other officers at certain locations at known time periods.

Officers may exercise discretion while issuing parking tickets and can 'void' or cancel parking tickets they have written. Ticket quotas have not been established. Work performance is based on patrol cycles and anticipated violations based on experience.

The City of Red Deer uses 'permit' programs to allow municipal employees and others to park in off-street lots and at parking meters without payment and in excess of the posted time limits.

4.3.3 Parking Enforcement – Ticket Administration

Parking tickets are managed by the City's License and Inspections office. The parking office will accept payments, file ticket appeals, and offer information to the public and process complaints.

To assist the administration, a 'custom developed' computer application has been provided. The basic functions of the current system are as follows:

- Manages outstanding fine amounts,
- Linked to the Alberta Registries (MOVES) system to determine the last known registered owner of the Alberta license plate referenced on parking tickets,

- Generates reminder notices and
- Generate 'violation tickets' for unpaid parking tickets.

The system is an 'open' system from the perspective that a single user controls data entry, fine payments and ticket withdrawals. The staff indicates that approximately 200 parking tickets are processed each business day. While weekly summary reports can be generated and are reviewed, trend analysis and in-depth reporting over longer periods was not readily available.

4.4 RED DEER BUSINESS REPRESENTATIVES

Based on input from the DBA and representatives of the City of Red Deer, a list was compiled of ten persons who had some degree of interest in the downtown area. Meetings were held with a variety of business owner/operators that are either located in Downtown Red Deer or have a specific interest in the area. Some of the persons contacted were members of the Downtown Business Association (DBA) and the Chamber of Commerce. Questions that were asked during these meetings (see Appendix A) pertained to the following:

- Recent growth in the downtown,
- Improvements that would aid the economic vitality of the downtown,
- Key transportation issues that affect local residents use of the downtown area,
- Suggestions to improve parking conditions in the downtown area.

Some of the individual comments made during these meetings can be found in the Appendix A. However, the key transportation issues that were most often identified as affecting local residents use of Downtown Red Deer were the one-way streets, lack of parking, and the bus service, which was seen as a positive factor on encouraging use of the area.

With respect to specific parking issues, the business representatives were asked to rank from 1 meaning a very negative influence on the use to the downtown, to 5 having a very positive impact. **Table 4.1** indicates the average responses of the persons contacted.

In general, the businesspersons contacted were quite positive about most downtown parking issues, but they showed some negative response to the appearance of the off-street parking lots. They recognized that there was some inequity in the on-street pay parking program where users must pay to park at the curb in some areas of the downtown but curb parking was free in the core of the area. However, they were equally concerned about converting all on-street spaces in the downtown area to pay parking. The response to the need for further development of parking structures was about neutral.

The questions indicated in Table 4.1 were also asked to the other downtown users.

Table 4.1 Rating of Key Parking Issues
Ranking: (1 – very poor, 3 – average, 5 – very good)

Parking Issue	Average Ranking Value
Adequate time allowed at on-street parking spaces.	3.7
Adequacy of parking supply.	3.6
Perception of parking enforcement practices.	3.4
Attractiveness of one-hour free parking program.	3.6
Rates for use of off-street parking.	3.4
Aesthetics of off-street parking lots.	2.5
Convenience of on-street parking.	3.9
Perception of personal safety when using on- and off-street parking spaces.	3.4
Inequity of on-street pay-parking where parking is free in some areas, but users must pay in other areas.	2.7
Development of parking structures for downtown visitors and employees.	2.9
Conversion of all on-street spaces to pay-parking.	2.6

4.5 DOWNTOWN USERS

Conducting consumer opinion surveys on parking conditions in downtown areas tends towards negativity. Issues such as parking rates, enforcement practices, and the availability of parking are often subjects of concern by local citizens. In an attempt to assess more broader issues related to the use of the downtown, questions related to shopping, traffic, and aesthetic matters assist in creating a more balanced response from consumers on parking and the general factors that influence citizen's decisions on making trips to the downtown. For this study, a

questionnaire was developed and reviewed with the Executive Director of the Red Deer Downtown Business Association. A copy of the survey is in Appendix A.

The survey was completed by stopping persons in Downtown Red Deer and asking permission to undertake the questionnaire survey with them. In the process, a copy of the survey was taken by a local businessperson that also had customers complete the survey. A total of 30 surveys were completed and, of this total, 12 were provided by the businessperson. The results of the survey have been separated to assess whether any bias crept into the survey.

The summary of findings related to the first three questions asked is shown below:

- 77 % of the persons lived in Red Deer,
- The major trip purposes were work, business/banking, social/recreational and shopping,
- 77 % of the persons made the trip to the downtown one or more times per week.

There were two questions relating to issues influencing their use the downtown. The first of these questions dealt with general issues on the downtown. The respondents were asked to give a ranking from 1 to 5, where 5 had a large positive impact on their use of the downtown area, and 1 meant a significant negative impact. **Table 4.2** provides the responses from the persons questioned on general downtown issues. The table below provides an average of the responses where values greater than 3.0 indicate a general positive response, and values less than 3.0 signify a negative response.

Table 4.2 Factors Influencing the Use of Downtown Red Deer.

Downtown Usage Issue	STC Survey	Private Survey	Total
Shopping experience	3.1	4.1	3.4
One-way streets	3.3	3.6	3.4
Availability of parking	2.1	2.9	2.4
Traffic congestion	2.7	3.0	2.8
Quality/choice/price of goods available	3.4	3.5	3.4
Parking enforcement practices.	3.1	2.9	3.0
Street appearance/landscaping	4.1	3.8	4.0
Bus service	3.6	2.8	3.3
One-hour free parking program.	4.3	4.1	4.2

With respect to the differences between the two data sources, the results from six of the nine questions asked were quite similar. Of these three questions where there was a wide range of the results, both surveys gave position opinions on shopping in Downtown Red Deer and negative responses on the availability of parking. There was a divided opinion on the quality of the bus service; however, this question is not germane to this parking management study.

The second question focused solely on parking issues. The respondents were again asked to rank the parking issues that influence their use of the downtown from 1 to 5, using the same scale as above. **Table 4.3** provides the average of the responses relating to downtown parking issues.

Table 4.3 Parking Factors Influencing the Use of Downtown Red Deer

Parking Issue	STC Survey	Private Survey	Total
Adequate time allowed at on-street parking spaces.	3.3	3.5	3.4
Adequacy of parking supply.	2.1	2.6	2.3
Price/rates for use of off-street parking.	3.3	3.0	3.2
Perception of parking enforcement practices.	3.1	2.9	3.0
Convenience of on-street parking.	3.3	2.5	3.1
Aesthetics of off-street parking lots.	2.9	2.1	2.6
Attractiveness of the one-hour free parking program.	4.1	3.8	4.0
Perception of personal safety when using on- and off-street parking spaces.	3.3	3.5	3.4
Inequity of on-street pay-parking where parking is free in some areas, but users must pay in other areas.	2.1	2.3	2.2
Development of parking structures for downtown visitors and employees.	2.1	3.1	2.5
Conversion of all on-street spaces to pay-parking.	2.3	1.5	2.0

Table 4.3 indicates that for the two sources of the survey data, the results were reasonably close on six of the 11 factors. Of the five issues where there was some degree of separation in the survey responses, the responses for three issues only varied in the degree of negativity. The persons involved in the private survey gave a negative response to the convenience of on-street parking, while the STC survey gave a modest positive response. The issue related to the need for

the development of parking structures had a mixed response between the two surveys; however, this question may have been difficult to interpret.

The major findings of the opinion survey of downtown users were as follows:

- There is a perception of an inadequate supply of parking.
- Downtown users found that one-hour free parking program to be very attractive.
- These persons recognized that there was some degree of inequity of the on-street pay-parking program where it is free in some areas, but users must pay in other areas.
- These persons, however, gave a negative response to converting all of the on-street spaces to pay parking.
- Downtown users indicated a concern related to the aesthetics of the off-street parking lots.

It should be noted that it is not surprising that downtown users would not be supportive of full development of a pay-parking program for both on- and off-street spaces. A similar response would be given to an increase in taxes.

4.6 OTHER CONTACTS

In the latter stages of the project, a direct contact was made by several downtown businesspersons inquiring whether their past submissions had been provided as background information for this project. As the information had not been provided, copies of their submissions to the Red Deer DBA and to the City of Red Deer were forwarded to Swanson Transportation Consultants.

These businesspersons had three basic concerns regarding parking in the downtown area:

1. The one-hour free parking did not provide sufficient time for those who wish to make multi-purpose trips to the downtown; for example, to both shop and dine.

2. The downtown parking facilities should include at least one lot in the core where parking control was done by an attendant such that persons with possible extended duration of stay did not have to be concerned about overstay parking as the person paid on exit the actual amount of time parked in the lot. Such manned parking lot could also provide for validated parking in cooperation with downtown businesses.

3. Winter-time road conditions that obscure the curb and pavement markings for handicapped parking stalls. It was suggested that the height of mounting the handicapped parking stall signs be lowered to be visible for the vehicle windscreen.

5.0 PARKING SUPPLY AND MANAGEMENT REVIEW

5.1 SCOPE OF REVIEW

The focus of this section of the report is to present information on the current supply of parking in the downtown area, and to provide an overview of the management of the parking system. The review of the management of the parking system has been based on discussions with City of Red Deer staff, and observations made during the field investigations. Also included in this section is a review of the parking enforcement program. In the broadest sense, the term parking management would include parking enforcement.

5.2 PARKING SUPPLY

The 1999 Parking Study indicated that there are about 7,600 parking stalls in Downtown Red Deer. The City of Red Deer manages about 2,180 stalls. **Table 5.1** indicates the distribution of these stalls between on- and off-street locations, and the parking management devices.

Table 5.1 City Managed Parking Supply

Parking Control Type	On-Street	Off-Street	Total
One-Hour Free Parking	626	4	630
Parking Meters	478	112	590
Ticket Dispenser	None	488	488
No Control	462	10*	472
Total	**1,566**	**614**	**2,180**

5.3 PARKING MANAGEMENT

The management of parking in municipal government varies considerably between public works, finance, realty development, asset management, bylaw enforcement, other civic departments and authorities/corporations. There are two forms of parking in civic government; on-street parking that usually is managed by the road authority, and off-street parking lots and structures that may be the responsibility of any one of the organizations mentioned above.

In the late 1980's, on-street parking in Red Deer was the responsibility of the public works department, as the municipal road authority. The 1988 Parking Study recommended the hiring of a Parking Administrator that would centralize the parking function and be responsible for both on- and off-street parking. A Parking Commission was in place in the early 1990's and, along with the Parking Administrator, this organization provided guidance on parking matters to City Council.

In about 1994, the Parking Commission and the Parking Administrator position were abolished and the management of parking was assigned to the Inspection and Licensing Department (ILD). At present, this department is responsible for the management of both on- and off-street parking, and parking activities related bylaw enforcement (this group also has other bylaw enforcement responsibilities). The management of the road system still resides in the public works organization, and there is some joint management of curb parking between ILD and public works. There is no longer any one person within the civic administration that solely manages the parking function.

The department budget for 2004 forecasts total revenue of about $980,000, of which, about 70 percent comes from bylaw enforcement. Total department expenditures are approximately $883,000 providing a transfer to the parking reserve fund of about $97,000. Currently, the parking reserve fund totals about $1.8 million. It is noted that the level of net revenue from parking operations is quite low, making it very difficult to maintain or modernize the parking facilities and equipment.

It has been stated that parking management in Red Deer suffers from **benign neglect**. This issue has been examined looking at four aspects of parking:

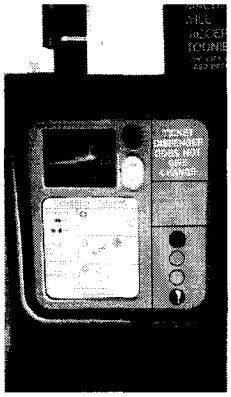
- Parking equipment,
- Parking regulation signing,
- Parking space management,
- Parking lot conditions.

Poorly Maintained Meter

Parking meters that are used to control on- and off-street parking spaces can be characterized as obsolete and poorly maintained. There are about 1300 meters operating on-street and in the parking lots, and the majority of these have mechanical mechanisms. Over the past decade, most municipalities are installing electronic meters that have better maintenance records, they are more flexible to augment rate changes, and have the capability for use of smart cards for payment of the parking fees. The following photo indicates meters that are both obsolete and poorly maintained.

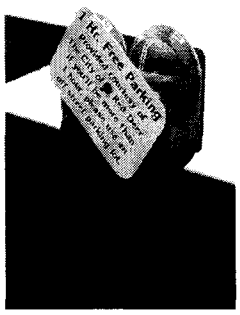
Pay'n'display (ticket spitters) are used in many of the City's parking lots, and they were state-of-the-art when purchased. They are about 10 years of age and, at some locations, these machines are poorly maintained such that the directions to use the equipment is so obscure and faded that customers will not be able to understand how to use them unless they are local residents familiar with the equipment. The following photo indicates the difficulty in seeing the machine use instructions, and the most recent rate change was indicated by small sticky decals (label maker type tape). This is indicative of parking repairs made by persons that were not properly trained or equipped to do the job right.

Poorly Maintained Ticket Dispenser



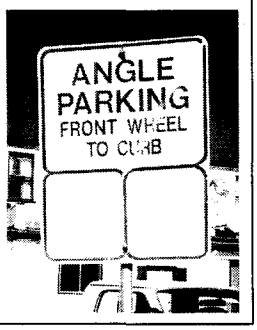
Parking regulation signing is also indicative of inadequate maintenance. The most obvious examples are the "one-hour free parking" signs that were bolted on to or between the old parking meter housings. The fact that the signs indicating the free parking program were attached to the old meter housings gives the appearance of indecisiveness on the part of the City of Red Deer, and they do not add to the street appearance, which is generally rated as good by local residents. However, what really indicates a lack of concern about the downtown or the inability to properly manage the parking function is the condition of the one-hour free parking signs. These signs can be found to be misaligned and twisted. The photo indicates an example of these signs that are poorly maintained, and this is discussed also in Section 5.4.2.

Poorly Maintained Sign



Another example of inadequate sign maintenance is the angle parking sign that exists on Lot P3. This sign is shown on the photo to the right. It is obvious that lower part of the sign is completely obscured, likely faded by the sun.

Poorly Maintained Sign



The management of on-street parking should include regular inspections of curb space to determine where it may be necessary to ban parking to aid driveway sight distance, or to install a meter space(s) where a building use has changed and a driveway is now longer functional. During the site visit, it was observed that there is a seemingly logical curb parking space where there once was a driveway and it now longer is needed. During the site inspection, it was noticed that a person received a parking citation, and complained to one of the consultants. This problem was referred to the ILD counter personnel.

The City of Red Deer has several parking lots that have a reasonable level of development and landscaping. Lots P1 and P4 are examples. The photo below indicates the 49th Street frontage of Lot P4. However, as indicated in the photo below, Lot P5 and the adjacent City Hall staff lot are examples of parking facilities that do not contribute to the aesthetics of the downtown. Another good example of parking lot landscaping is also shown below, and this site is a recently developed parking lot in Calgary.

Lot P4 Landscaping

Lot P5 Poor Condition

Attractive Landscaping

The City of Red Deer has installed well-designed parking lot entrance signs. These are very graphic and conspicuous, and well mark the parking lot entrance locations. The photo indicates a typical entrance guidance sign. A parking lot that seems to be without any indication that public parking exists is on the east side of the transit terminal.

Lot P4 Entrance Sign

In essence, the past decade marks an era of minimalist parking management where inadequate revenue was collected from the parking system such that parking equipment, signing, and facilities have become obsolete and poorly maintained, and the parking reserve is not large

enough to finance new facilities and equipment. The condition is a direct result of the one-hour free parking program.

5.4 PARKING ENFORCEMENT

5.4.1 Scope of Review

The review of the enforcement program initially focuses on the curb parking policies, and how the current practices in Downtown Red Deer affects the enforcement of parking restrictions. This section also includes a review of the normal functions of the enforcement staff. The review also includes the ticket administration and the "back office" tag administration system.

5.4.2 Influences of Curb Parking Practices on Enforcement

This review of enforcement practices related to curbside parking regulations addresses the one hour free parking program, and the handicapped parking zones.

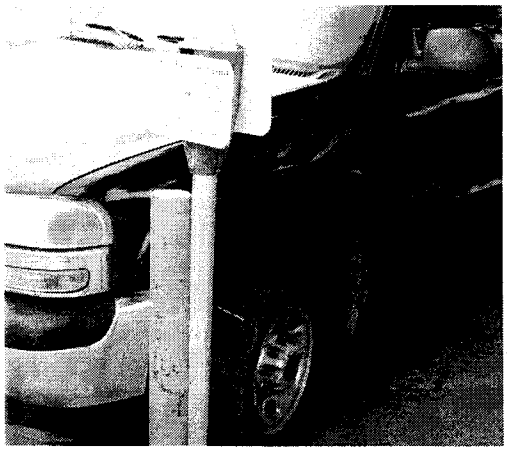
One (1) Hour 'Free Parking

<u>One Hour Free Parking:</u>

The one-hour free parking policy may be based on limited assumptions related to the multi-faceted decision matrix on downtown shopping. Specifically, 'free' parking is not seen as the key factor when purchasing decisions for goods and services are made. As indicated in Section 4.5, there are many factors that influence the shoppers' choice whether to travel to the downtown, or to go to the local shopping centre. Parking is a factor as it must be convenient, available, and appropriate for the duration of the purchasing process and reasonably (market) priced.

As parking demand in Red Deer increases, available parking at the curbside for business customers will decrease under the current parking policy primarily because the one hour free program can be easily defeated or by-passed. Enforcement of the one hour free parking solution is easily defeated several ways, as follows:

Tire Chalk Mark



- After an officer places a chalk mark on a vehicle, employees wanting long-term parking can simply remove the chalk mark

placed by the officer. Destroying the officer's evidence that the vehicle has not 'moved' defeats the officer's ability to issue a parking ticket.

- Currently, no bylaw restricts vehicle operators from tampering with the chalk marks placed by the officer. If a bylaw existed, the difficulty in enforcing the bylaw would make it unenforceable. Being a crime by a person, the violation would have to be enforced by a bylaw officer who witnessed the offence and with the authority to issue a two-part violation ticket. Alternatively, a 'special constable' or a RCMP officer could enforce such a violation. Peace officers will have higher priorities than waiting to catch vehicle owners wiping chalk off of the tires of their own vehicles.
- The current bylaw does not define the term 'move', long-stay parking can occur simply by 'moving' vehicles from one stall to another along the one-hour free zone without fear of prosecution.

Enforcement of one-hour free parking solution is at least **30% less efficient** than with parking meters. Enforcement at one-hour free meters involves the placement of chalk on the vehicle tires parked in the one-hour zone, followed up by a subsequent patrol one hour (plus grace time) later to determine if any vehicles are in violation. This results in the first and last hour of every officer's shift being unproductive. Alternatively, with parking meters, a violation can be determined instantly any time during an officer's shift.

Damaged Sign 1

It should also be recognized that when vehicles are parked immediately after the parking patrol passes, operators have the benefit of no less than two hours of free parking before they will potentially be ticketed. Those parking immediately before the patrol will get one hour of free parking leaving the average free parking time in Red Deer at 90 minutes.

Damaged Sign 2

Finally, from a Red Deer taxpayer perspective, there may be an argument that the general public is subsidizing parking for downtown business through the provision of free parking as the cost of providing and maintaining roadways and sidewalks remains the responsibility of the taxpayer. Comparatively, shopping mall

roadway and sidewalk provision and maintenance is borne by the leaseholders in the shopping center.

Disabled Parking Provisions:

An anomaly in Red Deer with respect to the disabled using curbside meters was unintentionally created. Specifically, the disabled are exempt from paying for parking meters under the Traffic Bylaw section 43.1. However, if they park at one-hour free meters, they are in violation if they leave their vehicles for more than an hour, as they are now 'parked overtime' and in violation of Section 27.6

Parking for the Disabled

Therefore, disabled persons in Red Deer should avoid the designated stalls for the disabled as these persons run the risk of being charged for overtime parking. These persons need only locate a pay-for-parking meter and stay for free, all day. The disabled should also avoid the off-street lots as their free parking status does not extend to off street lots.

In other municipalities, the disabled community has demanded equal access, that is, specific designated stalls provided to them to allow the opportunity for access. However, they have not demanded 'preferential' treatment, such as 'free parking'. Providing free parking to vehicles with placards places an added incentive to handicap placard abuse, counterfeiting and theft of placards.

The Red Deer Traffic Bylaw specifically requires the display of a valid permit:

34 (1) The owner or operator of a motor vehicle ***which is not identified by a disabled persons placard or license plate*** *that is issued or recognized by the Solicitor General for persons with disabilities shall not stop or park or permit the stopping or parking of the vehicle in a parking space designated for disabled parking.*

(2) Where, pursuant to subsection 34(1), the vehicle is identified by a disabled persons placard, the owner or operator ***shall have such placard visibly displayed*** *while the vehicle is stopped or parked in a parking space designated for Disabled Parking.*

HCAP Sign

As such, enforcement will require the words **permit required** to convey the language in the bylaw that those parking must have a valid placard on display.

Clarification to parking enforcement officers is necessary to instruct them on whether or not 'expired' or 'out of province' placards are valid as the bylaw indicates both are not valid. Many municipalities will respect placards from other provinces, especially when displayed on vehicles displaying out-of-province license plates.

5.4.3 Enforcement Practices

This enforcement unit presents itself very well as a responsible, mature and professional unit with integrity. Officers seek voluntary compliance when vehicle operators are present during a violation, they seek quality tickets over volume and they work closer with the community than most units in larger cities.

The current approach taken by Red Deer's enforcement officers will greatly diminish the chances of officers being involved in altercations with the public, thereby contributing to their personal safety. Altercations are uncommon in Red Deer with the most senior officer reporting four (4) occurrences in eight (8) years.

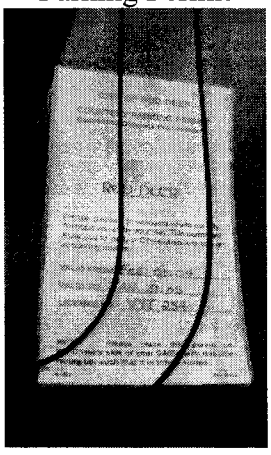
Officer turnover is typical of other municipalities, with officers generally having less than three to five years' experience. Training relies heavily on field training (on the job) and is governed by 'standing orders' that provide a basic description of the violations officers are to patrol for.

Officers observe that abuse of the one hour free parking zones seems to be on the increase, yet when approached they are unable to explain the policy or what factors determine the establishment of the one hour free zones. Well-informed officers can better communicate policy objectives to members of the public, with whom they are in face to face contact with every day.

Officers observe that some lots with high utilization are priced quite low. Others with lower utilization have quite high rates.

Officers observe that recent changes to parking time limits on certain streets was changed from eight hour to two hour parking resulting in sterilized curb space used by neither employees or customers.

Courtesy
Parking Permit



Officers are not notified prior to new parking regulations being posted or when existing regulations are to be removed.

Current policy for issuance of permits that exempt vehicles from paying for parking or from adhering to the time limits is unclear. Enforcement officers are not made aware of legitimate permits, the restrictions associated with their use, nor the issuance policy. When motorists park their vehicles on the street with permits that appear

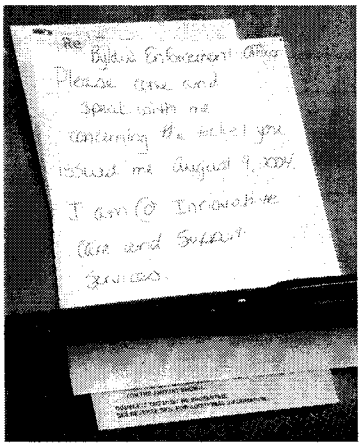
'official', they are presumed valid. The courtesy permit shown was on display at an off-street lot and is a 'delegate' permit, indicating it is valid for free parking for one year. As a resident or an employee, this may appear to be valuable permit to acquire.

Use of Street permits are issued without instruction to contractors to display the permit when parked at 'hooded' meters nor are enforcement officers notified of permit issuance. As a result, enforcement has been reduced to a 'complaint' basis only wherein contractors are left to manage the 'permitted' space.

Enforcement officer interpretation of expectations varies from officer to officer and some disagreement on appropriate actions under certain conditions exists. Public confidence in the enforcement program is lost where enforcement officers act and interpret bylaws differently. When the public asks enforcement officers if a certain parking practice is legal or acceptable, every officer must respond with the same answer and must enforce the regulations to the same standard. Failure to do so results in a loss of integrity and a loss in confidence. The current 'standing orders' document used by enforcement personnel is inadequate.

A suitable 'Standard Operating Procedures' manual will provide officers:

Windshield Note



- with language specific to the bylaw offence
- a layman's interpretation of the purpose or intent of the specific section of the bylaw that reflects the administrations objectives,
- a checklist of issues to consider before issuing an infraction under the section of the bylaw,
- a list of reminders to ensure the issuance of the ticket is complete,
- a reference to other related charging sections that may be better suited to the offence, and
- a quick reference complete with drawings to assist officer understanding if necessary.
- Every officer should be presented with a copy of the SOP in a format that is easily referenced with a table of contents and an index. The SOP should also include deportment standards, court procedures, standards for providing evidence, conflict de-escalation techniques, definitions of terms used in enforcement and safety precautions.
- Typical examples of issues arising from failing to provide officers with a clear understanding of the purpose of their role will include:
- enforcement of 'abandoned driveways' when these zones are better suited for additional meters,

- 'parking tickets issued to vehicles parked in bus zones on statutory holidays when no buses are scheduled'.
- parking tickets issued to nighttime cleaning staff that park in handicap stalls in the interests of their personal safety when the shops are closed and parking lots are empty.
- Enforcement actions that seemingly serve no purpose and alienate the public, especially when the media reports such actions.
- Enforcement officer's write warning' tickets on vehicles with pay 'n' display coupons placed face down on dashboards or when multiple permits from multiple days are left dashboards. This practice can simply be an error or a means of avoiding parking fees. An alternative for officers would be to issue parking tickets, especially to repeat offenders. When issuing the ticket, officers should note the receipt number from the back of the parking receipt on their parking ticket. Only ticket appellants with proof of payment receipts corresponding to the parking receipt number on the parking ticket would have their parking tickets withdrawn.

5.4.4 Ticket Administration

The most striking observation in this (and other) enforcement agency support centers on the apparent lack of clear and defined policy with respect to ticket withdrawals and cancellations. Parking tickets are cancelled, and ticket appeals accepted and underpayments for fines are all processed in what can appear to be a subjective manner, which can lead to the perception of unfairness by the public.

Once placed on the windshield of a vehicle, parking tickets should only be withdrawn when the vehicle owner is clearly 'not guilty' of the offence. In cases where tag appeals are made on compassionate grounds or mitigating circumstances, this can be dealt with an appeal system that already exists through the provincial court. To withdraw parking tickets on a subjective matter erodes the integrity of the enforcement unit and, in extreme cases, can result in Alberta Justice withdrawing a municipality's authority to issue provincial violation tickets.

Informational brochures advising the public on parking regulations, permit application procedures, appeals procedures were not available leaving counter personnel to verbally respond to all questions and information being offered in an inconsistent manner. Many members of the public are unfamiliar with municipal bylaws governing parking. Developing brochures focused on 'abandoned and derelict' vehicles, RV parking, Truck Parking, and Residential Parking Permit Program (RPP) policy can assist counter personnel when communicating some of lesser-known parking violations and will lead to voluntary compliance.

Red Deer allows private companies to issue City of Red Deer parking tickets although the procedure, qualification, training requirements and audit controls were not found in municipal

bylaw. If municipalities allow private company representatives to be appointed 'bylaw officers', initial training procedures and follow-up review will ensure that these private company employees act in a manner that reflects well on the municipality. As bylaw enforcement officers, their actions directly contribute to the integrity (or loss of integrity) of the enforcement program. Subsequently, private company employees that have been appointed bylaw officers will be representing the City and the crown in provincial court procedures. This representation of the City may cause embarrassment due to the severe consequences in situations where perjury or misconduct occur.

Red Deer parking ticket payments may be made by mail or in person at City Hall. Through discussions with the City's bank services provider, a no-cost option to allow ticket payments through all chartered banks could be pursued. Requirements from the banking industry will usually include the addition of a Magnetic Ink Character Recognition (MICR) encoding on the parking ticket.

In addition to the MICR encoding, parking tickets currently issued can be redesigned to offer further enhancement. Including a 'mod-seven' check digit to the parking tag number will greatly reduce manual data entry errors. Provision of a bar code (standard #39) that contains the ticket number would allow tag image scanning and database linkage. Offering officers an area for comments and sketches can reduce the perceived need by some officers for digital photos.

5.4.5 Back Office Tag Administration System

The tag administration unit utilizes a custom computer application to assist in the management of parking tickets. At present, the application performs many of the basic requirements for a lower volume system but lacks the sophistication and audit controls utilized by many larger municipalities. While the existing system may prove adequate support for the interim, certain shortcomings will become more apparent as ticket volume increases and as audit reviews point to lost revenue opportunities and lack of controls.

Without the benefit of an in-depth analysis, the following summarizes some of the functionality missing from the existing system that is considered integral to a comprehensive 'back office' ticket management system:

- Ticket order and inventory management module(s),
- Batch ticket entry and ticket image storage,
- Batch payment and audit functionality,
- Data verification modules surrounding valid tickets, charging sections, fines, agencies and officers,

- Customizable 'business rule' controls ensuring consistent processing as well as flexibility to address change,
- Automated under and over payment management,
- Refund check functionality,
- Bank return check (BRC) notifications,
- Ticket 'life cycle' documentation and management,
- Appeals management,
- Laser printed 'reminder notices', 'BRC notices' and 'violation ticket' preparation,
- Court docket management and officer appearance schedules,
- Prosecutions information support,
- Court fine revenue reconciliation with provincial JOIN system,
- Comprehensive officer and system performance reporting,
- Freedom of Information and privacy Protection (FOIP) compliant 'on-line' web-site ticket query,
- Secured and 'intelligent' web-store payment options that allow only valid payments during ticket life cycle periods.

6.0 PARKING MANAGEMENT TECHNOLOGY

6.1 CURRENT CONDITIONS

The review of parking management technology for Red Deer included visiting the Canadian Parking Association Annual Meeting and Trade Show that was held in Vancouver between October 3 to 6, 2004. The Trade Show featured booths representing numerous suppliers of parking technology available in Canada.

Section 5.3 provided an overview of current parking technology used in Downtown Red Deer. Current technology used for on-street parking includes 280 reasonably modern electronic parking meters, and the remaining are obsolete mechanical meters. Some of these meters are used in off-street lots.

Ticket spitter (pay'n'display) equipment used in some of the parking lots were once considered start-of-the-art, but they are now obsolete. In the industry, these machines are also termed as *multi-space meters*.

Parking enforcement technology is a manual-based field operation, with computer software used for office functions. The status of this parking technology is discussed in Section 5.4.

6.2 ON-STREET PARKING

The review of parking control technology for on-street applications will consider three basic systems:

- Parking meters,
- Multi-space meters – pay'n'display equipment,
- Other devices.

Modern single-space parking meters have electronic based mechanisms that accept and discriminate up to 16 coins, tokens and smart (value) cards. These mechanisms can allow up to three rate structures that can be applied on a daily basis. These variable rate structures, however, cannot accommodate a "progressive" rates where the value of time can vary within a given rate structure. Associated with these electronic meters are meter management software enabling inventory records, maintenance programming, and to directly collect and transmit information to and from the mechanism. This information collection/transmission process can include meter usage, revenue tracking, or changing rate structures. The transmission process is accomplished by a hand-held device. There are three manufactures of meters in Canada, Duncan, MacKay and

POM. The only Canadian manufacturer is MacKay Meters. Parking meters can be configured as single space, dual space or multi-space (up to 4 spaces).

A number of cities are beginning to use multi-space meters for on-street applications. This has the following advantages:

- Reduction in street hardware in that only one device is installed per block face, as compared to multi-posts needed for parking meters.
- Potential reduction in installation costs where the block face contains ten or more spaces.
- Increase in parking revenue as typically more vehicles will park in the block where posts do not designate parking stalls, and parkers cannot take advantage of purchased but unused time from a previous parker.
- Increase in payment options as bills, coins, credit cards, debit cards and smart cards can be used.

Toronto and Niagara Falls have used these devices for on-street parking spaces, and Calgary recently undertook a trial program for the use of these devices. A number of cities in the United States have also install multi-space meters on street. These devices also have other features such as solar power, and wireless communications.

Some cities have experimented with in-car parking meters, card devices (seldom seen today), and cell-phone payment methods. However, the most common parking control device used on-street is the single/dual space parking meter. In smaller cities where parker convenience is paramount, the parking meter controlling the spaces in front of downtown shops is the best pay-parking device.

6.3 OFF-STREET PARKING

Parker control devices used for off-street parking facilities are similar to those mentioned above, and they are comprised of the following:

- Parking meters,
- Multi-space meters,
- Automatic gates and pay-stations,
- Wireless devices working in conjunction with the first two systems.

The use of parking meters for off-street lots is viable where the parking capacity is ten or less spaces. Where parking rates are high, the drawback of the parking meter is the inability to pay via credit card. Recognizing that the duration of stay is longer than at on-street spaces,

transaction values are higher and the use of bills or credit cards is convenient for these parkers. The information presented in Section 6.2 is also relevant for this section of the report.

Multi-space pay devices for parking lots can be simple as inserting money into a slotted box, where each parking stall is represented by one slot in this collection devices. This revenue control devices is archaic, and will not be discussed further in this report.

The multi-space meter used in Downtown Red Deer is typical to that used in modern applications, however, there are new features that can be applied. Key new features are solar powered mechanisms and use of companion wireless payment methods. These pay machines were developed in Europe and several Pacific countries such that there are more manufacturers of these devices than parking meters. Some of the equipment displayed at the recent trade show in Vancouver are from the following manufacturers:

- Cale – Swedish manufacturer distributed by SmartPark from Toronto,
- Duncan – distributed in Canada by Electromega with offices in Toronto, and Surrey,
- Lexis Systems – manufactured in Richmond, BC
- MacKay – distributed in Western Canada by Trafco,
- Parkeon – distributed in Canada by Precise ParkLink from Toronto. This is the same manufacturer of the existing ticket spitter equipment used in Red Deer, only the name has changed from Schlumberger.

There are other manufacturers such as Digital Pioneer Technologies, Jentex Technologies, and Reino Parking Systems.

There is a credit card validation issue that is associated with the use of multi-space parking meters. The issue relates to the time to verify the credit card. Some systems do batch processing at the end of the day, which may not detect the use of stolen cards. Persons with stolen credit cards can purchase tickets, and then sell them to parking lot users claiming that the meter is not working. The Lexis Systems equipment does provide real-time (2-3 seconds processing time) validation of credit cards.

The parking equipment discussed above requires the parker to purchase a ticket when parking in the lot based on an estimated duration of stay. The use of automatic entry/exit gates and pay stations (either an attendant operated booth or an automatic pay station) enables a parker to pay only for the actual time used, reducing the stress of potential overtime citation situations. Manufacturers providing this equipment include:

- Amano Cincinnati,

- Canadian Parking Equipment (CPE),
- Federal APD,
- Skidata – used by the Calgary Parking Authority,
- WPS North America.

There are other manufacturers that provide central pay stations only such as Ascom, Designa, Hamilton Manufacturing, Parkeon, Scheidt & Bachmann, and Zeag North America. Attendant-booth operations can also use a variety of fee-computers/cash registers. The use of automatic gates and pay stations tends to be applicable mainly to larger parking lots and parking structures. These are typically found at airports, hospitals, and universities.

The new technology associated with multi-space parking meters is wireless/cell phone transmission of fee payments, and parking management information. There are two systems of possible application in Red Deer, and they are as follows:

1. CELLPARK – this system is available with the Lexis Systems and Precise ParkLink equipment (powered by MINT) that enables payment of parking fees. All that is needed by the user is a digital cell phone, an email address and a credit card. At the parking lot, signs are posted giving the CELLPARK phone number and lot designation. The parker must register with CELLPARK providing credit card and vehicle make and license number. When desiring to parking in the lot, the user calls the company, entering the lot number and amount of time expected to park. If the person returns early, the user just calls into the system to log-out and the payment registered in the account is the actual time used. It should be noted that the parker must pay a service fee, which is added to the normal parking rate at the lot.

2. VERRUS – this was the first company to offer cell phone payment of parking fees. Impark was the first to introduce this service. The parker essentially uses the same process as described above. The company has added new software products to monitor customer calls related to broken meters that need servicing, and automated payment of violation tickets. This service is particularly useful to Impark operations.

A new Calgary-based company, NEW PARKING, is about to announce a new wireless payment system specifically designed for parking meters. Therefore, this product is applicable to on-street applications as well as parking lots that are controlled by parking meters. In this instance, the key identifier is a parking meter number and the communications medium is the cell-phone. Enforcement personnel have a hand-held "blackberry" device that provides information on meter status.

In terms of application to Red Deer, new features that might be considered relate to credit card payment, solar power, and wireless payment technology. The key issue is the low typical payment transaction. The maximum a visitor is likely to pay is a "loonie", maybe a "toonie". In larger cities where a payment value could be in the order of $10, the use of credit card is a significant convenience to the parker. However, as the existing parking rate structure is quite low in Red Deer, it is questionable that credit card payment features are needed at this time. Similarly, as parking fees are low there is some doubt as to the attractiveness of cell-phone payment methods. As the existing parking lot equipment is replaced, it would be advisable to consider adding these features at that time.

6.4 PARKING ENFORCEMENT

The most prevalent piece of technology that is applied to parking enforcement is the hand-held ticket writer. Companies that distribute these ticket writers also have companion ticket management software suites. Some of the issues related to this type of equipment is the weight of the battery-pack that is needed to power the hand-held devices and the ergonomics of the hand-held device. The battery pack tends to be a separate piece of equipment that is carried by the enforcement officer by a shoulder strap. Some of the manufacturers of this type of equipment are as follows:

1. Citation Management – Milwaukee, WI,
2. Clancy Systems – Denver, CO,
3. Complus Data Innovations – Tarrytown, NY,
4. Enforcement Technology – Irvine, CA – this equipment is used by the Canadian parking management firm ParkSmart,
5. Epic Data – Richmond, BC,
6. MacKay Meters – New Glasgow, NS,
7. Municipal Management Assoc. – Marlborough, MA,
8. T2 Systems – Indianapolis, IN.

As indicated above, these devices are supported by citation management software. These devices have not made much penetration into the municipal market; however, they are more prevalent in airport, campus and hospital parking operations. One aspect in the use of these devices relates to the data entry function, which is typically done in an office environment. Use of these hand-held devices results in data entry being done in the field with personnel not trained

for this activity. Another concern related to this type of equipment is the appearance of the machine-produced ticket. It tends to look like a "grocery-tab" resulting in these tickets being misplaced, or lost from the windscreen. These are some of the reasons why this type of equipment is not widely used in municipal parking operations, however, it is noted that Toronto is considering use of these devices.

ParkSmart, the Canadian based parking management company, offers a total parking enforcement service entailing the supply of personnel, equipment, and the citation management software. The City of Kelowna uses ParkSmart in this manner.

7.0 DOWNTOWN PARKING RATES

The parking management study included a survey of other similar sized Canadian cities to determine their practices in relation to the rates for on-street parking, and typical parking regulations. The cities contacted were as indicted below:

- Brandon, MN
- Kamloops, BC
- Kelowna, BC
- Lethbridge, AB
- Medicine Hat, BC
- Moose Jaw. SK
- Niagara Falls, ON
- Niagara-on-the-Lake, ON
- Penticton, BC
- Stratford, ON
- Vernon, BC

There are differences in the economic vitality of the downtowns in these cities. Certainly, the cities in Ontario attract a significant amount of tourists that would likely result in higher parking rates. In addition, there is a variation in the size of these cities, using population as a basis of comparison. Of the 11 cities included in the survey, the average city population was approximately 50,000, ranging from about 14,000 in Niagara-on-the-Lake, to 96,000 in Kelowna. The current population in Red Deer is approximately 74,000.

Table 7.1 presents the findings of this survey indicating the maximum on-street hourly parking rates, and the typical duration of stay allowed at these spaces.

The results indicate that, with the exception of Medicine Hat, Red Deer is below average in terms of the application of pay-parking operations in downtown areas. It is particularly interesting to look at parking management in Lethbridge, Moose Jaw and Penticton and note that these smaller cities have significantly higher parking rates.

Table 7.1 On-Street Parking Rates and Regulations

City	Population	Hourly Rate ($)	Typical Parking Regulations
Red Deer	**74,000**	**0.50**[1]	**2 hr/5hr/10hr**
Brandon[2]	39,720	0.50	2 hr
Kamloops	77,280	0.50	2 hr/10 hr
Kelowna	96,280	0.50	30 min/1 hr/2 hr
Lethbridge	67,710	0.70	30/min/1 hr/2 hr/3 hr/10 hr
Medicine Hat	51,250	No meters	2 hr
Moose Jaw	32,130	0.75	2 hr/5 hr
Niagara Falls	78,820	1.00	1 hr/2 hr/3 hr
Niagara-on-the-Lake	13,840	1.50	2 hr/4 hr
Penticton	31,000	1.00	1 hr/2 hr
Stratford	29,680	0.25	2 hr
Vernon	33,500	0.50	15 min/30 min/1 hr/2 hr
Average[3]	**50,060**	**0.65**	

1. In Downtown Red Deer, there are 478 metered spaces where the rate of $0.50 is applied, and another 626 meters that have been covered with a sign designating the "One Hour Free" parking zone.
2. The City of Brandon had a recent trial program, done in cooperation with the Downtown BIA, where some meters were removed from several blocks on the edge of the downtown area. The trial program was to last six months, however, the merchants complained about the loss of customer parking due to downtown employees parking in the area. The meters were reinstalled.
3. The City of Red Deer data is excluded from the averages shown in Table 7.1

The application of pay-parking in Downtown Red Deer will require careful consideration, recognizing that downtown users have been able to park for free for over 10 years. Any parking rate proposal will have to reflect this past practice and the current opinion of downtown users;

that is, downtown parking for short-stay trip purposes should be free. Modern parking control equipment for on-street applications cannot easily deal with a rate structure where the initial parking period is free. A desirable variable rate schedule for Red Deer is to provide for a very cheap rate, for example, for the first 30 minutes, and then use a market based rate for subsequent time periods. A possible variable rate structure is shown as Option 1 below:

Possible New Variable Rate Structure

Time Period	Option 1	Option 2
30 minutes	$0.10	$0.25
40 minutes	$0.25	-
60 minutes	$0.50	$0.50
90 minutes	$0.75	$0.75
120 minutes	$1.00	$1.00

Recent discussions with equipment suppliers indicates that modern electronic parking meters can be programmed with a variable rate schedule, however, for each rate schedule the time-cost value must be constant (for example, as in Option 2). Thus, modern meters can have a different rate schedule during the peak hour periods, but a lower rate during the day. The Option 1 variable rate schedule is not currently feasible.

Some meters can be supplied with a "button" where the device is programmed to give 30 minutes (or some other time period) for free, however, this device can lead to devious parking payment practices. To extend the time, the parker can just go back to the parking stall and push the button again. The City of Boise, Idaho has applied this mechanism in their downtown area.

8.0 PARKING MANAGEMENT STRATEGY

8.1 BACKGROUND

The contacts with local business owner/operators and local residents who regularly use the downtown indicate that their concerns about the parking system include:

- There is an inadequate supply of parking.
- The one-hour free parking is generally considered as favorable, however, it is recognized that it creates an inequity in the use of curb parking in the downtown.
- There was a concern to converting all curb spaces in the central downtown area to pay-parking.
- There was a general concern about the aesthetics of the off-street parking lots.

The scope of the parking management analysis has focused on the organization framework in which the function of parking exists within the City of Red Deer and then the more technical aspects of on-street parking, off-street parking facilities, and parking enforcement activities. The strategy also includes a proposal for a parking technology demonstration project, and a business case related to proposed changes in on-street parking control.

8.2 ORGANIZATIONAL ASPECTS OF PARKING

8.2.1 Background

As indicated earlier, the management of parking in municipal government varies considerably between public works, finance, realty development, asset management, bylaw enforcement, other civic departments and authorities/corporations. On-street parking spaces are managed by the road authority; however, off-street parking lots and structures that may be the responsibility of any one of the organizations mentioned above.

In the late 1980's, on-street parking in Red Deer was the responsibility of the public works department, as the municipal road authority. The 1988 Parking Study recommended the hiring of a Parking Administrator that would centralize the parking function and be responsible for both on- and off-street parking. A Parking Commission was in place in the early 1990's and, along with the Parking Administrator, this organization was to provide guidance on parking matters to City Council.

The basic functions of parking within a municipality include planning, provision, management, maintenance, operation, revenue collection, and bylaw enforcement. The most effective parking management occurs where there is a centralization of responsibility.

There are a number of parking organizations in Canadian cities. Some examples are listed below:

- Parking Authorities – Calgary, Toronto and a newly formed one in Winnipeg,
- Downtown Parking Corporations – Kamloops, Vancouver,
- Downtown Parking Commissions – Prince George, Saint John,
- Civic Administration Parking Division – Hamilton, Ottawa, Saskatoon
- Downtown Parking Committee – Edmonton
- Civic Parking Committee – Kelowna.

The key difference between the committees operating in Edmonton and Kelowna is that, in Edmonton, it operates under the auspices of the downtown business association, as compared to Kelowna where it is the creature of the City of Kelowna.

From the perspective of a "single-point of responsibility" parking organization, the responsibilities should include the following:

- Investigating the relationship between land use and parking demand, and reporting the findings to the urban planning and development group.
- Investigating the need for off-street parking facilities.
- Managing and regulating on-street parking, including special zones and residential parking permit programs.
- Arranging for the provision of City-owned off-street parking facilities.
- Encouraging the construction of privately owned or joint public/private parking facilities.
- Operating and managing off-street parking facilities presently owned by the City within various departments.
- Enforcing parking regulations according to City Council approved bylaws.

The following sections describe some of the basic attributes of alternative parking organizations.

8.2.2 Parking Authorities

There are two strong examples of parking authorities operating in Canada, and they exist in Calgary and Toronto. The Calgary Parking Authority has a broad scope of responsibilities including the planning and providing off-street parking, assisting in the management of on-street parking, off-street parking facilities operations and maintenance, marketing, administration of the City's residential parking permit program, revenue control, parking enforcement and the operation of the City's impound lot.

The typical income streams used to finance a parking organization can include some or all of the items listed below:

- Sale of debentures,
- Income from off-street parking facilities,
- Income from street meters,
- Lease payment or use of curb parking spaces for construction projects or similar activities,
- All or a portion of the income from the parking citations.
- Cash-in-lieu of parking payments related to urban development projects in the downtown area.

Typically, the authority would have a board of direction comprised of a majority of local citizen and business community representatives, a Council member, and several civic staff representing key related city departments. The basic responsibilities of the authority is to advise Council on parking matters, to secure budget approval from Council and to report on an annual basis. The advantages of a parking authority are as follows:

- It would be a key advisor to City Council on parking matters in the downtown area, and be an effective method to integrate the DBA parking activities with the City parking functions.
- It could provide an effective "sounding board" and adjudication of the concerns of local citizens on parking matters.
- It could operate independently of the civic administration and, therefore, not affect the borrowing power of the City and the mill rate.
- With adequate staffing, it would consolidate the parking responsibilities in one agency.

However, for parking authorities to be effective, there must be a reasonable scope of responsibility and activity to ensure that the volunteer board members maintain interest in the proper function of the parking system. This is a key factor in determining the practicality of creating such an organization in Red Deer. In essence, it is doubtful that a parking authority would be an effective means to manage parking activities in Downtown Red Deer.

8.2.3 Civic Parking Advisory Committee

City Council and civic administrators usually recognize that the downtown business community has a large stake in how the parking system is managed. As a result, some mechanism to formally involve the downtown business community in parking system management has to be formulated and one of the simplest is the Parking Advisory Committee. Another name for this body is a Downtown Parking Commission, similar to that existed in the City a decade ago. The committee would be responsible for reviewing downtown area parking policies, identifying parking issues and advising Council on a variety of parking matters. It should be recognized that in any organizational form that involves outside parties, the control of the street system is the responsibility of the roads authority, the public works type department. This department is then primarily responsible for the use of street space for traffic movement and parking.

Such a committee could be composed of representatives of groups such as the DBA, Chamber of Commerce, private parking agencies and citizens at large. A Council member could also sit on this committee, with civic administration support as required.

The primary advantages of this Committee are as follows:

- An independent review of policies could be obtained.
- A formalized body would be available for initiating action in a particular area of concern.
- Civic control is maintained to ensure that overall policies are met.

8.2.4 Downtown Parking Corporation

This form of parking organization tends to be jointly controlled by the City and a downtown business association. In essence, the parking facilities and equipment is owned by the City but with day-to-day management done by the business group. The facility management might also be a separate agency formed jointly by the two sponsoring agencies, the City and the DBA. The Corporation would operate the off-street parking lots, with shares in the organization jointly owned by the two sponsoring agencies. A similar organization exists in Vancouver, and it was the precursor of the Calgary Parking Authority. The key aspect of the parking corporation and authority forms of organization is that they operate an as ancillary business unit within the civic structure and they are fiscally self-sustaining.

8.2.5 Integrated City Parking Department

The City of Red Deer has created an integrated parking function in that most parking activities fall under the responsibility of the Inspections and Licensing Department. As outlined in Section 5, the management of the parking system is somewhat "laisez faire", particularly, following the demise of the Parking Commission, the Parking Administrator staff position, and the creation of the one-hour free parking program.

It is noticeable that monies are needed for parking facility and equipment, traffic signing maintenance, and enhancement of the physical conditions of certain parking lots. It would be desirable that the revenue from street meters and the parking lots exceed operations and maintenance costs, excluding enforcement activities. This is not the case in Red Deer where there is only a modest contribution to the parking reserve, and about 70 percent of the total revenues come from parking enforcement. In essence, the parking function is under-funded.

The last issue relates to integrating the interests of the Red Deer Downtown Business Association into the management of the parking facilities. This can be accomplished by ad-hoc but regular meetings between City and DBA staff, or by participation in some committee activity of the DBA.

8.3 ON-STREET PARKING

The major issues related to on-street parking are as follows:

1. One-hour free parking program,

2. Parking meter equipment upgrading,

3. Review of curb space to determine appropriateness of parking regulations,

4. Review use of curb painting.

The key issue related to on-street parking in Downtown Red Deer is the continuance of the one-hour free parking policy. The existing meter poles and housings with the attached signs are unsightly, and it gives the impression of unclear direction on parking management in the downtown area. The second aspect of the current program is that it does not provide sufficient time for some trip purposes. The ability to park for up to two-hours in the core area provides a more user-friendly approach to providing short-stay parking in the downtown. However, the free parking program has a couple of detrimental impacts on the downtown parking program, namely,

- It has eroded the revenue base for the parking program and providing for increased transfers to the parking reserve fund. This fund needs increased funding to finance future parking control equipment purchases and parking facility development.

- The free parking program discourages development of commercial buildings in the downtown and parking structures needed to meet the its parking demand. The free parking in the core of the downtown impairs the financial feasibility of these privately developed parking structures.

It is noted that the economic health of the downtown has improved from the time the free parking program was implemented and the need for the program is due for review. It is time to restore curb-parking management through the use of pay parking. The implementation program related to pay parking should include the following elements:

- Conversion of the entire free parking spaces to pay parking with a maximum duration of stay of two hours.

- The meters are to be in effect Monday through Friday, 09:00 to 18:00, using a rate of $0.50 per hour.

- The new meters are to be modern electronic devices with the capability to use smart card payment, as well as coins.

- Smart cards should be sold at a discounted rate (85 % of face value) in order to maintain some degree of "free-parking".

- Smart cards are to be programmed to take the value of two hours of time when first inserted into the meters and, when the parkers returns to the vehicle, the value of any unused time can be reinserted into the smart card (Saskatoon approach).

- The DBA should continue to provide one-hour parking tags for those businesses whose patrons may not find it convenient to use a smart card.

- The distribution of smart cards for sale should be as broad as possible, but the "recharging" a new value into the smart card be done by the City of Red Deer and, potentially, the DBA.

Associated with this pay parking program, a parking meter upgrading program should be undertaken. Some of the existing mechanical meters are obsolete; 10 to 15 years of age. Parts are typically not available anymore resulting in cannibalizing from other older meters in the shop to repair malfunctioning meter mechanisms. In addition, implementation of pay parking as proposed above would result in the need to purchase new parking meters. The potential number of meters that need to be purchased are as follows:

- Upgrading obsolete meters – 290

- New parking meters in the current free-parking area – 630.

There are a couple of curb parking management matters that should be reviewed on an on-going basis:

- Determination of metered spaces that can be added when driveways no longer are functioning due to changes in the abutting building, or no-parking zones that can be revised.
- Removal of parking meters in blocks with single-family residences and replacement, as required, with parking duration restriction signing.
- Elimination of painting curbs to mark special zones. This is a labour intensive process and is not functional in winter periods. It can erode the enforcement practices.

The review of alternative parking organizations concluded that the city administration model seems to be the most logical for conditions in Red Deer, but that there was a need to make the group more financially sustainable. This includes additional staff allocation to parking system management, and facility/equipment operations and maintenance activities. It would appear that an additional annual revenue of $100,000 is needed to make the program more financially sustainable.

8.4 OFF-STREET PARKING FACILITIES

The parking management items to address related to off-street parking facilities are fewer than those discussed concerning on-street parking. The key issues are as follows:

1. Parking lot enhancements,
2. Parking control improvements,
3. Parking facility planning.

As indicated in Section 5.0, some parking lots should be improved. The key elements to be considered are surface paving, fencing, landscaping, lighting and signing. In other parking lots, the condition of the signing needs to be reviewed and new signs installed. The sign shown in Section 5.3 is an example where a new sign is needed.

The ticket spitters (multi-space meters) in the parking lots are about 10 years old. These have about reached their functional life. Planning should commence on the development of equipment specifications suitable for Red Deer such that new pay'n'display devices can be acquired in the near future. Fee payment options for off-street lots should be revised to include payment by coin, credit cards and the same smart cards used in the on-street meters.

One of the issues that was identified in the public consultation program was the need for additional parking in the downtown. By some, this issue is deemed a perception problem only, but high occupancy levels are noticeable in the core of the downtown. The parking management program should be monitoring the parking demand characteristics so that periodic forecasts can be made for supply deficiencies and surpluses throughout the downtown. Previous parking studies have mainly examined parking occupancy levels on-street and in the off-street facilities, however, consideration should be given to identifying characteristics such as parking stall turnover, average duration of stay, and enforcement issues related to over-stay parkers.

Furthermore, information type brochures identifying parking lot locations, key messages relating to downtown parking regulations, use of ticket spitter devices, and similar subjects may aid in informing the public that Downtown Red Deer has a viable parking program.

Another suggestion that came from the public was the conversion of Lot P4 to attendant operation that might facilitate a shopper validation program. Shopper validation programs have been attractive campaigns to encourage downtown shopping in many communities. However, in general, the parking industry is moving away from attendant operation due to the associated high operational costs. To apply this concept to Lot P4 would necessitate some design changes. The access on 49th Avenue would be changed to an inbound access only and controlled by an automatic gate and a ticket spitter (different technology than currently used in this lot). The 49th Street access would provide for two-way traffic, the inbound access controlled by an automatic gate, and the outbound access controlled by the attendant in a booth. The booth would have a pay station/cash register that could read the access tickets that would have either bar code or mag-stripe features for encoding the entry date and time. In hours when the booth was not in operation, the current multi-space parking meter (ticket spitter) would be used. The insertion of a booth at the 49th Street access would require changes in the layout of the parking lot with a resultant loss of parking stalls. The annual operations cost associated with the current parking control equipment in Lot P4 would be considerably less than an attendant booth parking control system. It is doubtful that the convenience and use of a validation program will have such an increase in parker usage that it would compensate for the significantly increased operations costs. Furthermore, the loss of parking capacity would also detract from the perceived advantage of the attendant/booth parking control system. For these reasons, this type of parking control system is not recommended.

8.5 PARKING ENFORCEMENT

The review of the parking enforcement activities identified a number of items that would aid this program. Some of the action items are shown below:

1. Provide for better communications between the office function and the enforcement personnel on new parking restrictions, changes to existing restrictions and valid permits, and

other downtown parking issues. The officers value this communications process and it is important recognizing that these personnel tend to be on the "front-line" in communicating these matters to the public.

2. There is a need to develop a comprehensive Standard Operating Procedures (SOP) manual that will establish expectations to new and existing officers.

3. The practice of issuing warning tickets should be reviewed. If an offence is believed to have been committed, issuing a warning to certain vehicles can undermine the process when other parkers are issued tickets. This is another SOP item that should be included in the manual.

4. Undertake a feasibility assessment of equipping officers with mobile communications devices to enhance personal safety, and reporting the need for parking equipment and traffic control device maintenance.

5. Create a policy for withdrawing parking tickets that conforms to the Provincial Offences and Procedures Act that maintains the integrity of the court process.

6. Review the practice of allowing private property owners to issue City of Red Deer parking tickets to ensure that it meets with legislative requirements, is permissible in the local bylaw, and that abuse is not occurring.

7. Redesign the layout of the parking ticket to reduce errors, increase efficiency and reduce the perceived need for photos of infractions.

8. Consider options related to the office tag processing system that may be available from other major Alberta municipalities to avoid reinventing a system that has already been designed and tested for the provincial prosecution process.

8.6 PARKING DEMONSTRATION PROJECT

One of the potential outputs of the parking management study was an identification of a parking demonstration project to reflect some future aspect of parking in Downtown Red Deer. Limited funds have been budgeted for this demonstration project.

In assessing possible candidates for this project, there appears to be minimal opportunities involving the on-street parking program. Near term improvements could include improved signing, however, the biggest change is likely to be the expansion of the pay-parking program with new parking meters. It is unlikely that the new meters will have significant changes as to use of modern technology such as smart cards (low fee values affects its use), or cell phone payment programs. Furthermore, even if new parking meters were to be considered, the monies that are likely available is only sufficient of purchase meters for one block.

Consideration should be given to purchasing a new multi-space meter (ticket spitter) for a very visible parking lot, Lot P4 for example. This new device could be provided with:

- Credit card payment,
- Wireless payment means via cell phone.
- Solar power
- New state-of-the-art equipment design.

Potential equipment would be Lexis Systems and Precise ParkLink that use the CELLPARK payment system. The purchase of one machine and backup systems would cost in the order of $20,000.

This equipment would be the most visible to the public, with limited impact on budget. Other possible options could include new promotional brochures, removal of the old meter heads and improve the signing of any spaces that remain as free-parking, and improvements to parking lot P5 (a more costly project)

8.7 PARKING MANAGEMENT BUSINESS CASE

The previous section outlined a possible demonstration project relating to new parking equipment and, in particular, a new parking lot pay'n'display machine.

The major initiative proposed in the parking management analysis project is to make changes to the one-hour free parking program. It is proposed that the existing free parking be terminated and to implement a comprehensive pay-parking program. This would require the purchase and installation of about 630 parking meters. In the review of the management of the existing system, it was suggested that an additional $100,000 would be needed for supervisory staff, and meter and sign maintenance.

A forecast has been made of the potential increase in revenue from on-street meters, along with increased expenditures as described above. **Table 8.1** indicates the major items in the existing parking management budget. In addition, Table 8.1 indicates the estimated changes in parking revenue and expenditures as well as the parking reserve transfer value. It has been assumed that the new on-street meters and multi-space meters for the parking lots would be financed through debt repayment. Thus, the revised budget shows a value for meter purchase financing.

Table 8.1 Parking Services Business Case

Budget Items	Existing Base ($)	Proposed Pay Parking Program ($)
Revenue		
• Fines	676,000	676,000
• Street meters	115,000	389,000
• Parking lots	189,500	189,500
• Miscellaneous	500	500
Subtotal	**981,000**	**1,255,000**
Expenditures		
• Parking services	214,700	255,000
• Commissionaires	253,900	253,900
• Bylaw officers	108,500	108,500
• Lot maintenance	100,700	105,700
• Meter operations	89,600	160,000
• Meter financing	-	100,000
• Administration support	82,500	82,500
• Reserve fund	96,900	135,200
• Taxation dividend	34,200	34,200
• Public communications*	-	20,000
Subtotal	**981,000**	**1,255,000**

* Public communications is a one-time allocation for a communications program related to implementation of the pay-parking program.

This analysis indicates that the conversion program essentially can fund the additional meters, enhanced parking lot maintenance, new pay-machines for the lots and some part-time office supervisory assistance with a resultant increase in the transfer to the parking reserve fund. Therefore, the parking system can only be well funded when the entire free-parking program is eliminated.

Comments:

We recommend the Downtown Red Deer Parking Management Analysis Report be received as information. City Administration would then be directed to provide a financial analysis and implementation schedule for consideration by Council at a future meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

THE CITY OF
Red Deer

FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES
January 18, 2005

Sonia Sawyer, Executive Director
Red Deer Downtown Business Association
5024 Ross Street, 2nd Floor
Red Deer, AB T4N 1Y3

Dear Sonia:

Re: Downtown Parking Management Analysis

At the Monday, January 17, 2005 Council Meeting, Council heard the presentation from Mr. Alan Swanson, of Swanson Transportation Consultants regarding the Red Deer Downtown Business Association Downtown Parking Management Analysis report and passed the following resolution:

> *"Resolved* that Council of the City of Red Deer having considered the correspondence from the Red Deer Downtown Business Association, dated January 7, 2005, re: Downtown Red Deer Parking Management Analysis, hereby receives the Downtown Red Deer Parking Management Analysis as information and directs City Administration to provide a financial analysis and implementation schedule for consideration by Council by no later than March 29, 2005."

You will be notified when this item will be presented to Council for further consideration.

Sincerely,

Kelly Kloss
Manager

/chk

c Permit & Licensing Supervisor, Inspections & Licensing

E

THE CITY OF Red Deer

Council Decision – January 17, 2005

Legislative & Administrative Services

DATE: **January 18, 2005**

TO: **Joyce Boon, Permits and Licensing Supervisor**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Downtown Business Association Parking Management Analysis**

Reference Report:
Permit and Licensing Supervisor, dated January 11, 2005

Resolutions:

> *"Resolved* that Council of the City of Red Deer having considered the correspondence from the Red Deer Downtown Business Association, dated January 7, 2005, re: Downtown Red Deer Parking Management Analysis, hereby receives the Downtown Red Deer Parking Management Analysis as information and directs City Administration to provide a financial analysis and implementation schedule for consideration by Council by no later than March 29, 2005."

Report Back to Council: Yes, by no later than the March 29, 2005 Council Agenda.

Comments/Further Action:
A financial analysis and implementation schedule is to be completed and forwarded to Council for consideration in the near future.

Kelly Kloss
Manager
/chk

c Director of Development Services
Inspections & Licensing Manager

NOTICE OF MOTION

SUBMITTED BY COUNCILLOR LARRY PIMM

"***Whereas*** The City of Red Deer has long been noted for its responsibility toward the natural environment,

Whereas clean air is an important aspect of a healthy natural environment,

Whereas knowledge of the condition of air in The City of Red Deer is essential to guide future action,

And Whereas the Parkland Airshed Management Zone (PAMZ) has been active in the collection of air quality data relevant to the citizens of Red Deer,

Therefore be it resolved that the Council of The City of Red Deer request the administration of The City of Red Deer to provide a brief report on the costs and benefits of membership in the PAMZ organization and that a Business Plan Funding Requirement related to such membership be prepared for debate during the 2005 budget deliberations."

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THE CITY OF Red Deer

Council Decision – January 17, 2005

Legislative & Administrative Services

TIME SENSITIVE

DATE: **January 18, 2005**

TO: **Paul Goranson, Public Works Manager**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Notice of Motion – Councillor Larry Pimm**
PAMZ Membership

Reference Report:
Councillor Pimm's Notice of Motion

Resolution:

"*Whereas* The City of Red Deer has long been noted for its responsibility toward the natural environment,

Whereas clean air is an important aspect of a healthy natural environment,

Whereas knowledge of the condition of air in The City of Red Deer is essential to guide future action,

And Whereas the Parkland Airshed Management Zone (PAMZ) has been active in the collection of air quality data relevant to the citizens of Red Deer,

Therefore be it resolved that the Council of The City of Red Deer request the administration of The City of Red Deer to provide a brief report on the costs and benefits of membership in the PAMZ organization and that a Business Plan Funding Requirement related to such membership be prepared for debate during the 2005 budget deliberations."

Report Back to Council: Yes, during 2005 budget deliberations

. . .2/

Comments/Further Action:
Please provide your report to Mary Bovair so that she may include it with discussion of the BPFR's at 2005 budget deliberations. Also it was noted at Council:

a) Councillor Pimm indicated that if you have any questions to please contact him.
b) The report can be brief, however, outline the cost of membership and any costs that The City may incur, including staff time.
c) Provide some background on PAMZ. A recent report from Kevin Warren of PAMZ may be sufficient.
d) Any other information that you deem appropriate.

Kelly Kloss
Manager

/chk

c Director of Development Services
Mary Bovair, Financial Analyst
Treasury Services Manager

THE CITY OF
Red Deer

Legislative & Administrative Services

DATE: **January 11, 2005**

TO: **City Council**

FROM: **Legislative & Administrative Services Manager**

SUBJECT: **Written Inquiry – Councillor Jeffrey Dawson**
Winter Safety of City Roads

The following Written Inquiry has been submitted by Councillor Dawson on January 11, 2005:

> That Administration be directed to provide information on The City's snow & ice control program in comparison to the snow clearing program in urban centers with climates similar to Red Deer's such as Edmonton, Saskatoon, Regina, Grand Prairie and Winnipeg.

Discussion

For Council's reference, attached is a copy of The City of Red Deer's current snow clearing policy and a copy of an advertisement used to inform the public of snow clearing in The City of Red Deer.

Kelly Kloss
Manager

/attach.

THE CITY OF Red Deer

City Council Policy

POLICY NO.	***4602***	***Page 1 of 3***
TITLE:	***Snow and Ice Control Program***	***Date of Approval: September 9, 1996***
SECTION:	***Development Services (Public Works)***	***Dates of Revision: December 15, 1997***

POLICY STATEMENT

The purpose of this policy is to provide for snow and ice control within the City.

The City shall undertake a *Snow & Ice Control Program* on City streets, lanes and parking lots, as approved by the Public Works Manager, involving the following key items:[1]

1. Plowing and/or snow removal and/or sanding of all roadways designated under the current emergency snow clearing route map. The emergency snow clearing route map shall be updated as required and approved by the City Manager.

2.[1] Plowing and/or snow removal and/or sanding of all roadways designated under the current supplemental snow clearing route map. The supplemental snow clearing route map shall be updated as required and approved by the City Manager.

3. Plowing and/or snow removal and/or sanding of roadways, laneways, parking lots in spot locations throughout the City where unreasonable or unsafe driving conditions exist. Included in this item are requests from other City departments or ratepayers to do work in isolated areas within the City on a work order basis.

4.[1] Plowing would be considered for remaining subdivision roadways depending on driving conditions. This operation is typically to be considered only to minimize driving difficulty and ensure access for emergency vehicles. The operation would result in a plowed windrow being left at the curb until removed by melting temperatures. In the next winter season that a plowing is required, the windrow would be placed on the alternate side of the street.

[1] December 15, 1997

THE CITY OF Red Deer

City Council Policy

POLICY NO.	***4602***	***Page 2 of 3***
TITLE:	***Snow and Ice Control Program***	***Date of Approval: September 9, 1996***
SECTION:	***Development Services (Public Works)***	***Dates of Revision: December 15, 1997***

5.[1] In extreme situations when a large amount of snow has accumulated/is accumulating within a short period of time, resulting in severe limitations of emergency vehicle access, a plowing operation will be initiated immediately whereby snow is plowed to both sides of the street. These windrows will be left between the parking lane and the outside traffic lane. Restrictive parking signs will not be placed for the plowing operation. There will be no openings made in the windrow for private access.

6.[1] Plowing will be considered for lanes once they are inaccessible by garbage or recycling trucks. Generally, lanes shall be plowed and a windrow left on both sides of the lane. It will be the residents' responsibility to clear out any access required.

7.[1] Generally priority is to be assigned to Item #1 followed by Item #2, #3, and finally #4, or #5 and #6. However, if conditions require and it would be effective, lower priority items may be done at the same time as higher priority items. Where long blocks are plowed and there are no front driveways, at mid-block between two properties an opening will be made in the windrow. Road, lane, marked crosswalks and private driveway intersections are to be cleared as soon possible if blocked by City operations defined in Items #1 to #4. Consideration may be given to licensed day cares and physically challenged residents to provide an access through the windrow. This access will be wide enough to accommodate wheelchair access. For the access to be provided, a sign must be placed in front of the address in advance of the plowing operation commencing. If a sign is not in place prior to the plowing, then the access will be provided as soon as it becomes possible.

8. During the plowing operation, an attempt will be made to place the windrow at an intersection as far back as possible to provide sufficient sight distance. If not done at that time, it may be necessary to go back when time permits to improve sight distance.

9. Snow fences may be erected at the discretion of the Public Works Manager on

[1] December 15, 1997

THE CITY OF Red Deer

City Council Policy

POLICY NO.	***4602***	***Page 3 of 3***
TITLE:	***Snow and Ice Control Program***	***Date of Approval: September 9, 1996***
SECTION:	***Development Services (Public Works)***	***Dates of Revision: December 15, 1997***

public or private land with approval, to alleviate drifting conditions on public roads and lanes.

10.[1] Salt will be incorporated in the sanding material only during active temperature conditions to reduce ice formation on bridges and roadways and to prevent snow from sticking to pavement. The concentration may be varied depending upon temperature conditions. Salt will be used as sparingly as possible.

11.[1] Sanding operations will normally be limited to those roadways defined in the emergency and supplemental snow clearing route maps but will be extended to all City roadways and lanes if a request is received and conditions warrant.

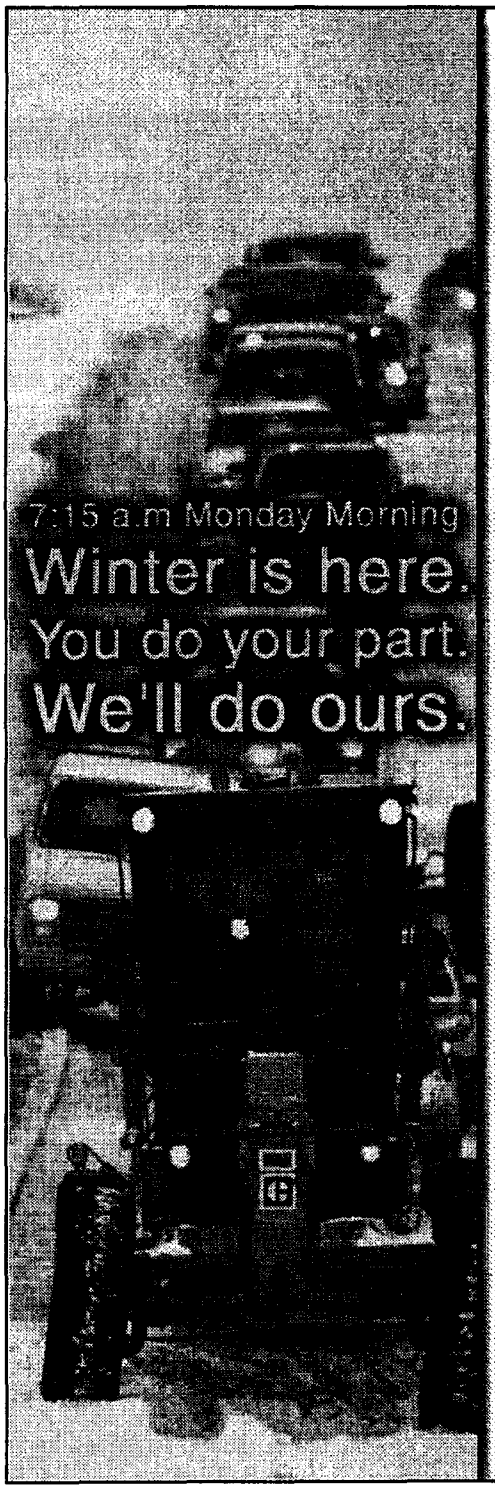
12. The Public Works Department is to provide for 24 hour response to road conditions and to have personnel available on shift, with the exception of Sundays from 4:30 a.m. to 7:30 a.m. and statutory holidays, every day of the week from the beginning of November to the end of March.

13. The Public Works Department will manage snow storage locations for snow removal operations by complying with requirements in the Alberta Environmental Protection and Enhancement Act.

    Private contractors will be permitted to deposit snow at these storage sites in designated areas, provided they register with the Public Works Department each year. Once registered, they will be required to call prior to the snow being hauled and again with the total number of loads once the haul is completed.

    The City Manager will establish rates that contractors will be charged for depositing snow at a snow storage site.

[1] December 15, 1997



The City of Red Deer cares about our winter road conditions.

Our first line of attack against snow and ice is sand and salt.

After a major snowfall, 50 mm or more, we'll plow the roads if the weather forecast supports it. If more snow is predicted, we may postpone plowing until the weather clears, so it does not have to be done twice.

We always plow emergency routes first. We concentrate on using our graders and plow trucks to clear the hills, bridges and major arterial roads.

However, even with everyone working as fast as they can, it still takes at least ten hours for all these critical areas to be cleared.

We move on to clear the downtown, the bus routes and major collector streets in residential areas when snow accumulation starts to create hazardous conditions or makes traveling very difficult.

Because of the huge expense, we only plow subdivisions if they become impassable to emergency vehicles. Clearing local subdivision roads just once can easily cost about $250,000.

The City also clears over 50 km of high-traffic sidewalks throughout Red Deer after each snowfall. However, we don't clear low-traffic sidewalks beside parks if there is a sidewalk across the street that is cleared by a business or homeowner.

We know that winter driving conditions are unsettling and we're doing everything we can to keep our roads safe.

You can help by using caution around snow removal and sanding equipment.

Also, make sure your vehicle has good quality winter tires, drive a little slower than usual and give yourself extra time to get where you're going.

Please report unsafe road conditions to the Public Works Department by calling 342-8238

Have a safe winter and remember, you do your part and we'll do ours.

THE CITY OF
Red Deer

Back up

Christine Kenzie

From: Brenda Moore
Sent: January 12, 2005 8:32 AM
To: Christine Kenzie
Cc: Stephen Wright
Subject: RE:

Just the Council Policy. Again, I checked with Steve and he agreed that that Policy governs our snow and ice work.

Brenda Moore
Public Works Clerk Steno
Brenda.Moore@reddeer.ca
403-342-8390

-----Original Message-----
From: Christine Kenzie
Sent: January 12, 2005 8:25 AM
To: Brenda Moore
Subject: RE:

Thanks Brenda. Do you have any policies re snow clearing that I can use to put on the Council Agenda today?

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

-----Original Message-----
From: Brenda Moore
Sent: January 12, 2005 8:20 AM
To: Christine Kenzie
Cc: Stephen Wright
Subject: RE:

Christine, I checked with Steve Wright and he agrees that this is current information.

Brenda Moore
Public Works Clerk Steno
Brenda.Moore@reddeer.ca
403-342-8390

-----Original Message-----
From: Christine Kenzie

Sent: January 12, 2005 8:06 AM
To: Brenda Moore
Subject: FW:

See the attached ad. Is this one current - that you would be putting the newspapers re snow clearing??

Let me know

Thanks.

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

-----Original Message-----
From: Char Rausch
Sent: January 12, 2005 8:03 AM
To: Christine Kenzie
Subject:

<< File: CITY=STREET_PLOWING.pdf >>
Hi Christine:

Is this the ad you are looking for? I believe our version is from 2002 so you might want to check with Roads before publishing. Thanks. Char ...

Charlaine Rausch
Communications & Corporate Planning
The City of Red Deer
(403) 342-8147

Christine Kenzie

From: Kelly Kloss
Sent: January 10, 2005 11:27 PM
To: Jeffrey Dawson
Cc: Christine Kenzie
Subject: Written Inquiry - Winter Safety of City Roads

Hi Jeffrey,

Sure, it may be better as a written inquiry as it is just seeking information. I will send you a copy to review. Do you want me to include it in the agenda or do you want to submit it actually at the Council meeting?

Thanks Kelly

From: Jeffrey Dawson [mailto:jeffreydawson@shaw.ca]
Sent: Mon 2005/01/10 11:05 PM
To: Kelly Kloss
Subject: FW: Winter Safety of City Roads

Kelly,

Can you place a notice of motion asking administration to do a review of our snow clearing policy compared to other urban centre within our climate zone? I would suggest Edmonton, Saskatoon, Regina, Grand Prairie and Winnipeg.

Calgary, Lethbridge, Medicine Hat and most of BC has sufficiently different climate to make their policy irrevelant.

You can word this as you see fit.

Thanks,

Jeff

From: Jeffrey Dawson [mailto:jeffreydawson@shaw.ca]
Sent: Monday, January 10, 2005 10:58 PM
To: 'Leroy Ehnes'
Subject: RE: Winter Safety of City Roads

Leroy,

Thanks for your note. I will agree with you, it appears that the level of service has slipped this year. I would suggest this item is not entirely a budget issue. I will ask that the city review our current snow clearing policy and compare it with other cities within our climate area. If there are deficiencies in our policy I will further ask what implications they will have on the budget.

Sincerely,

Jeffrey Dawson

From: Leroy Ehnes [mailto:lehnes@shaw.ca]
Sent: Monday, January 10, 2005 9:31 PM
To: mayor@reddeer.ca; norbert.vanwyk@reddeer.ca
Cc: Lorna Watkinson-Zimmer; Larry Pimm; jeffrey.dawson@reddeer.ca; bev.hughes@reddeer.ca; cindy.jefferies@reddeer.ca; lynne.mulder@reddeer.ca; tera.ver@reddeer.ca; frank.wong@reddeer.ca
Subject: Winter Safety of City Roads

Mayor Flewwelling, City Manager Vanwyk & Councillors;

As discussed with many of you, it is my strong view that the winter maintenance of roads in the City of Red Deer is inadequate resulting in all of our safety being compromised. Specifically the sanding practices are questionable and compounded by woefully inadequate snow removal. This is an opinion shared by a number of residents.

For your further consideration and discussions, here are a couple of small examples of what I referred to in my recent conversation with Norbert about attitudinal and operational issues with regard to the subject.

Friday afternoon, Jan 7 at approximately 1:O0 PM, I called Public Works about the badly rutted 48th Ave and specifically the glare ice conditions that existed especially in the area of 45th St intersection. I was happy to see that by approximately 2:O0 PM it was sanded. This morning it was sanded again and signs up to remove the snow, presumably this evening (Jan 10th) and the ruts were even worse. Tonight, I left work and travelled on 48th Ave to see that the street (well, actually the ruts) were again glare ice and noticed at the above intersection, an accident involving 2 or 3 vehicles....Fire Truck, Police, Tow Truck etc. It appeared that not a speck of sand had been put on the road in the area. It came as NO surprise to me that there was a fairly significant accident at that intersection. (This is the one at the bottom of Spruce Drive by the Medican Building.) While I do not know for certain what caused the accident, I can speculate that the street conditions did not enhance the situation. Consider the costs to those involved, the unnecessary drain on RCMP and Emergency Services and potential injuries.

I carried on over to Notre Dame school and entered through the Collicut site to see a sanding truck sanding the entire parking lot (about 5:30 PM). An accident the previous day prompted the sanding of the parking lot/access lane etc. Should this be a priority during rush hour when other roads desperately need attention? I think not!! Could this not be sanded when the facility is closed? Was this the appropriate priority for the resource? I think not!

So, then I proceeded to make my way home south of Notre Dame on Lees Street, Avery and then on to Allan. I encourage each of you to go for a drive and see for yourselves. Again, rough, ice covered, rutted and not a speck of sand. Not only is this a Bus Route, but the roads go past two schools, playground zones and are VERY busy streets. Why has this area not seen any sand today?

Both of these areas are on regular Bus Routes. Did any of the drivers report that they needed sanding?

I would appreciate a copy of the most recent documented City standards/guidelines which are presently in effect that Public Works follows relative to ice control and snow removal. Please have this mailed to my address. Last year, it was my understanding that Public Works was going to embark on a public forum to determine what residents of the City of Red Deer felt were acceptable service levels both in terms of ice control and snow removal. I presume this has not yet been done and, in fact, given what I perceive to be an even further reduction to the level of service provided so far this winter, is even more critical now than before.

As many of you know, our family loves living in Red Deer however this area continues to be one of significant frustration. Two years ago, some of you will recall that I had raised the issue and was assured at the time that our safety was not being compromised at the expense of Budget. Unfortunately, this is clearly no longer the case!

I would be happy to participate in any further discussions to resolve what I see as a very serious concern.

Leroy Ehnes
51 Springfield Ave
Red Deer, Ab
T4N 0C8

Residence: 342 - 5424
Work: 340 - 7400 Extn: 245

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[This message has been scanned for security content threats, including computer viruses.]

Christine Kenzie

To: Tara Veer (E-mail)

Subject: FW: Written Inquiry - Winter Safety of City Roads

See email below that was forwarded to Mayor, City Manager and Councillors. I don't believe you received this e-mail and it appears the sender used the wrong email address. I am sending this to you for your information.

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

From: Leroy Ehnes [mailto:lehnes@shaw.ca]
Sent: Monday, January 10, 2005 9:31 PM
To: mayor@reddeer.ca; norbert.vanwyk@reddeer.ca
Cc: Lorna Watkinson-Zimmer; Larry Pimm; jeffrey.dawson@reddeer.ca; bev.hughes@reddeer.ca; cindy.jefferies@reddeer.ca; lynne.mulder@reddeer.ca; tera.ver@reddeer.ca; frank.wong@reddeer.ca
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Leroy Ehnes
51 Springfield Ave
Red Deer, Ab
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Residence: 342 - 5424
Work: 340 - 7400 Extn: 245

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THE CITY OF Red Deer

Legislative & Administrative Services

Council Decision – January 17, 2005

DATE: **January 18, 2005**

TO: **Paul Goranson, Public Works Manager**

FROM: **Kelly Kloss, Legislative & Administrative Services Manager**

SUBJECT: **Written Inquiry – Councillor Jeffrey Dawson**
Winter Safety of City Roads

Reference Report:
Legislative & Administrative Services Manager, dated January 11, 2005

Resolutions:

> *"Resolved* that Council of the City of Red Deer hereby directs the Administration to provide information on the City 's snow and ice control program in comparison to the snow clearing program in urban centers with climates similar to Red Deer's such as Edmonton, Saskatoon, Regina, Grand Prairie, Fort St. John and Winnipeg."

Report Back to Council: Yes

Comments/Further Action:
Please provide a report back to Council regarding snow clearing programs, as per the above resolution as soon as possible.

Kelly Kloss
Manager
/chk

c Director of Development Services

BYLAW NO. 3149/A-2005

Being a Bylaw to amend Bylaw No. 3149/95, the Permit Fee Bylaw of The City of Red Deer.

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

Bylaw 3149/95 is hereby amended as follows:

1. By deleting in its entirety Schedule "A" and replacing it with the attached Schedule "A".

2. By deleting in its entirety Schedule "B" and replacing it with the attached Schedule "B".

3. This bylaw shall come into effect on April 1, 2005.

READ A FIRST TIME IN OPEN COUNCIL this	day of	,2005
READ A SECOND TIME IN OPEN COUNCIL this	day of	,2005
READ A THIRD TIME IN OPEN COUNCIL this	day of	,2005
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	,2005

_____ _____

MAYOR CITY CLERK

SCHEDULE "A"

FEES FOR PERMITS UNDER SAFETY CODES ACT

1 Any work commenced without first obtaining the required permit shall be subject to double the amount set out as a fee for the proposed construction (minimum charge of $200.00), in addition to any penalty which may be imposed in respect of the contravention, unless prior permission has been obtained from the authority having jurisdiction.

2 **PLUMBING PERMITS**

(a)	for each fixture, discharge device or weeping tile		$ 7.00
(b)	Minimum Fee		$ 50.00
(c)	Cross Connection & Backflow Prevention		
	(i)	install backflow device	$ 50.00
	(ii)	install lawn sprinkler	$ 50.00
	(iii)	install water softener	$ 50.00
(d)	Ditch Permit to service site		
	(i)	Residential	$ 50.00
	(ii)	Commercial	$ 50.00

3 **GAS PERMITS**

(a)	Minimum fee for any residential gas permit requiring inspection		$ 50.00
(b)	All major occupancies other than single family and two family residences (fee to be determined by the total B.T.U. rating for all gas fixture, furnaces, or other devices installed)		
	(i)	65,000 BTU/HR input or less	$ 50.00
	(ii)	65,001 - 400,000 BTU/HR input or less	$ 50.00

	(iii)	400,001 - 500,000 BTU/HR input or less	$ 85.00
	(iv)	500,001 - 1, 000,000 BTU/HR input or less	$ 110.00
	(v)	1,000,001 - 5,000,000 BTU/HR input or less	$200.00
	(vi)	5,000,001 BTU/HR input or more	$275.00
(c)	Temporary Gas Line		$ 50.00
(d)	Alterations		$ 50.00

4 **HEATING PERMITS**

(a)	Residential - each heating unit or system		$ 50.00
(b)	Commercial - each heating unit or system		
	(i)	65,000 - 400,000 BTU/HR input or less	$ 60.00
	(ii)	400,001 - 500,000 BTU/HR input or less	$ 85.00
	(iii)	500,001 - 1, 000,000 BTU/HR input or less	$ 110.00
	(iv)	1,000,001 - 5,000,000 BTU/HR input or less	$ 200.00
	(v)	5,000,001 BTU/HR input or more	$ 275.00

5 **FIREPLACE PERMITS** $ 50.00

6 **BUILDING PERMITS**

(a) Except as outlined in (b) and (c):

(i) $5.50 for each $1,000.00 or part thereof of construction cost;

(ii) A minimum fee of $60.00 shall be charged for the issuance of any building permit

(b) Commercial installations:

(i) $6.00 for each $1,000.00 or part thereof of construction cost;

(ii) A minimum fee of $60.00 shall be charged for the issuance of any building permit

(c) New Residential Buildings

(i) $0.45 per square foot($4.84/sq. m.)fee for the main floor;

(ii) $0.30 per square foot($3.23/ sq. m.) fee for additional above grade levels;

(iii) $0.15 per square foot($1.61/sq. m.) fee for basement development;

(iv) $0.12 per square foot($1.29/sq. m.) fee for garages and carports; and

(v) $0.45 per square foot($4.84/sq. m.) fee for apartments, townhouses and row housing.

7 Re-Inspection Fee for any inspection not approved $100.00

8 **PERMIT FEE - ELECTRICAL**

(a) **CONTRACTORS**

(i) Minimum Permit Fee - Less than $1000 installation cost $ 50.00

(ii) Installation Cost:

$ 1000	-	$ 1999	$ 60.00
$ 2000	-	$ 2999	$ 75.00
$ 3000	-	$ 3999	$ 90.00
$ 4000	-	$ 4999	$105.00
$ 5000	-	$ 5999	$115.00
$ 6000	-	$ 6999	$125.00
$ 7000	-	$ 7999	$135.00
$ 8000	-	$ 8999	$145.00
$ 9000	-	$10000	$155.00

Over $10,000 - $155.00 plus 1% of the installation cost over $10,000.00

(iii) Re-Inspection Fee (work not ready for inspection purposes) $100.00

(iv) Requested Additional Inspection $ 50.00

NOTE: (1) Installation cost to include labour and material.

(2) Electrical drawings may be required on any electrical installation and are mandatory on installations over $10000 labour and material.

(b) **ANNUAL PERMIT FEE**

RATING OF INSTALLATION kV.A	**FEE**
100 or less	$127.50
101 to 2500	$127.50 plus $12.75 per 100 kV.A or fraction of 100 kV.A over 100 kV.A
2501 to 5000	$433.50 plus $9.50 per 100 kV.A or fraction of 100 kV.A over 2500 kV.A
5001 to 10000	$671.00 plus $6.50 per 100 kV.A or fraction of 100 kV.A over 5000 kV.A
10001 to 20000	$996.00 plus $3.25 per 100 kV.A or fraction of 100 kV.A over 10000 kV.A
over 20000	$1321.00 plus $0.80 per 100 kV.A. or fraction of 100 kV.A over 20000 kV.A

(c) **HOMEOWNERS**

Value of Material	Permit Fee	Value of Material	Permit Fee
0.00 - 150.00	50.00	1550.01 - 1600.00	84.00
150.01 - 200.00	50.00	1600.01 - 1650.00	85.50

200.01	- 250.00	50.00	1650.01	- 1700.00	87.00
250.01	- 300.00	50.00	1700.01	- 1750.00	88.50
300.01	- 350.00	50.00	1750.01	- 1800.00	90.00
350.01	- 400.00	50.00	1800.01	- 1850.00	91.50
400.01	- 450.00	50.00	1850.01	- 1900.00	93.00
450.01	- 500.00	51.00	1900.01	- 1950.00	94.50
500.01	- 550.00	52.50	1950.01	- 2000.00	96.00
550.01	- 600.00	54.00	2000.01	- 2050.00	97.50
600.01	- 650.00	55.50	2050.01	- 2100.00	99.00
650.01	- 700.00	57.00	2100.01	- 2150.00	100.50
700.01	- 750.00	58.50	2150.01	- 2200.00	102.00
750.01	- 800.00	60.00	2200.01	- 2250.00	103.50
800.01	- 850.00	61.50	2250.01	- 2300.00	105.00
850.01	- 900.00	63.00	2300.01	- 2350.00	106.50
900.01	- 950.00	64.50	2350.01	- 2400.00	108.00
950.01	- 1000.00	66.00	2400.01	- 2450.00	109.50
1000.01	- 1050.00	67.50	2450.01	- 2500.00	111.00
1050.01	- 1100.00	69.00	2500.01	- 2550.00	112.00
1100.01	- 1150.00	70.50	2550.01	- 2600.00	113.00
1150.01	- 1200.00	72.00	2600.01	- 2650.00	114.00
1200.01	- 1250.00	73.50	2650.01	- 2700.00	115.00
1250.01	- 1300.00	75.00	2700.01	- 2750.00	116.00
1300.01	- 1350.00	76.50	2750.01	- 2800.00	117.00
1350.01	- 1400.00	78.00	2800.01	- 2850.00	118.00
1400.01	- 1450.00	79.50	2850.01	- 2900.00	119.00
1450.01	- 1500.00	81.00	2900.01	- 2950.00	120.00
1500.01	- 1550.00	82.50	2950.01	- 3000.00	121.00

SCHEDULE "B"
FEES FOR PERMITS AND OTHER SERVICES UNDER THE LAND USE BYLAW

1 DEVELOPMENT PERMITS

(a)	Residential	$ 65.00
	Special residential uses (group homes, lodging and boarding houses, churches, nursing homes, institutional homes for senior citizens, widows or children)	
	Multi-Family (calculated by number of units)	
	4 - 10 Units	$ 50.00
	11 - 20 Units	$ 95.00
	21 - 50 Units	$125.00
	51 Units and over	$315.00
(b)	Commercial	
	Building area based on less than:	
	500 m^2	$ 65.00
	501 m^2 - 2000 m^2	$125.00
	2001 m^2 - 5000 m^2	$200.00
	Multi-Tenancy Industrial Buildings or Complexes Exceeding 5000 m^2	$400.00
(c)	Miscellaneous	
	Public service buildings, churches, schools, fire halls, police stations, auditoriums, etc, based on building area:	
	Under 500 m^2	$ 65.00
	Over 500 m^2	$125.00

2 If any case where a fee is not listed in the Fee Schedule for a specific development, such a fee shall be determined by the Development Officer and shall be consistent with those fees listed in the Schedule for similar developments.

3 Miscellaneous Residential

(a) Deleted

(b) Deleted

(c) Deleted

4 Where the Approving Authority requires a Caveat to be registered to ensure the performance of any conditions of a Development Permit, the Applicant shall pay to the City:

(a) a fee of $50.00 for the preparation of such Caveat; and

(b) the costs of registration of the Caveat at Land Titles Office, including the cost of a certified copy of title providing proof of such registration.

5 **OCCUPANCY PERMITS**

(1) Apartment buildings - three or more suites or apartments - $10.00 per unit (minimum of $60.00 and a maximum of $250.00).

(2) Commercial buildings - up to and including 500 m^2 - $55.00 per 100 m^2 or portion thereof (minimum of $60.00 and a maximum of $250.00).

(3) Industrial buildings - up to and including 500 m^2 - $55.00 per 100 m^2 or portion thereof (minimum of $60.00 and a maximum of $250.00).

(4) Occupancy of a residential building without first obtaining the required inspections be charged to the general contractor at a rate of $100.00 for each required inspection that has not been carried out at the time of occupancy; and

(5) Occupancy of a non-residential building be charged to the general contractor at a rate of $100.00 per day of occupancy prior to obtaining the required occupancy permit.

6 MISCELLANEOUS SERVICES

(1)	Review and endorse approval on real property report	$ 50.00/site
(2)	Respond verbally to inquiries respecting land use classifications	$ 10.00/site
(3)	Provide Land Use Bylaw conformance letters	$ 50.00/site
(4)	Issue of Development Permit for approval of use per application	$ 50.00
(5)	Advertising fee with respect to any decision of the approving authority which requires publication	$ 60.00/site
(6)	Neighbourhood survey fee, where notification is to be given to adjacent or surrounding property owners	$100.00
(7)	Issue Development Permit with respect to relaxation of residential development requirement and set-backs	$ 50.00
(8)	Application for a Discretionary Home Occupation	$ 50.00

Goods and Services Tax on all services where the City is obligated to collect the same under federal legislation.

7 SIGN PERMITS

(a) Fees are calculated based on a cost of $10.00 per square metre with a minimum of $30.00 except supergraphics which will pay a flat fee of $30.00.

(b) Should any person erect a sign without first obtaining a sign permit such person shall, upon issuance of the permit, be subject to double the amount of the permit, in addition to any penalty which may be imposed in respect of the contravention.

BYLAW NO. 3156/0-2004

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

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

Bylaw No. 3156/96 is hereby amended as follows:

1. In Section 2 the following new definitions are added:

   "Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

   "Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

   "Professional Engineer" means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the Engineering, Geological and Geophysical Professions Act."

2. In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2".

3 Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".

4. Section 8 is renumbered as Section 8(l) and the following new Sections 8(2), 8(3) and 8(4) are added:

   "8(2) No person shall perform any Clearing or Grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.

   8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.

   8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

5. New Subsection 10(6) is added as follows:

"10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:

(i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and

(ii) a Geotechnical Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.

(b) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts."

6. New Section 14(3) is added as follows:

"14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

(a) determine that the site is unsuitable and refuse to issue a development permit; or

(b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:

(i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;

(ii) a requirement that the development be constructed in accordance with:

A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil

support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the Professional Engineer who provided the Geotechnical Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Study and Report."

7. Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

"37(3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures 1A, 1C & 1D
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) - See Figures 1E, 1F & 1G
- 40 Avenue (44 Street to 52 Street) - See Figures 1H & 1I
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 1J"

8. Section 40 (1) Restrictions on Corner Sites (Sight Lines) is amended by deleting subsections (a) and (b) and replacing them with the following new subsections:

"(a) where the corner site is at the intersection of two lanes and a corner cut-off has not been registered, within a triangular area the two sides of which shall be 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary, or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be 6m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary."

9. Section 73(1) Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

10. Sections 177(5) and 183(5), Side Yards, are amended by deleting the words "Schedule A - Figure 9" and replacing them with "Schedule A - Figure 6.

11. Section 213(1), Flood Plain Provisions, Flood Risk Overlays, is amended by deleting the words "Schedule A - Figures 7A and 7B" and replacing them with the words "Schedule A - Figure 2".

12. Subsection 214(1) is deleted and replaced with the following new subsection:

"214(1) The only uses permitted in the Floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways."

13. Section 215 is renumbered as section 215(1) and the following new subsections are added:

"215 (2) Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3m.

(3) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at he discretion of the Development Authority, having considered comments from both the Director of Development Services and Parkland Community Planning Services."

14. The Figures set out in Schedule A are amended by deleting Figures 1 to 9 inclusively and Figure 11 and replacing them with the following new Figures, copies of which are attached to this Bylaw:

a) "Figure 1, Front/Side Yard Building Setbacks (overview)
   - Figure 1A, Front/Side Yard Building Setbacks (49 Avenue/55 Street)
   - Figure 1B, Front/Side Yard Building Setbacks (49 Avenue)
   - Figure 1C, Front/Side Yard Building Setbacks (55 Street)
   - Figure 1D, Front/Side Yard Building Setbacks (55 Street)
   - Figure 1E, Front/Side Yard Building Setbacks (Ross Street)
   - Figure 1F, Front/Side Yard Building Setbacks (Ross Street/40 Avenue)
   - Figure 1G, Front/Side Yard Building Setbacks (Ross Street)
   - Figure 1H, Front/Side Yard Building Setbacks (40 Avenue)
   - Figure 1I, Front/Side Yard Building Setbacks (40 Avenue)
   - Figure 1J, Front/Side Yard Building Setbacks (45 Street -Taylor Drive to 51 Avenue)
b) Figure 2, Flood Plains
c) Figure 3, Known Landfill Sites
d) Figure 4, Escarpment Plan
e) Figure 5, Major Entry Areas
f) Figure 6, Restrictions on Comer Sites
g) Figure 7, Mature Neighbourhood - Parkvale District"

15. Schedule B, Land Use District Maps, is amended by adding a new Index Map and the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I17, J2, J3, J10, J12 to J17, K9, K10 and L10 copies of which are attached to this Bylaw.

16. Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December , 2004

READ A SECOND TIME IN OPEN COUNCIL this day of , 2005

READ A THIRD TIME IN OPEN COUNCIL this day of , 2005

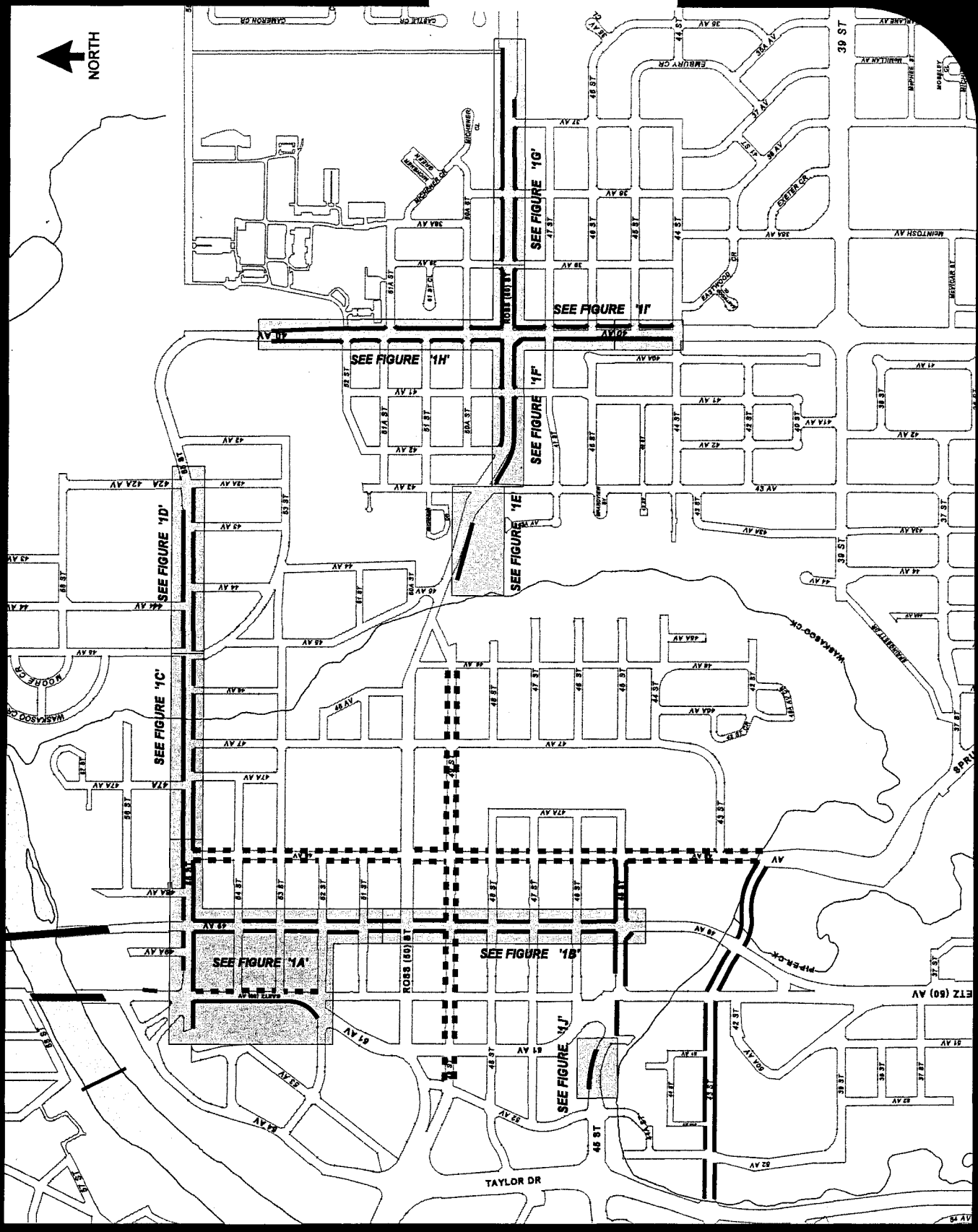
AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2005

MAYOR

CITY CLERK

SCHEDULE "A"

Figures 1 to 7



NTS

FRONT/SIDE YARD BUILDING SETBACKS

Bylaw No. 3156/96

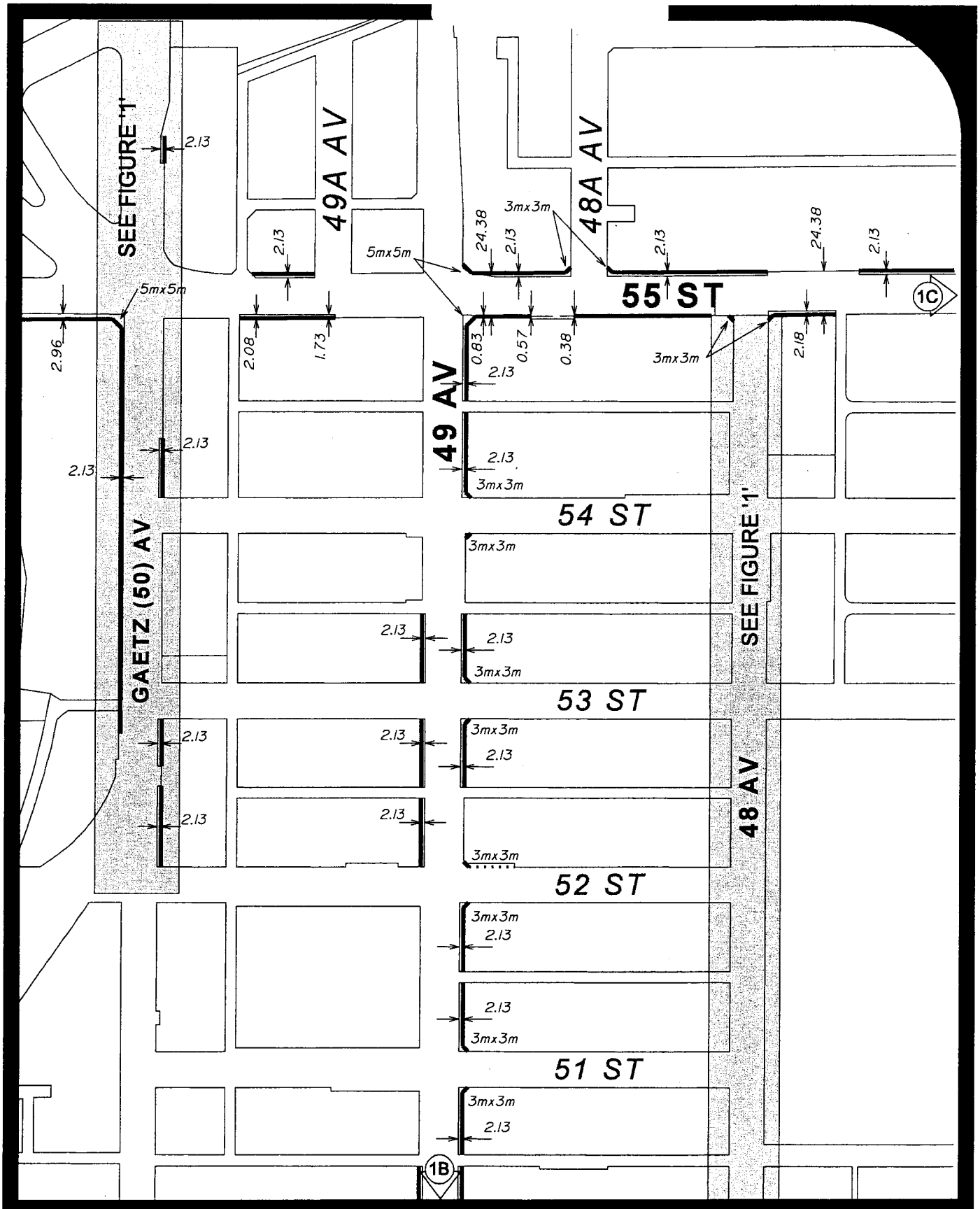
THE CITY OF Red Deer
ENGINEERING SERVICES

LEGEND
- 2.13m (7') or as noted -Setbacks required for Traffic Operation Improvement
- 2.13m (7') - Setbacks required for Future Pedestrian Enhancement
- See noted figure, for specific setback dimensions

*NOTE: Coner cutoffs to be provided as shown on figures 1A to 1J

Bylaw No. 3156/0-2004

FIGURE 1



NTS

FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE & 55 STREET

NORTH

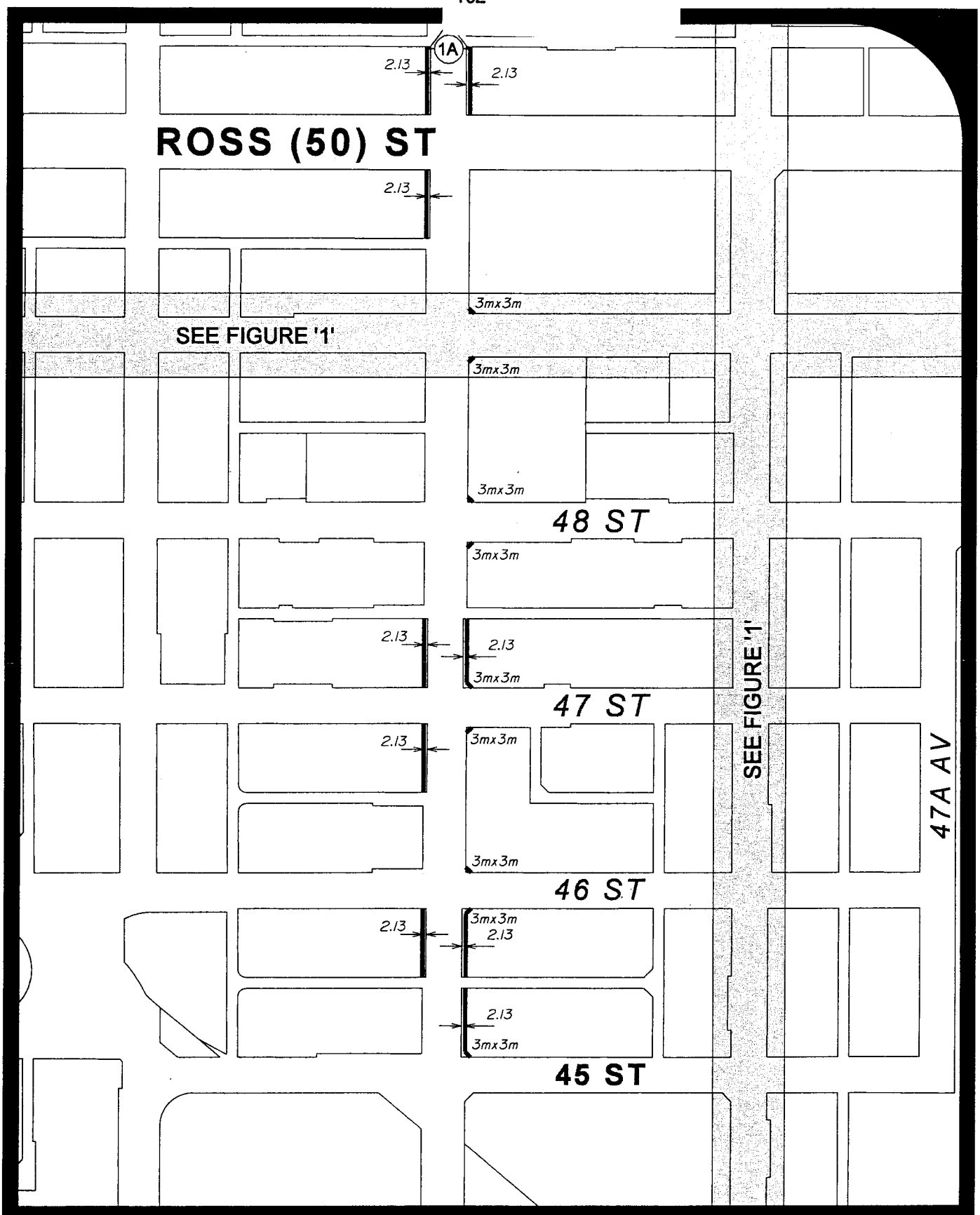
THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

*NOTE: Total road right of way width to be 24.38m (80') including setbacks

Bylaw No. 3159/96

FIGURE 1A



NTS

FRONT/SIDE YARD BUILDING SETBACKS

49 AVENUE

NORTH

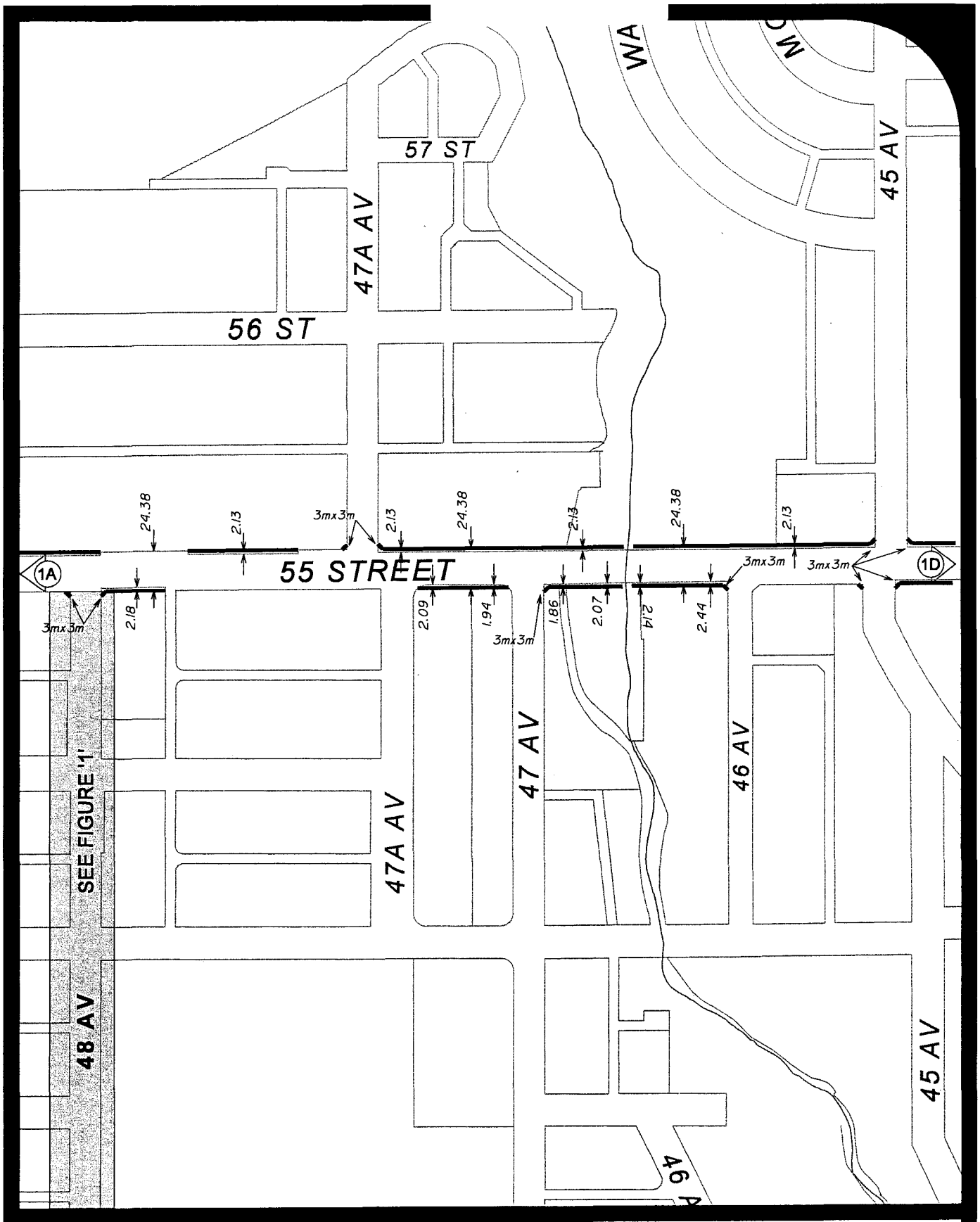
THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

*NOTE: Total road right of way width to be 24.38m (80') including setbacks

Bylaw No. 3159/96

FIGURE 1B



NTS

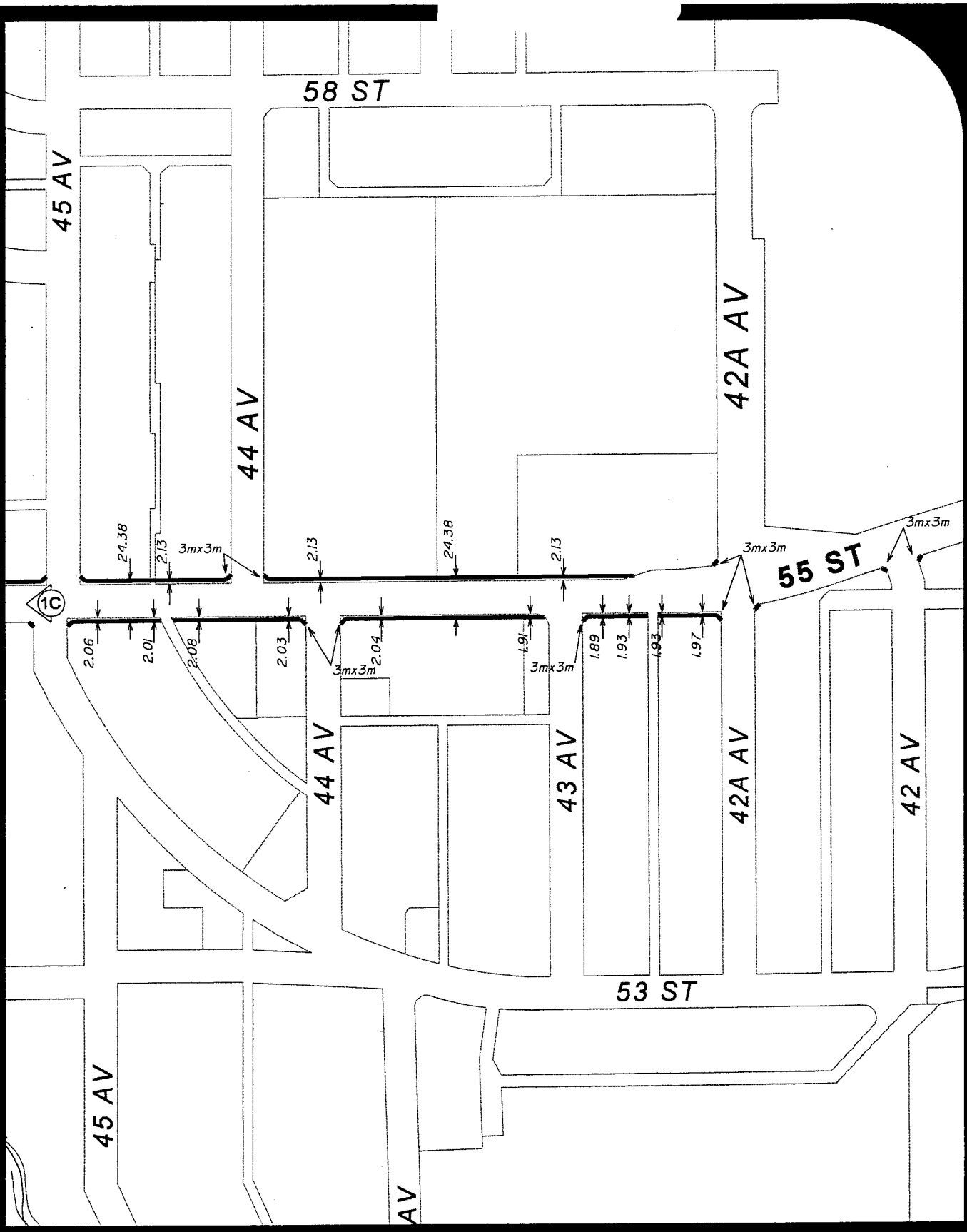
FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96
FIGURE 1C



NTS

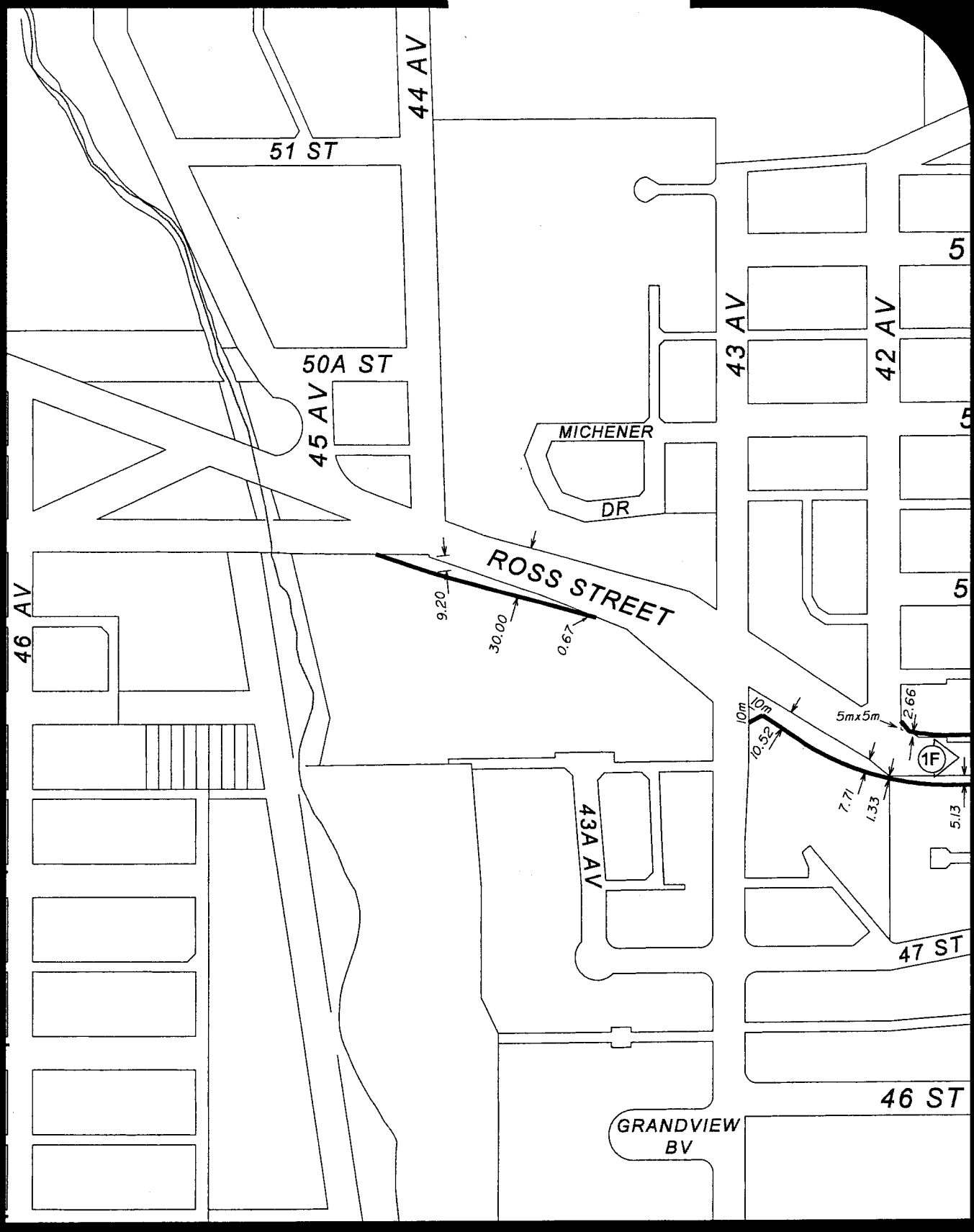
FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96
FIGURE 1D



NTS

FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

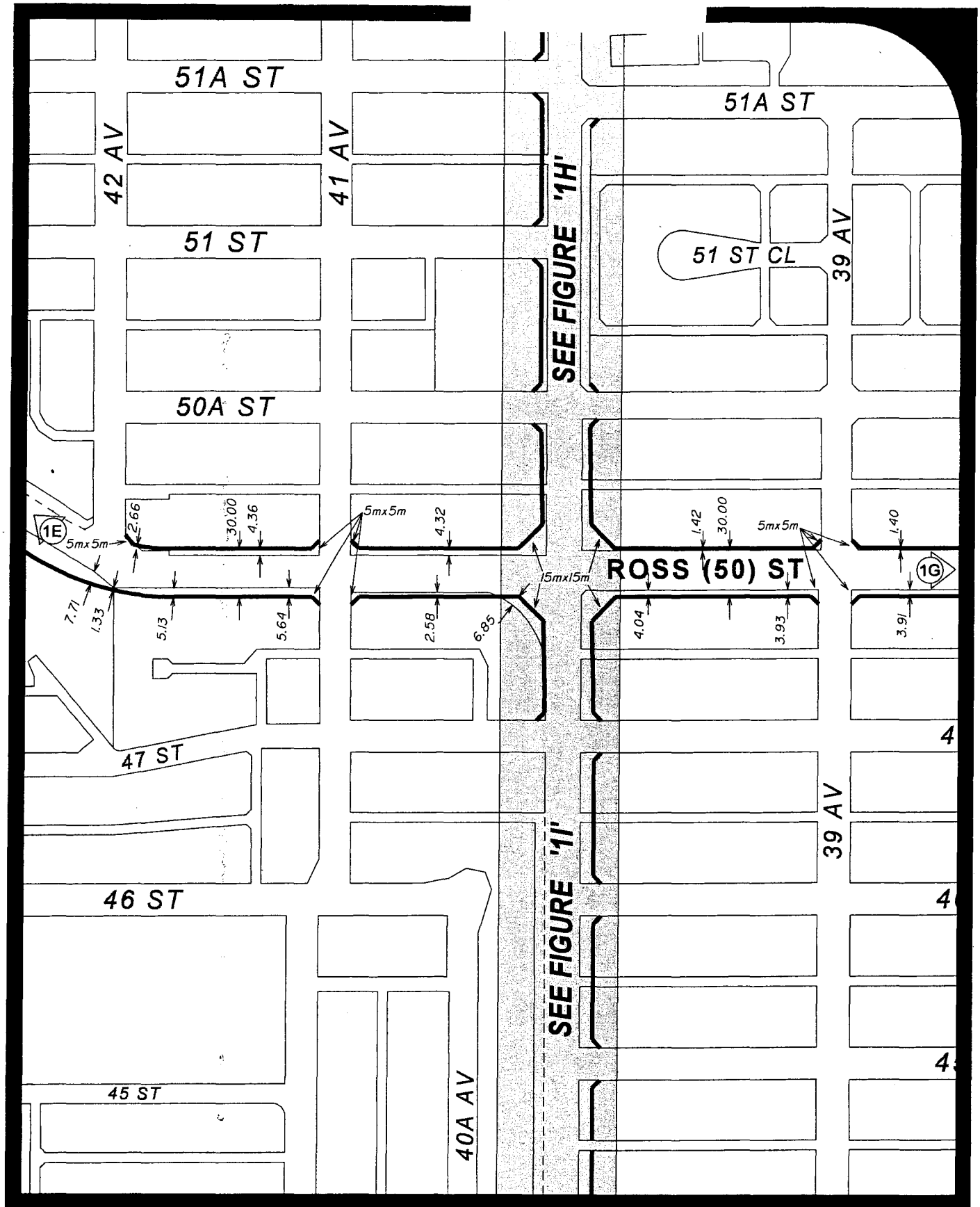
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

Bylaw No. 3156/96

FIGURE 1E



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

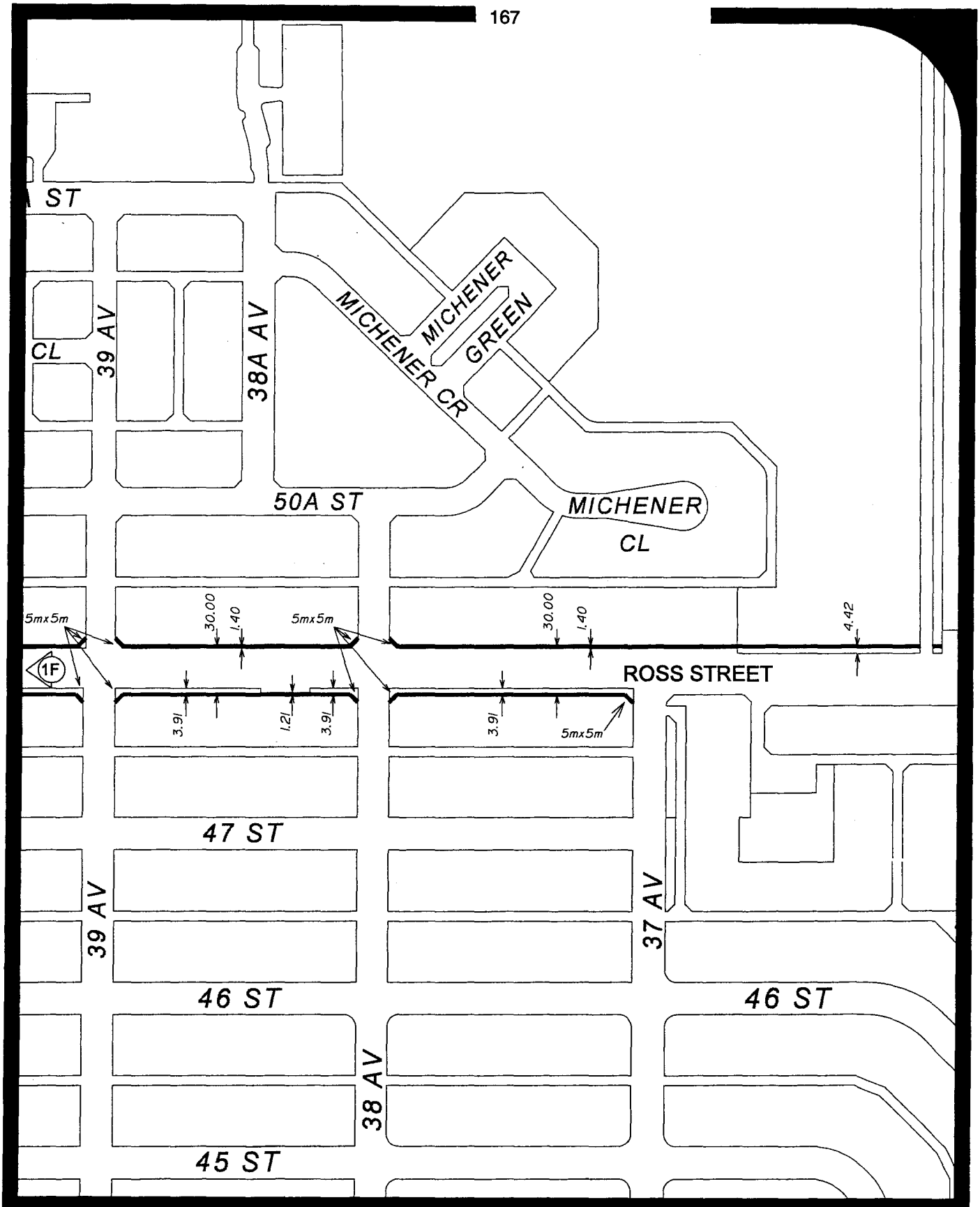
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

NORTH

Setback
Future P.L.

Bylaw No. 3156/96

FIGURE 1F



NTS

FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

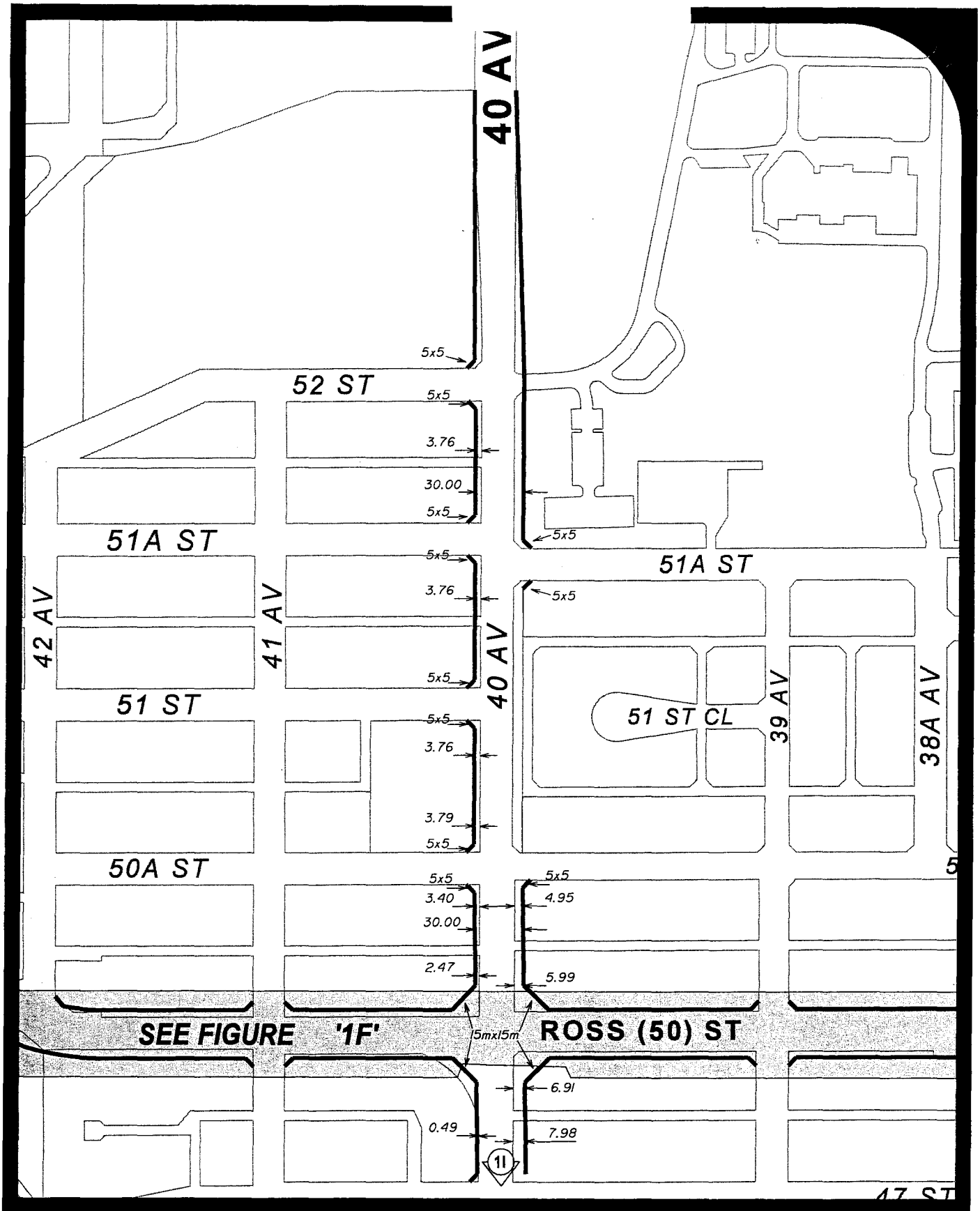
THE CITY OF Red Deer
ENGINEERING SERVICES

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1G



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

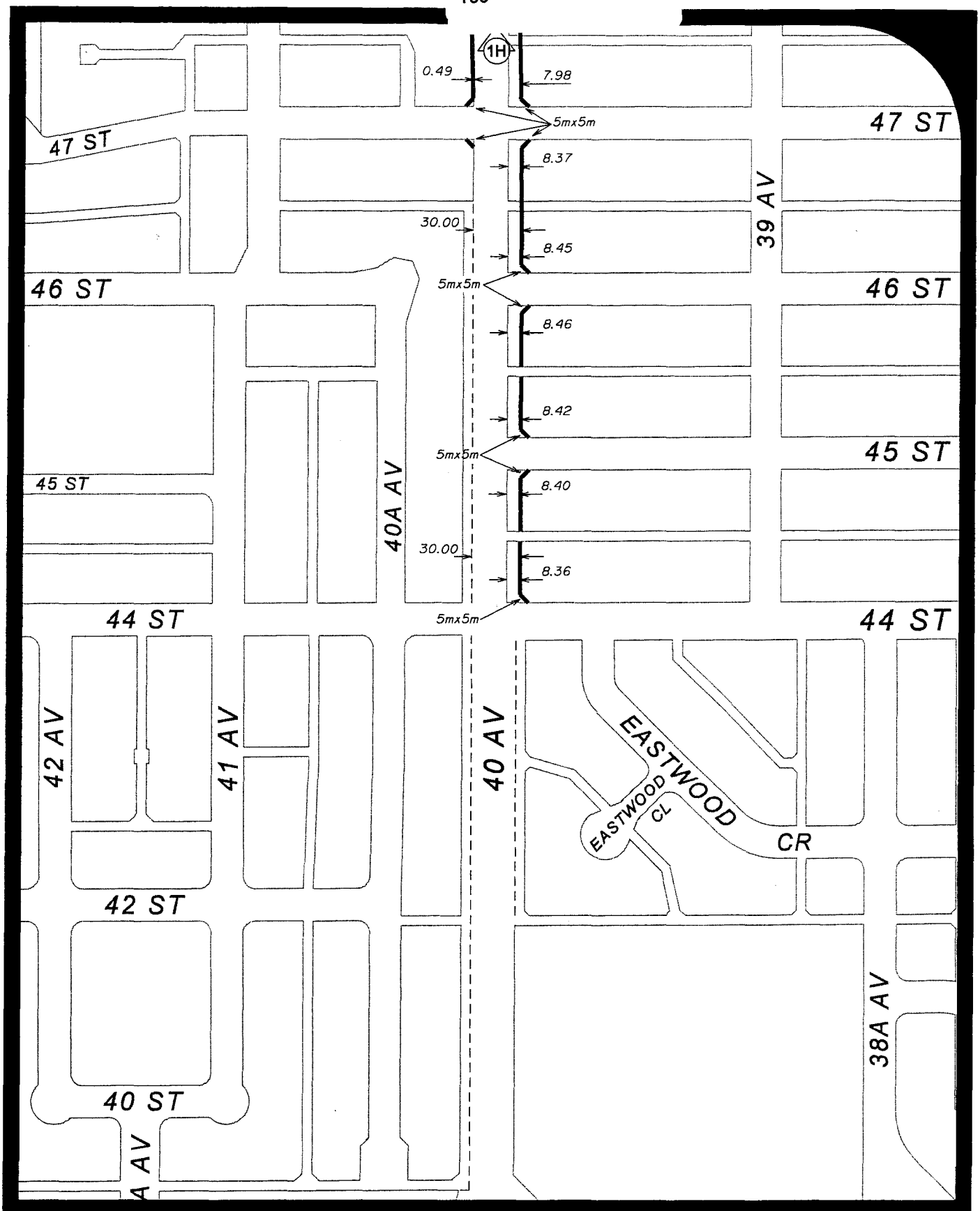
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1H



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

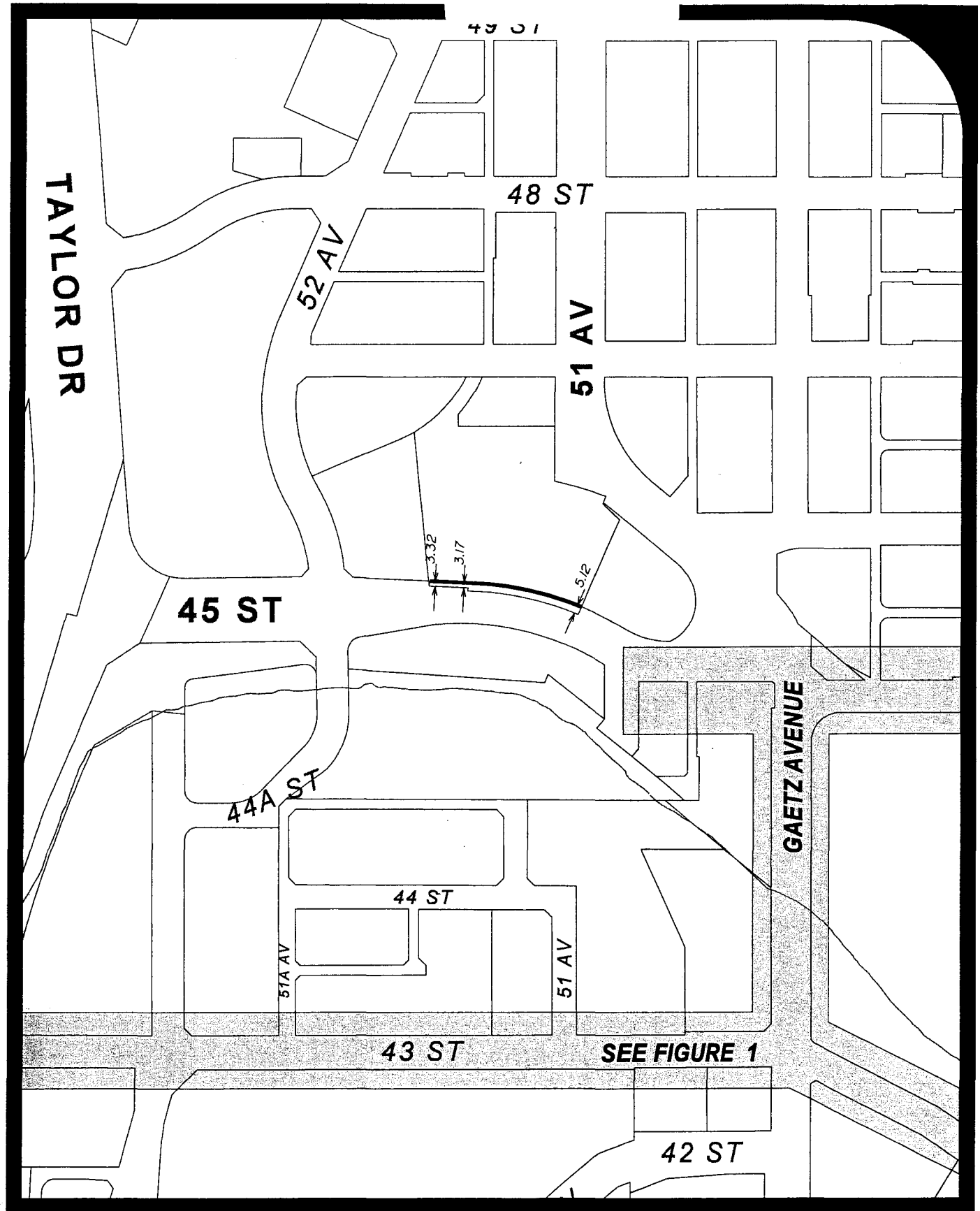
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1I



NTS

THE CITY OF Red Deer
ENGINEERING SERVICES

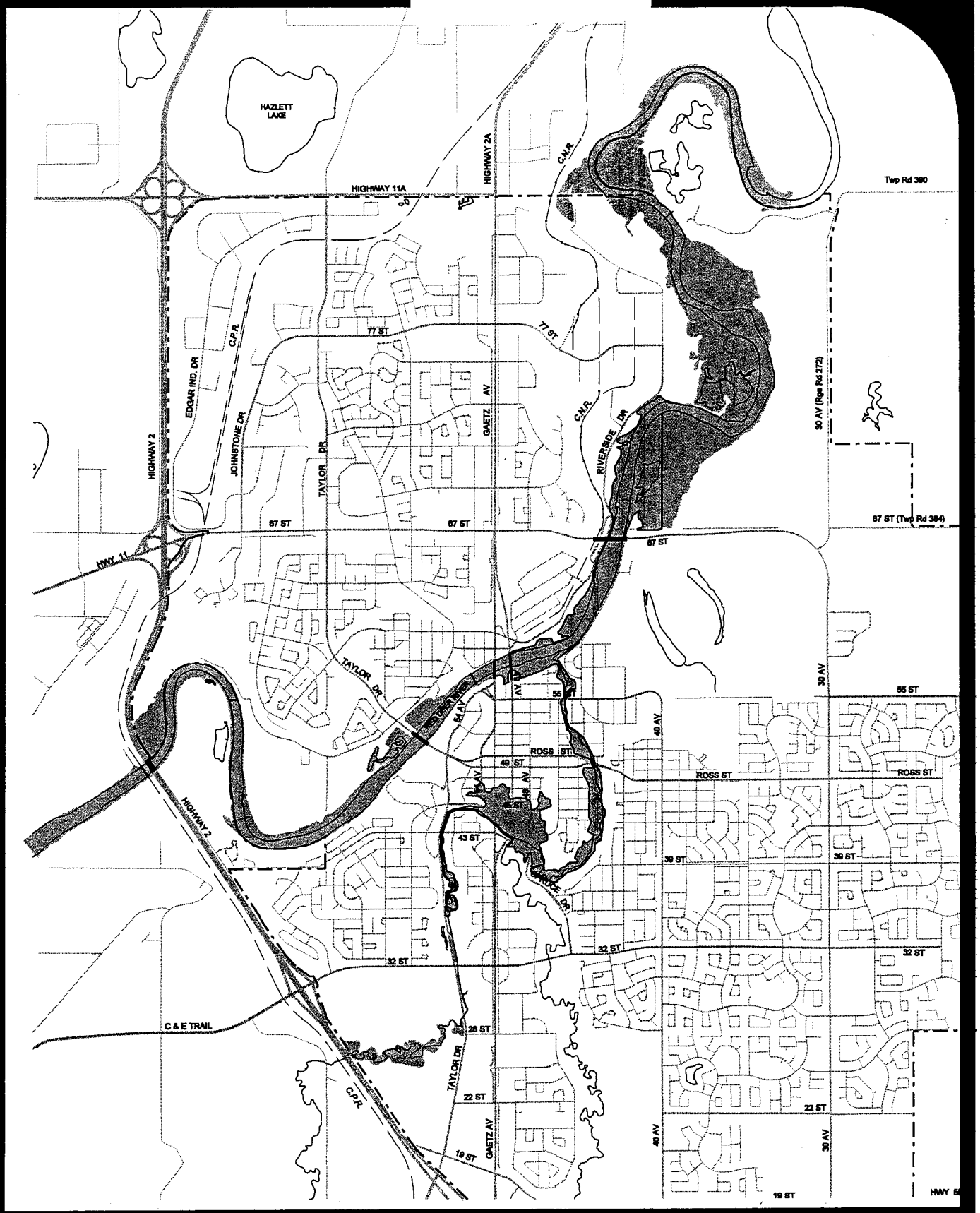
FRONT/SIDE YARD BUILDING SETBACKS
45 STREET

Setback

NORTH

Bylaw No. 3156/96

FIGURE 1J



NTS

FLOOD PLAINS

Bylaw No. 2672/K-94

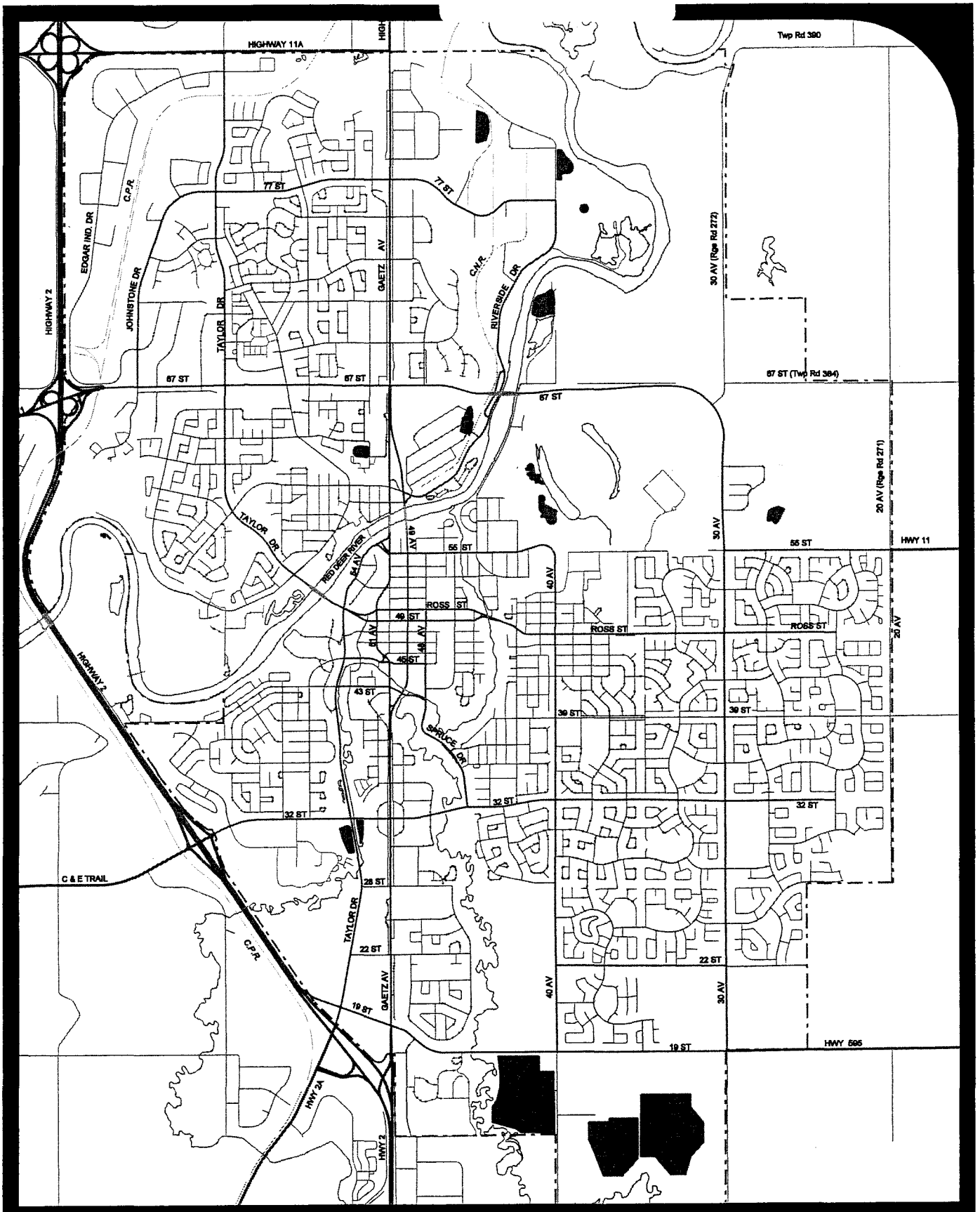
NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Flood Plain Area Bylaw No. 2672/K-94
Flood Plain Area Bylaw No. 3156/0-2004

BASED ON INFOMATION PROVIDED BY:
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM

Bylaw No. 3156/0-2004
FIGURE 2



KNOWN LANDFILL SITES

NTS

NORTH

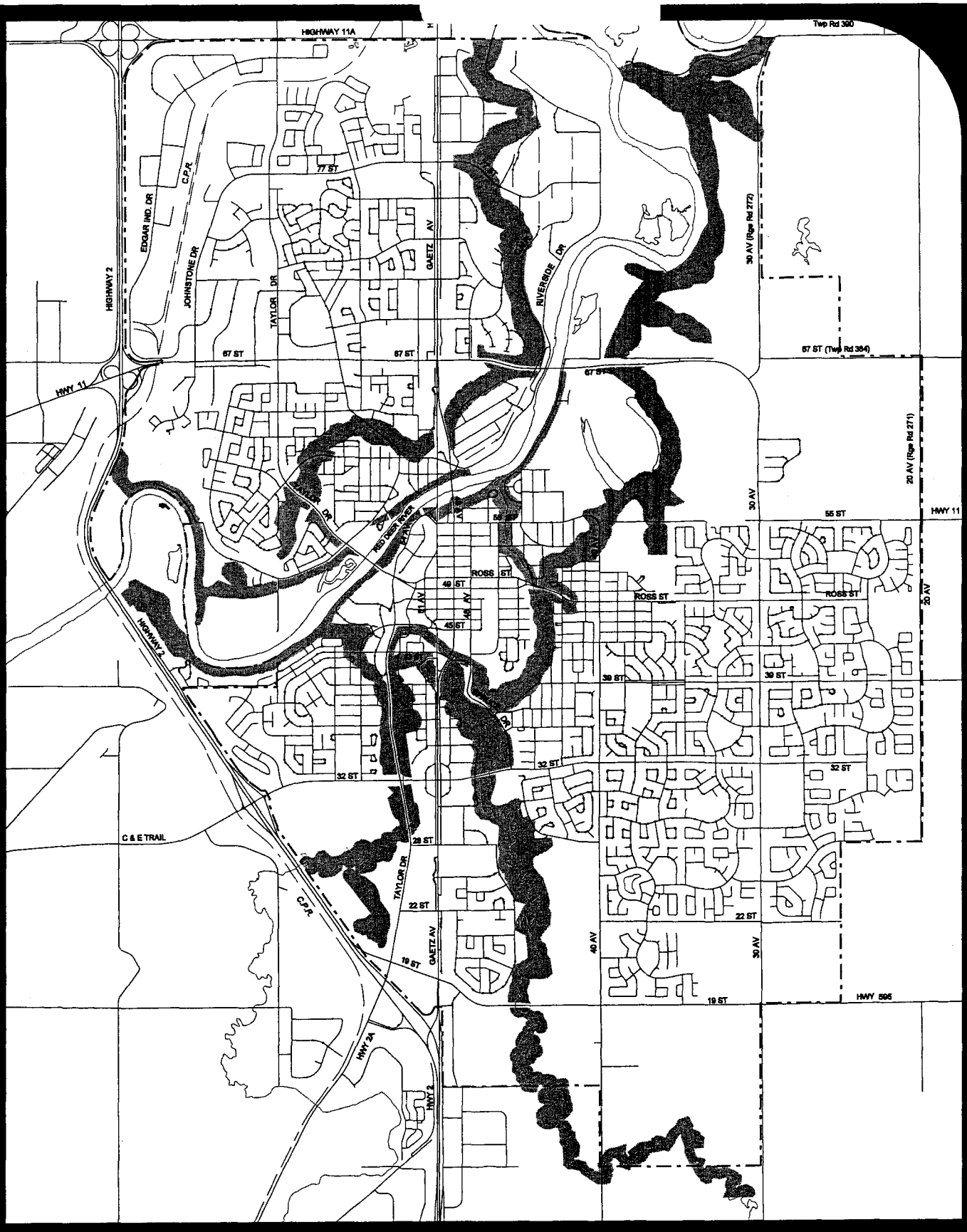
Landfill Area

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/0-2004

FIGURE 3



ESCARPMENT PLAN

NTS

NORTH

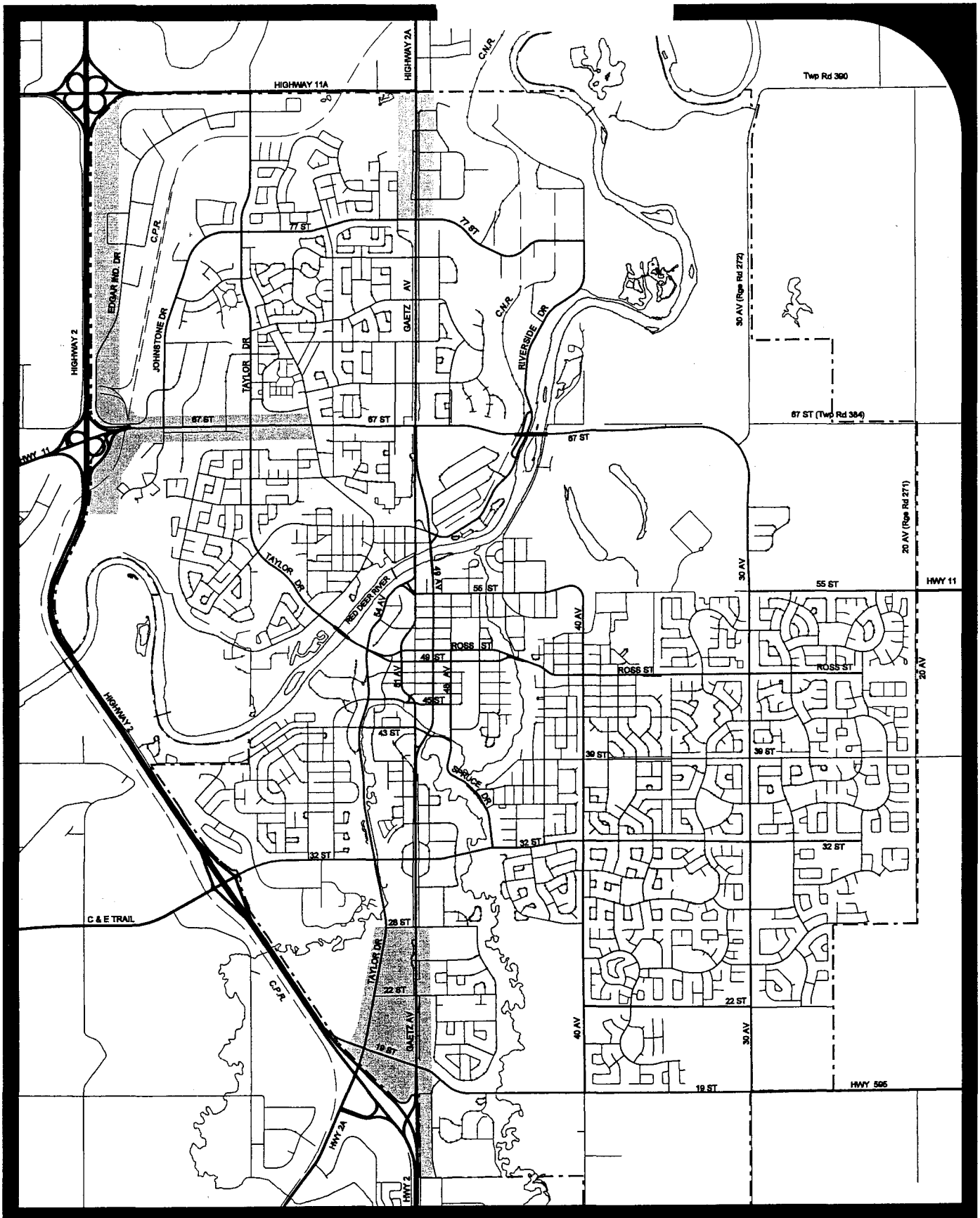
Escarpment Area

THE CITY OF Red Deer
ENGINEERING SERVICES

This plan has been developed as a guide to identify areas of potential slope stability concerns, where Geotechnical Reports are required prior to new or re-development. This plan may not be conclusive therefore reference to the Land Use Bylaw and Engineering Design Guidelines are required to satisfy construction issues on or adjacent to slopes exceeding 15%.

Bylaw No. 3156/0-2004

FIGURE 4



NTS

MAJOR ENTRY AREAS

SUBJECT TO LANDSCAPING REQUIREMENTS AND RESTRICTION ON BILLBOARDS

Bylaw No. 2672/W-92

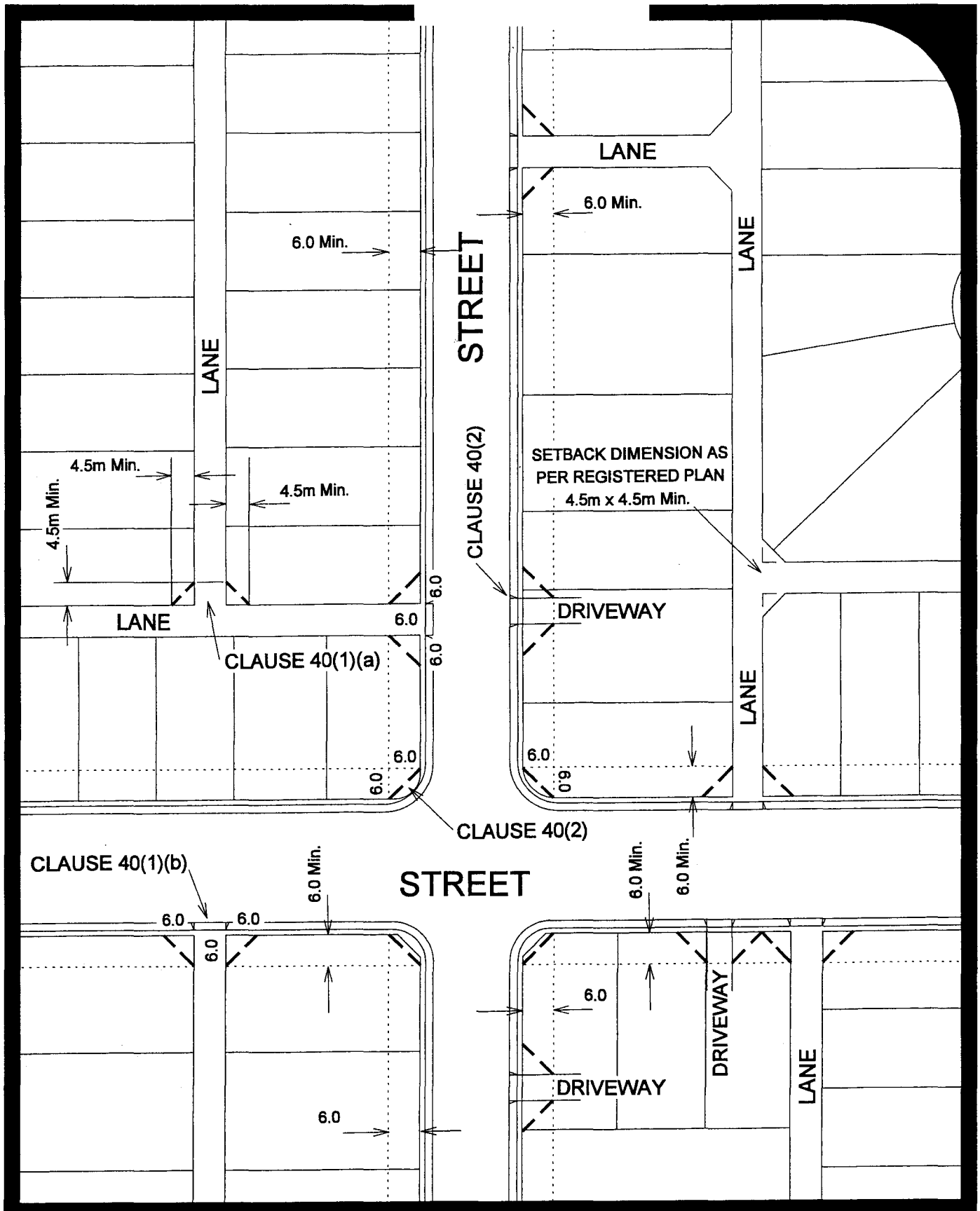
Major Entry Areas

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/96

FIGURE 5



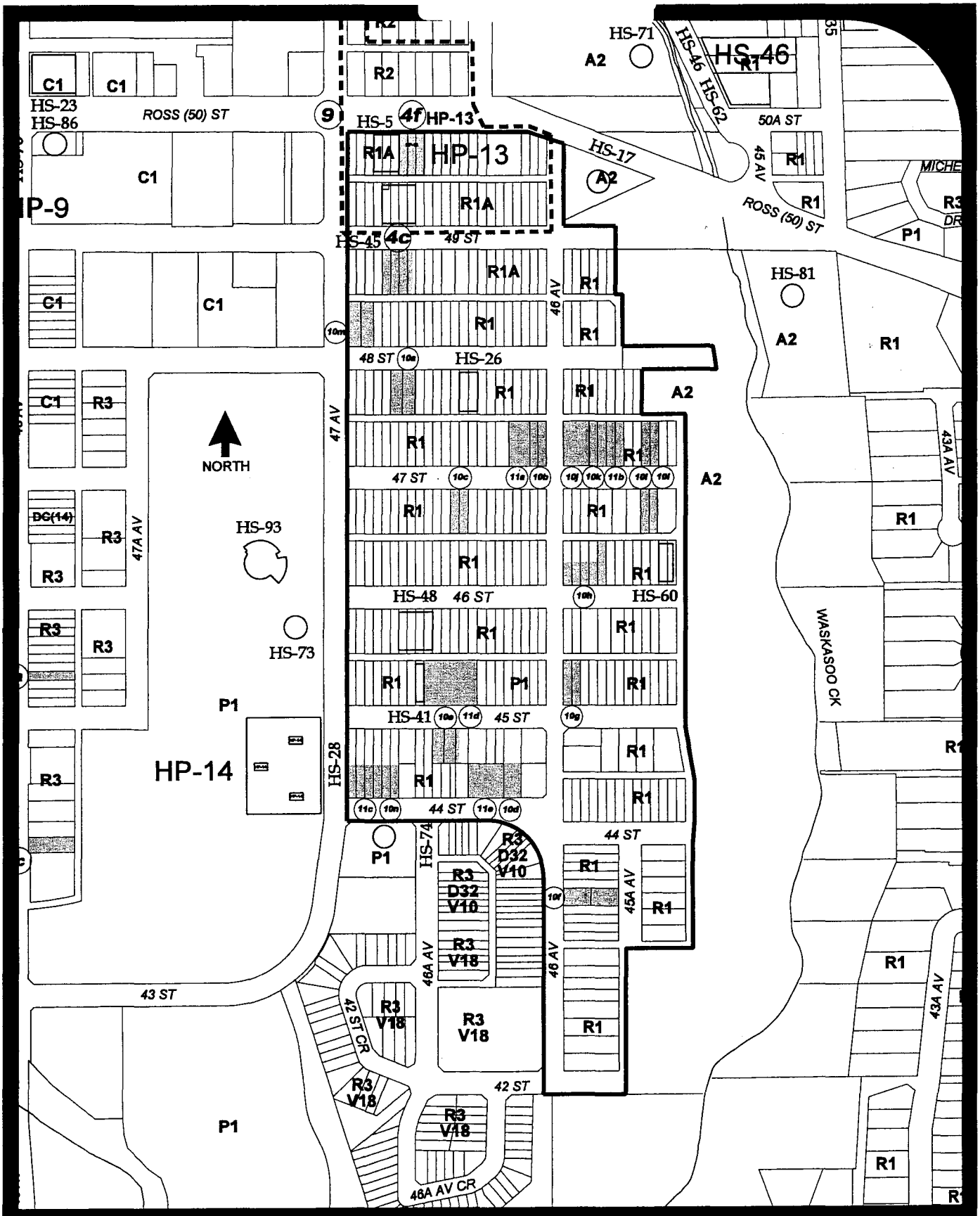
RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96

NORTH

THE CITY OF Red Deer
ENGINEERING SERVICES

Bylaw No. 3156/0-2004
FIGURE 6



NTS

MATURE NEIGHBOURHOOD - PARKVALE DISTRICT
FOR LOW DENSITY RESIDENTAIL DEVELOPMENT
Bylaw No. 3158/RR-2003

THE CITY OF Red Deer
ENGINEERING SERVICES

Area of Application

NORTH

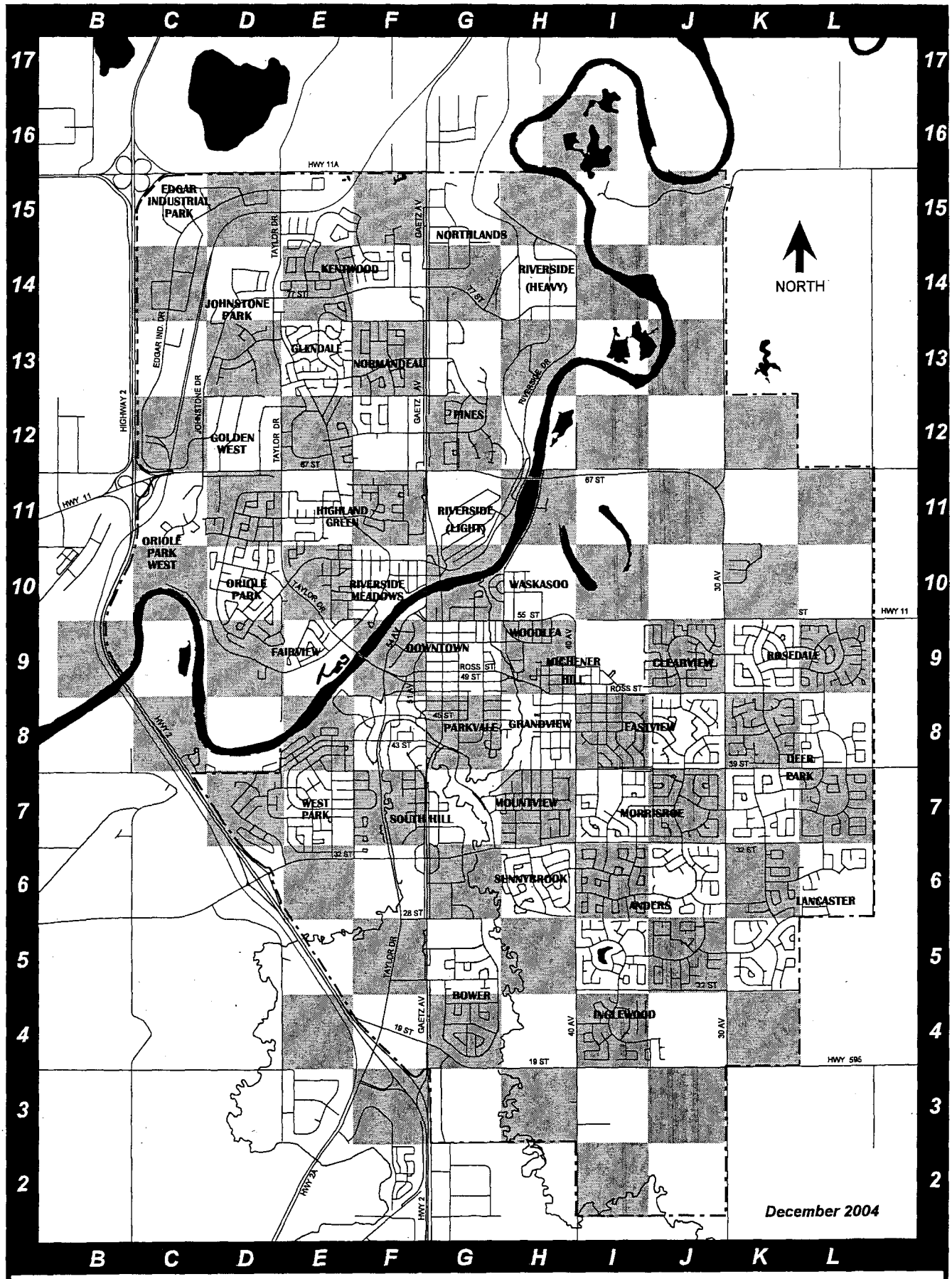
Bylaw No. 3156/0-2004
FIGURE 7

SCHEDULE "B"

Land Use District Maps

Constraint Maps:

**C10, D8, D9, E4, E5, E8 to E11,
F4 to F11, G3 to G15, H3 to H15,
I2, I3, I9 to I17, J2, J3, J10,
J12 to J17, K9, K10, and L10**

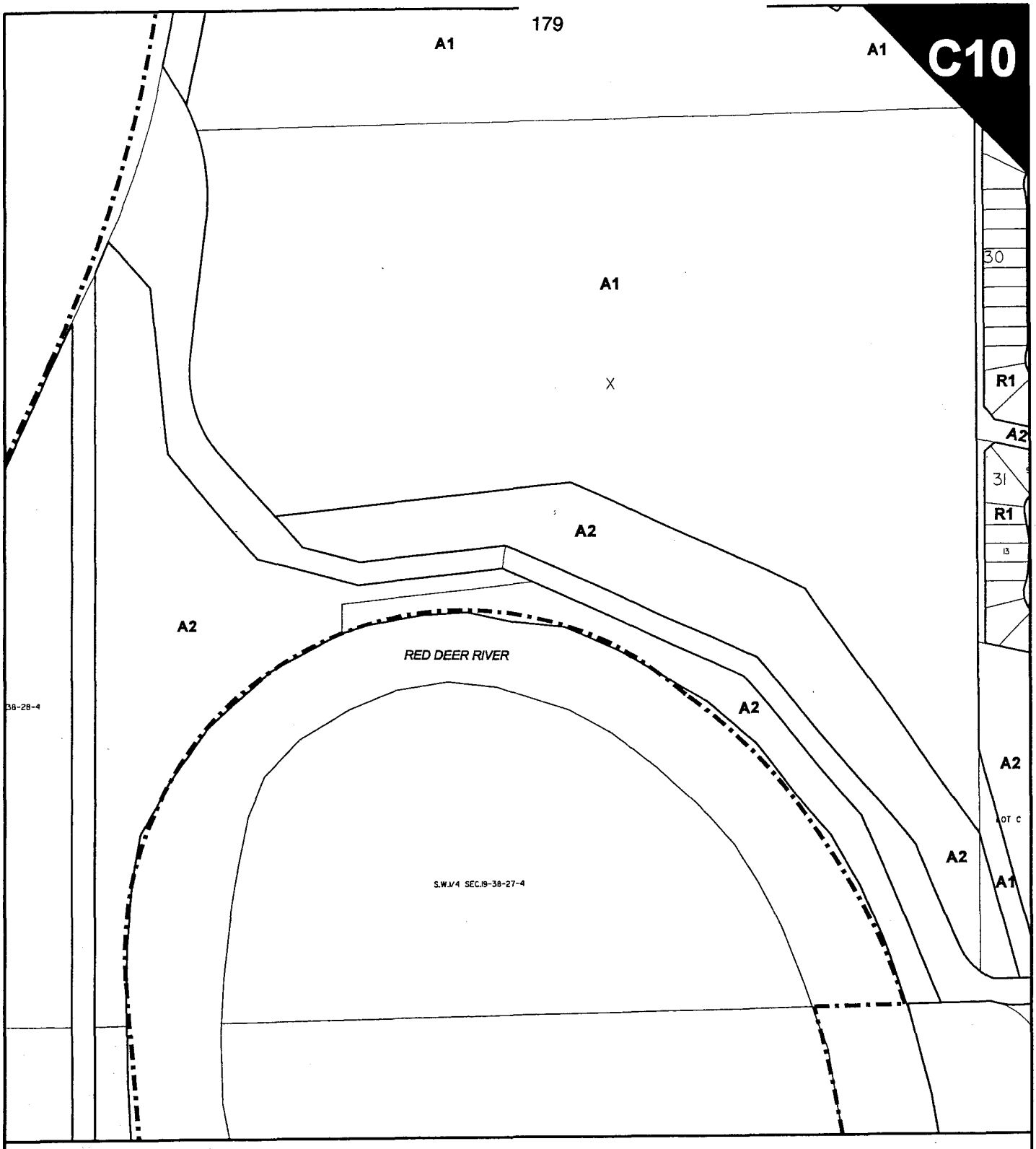


— · — · — City Boundary
— — — Railway
18 Lot Number
2 Block Number
S Secondary Suite

R1 Land Use District
4c Exception (detailed in Section 54)
HP-11 Historical Preservation Buildings and Sites
HS-74 Historically Significant Resources

The City of Red Deer
Land Use Bylaw

INDEX MAP



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 19

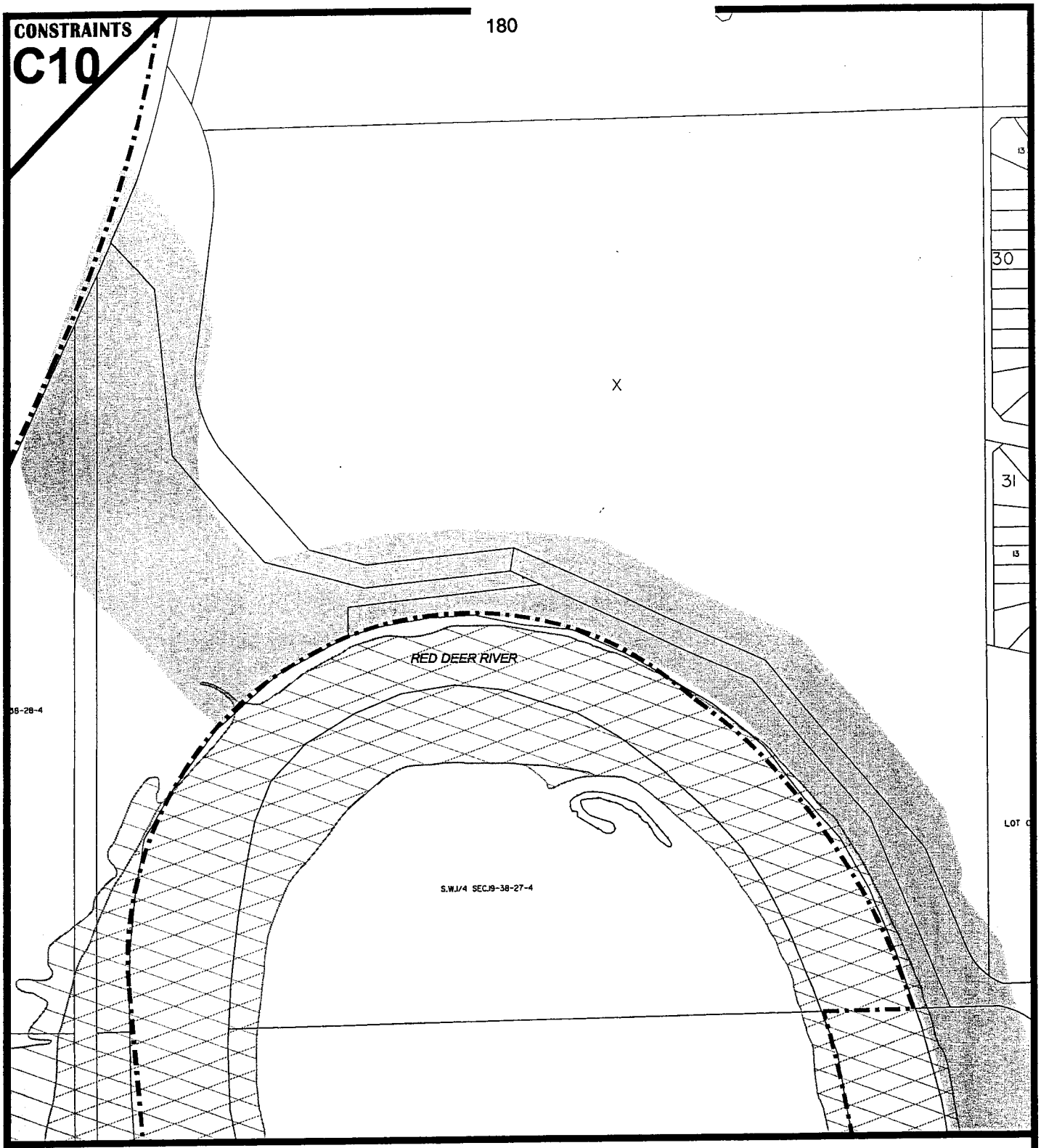
B11	C11	D11
B10	C10	D10
B9	C9	D9

SW¼ Sec 19
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

CONSTRAINTS
C10



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

B11	C11	D11
B10	C10	D10
B9	C9	D9

SW¼ Sec 19
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

NORTH
Scale 1:5,000

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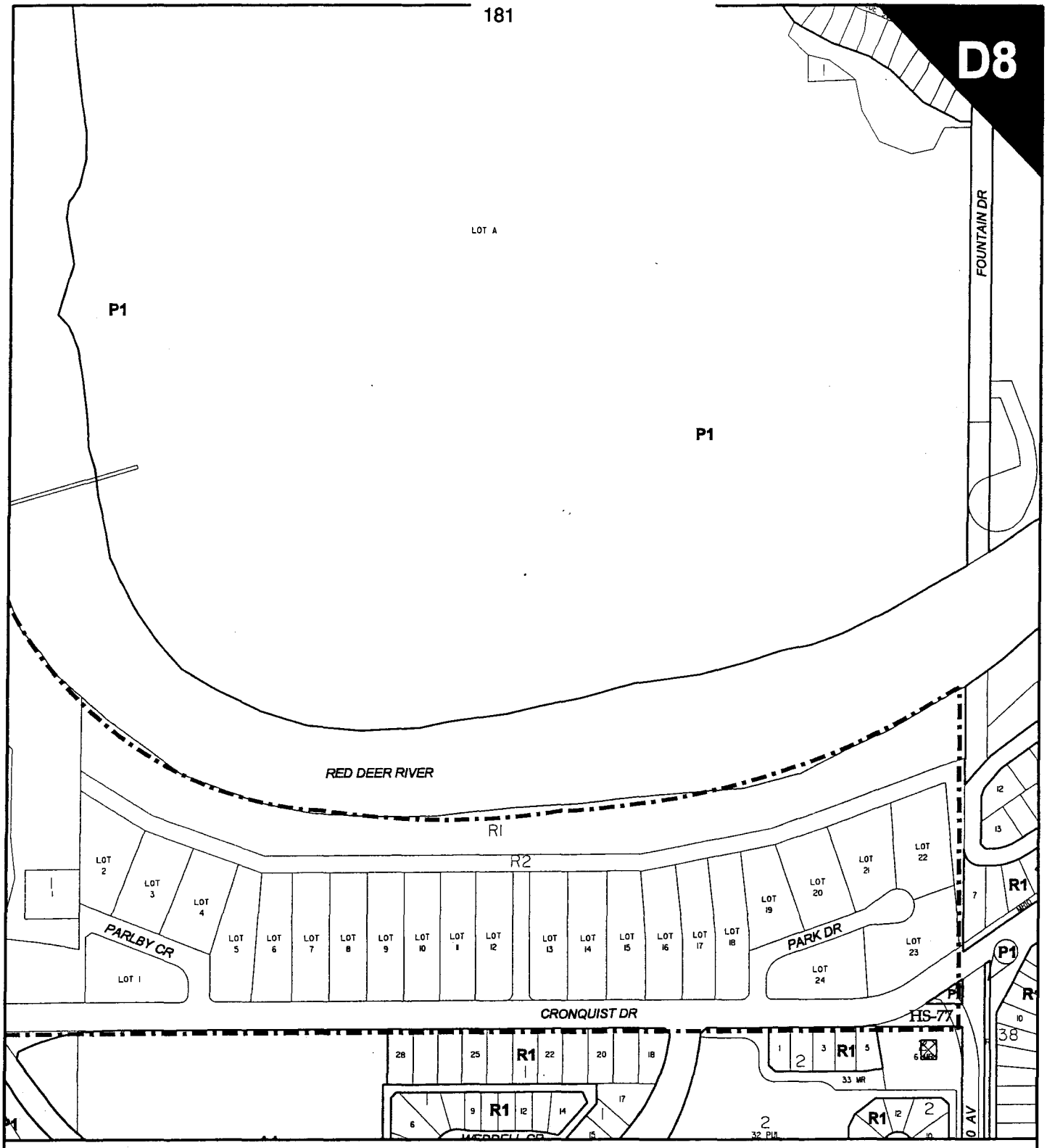
Engineering Department

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



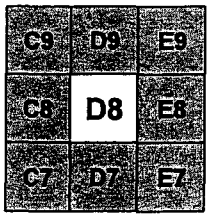
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 18



SE¼ Sec 18
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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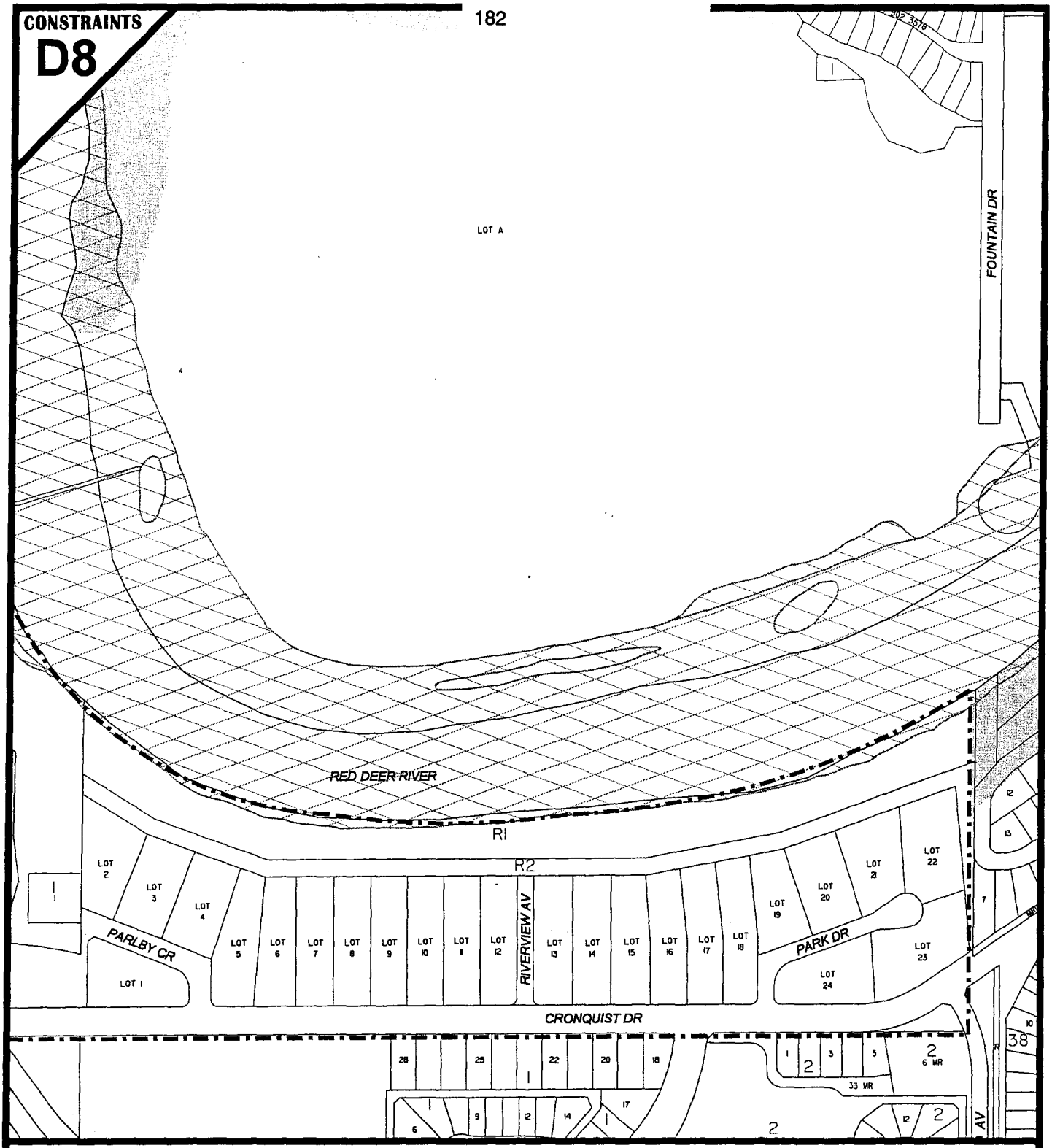
see reverse for additional constraints

printed on December 06, 2004

CONSTRAINTS

D8



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

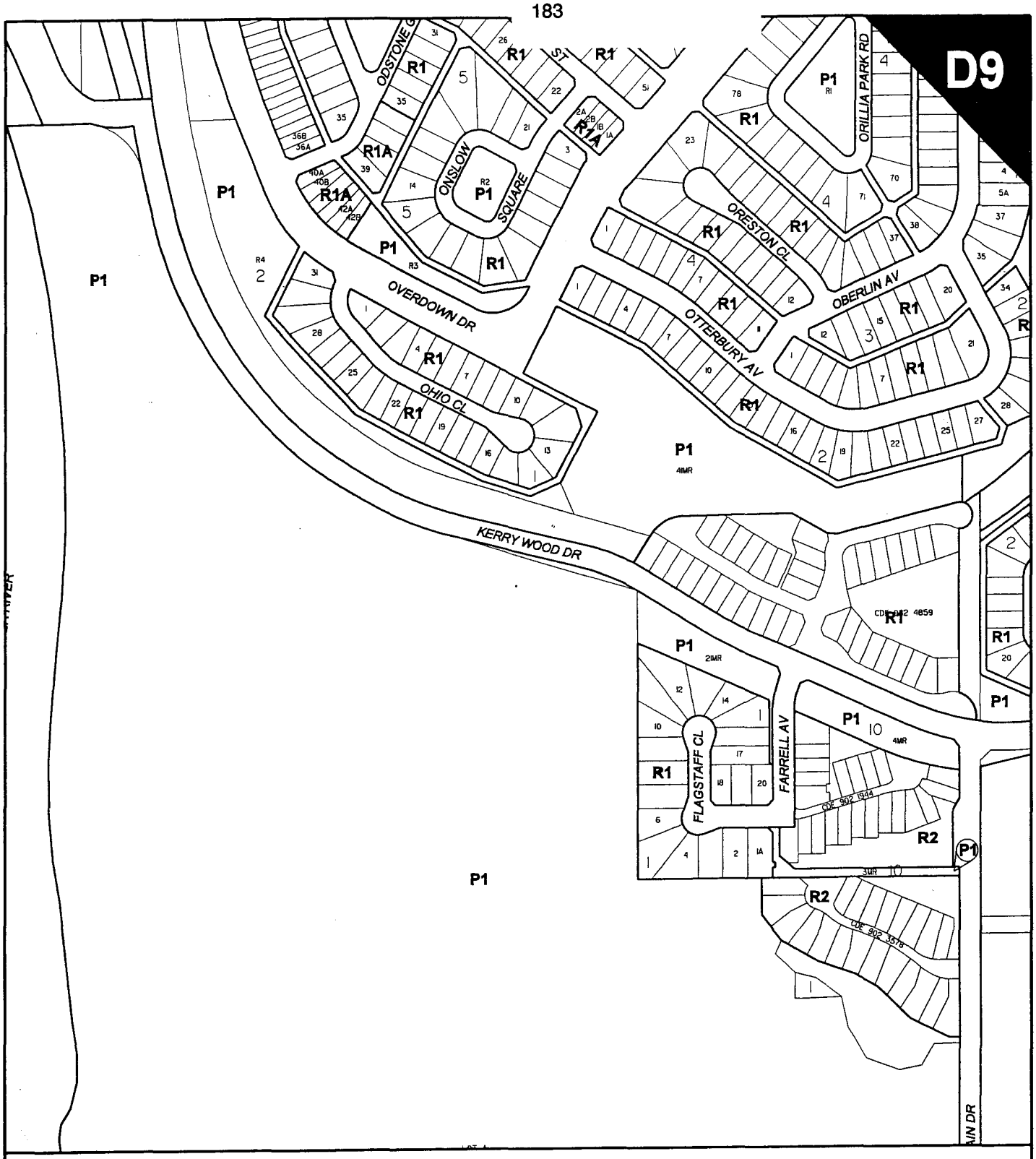
© The City of Red Deer, Engineering Department

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

C9	D9	E9
C8	D8	E8
C7	D7	E7

SE¼ Sec 18
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 18

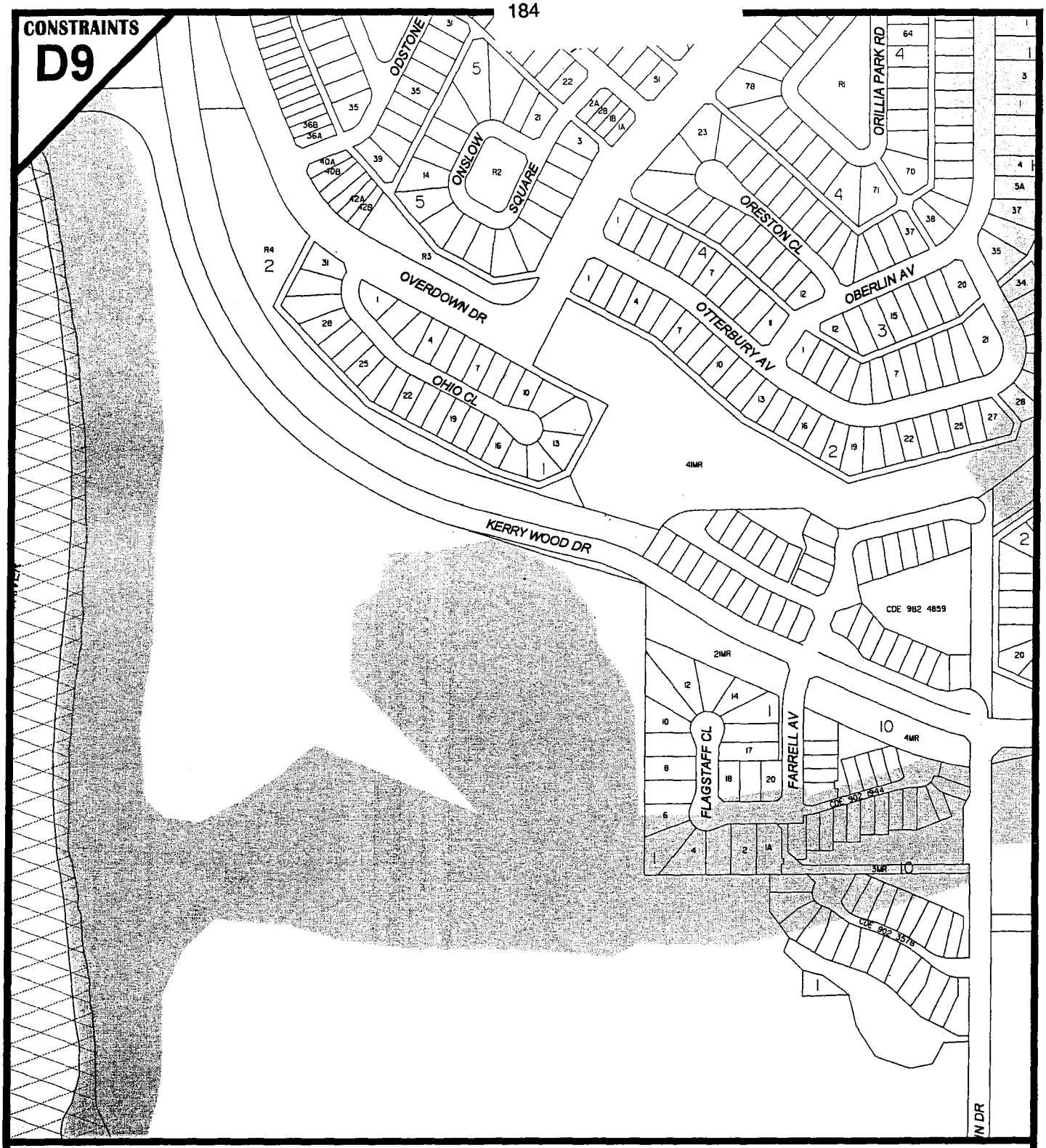
3156 / M-97 *Jan 26, 1998*

C10	D10	E10
C9	D9	E9
C8	D8	E8

NE¼ Sec 18
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

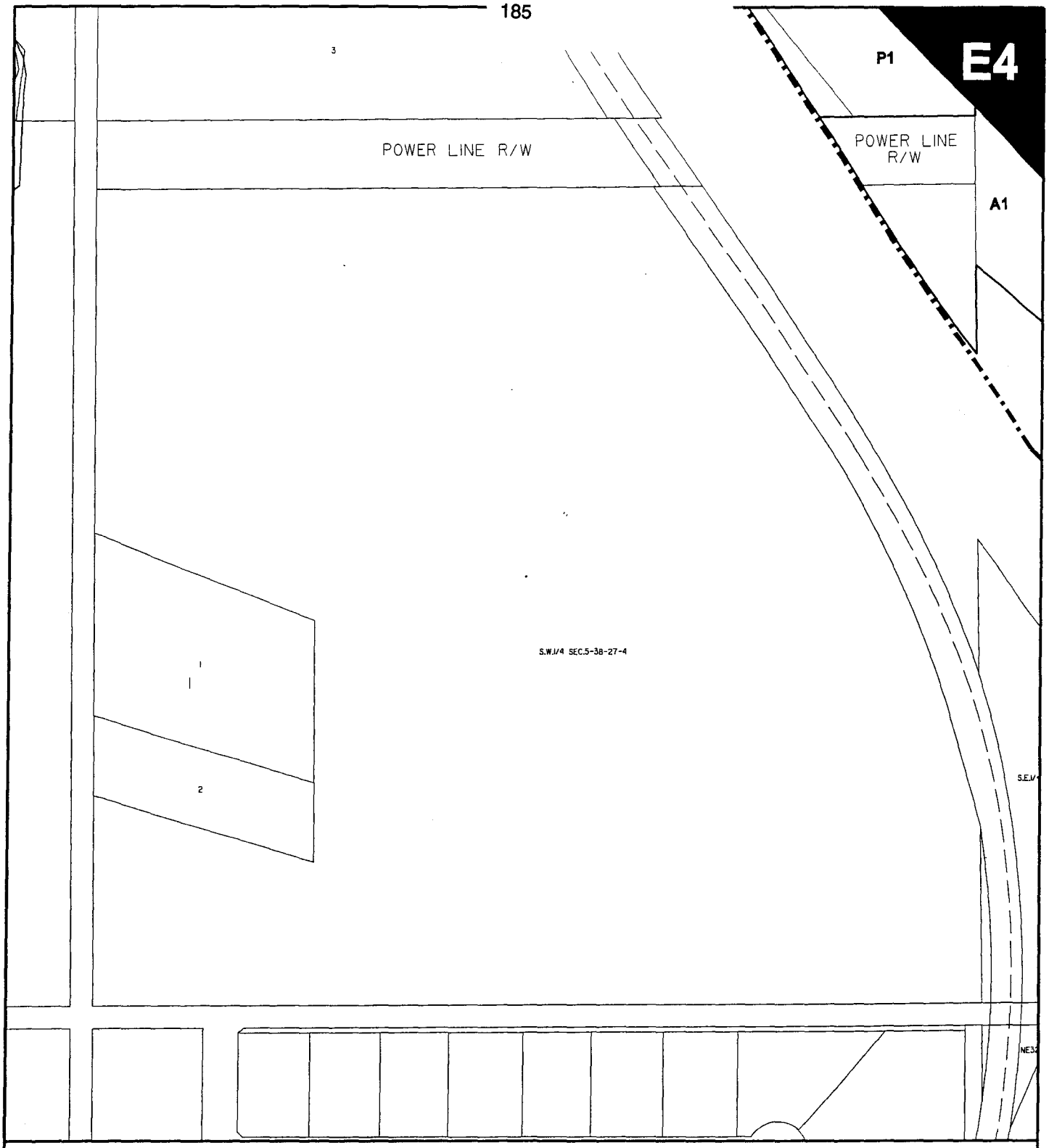
© The City of Red Deer, Engineering Department

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

C10	D10	E10
C9	D9	E9
C8	D8	E8

NE¼ Sec 18
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 05

D5	E5	F5
D4	E4	F4
D3	E3	F3

NORTH
Scale 1:5,000

SW¼ Sec 05
Twp 38- Rge 27 - W4th

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see reverse for additional constraints

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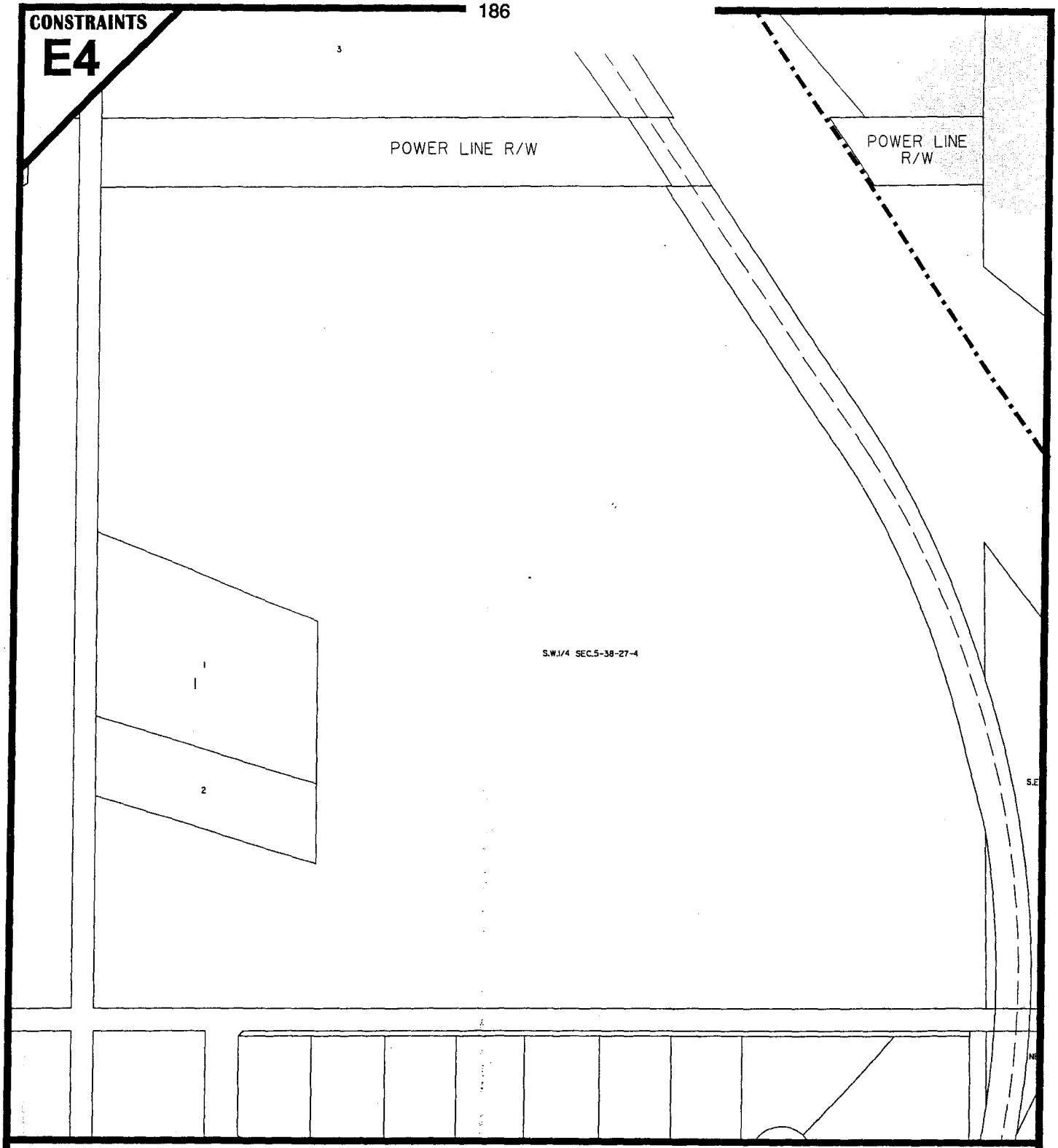
CONSTRAINTS

E4



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

D5	E5	F5
D4	E4	F4
D3	E3	F3

SW¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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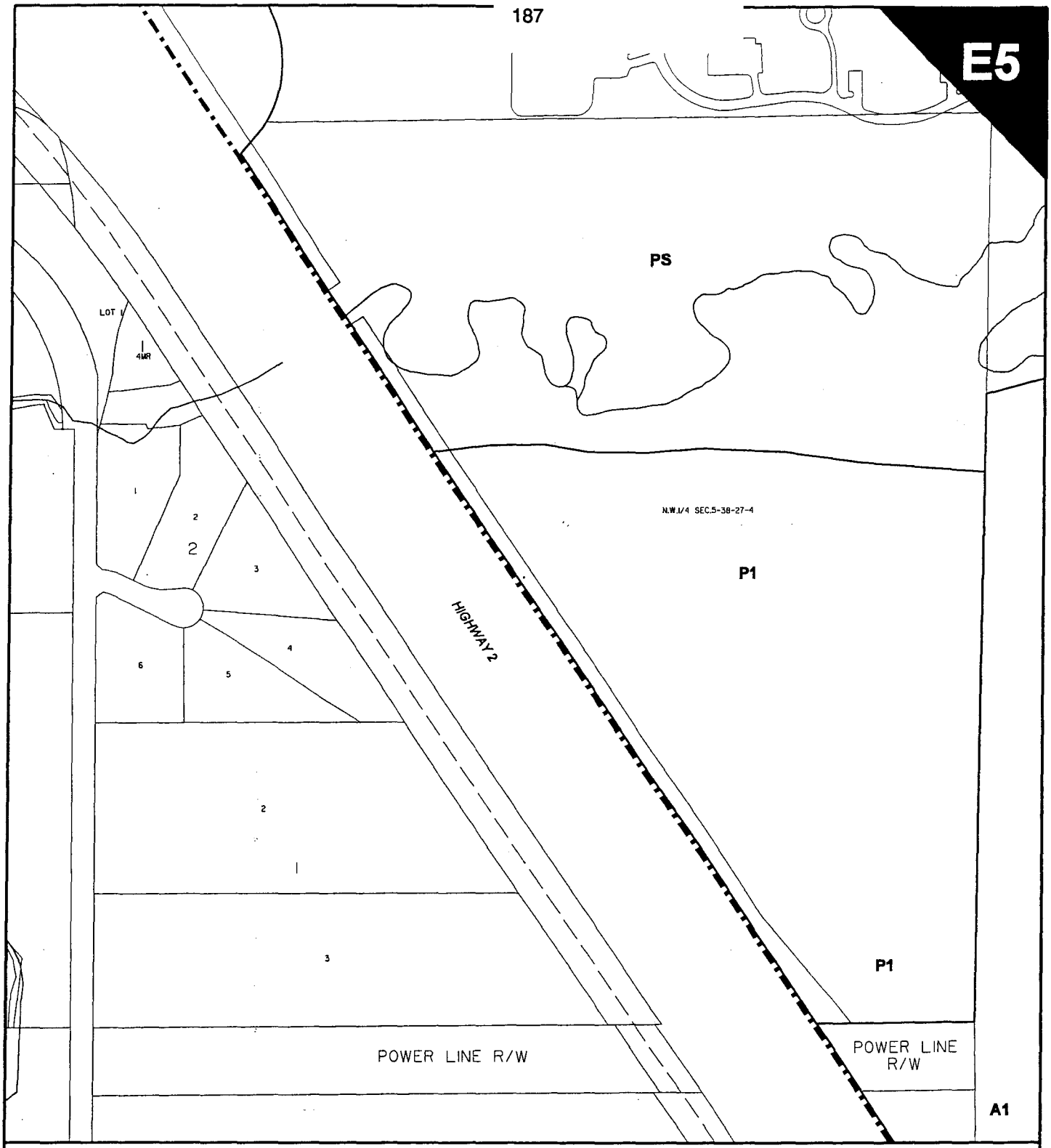


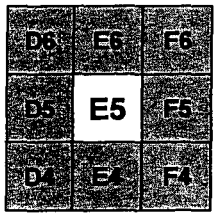
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 05



NW¼ Sec 05
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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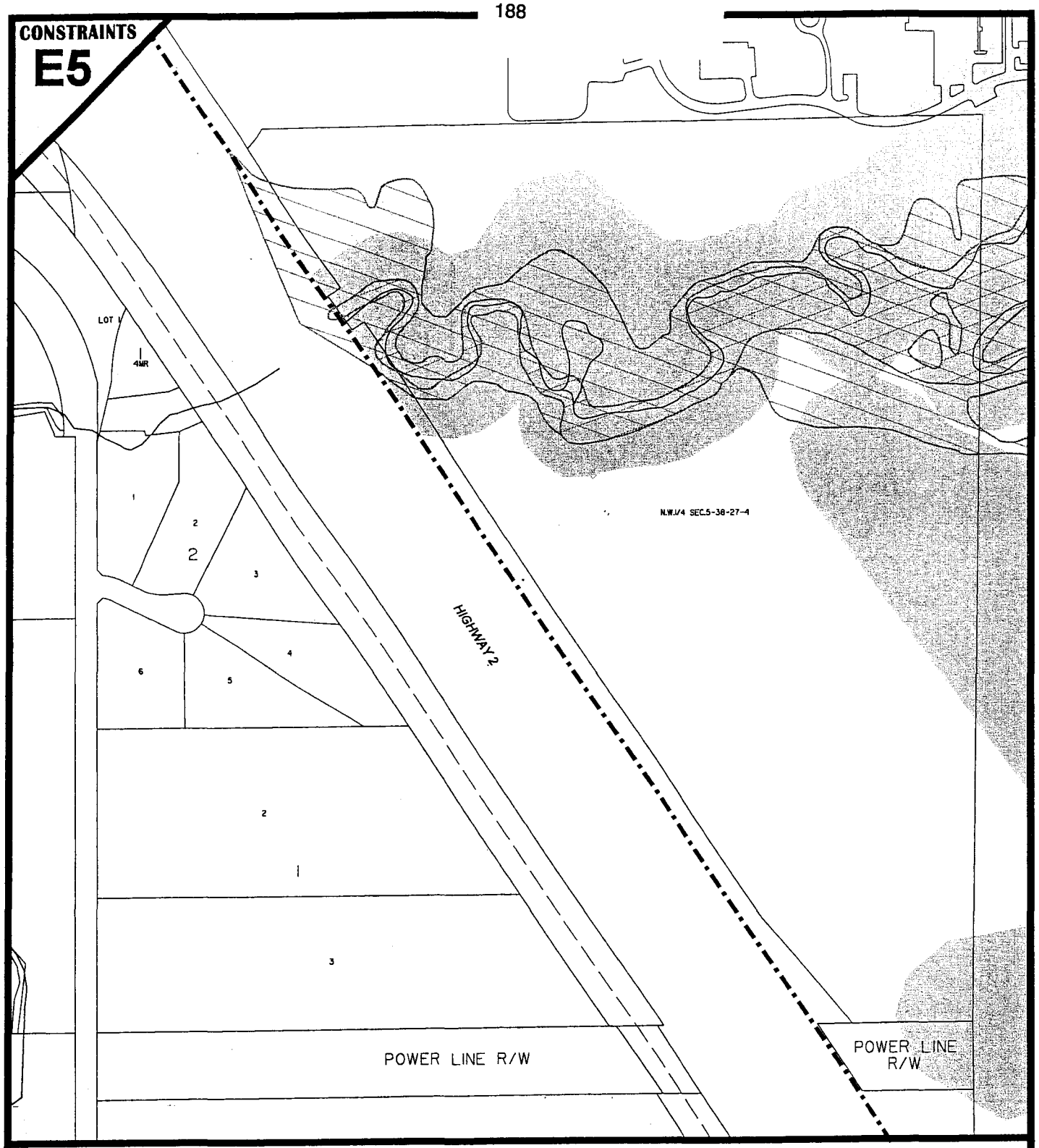

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

D6	E6	F6
D5	E5	F5
D4	E4	F4

NORTH
Scale 1:5,000

NW¼ Sec 05
Twp 38 - Rge 27 - W4th

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December 06, 2004

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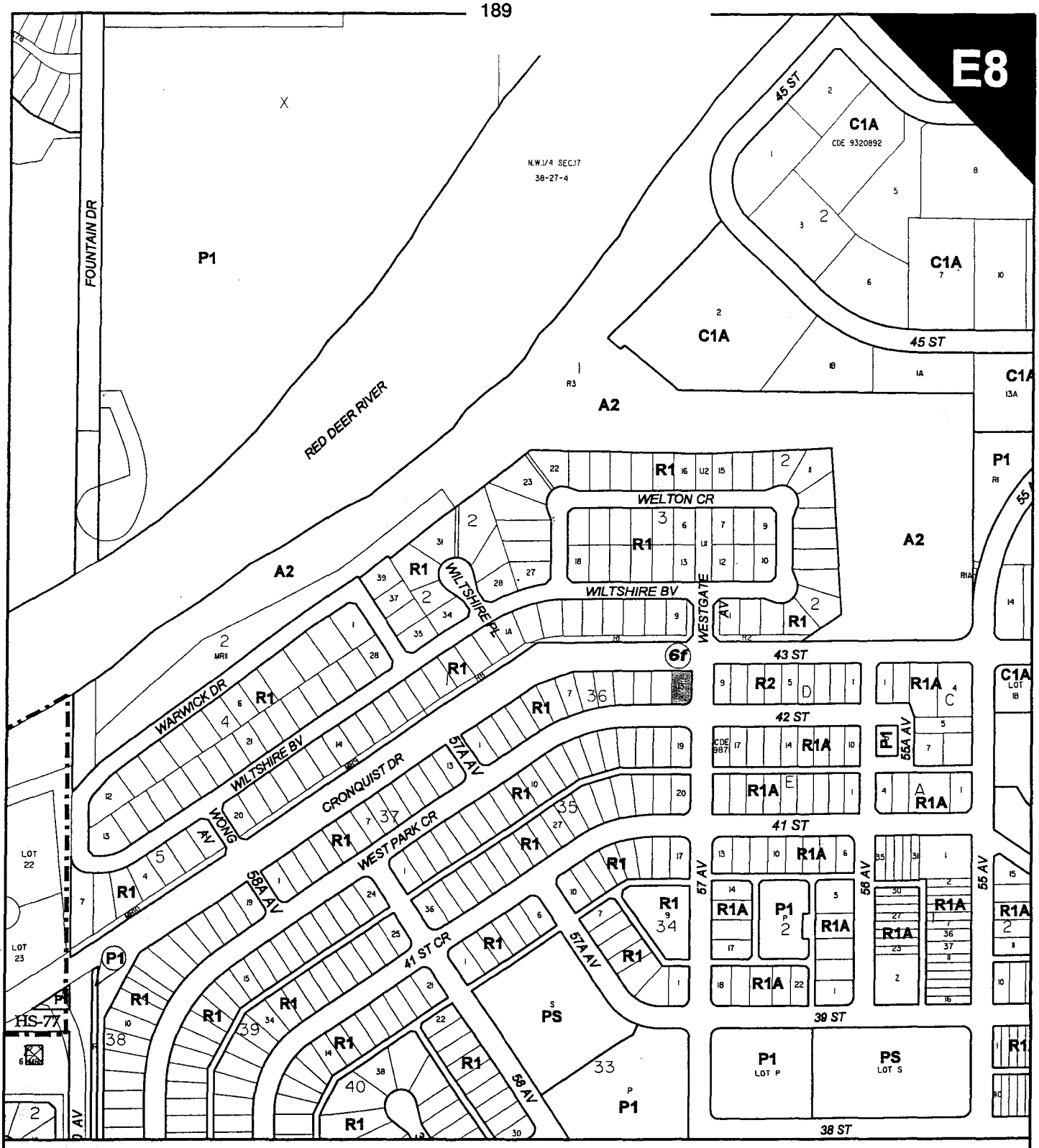


Part Six of the Bylaw outlines the Land Use District Definitions

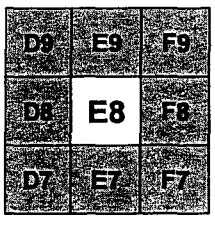
refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 17

3156 / B-98 *Feb 23, 1998*



SW¼ Sec 17
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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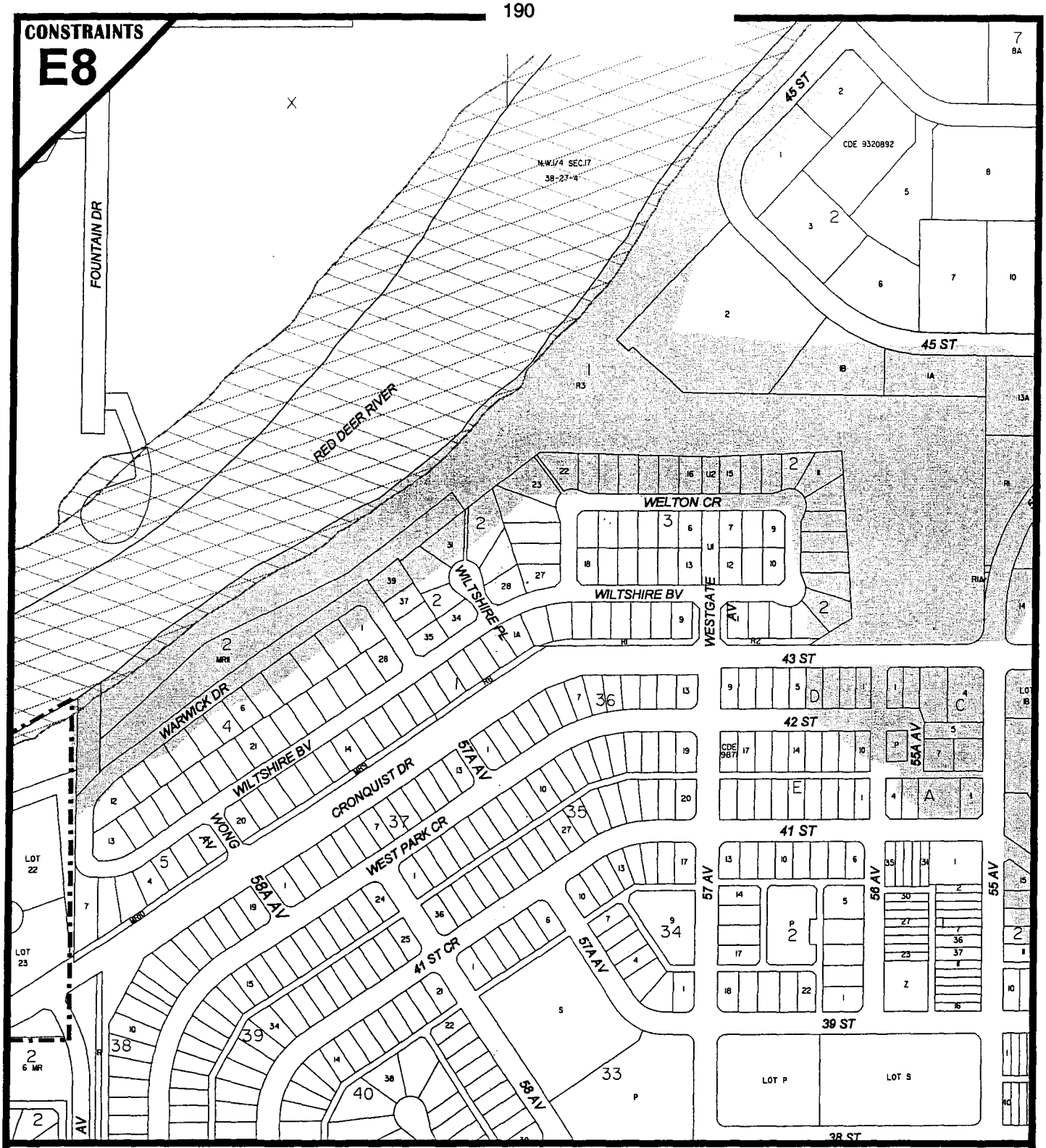
see reverse for additional constraints

CONSTRAINTS

E8



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

D9	E9	F9
D8	E8	F8
D7	E7	F7

SW¼ Sec 17
Twp 38 - Rge 27 - W4th

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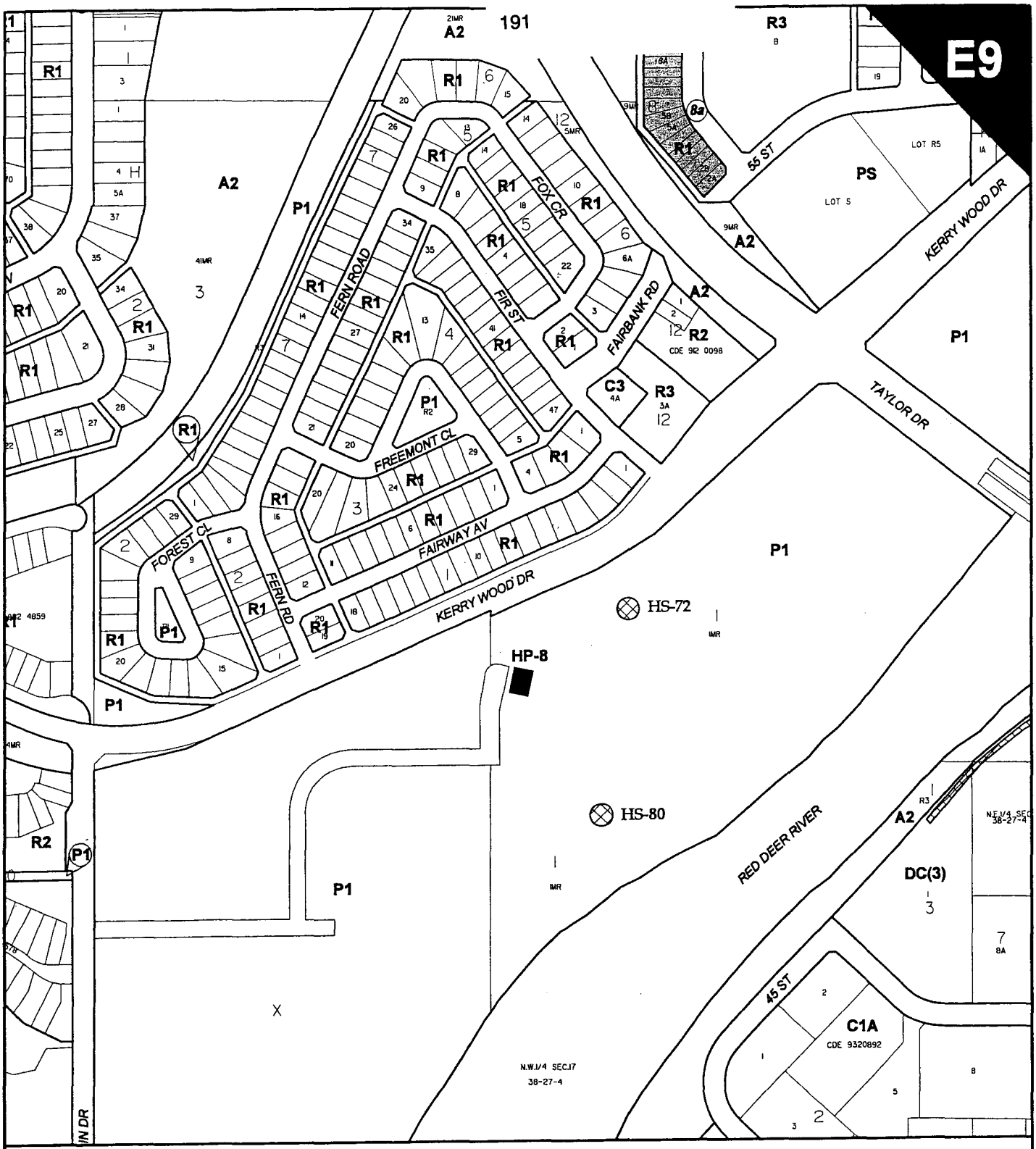

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 17

D10	E10	F10
D9	E9	F9
D8	E8	F8

NW¼ Sec 17

Twp 38- Rge 27 - W4th

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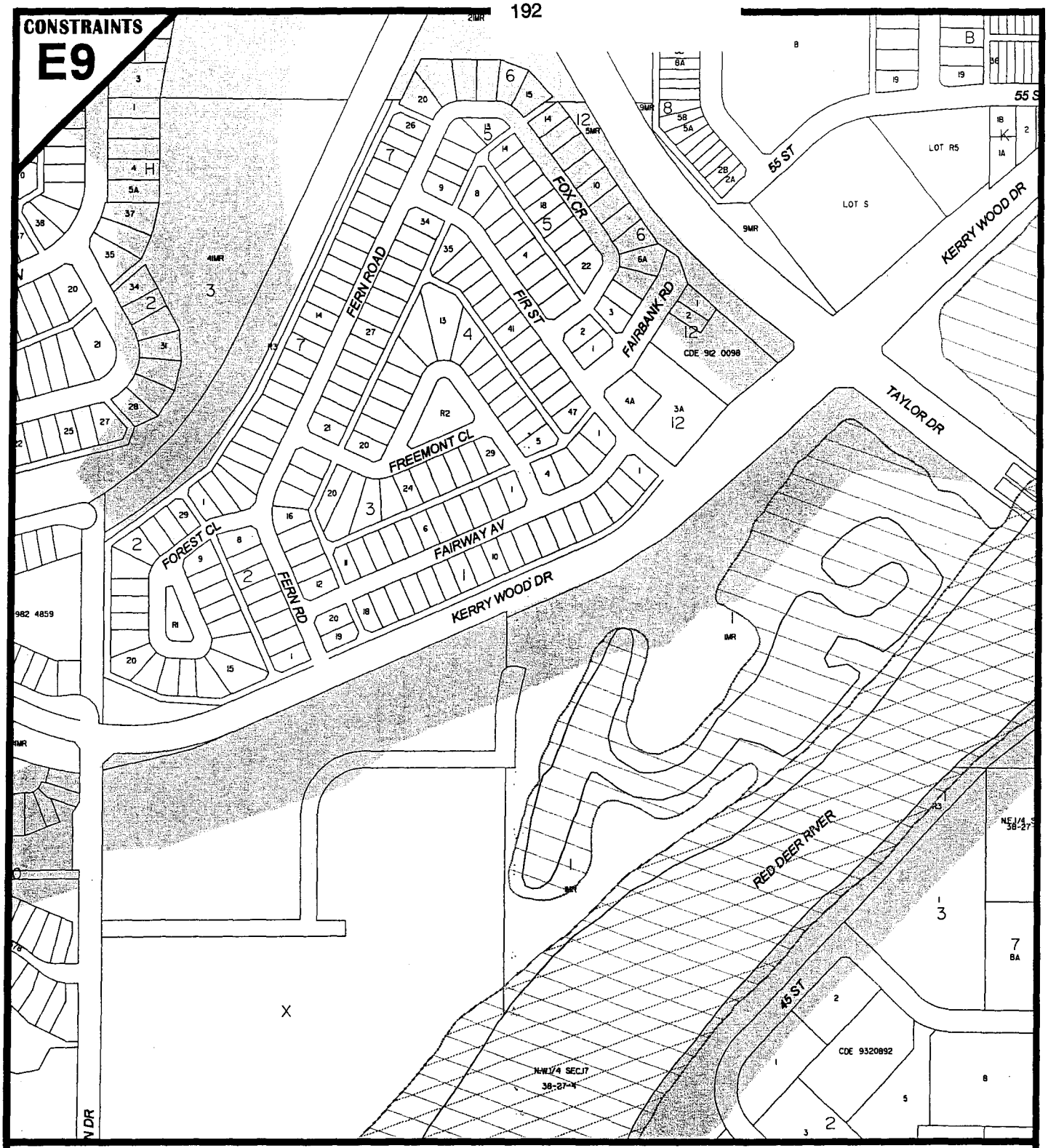
see reverse for additional constraints



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

D10	E10	F10
D9	E9	F9
D8	E8	F8

NORTH
Scale 1:5,000

NW¼ Sec 17
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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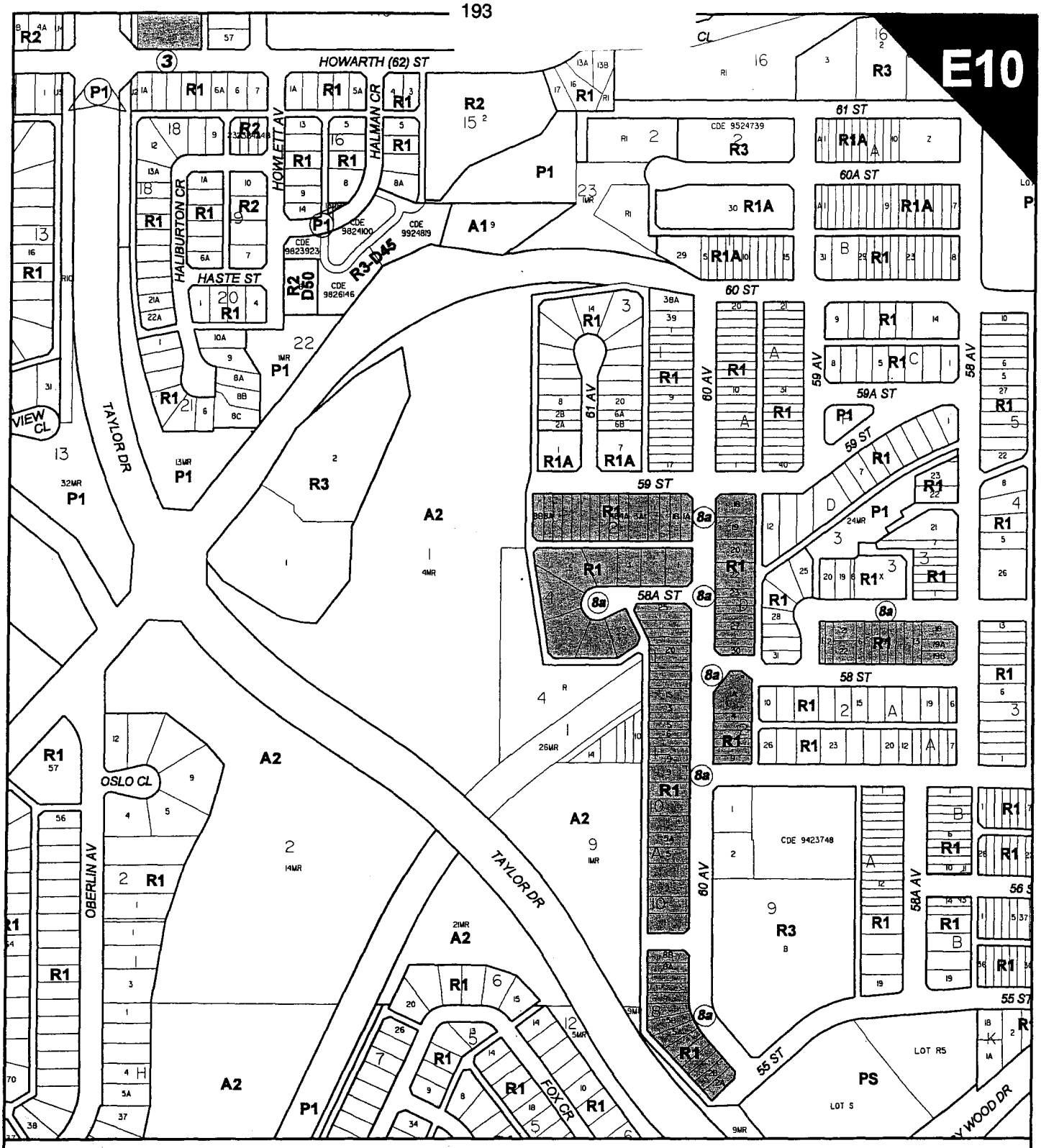

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 20

3156 / H-96	*Aug 26, 1996*
3156 / M-98	*May 19, 1998*
3156 / R-2000	*June 19, 2000*
3156 / V-2000	*July 17, 2000*
3156 / NN-2000	*Jan 15, 2001*
3156 / G-2002	*June 17, 2002*

D11	E11	F11
D10	E10	F10
D9	E9	F9

SW¼ Sec 20
Twp 38- Rge 27 - W4th

All properties in Riverside Meadows are subject to exceptions 8b and 8c see reverse for additional constraints

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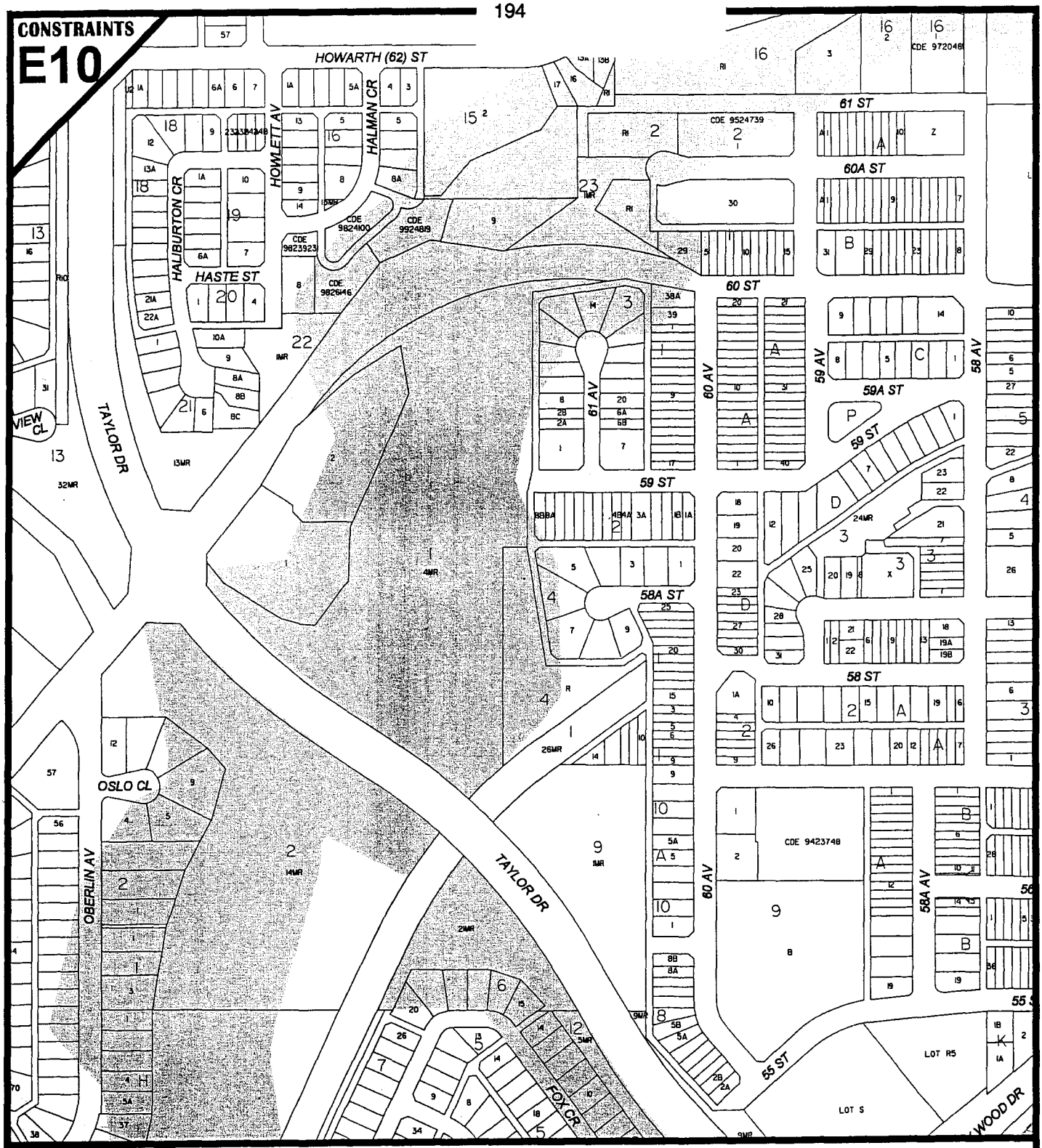
CONSTRAINTS

E10



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

D11	E11	F11
D10	E10	F10
D9	E9	F9

SW¼ Sec 20
Twp 38 - Rge 27 - W4th

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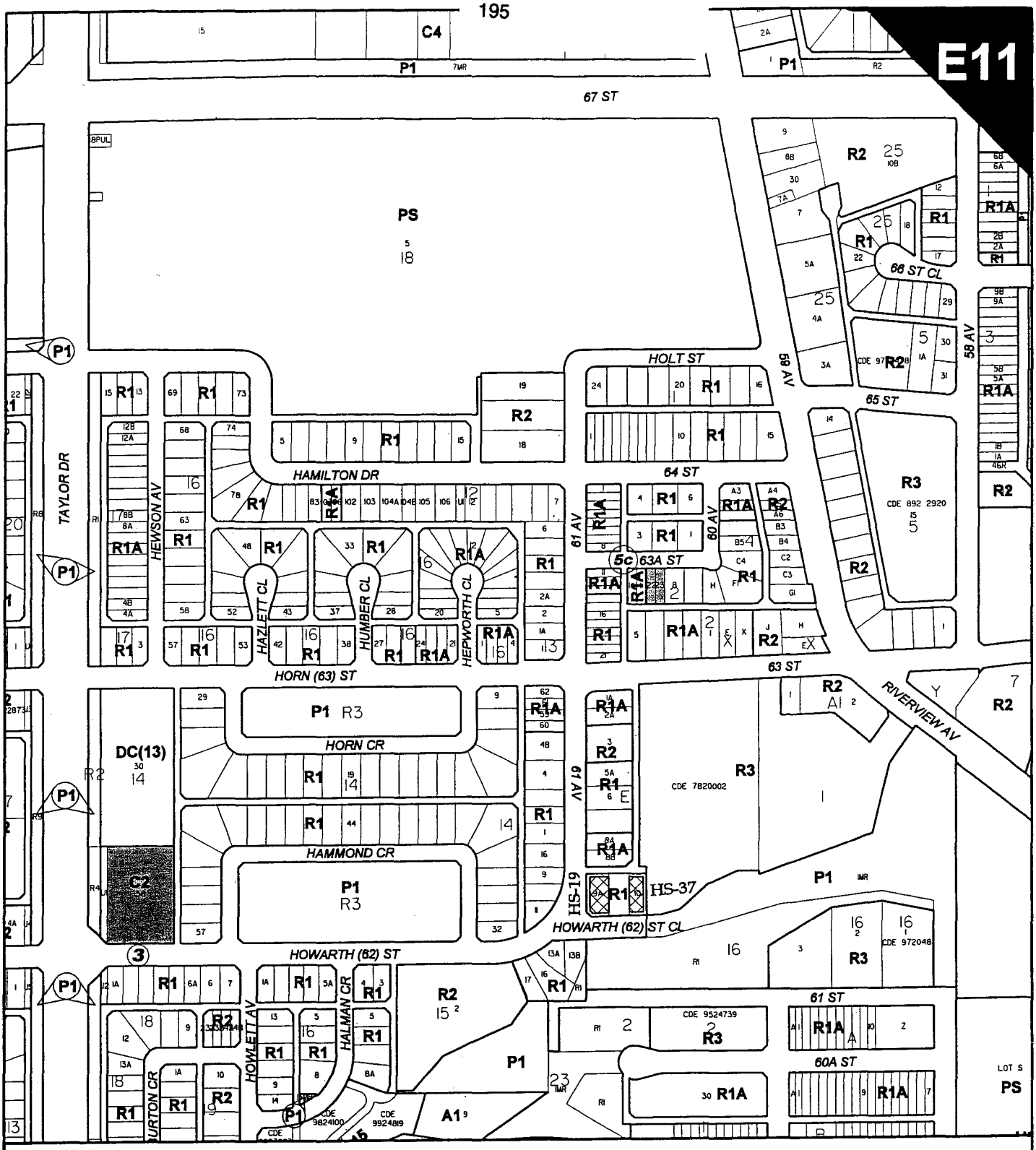

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 20

3156 / W-97	*Sep 17, 1997*
3156 / MM-98	*Nov 9, 1998*
3156 / A-2000	*Feb 28, 2000*

see reverse for additional constraints

D12	E12	F12
D11	E11	F11
D10	E10	F10

NW¼ Sec 20
Twp 38- Rge 27 - W4th

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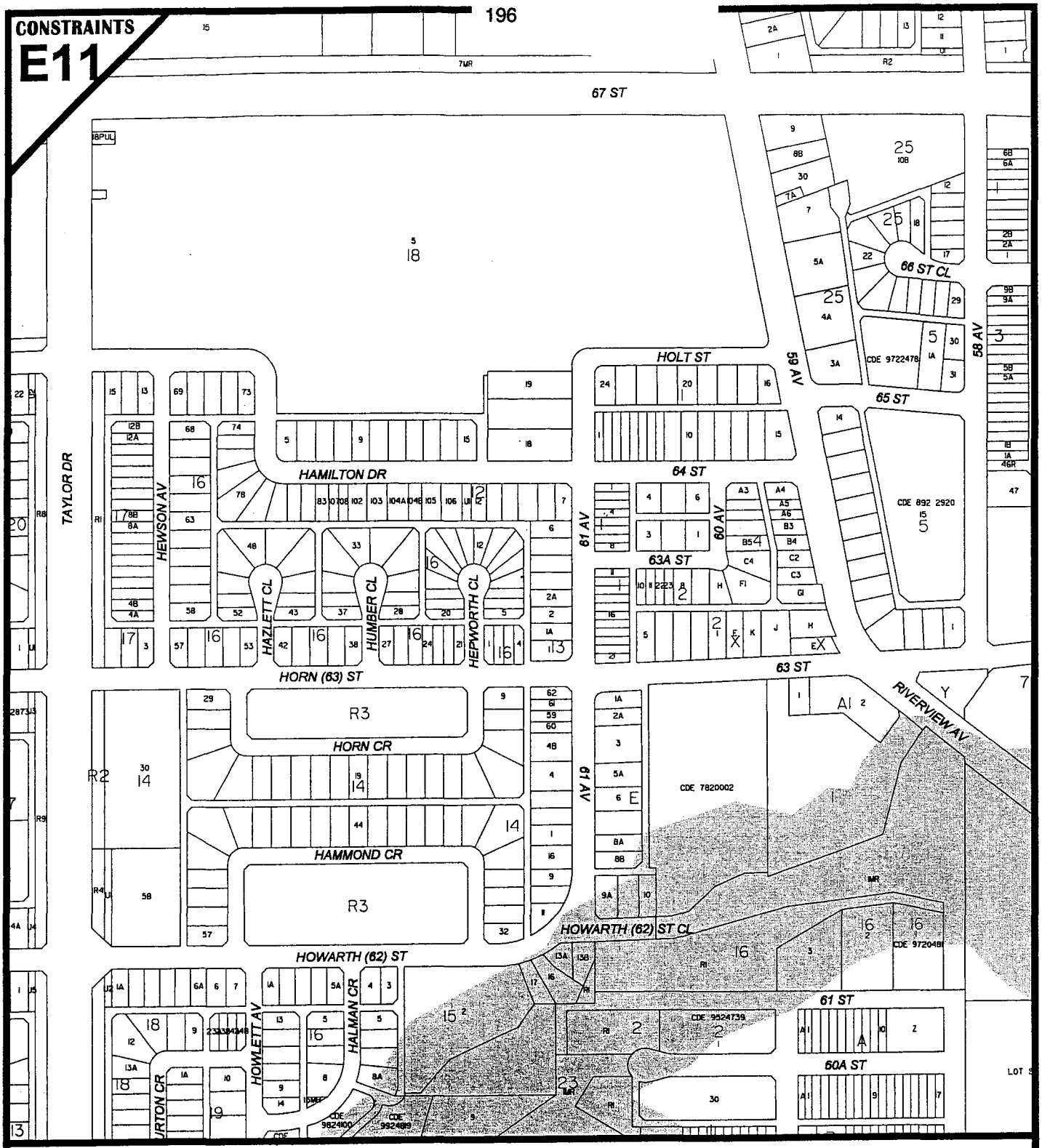
CONSTRAINTS

E11



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

D12	E12	F12
D11	E11	F11
D10	E10	F10

NW¼ Sec 20
Twp 38 - Rge 27 - W4th

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December 06, 2004

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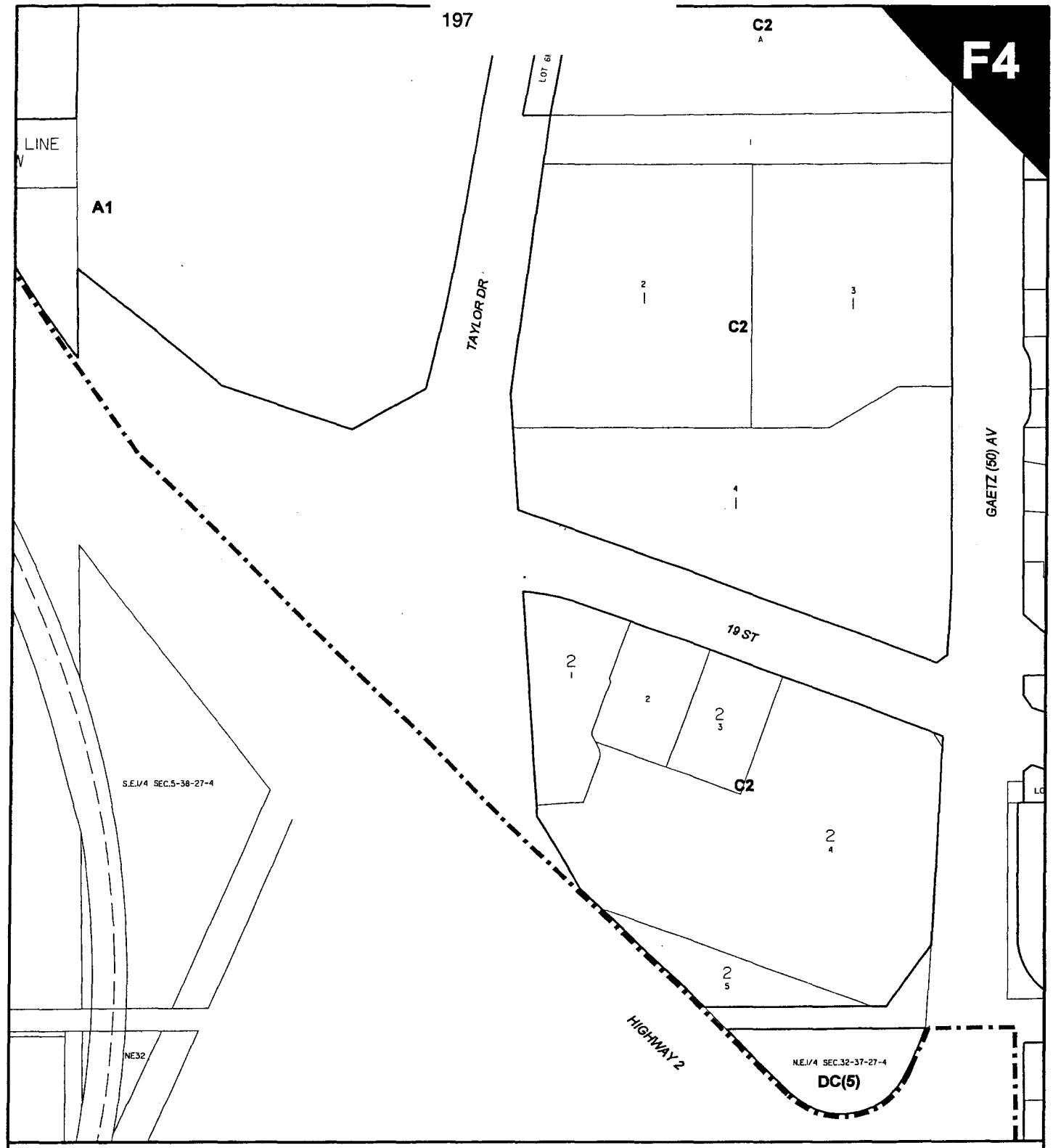

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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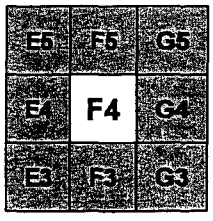
Land Use Bylaw 3156/96

Amendments to SE¼ Sec 05

3156 / FF-98 Jan 12, 1998
3156 / VV-2002 Oct 7, 2002

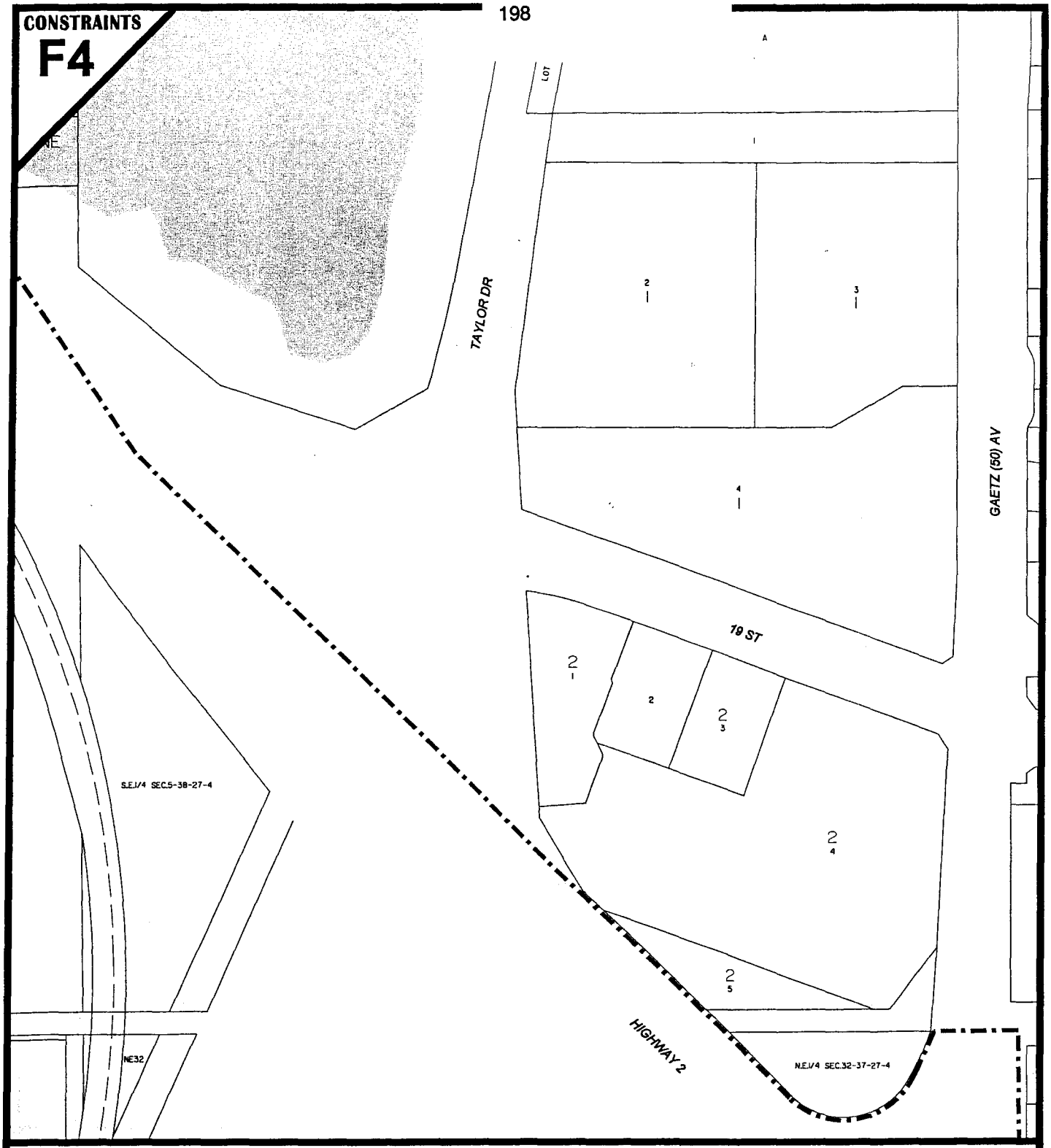


SE¼ Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

CONSTRAINTS
F4



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

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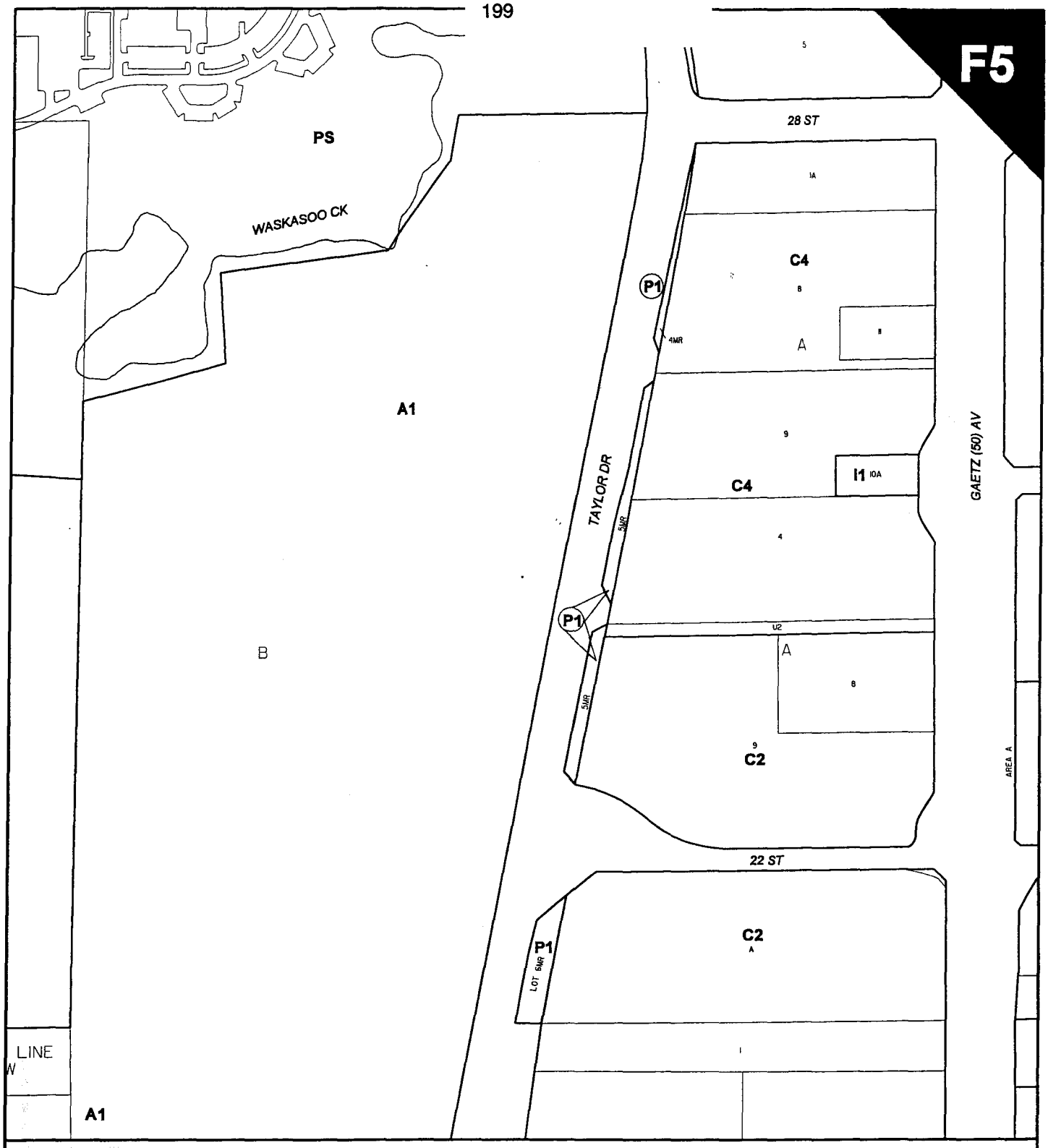
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

E5	F5	G5
E4	F4	G4
E3	F3	G3

SE¼ Sec 05
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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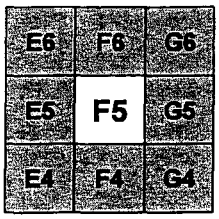
Land Use Bylaw 3156/96

Amendments to NE¼ Sec 05

3156 / I-97	*May 5, 1997*
3156 / H-99	*Mar 29, 1999*
3156 / UU-2001	*Dec 17, 2001*



NE¼ Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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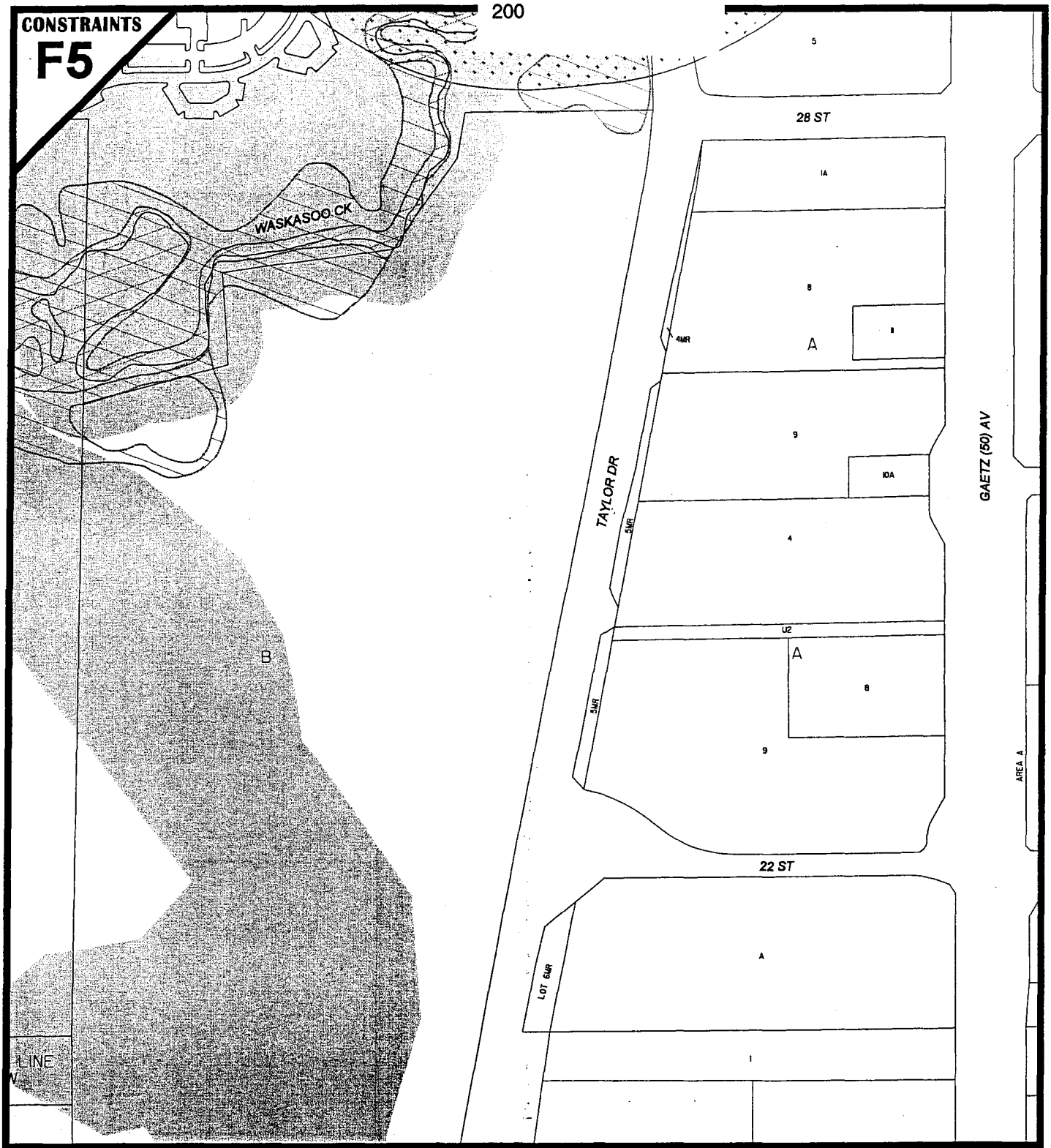
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

E6	F6	G6
E5	F5	G5
E4	F4	G4

NORTH
Scale 1:5,000

NE¼ Sec 05
Twp 38 - Rge 27 - W4th

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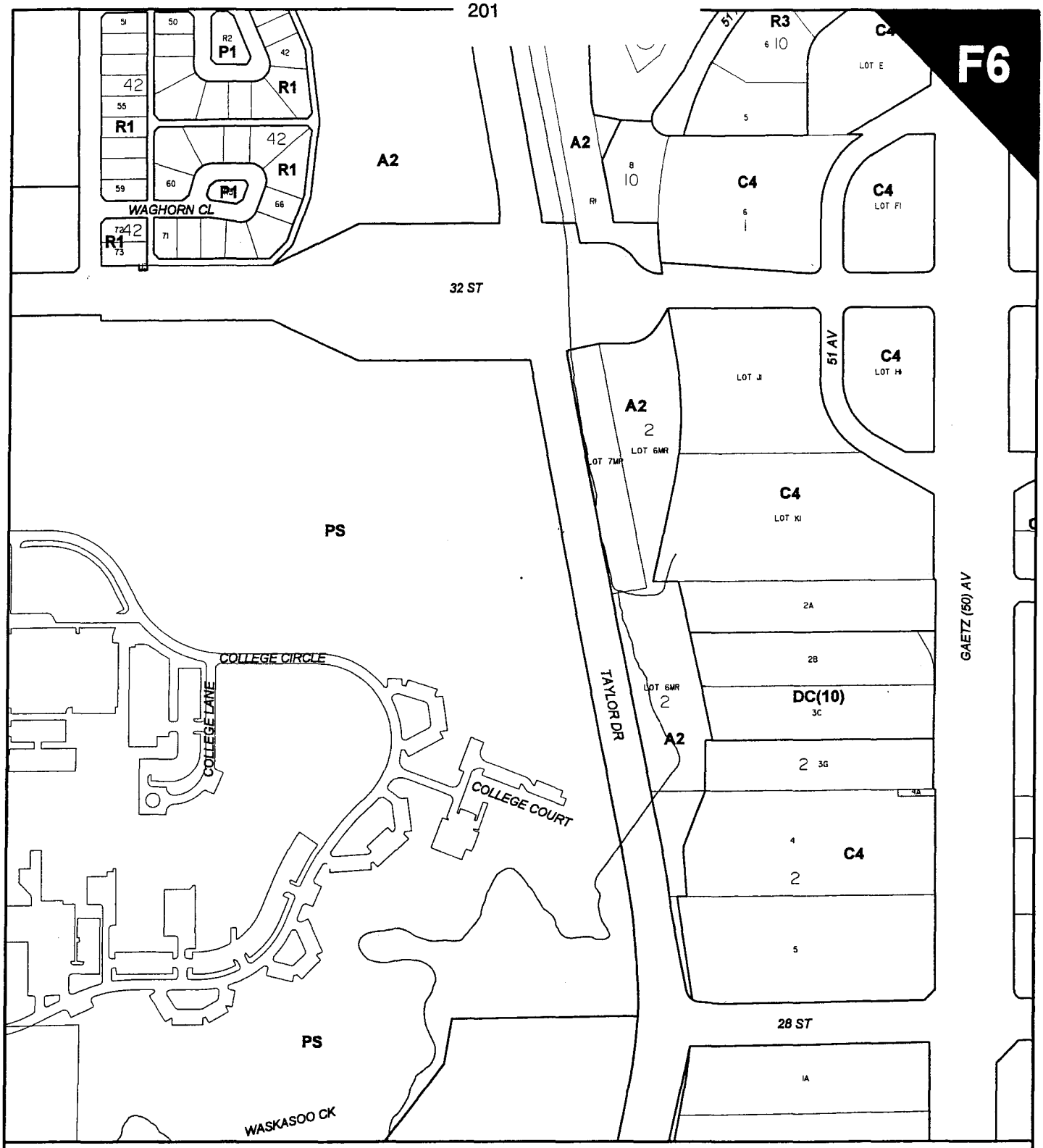

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NORTH
Scale 1:5,000

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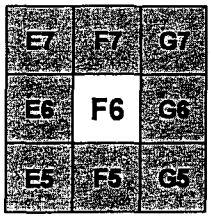
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 08

3156 / Q-99	*June 21,1999*
3156 / W-99	*Aug 16, 1999*
3156 / P-2003	*June 16, 2003*



SE¼ Sec 08
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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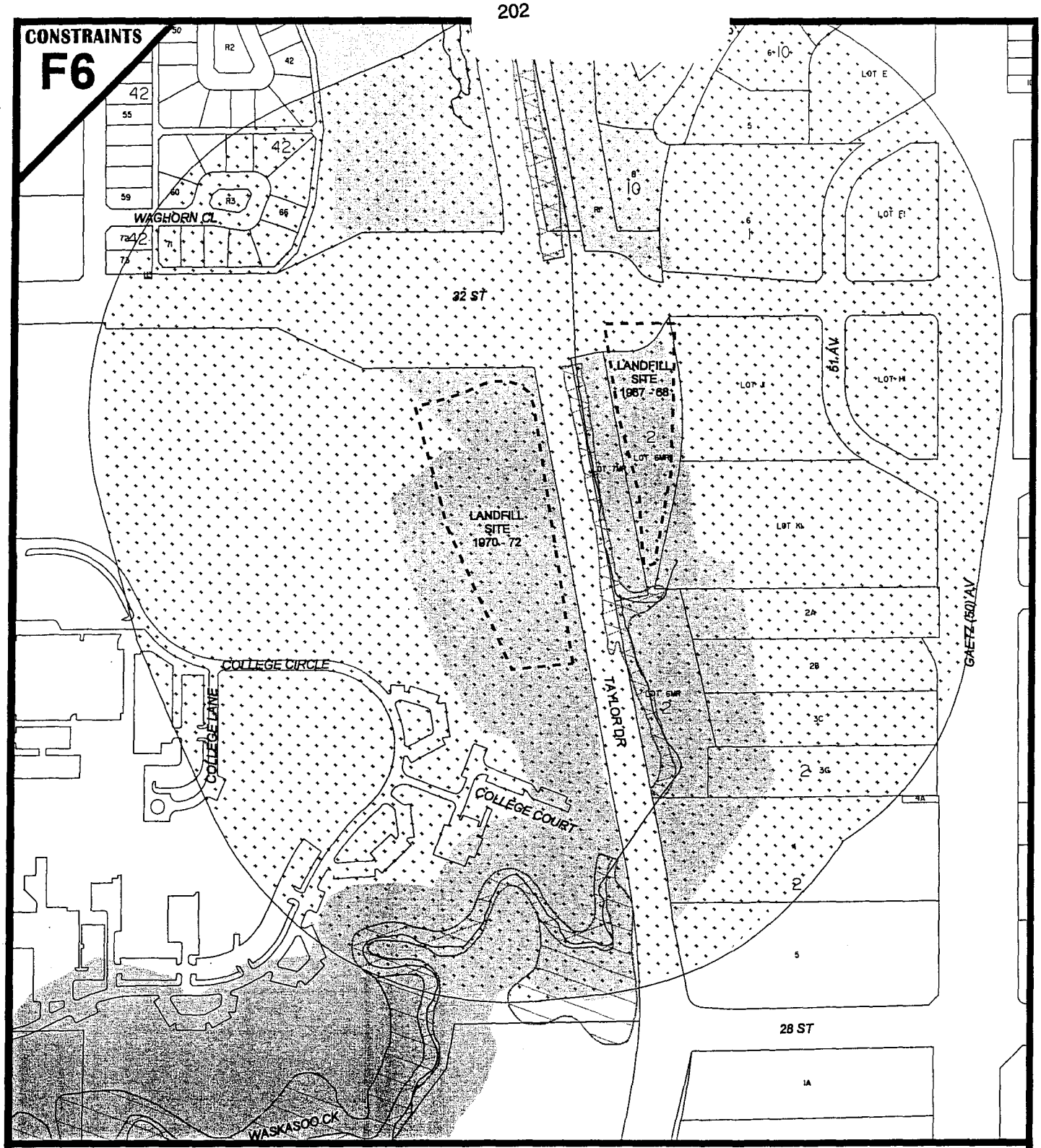
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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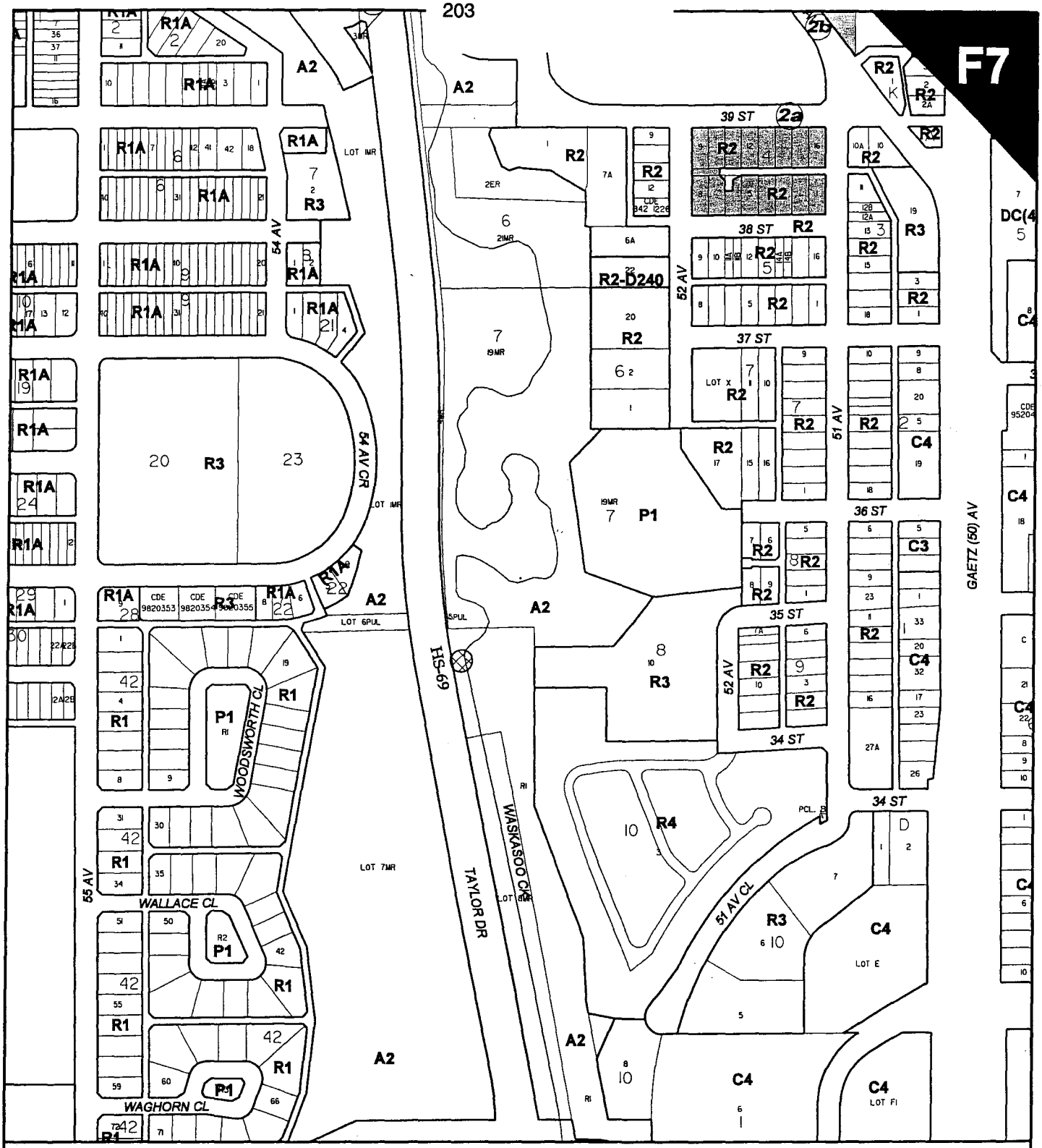
E7	F7	G7
E6	F6	G6
E5	F5	G5

SE¼ Sec 08
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 08

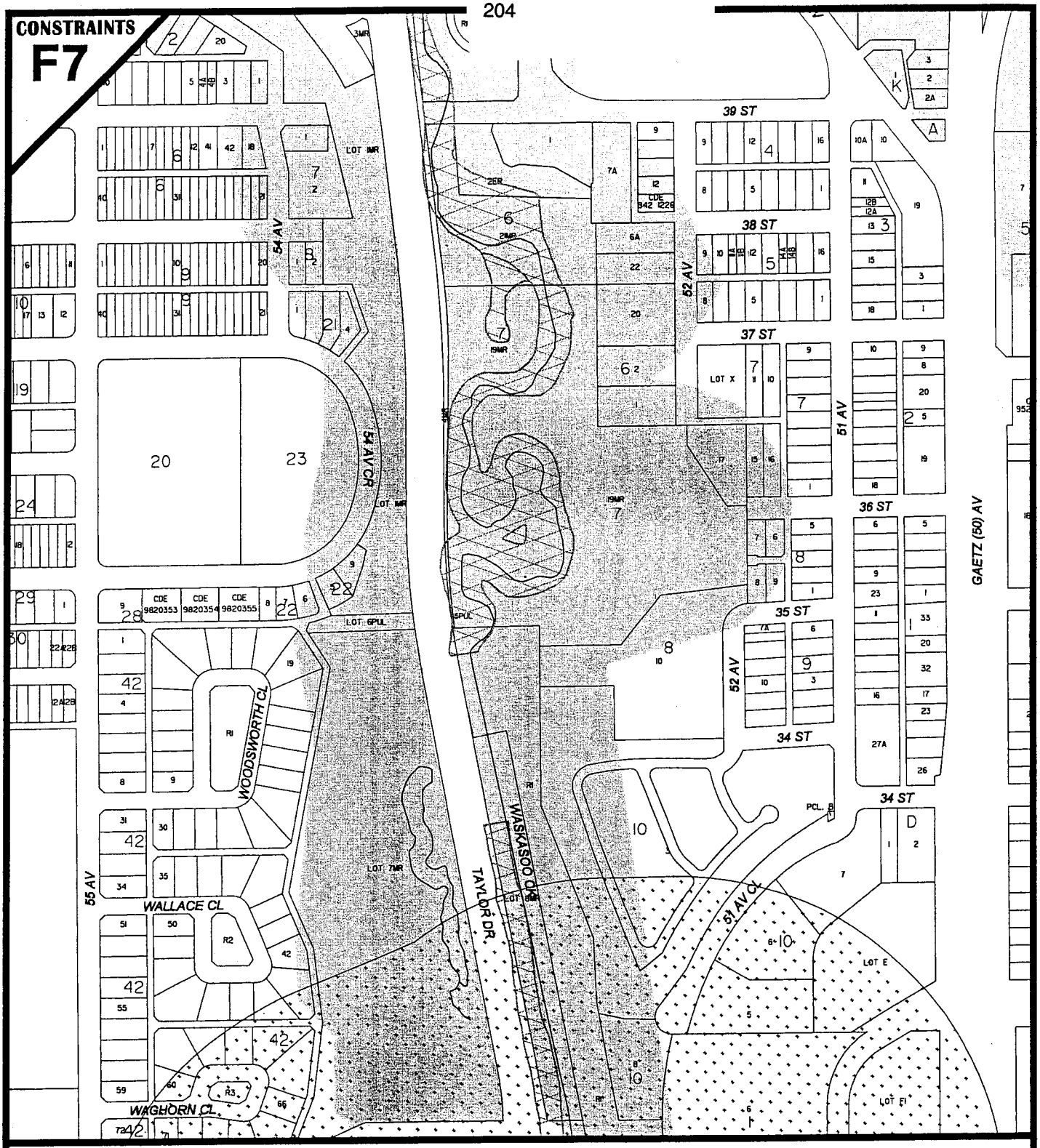
3156 / DD-97	*Nov 17, 1997*
3156 / G-2002	*June 17, 2002*
3156 / MM-2003	*Sept 8, 2003*
3156 / A-2004	*Feb 23, 2004*
3156 / Z-2004	*Sept 7, 2004*

E8	F8	G8
E7	F7	G7
E6	F6	G6

NE¼ Sec 08
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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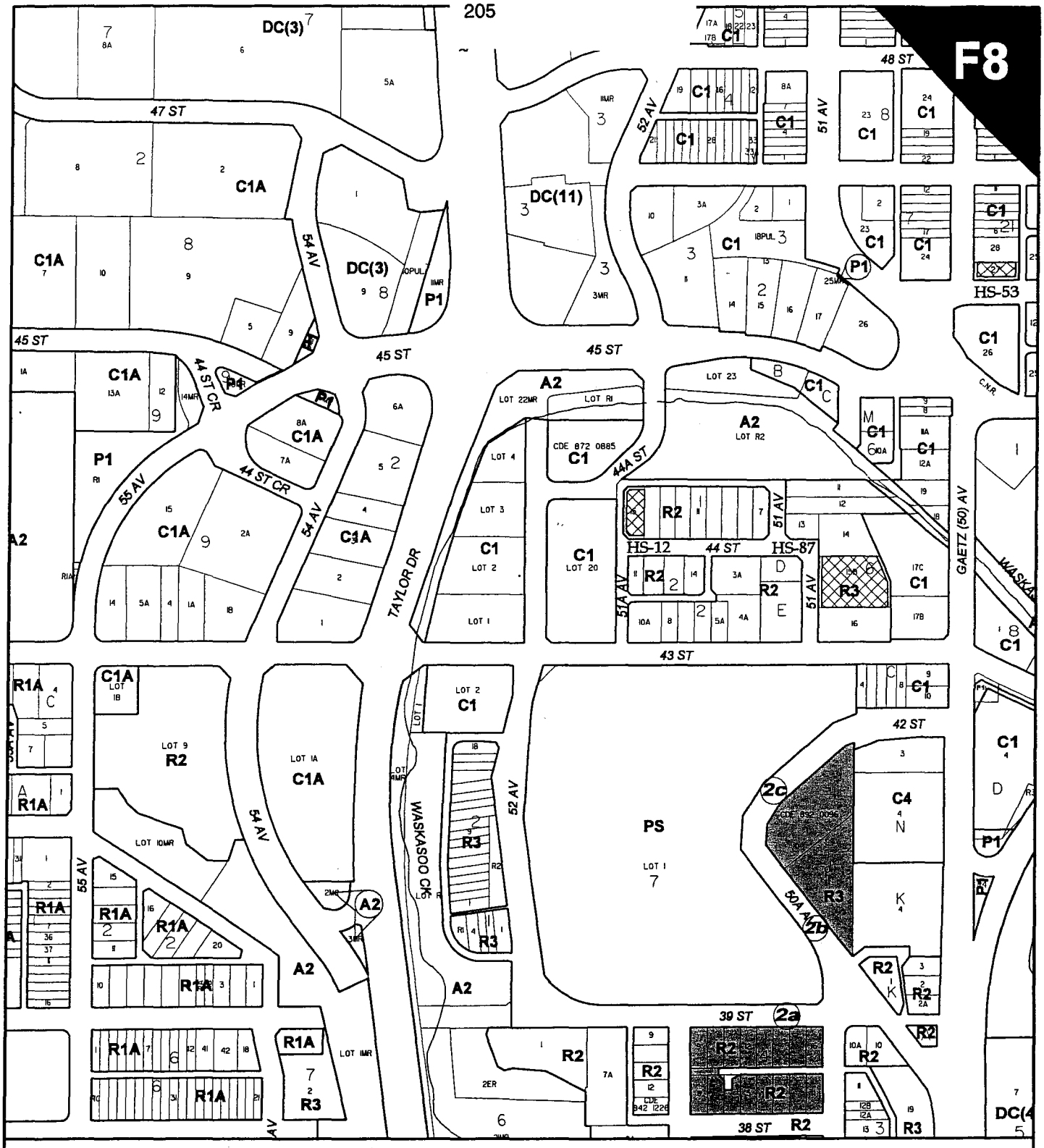
E8	F8	G8
E7	F7	G7
E6	F6	G6

NE¼ Sec 08
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

F8



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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 17

3156 / AA-99	*Sept 13, 1999*
3156 / S-2000	*June 19, 2000*
3156 / A-2004	*Feb 23, 2004*

see reverse for additional constraints

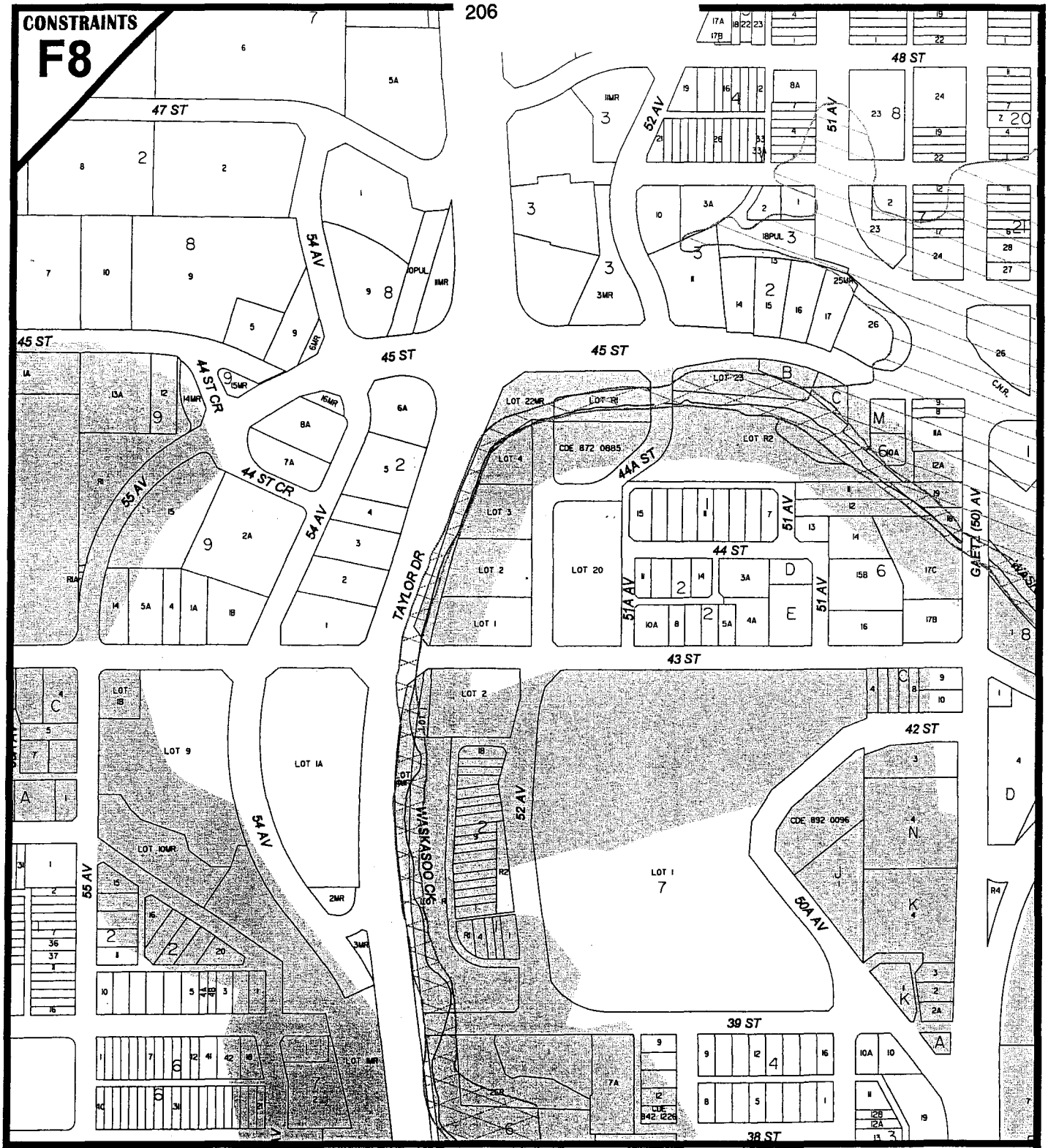
E9	F9	G9
E8	F8	G8
E7	F7	G7

SE¼ Sec 17
Twp 38- Rge 27 - W4th

printed on
December 06, 2004

CONSTRAINTS

F8



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

E9	F9	G9
E8	F8	G8
E7	F7	G7

SE¼ Sec 17
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 06, 2004

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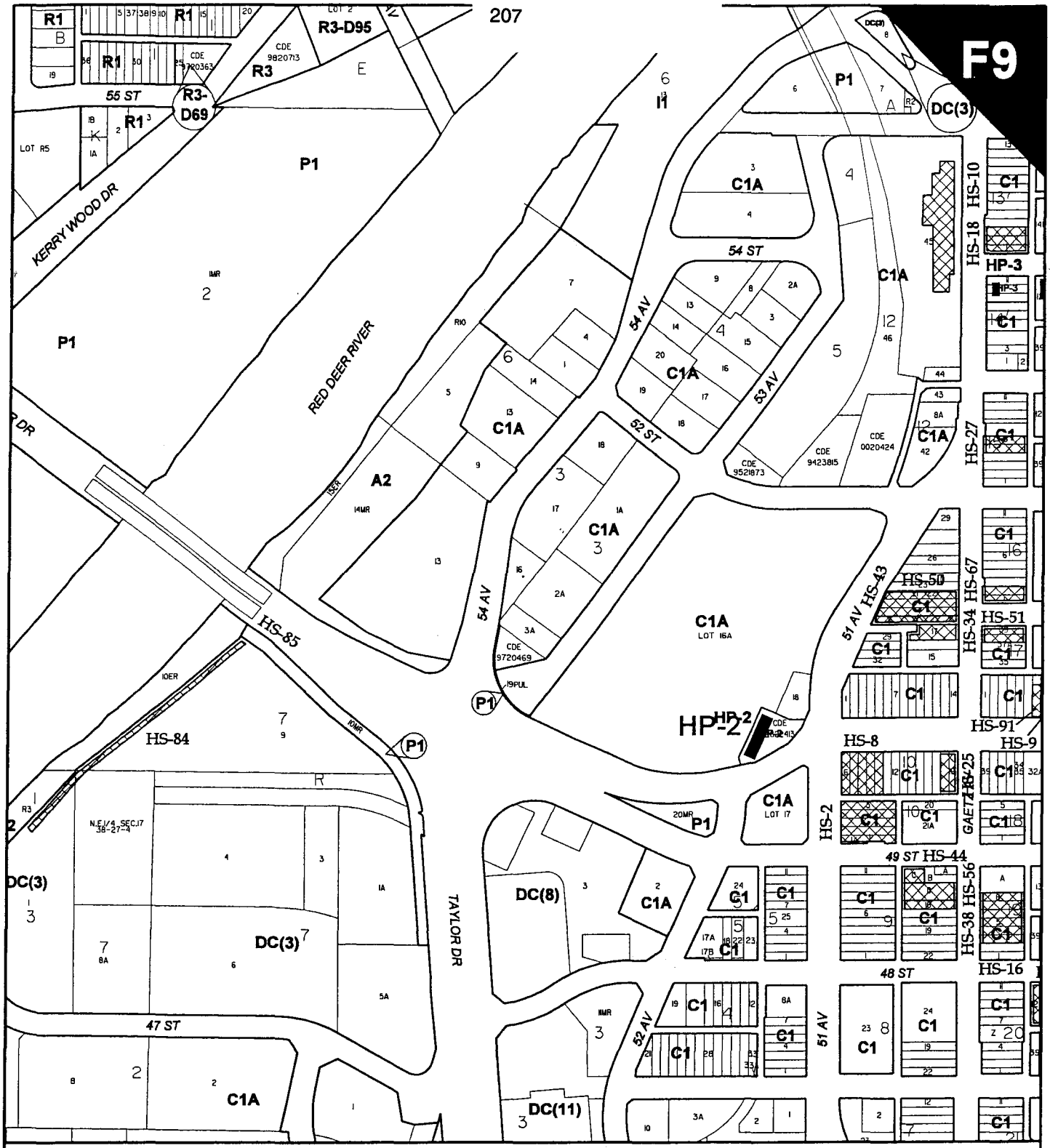
F9



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 17

3156 / E-99 *Mar 15, 1999*

NORTH
Scale 1:5,000

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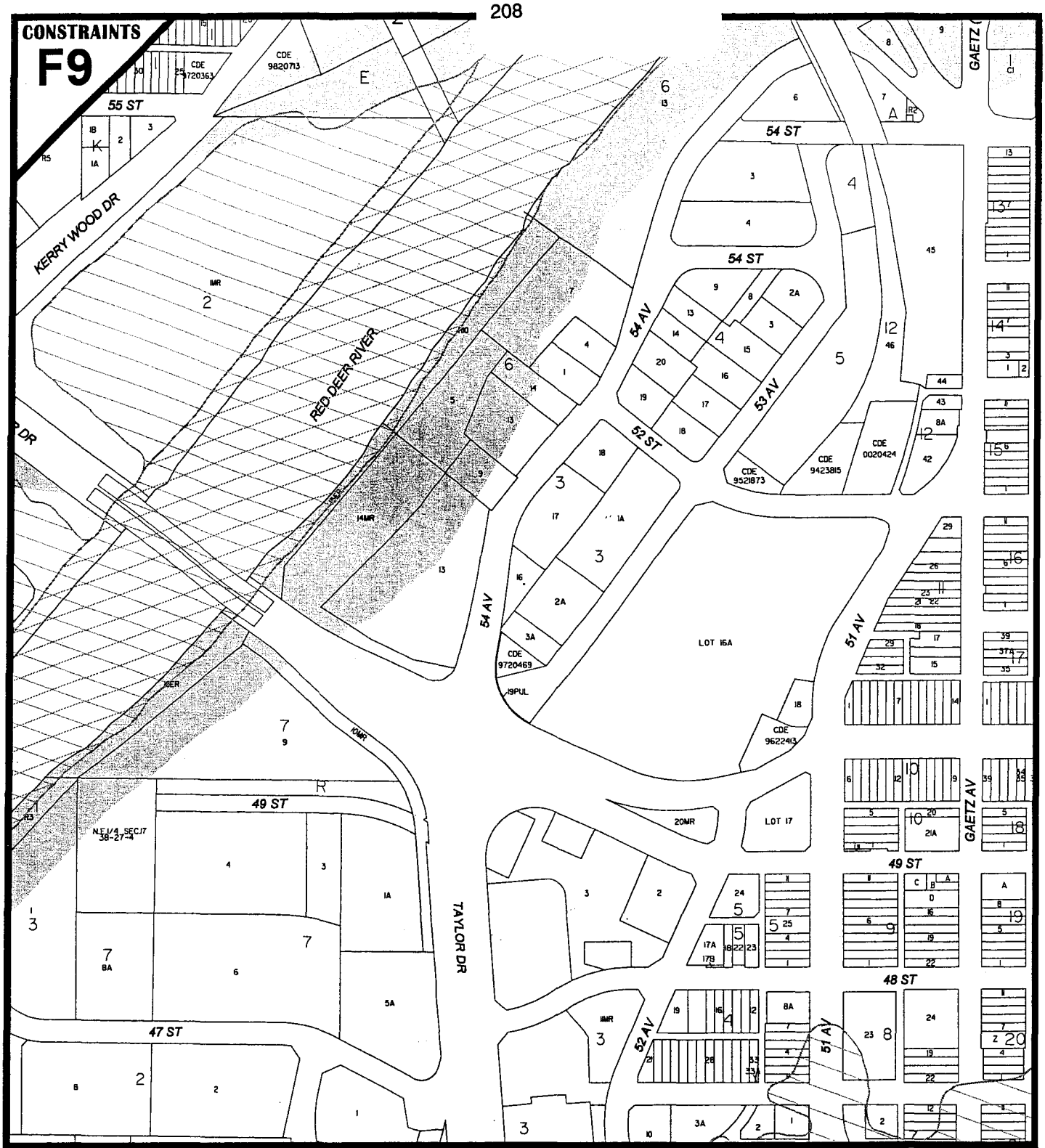
see reverse for additional constraints

E10	F10	G10
E9	F9	G9
E8	F8	G8

NE¼ Sec 17
Twp 38- Rge 27 - W4th

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

E10	F10	G10
E9	F9	G9
E8	F8	G8

NE¼ Sec 17
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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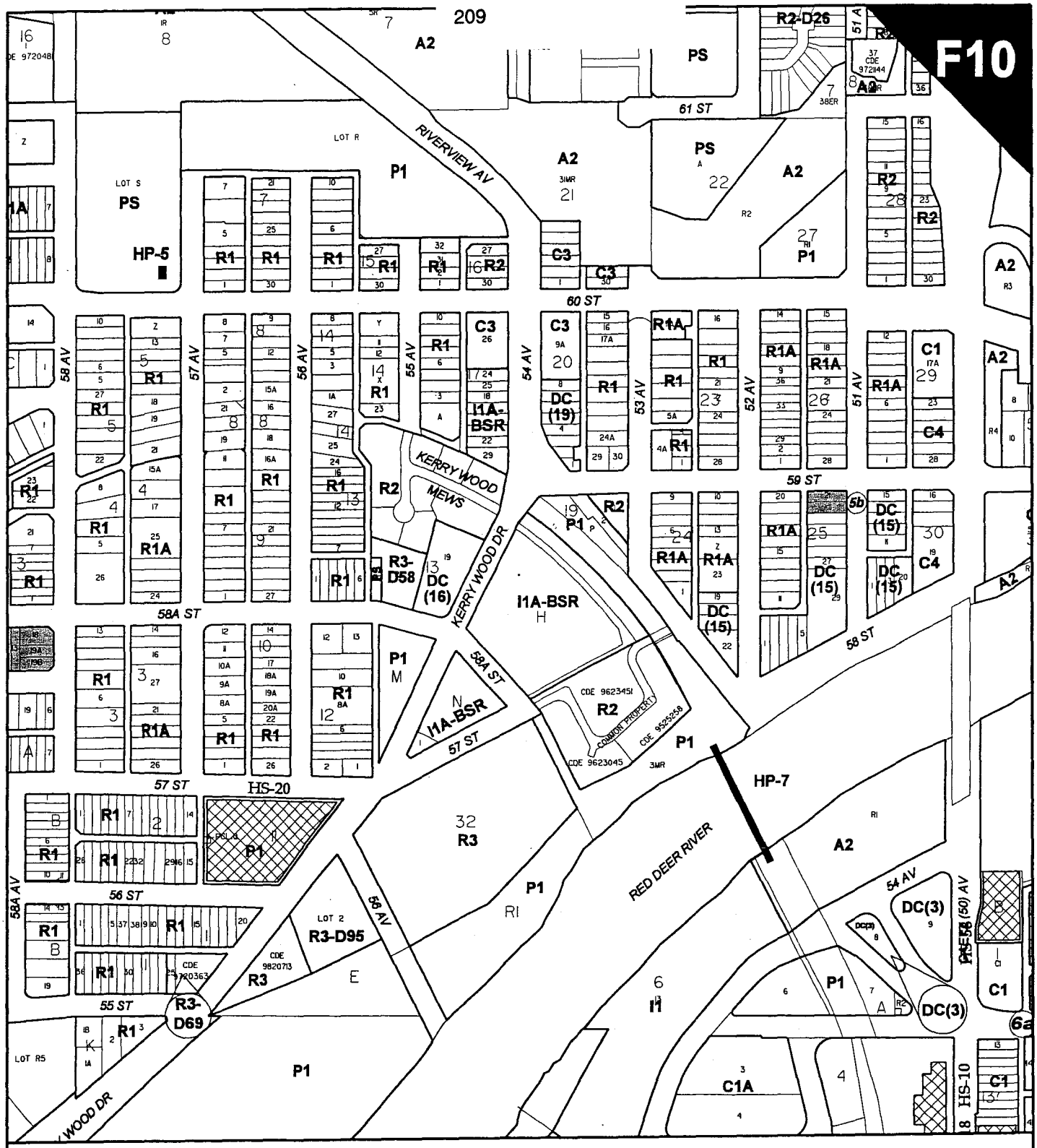
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 20

2672 / C-96	*April 9, 1996*
3156 / A-96	*May 6, 1996*
3156 / II-98	*Oct 5, 1998*
3156 / K-99	*May 10, 1999*
3156 / U-99	*Aug 3, 1999*
3156 / EE-99	*Sept 27, 1999*
3156 / MM-2000	*Dec 18, 2000*
3156 / NN-2000	*Jan 15, 2001*
3156 / QQ-2000	*Jan 15, 2001*
3156 / RR-2000	*Jan 15, 2001*
3156 / NN-2001	*Oct 9, 2001*
3156 / E-2002	*Mar 25, 2002*
3156 / G-2002	*June 17, 2002*
3156 / BB-2003	*July 14, 2003*
3156 / CC-2003	*July 14, 2003*
3156 / TT-2003	*Nov 3, 2003*

see reverse for additional constraints

E11	F11	G11
E10	F10	G10
E9	F9	G9

SE¼ Sec 20
Twp 38- Rge 27 - W4th

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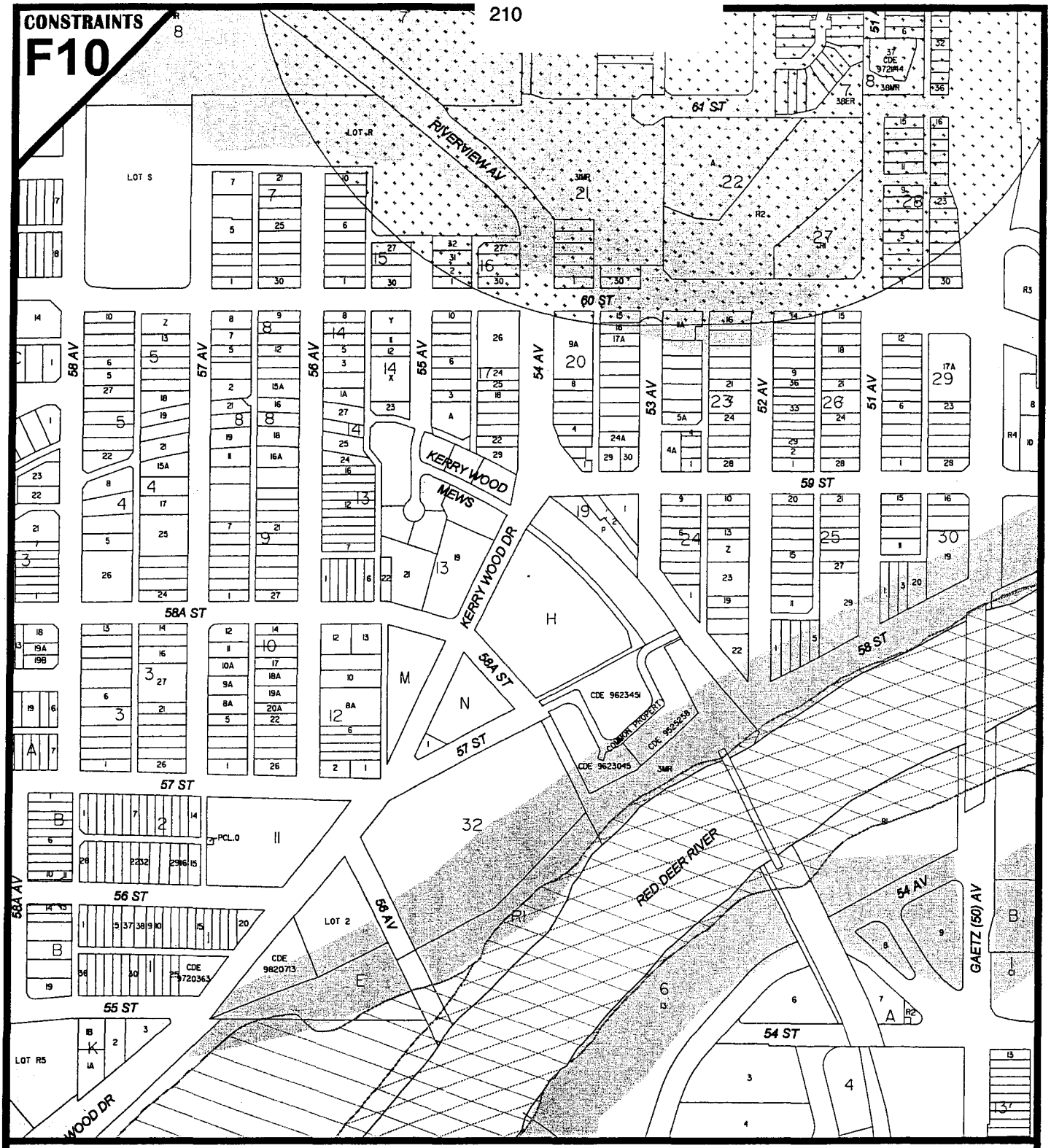
December 06, 2004

CONSTRAINTS

F10



The City of Red Deer

Land Use Bylaw 3156/96

E11	F11	G11
E10	**F10**	G10
E9	F9	G9

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

SE¼ Sec 20
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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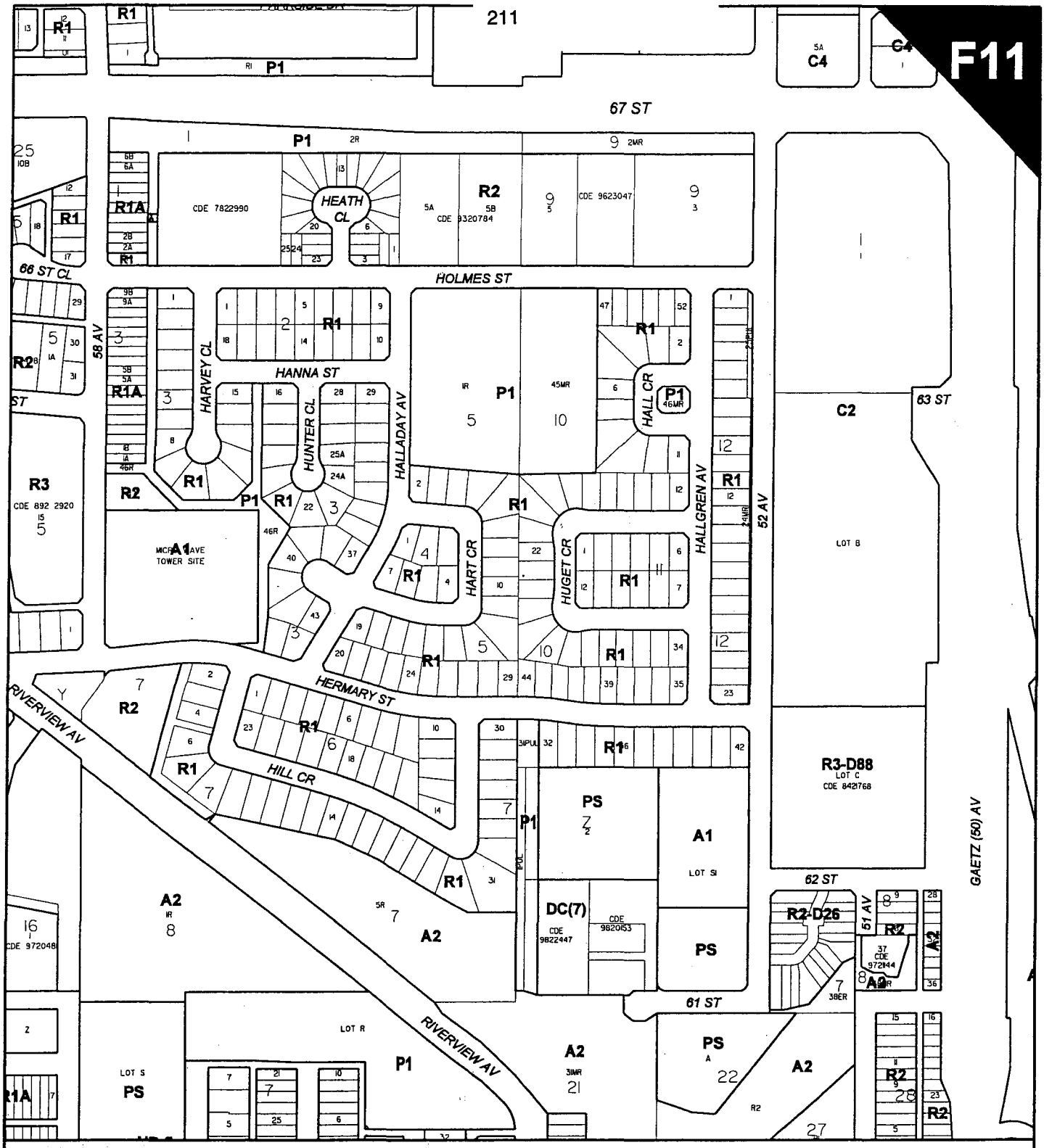

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 20

3156 / O-96	*Nov 18, 1996*
3156 / D-97	*May 20, 1997*
3156 / B-2000	*Mar 13, 2000*
3156 / B-2002	*Feb 25, 2002*
3156 / G-2002	*June 17, 2002*
3156 / MM-2002	*Aug 12, 2002*

see reverse for additional constraints

E12	F12	G12
E11	F11	G11
E10	F10	G10

NE¼ Sec 20
Twp 38- Rge 27 - W4th

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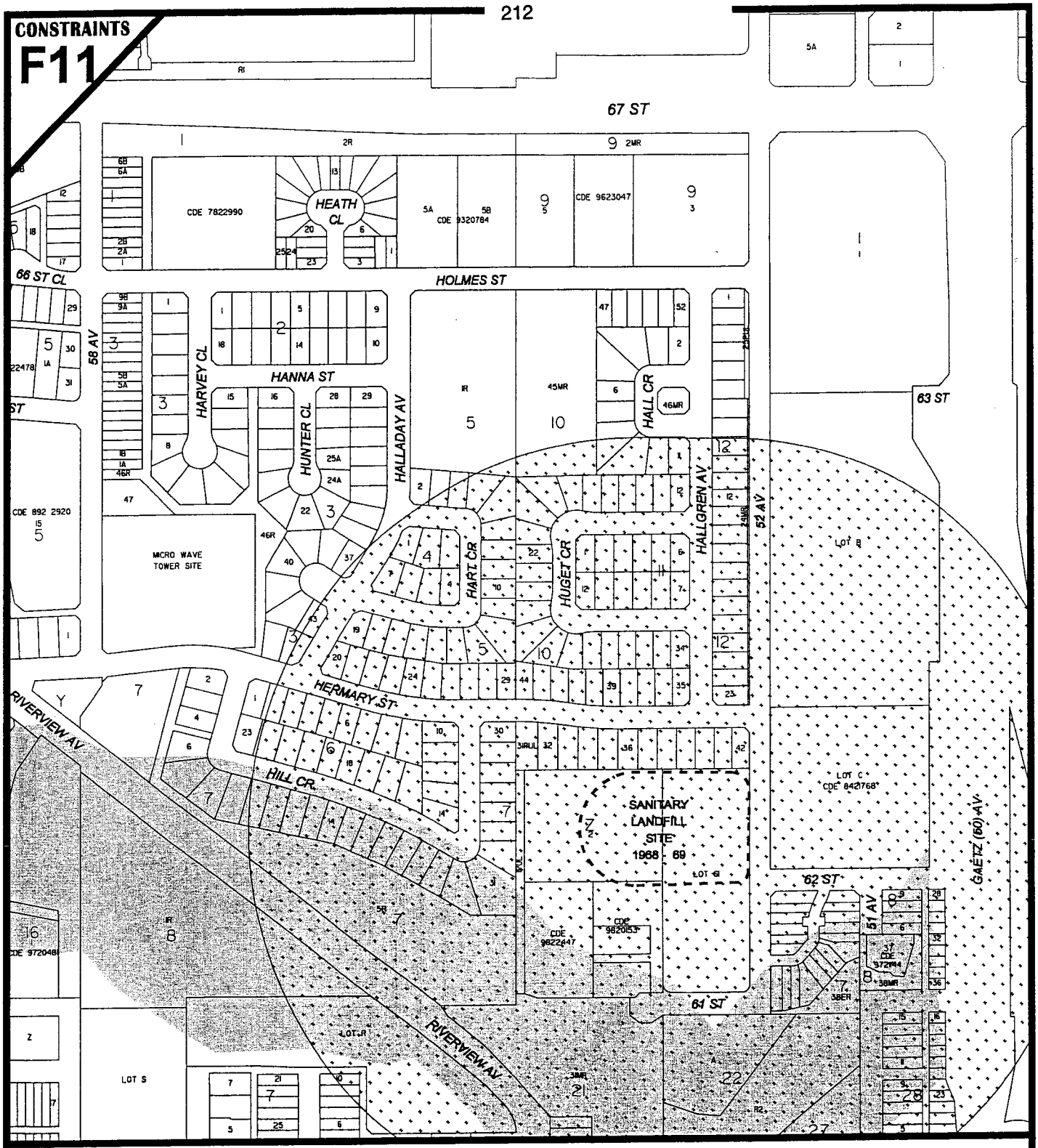
December 06, 2004

CONSTRAINTS

F11



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

E12	F12	G12
E11	F11	G11
E10	F10	G10

NE¼ Sec 20
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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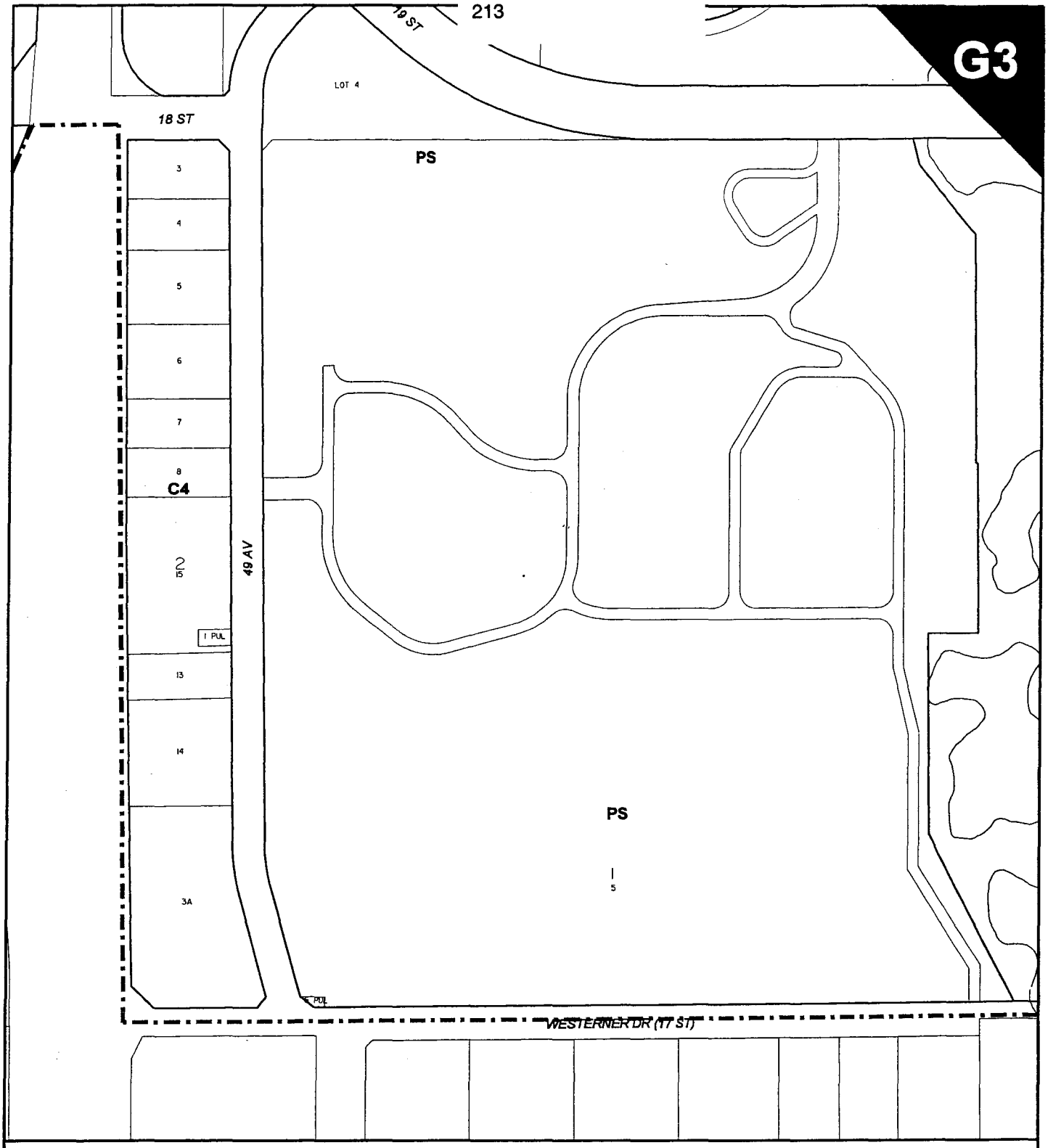


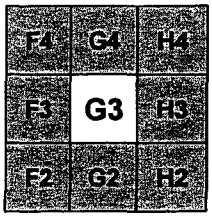
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 33



NORTH
Scale 1:5,000

NW¼ Sec 33
Twp 37- Rge 27 - W4th

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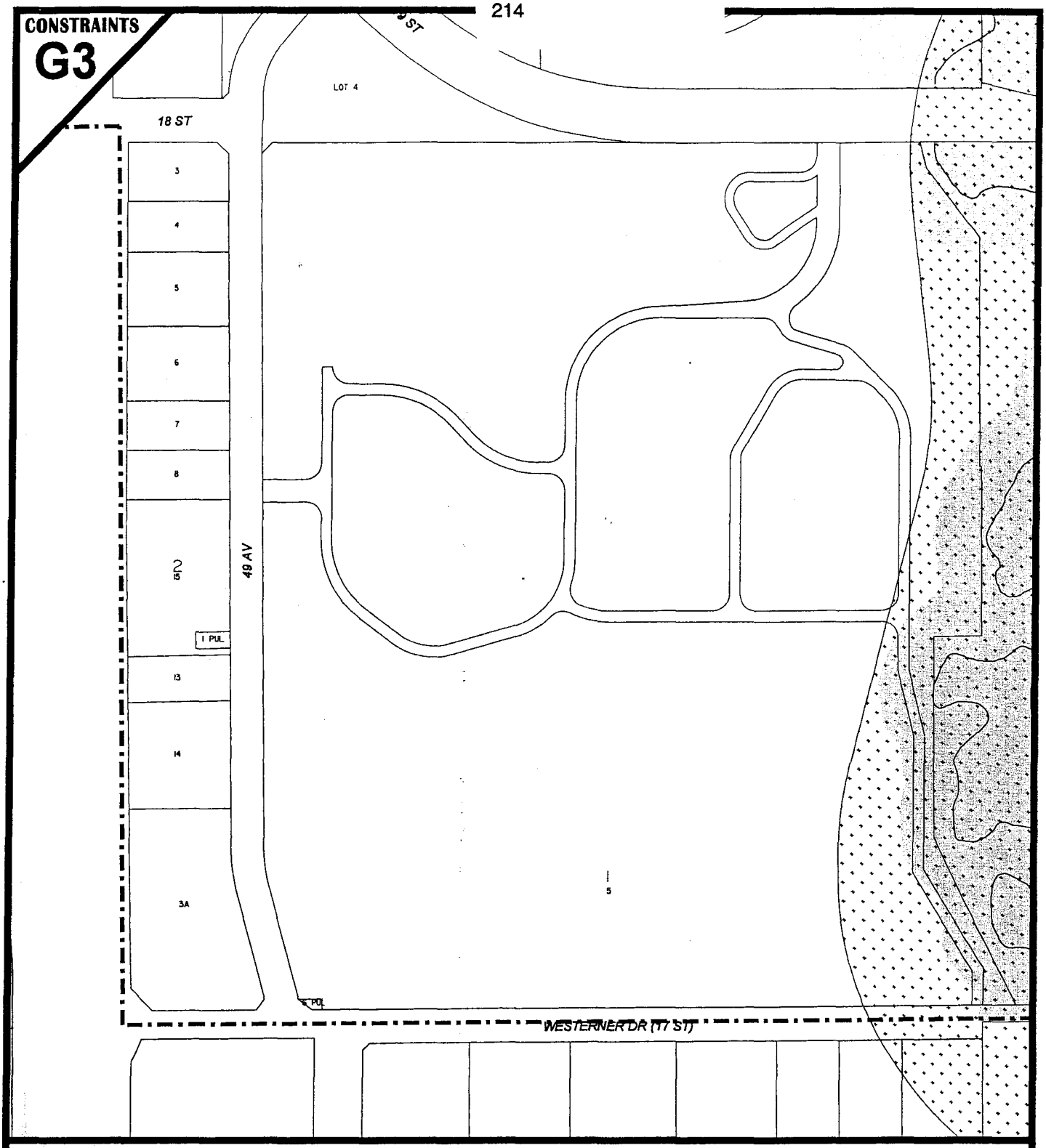

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

F4	G4	H4
F3	G3	H3
F2	G2	H2

NORTH
Scale 1:5,000

NW¼ Sec 33
Twp 37 - Rge 27 - W4th

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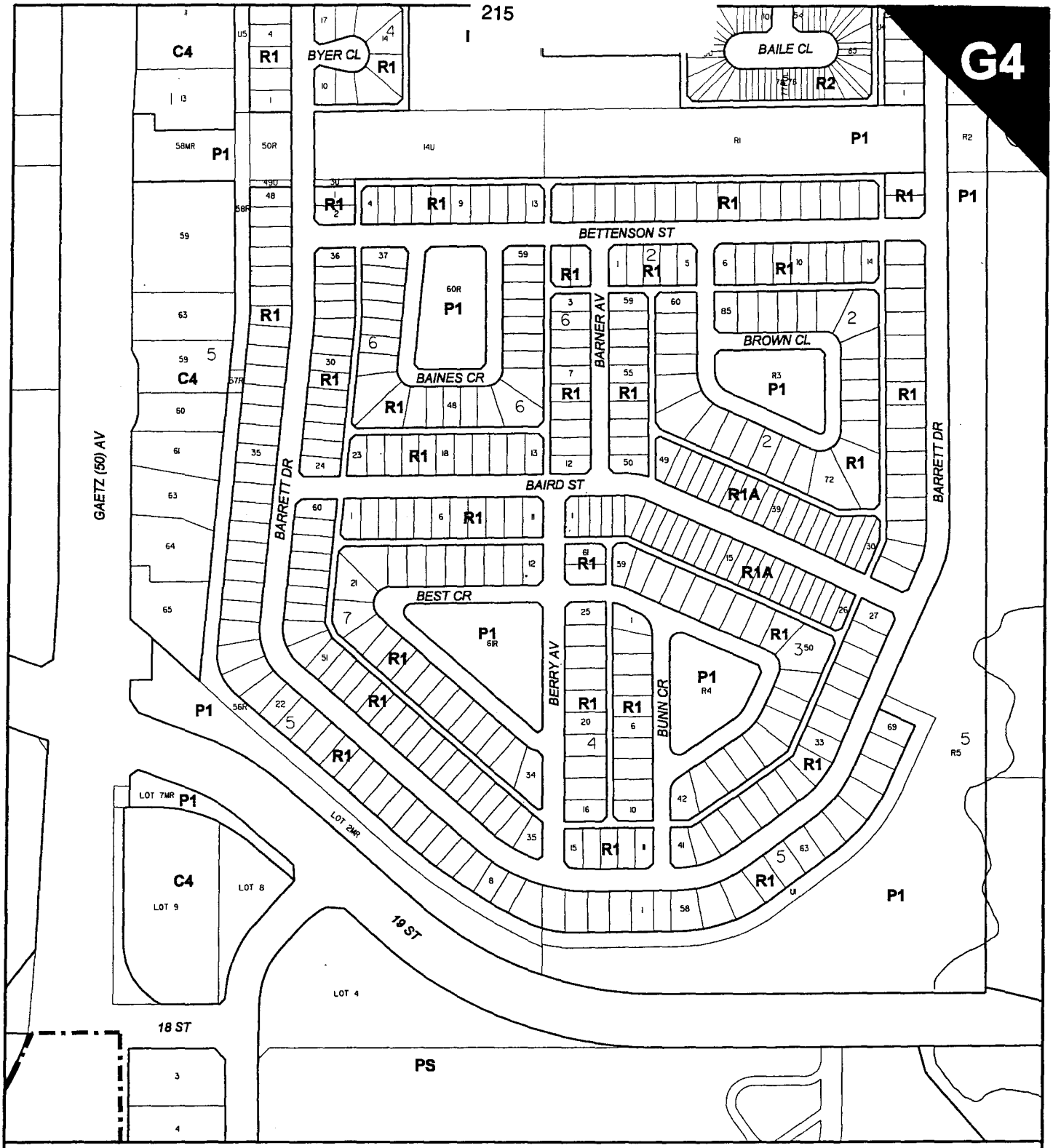

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 04

F5	G5	H5
F4	G4	H4
F3	G3	H3

NORTH
Scale 1:5,000

SW¼ Sec 04
Twp 38- Rge 27 - W4th

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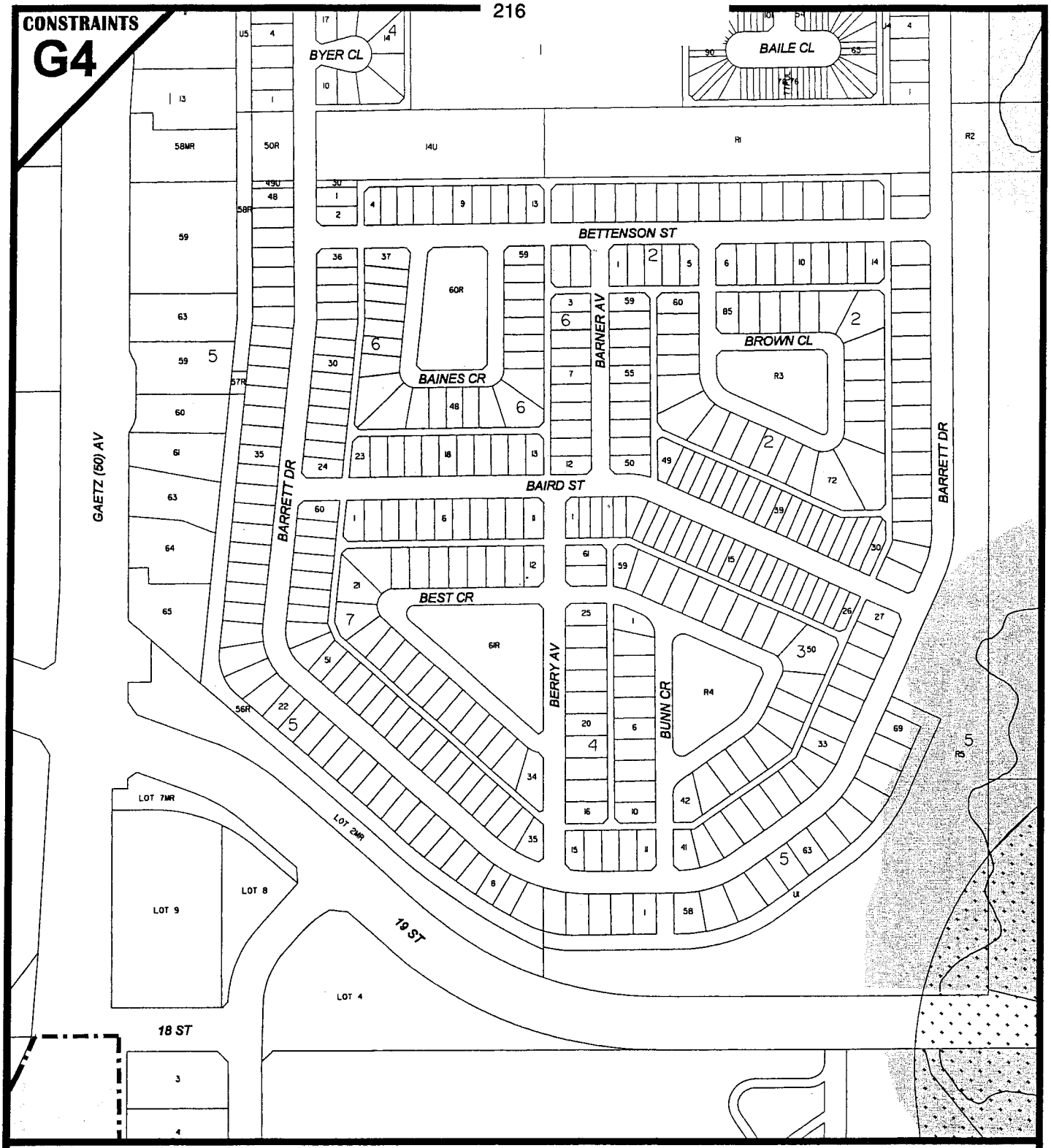
CONSTRAINTS

G4



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F5	G5	H5
F4	G4	H4
F3	G3	H3

SW¼ Sec 04
Twp 38 - Rge 27 - W4th

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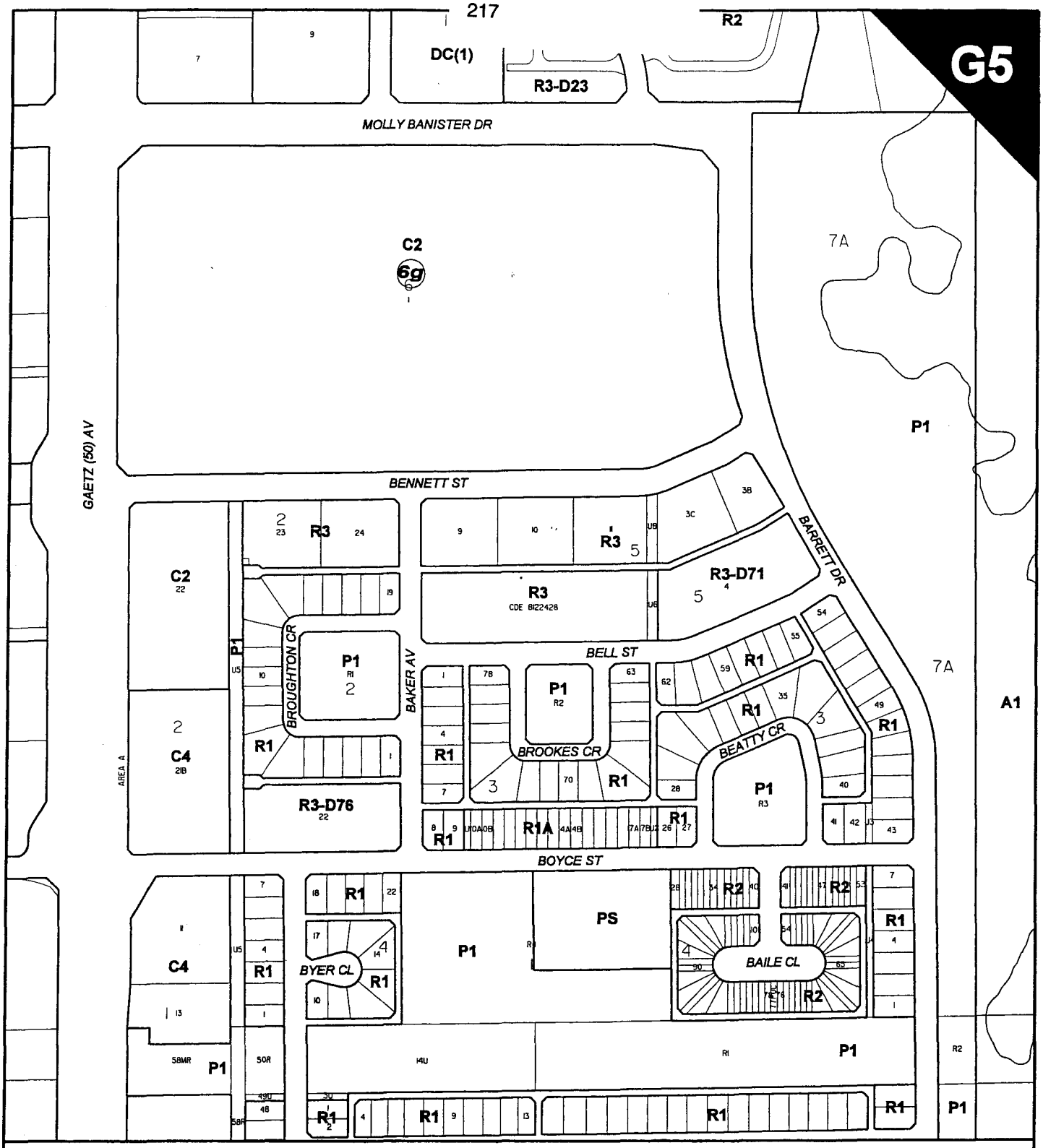

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 04

3156 / G-2002	*June 17, 2002*
3156 / BBB-2002	*Dec 16, 2002*
3156 / W-2003	*June 16, 2003*

F6	G6	H6
F5	G5	H5
F4	G4	H4

NW¼ Sec 04
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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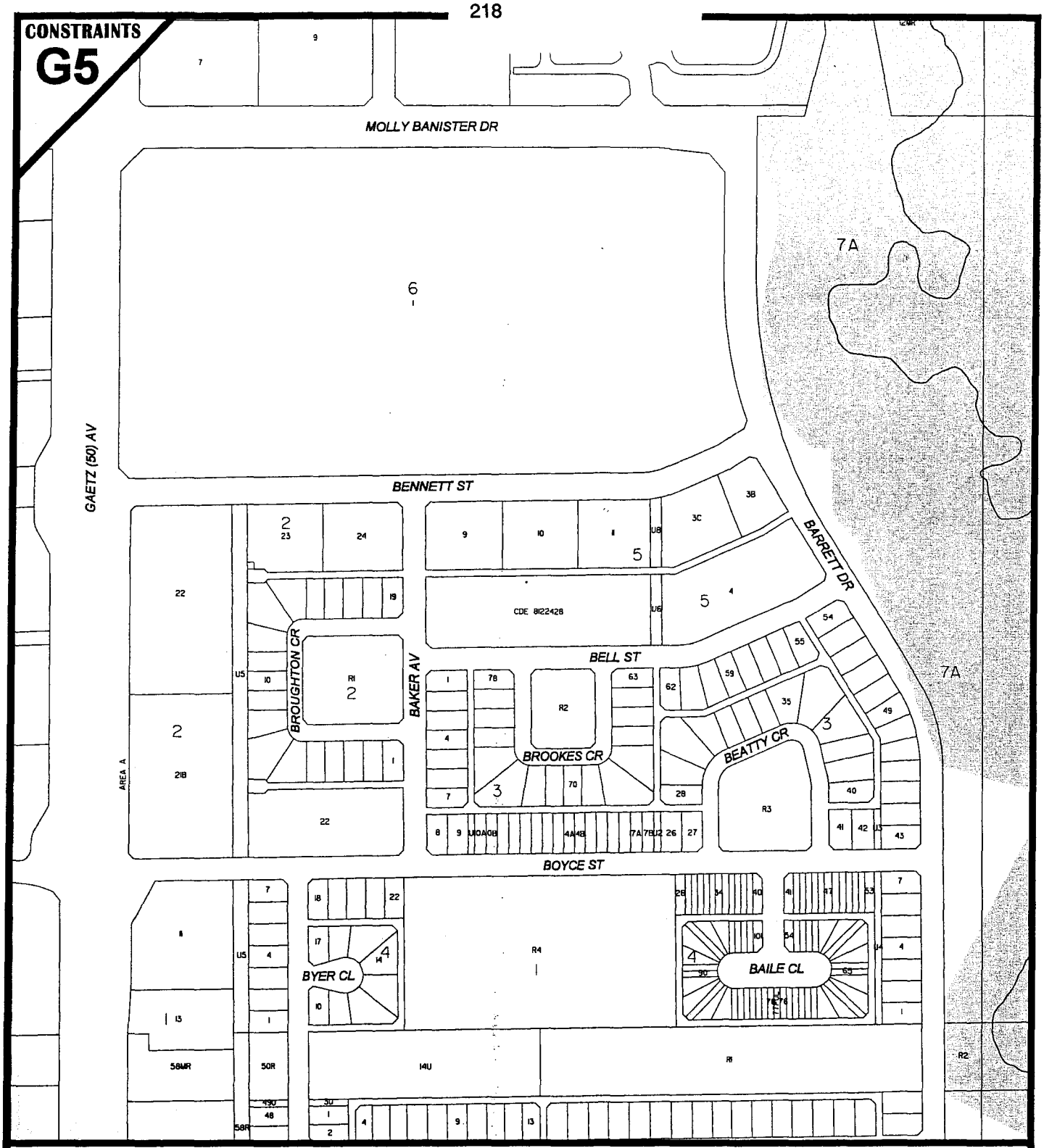
December 06, 2004

CONSTRAINTS
G5



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

F6	G6	H6
F5	G5	H5
F4	G4	H4

NW¼ Sec 04
Twp 38 - Rge 27 - W4th

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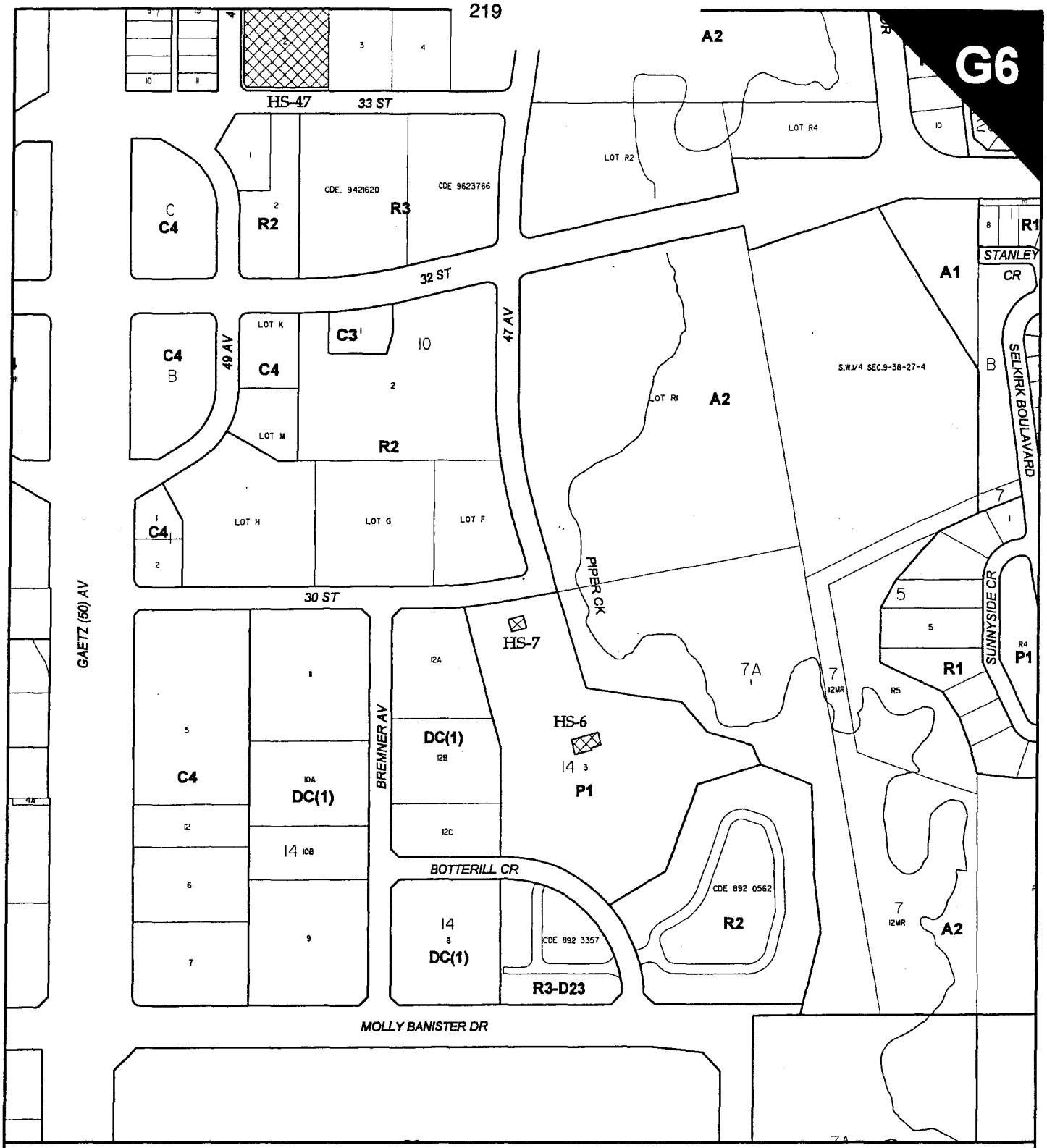

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 09

3156 / G-2002 June 17, 2002

F7	G7	H7
F6	G6	H6
F5	G5	H5

NORTH
Scale 1:5,000

SW¼ Sec 09
Twp 38- Rge 27 - W4th

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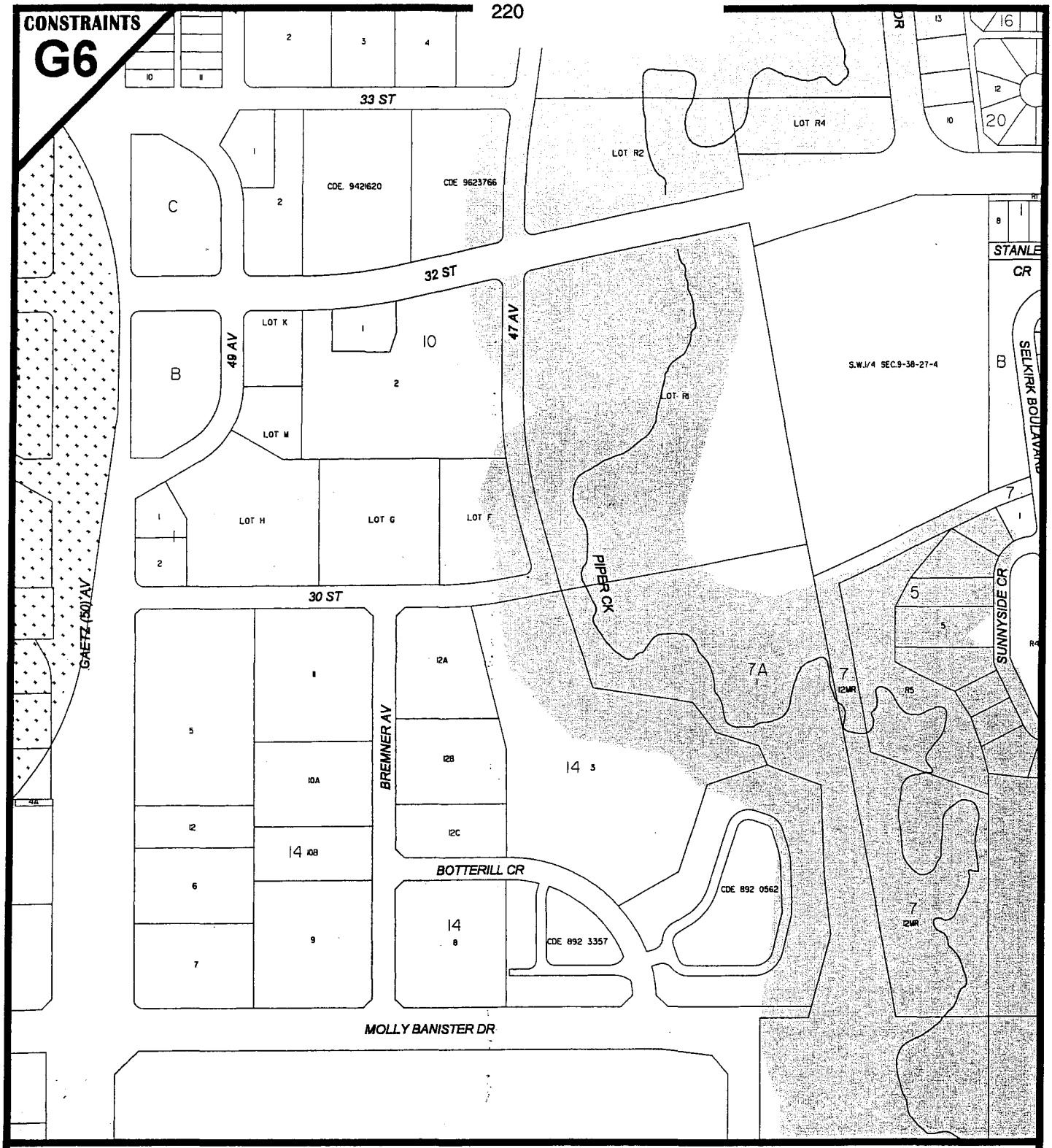
CONSTRAINTS

G6



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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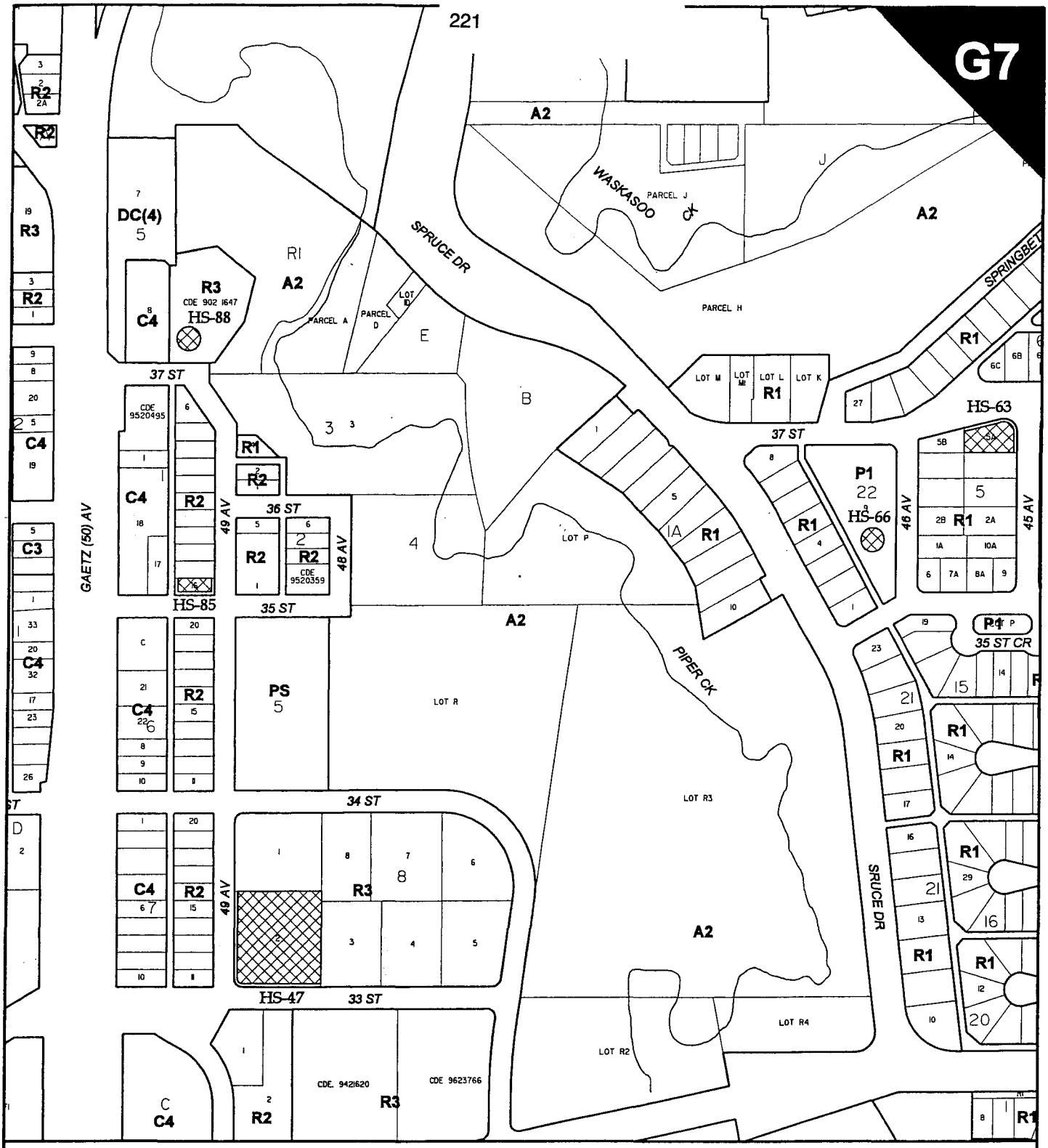
F7	G7	H7
F6	G6	H6
F5	G5	H5

SW¼ Sec 09
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 09

3156 / RR-98	*Dec 7, 1998*
3156 / D-2000	*Mar 27, 2000*
3156 / B-2001	*Feb 12, 2001*
3156 / WW-2001	*Jan 14, 2002*

F8	G8	H8
F7	G7	H7
F6	G6	H6

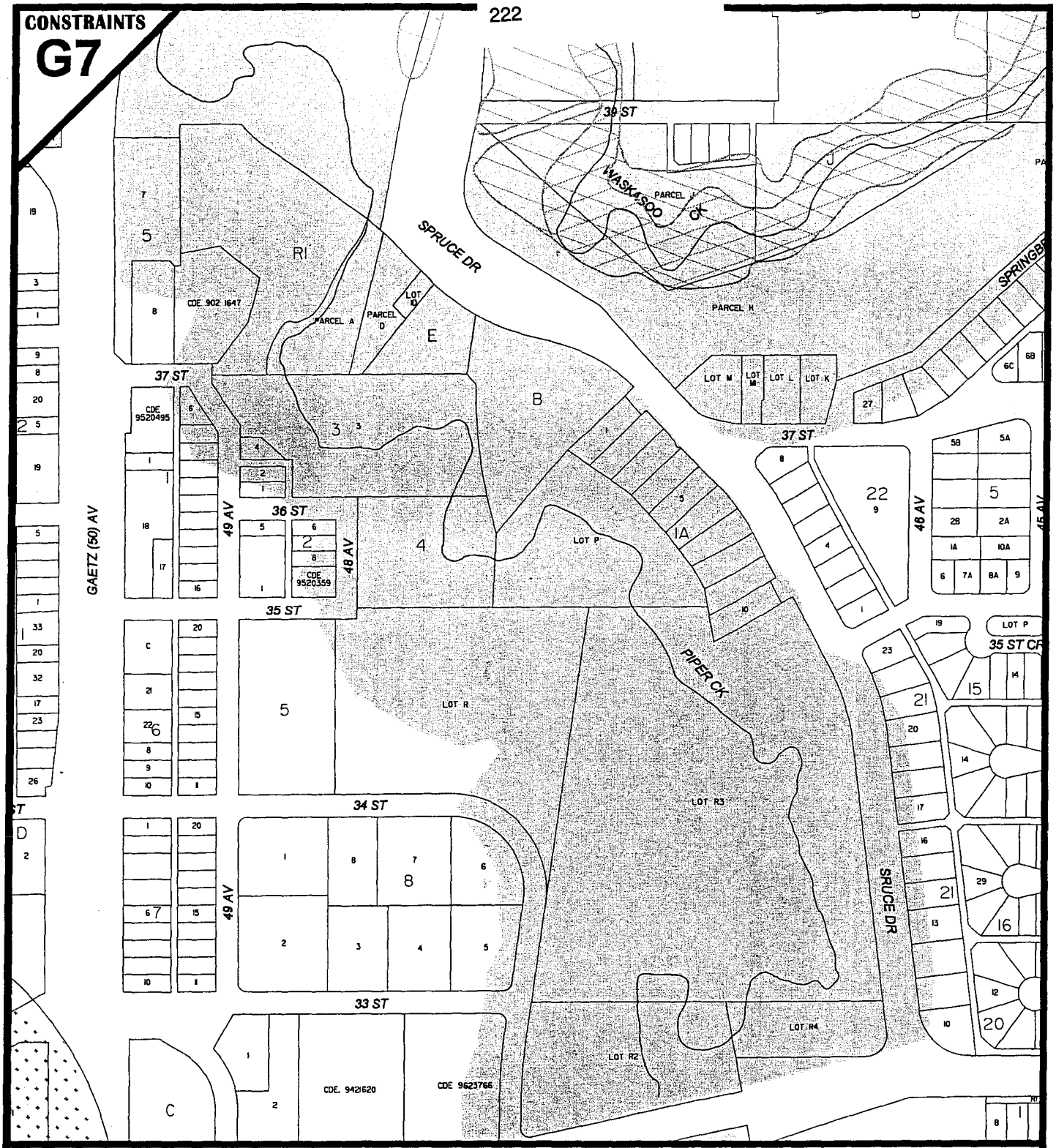
NW¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

CONSTRAINTS

G7



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F8	G8	H8
F7	G7	H7
F6	G6	H6

NW¼ Sec 09
Twp 38 - Rge 27 - W4th

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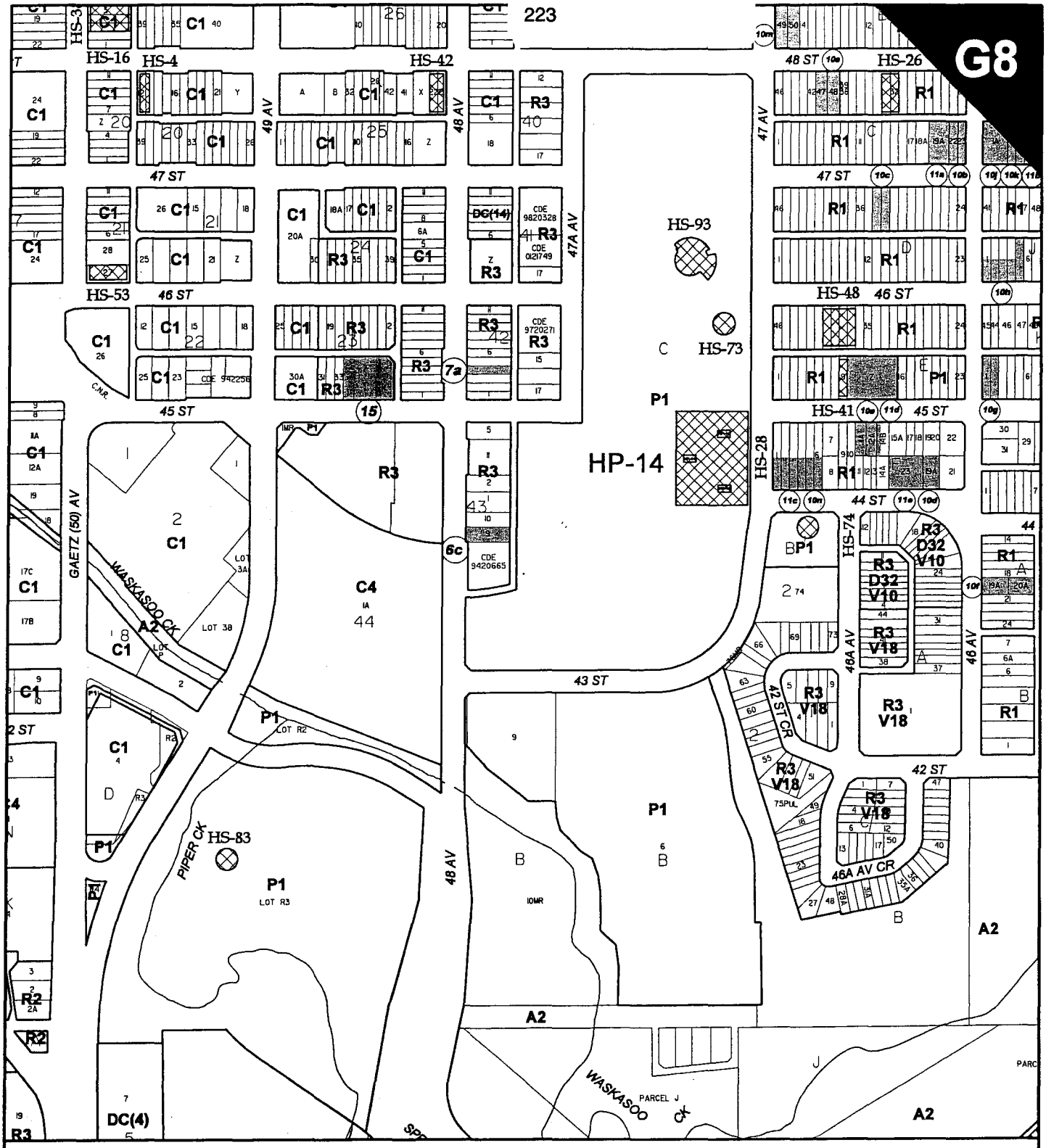

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 16

3156 / J-96	*Sept 23, 1996*
3156 / C-98	*Feb 23, 1998*
3156 / H-2000	*Apr 10, 2000*
3156 / I-2000	*Apr 10, 2000*
3156 / U-2001	*June 18, 2001*
3156 / G-2002	*June 17, 2002*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*
3156 / C-2004	*Feb 23, 2004*
3156 / H-2004	*Apr 5, 2004*
3156 / M-2004	*May 3, 2004*
3156 / I-2004	*June 14, 2004*
3156 / FF-2004	*Nov 8, 2004*

see reverse for additional constraints

F9	G9	H9
F8	G8	H8
F7	G7	H7

SW¼ Sec 16
Twp 38- Rge 27 - W4th

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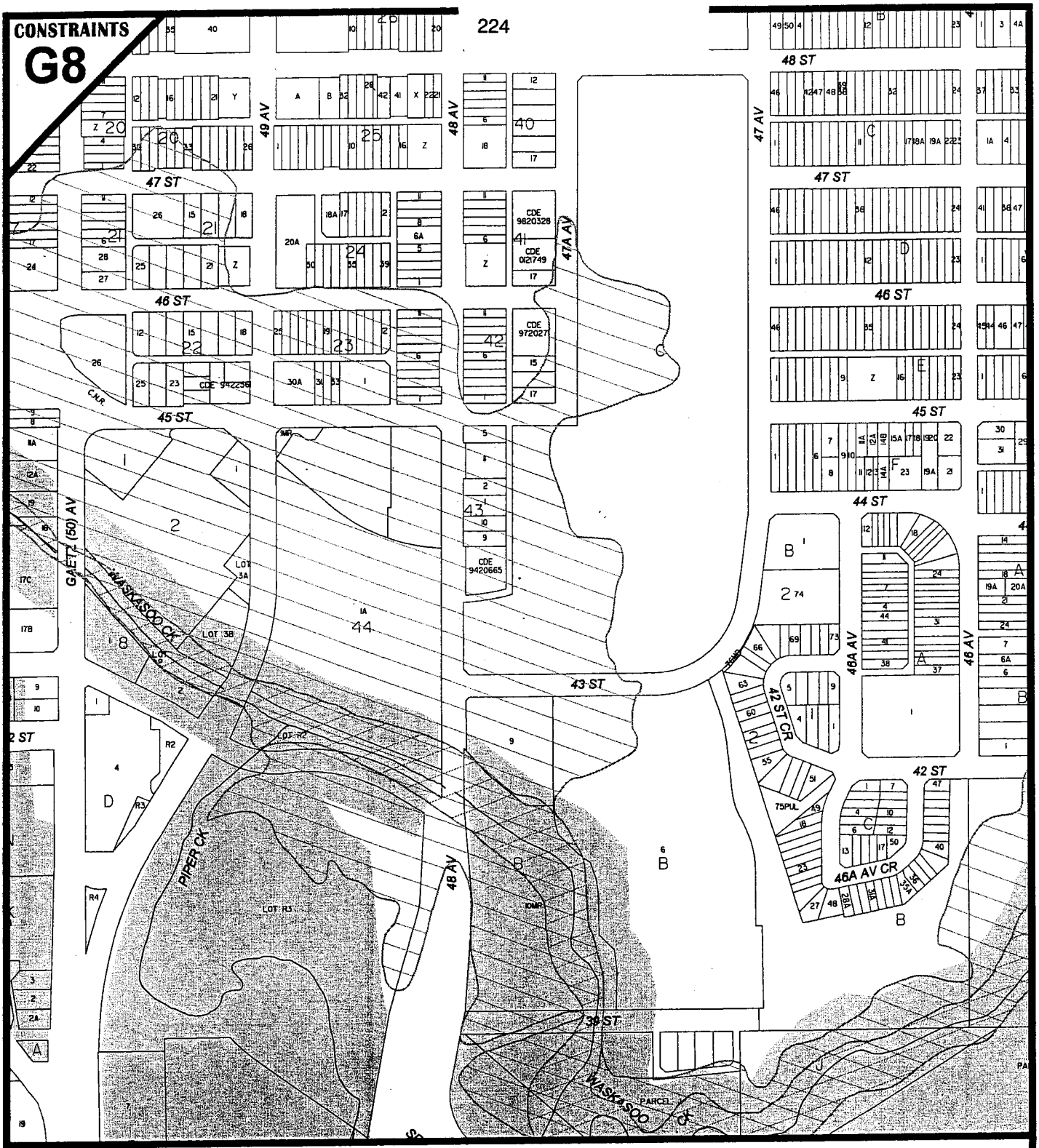
December 06, 2004

CONSTRAINTS

G8



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

F9	G9	H9
F8	G8	H8
F7	G7	H7

SW¼ Sec 16
Twp 38 - Rge 27 - W4th

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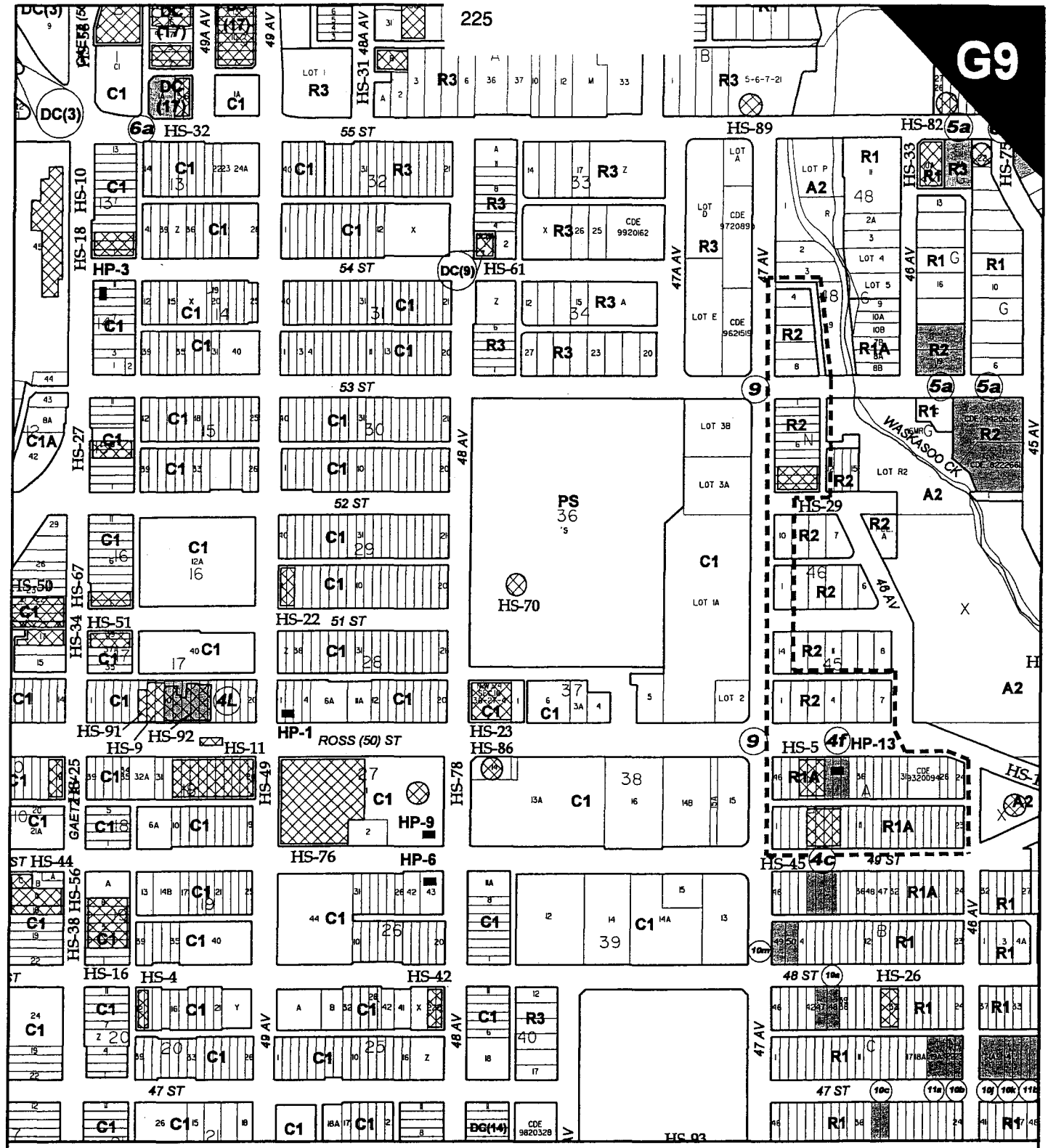

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 16

3156 / F-99	*Mar 29, 1999*
3156 / LL-2001	*Sept 24, 2001*
3156 / U-2001	*June 18, 2001*
3156 / LL-2002	*Dec 16, 2002*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*

see reverse for additional constraints

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW¼ Sec 16
Twp 38- Rge 27 - W4th

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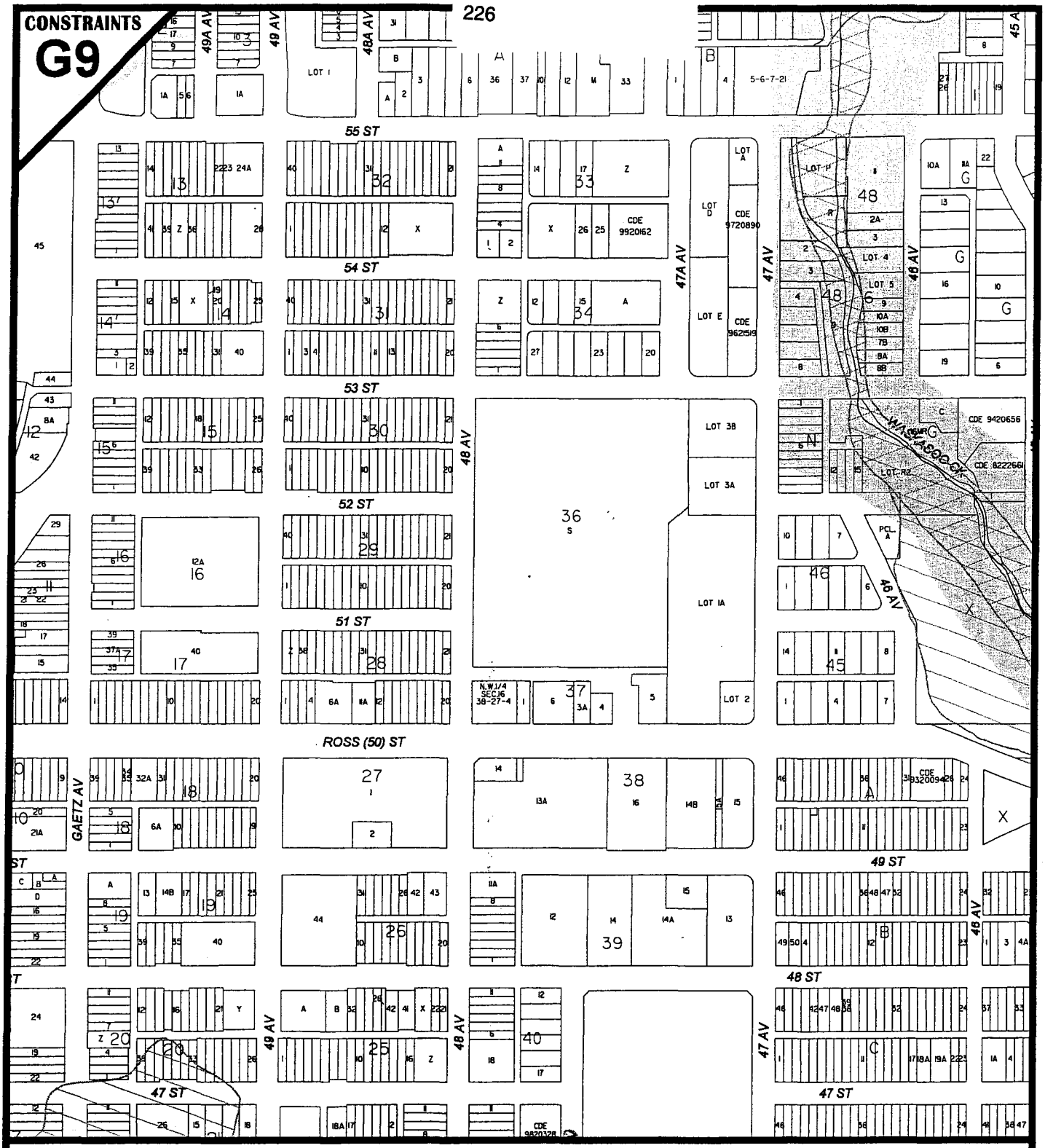
December 06, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- - - - Landfill Sites (approximate)

NORTH
Scale 1:5,000

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW¼ Sec 16
Twp 38 - Rge 27 - W4th

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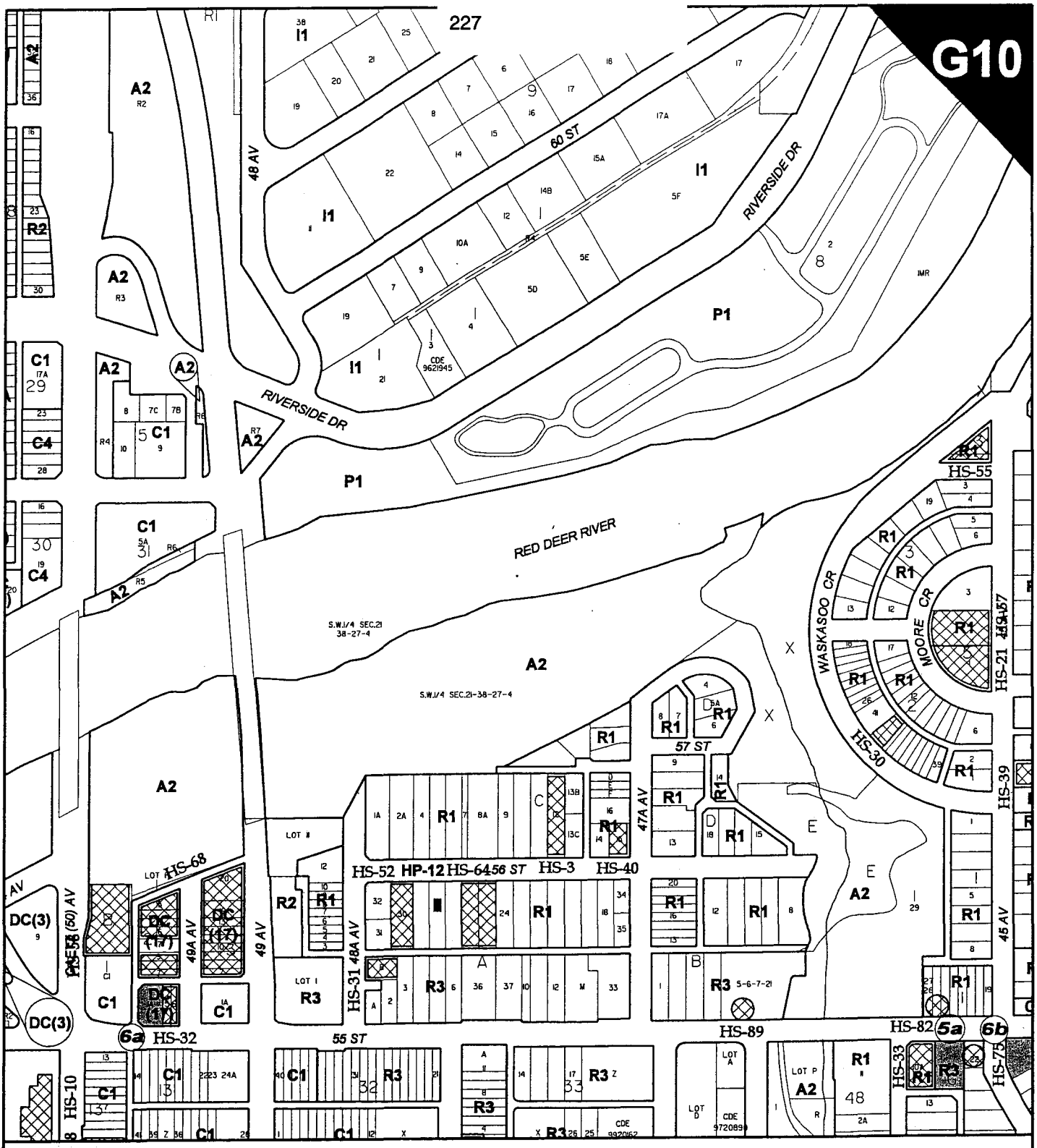

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 21
3156 / OO-2002 Aug 26, 2002

F11	G11	H11
F10	G10	H10
F9	G9	H9

SW¼ Sec 21
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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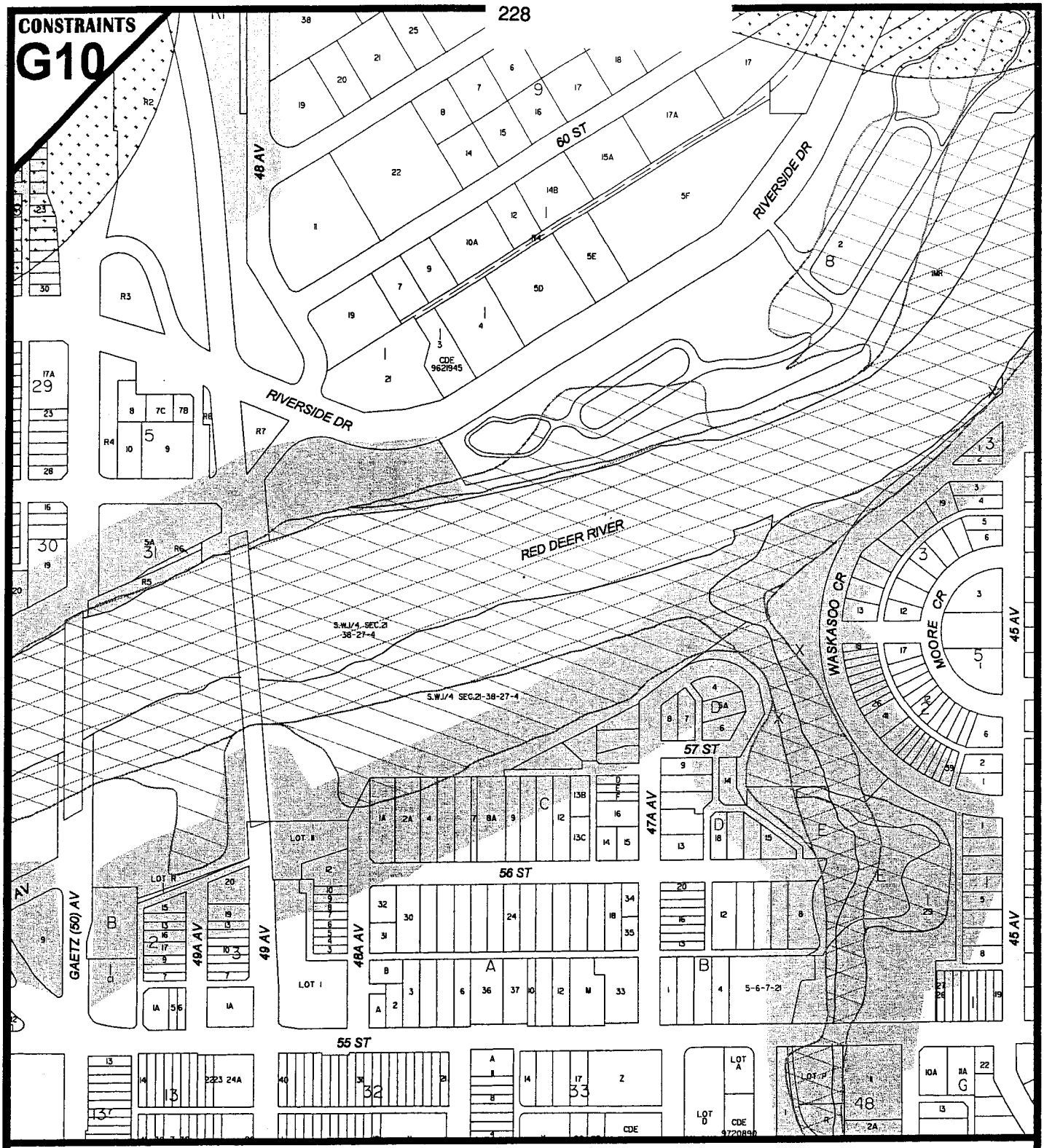
CONSTRAINTS

G10



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

F11	G11	H11
F10	G10	H10
F9	G9	H9

NORTH
Scale 1:5,000

SW¼ Sec 21
Twp 38 - Rge 27 - W4th

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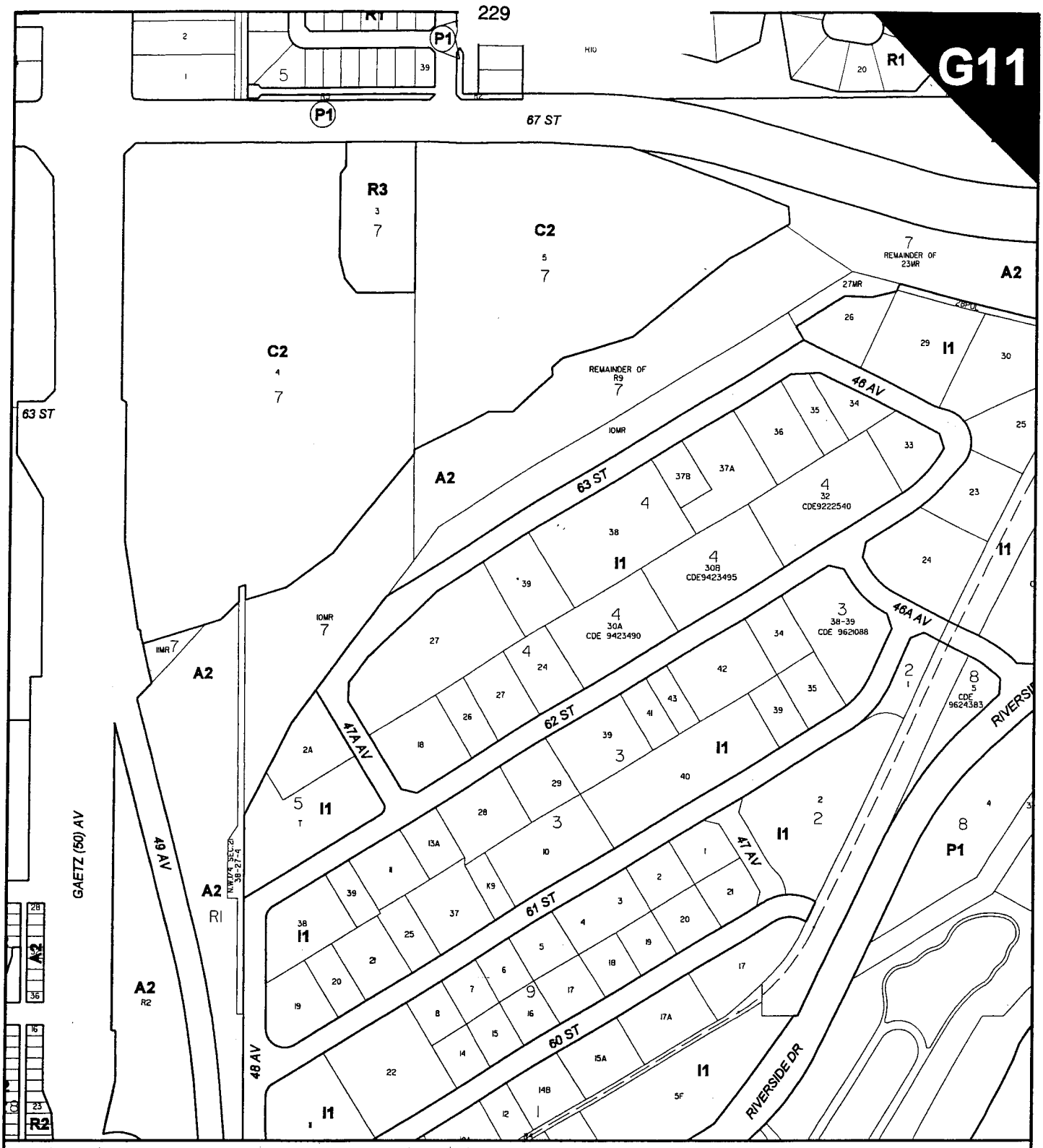

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 21

3156 / TT-2000 Jan 15, 2001

F12	G12	H12
F11	G11	H11
F10	G10	H10

NW¼ Sec 21
Twp 38- Rge 27 - W4th

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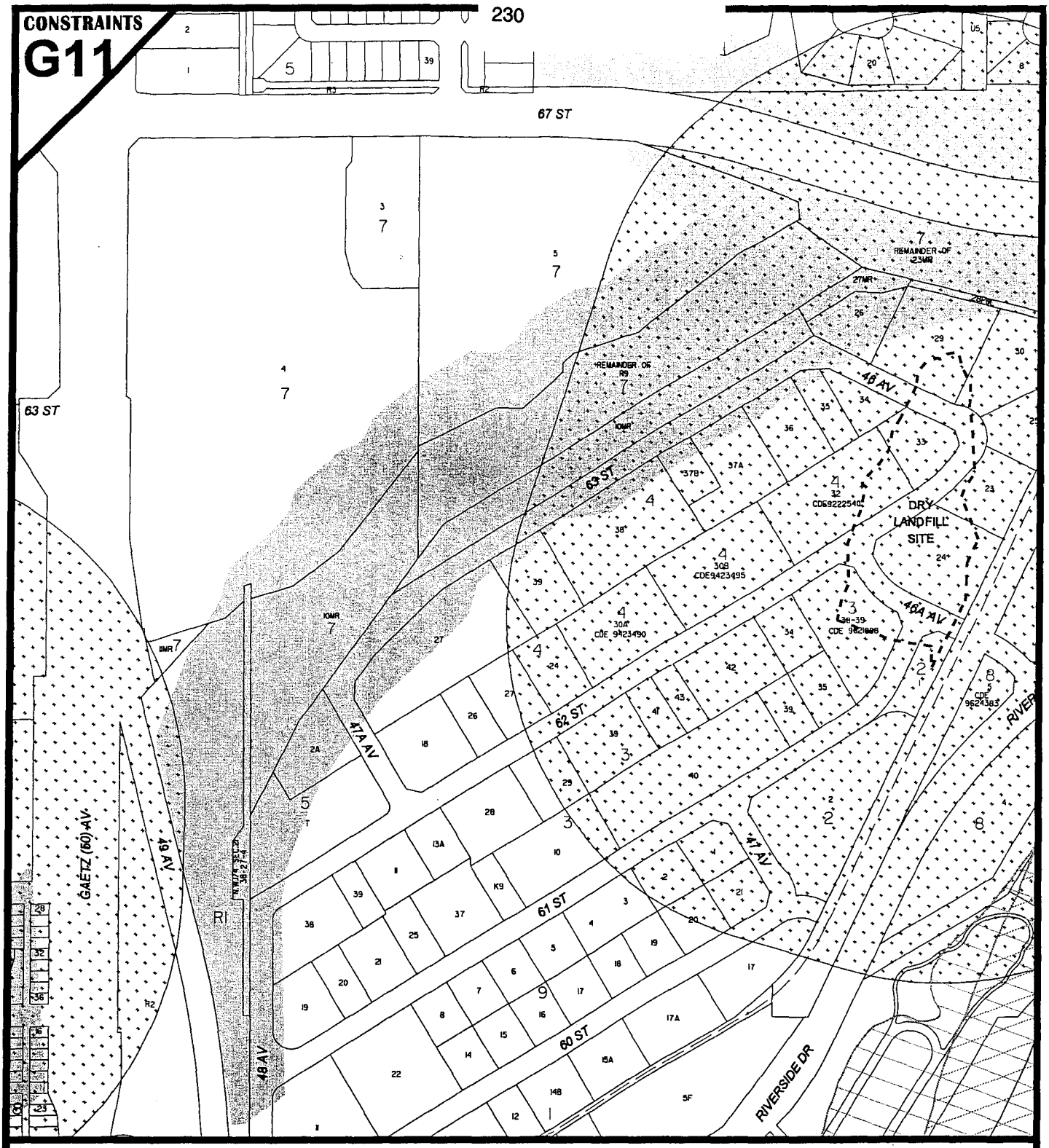

The City of Red Deer

Land Use Bylaw 3156/96

F12	G12	H12
F11	G11	H11
F10	G10	H10

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

NW¼ Sec 21
Twp 38 - Rge 27 - W4th

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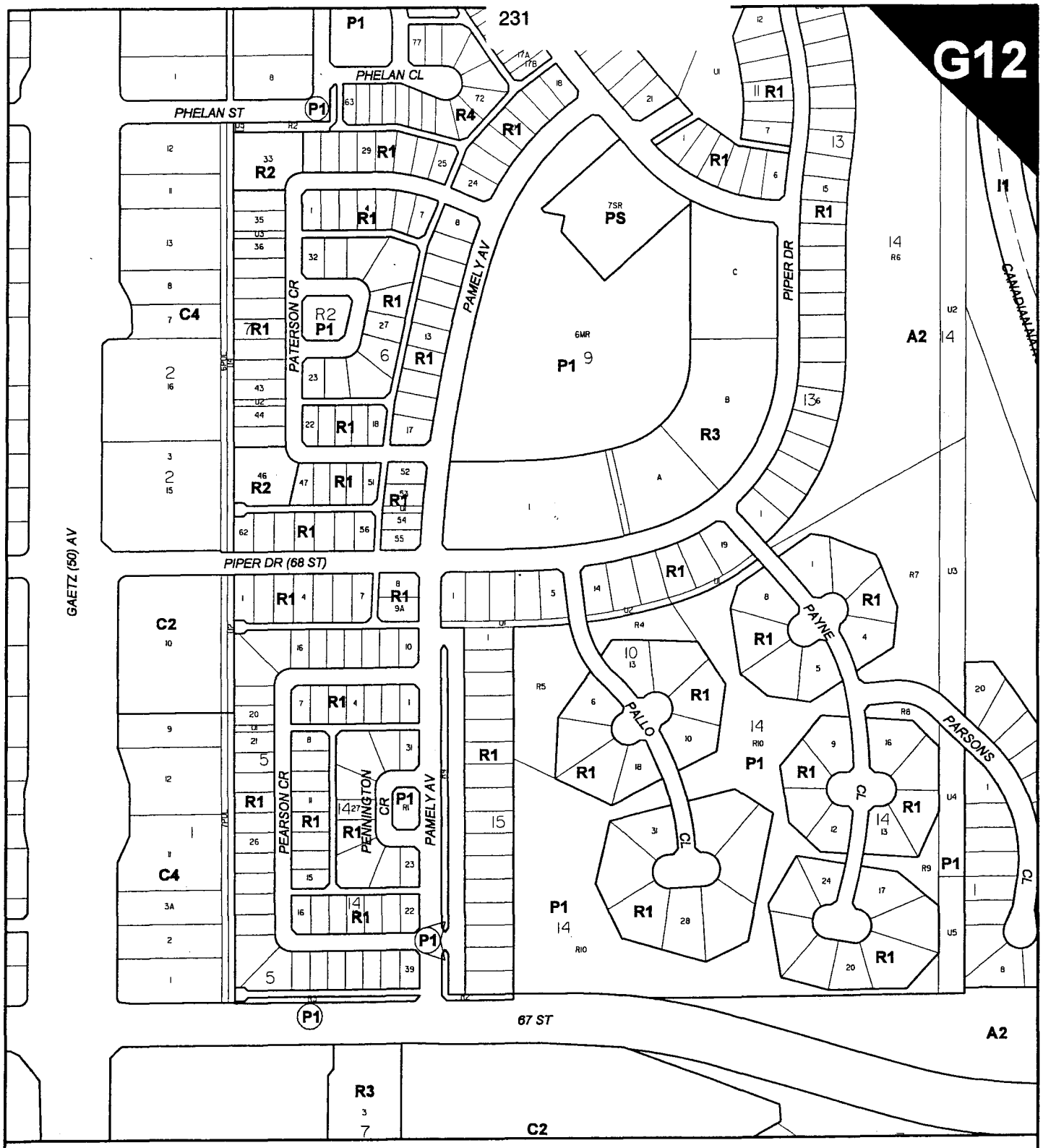

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 28

3156 / F-2003 Mar 10, 2003

F13	G13	H13
F12	G12	H12
F11	G11	H11

SW¼ Sec 28
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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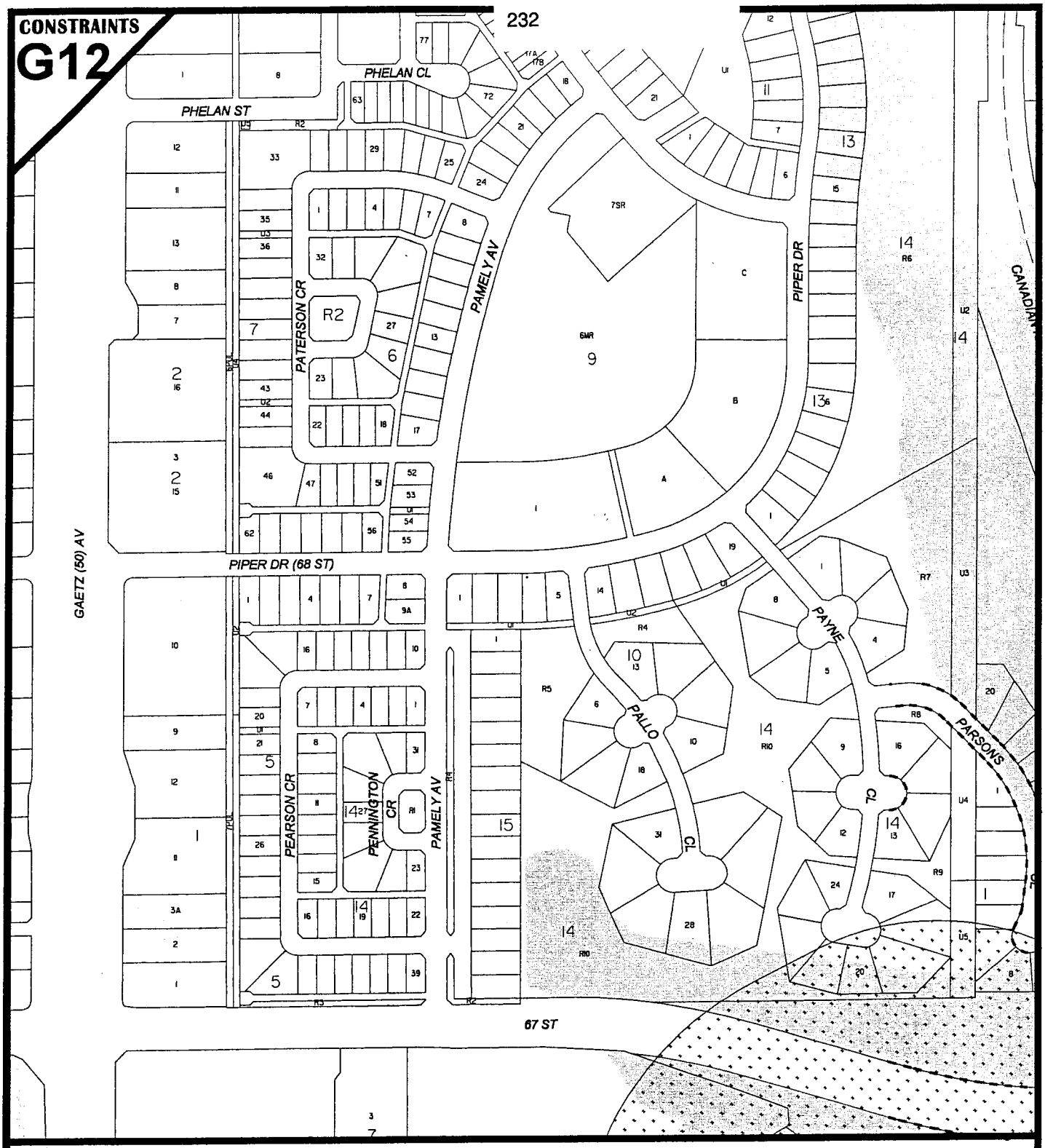

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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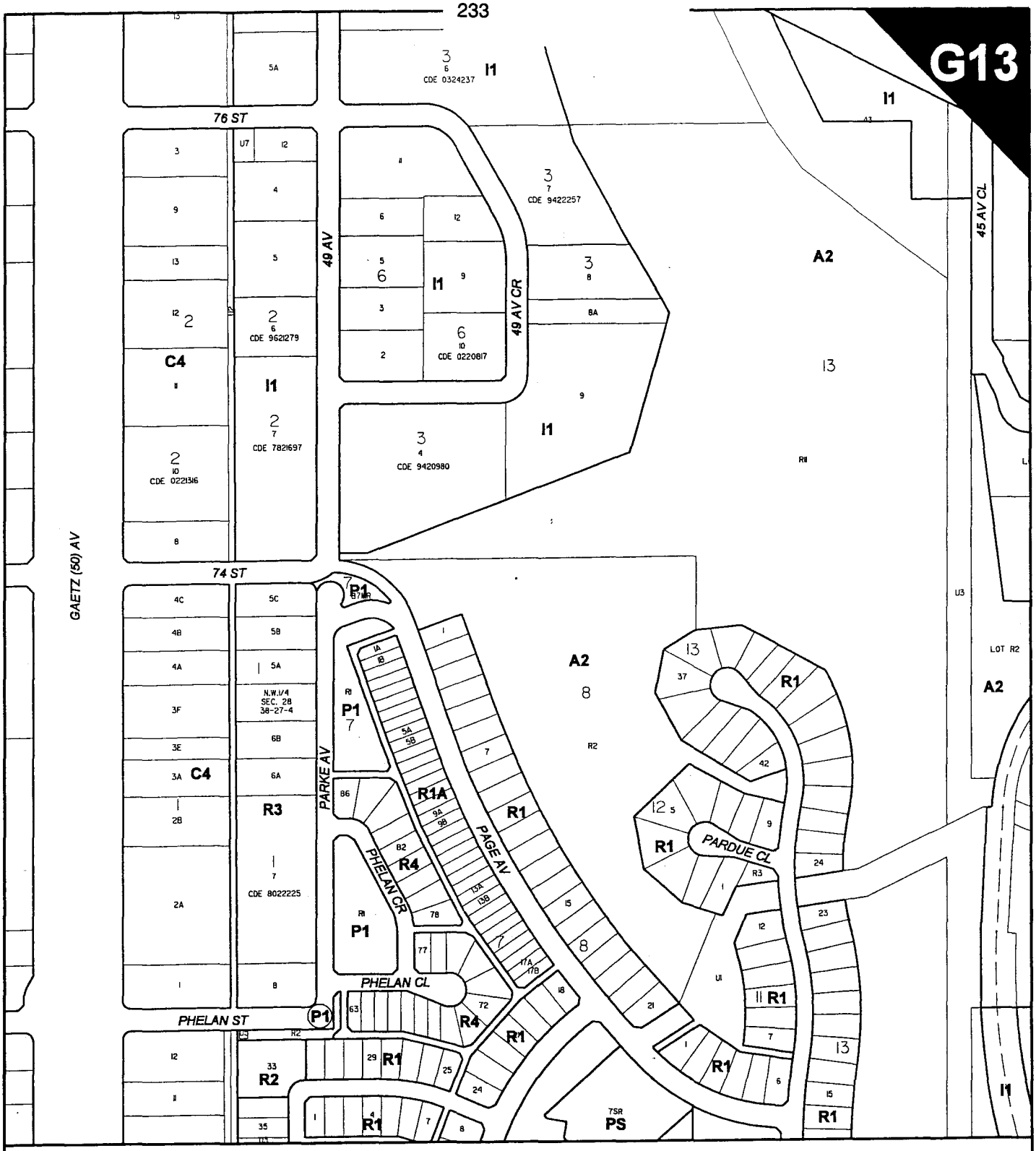
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

F13	G13	H13
F12	G12	H12
F11	G11	H11

SW¼ Sec 28
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 28
3156 / YY-2002 *Dec 2, 2002*
3156 / T-2003 *June 16, 2003*

F14	G14	H14
F13	G13	H13
F12	G12	H12

NW¼ Sec 28
Twp 38- Rge 27 - W4th

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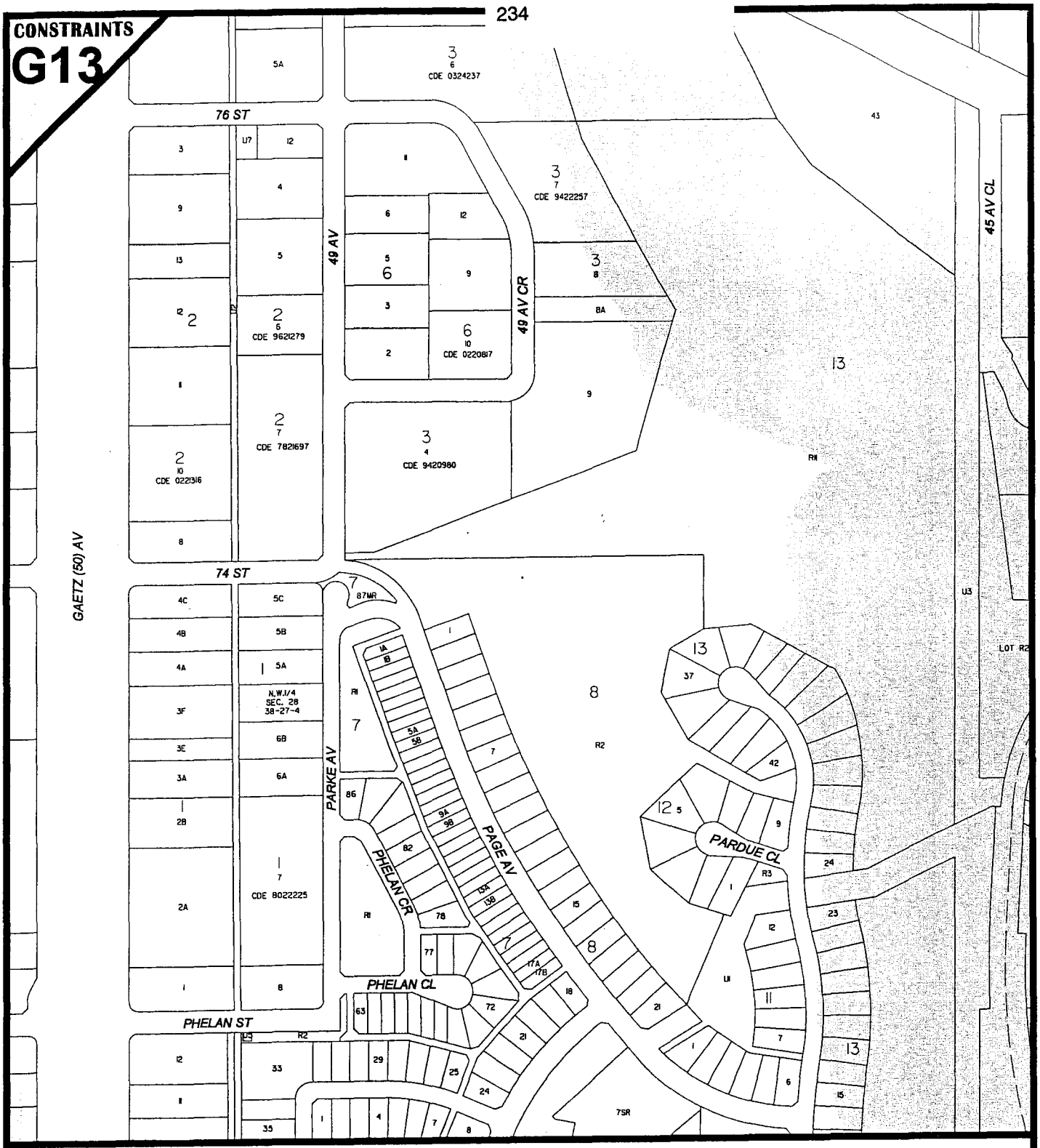
CONSTRAINTS

G13



The City of Red Deer

Land Use Bylaw 3156/96

F14	G14	H14
F13	G13	H13
F12	G12	H12

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

NW¼ Sec 28
Twp 38 - Rge 27 - W4th

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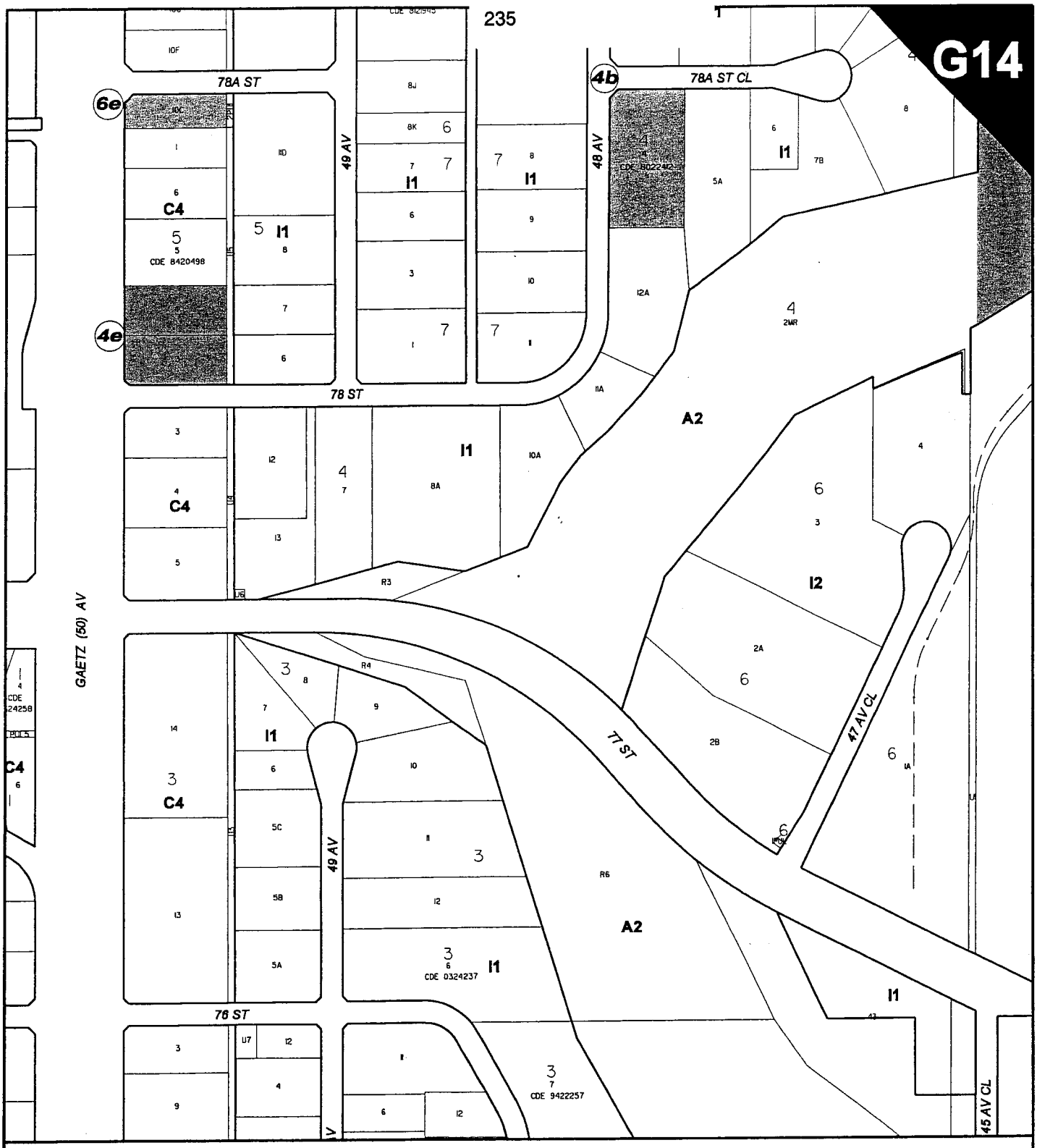

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 33

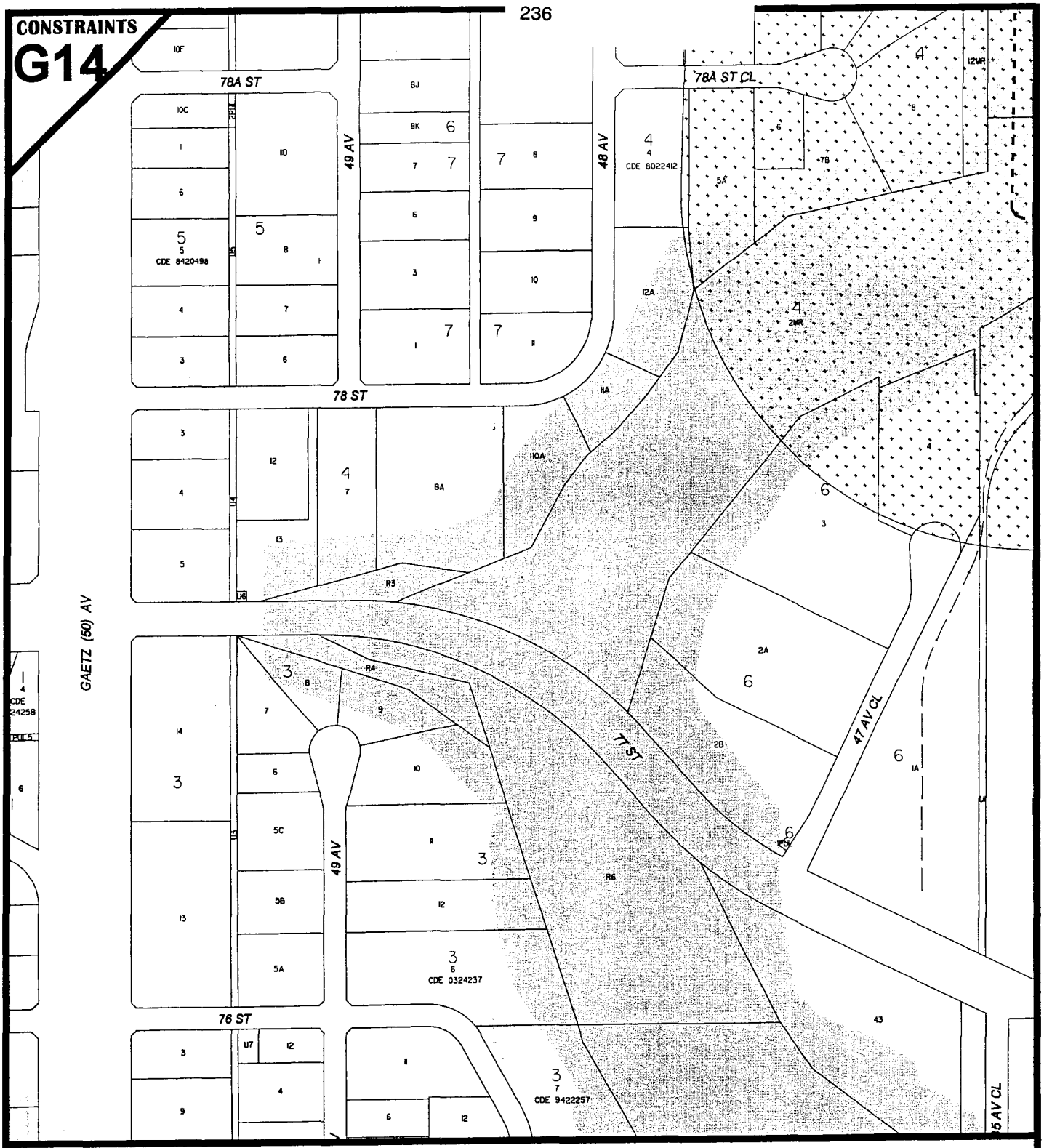
3156 / G-98	*Apr 20, 1998*
3156 / P-98	*May 19, 1998*
3156 / II-99	*Dec 20, 1999*
3156 / AAA-2002	*Nov 4, 2002*
3156 / YY-2002	*Dec 2, 2002*

F15	G15	H15
F14	G14	H14
F13	G13	H13

SW¼ Sec 33
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

F15	G15	H15
F14	G14	H14
F13	G13	H13

SW¼ Sec 33
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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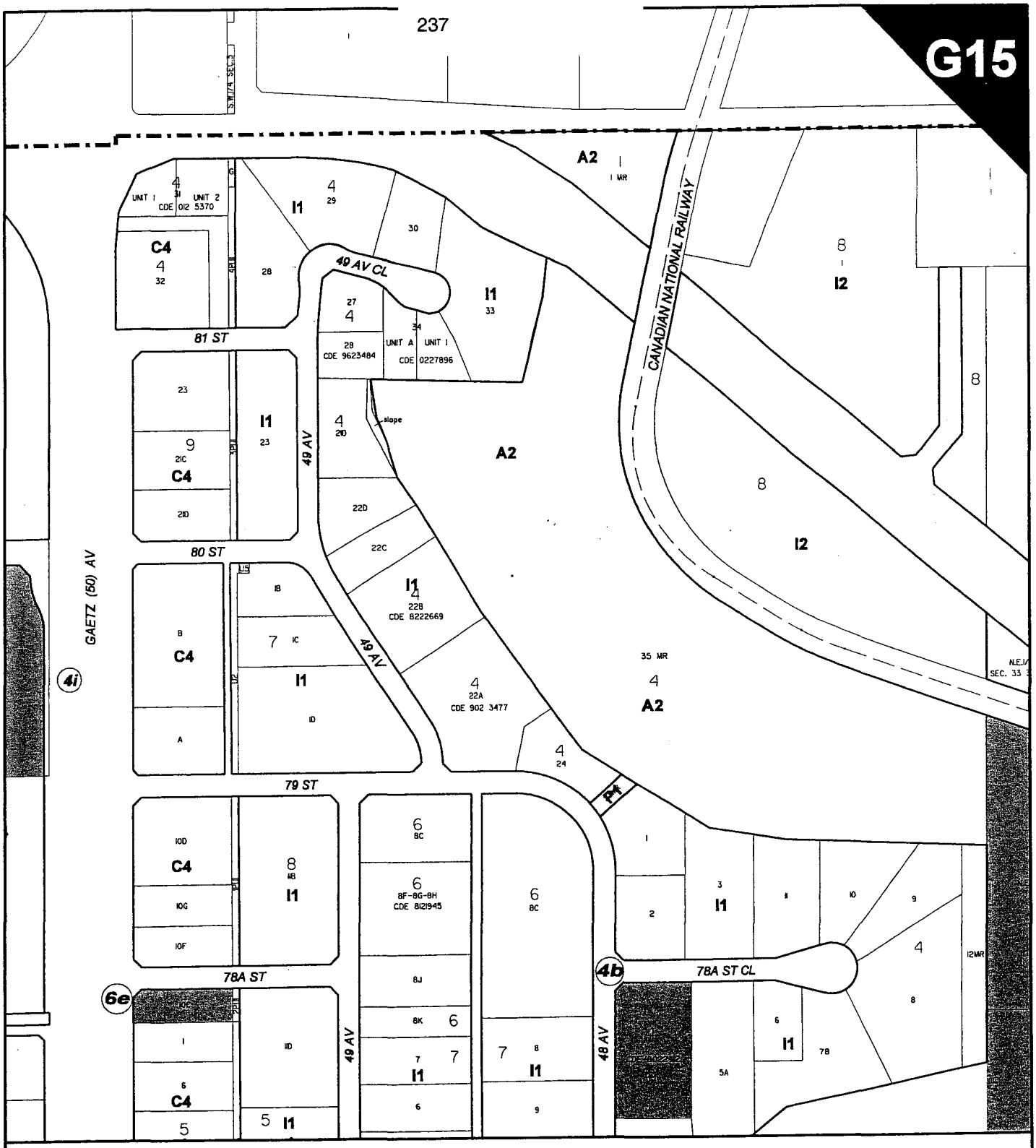

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 33

3156 / E-96	*June 17, 1996*
3156 / T-97	*Aug 25, 1997*
3156 / P-2001	*May 7, 2001*
3156 / ZZ-2002	*Nov 4, 2002*
3156 / DD-2004	*Oct 4, 2004*

F16	G16	H16
F15	G15	H15
F14	G14	H14

NW¼ Sec 33
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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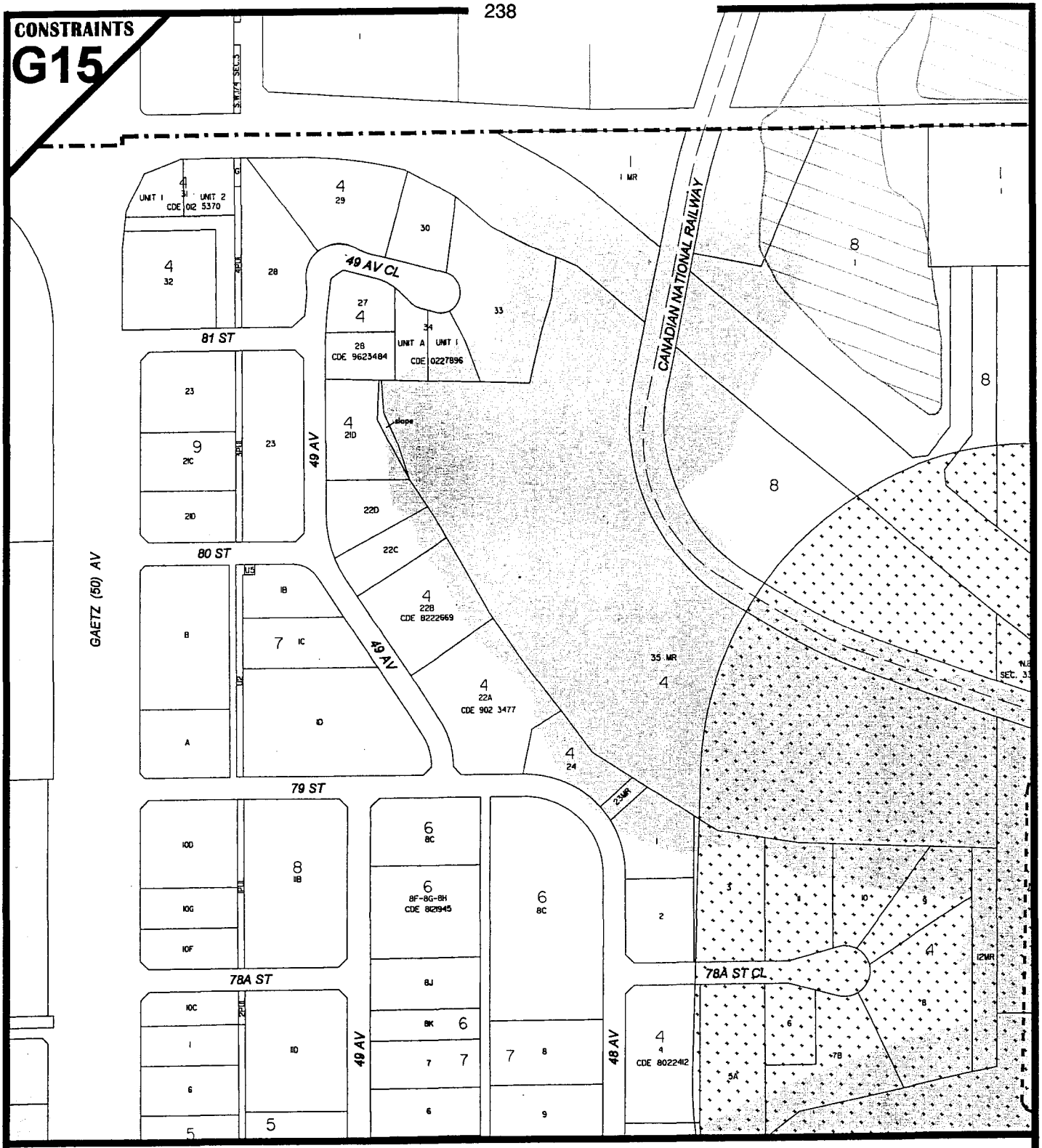
December 07, 2004

CONSTRAINTS

G15



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

F16	G16	H16
F15	G15	H15
F14	G14	H14

NW¼ Sec 33
Twp 38 - Rge 27 - W4th

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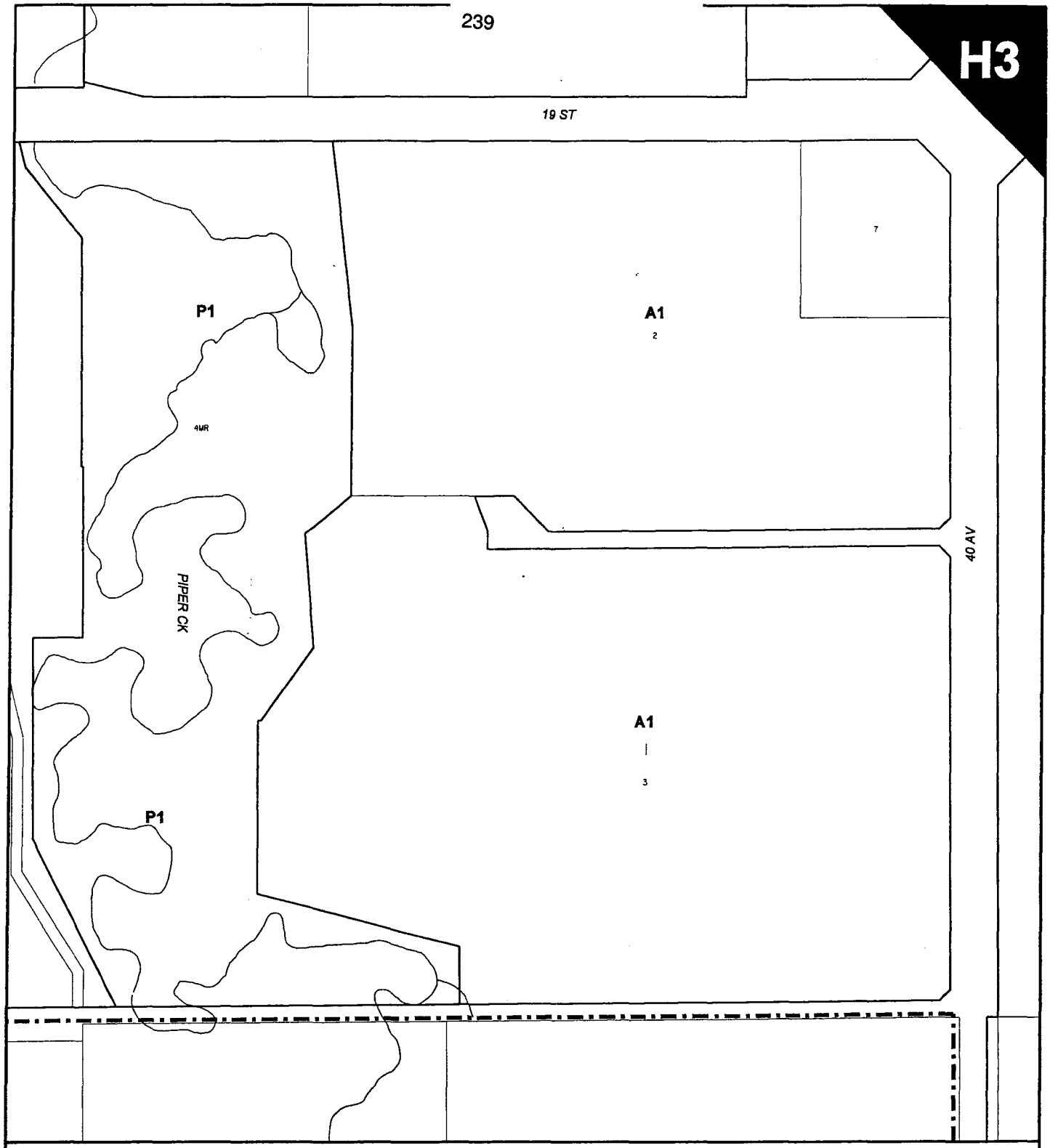
H3



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 33

G4	H4	I4
G3	H3	I3
G2	H2	I2

NE¼ Sec 33
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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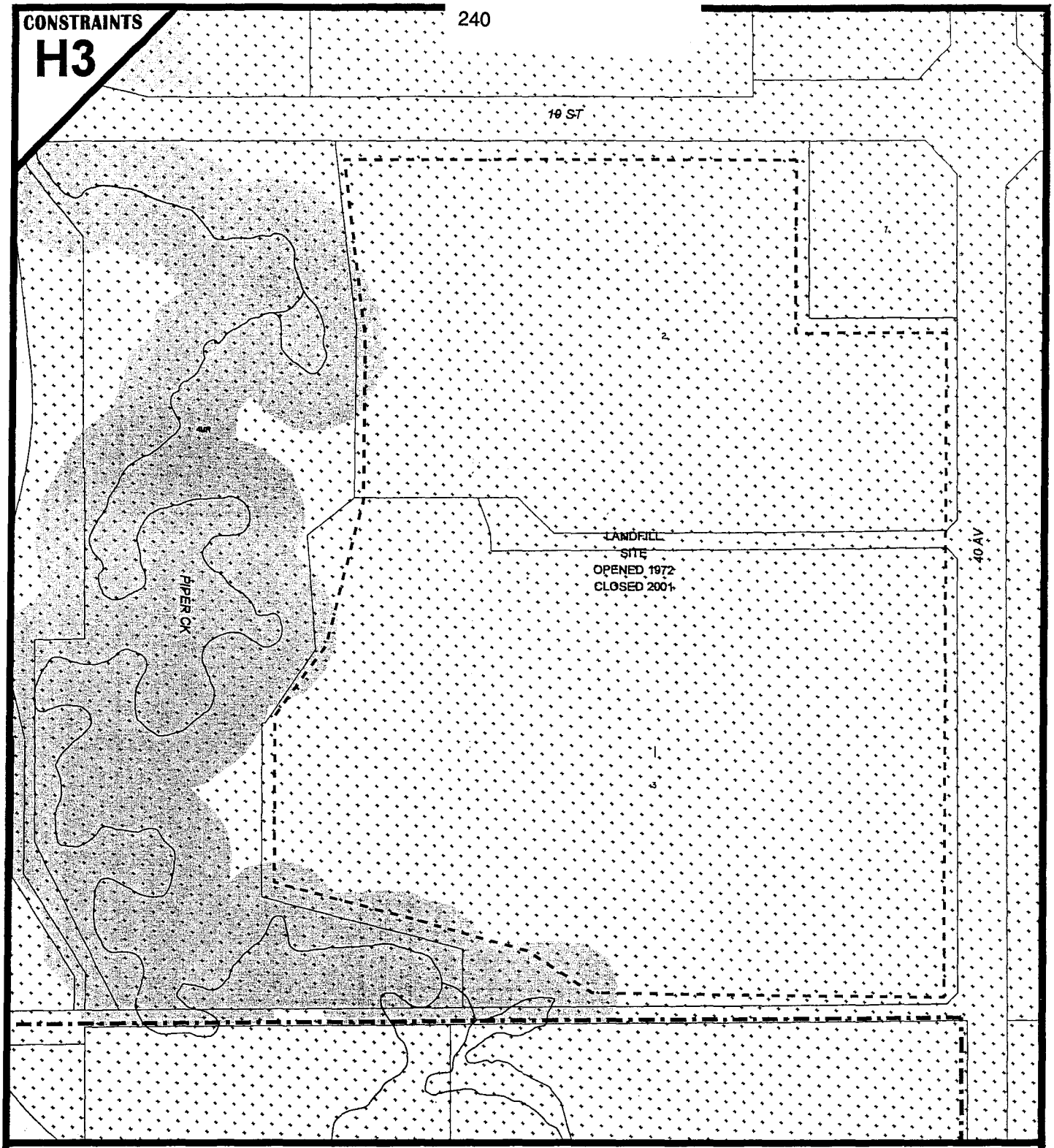

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

G4	H4	I4
G3	H3	I3
G2	H2	I2

NE¼ Sec 33
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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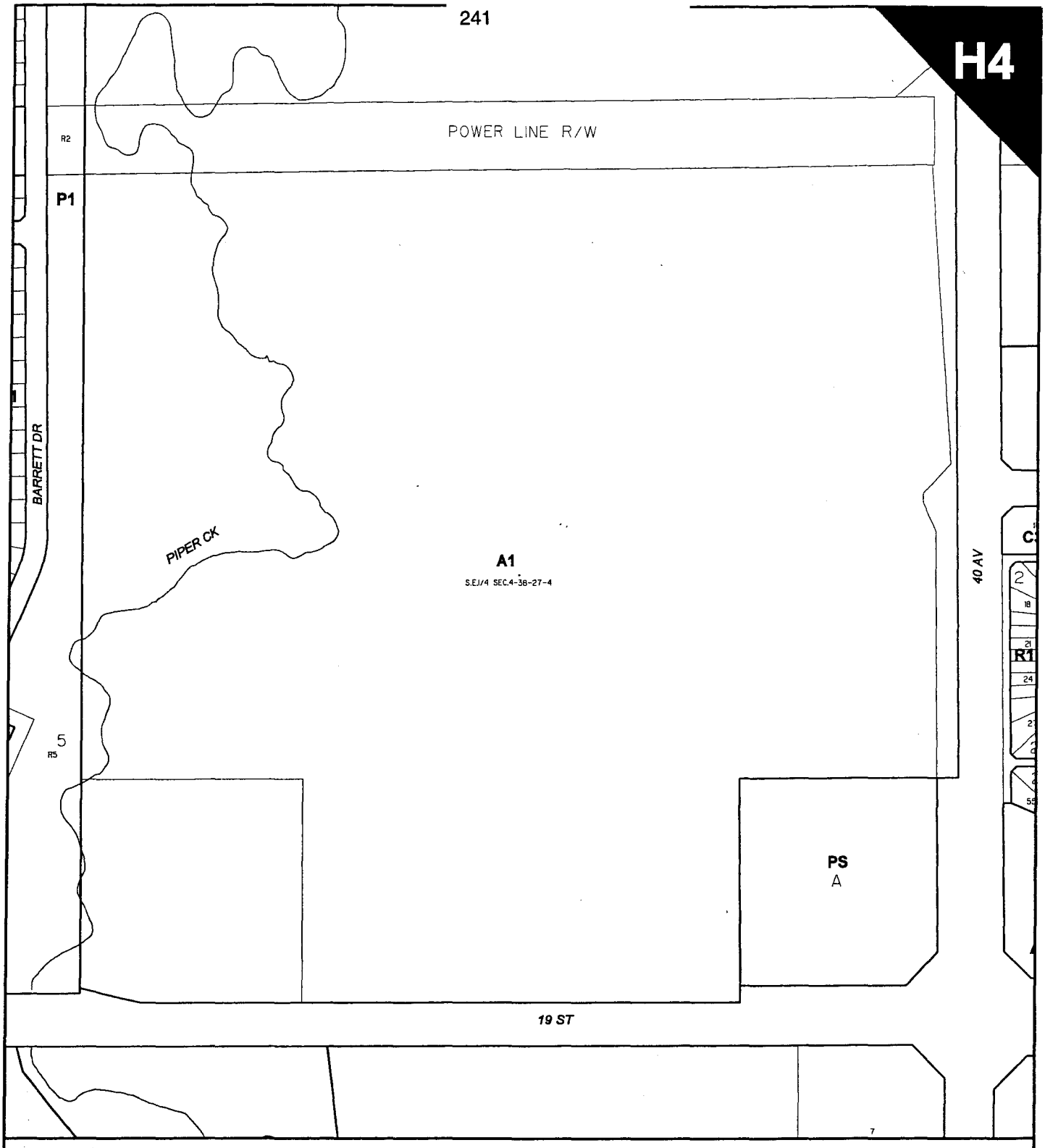
H4



Part Six of the Bylaw outlines the Land Use District Definitions

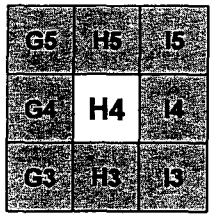
refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 04

3156 / Z-2002 *June 17, 2002*



SE¼ Sec 04
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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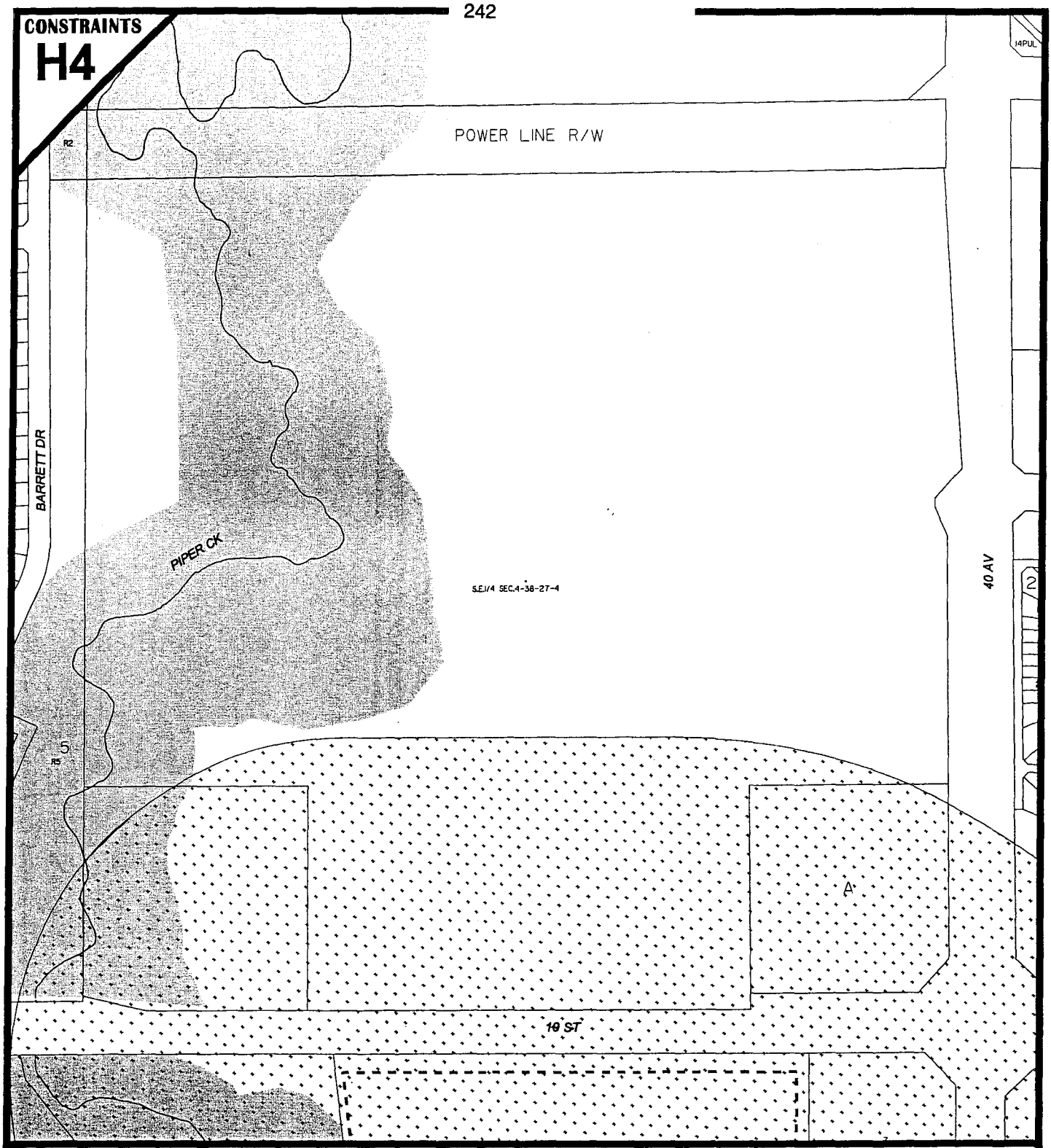

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

G5	H5	I5
G4	H4	I4
G3	H3	I3

NORTH
Scale 1:5,000

SE¼ Sec 04
Twp 38 - Rge 27 - W4th

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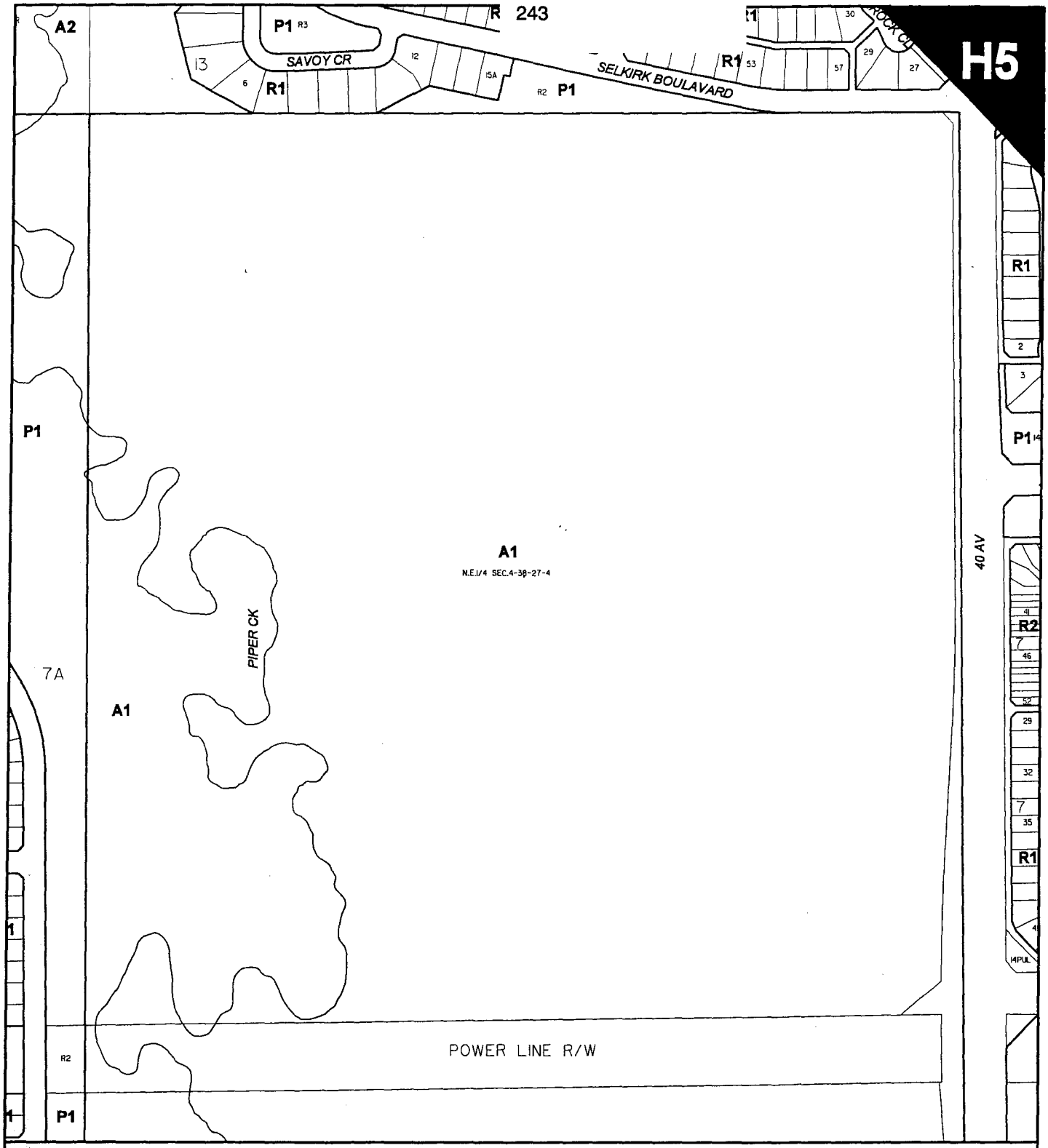

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 04

G6	H6	I6
G5	H5	I5
G4	H4	I4

NORTH
Scale 1:5,000

NE¼ Sec 04
Twp 38- Rge 27 - W4th

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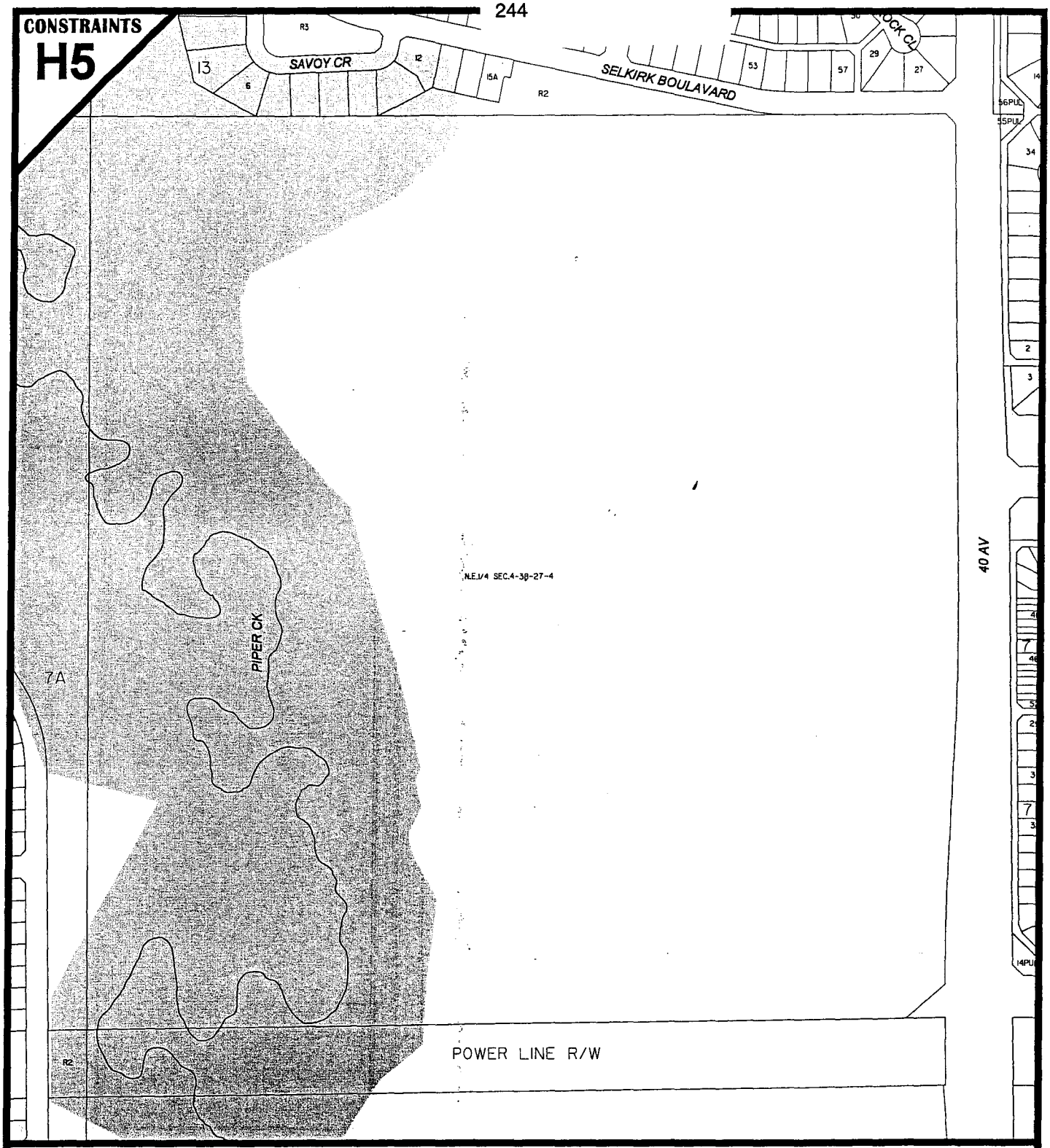

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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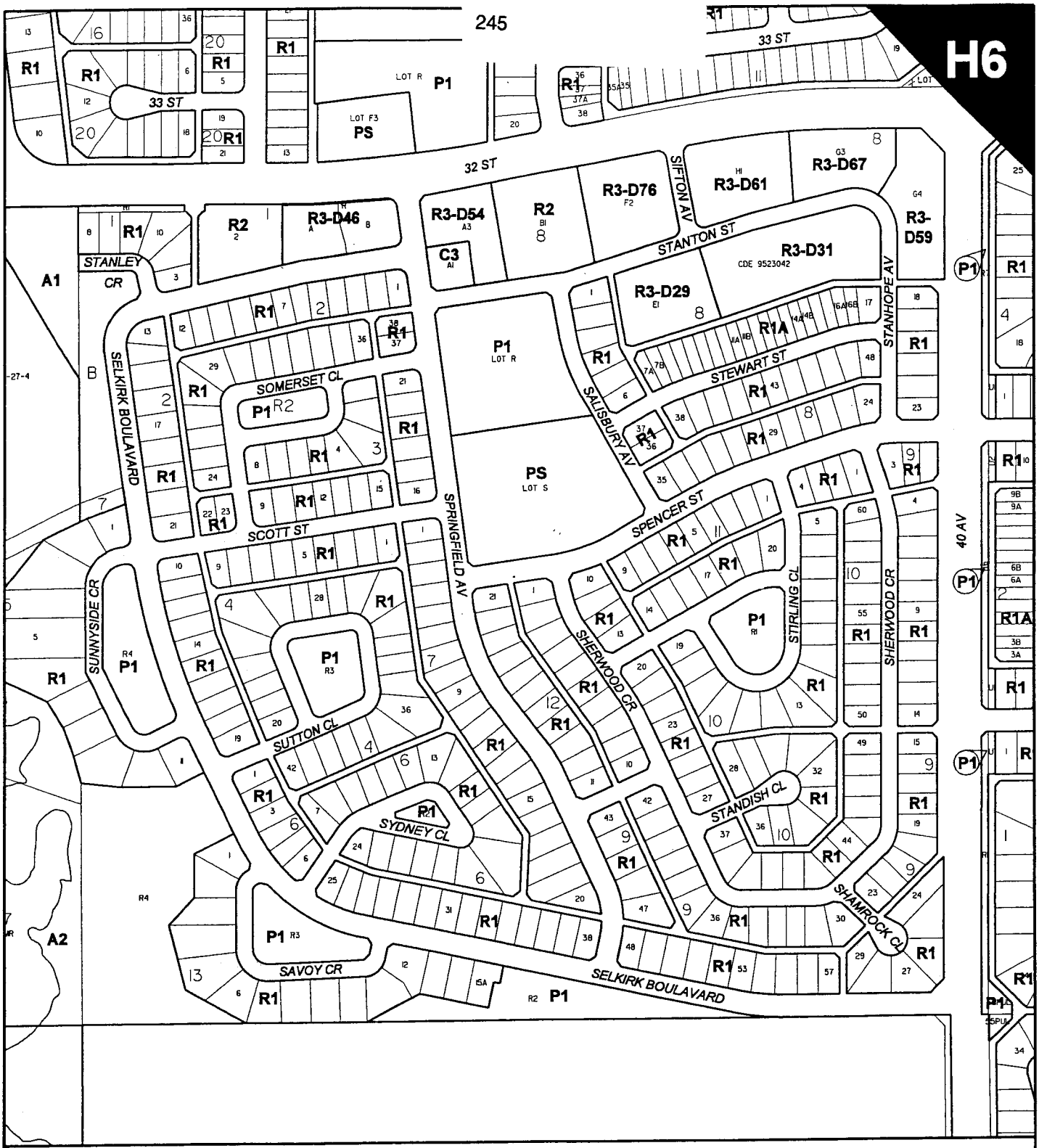
G6	H6	I6
G5	H5	I5
G4	H4	I4

NE¼ Sec 04
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

H6



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 09

3156 / G-2002 June 17, 2002

G7	H7	I7
G6	H6	I6
G5	H5	I5

SE¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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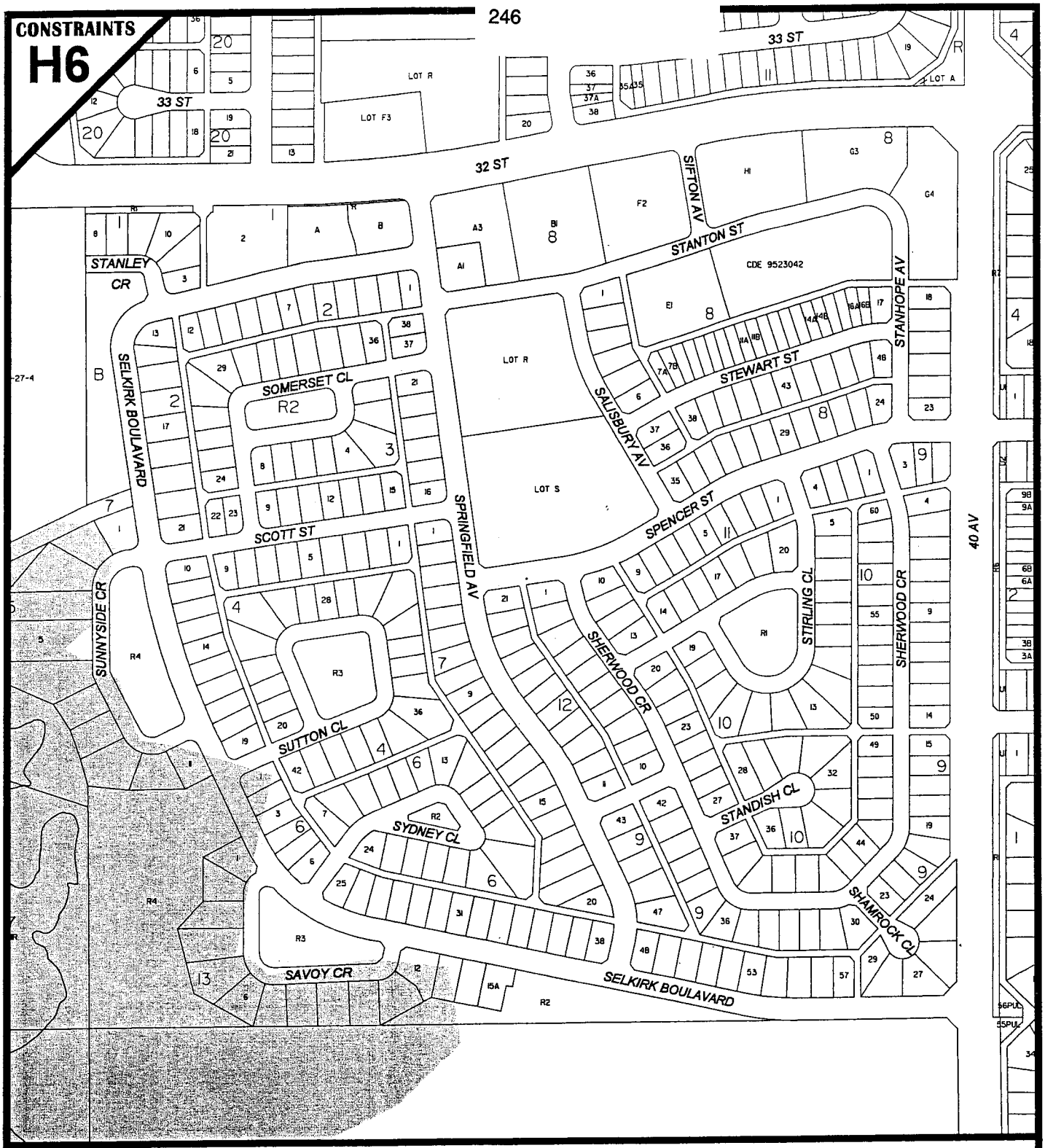
December 06, 2004

CONSTRAINTS

H6



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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G7	H7	I7
G6	H6	I6
G5	H5	I5

SE¼ Sec 09
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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NORTH
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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 09

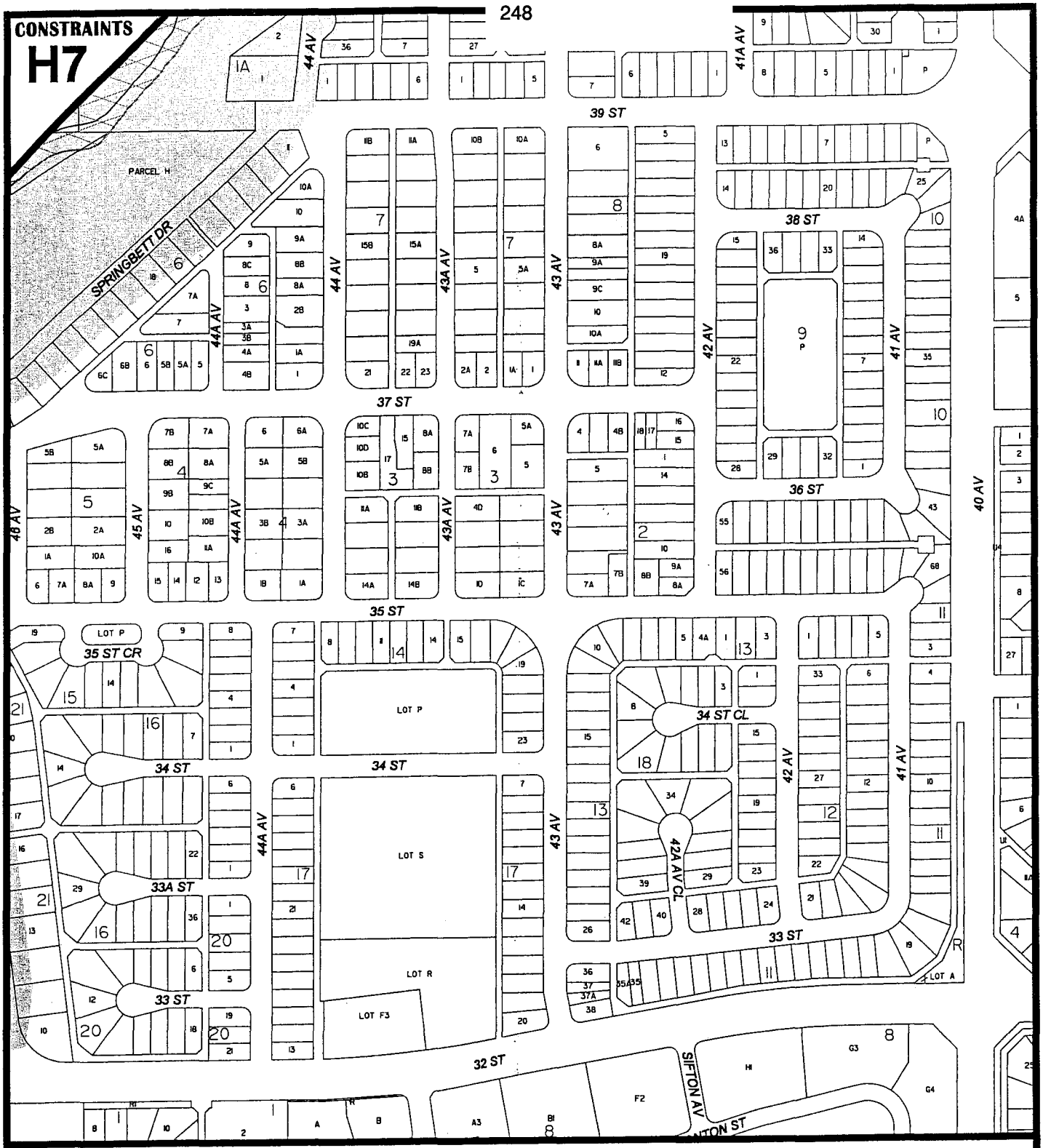
3156 / CC-2000 Aug 28, 2000
3156 / S-2003 June 16, 2003

G8	H8	I8
G7	H7	I7
G6	H6	I6

NE¼ Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

G8	H8	I8
G7	H7	I7
G6	H6	I6

NE¼ Sec 09
Twp 38 - Rge 27 - W4th

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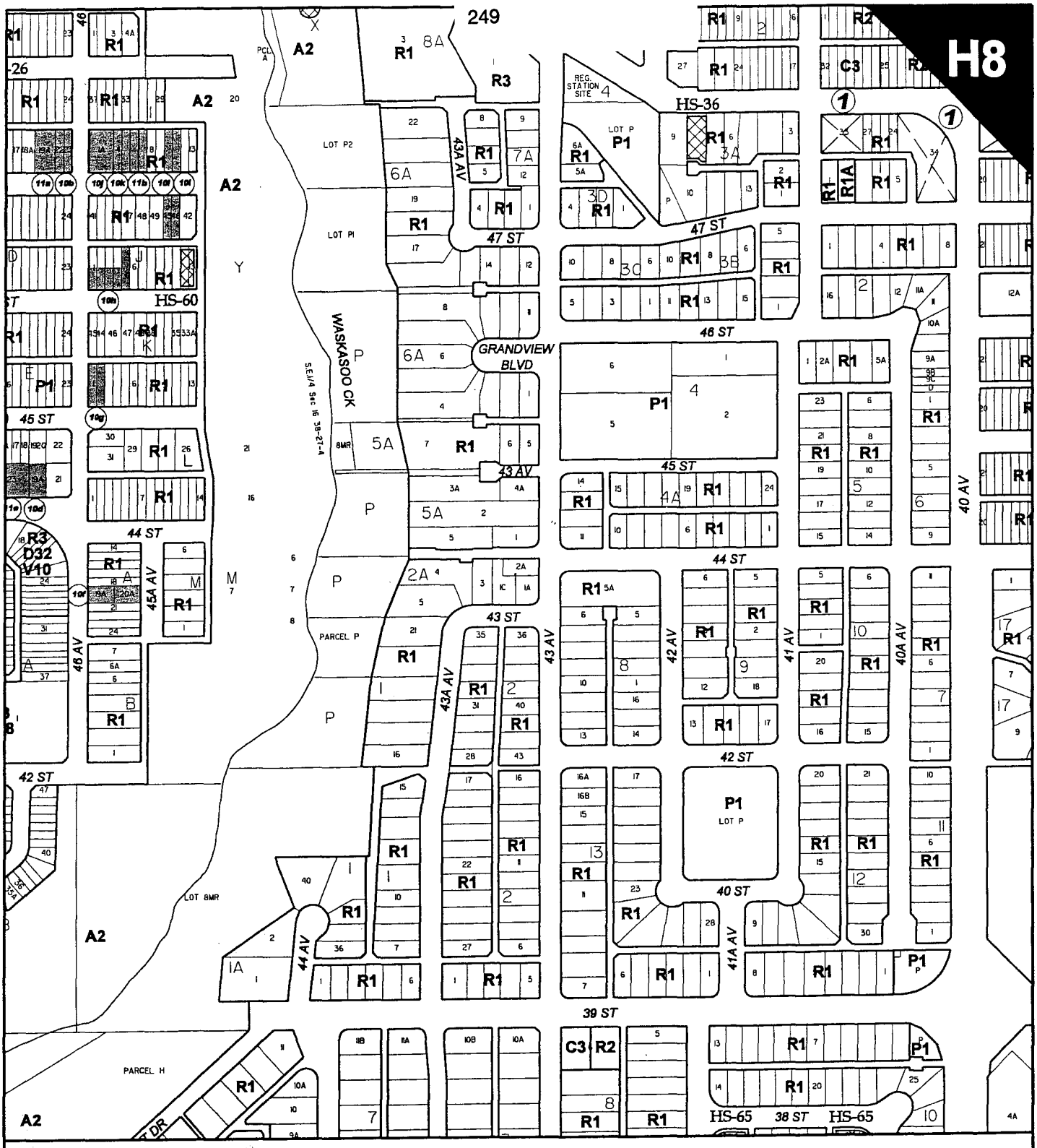

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 16

3156 / U-2001 *June 18, 2001*
3156 / Q-2003 *June 16, 2003*

G9	H9	I9
G8	H8	I8
G7	H7	I7

SE¼ Sec 16
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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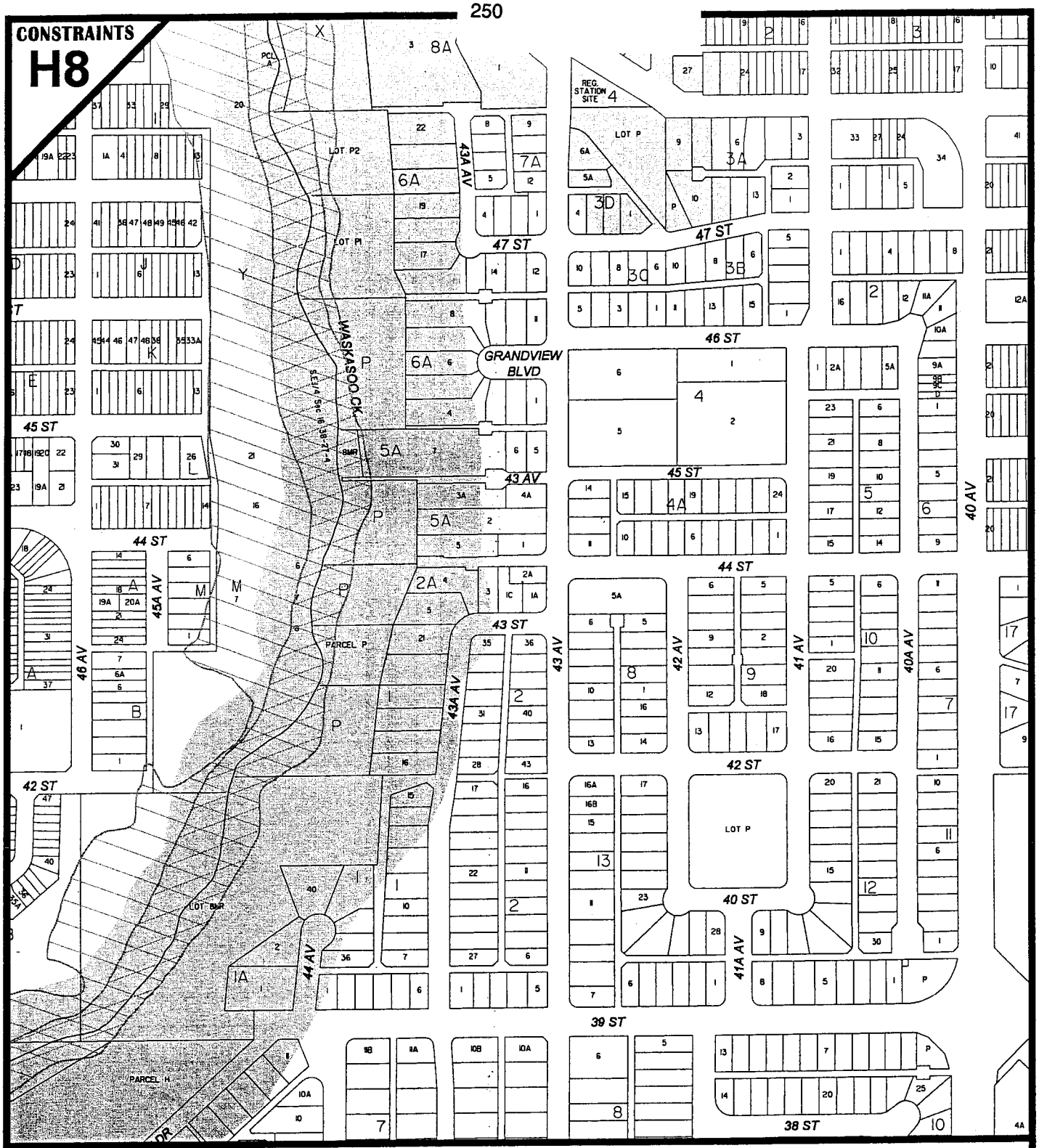
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

G9	H9	I9
G8	H8	I8
G7	H7	I7

NORTH
Scale 1:5,000

SE¼ Sec 16
Twp 38 - Rge 27 - W4th

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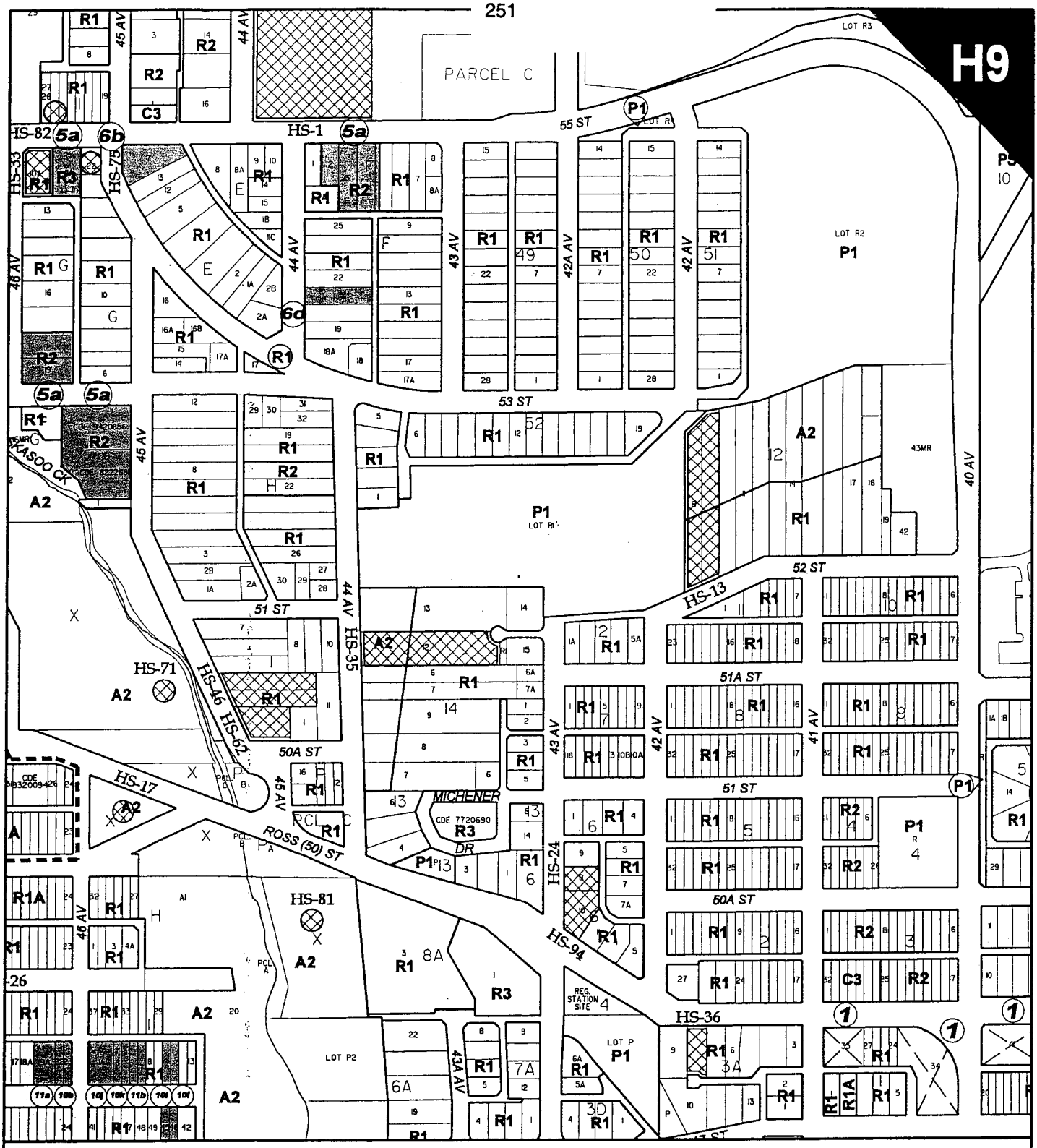

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NORTH
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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 16

3156 / EE-2001	*Oct 9, 2001*
3156 / U-2001	*June 18, 2001*
3156 / R-2003	*May 20, 2003*
3156 / Q-2003	*June 16, 2003*

G10	H10	I10
G9	H9	I9
G8	H8	I8

NE¼ Sec 16
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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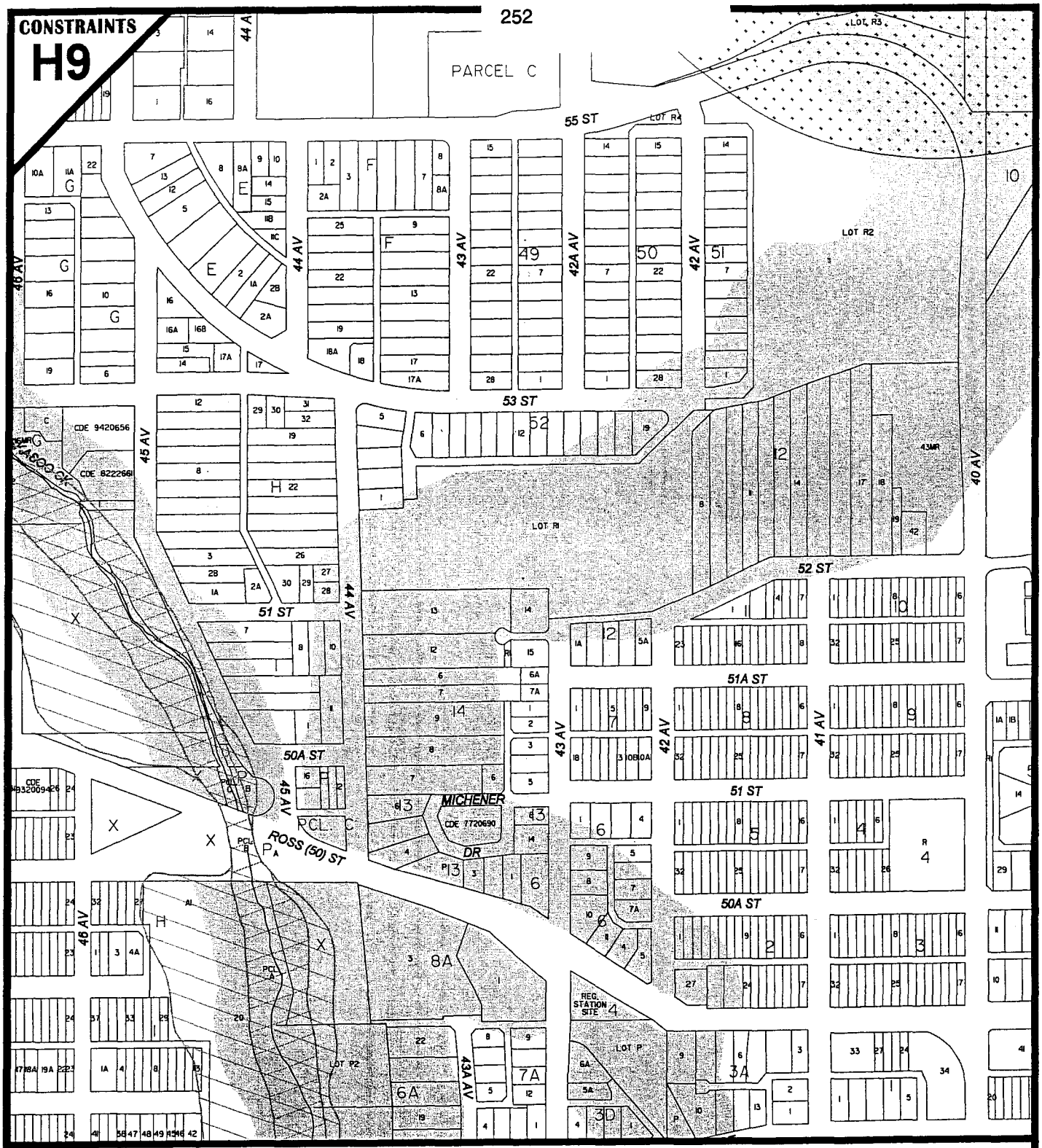

The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

G10	H10	I10
G9	H9	I9
G8	H8	I8

NORTH
Scale 1:5,000

NE¼ Sec 16
Twp 38 - Rge 27 - W4th

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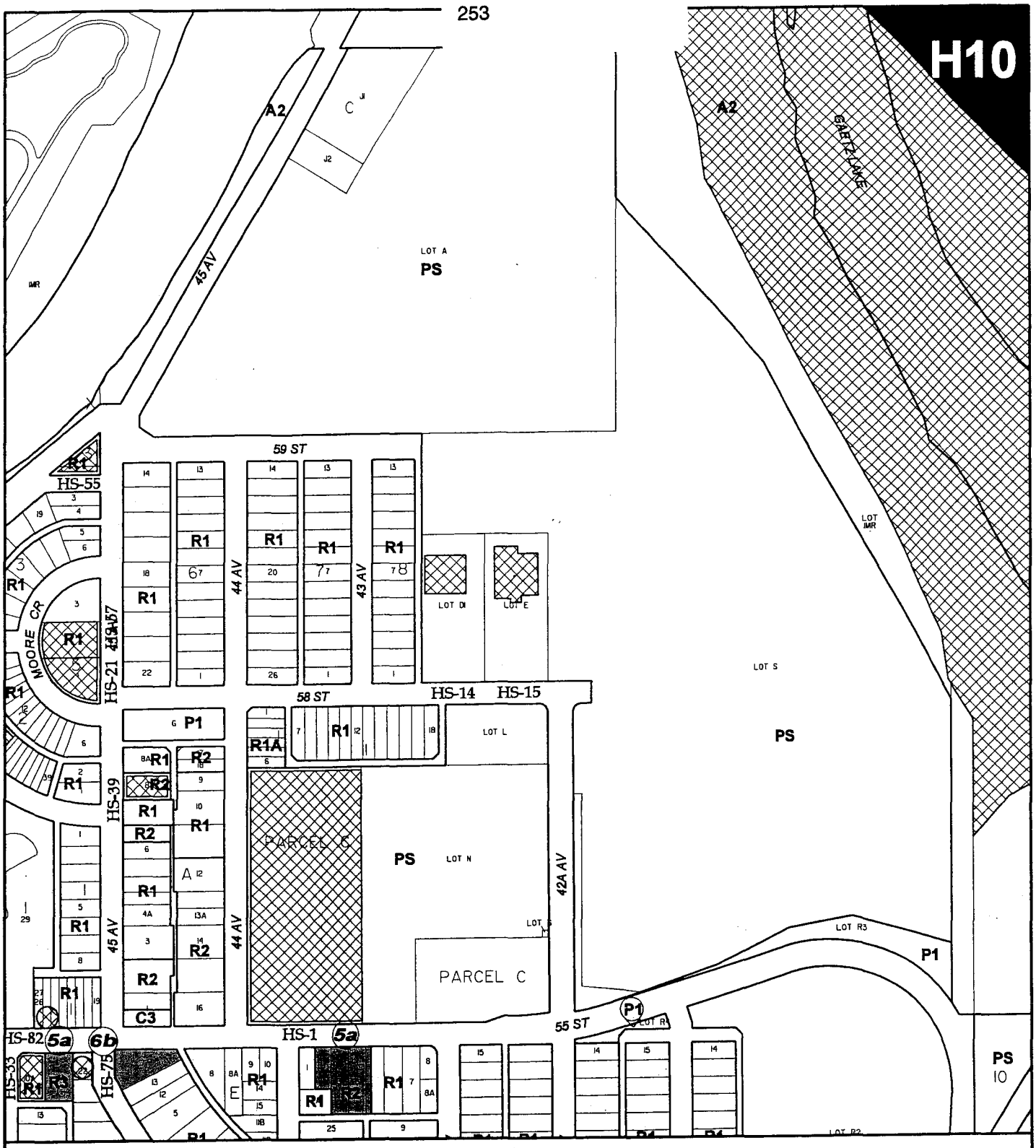

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 21

3156 / Y-97 *Sept 17, 1997*

G11	H11	I11
G10	H10	I10
G9	H9	I9

SE¼ Sec 21
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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December 06, 2004

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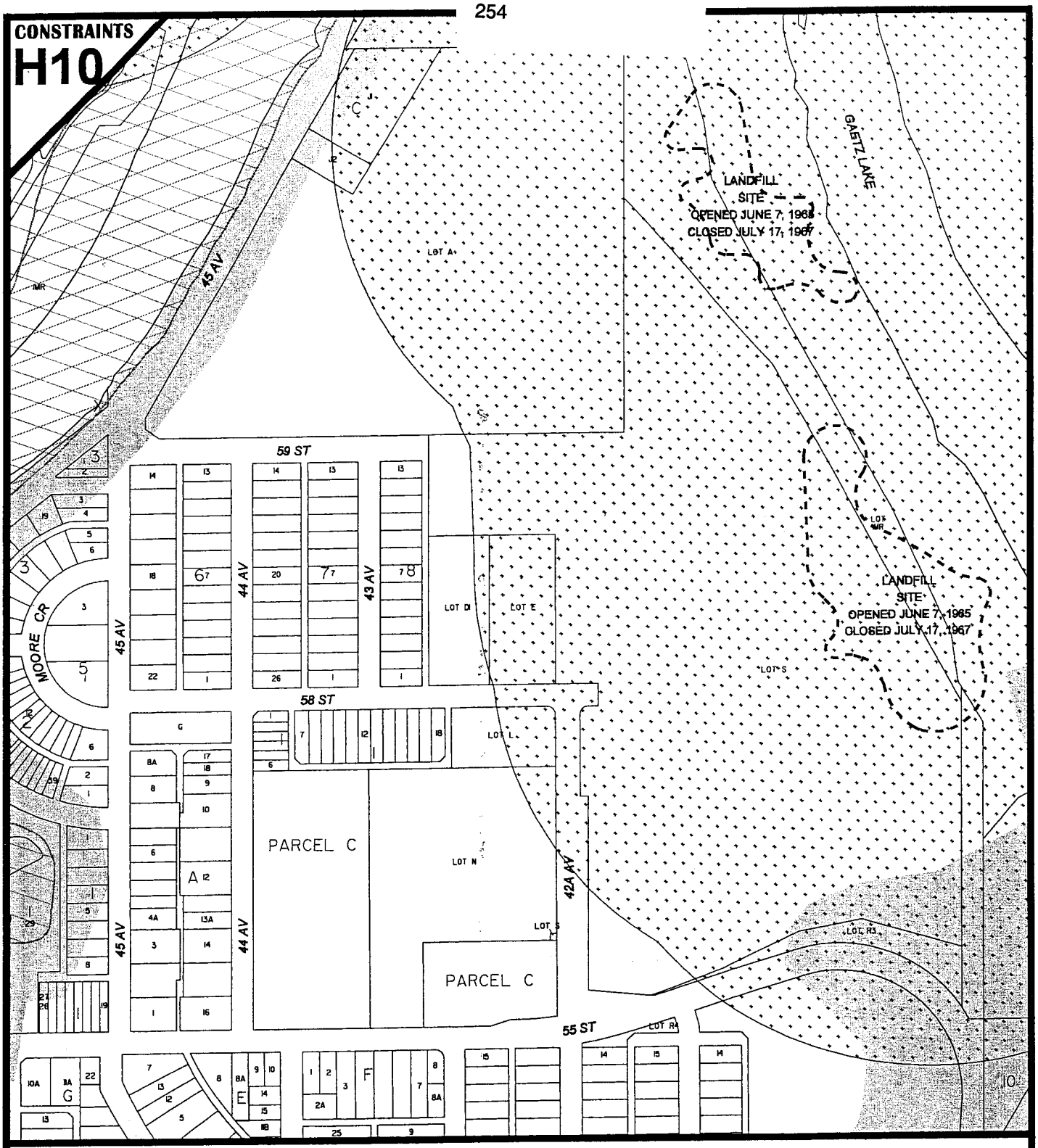

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

G11	H11	I11
G10	H10	I10
G9	H9	I9

SE¼ Sec 21
Twp 38 - Rge 27 - W4th

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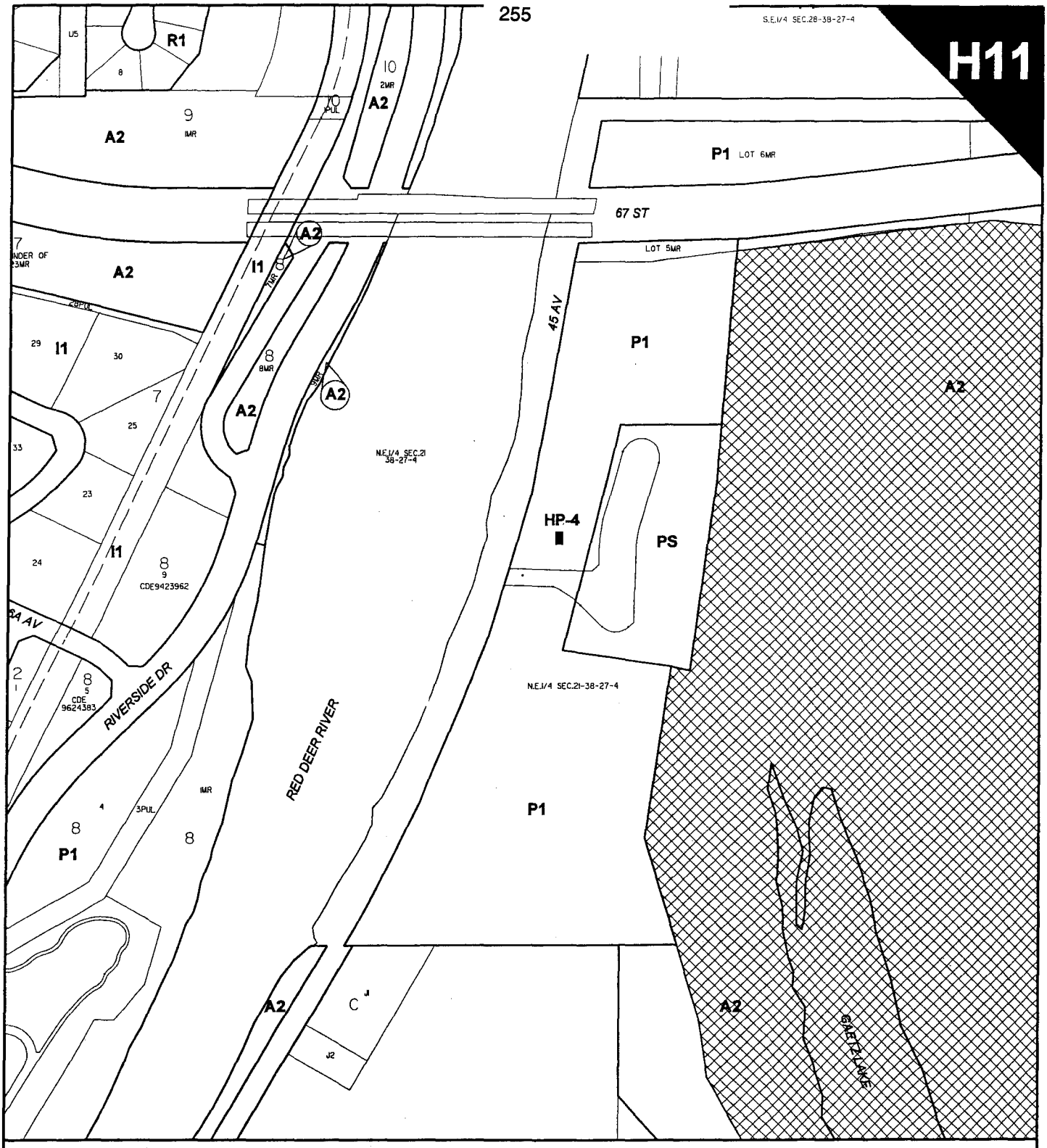

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 21

G12	H12	I12
G11	H11	I11
G10	H10	I10

NE¼ Sec 21
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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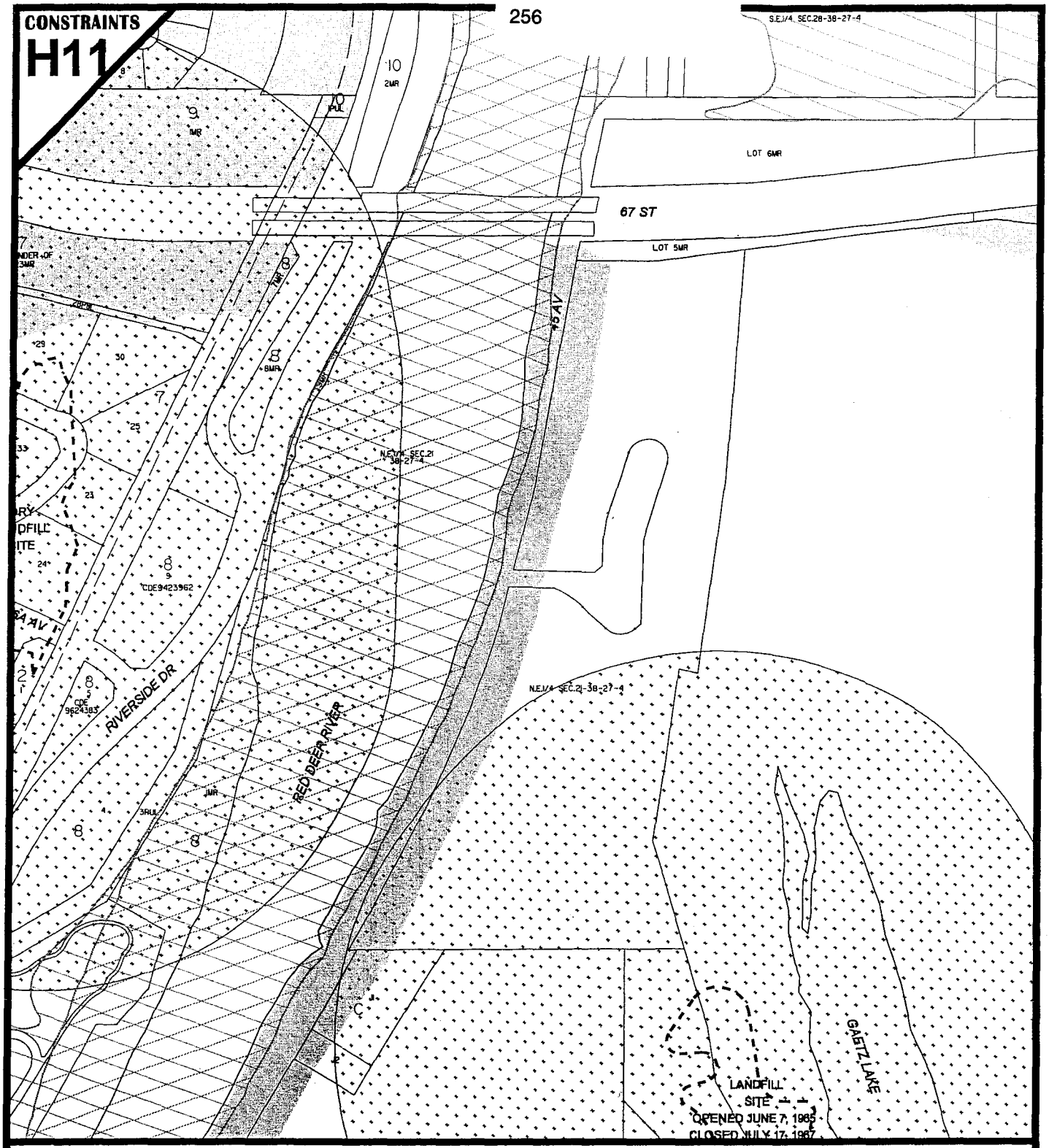
December 06, 2004

CONSTRAINTS

H11



The City of Red Deer

Land Use Bylaw 3156/96

G12	H12	I12
G11	H11	I11
G10	H10	I10

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

NE¼ Sec 21
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 06, 2004

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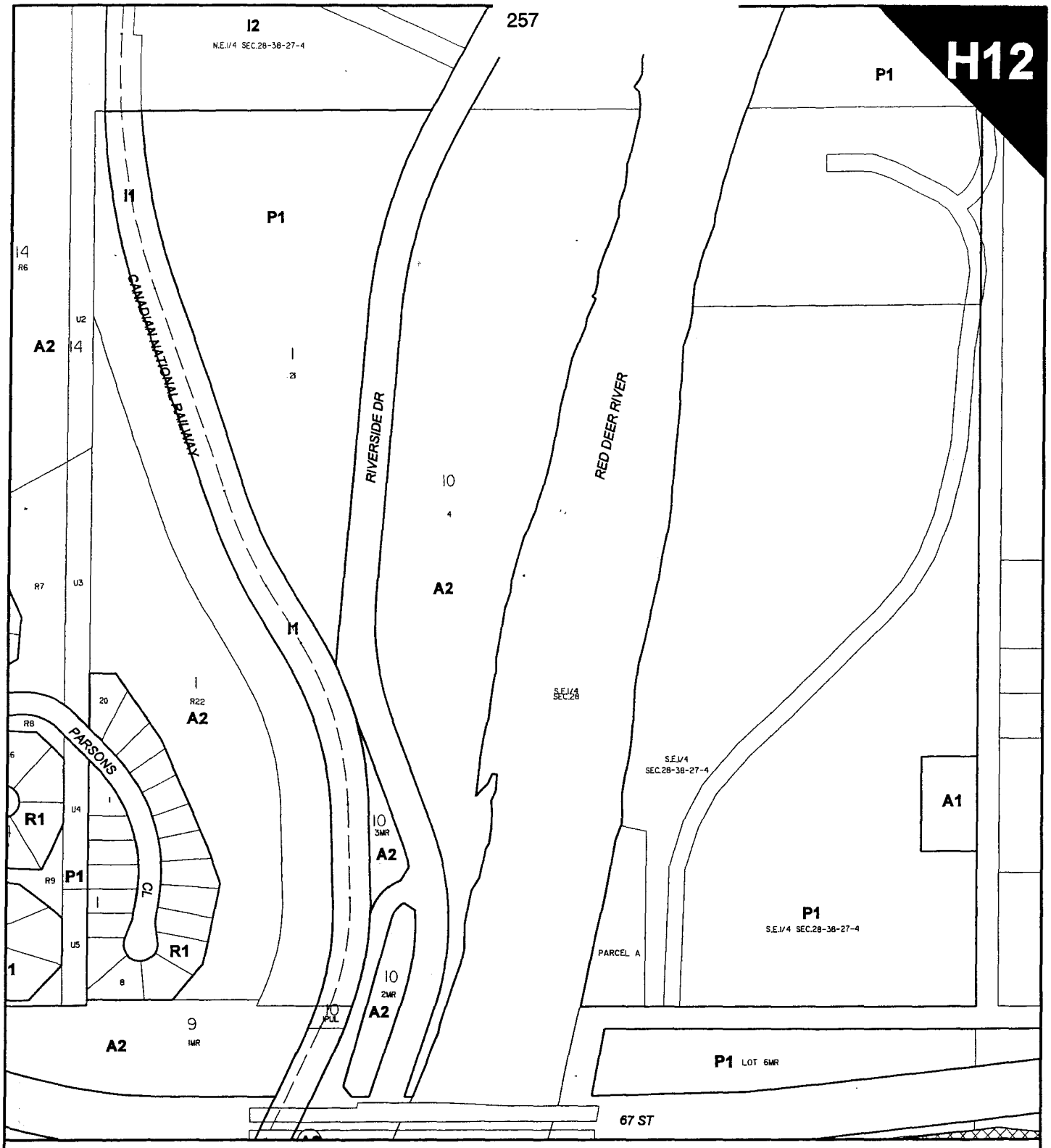
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

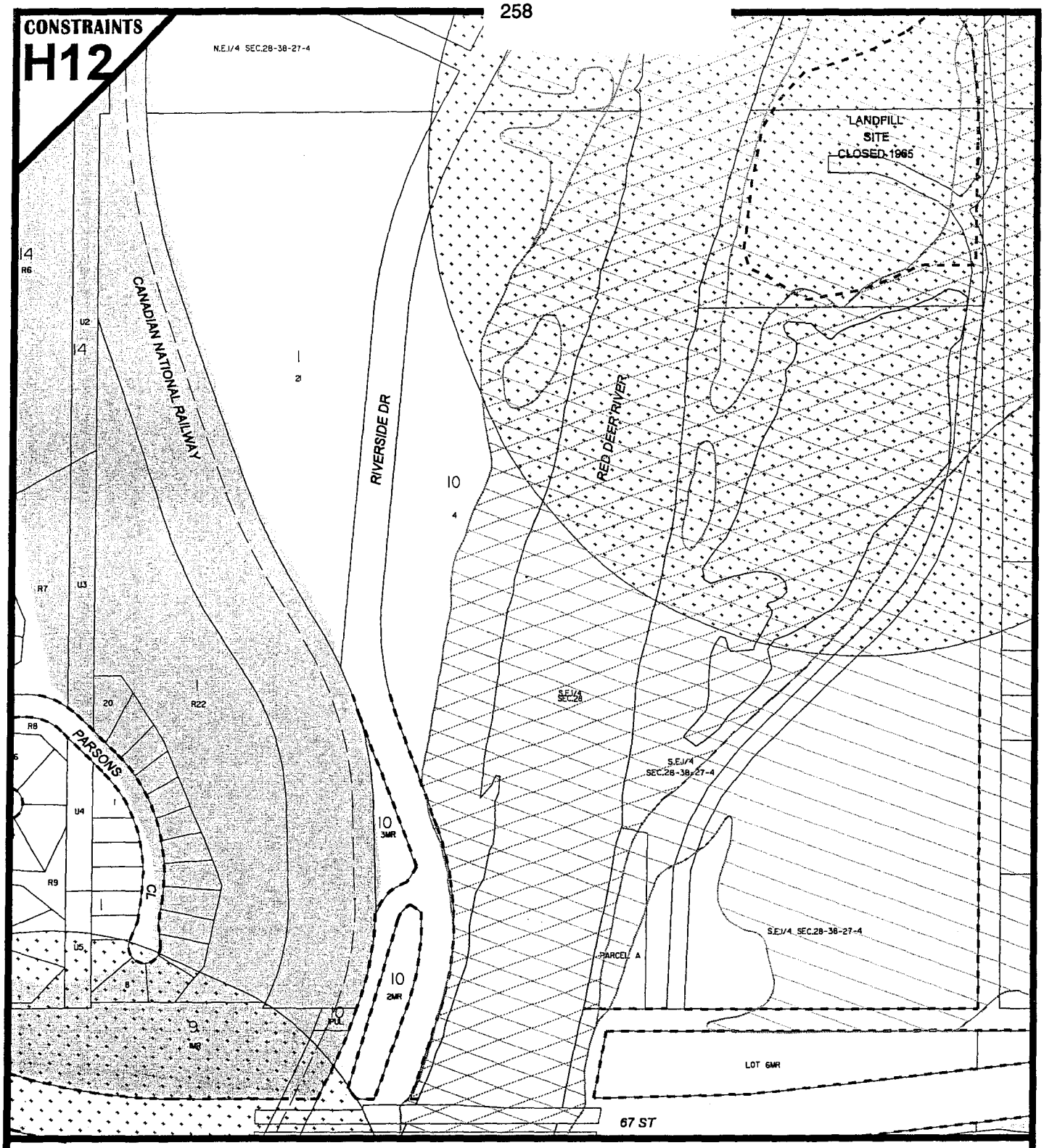
Amendments to SE¼ Sec 28

G13	H13	I13
G12	H12	I12
G11	H11	I11

SE¼ Sec 28
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

G13	H13	I13
G12	H12	I12
G11	H11	I11

NORTH
Scale 1:5,000

SE¼ Sec 28
Twp 38 - Rge 27 - W4th

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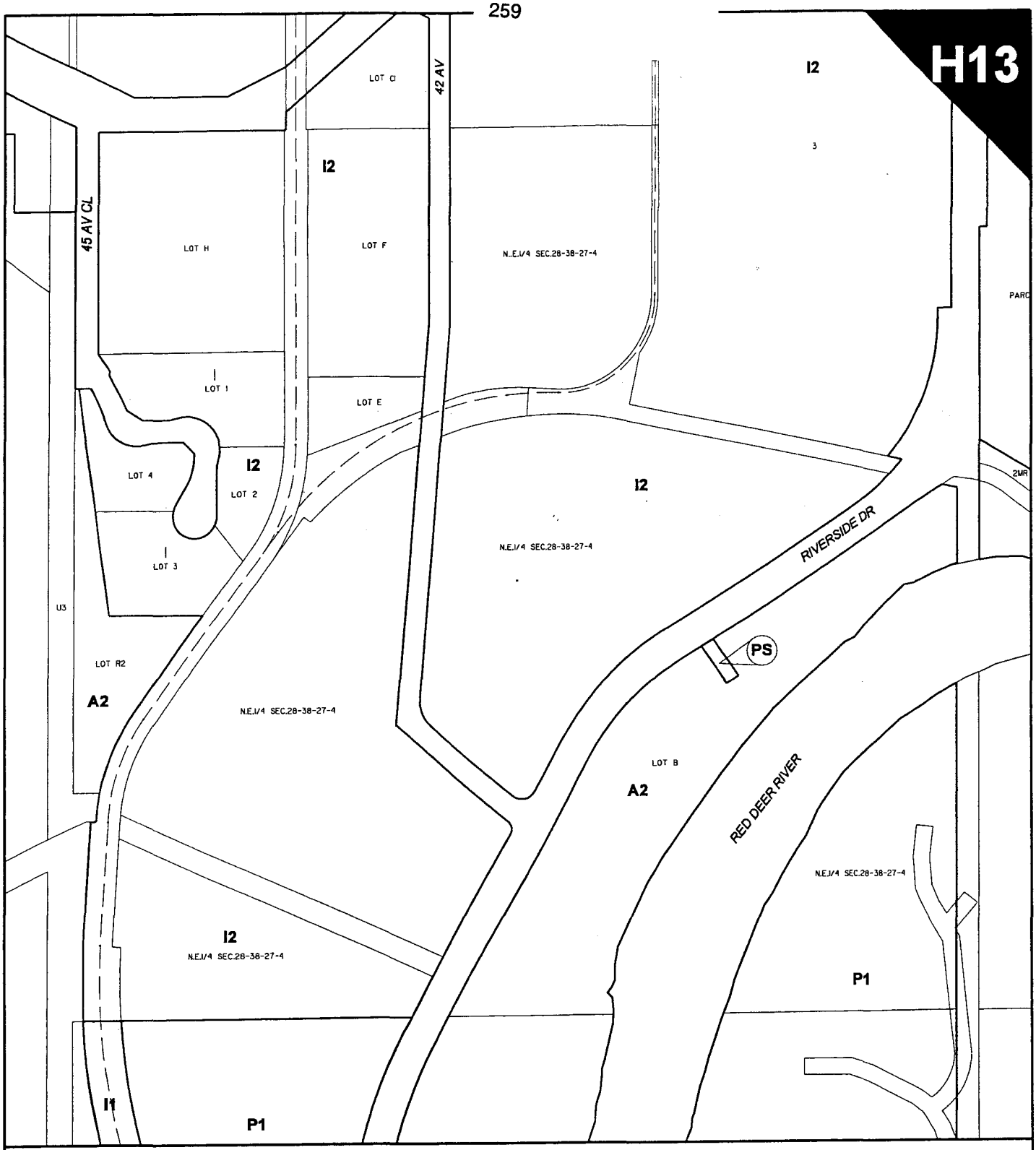
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 28

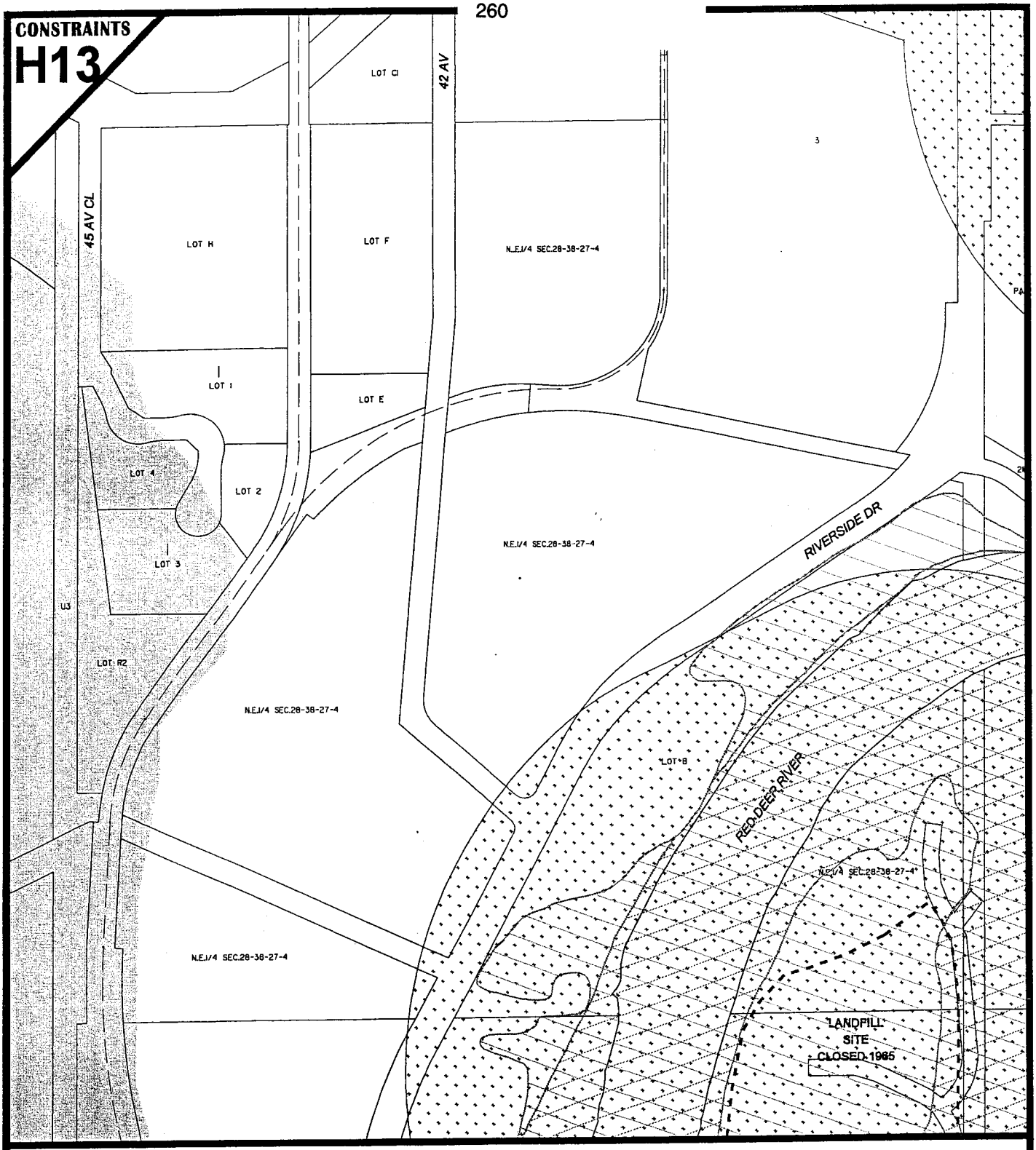
3156 / R-99 *Aug 3, 1999*

G14	H14	I14
G13	H13	I13
G12	H12	I12

NE¼ Sec 28
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

G14	H14	I14
G13	H13	I13
G12	H12	I12

NE¼ Sec 28
Twp 38 - Rge 27 - W4th

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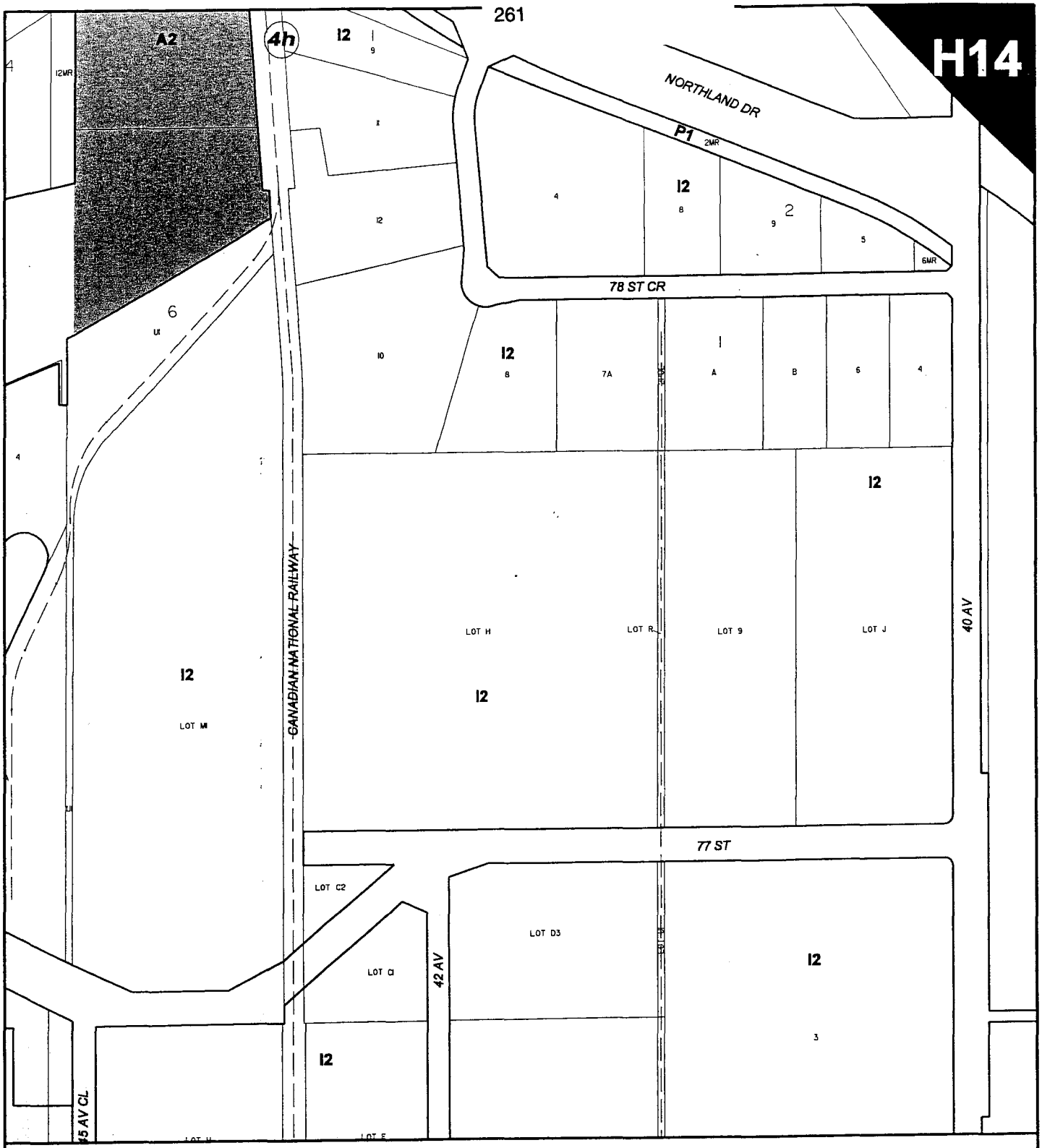
H14



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 33

G15	H15	I15
G14	H14	I14
G13	H13	I13

SE¼ Sec 33
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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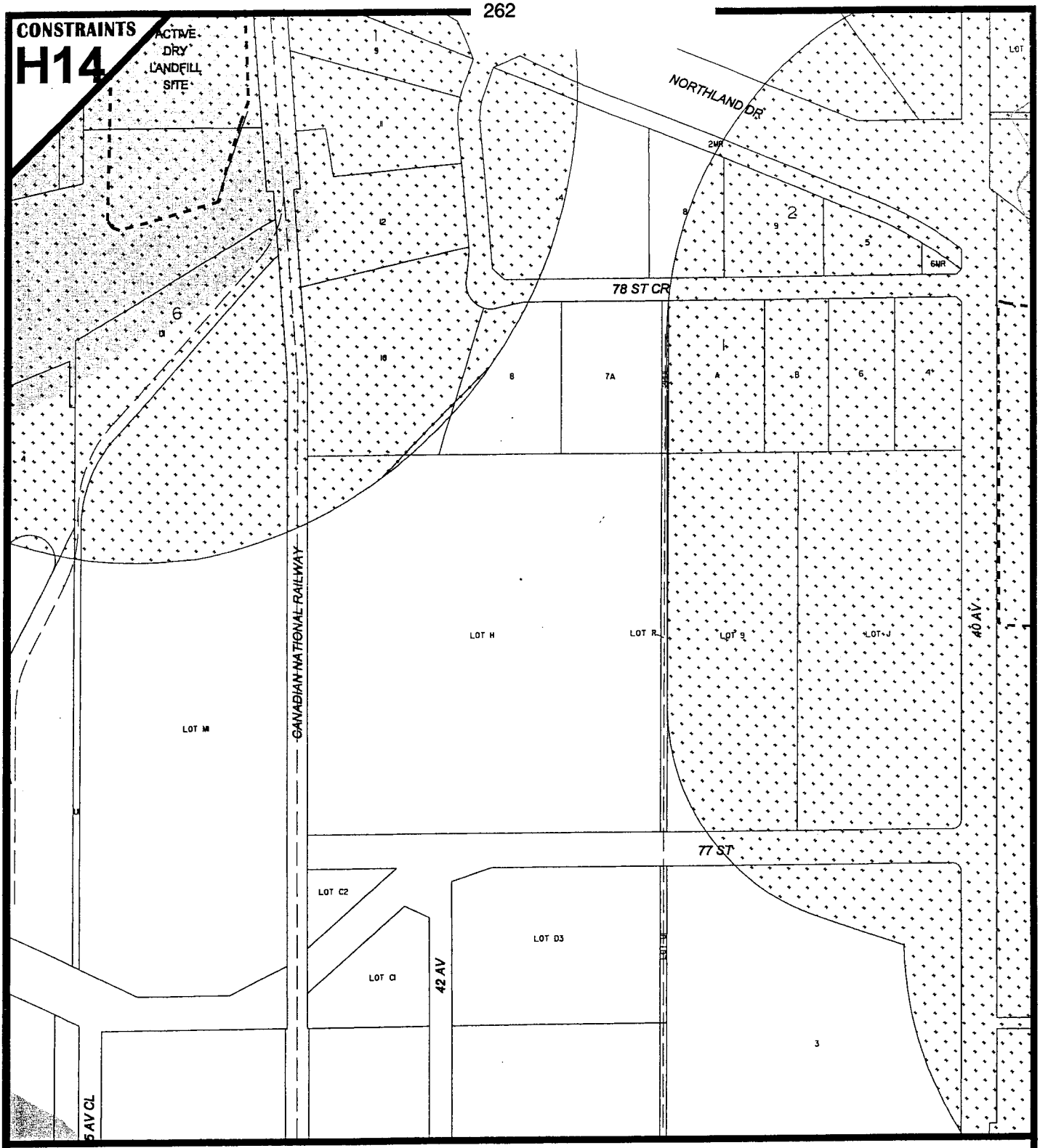

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G15	H15	I15
G14	H14	I14
G13	H13	I13

SE¼ Sec 33
Twp 38 - Rge 27 - W4th

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December 07, 2004

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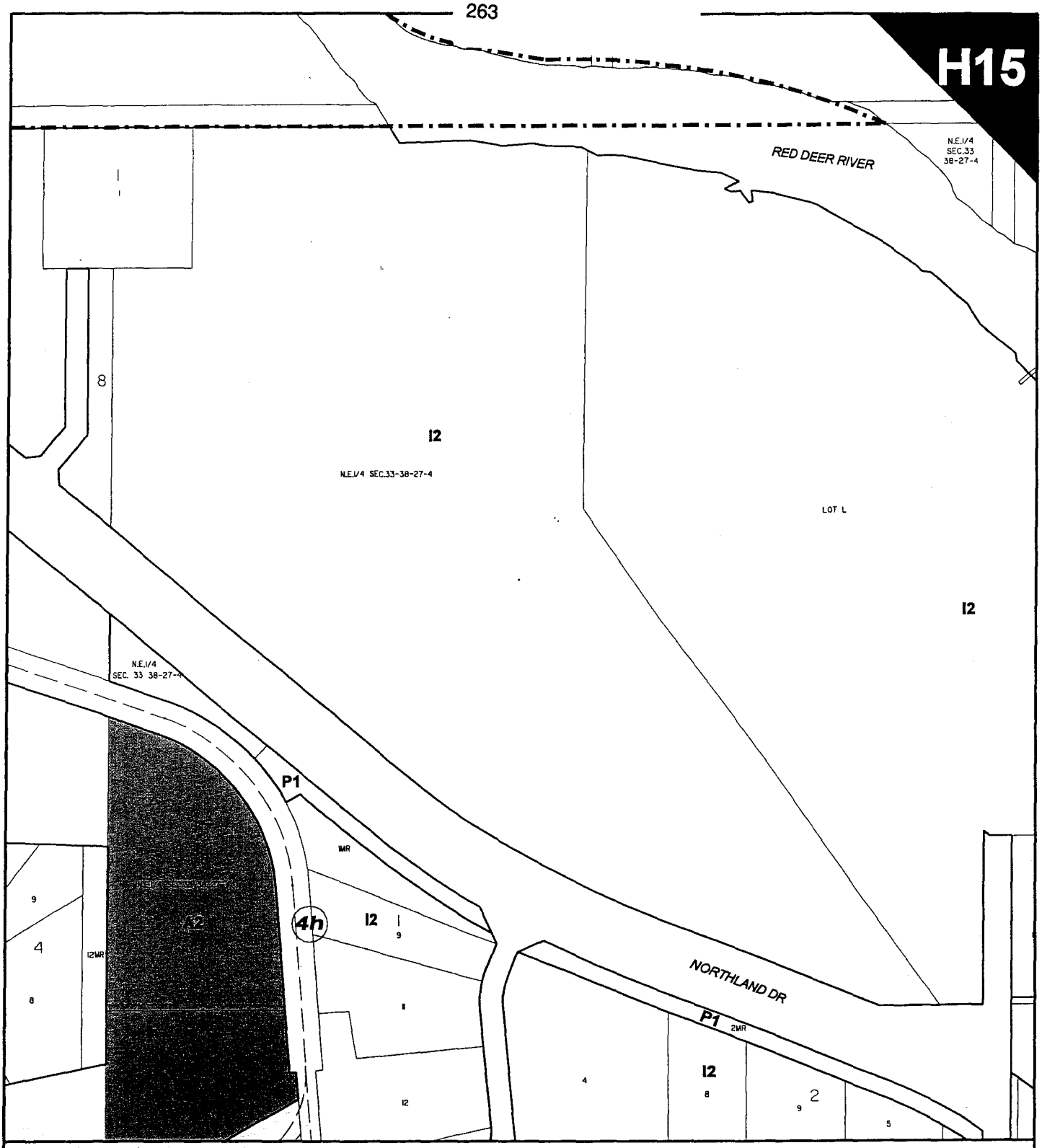

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 33
3156 / DD-2004 Oct 4, 2004

G16	H16	I16
G15	H15	I15
G14	H14	I14

NORTH
Scale 1:5,000

NE¼ Sec 33
Twp 38- Rge 27 - W4th

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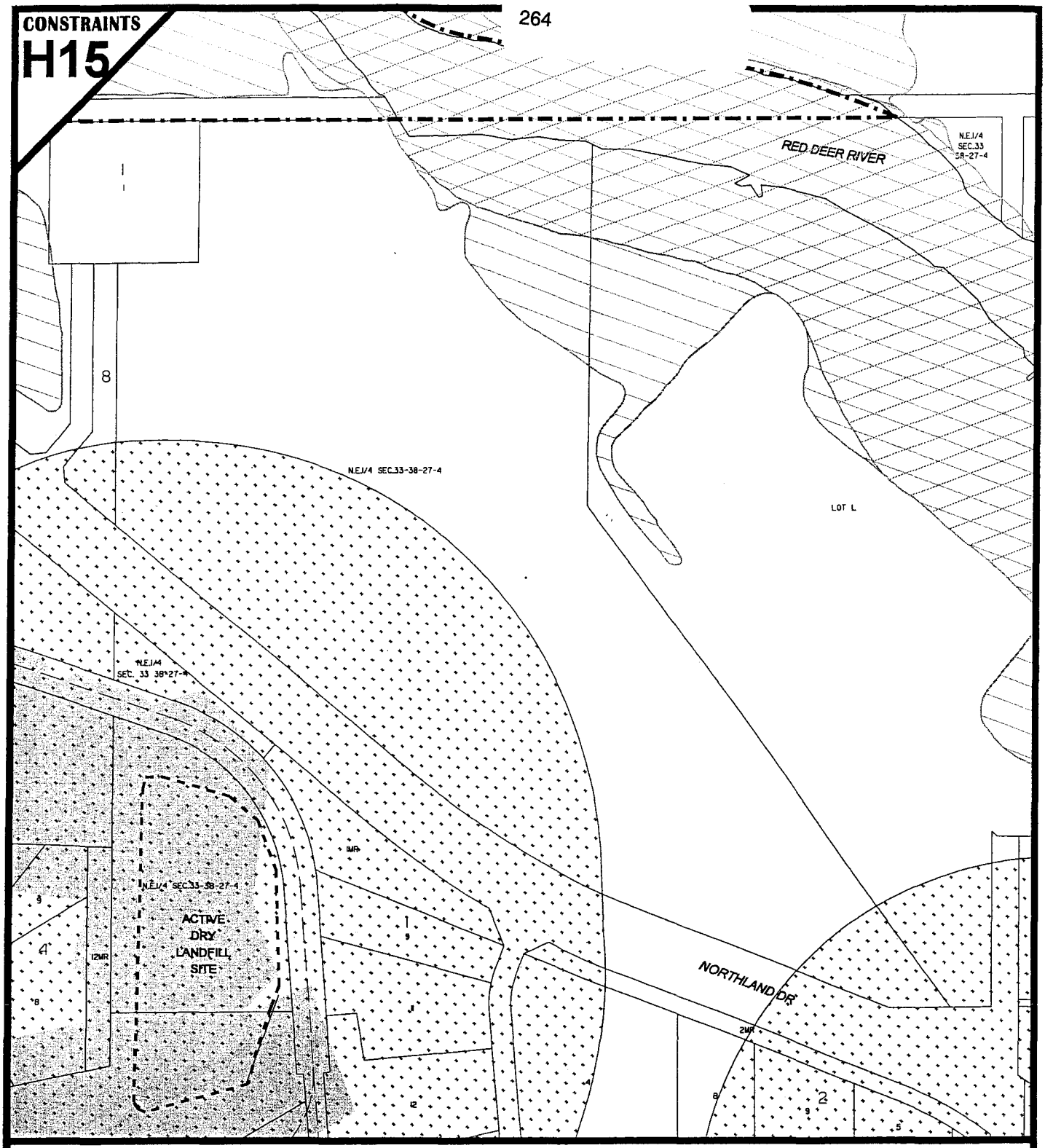
CONSTRAINTS

H15



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

G16	H16	I16
G15	H15	I15
G14	H14	I14

NORTH
Scale 1:5,000

NE¼ Sec 33
Twp 38 - Rge 27 - W4th

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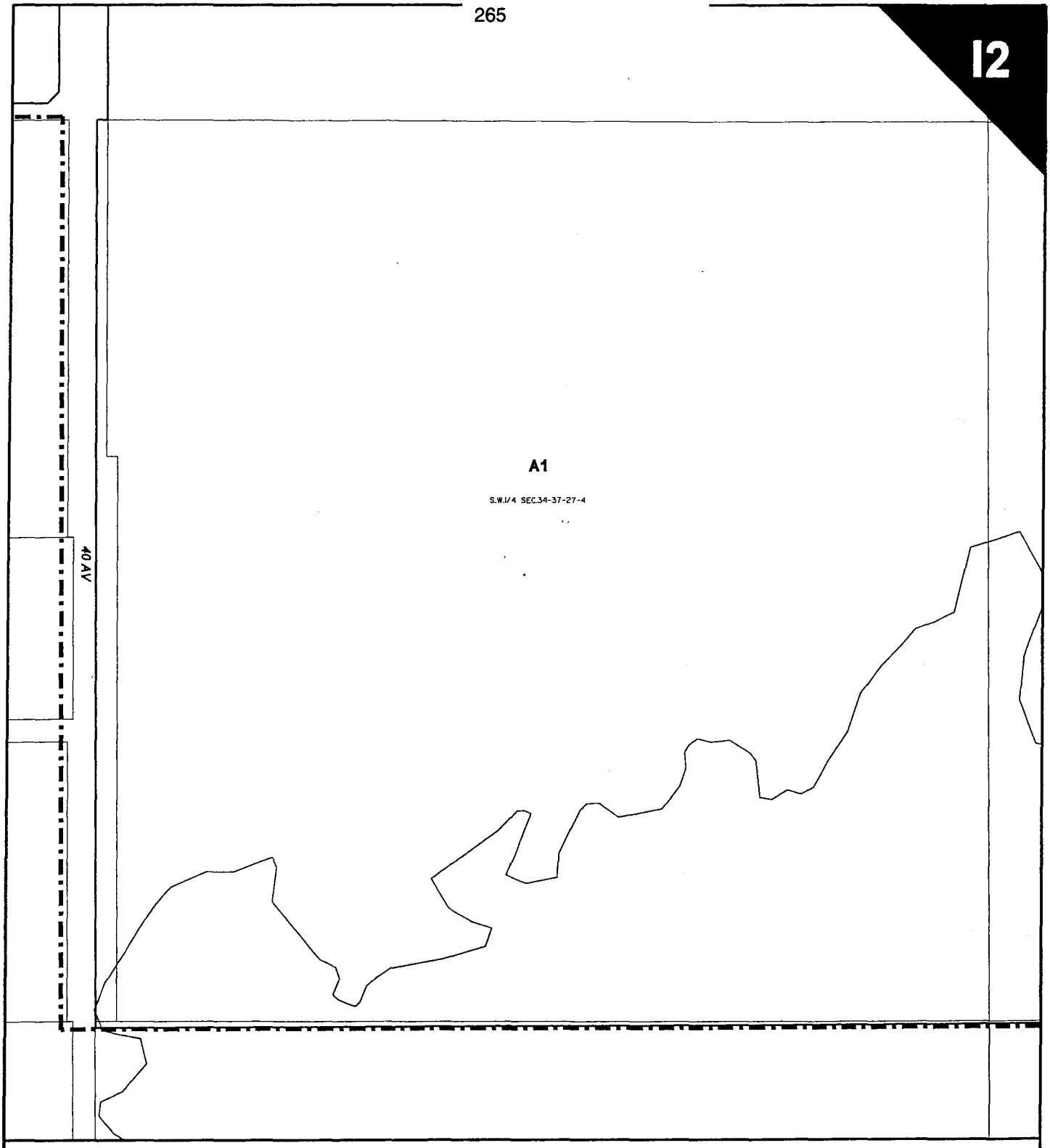
I2



Part Six of the Bylaw outlines the Land Use District Definitions

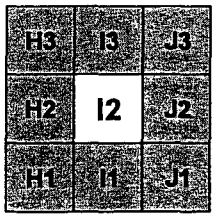
refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 34

3156 / Z-98 *Aug 24, 1998*



SW¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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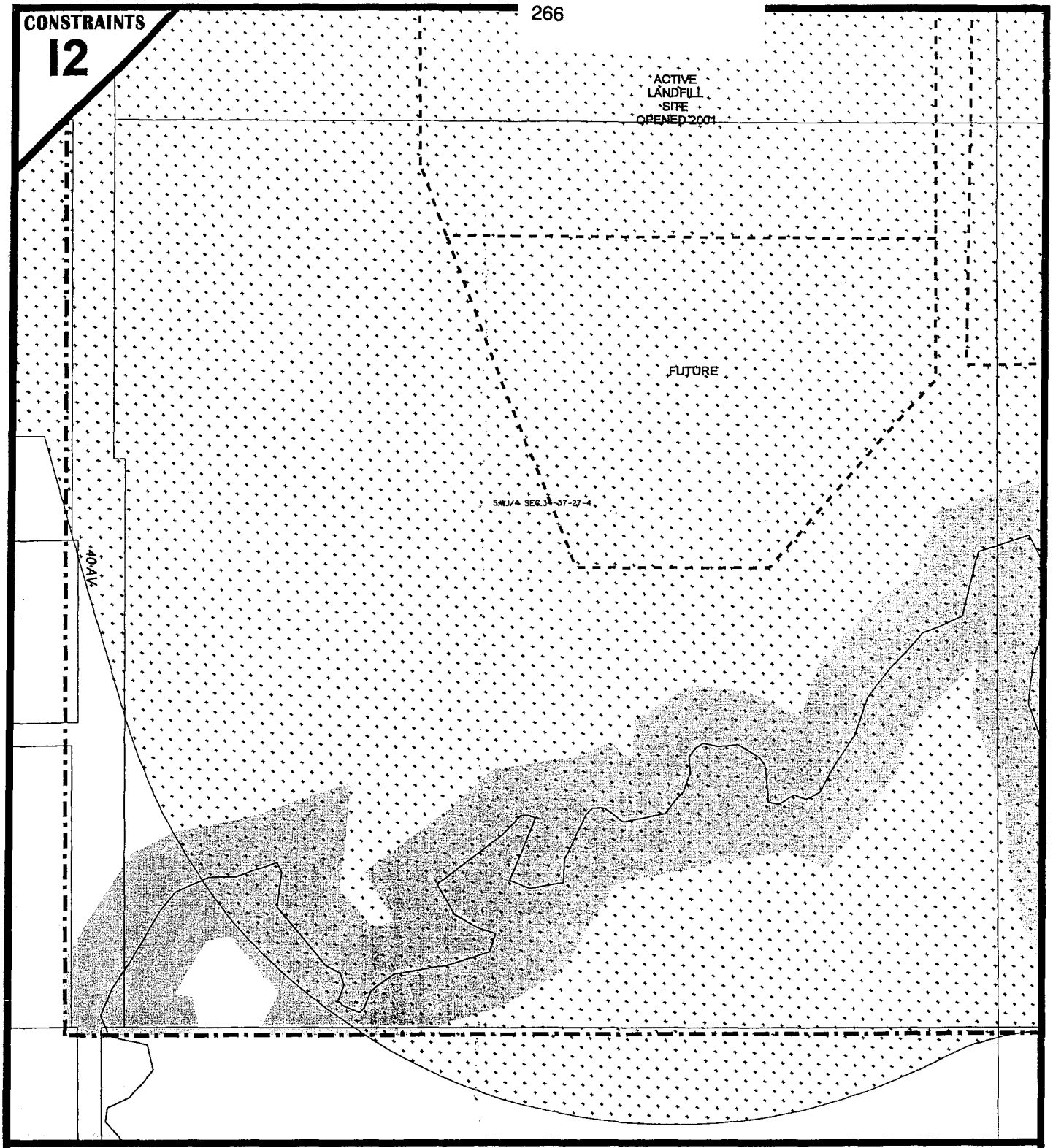
CONSTRAINTS

I2



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

H3	I3	J3
H2	I2	J2
H1	I1	J1

SW¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 06, 2004

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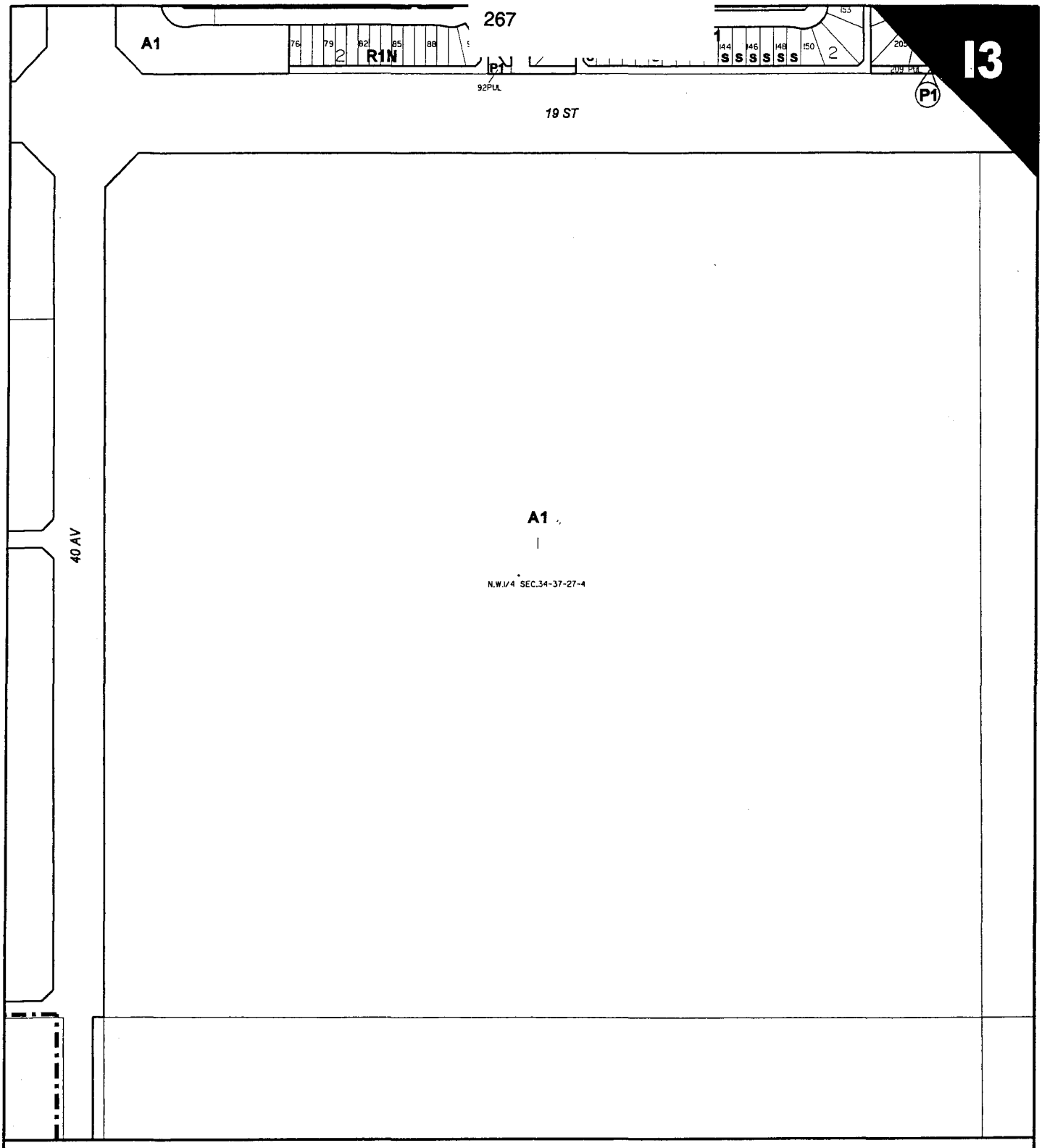

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 34

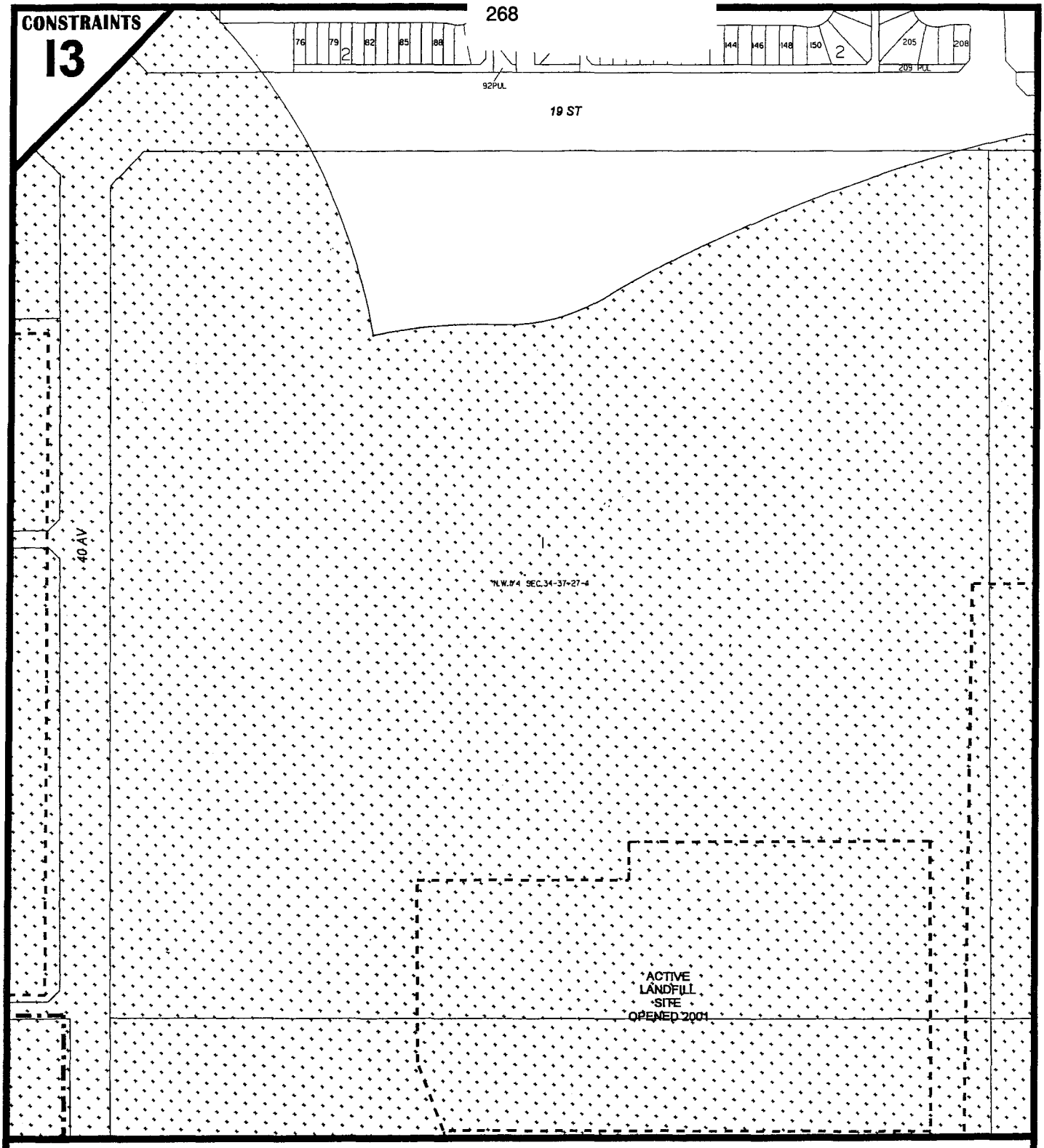
3156 / Z-98 *Aug 24, 1998*

H4	I4	J4
H3	I3	J3
H2	I2	J2

NW¼ Sec 34
Twp 37- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

H4	I4	J4
H3	I3	J3
H2	I2	J2

NW¼ Sec 34
Twp 37 - Rge 27 - W4th

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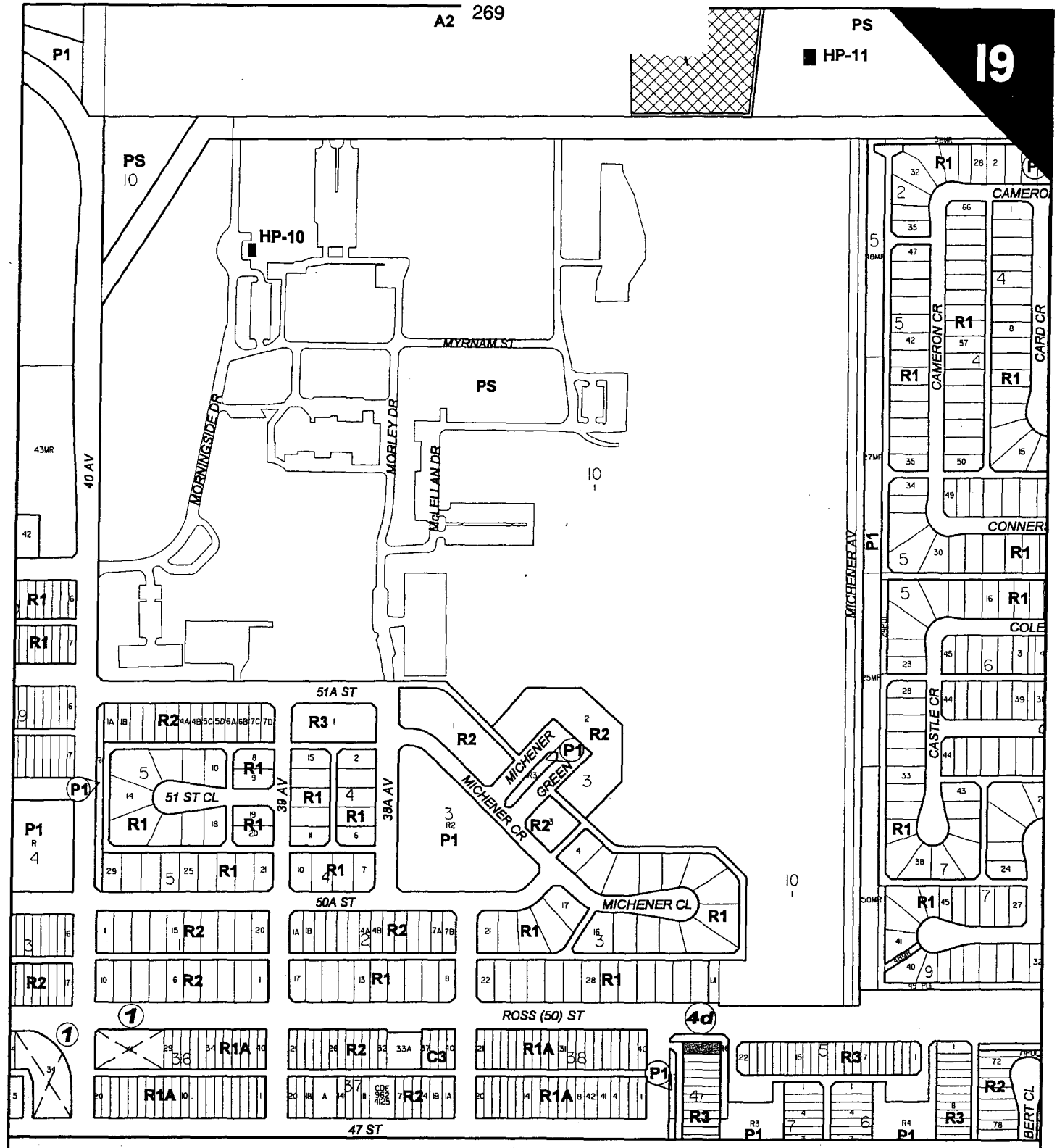

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 15

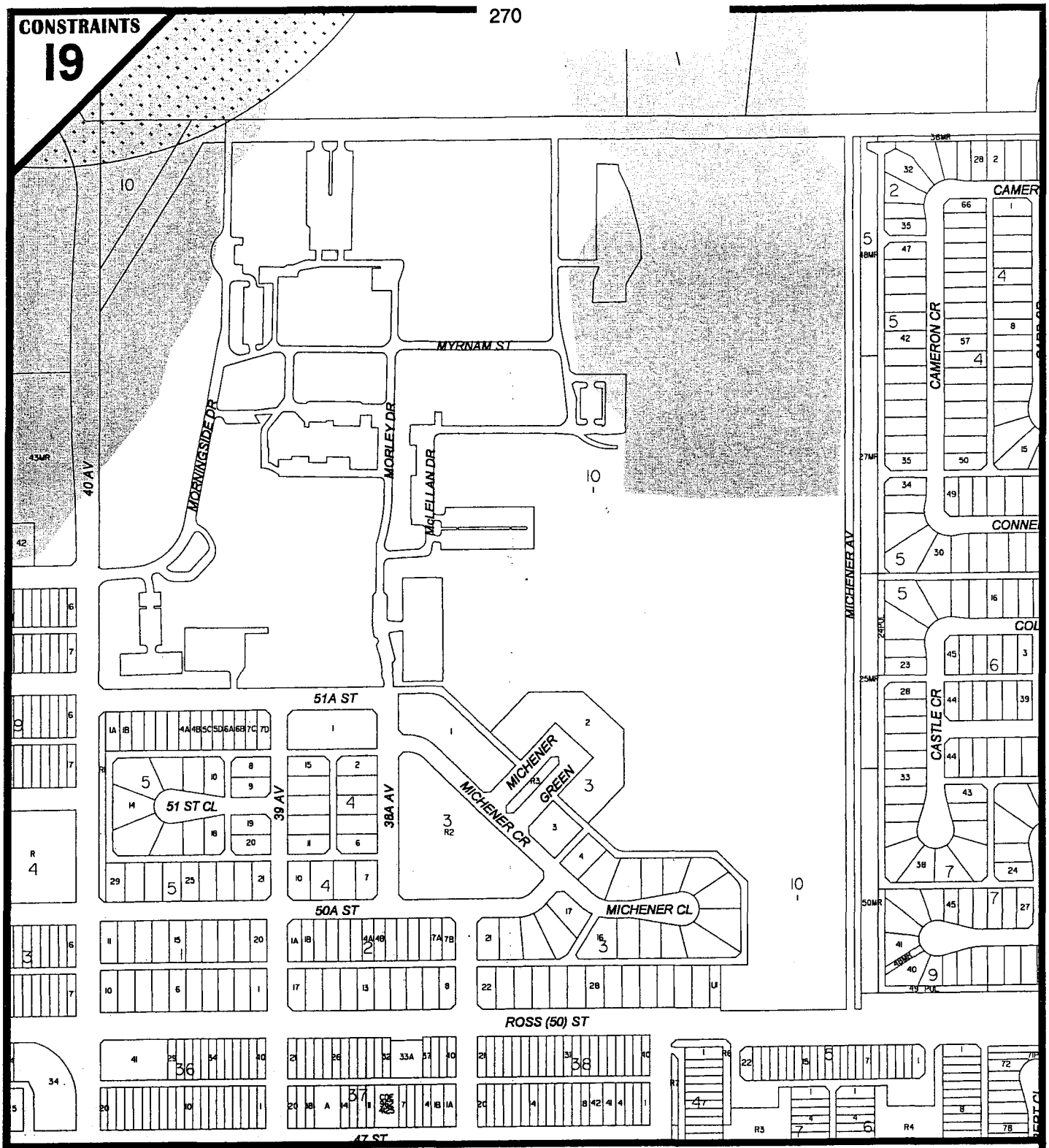
H10	I10	J10
H9	I9	J9
H8	I8	J8

NW¼ Sec 15
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on December 06, 2004

CONSTRAINTS
I9



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

H10	I10	J10
H9	I9	J9
H8	I8	J8

NW¼ Sec 15
Twp 38 - Rge 27 - W4th

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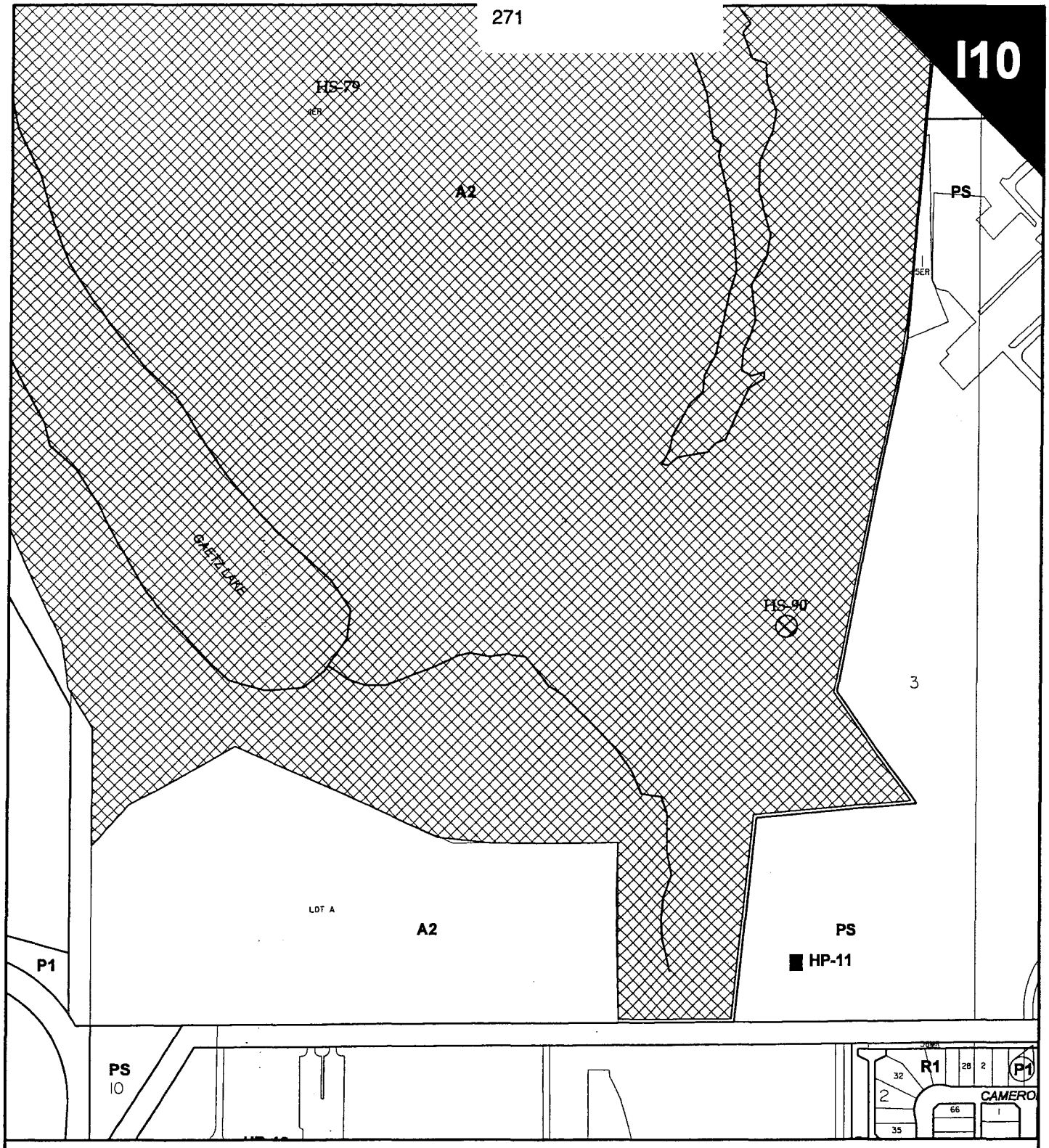

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 22

H11	I11	J11
H10	I10	J10
H9	I9	J9

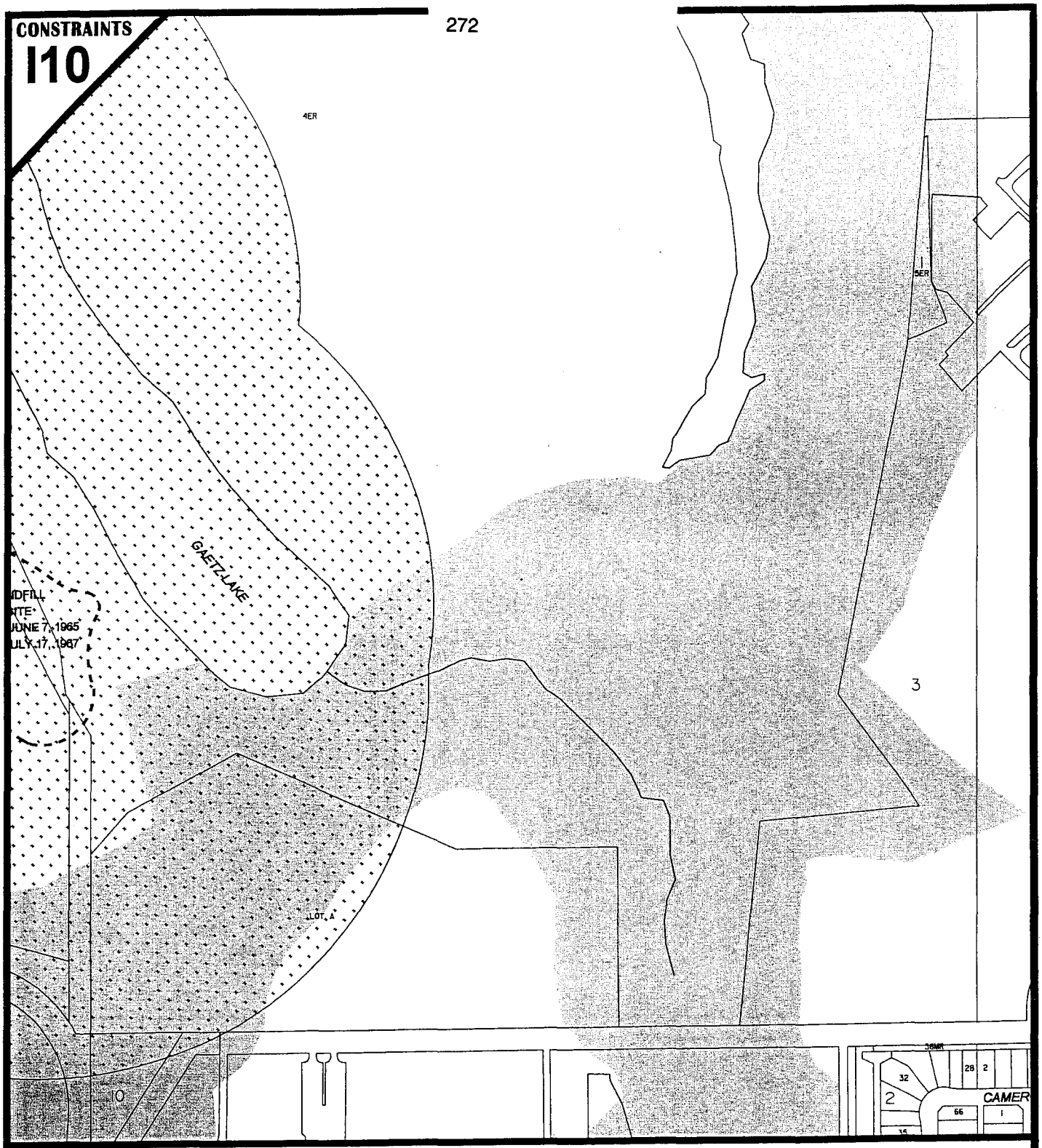
SW¼ Sec 22
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

CONSTRAINTS

I10



The City of Red Deer

Land Use Bylaw 3156/96

H11	I11	J11
H10	**I10**	J10
H9	I9	J9

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

SW¼ Sec 22
Twp 38 - Rge 27 - W4th

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December 06, 2004

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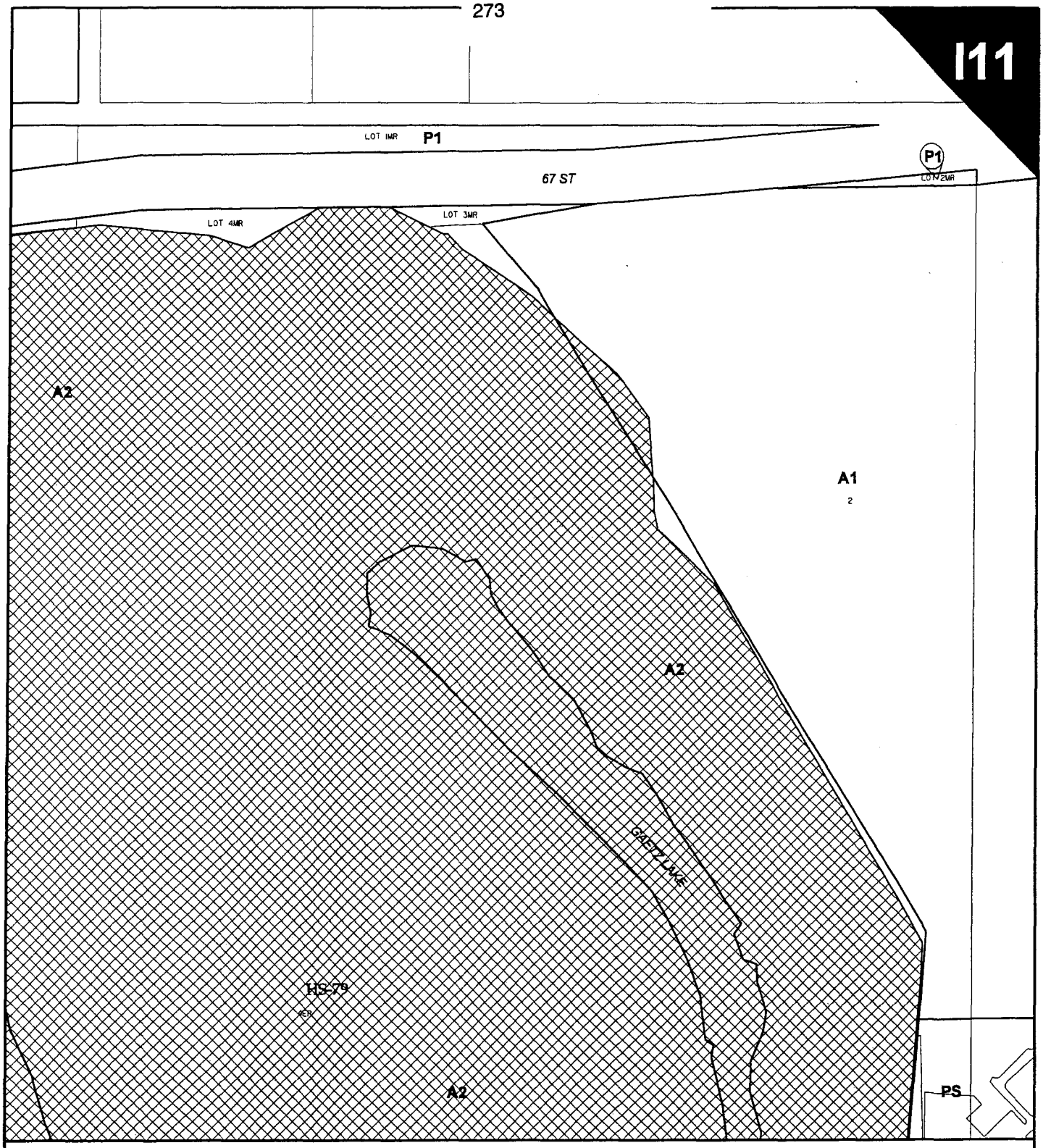
I11



Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 22

H12	I12	J12
H11	I11	J11
H10	I10	J10

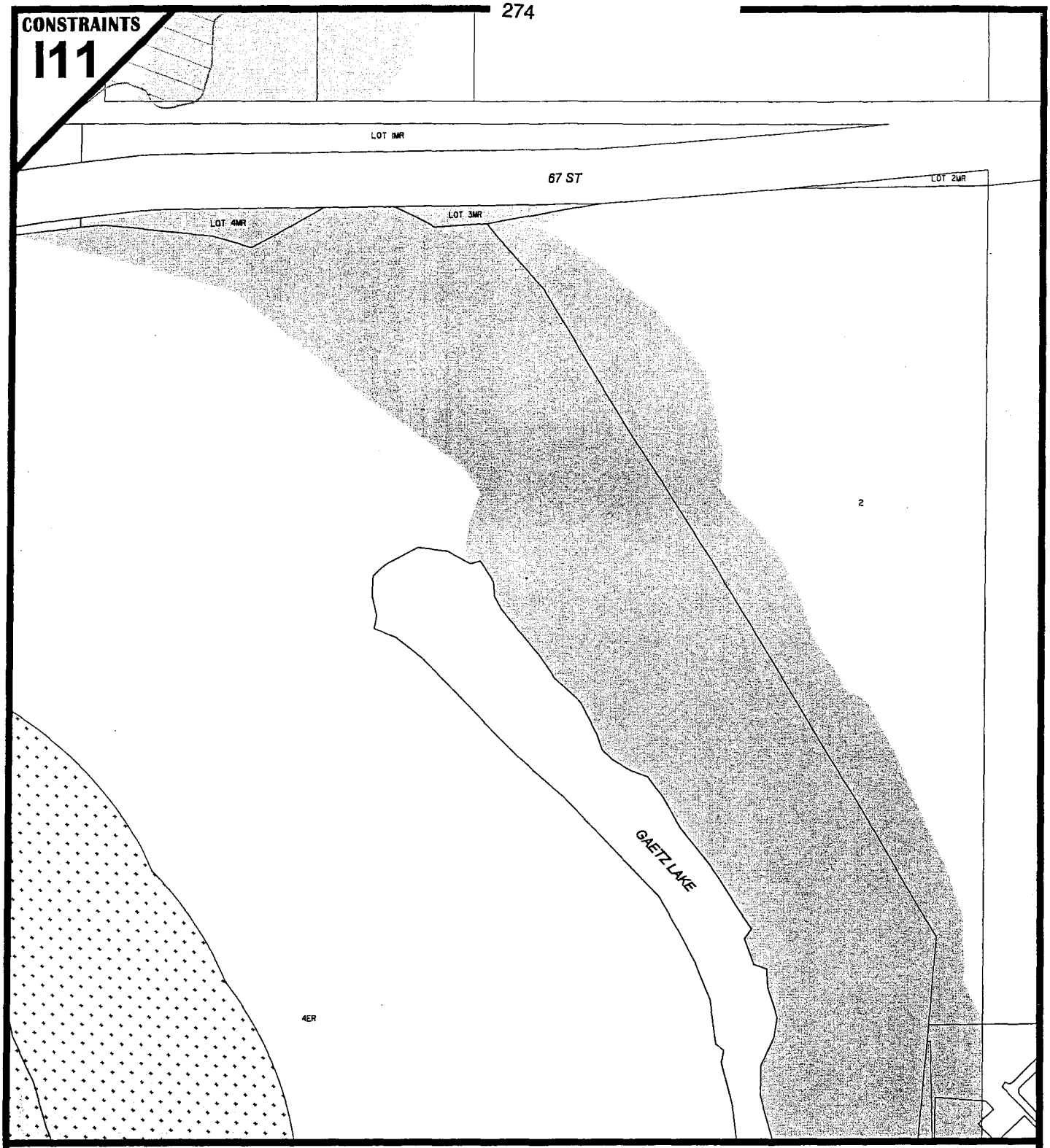
NW¼ Sec 22
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

CONSTRAINTS

I11



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

H12	I12	J12
H11	I11	J11
H10	I10	J10

NORTH
Scale 1:5,000

NW¼ Sec 22
Twp 38 - Rge 27 - W4th

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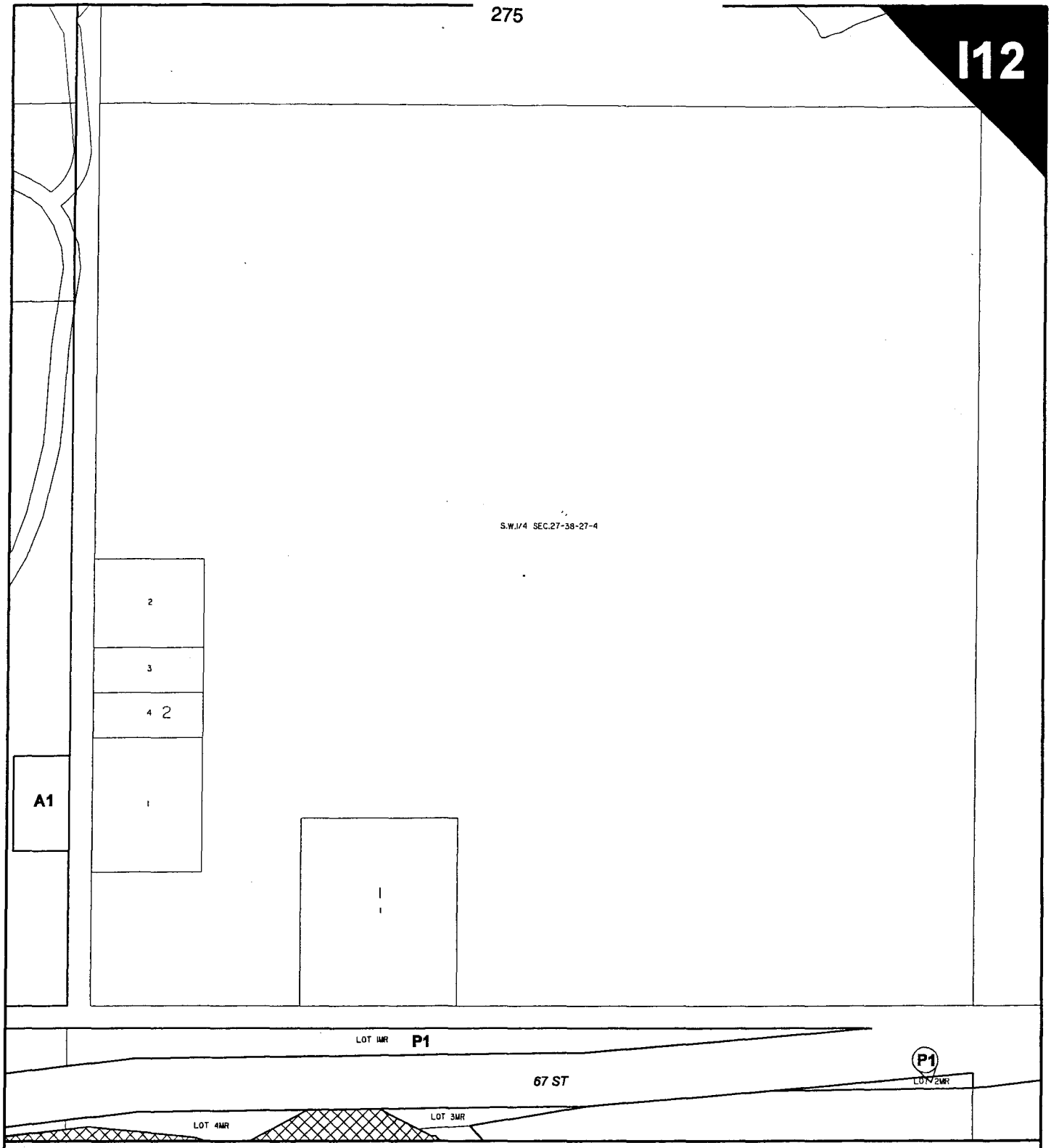
I12



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 27

H13	I13	J13
H12	I12	J12
H11	I11	J11

NORTH
Scale 1:5,000

SW¼ Sec 27
Twp 38- Rge 27 - W4th

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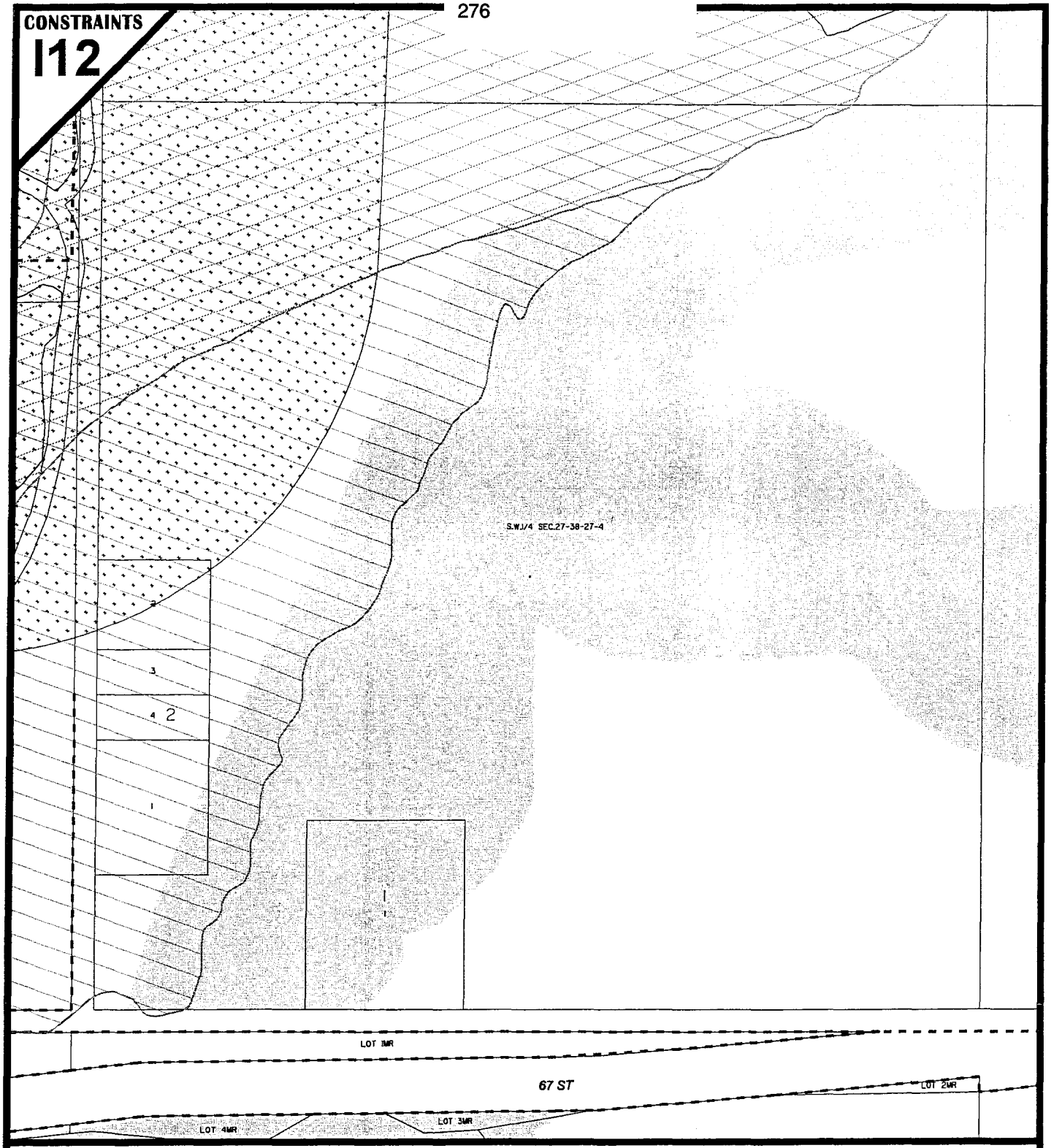
CONSTRAINTS
I12



The City of Red Deer

Land Use Bylaw 3156/96

H13	I13	J13
H12	I12	J12
H11	I11	J11

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

SW¼ Sec 27
Twp 38 - Rge 27 - W4th

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December 07, 2004

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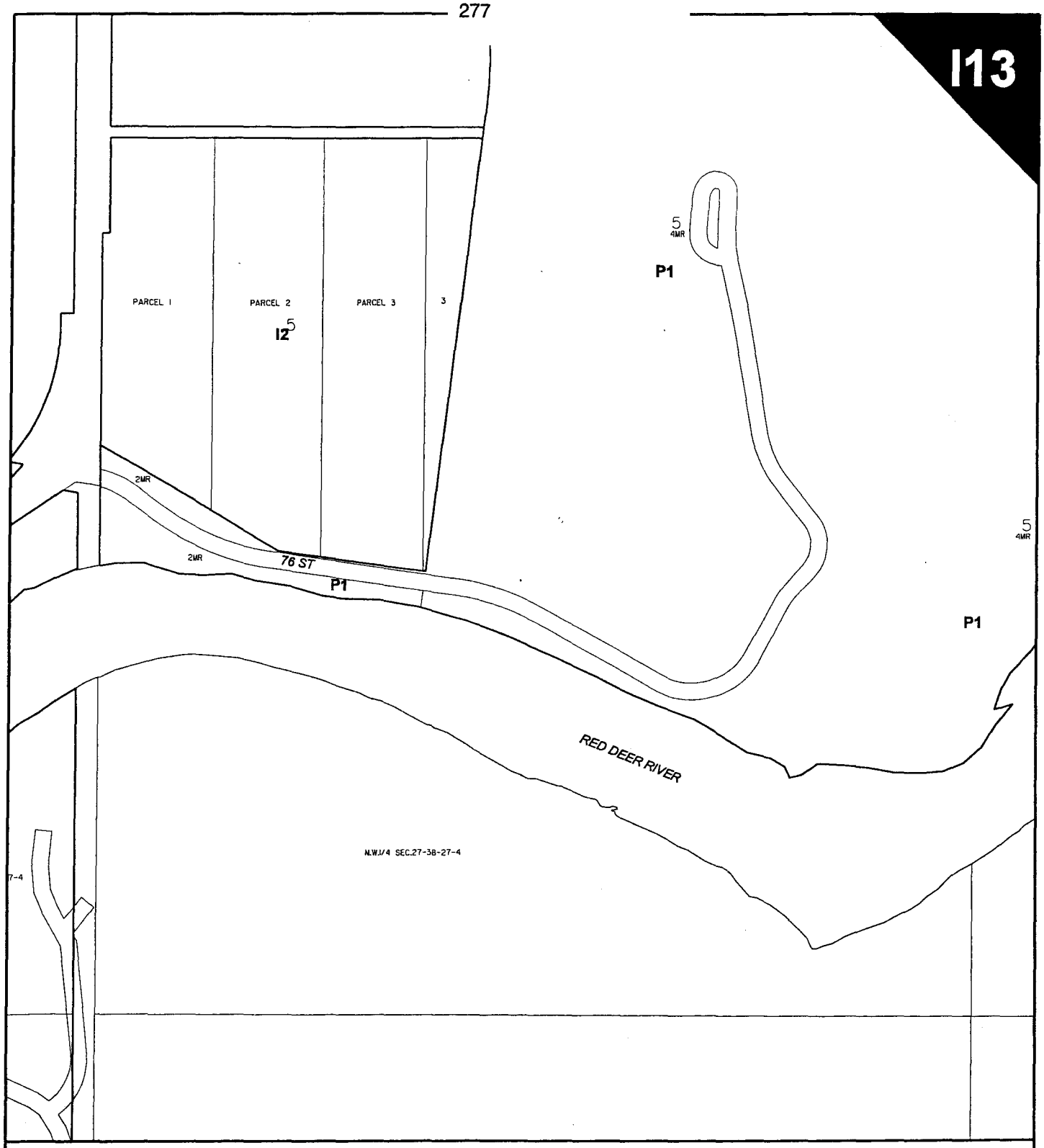

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 27

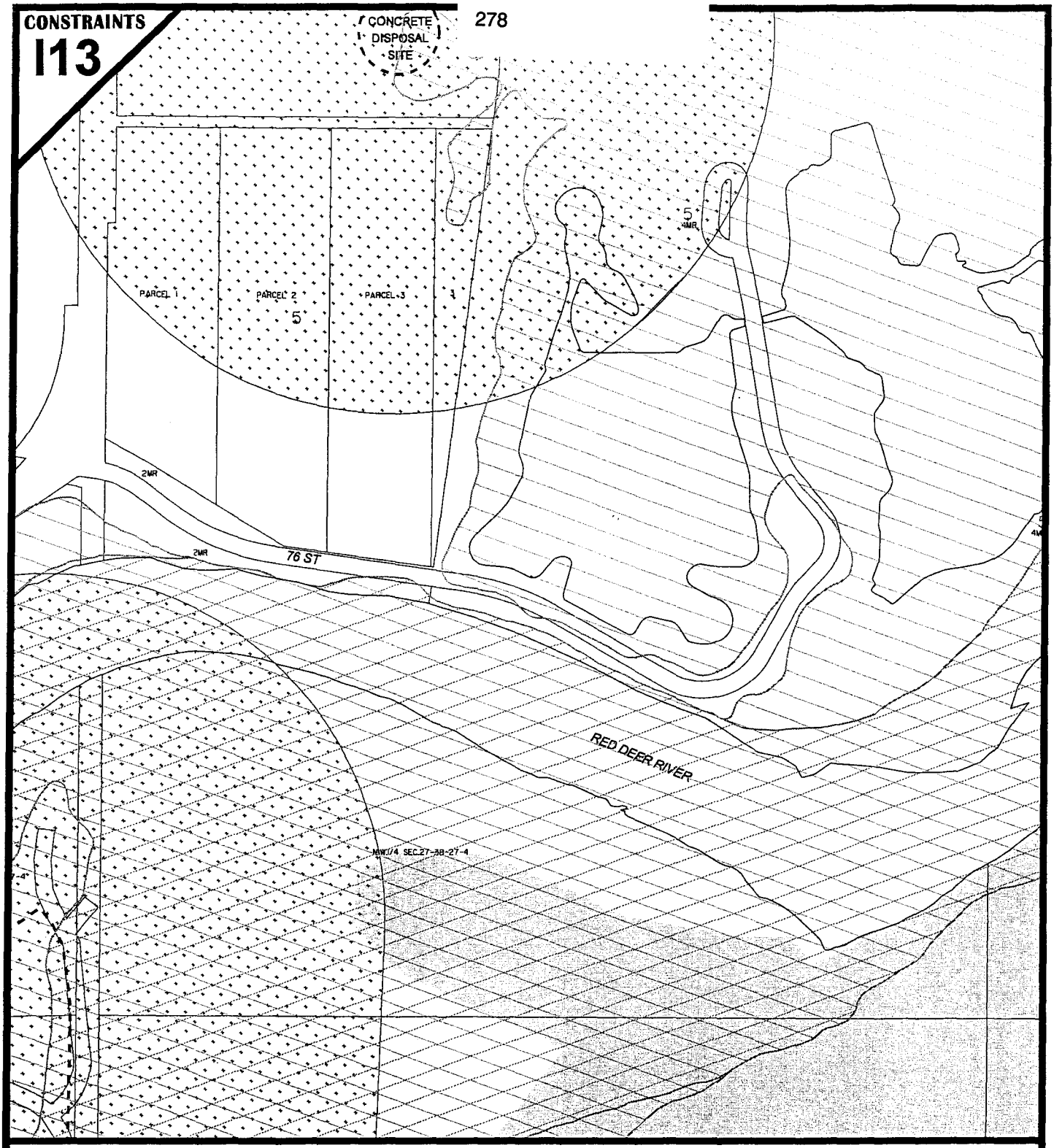
H14	I14	J14
H13	I13	J13
H12	I12	J12

NW¼ Sec 27
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 07, 2004

CONSTRAINTS
I13



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

H14	I14	J14
H13	I13	J13
H12	I12	J12

NW¼ Sec 27
Twp 38 - Rge 27 - W4th

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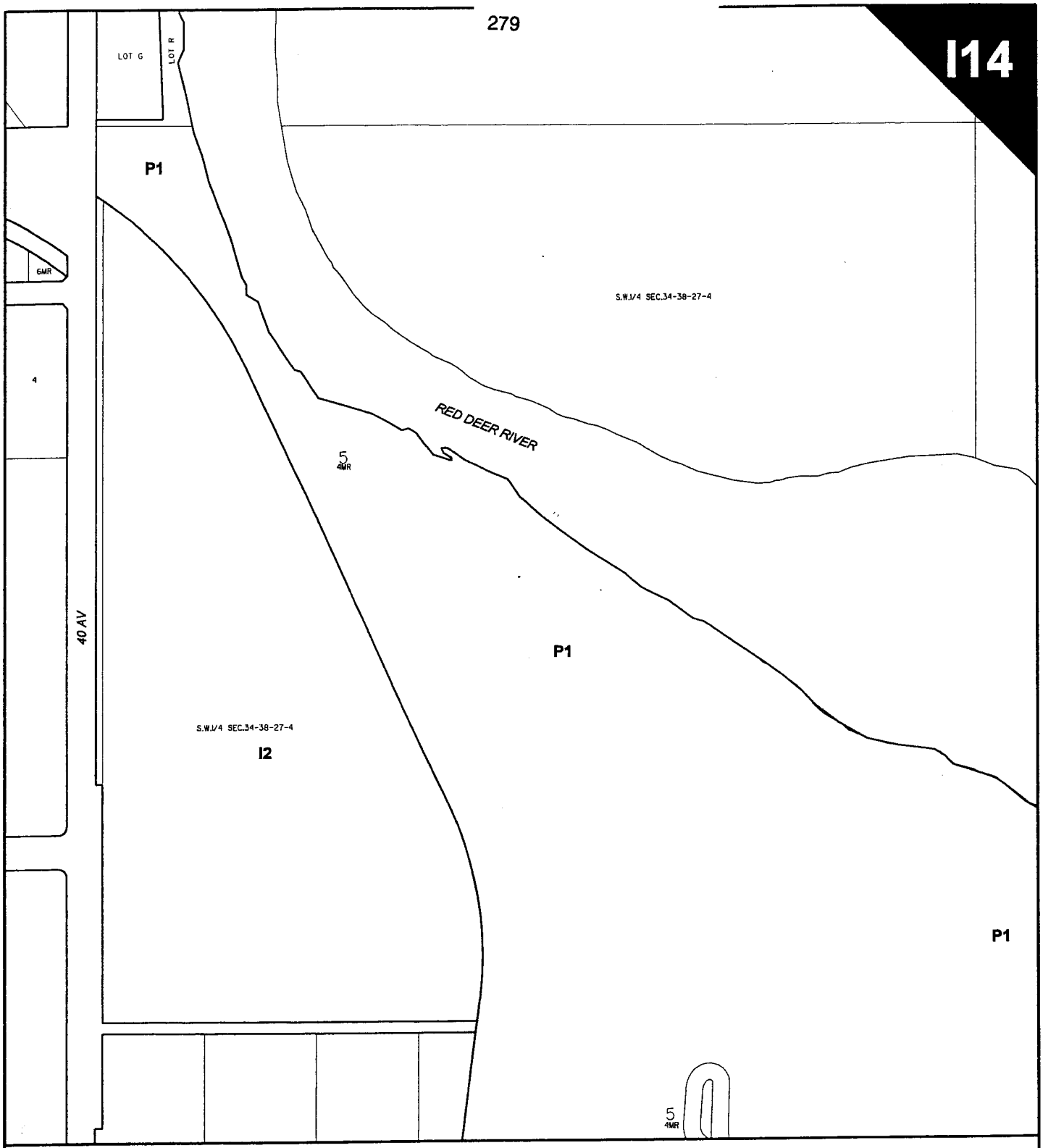
I14



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 34

3156/Z-98 *Aug 24, 1998*

H15	I15	J15
H14	I14	J14
H13	I13	J13

SW¼ Sec 34
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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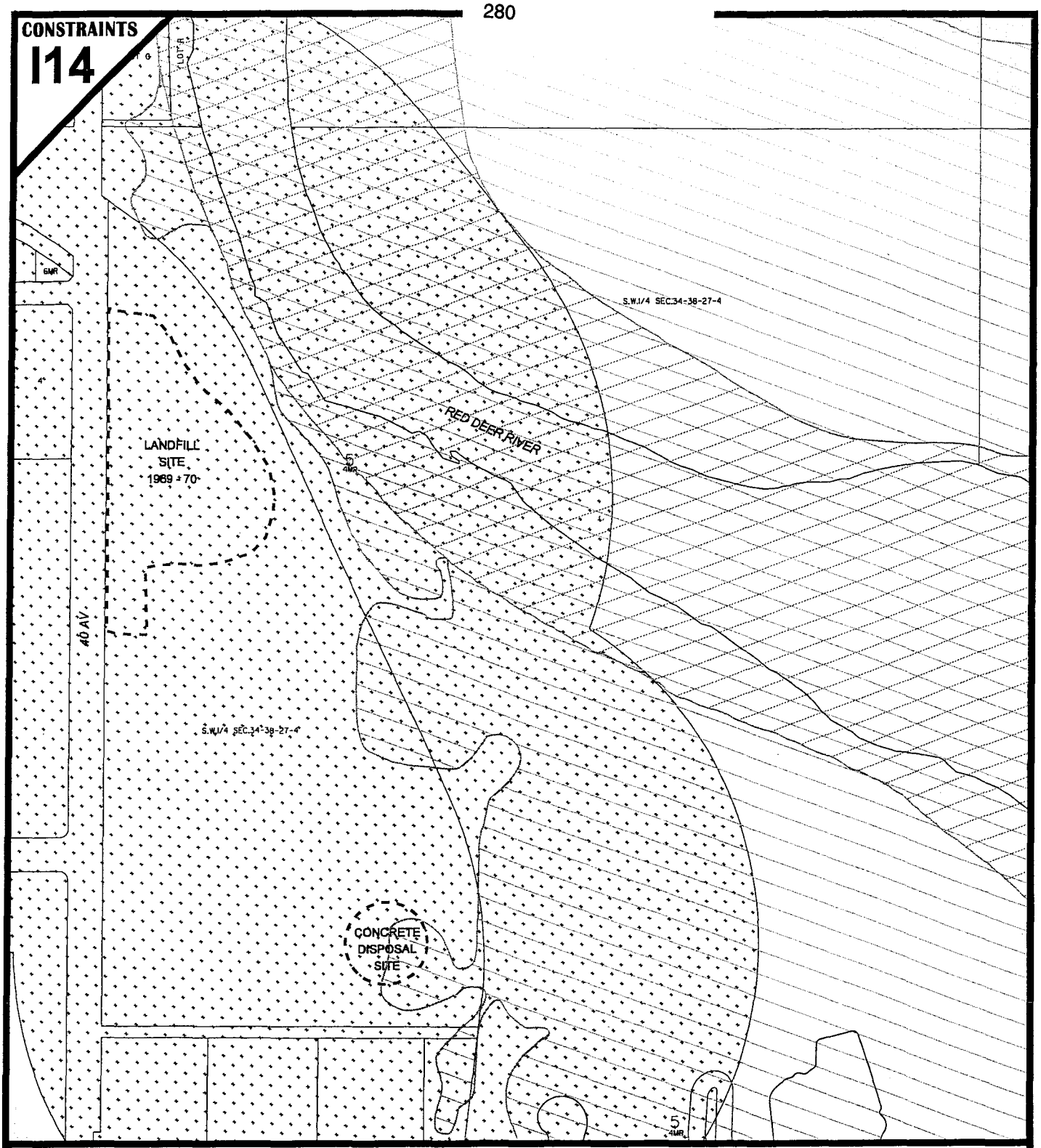

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

H15	I15	J15
H14	I14	J14
H13	I13	J13

SW¼ Sec 34
Twp 38 - Rge 27 - W4th

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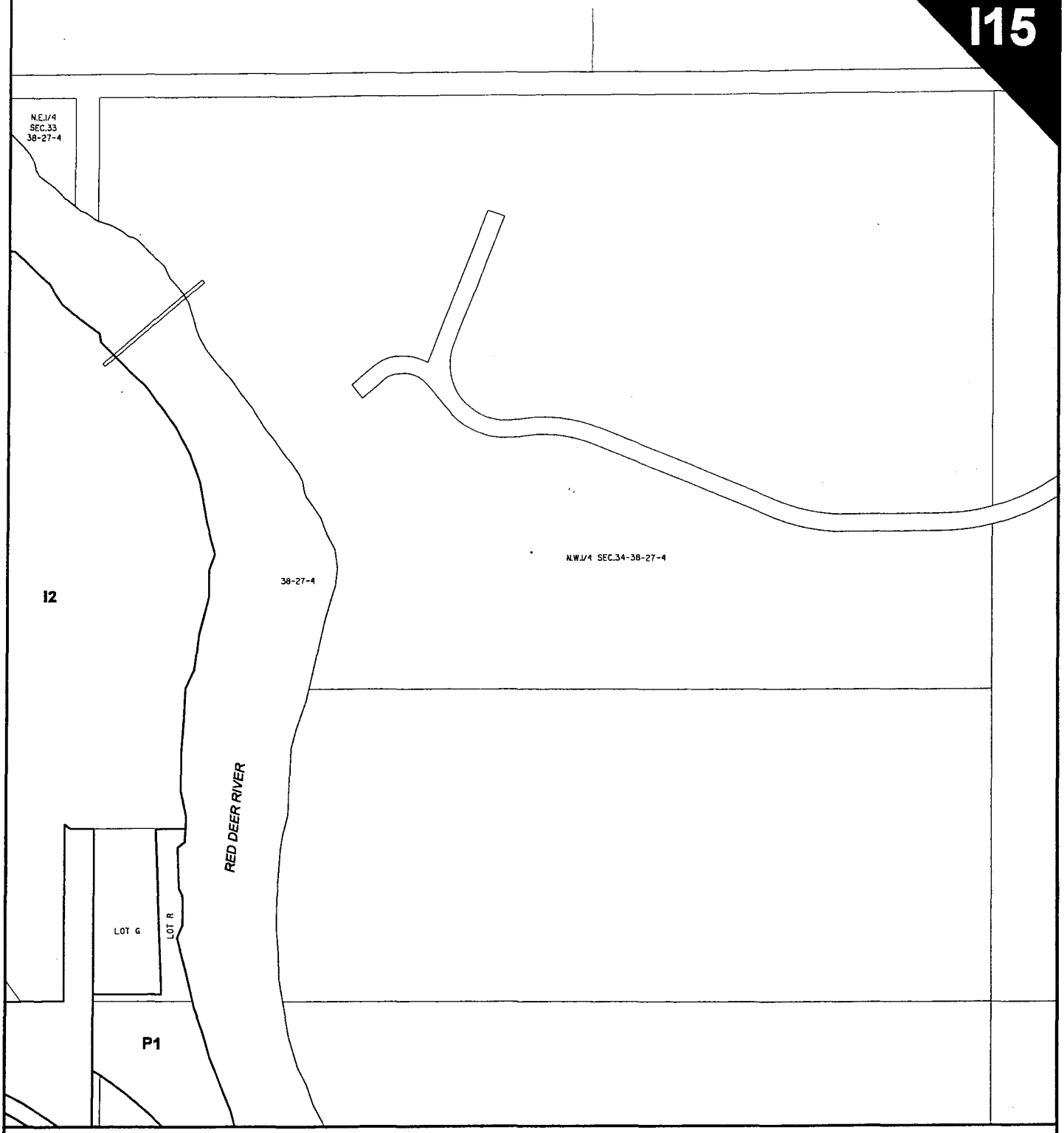
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I15



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 34

H16	I16	J16
H15	I15	J15
H14	I14	J14

NW¼ Sec 34
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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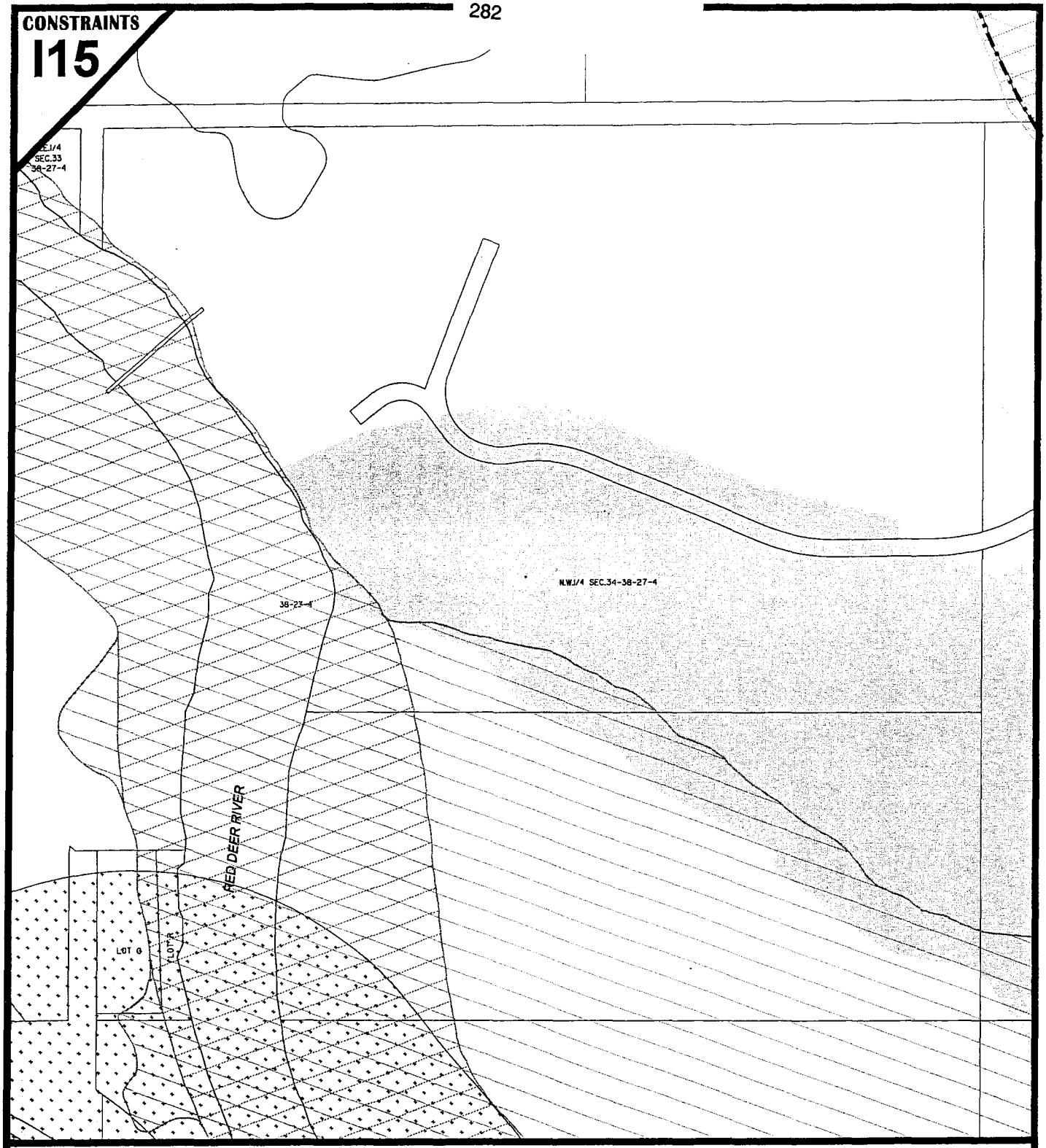
CONSTRAINTS

I15



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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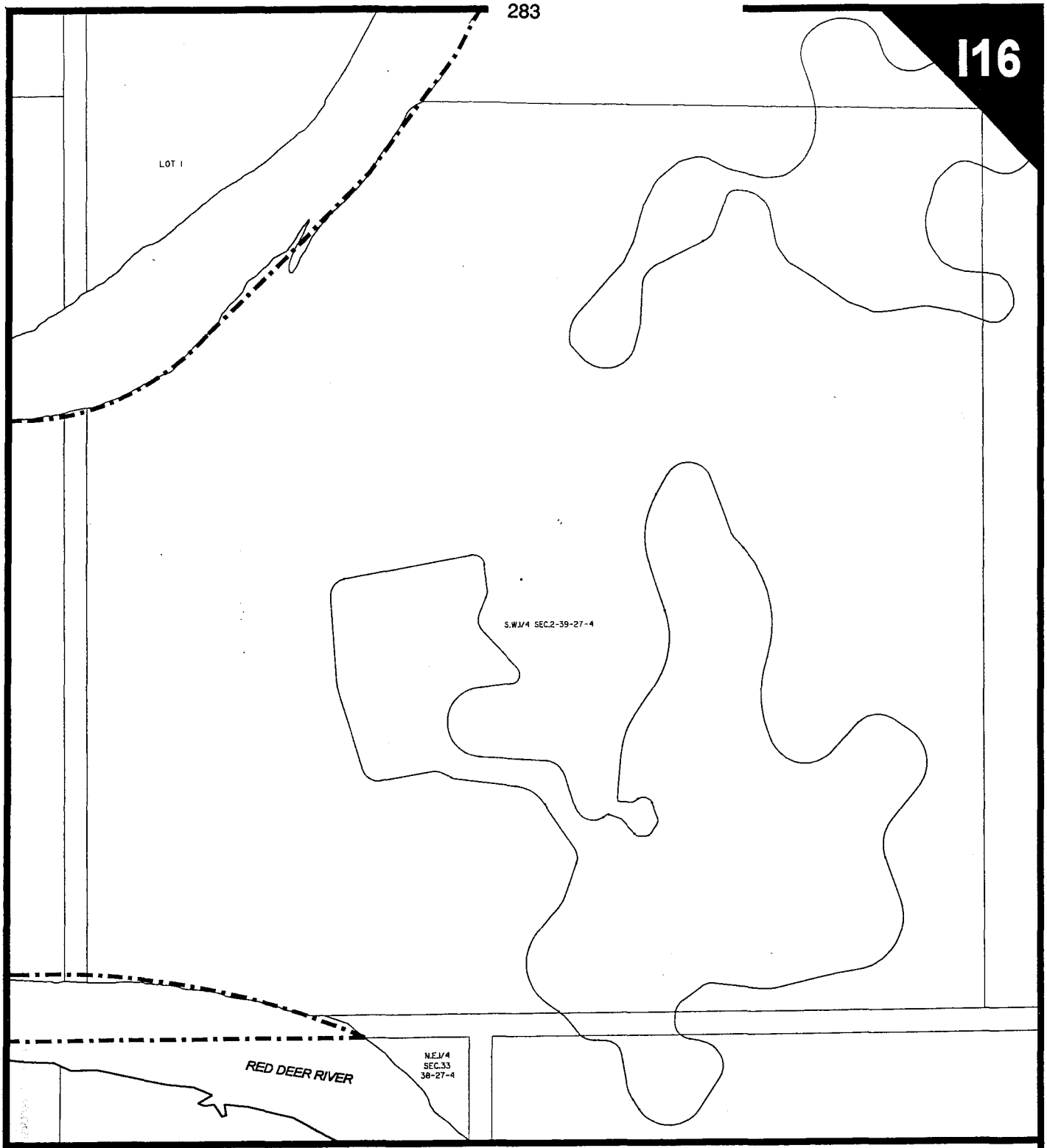
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

H16	I16	J16
H15	**I15**	J15
H14	I14	J14

NW¼ Sec 34
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

I16



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 02

H17	I17	J17
H16	**I16**	J16
H15	I15	J15

NORTH
Scale 1:5,000

SW¼ Sec 02
Twp 39 - Rge 27 - W4th

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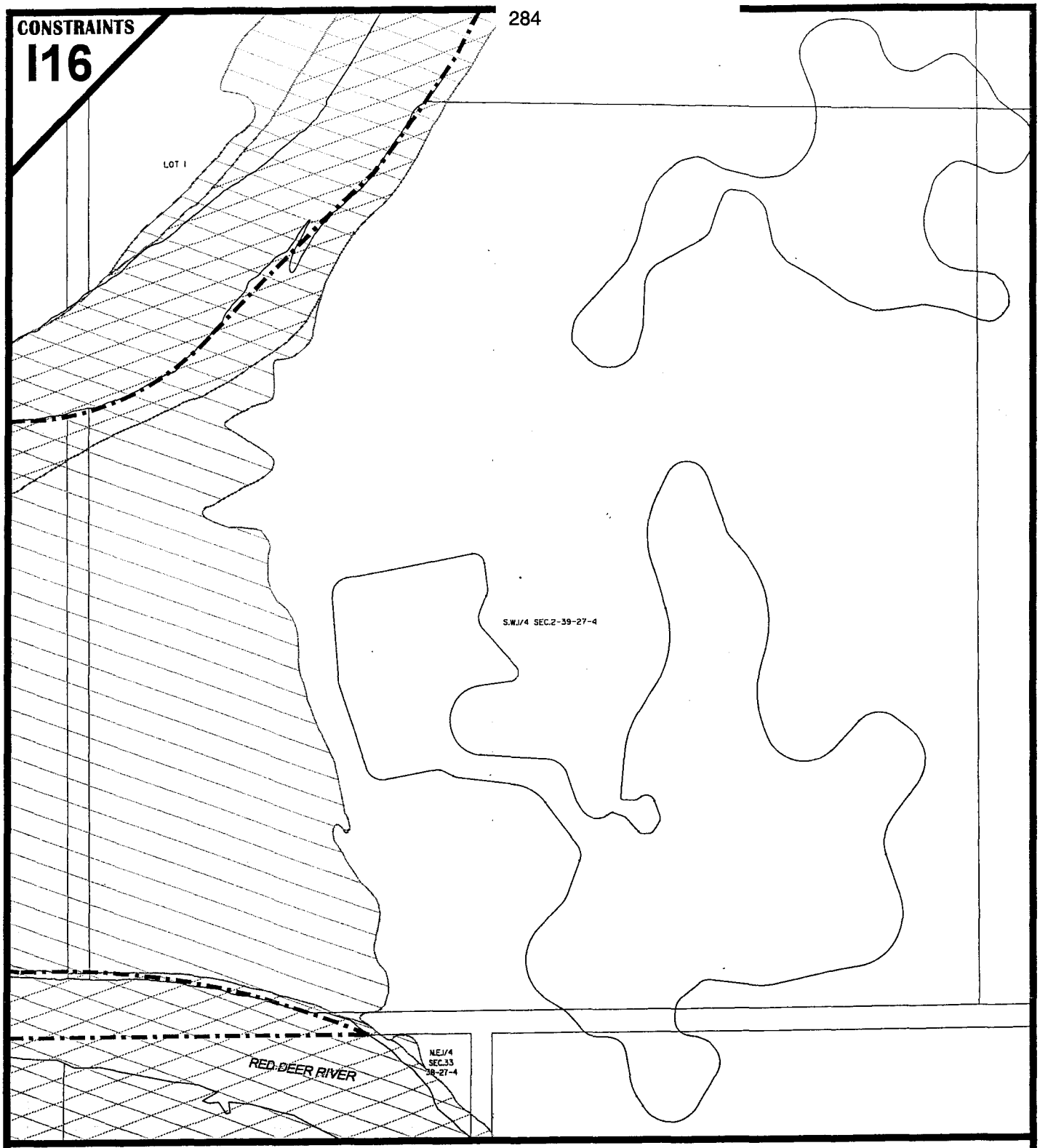
CONSTRAINTS

I16



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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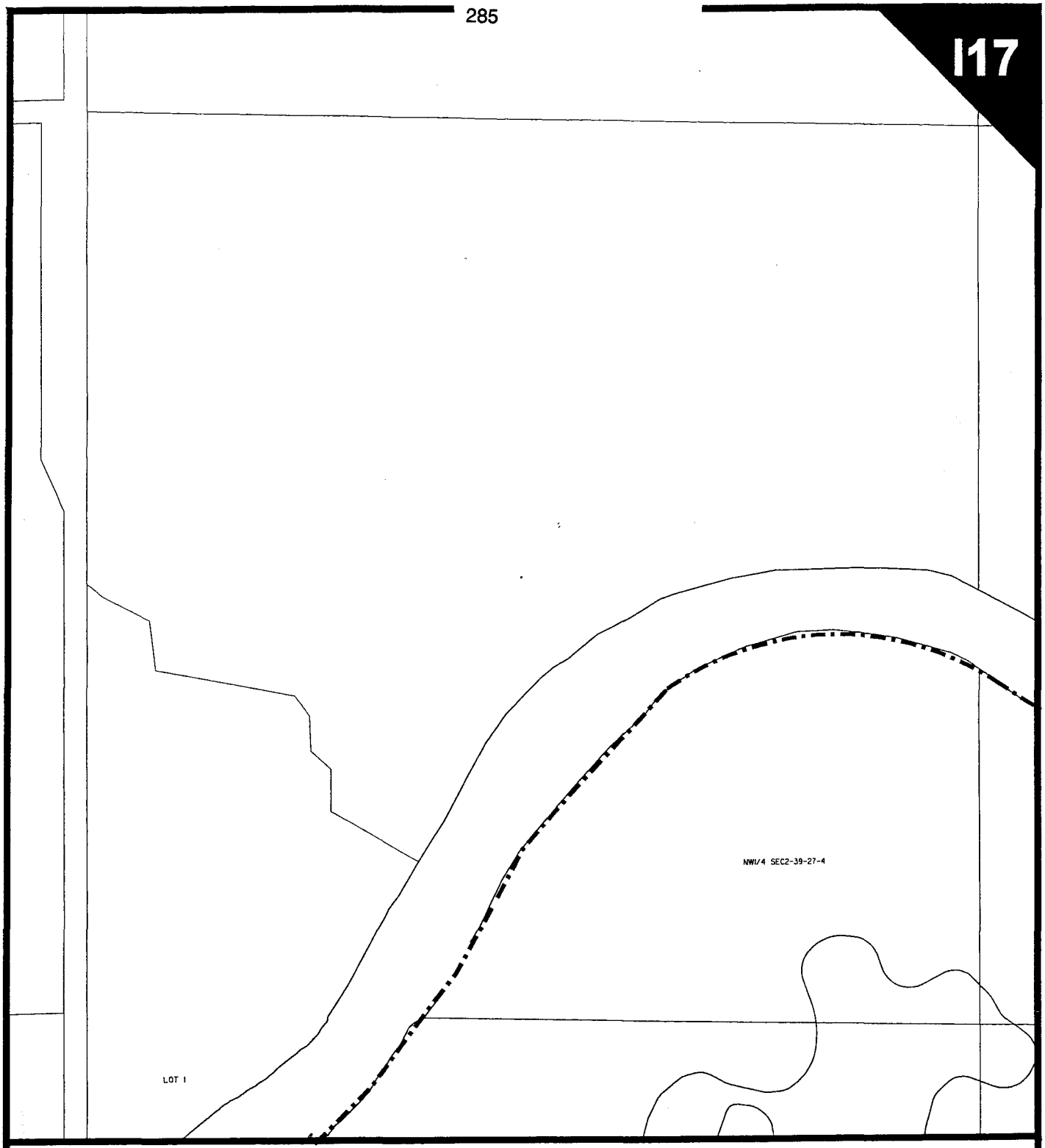
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

H17	I17	J17
H16	**I16**	J16
H15	I15	J15

SW¼ Sec 02
Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

I17



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 02

H18	I18	J18
H17	I17	J17
H16	I16	J16

NW¼ Sec 02
Twp 39 - Rge 27 - W4th

NORTH
Scale 1:5,000

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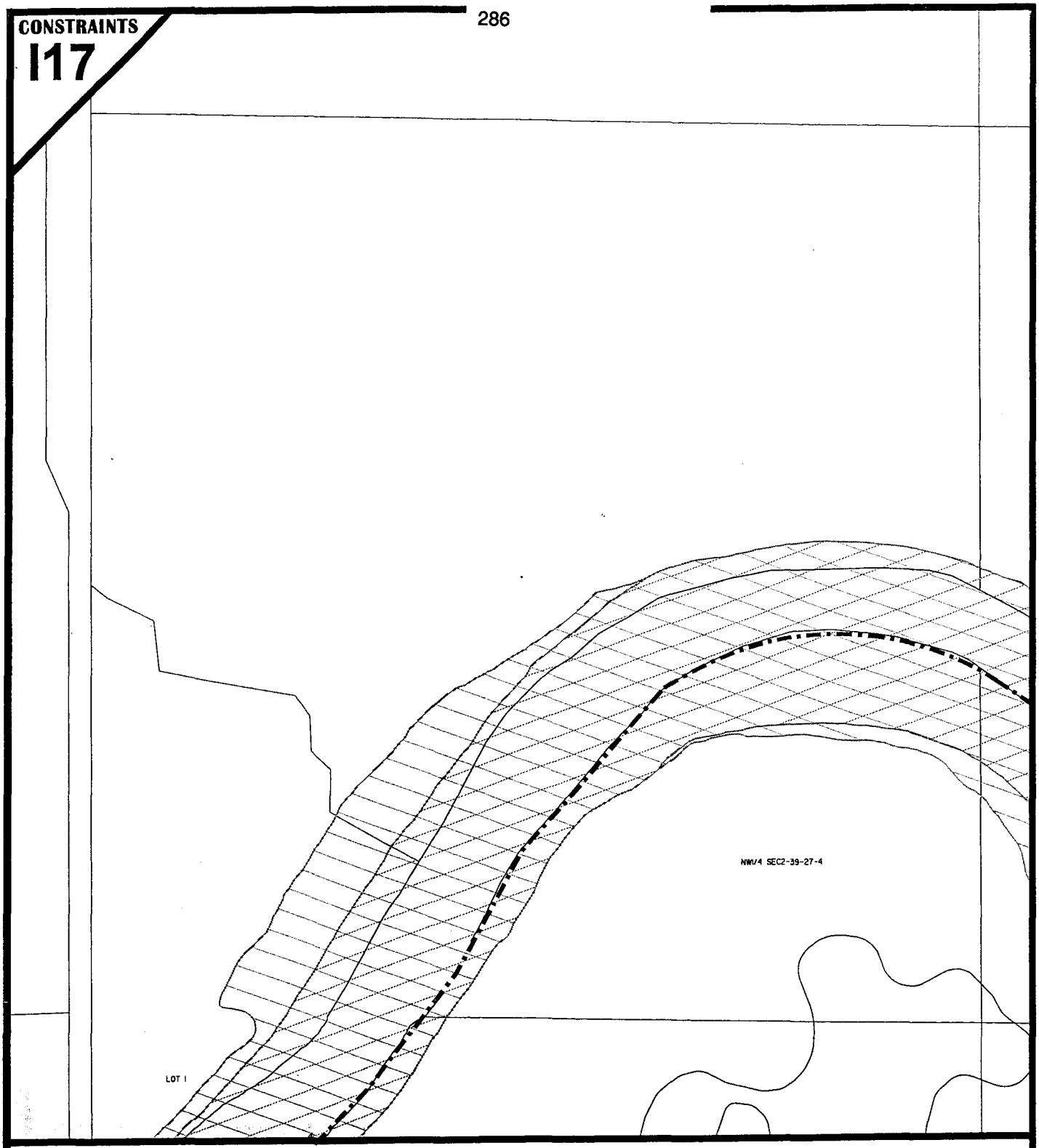
CONSTRAINTS
I17



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

H18	I18	J18
H17	I17	J17
H16	I16	J16

NW¼ Sec 02
Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

NORTH
Scale 1:5,000

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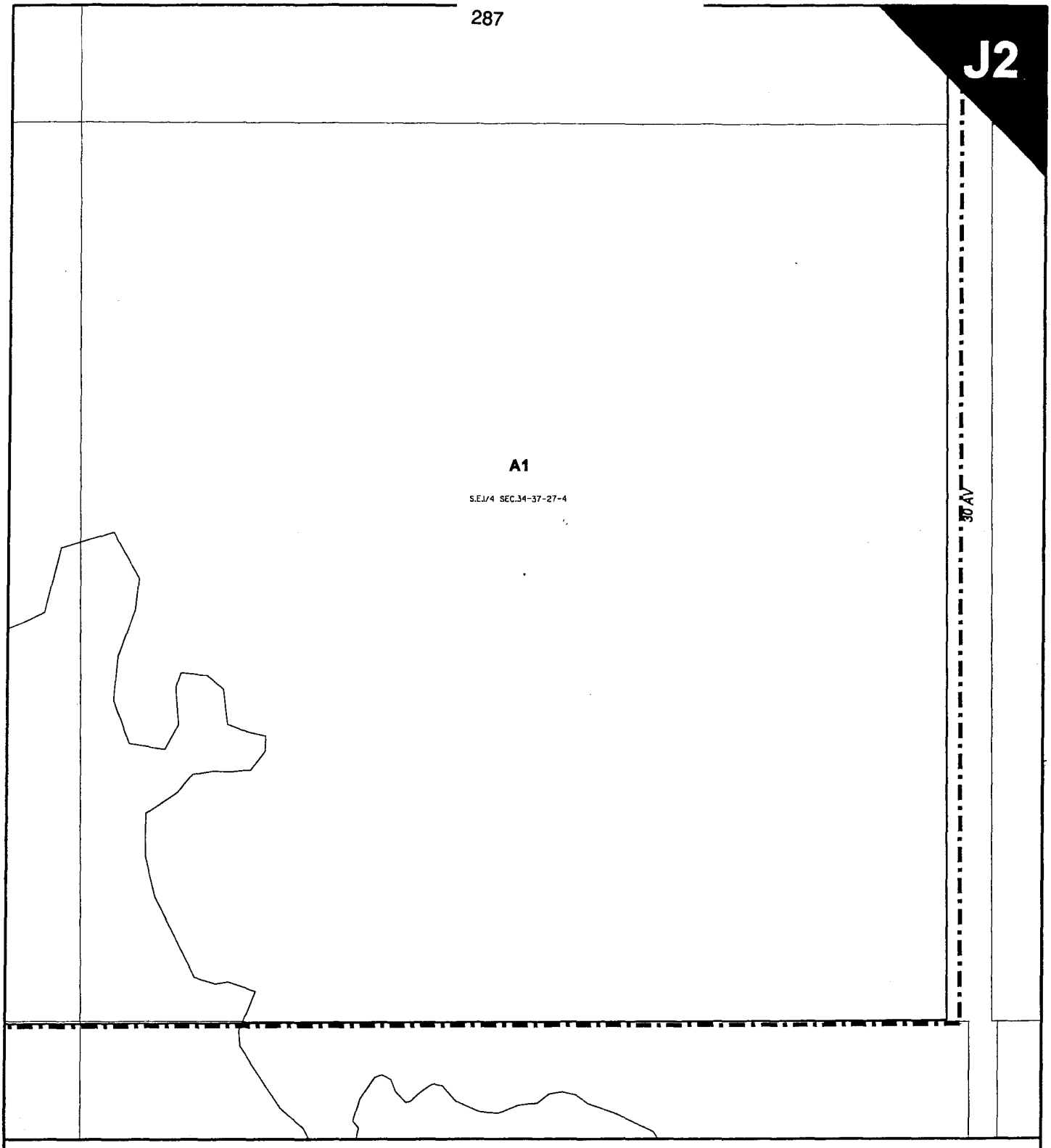
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

J2



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 34

3156 / Z-98 *Aug 24, 1998*

I3	J3	K3
I2	J2	K2
I1	J1	K1

SE¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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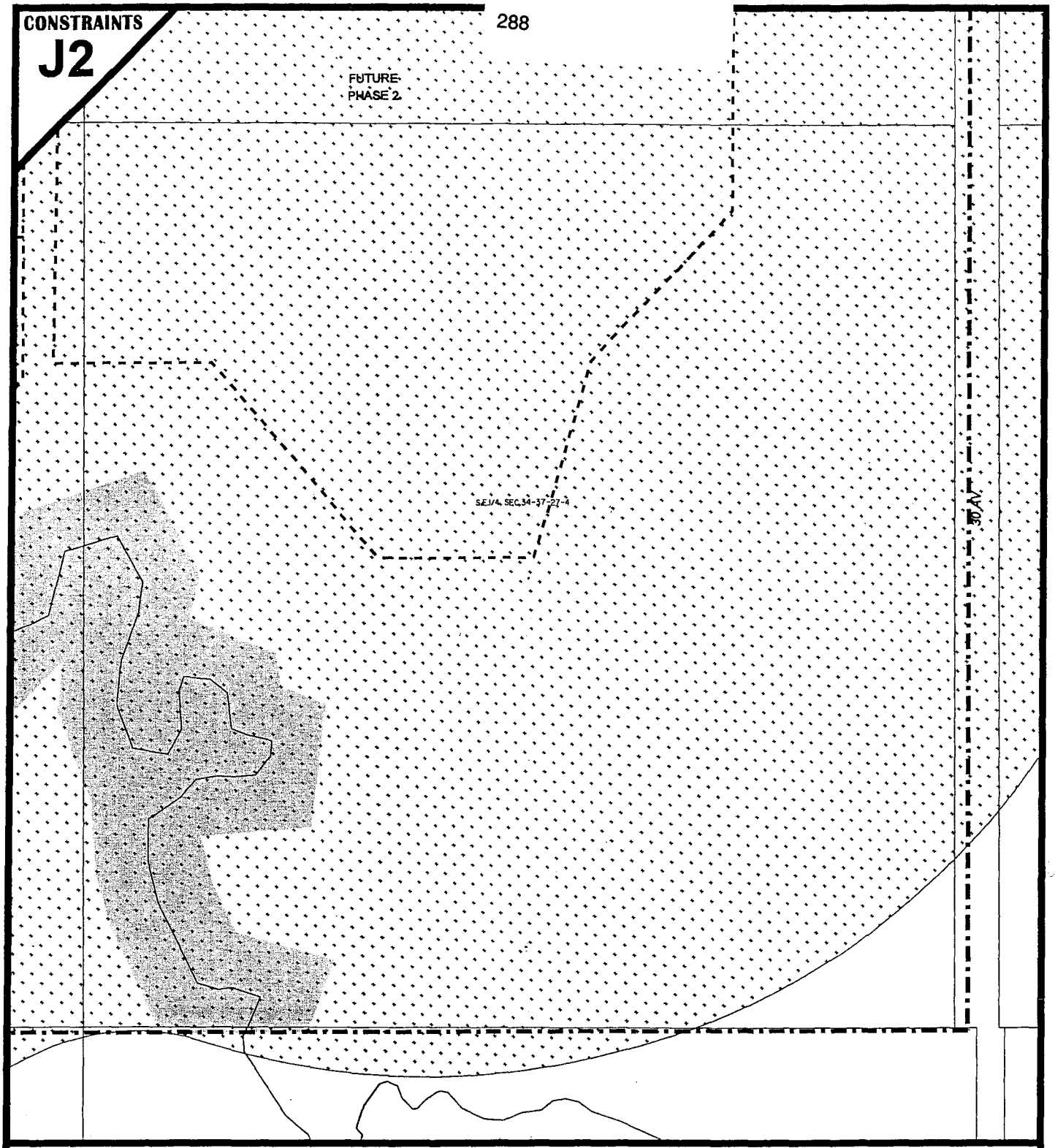
CONSTRAINTS

J2



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

I3	J3	K3
I2	J2	K2
I1	J1	K1

NORTH
Scale 1:5,000

SE¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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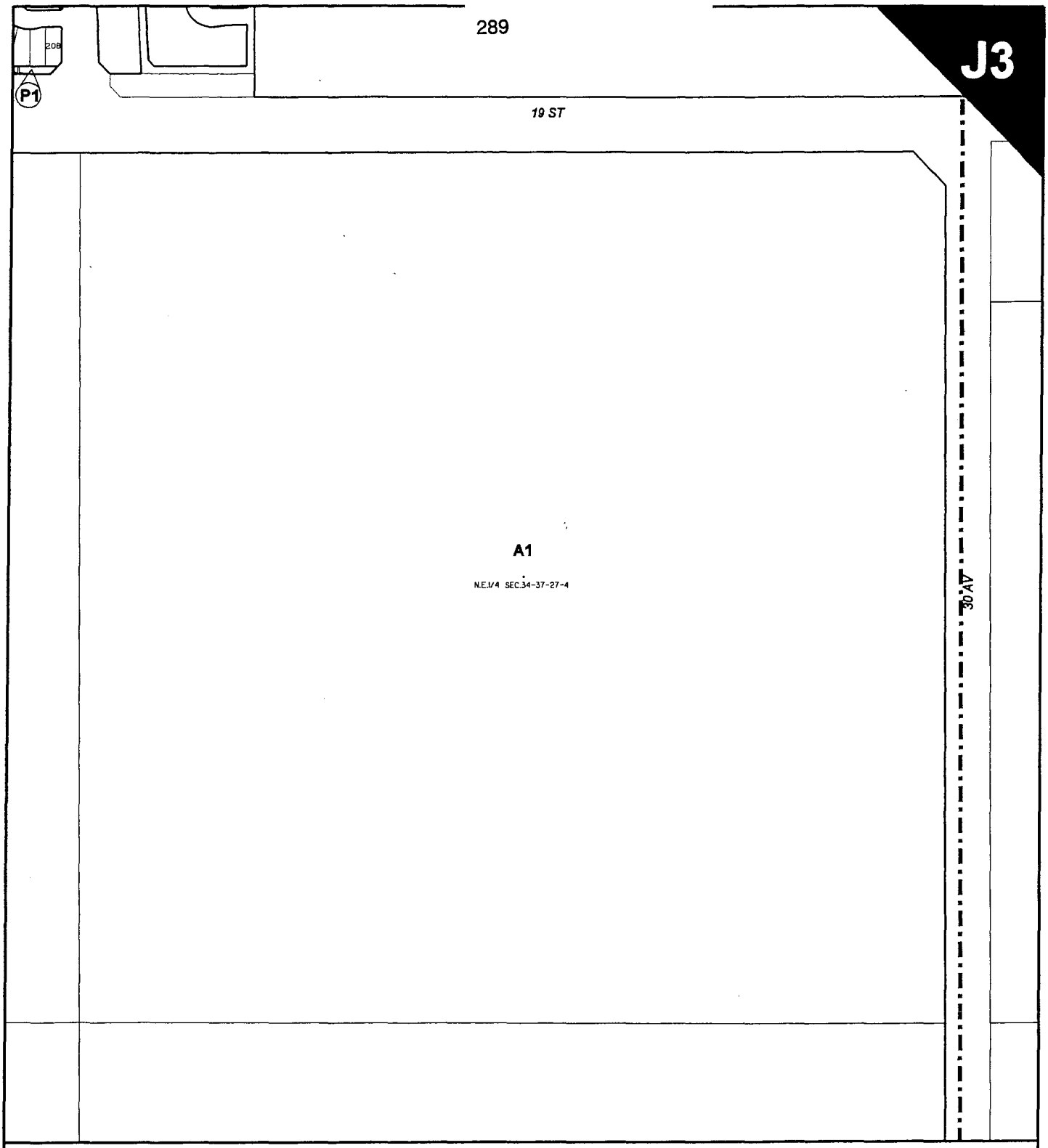
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

J3



Part Six of the Bylaw outlines the Land Use District Definitions

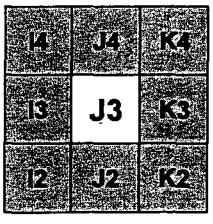
refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 34

3156 / Z-98 *Aug 24, 1998*



NE¼ Sec 34
Twp 37- Rge 27 - W4th

NORTH
Scale 1:5,000

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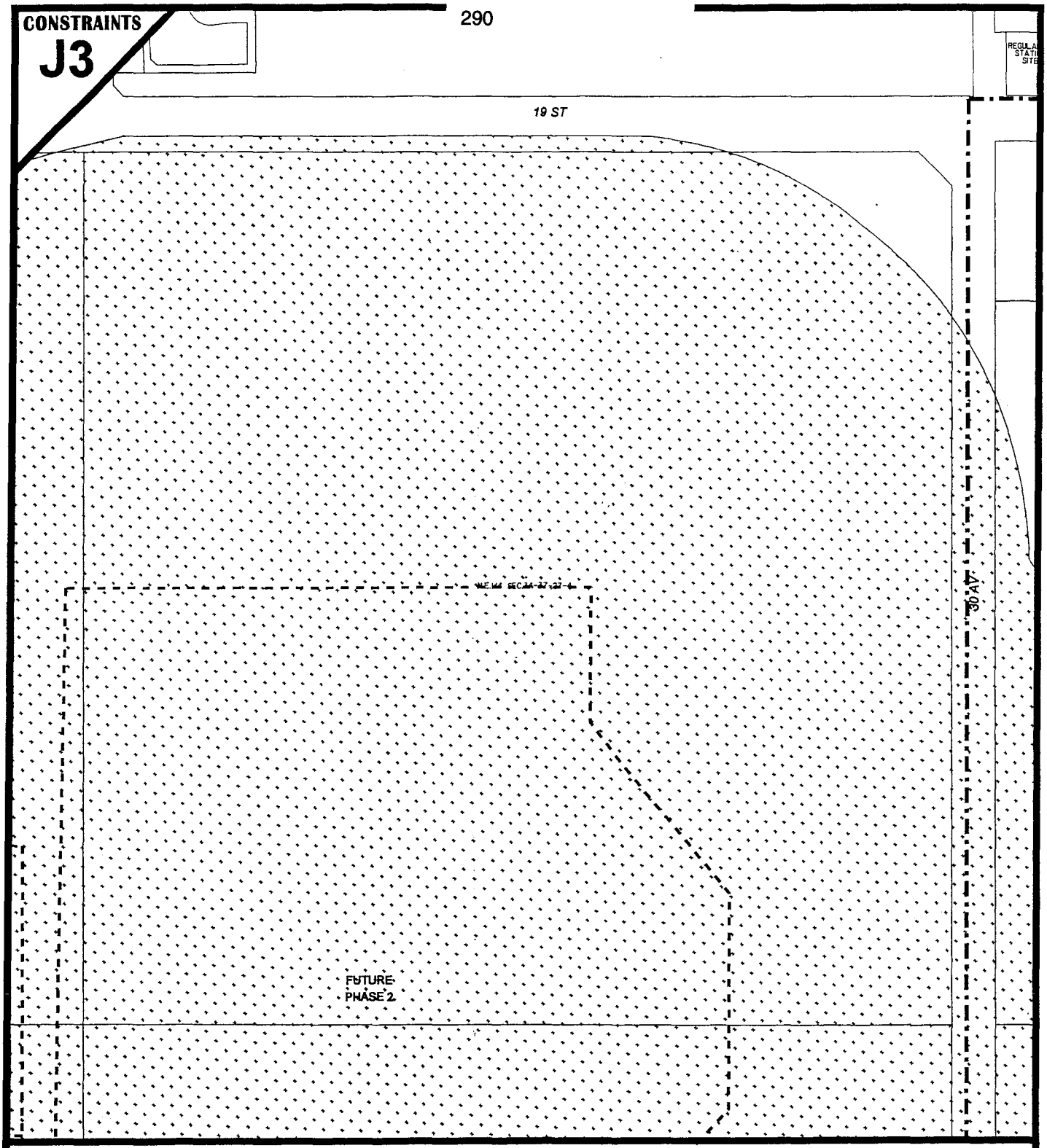
CONSTRAINTS

J3



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

I4	J4	K4
I3	J3	K3
I2	J2	K2

NORTH
Scale 1:5,000

NE¼ Sec 34
Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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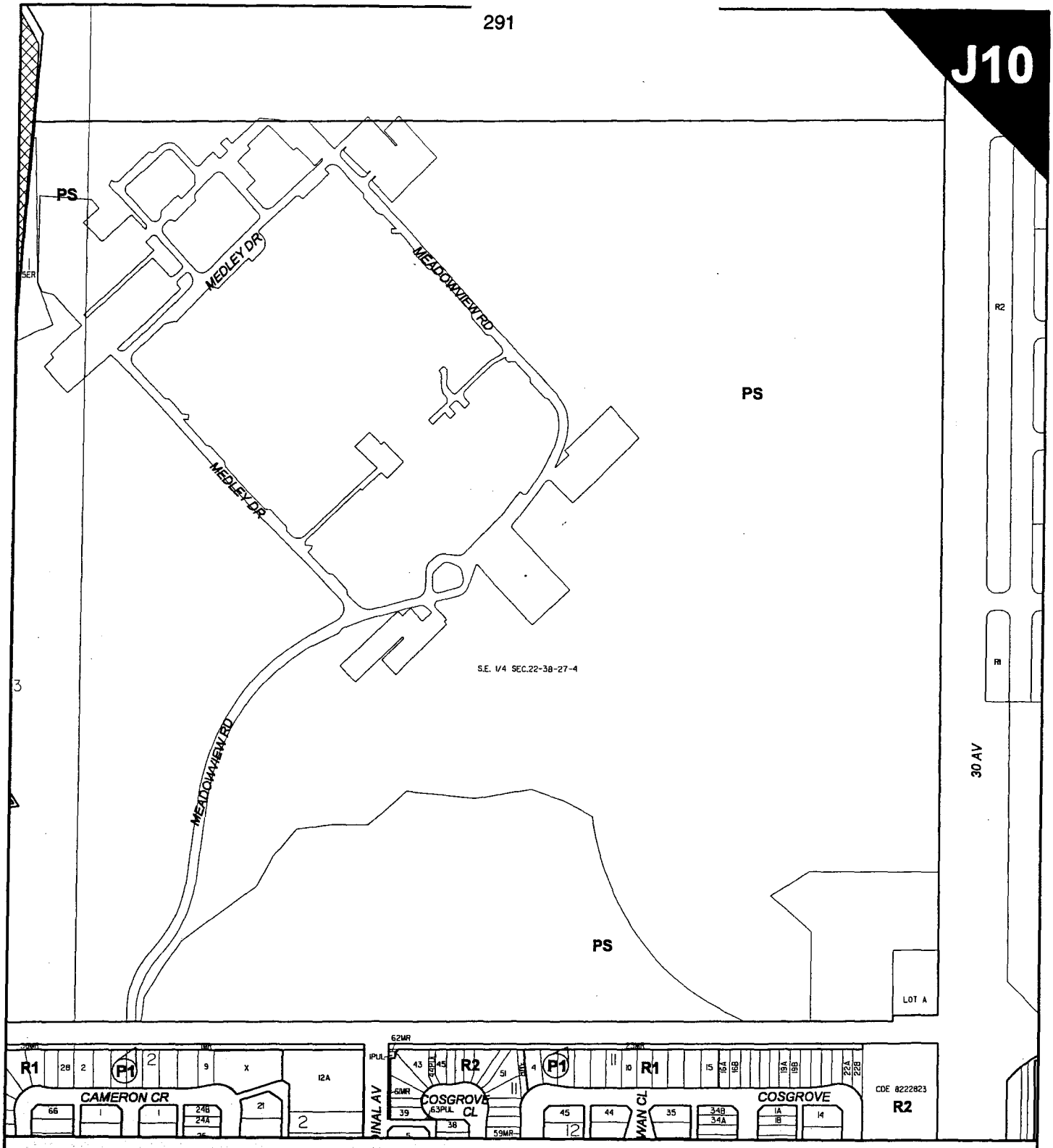
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

J10



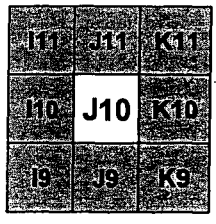
Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 22



SE¼ Sec 22
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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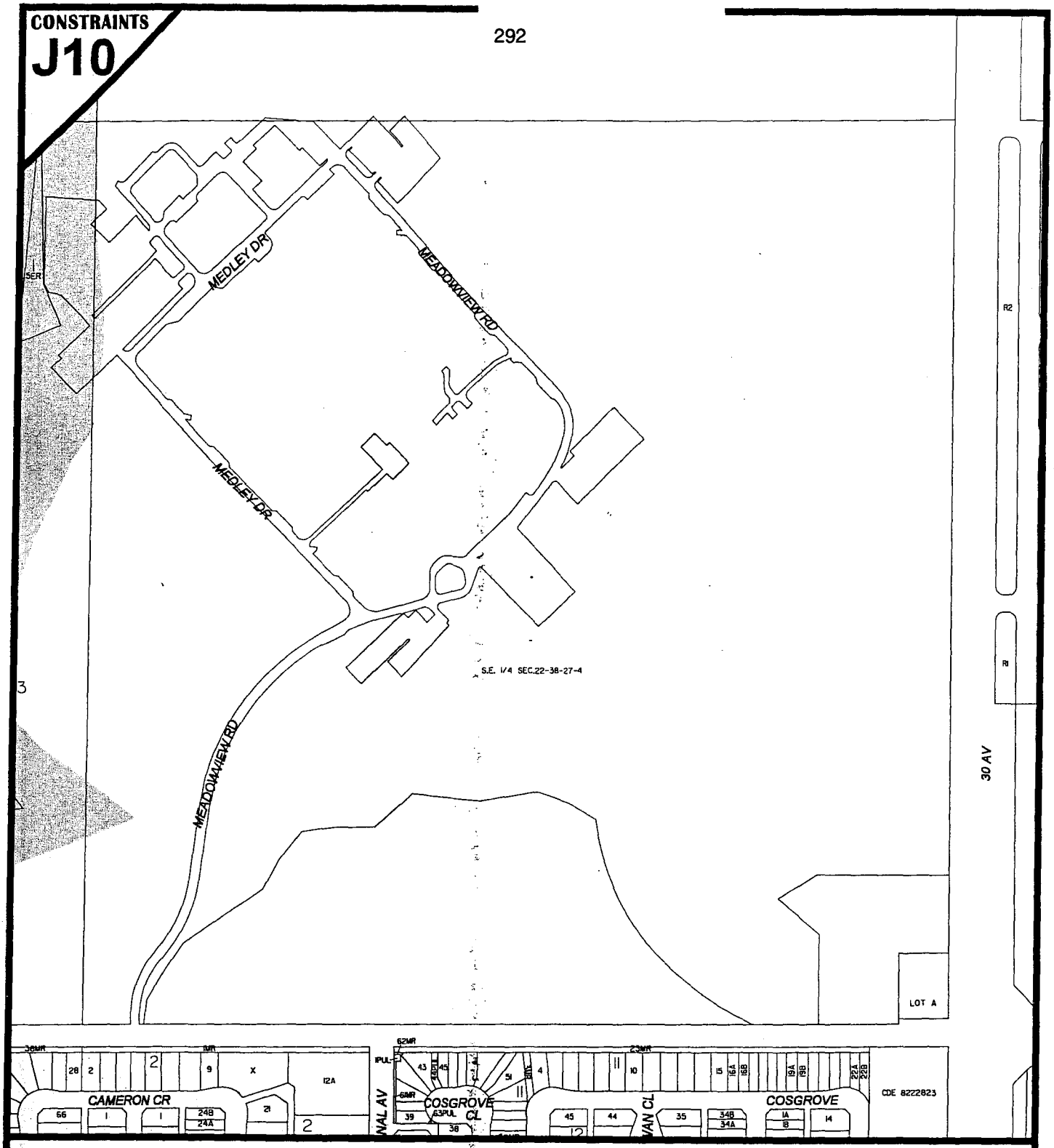
see reverse for additional constraints

CONSTRAINTS
J10



The City of Red Deer
Land Use Bylaw 3156/96

I11	J11	K11
I10	**J10**	K10
I9	J9	K9

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

SE¼ Sec 22
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 06, 2004

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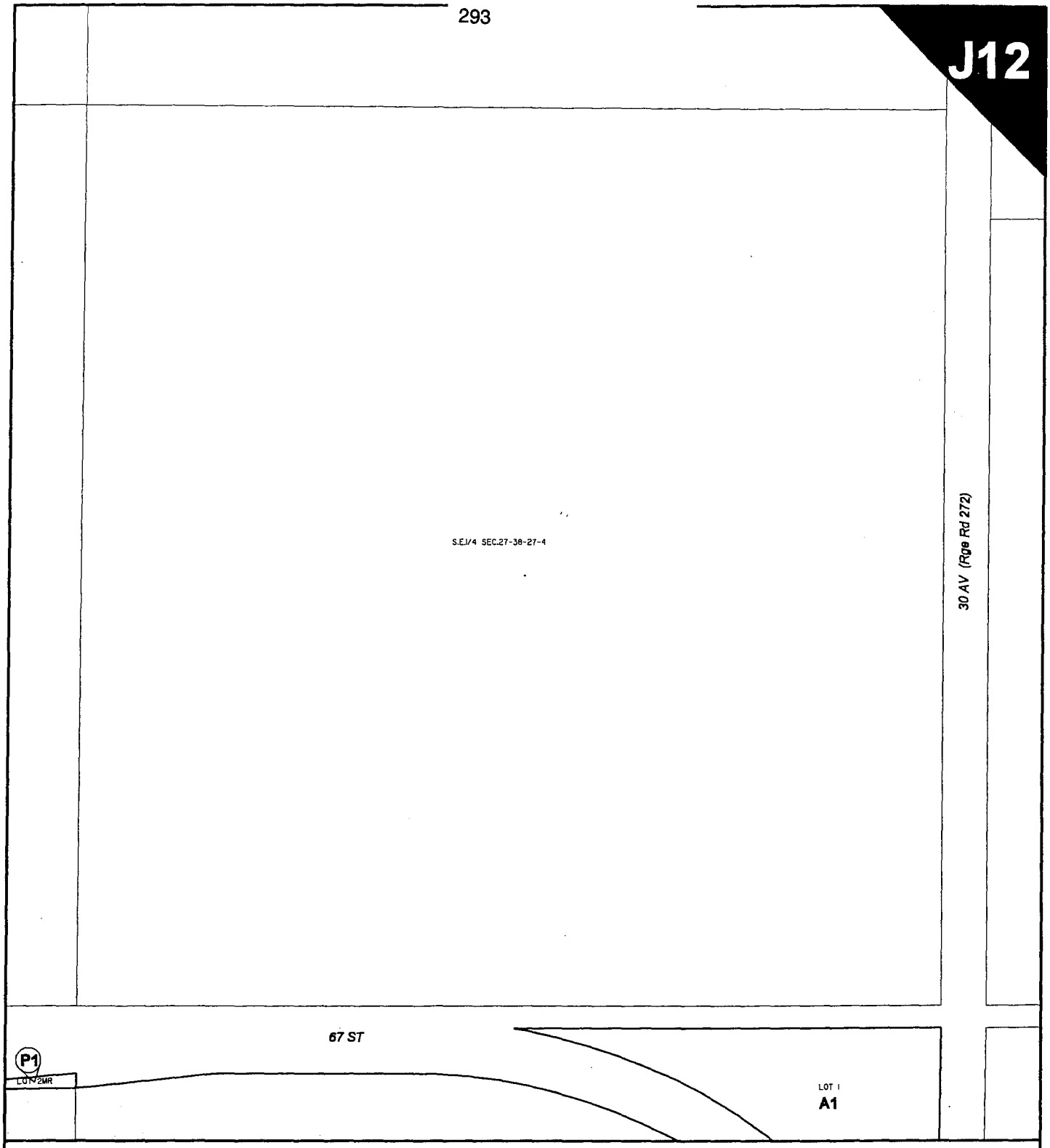
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

J12



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 27

I13	J13	K13
I12	J12	K12
I11	J11	K11

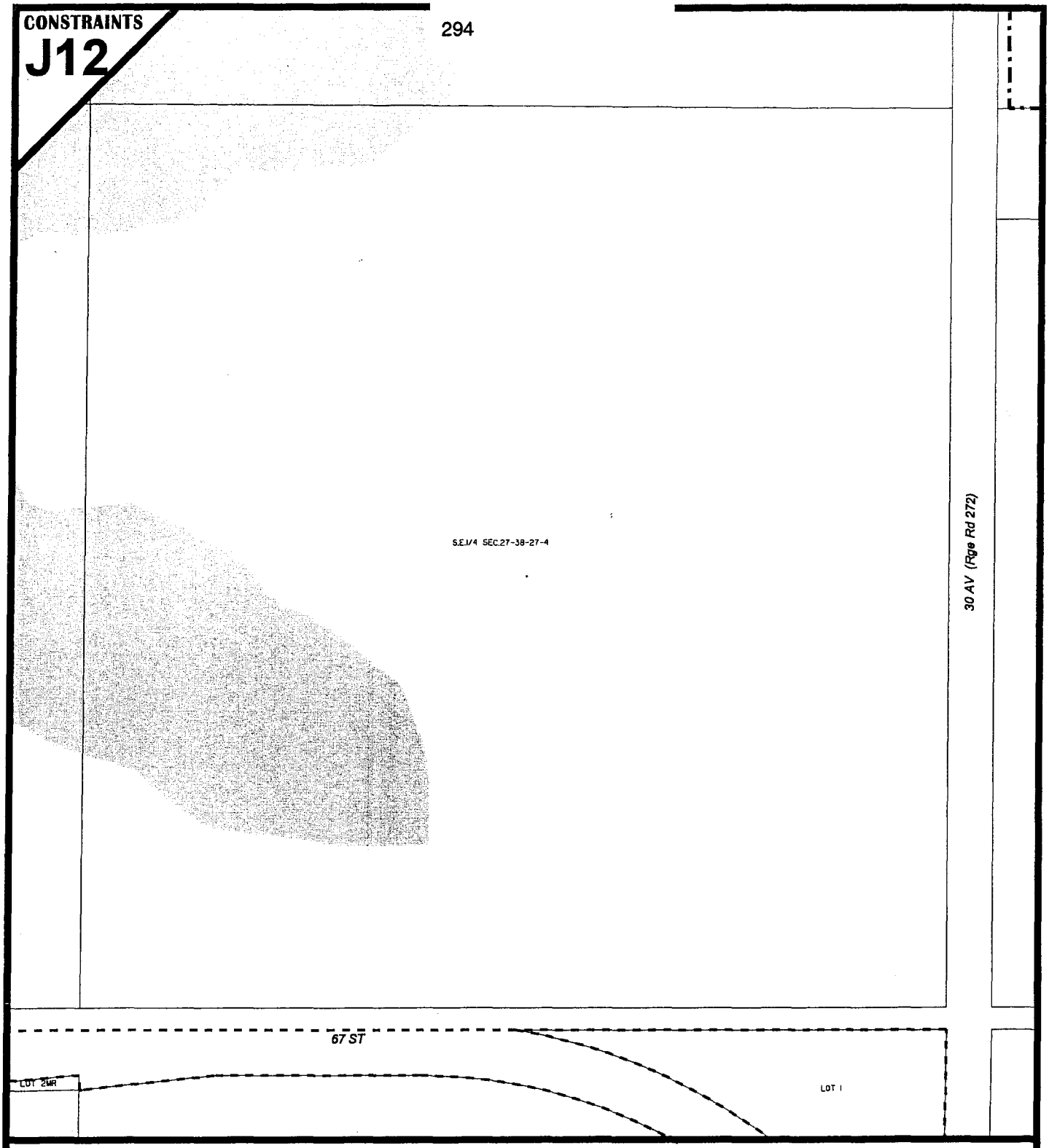
SE¼ Sec 27
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 07, 2004

CONSTRAINTS

J12



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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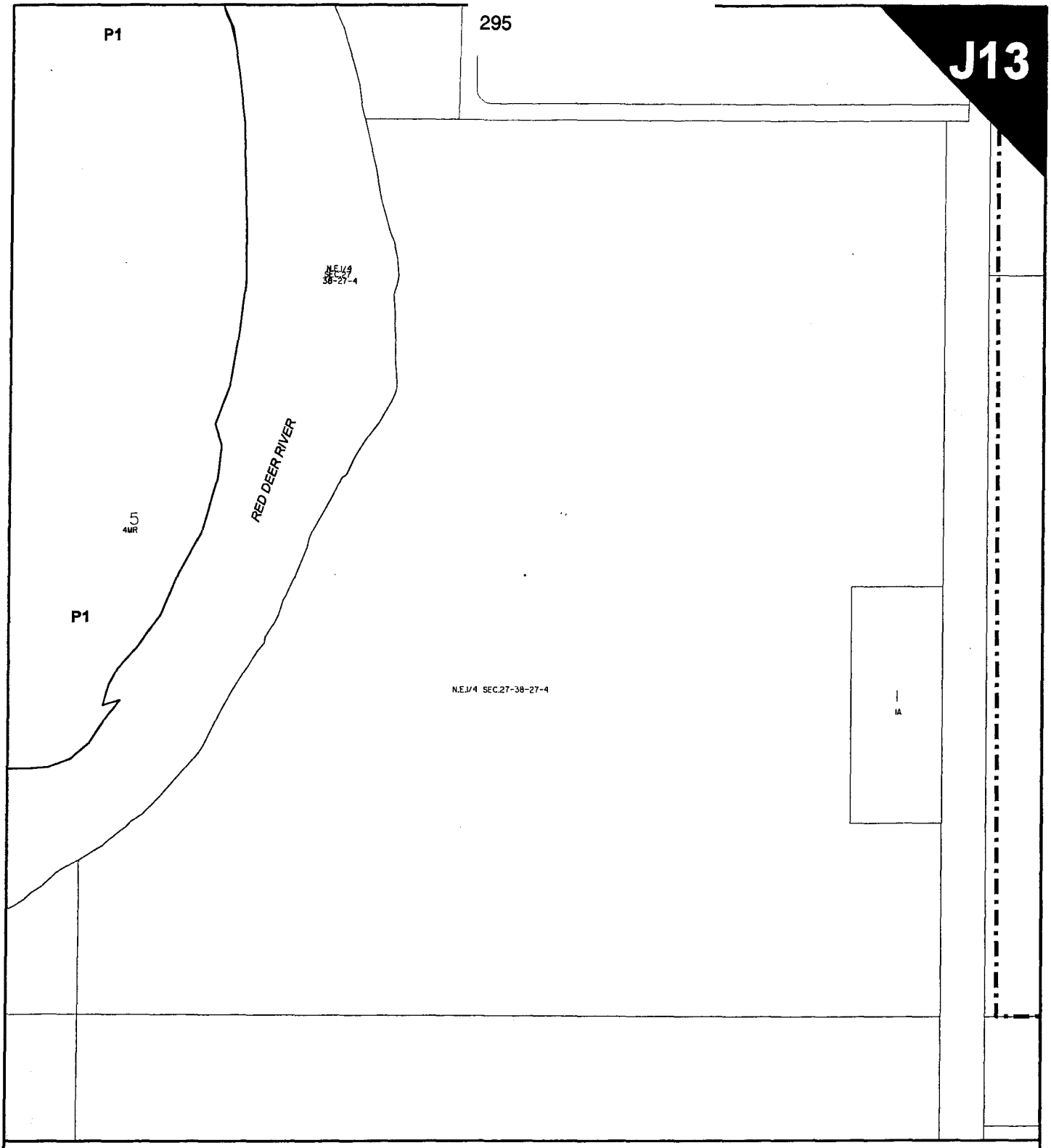
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I13	J13	K13
I12	J12	K12
I11	J11	K11

SE¼ Sec 27
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

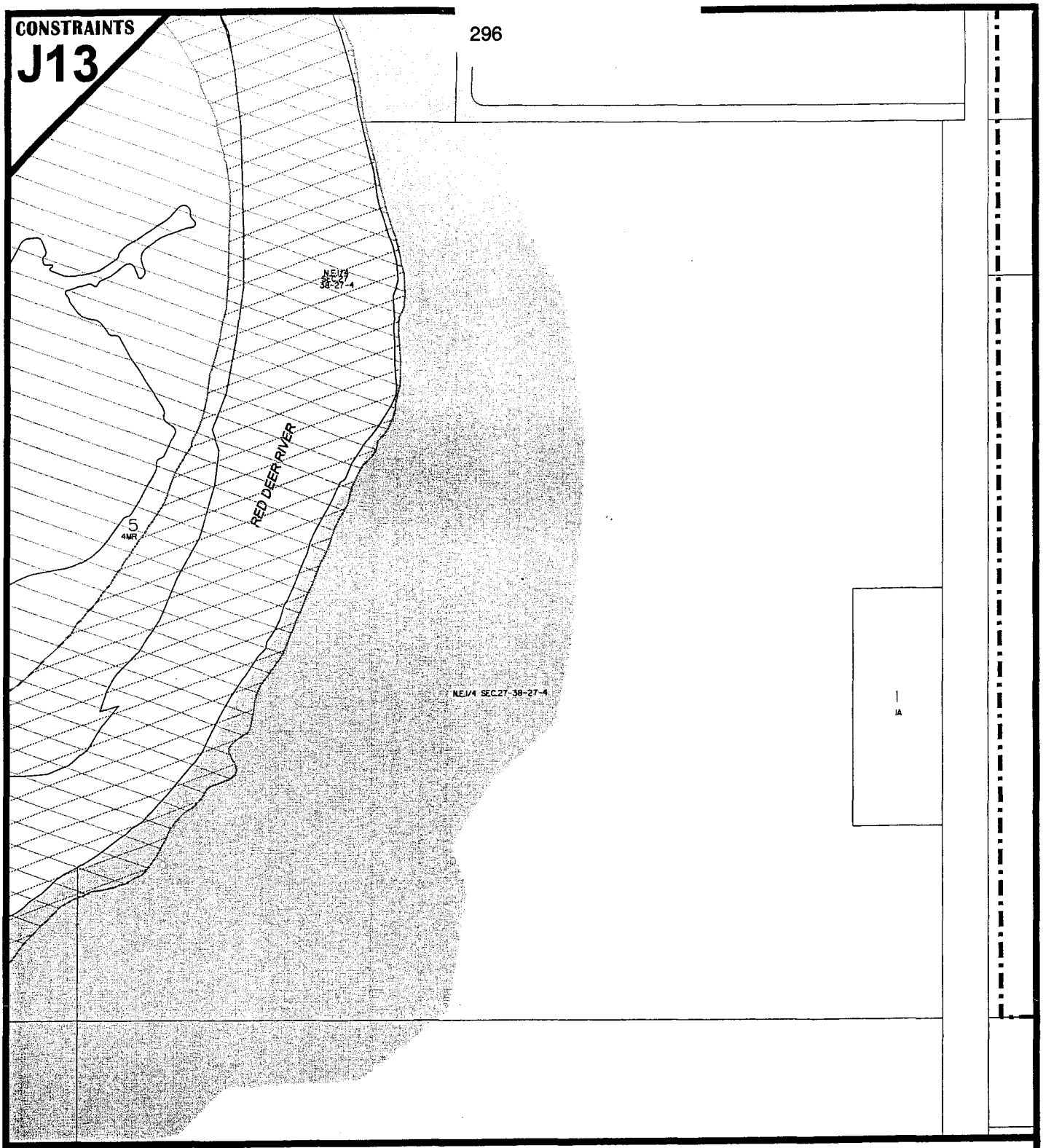
Amendments to NE¼ Sec 27

I14	J14	K14
I13	J13	K13
I12	J12	K12

NE¼ Sec 27
Twp 38- Rge 27 - W4th

see reverse for additional constraints

printed on
December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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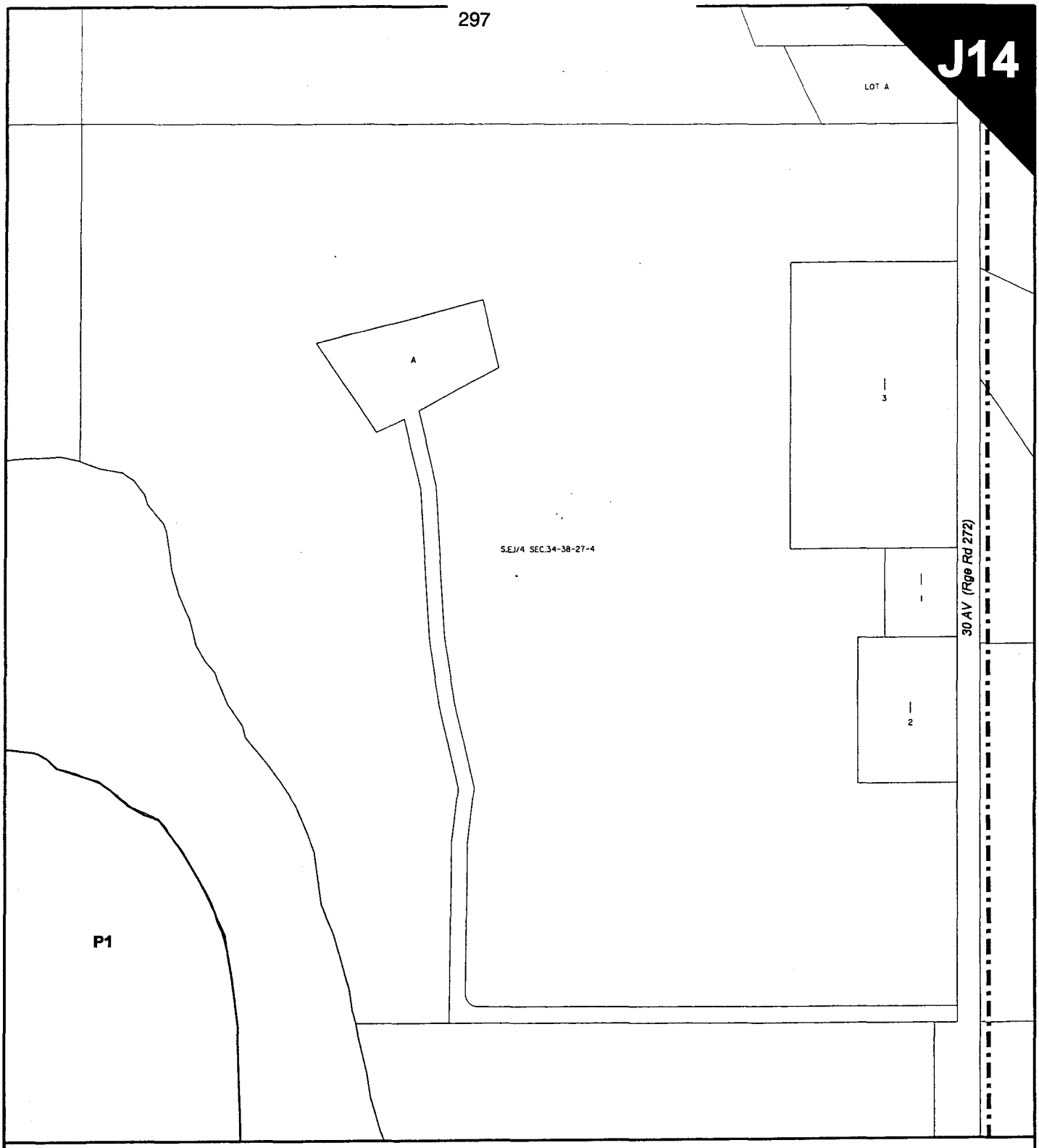
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I14	J14	K14
I13	J13	K13
I12	J12	K12

NE¼ Sec 27
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 34

I15	J15	K15
I14	J14	K14
I13	J13	K13

SE¼ Sec 34
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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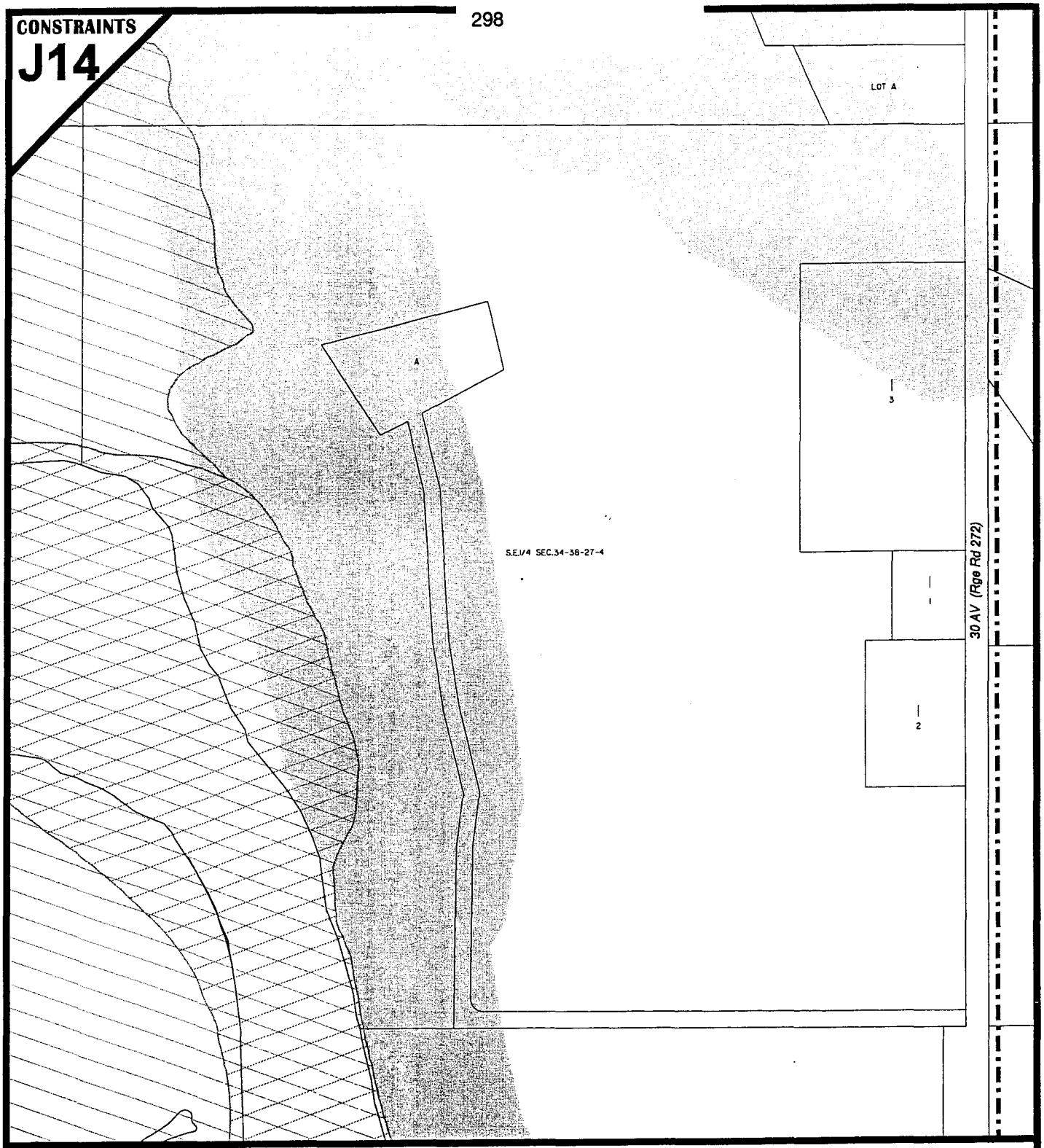
CONSTRAINTS
J14



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

NORTH
Scale 1:5,000

I15	J15	K15
I14	J14	K14
I13	J13	K13

SE¼ Sec 34
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

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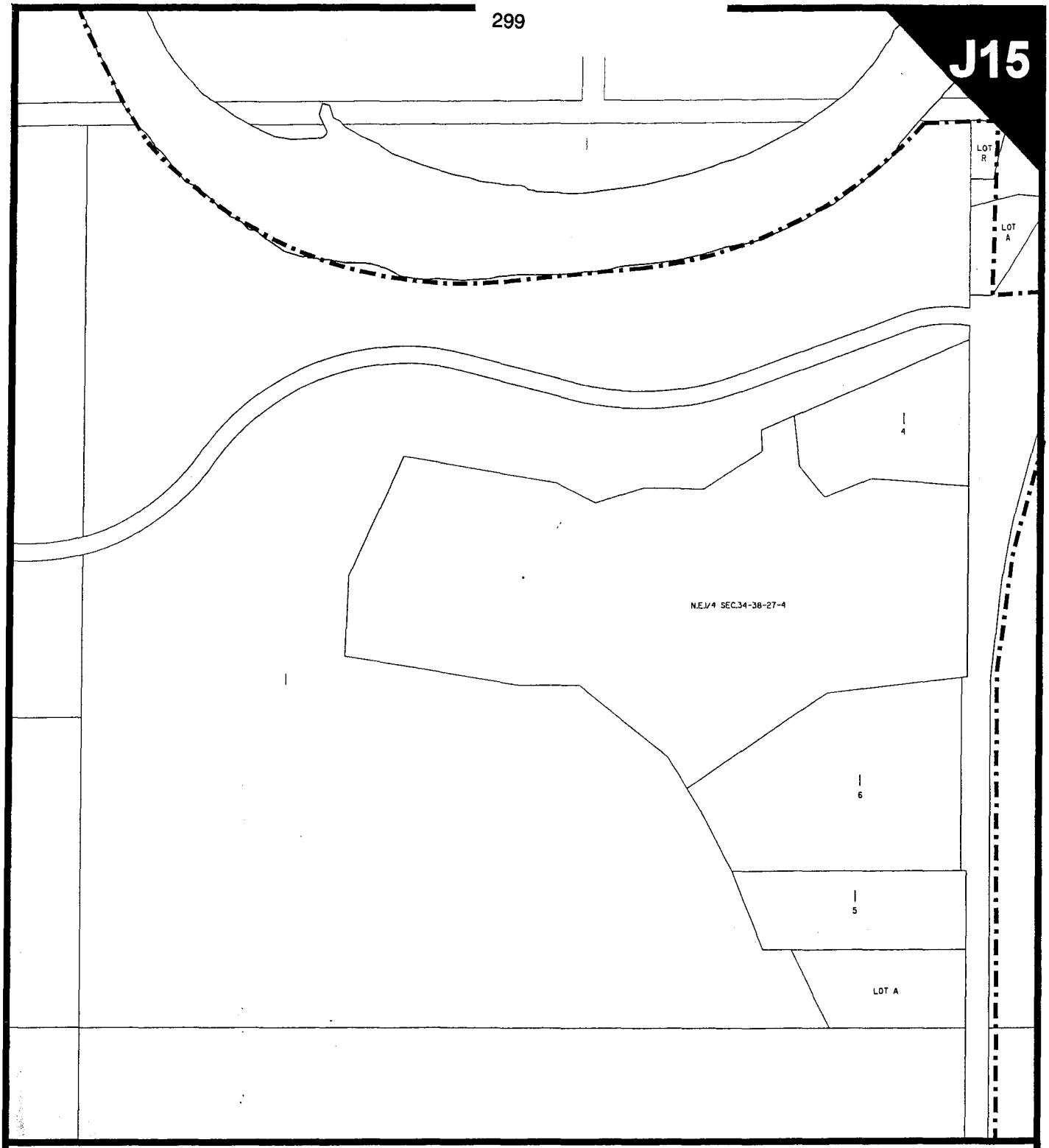
J15



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 34

I16	J16	K16
I15	J15	K15
I14	J14	K14

NE¼ Sec 34
Twp 38 - Rge 27 - W4th

NORTH
Scale 1:5,000

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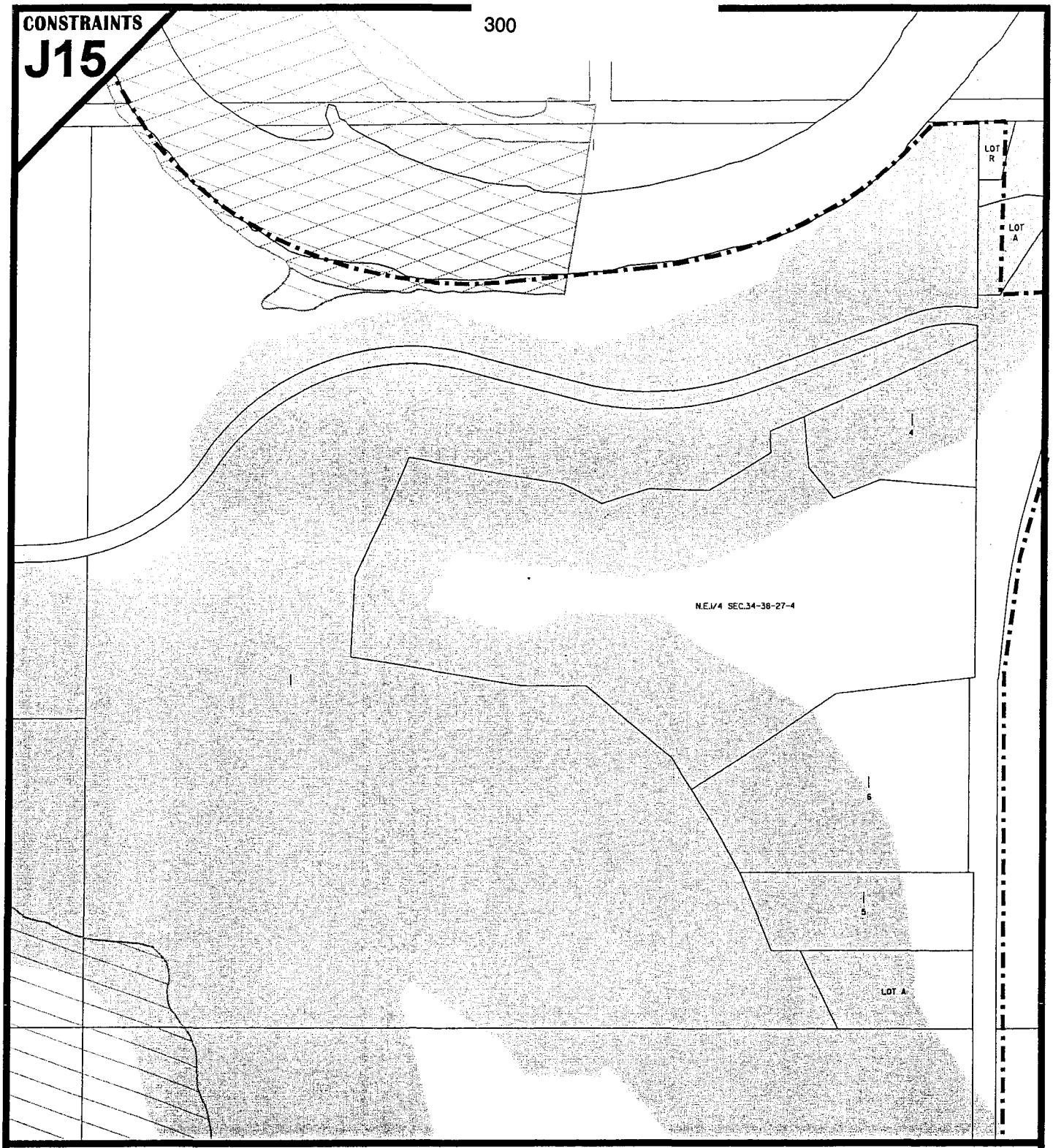
CONSTRAINTS

J15

300



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

I16	J16	K16
I15	J15	K15
I14	J14	K14

NE¼ Sec 34
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 07, 2004

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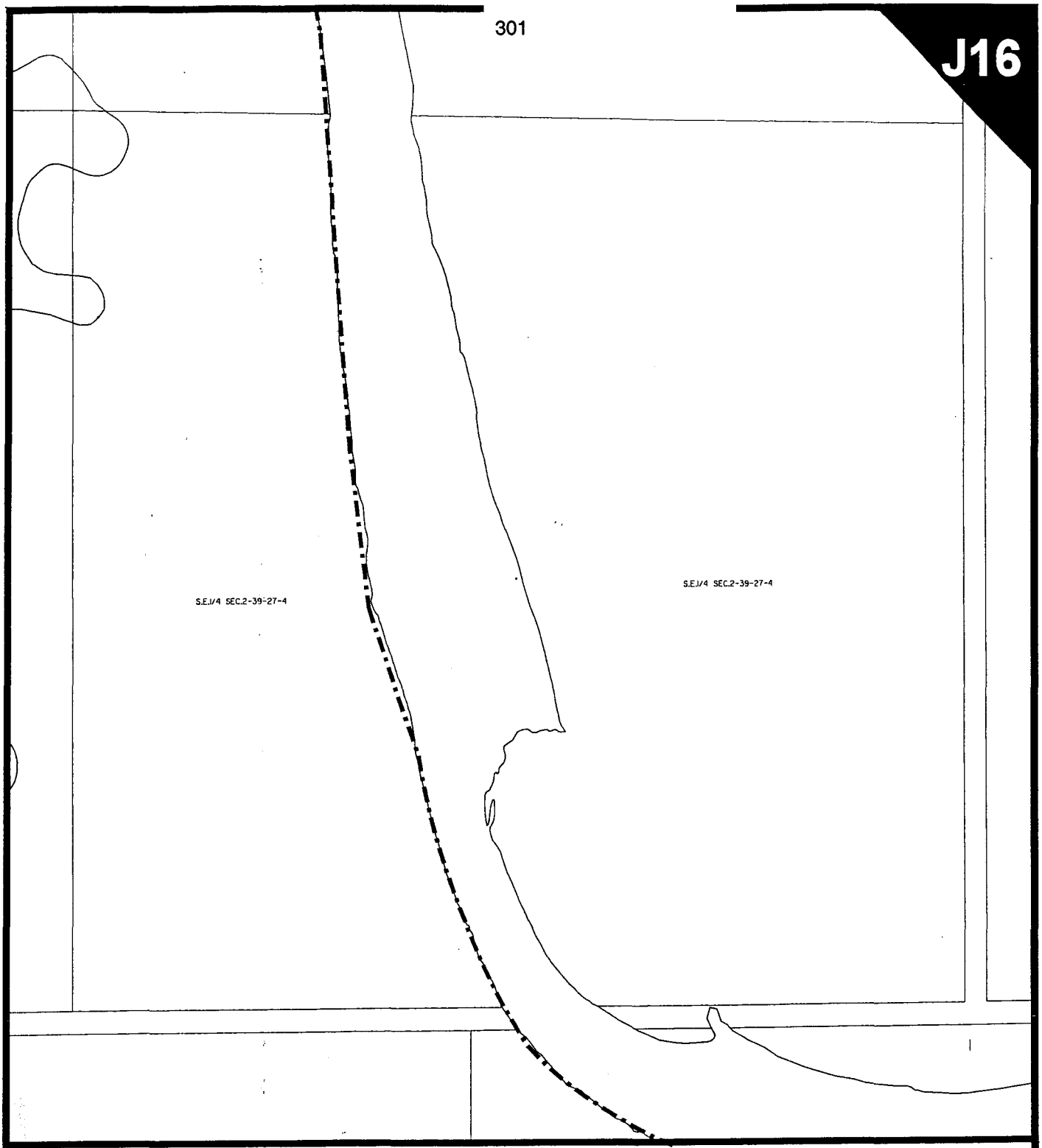
J16



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 02

I17	J17	K17
I16	J16	K16
I15	J15	K15

SE¼ Sec 02
Twp 39 - Rge 27 - W4th

NORTH
Scale 1:5,000

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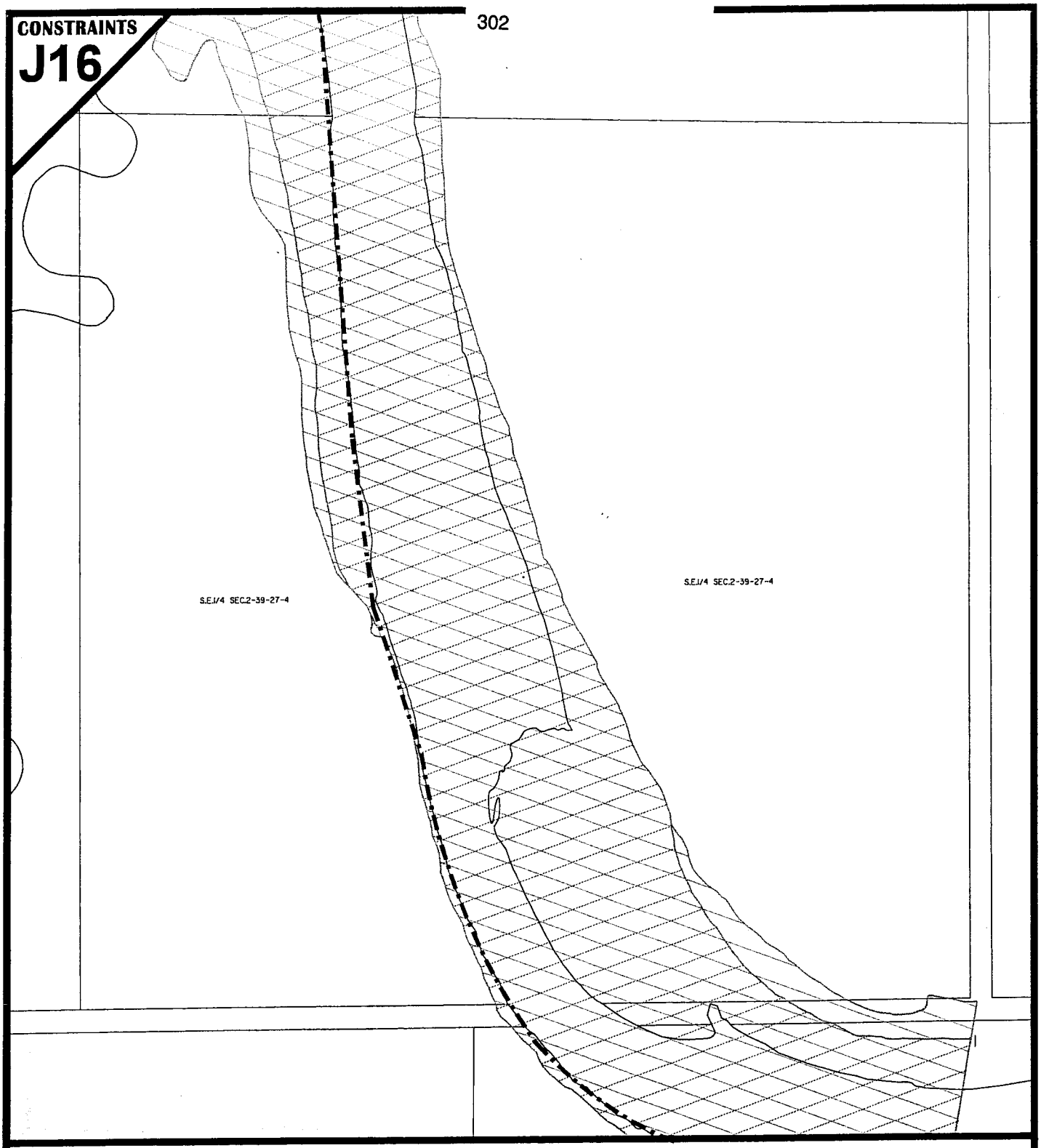
J16



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

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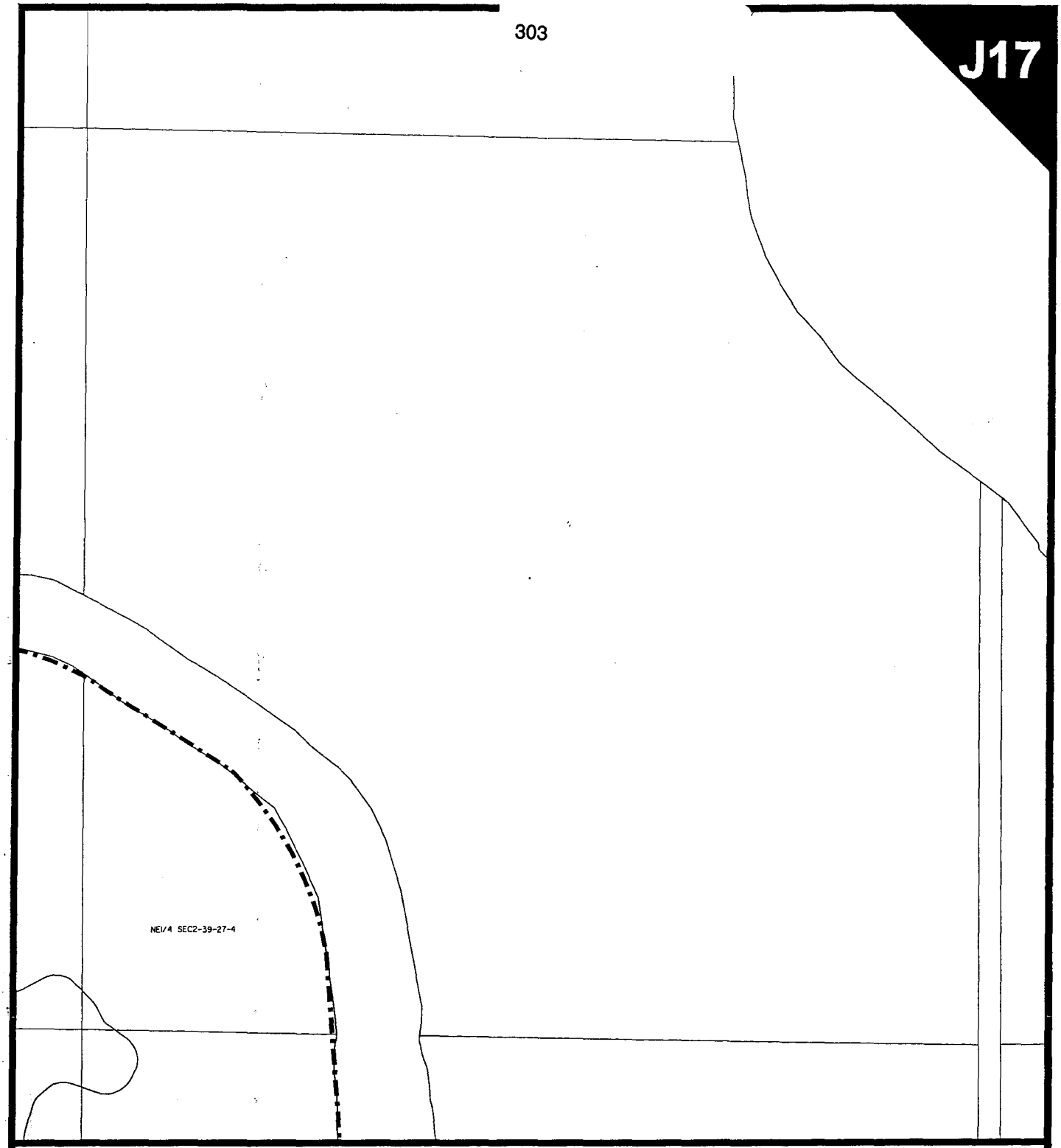
I17	J17	K17
I16	**J16**	K16
I15	J15	K15

SE¼ Sec 02
Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

J17



Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 02

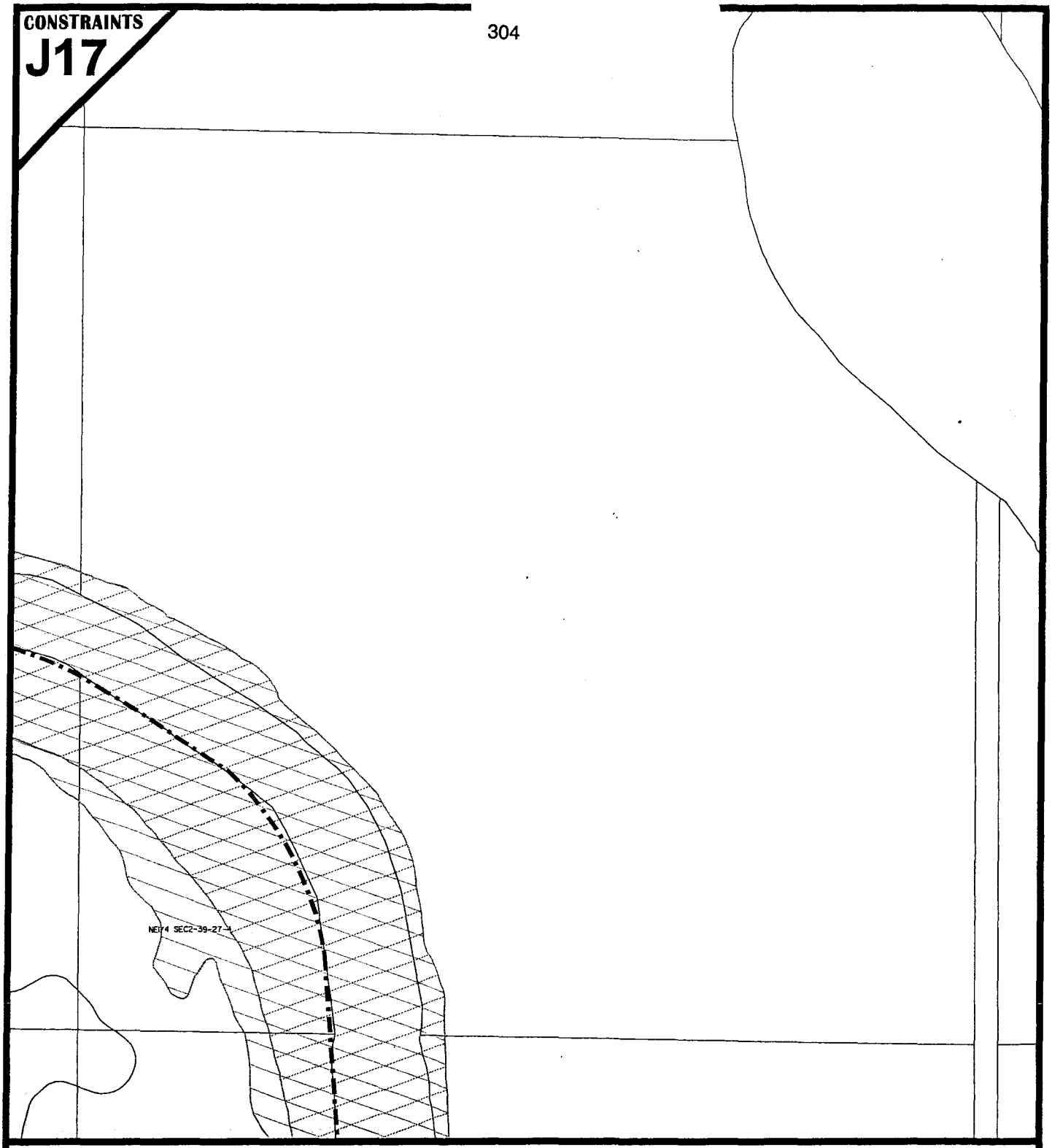
I18	J18	K18
I17	J17	K17
I16	J16	K16

NE¼ Sec 02
Twp 39 - Rge 27 - W4th

printed on
December 07, 2004

CONSTRAINTS

J17



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

I18	J18	K18
I17	J17	K17
I16	J16	K16

NORTH
Scale 1:5,000

NE¼ Sec 02
Twp 39 - Rge 27 - W4th

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K9

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 14

3156 / V-2001 *July 16, 2001*

J10	K10	L10
J9	K9	L9
J8	K8	L8

NW¼ Sec 14
Twp 38- Rge 27 - W4th

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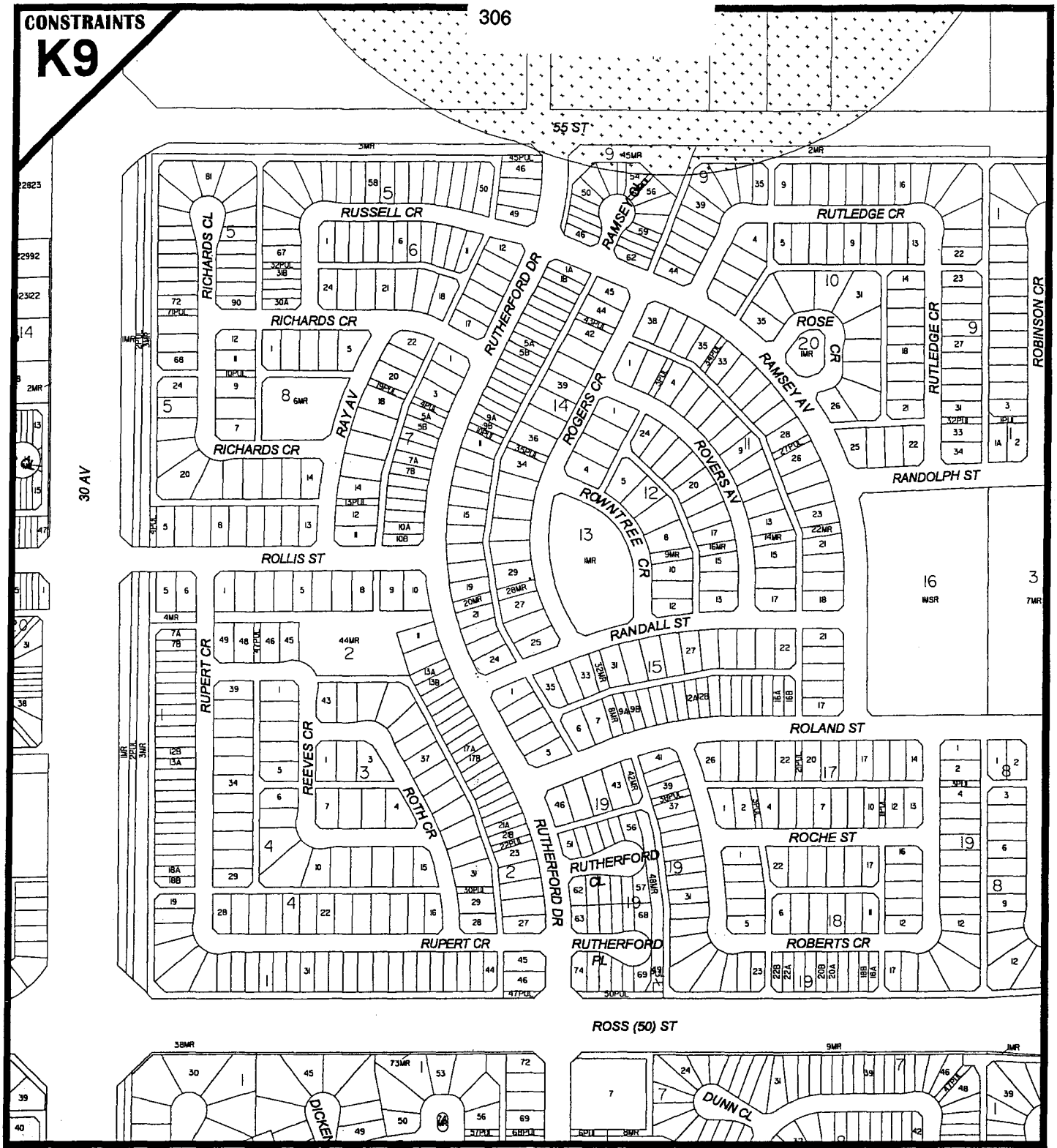
December 06, 2004

CONSTRAINTS

K9



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

J10	K10	L10
J9	K9	L9
J8	K8	L8

NW¼ Sec 14
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

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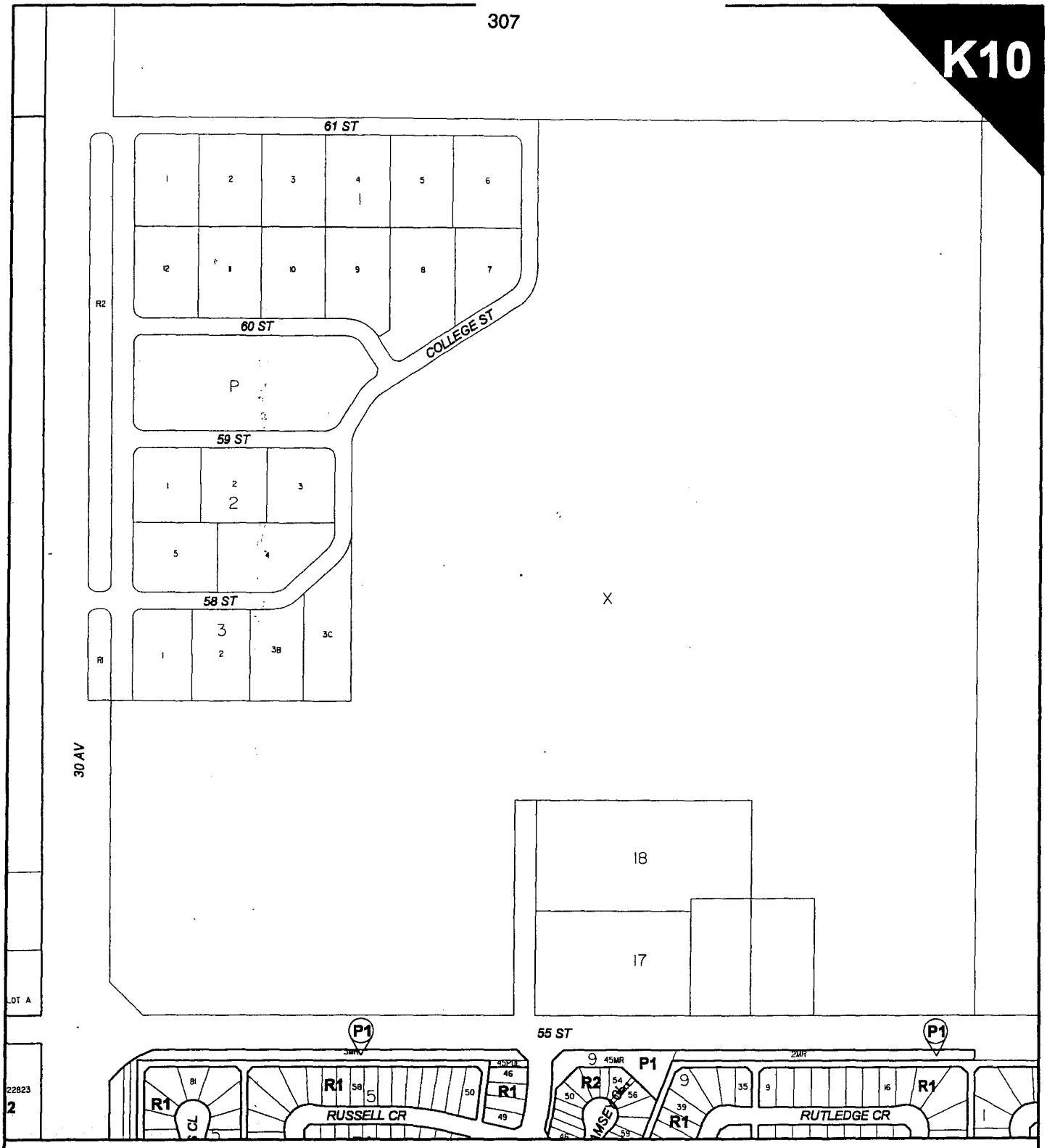
Engineering Department

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

K10



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 23

J11	K11	L11
J10	K10	L10
J9	K9	L9

SW¼ Sec 23
Twp 38- Rge 27 - W4th

NORTH
Scale 1:5,000

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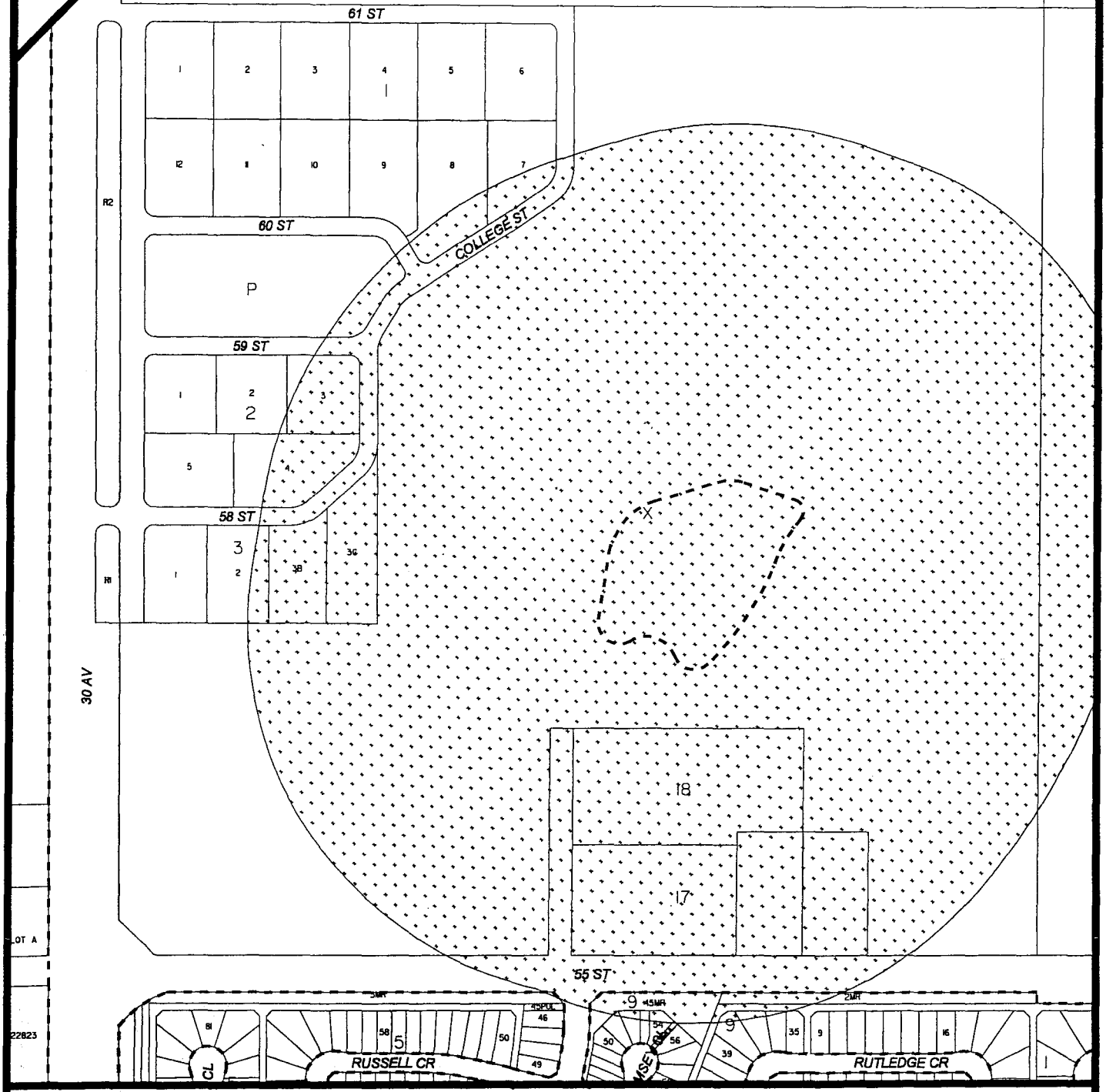
see reverse for additional constraints

printed on December 07, 2004

CONSTRAINTS

K10



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

NORTH
Scale 1:5,000

J11	K11	L11
J10	**K10**	L10
J9	K9	L9

SW¼ Sec 23
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

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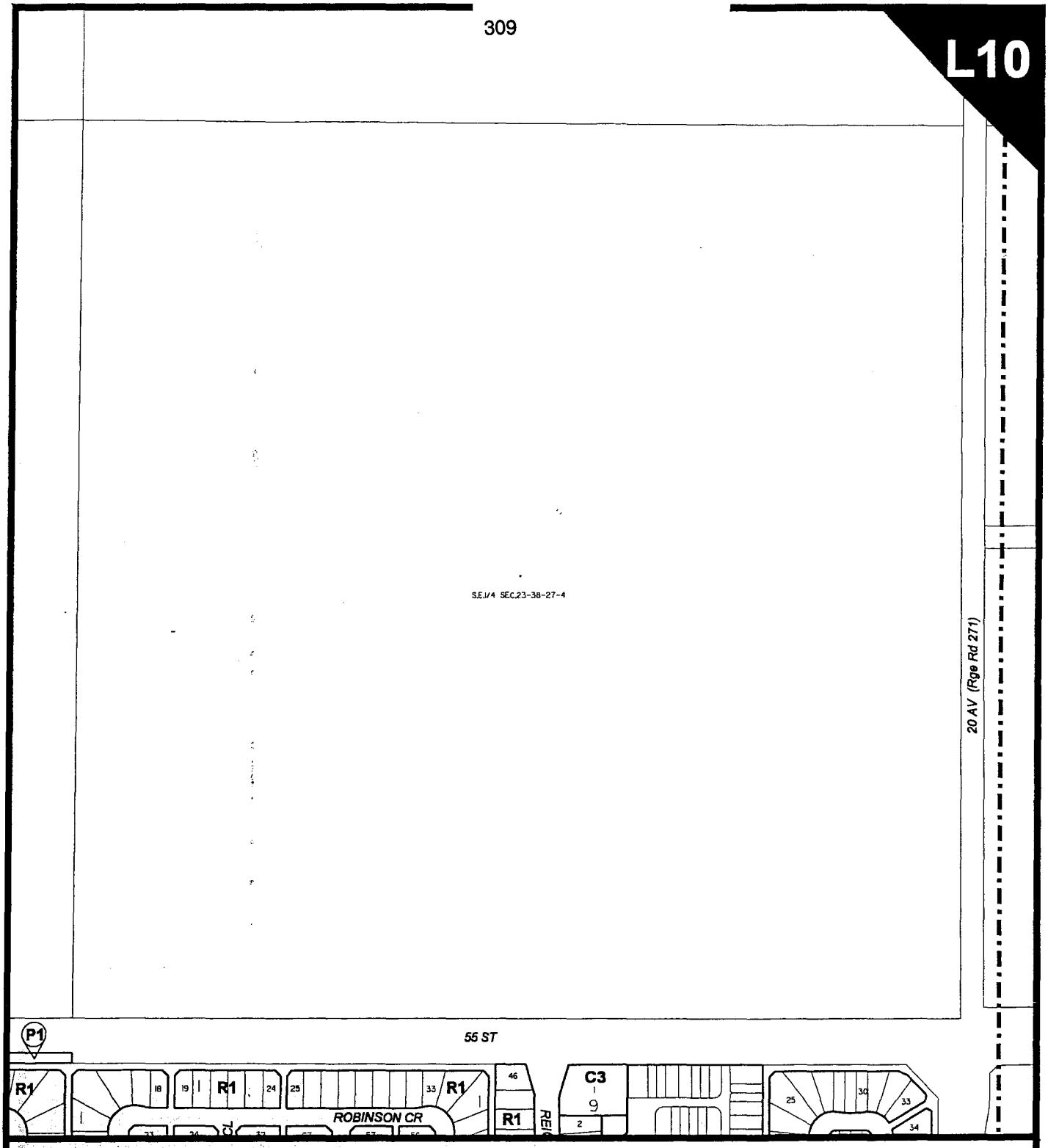
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

L10



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SE¼ Sec 23

K11	L11	M11
K10	L10	M10
K9	L9	M9

SE¼ Sec 23
Twp 38 - Rge 27 - W4th

NORTH
Scale 1:5,000

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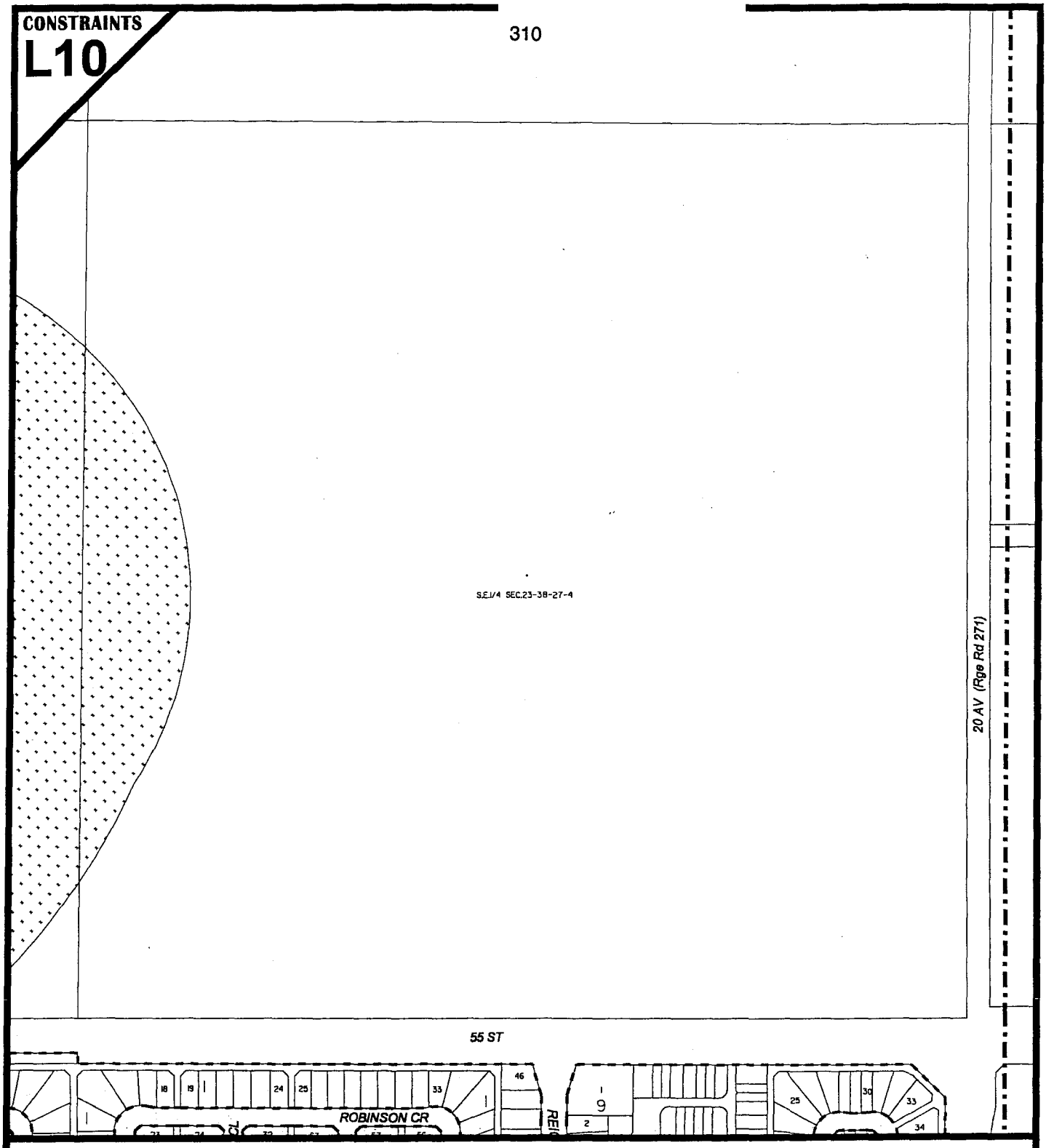
see reverse for additional constraints

printed on December 07, 2004

CONSTRAINTS

L10

310



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- **Escarpment Area**
- **Flood Fringe**
- **Floodway**
- **Landfill Setback (Development Restrictions may apply)**
- **Landfill Sites (approximate)**

K11	L11	M11
K10	L10	M10
K9	L9	M9

NORTH
Scale 1:5,000

SE¼ Sec 23
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

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Engineering Department

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

BYLAW NO. 3340/2004

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

> "Plan 4067J
> All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094, excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

Item No. 4

BYLAW NO. 3156/HH-2004

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

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

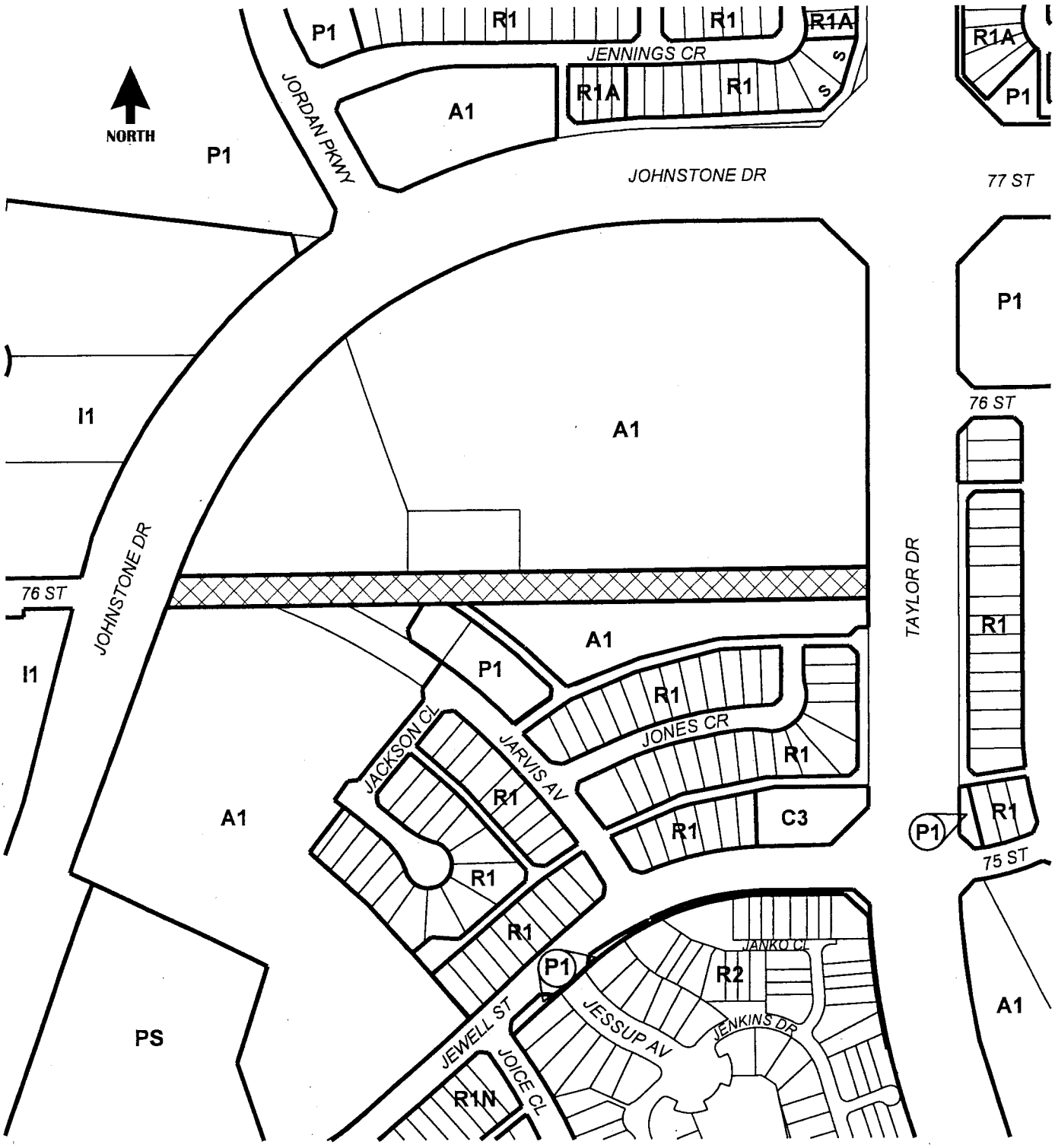
1. That "Land Use District Map D14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	20th	day of	December	2004.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2005.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :
Road to A1

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

Item No. 5

BYLAW NO. 3156/II-2004

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

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

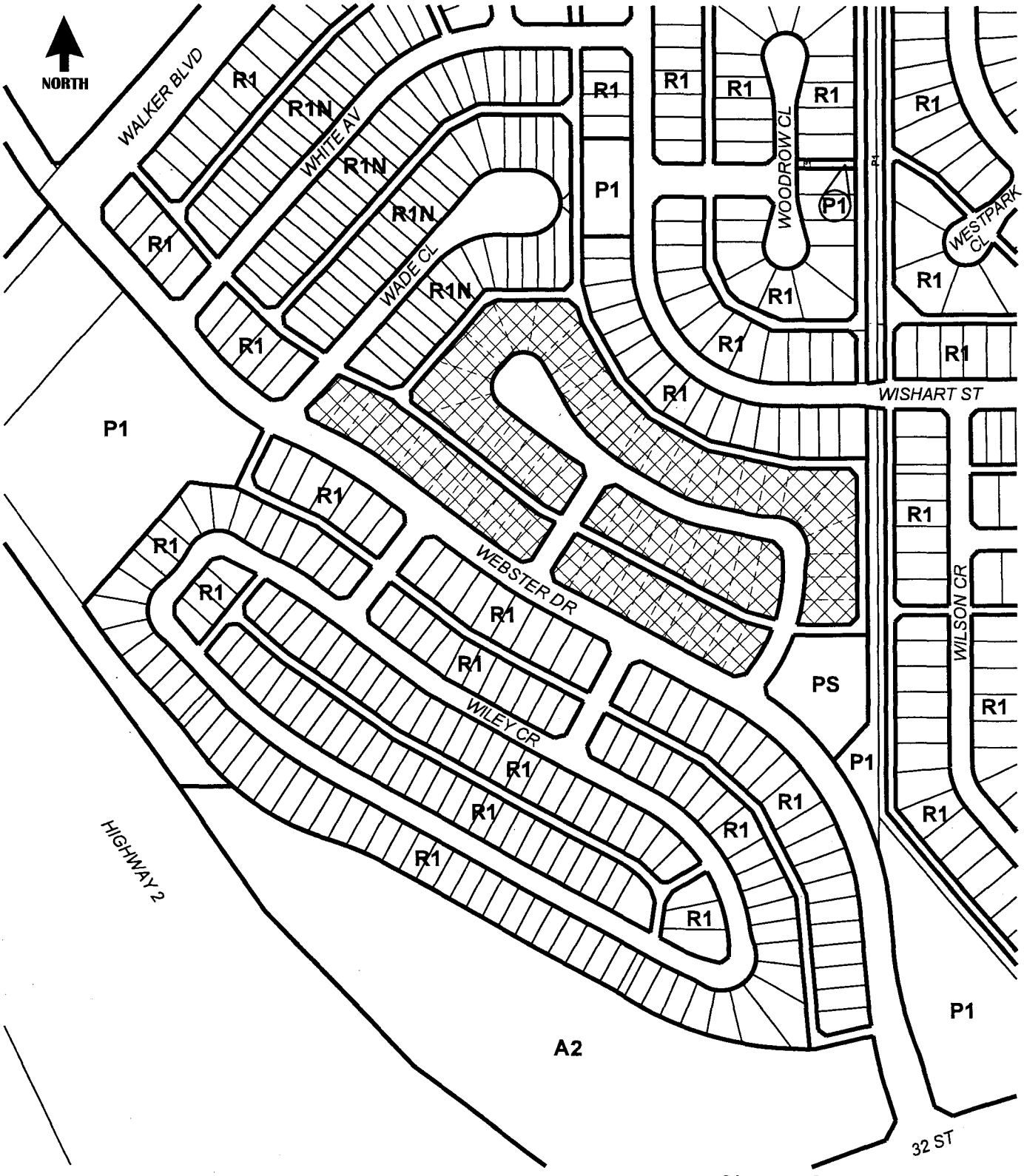
1. That "Land Use District Map D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 24/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	20th	day of	December	2004.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2005.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 24 / 2004
BYLAW No. 3156 / II - 2004

Item No. 6

BYLAW NO. 3341/2005

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2005.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

1 That a supplementary assessment shall be prepared for all improvements in 2005.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2005.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2005.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2005.

_____ _____

MAYOR CITY CLERK

THE CITY OF Red Deer

COUNCIL MEETING OF JANUARY 17TH , 2005

ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: CITY OF RED DEER PERMIT FEE BYLAW REVIEW
FINAL REPORT
ACTON CONSULTING LTD.

THE CITY OF Red Deer

City of Red Deer

Permit Fee Bylaw Review

Final Report

Acton Consulting Ltd.

September 22nd, 2004

ACTON CONSULTING LTD.

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THE CITY OF Red Deer

Executive Summary

As part of a continued effort to provide fair and equitable services to their citizens, The City of Red Deer hired Acton Consulting to conduct a review of their Permit Fee Bylaw to determine if the current inspection and building permit fees are valid and reflect the costs involved in providing the appropriate levels of service. The current fee schedule has been in place for the past seven years, while the types and levels of services provided have continued to evolve.

The impetus for the review can be partially traced back to the desire of governments of all levels to be able to demonstrate the relationship of "fees" they charge to the cost of services they provide. As a process review, work included a best/leading practice survey of representative Albertan municipalities, a scan of trends around permit fees setting and resultant bylaws, and a set of fee determination alternatives that are viable in the Red Deer context.

The review of the inspection and building permit fees included a number of surveys and benchmarking exercises, which targeted a number of representative communities in Alberta. These findings were combined with a detailed process costing exercise conducted by the Inspections and Licensing group to develop a series of process improvement and fee rate recommendations.

Acton Consulting has made the following recommendations regarding changes to the City of Red Deer's Permit Fee Bylaw (#3149/95):

1) **That the City of Red Deer change to a per square foot methodology to determine their New Residential Building Permit fees. This would incorporate the following fees:**
    a. **$0.45 per square foot fee for the main floor;**
    b. **$0.30 per square foot fee for additional above grade levels;**
    c. **$0.15 per square foot fee for basement development;**
    d. **$0.12 per square foot fee for garages and carports; and**
    e. **$0.45 per square foot fee for apartments, townhouses and row housing.**
2) **That the Commercial Building Permit fees are increased to a rate of $6.00 for each $1,000.00 or part thereof of construction cost to reflect increases in costs related to the service.**
3) **That the minimum fees for plumbing, gas, heating and electrical inspections should be raised to $50 to reflect increases in costs related to the service.**
4) **That the minimum fee for Building Permits be increased to $60 to reflect increases in costs related to the service.**

5) **That the minimum fee for Occupancy Permits be increased to $60 to reflect increases in costs relating to the service.**

6) **That the fee for requested additional commercial electrical inspections be raised to $50.00 to reflect increases in costs related to the service.**

7) **That the penalty for:**

   a. **Work commencing without first obtaining the required permit(s) have a minimum charge of $200.00;**

   b. **Occupancy of a residential building without first obtaining the required inspections be charged to the general contractor at a rate of $100.00 for each required inspection that has not been carried out at the time of occupancy; and**

   c. **Occupancy of a non-residential building be charged to the general contractor at a rate of $100.00 per day of occupancy prior to obtaining the required occupancy permit.**

8) **That the City of Red Deer review the 1998 Means Book that is used to determine values for construction.**

9) **That the City of Red Deer incorporates a bi-annual evaluation of their inspection related fees to ensure that they remain relevant, including the use of the included review framework to adjust current fees or set new fees as required.**

The impacts of the above recommendations will ensure that the fees collected under the Permit Fee Bylaw will cover the costs of the services provided and allow the Inspections and Licensing group to cover their direct, indirect and allocation expenditures. Using 2004 budget figures and work loads to compare the current fees to the proposed fees, the City would move from a loss of approximately $64,346 to a net return of approximately $74,590 in 2005.

Acton Consulting would like to thank the Inspections and Licensing Department of the City of Red Deer, the Project Steering Committee, and the participating benchmark communities for their significant assistance in this review.

Introduction

As part of a continued effort to provide fair and equitable services to their citizens, The City of Red Deer hired Acton Consulting to conduct a review of their Permit Fee Bylaw (#3149/95) to determine if the current inspection and building permit fees are valid and reflect the costs involved in providing the appropriate levels of service.

The impetus for the review can be traced to governments of all levels wanting to be able to substantiate the relationship of all designated "fees" they charge to the services they provide. The City of Red Deer's goal is to provide its citizens and the development and construction communities with a fair and relevant fee setting structure that supports a rapidly growing community, while upholding Permit Fee Bylaw and other guidelines and policies of The City of Red Deer.

This project focused on a comprehensive review of the current Permit Fee Bylaw #3149/95 and its related fee schedules. As a process review, work included a best/leading practice survey of representative Albertan municipalities, a scan of trends around permit fees setting and resultant bylaws, and a set of fee determination alternatives that are viable in the Red Deer context. A set of actionable Recommendations, designed to ensure that the fees and charges to be charged by the City are equitable to the municipality and its stakeholders, as well as a framework that will allow the City to maintain this equity in the future, are included in this report.

Background

The City of Red Deer adopted the current Permit Fee Bylaw #3149 in 1995. The Bylaw establishes the fees charged across the municipality for licenses, permits, inspections and approvals. The two main areas covered in the Bylaw are:

- Fees for permits under the Safety Codes Council, including Plumbing, Gas, Heating, Fireplace, Building, and the Electrical disciplines
- Fees for permits and other services under the Land Use Bylaw, including Development, Occupancy and Sign Permits, plus other miscellaneous services

The Permit Fee Bylaw has been amended over the past 9 years to reflect changes by City Council to meet procedural, policy or regulatory requirements. Because the Bylaw is applied on a daily basis to a variety of disciplines across the City, it is critical to maintain its relevancy and validity. The City of Red Deer is currently accredited to provide building regulation services for Building, Electrical, Fire Inspections, Gas, and Plumbing. In the year 2001, the City of Red Deer generated approximately 3200 building, gas, and electrical, etc. permits. Currently all permits are handled internally, although in the past, some outside agencies have been utilized.

THE CITY OF Red Deer

Project Overview and Work Plan

a) Project Plan

A formal project plan was created to solidify and clarify project understandings, project phases and activities, information requirements, roles, time frames, review points, project sensitivities and resource time demands required of the Administration.

b) Communication Materials

Communication was key to the successful launch of this process review project. Acton Consulting assisted the City in drafting appropriate messages to project participants. This communication was intended to inform project participants of the project scope and objectives, timelines and their role in the review project.

c) Review of Background Materials

It was important that Acton Consulting become familiar with the processes of the City as quickly as possible. Since 1995, a number of efforts have been undertaken in developing application processes and maintaining continuous process improvement around these processes. In order to understand the environment that the Permit Fee Bylaw operates, the documents reviewed included:

- City of Red Deer Quality Management Plan
- Permit Fee Bylaw #3149/95
- Inspections & Licensing Department Business Plan
- Safety Codes Council Uniform Quality Management Plan
- Fee schedules of benchmark 12 Albertan municipalities

d) Review of the current fee assessment areas and related structures

Acton Consulting reviewed the City of Red Deer's current designated fee assessment areas and the related fee structures currently contained in the Permit Fee Bylaw.

e) Leading practices and benchmarking

The City of Red Deer has adopted a continuous improvement strategy around their development processes and has already adopted a number of leading practices from other municipalities. In keeping with this thinking, Red Deer wanted to ensure that the leading practices of other communities have been considered in ongoing improvements. Acton Consulting examined the fee setting processes of a number of representative Albertan municipalities including Grande Prairie, the Regional Municipality of Wood Buffalo, Strathcona County, Lethbridge, St. Albert, Medicine Hat, Airdrie, Leduc, Fort Saskatchewan, Peace River and the MD of Rocky View.

f) "Best Practice" options for the permit fee establishment and service delivery

Acton Consulting conducted a high level search of "best" or leading practices around the establishment of Permit Fees, which more closely reflect the services provided by the City.

g) Review of municipal permit fee programs

Acton Consulting reviewed a number of trends relating to the implementation of municipal permit fee programs in Alberta. This examination included the development of the underlying principles for linking fees to the amount of effort related to the services provided.

h) Consultation process

Acton Consulting consulted a number of City of Red Deer stakeholders to gain their input (experiences and suggestions) on the current Permit Fee Bylaw. These stakeholders included individuals from:

- The City of Red Deer
- The Central Alberta Home Builders Association
- Commercial and Industrial Builders
- Building Contractors
- Members of the Public

The consultation protocol included a set of general and specific questions related to the processes being examined. Our selection of input topics focused on:

- How Inspections & Licensing manages internal and external relations;
- Alignment of fees with spirit and intent of the Permit Fee Bylaw and Council direction;
- Practices that expose the municipality to risk and
- Efficiencies that better utilize resources.

In collaboration with the Steering Committee, Acton developed a set of benchmarking questions, a citizen satisfaction survey and facilitated sessions for identified stakeholders.

i) Recommendations around current Permit Fee Bylaw items

Using the previous work plan step results, Acton Consulting reviewed the current Permit Fee Bylaw for relevancy to identify all potential fee assessment areas that should be included in the City of Red Deer's Permit Fee Bylaw, as well as those areas that could be removed. The analysis identified impacts to the City as an organization and Red Deer's construction industry. Work includes a framework describing a method to determine the range of fees charged, including the relationships between the fee and the actual cost of the service, how these fees are identified, and an implementation process for any proposed increases.

j) Develop a recommended and ongoing corporate review process

Acton Consulting has provided a basic framework to allow the City of Red Deer to continually review their fees schedules to identify the relevant permitting services to be offered and ensure that the rates charged accurately reflect the efforts involved.

k) Report and Presentation

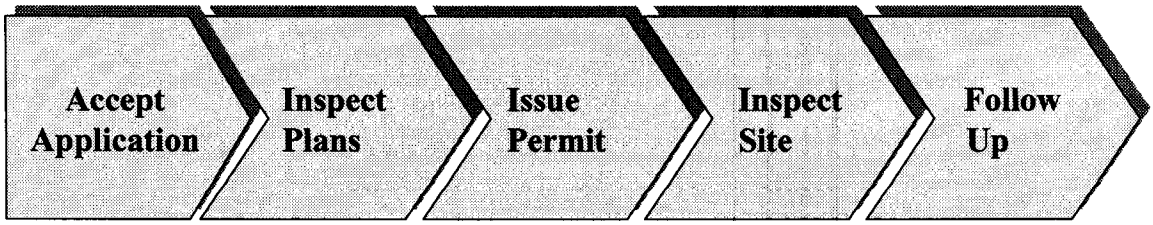
Acton Consulting consolidated all preceding analysis, findings and recommendations into this Final Report.

l) Municipal Excellence Network Submission

Acton Consulting will document this consulting project as a practice for submission by the City of Red Deer to the MEnet program. This documentation will be conducted in cooperation with and approved by the City of Red Deer, and will occur after the acceptance/tabling of the Permit Fee Bylaw review by City Council.

Permit Fee Bylaw Process

The inspection process involves five primary steps that include: accepting applications for building or other safety code permits; reviewing plans for compliance with the Safety Codes Act (where appropriate); issuance of permits; and the inspection of the construction site and necessary follow ups to ensure that permitted construction complies with safety code requirements.



Accept Application – There are a number of Safety Codes Act permits that may be applied for at the City of Red Deer. These permits include: building, electrical, plumbing, gas and private sewage. Each application type has different inspection requirements and may also include linkage to development processes of the City. Application acceptance includes provision of general information and various administrative process requirements. These sub-components include:

- Providing information and inquiry support regarding the general permitting process or regarding the status of a given application
- Directing inquiries to appropriate permit specialists where required
- Distribution of safety code information
- Permit application fee processing
- Assignment of permits processing areas

Inspect Plans – Not all permit applications require plan inspection before permits may be issued. Electrical, plumbing and gas permits are areas that are generally not subject to plan (review) inspections – permits may be issued based upon application. Electric plans over $10,000 may be reviewed upon request. The plan review process for residential and commercial building permits and industrial building permits vary. The plan review process for private sewage permits also is different than that for building permits as requirements are determined at the development permit stage and unique engineered solutions may be required depending upon the nature of the work. Sub-components of the plan inspection process include:

- Undertaking the plan review
- Recording changes that need to be made to building designs

- Notifying builders of changes required
- Filing of plan review documents and plans
- Initiating the permit issuance process if applicable

Issue Permit – The issuance of the building permit varies according to the type of permit applied for. Electrical, gas and plumbing permits require minimal information centered on contractor identification and the location of the building site. Building and sewage permits may also include conditions that must be met in the construction building or sewage facility. Sub-components of the permit issue process include:

- Completing of permit data
- Printing of permit
- Distribution of the permit to the applicant
- Logging of permit issued

Site Inspection – The site inspection involves one or more inspections of the permitted facility by a Safety Codes Officer (SCO). During inspection the SCO determines safety compliance of the facility with the Safety Codes Act (SCA) and any other relevant regulations, including all relevant manufacturer's specifications. Any deviation of the facility with an applicable code or regulation results in the SCO notifying the contractors of non-compliance. The contractor must correct all areas of non-compliance to the satisfaction of the SCO. Achievement of compliance results in approved status on the facility by the SCO. Subcomponents of the permit issue process include:

- Requesting of a facility inspection by the applicant
- Processes used to record and schedule building inspections
- Pre-inspection preparations by the SCO
- Physical inspection(s) of the facility by the SCO
- Notification of the contractor of facility inspection results
- Logging of inspection results in City records

Follow up – City of Red Deer inspectors reconcile any concerns that were identified during their initial inspection. Depending on the nature of the issue, they will accept a written confirmation from the homeowner or contractor that the concern has been rectified, or if necessary, the inspector will return to the site to ensure that the work meets all standards.

Building Regulation Roles and Responsibilities

The roles and responsibilities of Alberta Municipal Affairs, Alberta Safety Codes Council, accredited municipalities, agents and certified Safety Codes Officers are outlined in the Alberta Safety Codes Act. The powers of the act are delegated to the Minister of Municipal Affairs who in turn authorizes various individuals (municipalities, etc.) to uphold various aspects of the Act. Key components of the Act and related delegations are as follows:

Alberta Municipal Affairs – The Minister of Municipal Affairs is responsible for the coordination of the Alberta Safety Codes Act including the processes and activities to which the Act applies. The Minister has the ability to delegate provision within the Act

to municipalities through an accreditation process and may request a municipality to take any action necessary to correct any thing, process or activity that the municipality administers.

Safety Codes Council - The Alberta Safety Codes Council is a regulatory agency appointed by the Minister of Municipal Affairs to perform various duties and responsibilities under the Safety Codes Act. The Alberta Safety Codes Council:

- Develops and presides over accreditation processes that delegates compliance monitoring (i.e. permits and inspections) authority to municipalities and agencies.
- Develops and presides over certification processes that designates individuals as Safety Codes Officers.
- Develops and implements public educations and training programs for accreditation and certification.
- Manages an appeal process for builders who wish to appeal a decision of an accredited body or certified SCO.

There are four (4) disciplines for which accreditation is not offered to municipalities. These disciplines include: boilers, ski lifts, amusement rides and elevators. These disciplines are inspected through the Alberta Safety Codes Council.

Municipalities - Accreditation permits a municipality to administer the Safety Codes Act including processes and activities within the boundaries of the municipality. There are nine (9) disciplines in the Safety Codes Act only five (5) of which municipalities can obtain accreditation in. Areas of accreditation include building, electrical, plumbing, fire and gas inspections. Any municipality not wishing to obtain accreditation in any or all of the five municipal accreditation disciplines will have compliance monitoring services in their municipal boundaries performed by Municipal Affairs.

Municipalities are responsible for ensuring that their processes and practices of their staff and or agents comply with the spirit of the Safety Codes Act.

Agents - Private contract agencies, such as Alberta Permit Pro, have the ability to provide "service" (Safety Codes Officers, administrative support, etc.) to accredited municipalities to assist or perform compliance monitoring. Agencies are not delegated jurisdictional Authority and as such cannot provide inspections without the authorization of an accredited municipality or Municipal Affairs. Agencies are widely used by municipalities as well as Alberta Municipal Affairs. Municipal Affairs uses agencies to provide compliance monitoring services in non-accredited municipalities.

The Role of Safety Codes Officers - Safety Codes Officers are certified by the Alberta Safety Codes Council to discharge inspections for accredited municipalities. Like agencies, Safety Codes Officers have no powers to perform an inspection unless designated and designated at the appropriate level by an accredited municipality or Municipal Affairs. Safety Codes Officers be certified in one or more of the nine Safety Codes Act disciplines. Safety Codes Officers can also possess varying levels of certification within these disciplines.

Leading Practices and Benchmarks

Acton Consulting conducted a benchmarking exercise around permit inspection charges across 12 representative Albertan municipalities (Safety Codes Council services provided by each community is listed in Appendix A). The examined were:

- Strathcona County;
- Regional Municipality of Woodbuffalo;
- The Town of Peace River;
- The City of Airdrie;
- The City of Grande Prairie;
- The City of St. Albert;
- The City of Medicine Hat;
- The City of Leduc;
- The City of Lethbridge
- The City of Fort Saskatchewan
- The Municipal District of Rocky View; and
- The City of Spruce Grove

Our discussions with benchmark communities centered upon the roles and responsibilities of the municipalities' inspection services groups, the nature of the permitting and inspection process deployed by those municipalities, typical fees associated with approvals and inspections, etc. Questions are listed in Appendix B.

Fee Rate Comparison

All of the municipalities, with the exception of Woodbuffalo and Peace River, primarily conduct inspections with internal resources. A number of municipalities use private agents to augment their municipal staff when workloads or other circumstances dictate. The Regional Municipality of Woodbuffalo utilizes a private contractor (Alberta PermitPro). Under their current agreement, the contractor sets the inspection fees and the RM receives 30% of the charge. Peace River utilizes three different private firms for their inspection work.

Each municipality reviewed has a different fee schedule and set of calculation methods for their permits and inspections. Where possible, equivalent fees were used to provide benchmarking comparisons to current and proposed Red Deer rates. Complete results can be found in Appendix C.

Fee Rate Determination

There are numerous fee rate "methodologies" utilized across the Province. The term "methodology" is used loosely in this context, as none of the municipalities contacted have a truly scientific or financial procedure of determining their rates. Several of the communities could not specify how the fees had been originally determined. Many utilized a combination of the fees used in other surrounding municipalities, their "gut feel" on what the market would tolerate, or based on similar fees within the organization. Once set, these communities adjusted fees according to factors such as inflation rather

out of the "control" of the municipality. It is critical that these risks be identified in order for the City to document the consequence or impact a risk event will have and corresponding cost to non-compliance of each bylaw they have.

The magnitude/impact of risks should be assessed from three perspectives, that of the business area, the corporation and the citizen.

Business Area Criteria	Corporate Criteria	Citizen Criteria
▪ Service delivery ▪ Employee safety ▪ Infrastructure capacity	▪ Financial ▪ Environment ▪ Legislation/legal requirements	▪ Citizen Feedback ▪ Media coverage ▪ Public safety

Because the analysis is moving to a more "municipal-wide" perspective, corporate management must be involved in these deliberations with the individual Department members to ensure that all pertinent information is included. The evaluation includes consideration of the magnitude or impact the risk event will have on business objectives should it occur, as well as the likelihood that the impact described in the risk assessment will occur.

Risks to the Municipality by Compelling Compliance

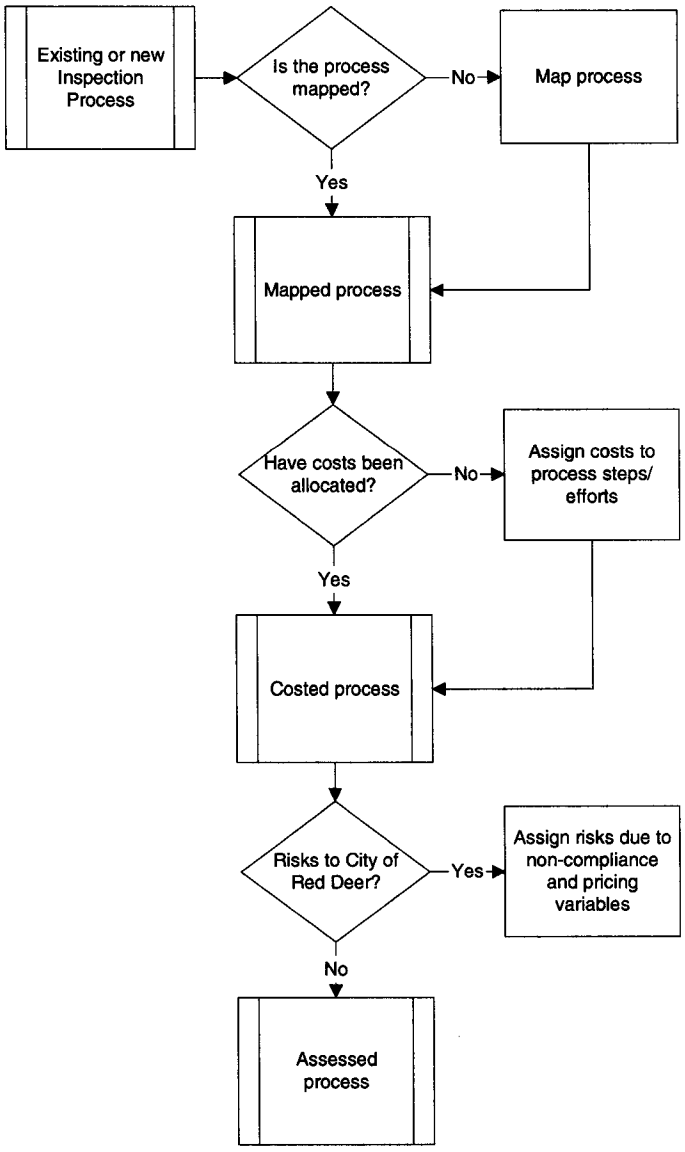
Once the risks of non-compliance are identified, it is essential to estimate the risks of how additional regulations, increased fees, extra inspection service levels and efforts, etc will affect the rates of compliance and alter the risk to the municipality. This component of the framework requires input from all areas of the City involved, including direction from Council, as the line between basic municipal services and user pay services begins to blur.

This step begins to incorporate the "social" good of the public into the fee setting equation, and allows the municipality to tailor their services to their community. By defining levels of service beyond the standards set by legislation or other requirements, the City can choose to provide value added services to their citizens. This extra service comes at an added cost to the municipality. It is at this point that the decision must be made regarding how much, if any of this additional cost should be charged to the end user.

Factors that must be contemplated include the volume of the "value added" services, which citizens or industries will be affected, potential costs associated with non-compliance, etc. For example, pricing homeowner electrical inspections at full cost recovery may bring in a small amount of additional revenue, but the potential cost attached to the risk of a single incidence of non-compliance, which leads to a fire due to improper workmanship, may greatly surpass this gain in safety services costs.

In addition, strategic directions of Council may promote certain activities that may be affected by the costs of certain municipal services. A decision must be made regarding the effect that pricing will have on theses strategies due to behaviours within the municipality.

Fee Review Framework Process Map



Framework Area	Responsibility
Work Required for the Service	Individual Department
Costs attributable to the Work Identified	Individual Department
Risks to the Municipality due to non-compliance	Individual Department, Administration
Risks of the Municipality by Framing Compliance	Individual Department, Administration, Council

Fee Setting Principles

Below is a set of basic principles for any type of fee rate setting. These principles can be used by the Inspection and Licensing Department, as well as all other areas within the City of Red Deer that charge or set fees.

Fee Setting Principles

1. Fee rates should be based on some relationship to the relevant inspection work and related costs.
2. The objective should be to operate as closely as possible to a break-even basis, with the knowledge that some inspection fees may be set using quantitative and qualitative criteria. This can be on a specific type of inspection, or the Department as a whole.
3. Fee rates should be established for all inspection services that involve significant activities of the Inspections & Licensing Department and can be specifically identified to users.
4. All costs associated with providing an inspection service should be acknowledged and used to make informed decisions when determining the total cost of each service.
5. The costs must be treated consistently as either direct or support costs.
6. Revenue and costs should be compared at least annually to identify surpluses and deficits for each service.
7. Periodic analysis and adjustments should be made to compensate for variances in the revenues, costs and/or efforts of Inspections & Licensing.

Recommendations

The following are recommendations and considerations stemming from the review. The nature of the issue, resulting impacts, and strategies for change are outlined for each recommendation. Suggestions for the implementation of each recommendation are also included.

Acton Consulting recommends:

1) **That the City of Red Deer change to a per square foot methodology to determine their New Residential Building Permit fees. This would incorporate the following fees:**
    a. **$0.45 per square foot fee for the main floor;**
    b. **$0.30 per square foot fee for additional above grade levels;**
    c. **$0.15 per square foot fee for basement development**
    d. **$0.12 per square foot fee for garages or carports; and**
    e. **$0.45 per square foot fee for apartments, townhouses and row housing.**

While a number of Albertan municipalities still utilize a "rate per $1000 value" methodology to calculate the value of their Building Permits, a number of governments in Canada relate their fees to the work being conducted. This requires the move toward a fee structure based upon the efforts of the inspectors. A "rate per square foot" model is a straightforward method that will meet this obligation.

The shift to a "rate per square foot" policy will reduce the risk to the City in two ways. The first is connecting the fee charged to the comparative cost of providing the inspection service. This will reduce the possibility of facing a citizen challenge to the fee structure. The second reason for removing the relationship between the fee and the construction value is that it eliminates the reduction in fees associated to actual inspection efforts if construction values drop. This will insulate the City from fluctuations in construction values and the construction industry from increases in fees if values rise.

The "per square foot" calculation has been implemented in a number of Albertan communities, including Strathcona County, St. Albert, Peace River and Spruce Grove. Each community has a different method of calculating effort. For example, Spruce Grove and Fort Saskatchewan have fixed per square foot rates. Strathcona, St. Albert, Peace River, and Rocky View have different rates for main floor, additional floor and/or basement space.

The constant rate blends the fixed costs of minimum and incremental inspection work, while the differential rates recognize the incremental work after the basic infrastructure is covered. These rates are lower than the "main" floor work to reflect this difference. While each approach is valid, the differential method more closely approaches the fee equaling the work performed. The small increase in cost with the

new calculation method will recover the costs involved in the work by the City of Red Deer.

For example, at the recommended rate of $0.45 per square foot for the main floor, and $0.30 for additional upper levels and no basement development, the comparison rates to other municipalities would be as follows:

House size (sq ft)	Red Deer	Strath. County	St. Albert	Peace River*	Spruce Grove	Fort Sask.	Rocky View
1200 (one floor)	$540.00	$540.00	$480.00	$504.00	$426.00	$480.00	$516.00
1750 (1000 main, 750 second)	$637.50	$750.00	$625.00	$660.00	$621.25	$700.00	$685.00
2250 (1250/1000)	$812.50	$962.50	$800.00	$845.00	$798.75	$900.00	$877.50
3000 (1500 each floor)	$1050.00	$1275.00	$1050.00	$1110.00	$1065.00	$1200.00	$1155.00

* Private agent

2) **That the Commercial Building Permit fees are increased to a rate of $6.00 for each $1,000.00 or part thereof of construction cost to reflect increases in costs related to the service.**

The Commercial Building Permit fee rate is currently $5.50 for each $1,000.00 or part thereof of construction cost. In order to reflect the increases in the cost to providing the inspections, Acton recommends an increase to $6.00 for each $1,000.00 or part thereof of construction cost.

The following are a cost comparison for across the benchmarked municipalities using a per $1000 value calculation*.

Value	$25,000	$50,000	$75,000	$100,000	$150,000	$250,000
Red Deer (current)	$137.50	$275.00	$412.50	$550.00	$825.00	$1375.00
Red Deer (proposed)	$150.00	$300.00	$450.00	$600.00	$900.00	$1500.00
Strathcona*	$187.50	$375.00	$375.00	$562.50	$1125.00	$1825.00
St. Albert	$175.00	$350.00	$525.00	$700.00	$1050.00	$1700.00

Value	$25,000	$50,000	$75,000	$100,000	$150,000	$250,000
Peace River**	$137.50	$275.00	$412.50	$550.00	$850.00	$1375.00

* Strathcona County has a rate of $7.50 per $1K up to $200K and $1500 + $6.50 per $1K over $200K.

** St. Albert has a rate of $7 per $1K up to $200K and $1400 + $6 per $1K over $200K

3) That the minimum fees for plumbing, gas, heating and electrical inspections should be raised to $50 to reflect increases in costs related to the service.

The City of Red Deer incurs a certain base set of costs for each on-site inspection. Minimum charges are applied to permits to cover the certain fixed costs related to processing an individual transaction. While a detailed costing exercise at the City was not conducted during the review, this increase is reasonable due to increased costs since being set in 1995, and is validated by similar rates charged by other municipalities. The $50 charge will still keep the City of Red Deer in line with the rates charged in representative communities in Alberta. The increase in the minimum fee will capture the increase in fixed costs in processing and inspecting small installations.

The following table lists the minimum charges for the benchmark municipalities*:

Municipality (minimum charge)	Plumbing	Gas	Heating	Electrical
Red Deer (current)	$35.00	$35.00	$40.00	$30.00
Red Deer (proposed)	$50.00	$50.00	$50.00	$50.00
Strathcona	$50.00	$50.00	$50.00	$50.00
Woodbuffalo	$38.00	$38.00	$80.00**	$50.00
St. Albert	$36.00	$36.00	$36.00	$50.00
Lethbridge	$42.00	$45.00	$40.00	$50.00
Medicine Hat	$43.25	$43.25	$43.25	$43.25
Leduc	$30.00	$40.00	$20.00	$34.00
Peace River	$60.00	$60.00	$60.00	$83.00
Grande Prairie	$36.00	$65.00	$30.00	$25.00

Municipality (minimum charge)	Plumbing	Gas	Heating	Electrical
Spruce Grove	$35.00	$35.00	$35.00	$35.00
Airdrie	$55.00	$50.00	$50.00***	$50.00
Fort Saskatchewan	$50.00	$50.00	$50.00	$50.00
MD of Rocky View	$150.00	$70.00	$70.00	$70.00

* A number of municipalities include a varying number of fixtures in their minimum charge.

** For replacement appliances only, not for new construction

*** For sheet metal installations/modifications, not heating systems

4) That the minimum fee for Building Permits be increased to $60 to reflect increases in costs related to the service.

As with the other types of work performed by the Inspections and Licensing group, there are a number of costs associated with processing, reviewing plans, and inspecting small projects such as garages and decks. The increase to $60 will reflect the costs incurred by the City for these types of projects.

Municipality	Minimum Building Permit Fee
Red Deer (current)	$50.00
Red Deer (proposed)	$60.00
Strathcona	$50.00
Woodbuffalo*	$60.00
St. Albert	$40.00
Lethbridge	$36.00
Medicine Hat	$43.25
Leduc	$30.00
Grande Prairie	$31.00
Spruce Grove	$50.00

Airdrie	$50.00
Fort Saskatchewan	$50.00
MD of Rocky View	$90.00

* Private agent

5) **That the fee for Occupancy Permits be increased to $60 to reflect increases in costs related to the service.**

This recommendation incorporates a $5 increase to the Commercial and Industrial building categories, and a $10 to $20 increase to 3 and 4 suite Apartment buildings respectively. The work required for these small apartment buildings is undervalued under the current fee schedule.

6) **That the minimum fee for requested additional commercial electrical inspections be raised to $50.00 to reflect increases in costs related to the service.**

The Inspections and Licensing group will conduct additional commercial electrical inspections upon request by individual contractors. As this work requires the same efforts and related costs as a "normal" inspection, and draws on the limited capacities of the staff, the minimum fee should reflect these factors.

Municipality	**Minimum Requested Fee**
Red Deer (current)	$30.00
Red Deer (proposed)	$50.00
Strathcona	$100.00
Woodbuffalo*	$50.00
St. Albert	$100.00
Lethbridge	$50.00
Medicine Hat	$54.00
Leduc	$60.00 per hour
Grande Prairie	$50.00 per hour
Airdrie	$50.00

* Private agent

7) **That the penalty for:**

   a. **Work commencing without first obtaining the required permit(s) have a minimum charge of $200;**

   b. **Occupancy of a residential building without first obtaining the required inspections be charged to the general contractor at a rate of $100.00 for each required inspection that has not been carried out at the time of occupancy; and**

   c. **Occupancy of a non-residential building be charged to the general contractor at a rate of $100.00 per day of occupancy prior to obtaining the required occupancy permit.**

As part of a risk mitigation strategy, the City of Red Deer should add a significant "incentive" for stakeholders to obtain the required permits before any work is started. By focusing on increasing the penalties for non-compliance, the risks associated with smaller scale projects not being properly identified and inspected can be reduced. As the project increases in scope, the existing penalty of doubling of the fees involved will surpass this minimum value and act as the deterrent for non-compliance. This minimum penalty may be increased in the future as needed as part of a risk strategy.

8) **That the City of Red Deer review the 1998 Means Book that is used to determine values for construction.**

The current Means Book building value guide, which is used by the City of Red Deer to confirm commercial and industrial construction values, was issued in 1998. In order to ensure that this book is still a valid reference tool for the various calculations it is used for, the Inspections and Licensing group should review its relevance in terms of values, etc.

9) **That the City of Red Deer incorporates a bi-annual evaluation of their inspection related fees to ensure that they remain relevant, including the use of the included review framework to adjust current fees or set new fees as required.**

In order to ensure that the existing fees reflect a reasonable return for the inspection efforts of the City, it is necessary to introduce a formal mechanism to periodically evaluate the need to change one or more of the rates covered in the Permit Fee Bylaw.

A properly designed methodology, such as the example cited in the Discussion section of this report, that is applied on a regular basis, will balance the costs of providing the inspection services, risk mitigation attributes and the social aspects involved in arriving at the final fee.

While this evaluation should include a scan of representative Albertan municipalities to compare similar inspections and service levels and identify new or leading practices, such comparisons do not indicate the internal cost of service. It is critical that the City continue to have an in-house process, with appropriate tools, to ensure that Red Deer's fees reflect the efforts in their municipality.

Impact of Recommendations

The above recommendations will have the following impacts on the costs of the Inspection and Licensing group:

Building and Occupancy Permits

- The switch to a "per square foot" calculation of $0.45 per square foot would increase fees for New Residential permits approximately 2.27% from the current rates.
- The rise in the commercial rate from $5.50 to $6 per $1000 or part thereof of construction cost is an increase of approximately 9%.
- The increase in the minimum fee for Building Permits from $50 to $60.
- The increase of the minimum for Occupancy Permits from $35-55 to $60 for commercial and industrial building.

Gas Permits

- An increase in the minimum fee from $35 to $50 (includes propane devices).

Plumbing, Ditch and Backflow Permits

- An increase in the minimum fee from $35 to $50.

Electrical Permits

- An increase in the minimum fee from $30 to $50.

Heating and Fireplace Permits

- An increase in the minimum fee from $40 to $50.

Comparison of Current and Proposed Fees for a Typical Example of New Residential Construction

111 square meter (1196 square foot) single storey house with partially developed basement of 46.4 square meters			
Current Fee Schedule		**Proposed Fee Schedule**	
Building Permit* ($528 for main level @ $280.00/sq. meter + $71.50 for basement @ $280.00/sq. meter	$599.50	**Building Permit** ($538.20 for main level @ $0.45/sq. foot + $74.92 for basement @ $.015/sq. foot)	$613.12
Plumbing	$91.00	**Plumbing**	$91.00
Gas	$35.00	**Gas**	$50.00

111 square meter (1196 square foot) single storey house with partially developed basement of 46.4 square meters			
Current Fee Schedule		**Proposed Fee Schedule**	
Ditch	$35.00	**Ditch**	$50.00
Heating	$40.00	**Heating**	$50.00
Electrical (2 permits)	$105.00	**Electrical**	$105.00
RPR	$50.00	**RPR**	$50.00
Total fees	**$955.50**	**Total fees**	**$1009.12**
City cost	$979.43	City cost	$979.43
Difference	**- $23.93**	**Difference**	**$29.69**

* Utilizes current Means Book (1998) rates

Conclusions

The various fees specified in the City of Red Deer's current Permit Fee Bylaw are well within the range of similar fees in place at representative municipalities across Alberta. A number of the current Red Deer fees are set at the low end of the scale when similar construction values, fixtures, and square footages are compared.

Acton Consulting has recommended a number of minor fee increases and calculation methodology changes to help the City begin to move toward a more "activity" based fee-setting model. These suggestions have identified certain fees that can be converted from value-based criteria to one that incorporates minimum work levels plus incremental steps that follow increased inspection efforts. This system follows the spirit of government fee setting (relating fees and costs) and sets the stage for a more rigorous examination of the work processes (and costs) involved in the various permit fee work.

Acton has also introduced a simple evaluation framework that can be utilized by the City of Red Deer to incorporate the "social" aspect of pricing their services. This framework combines the fiscal costs of civic efforts with less visible, but as critical factors such as the risks to the municipality with non-compliance of citizens and contractors. A more comprehensive risk model has been attached to this report to allow a higher-level assessment of the City on a corporate scale.

The City of Red Deer's Inspection and Licensing Department is taking a leading role in the Province of Alberta by investigating an equitable approach to set and to evaluate their fees. Research has shown that representative municipalities across Alberta have not, or are beginning to contemplate relating the inspection work involved, either through

legislation or policy, and the fees charged to the public. Many indicated the wish to evaluate the changes implemented by the City in order to examine their own inspection and development services. The efforts invested in this review will provide an excellent base for the City of Red Deer to align their services to their strategic goals, priorities and citizen requirements.

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Appendix A – Safety Codes Council Services Provided

Municipality	Technical Inspections	Municipality	Technical Inspections
Strathcona County	• Building • Electrical • Gas • Fire • Plumbing • Private Sewage Disposal	MD of Rocky View	• Building • Electrical • Gas • Fire • Plumbing • Private Sewage Disposal
RM of Woodbuffalo	• Building • Electrical* • Gas* • Plumbing* • Private Sewage Disposal*	City of Airdrie	• Building • Electrical • Gas • HVAC • Fire
City of Grande Prairie	• Building • Electrical • Gas • HVAC • Fire • Plumbing	City of Fort Saskatchewan	• Building • Electrical • Gas • Plumbing
City of St. Albert	• Building • Fire • Gas • Plumbing • Private Sewage Disposal • Storage Tanks	City of Leduc	• Building • Electrical • Gas • HVAC • Fire • Plumbing
City of Lethbridge	• Building • Electrical • Gas • Plumbing	Town of Peace River	• Building • Electrical* • Gas* • Plumbing* • Private Sewage Disposal*
City of Medicine Hat	• Building • Electrical • Gas • HVAC • Plumbing	City of Spruce Grove	• Building • Electrical • Gas • Plumbing • Fire

* Private agents

Appendix B – Benchmarking Questions

1. What Safety Codes Council technical disciplines are your municipality accredited for?
2. Approximately how many permits does your municipality issue on an annual basis for each of these disciplines?
3. Are inspections done with municipal staff, outsourced, or conducted with a combination of internal and external resources?
4. Do you have defined service delivery standards for the permit and inspections processes? Ie. SCC Quality Management Plan
5. How many municipal staff resources are assigned to the permit and inspection process?
6. If you use external agencies for any of your permitting and inspection services, what services do you use these external agencies for? What percentage of your total permit and inspection service delivery is outsourced?
7. Approximately how long does the permit process take from submission to issuance?
8. Are all permits followed by an inspection?
9. Does your municipality provide clients an estimate or diary date for the time for the completion of the process?
10. Do you provide permit clients with educational material, which explains the permit and inspection process? If so, at what level of detail and in what format(s)?
11. How are your municipality's fees for permits and inspections determined?
12. Do you use a set methodology or framework to determine fees?
13. Have you undertaken an exercise to determine the costs to the municipality related to the permit issuance and inspection processes?
14. Does your municipality have a mechanism to set fees on a continuum, based on actual costs incurred versus the "public good"? Does "risk" enter into the fee setting decision?
15. Do you have a process that provides for a regular evaluation of the fees charged?
16. Have you compared your fee structure to those is other Albertan municipalities?
17. Do you have performance measurements to allow your permitting and inspections areas to monitor and record their effectiveness?
18. What feedback have you received from clients regarding their experience dealing with permitting and inspections in your municipality?

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Appendix C – Survey Results

1. What Safety Codes Council technical disciplines are your municipality accredited for?

   Lethbridge: Building, Electrical, Plumbing and Gas
   Strathcona: Building, Electrical, Plumbing, Gas and Fire
   St. Albert: Building, Plumbing and Gas
   Airdrie: Building, Electrical, Plumbing and Gas

2. Approximately how many permits does your municipality issue on an annual basis for each of these disciplines?

   Lethbridge: Building (1428); Electrical (1080); Plumbing (1020); Gas (1170); Heating (1091)
   Strathcona: Building (1699); Electrical (2401); Plumbing (2086); Gas (2001)
   St. Albert: Building (1200); Plumbing (1175); Gas (1150); HVAC (600)
   Airdrie: 5000 permits (total)

3. Are inspections done with municipal staff, outsourced, or conducted with a combination of internal and external resources?

   Lethbridge: Inspections are conducted with city staff.
   Strathcona: Inspections are conducted with a combination of internal and external resources. There is a core staff of Safety Codes Officers in each discipline and Strathcona contracts with an Accredited Agency to provide overflow and holiday coverage.
   St. Albert: The City uses municipal staff, with vacation coverage provided ay a private contractor.
   Airdrie: Municipal staff

4. Do you have defined service delivery standards for the permit and inspections processes? Ie. SCC Quality Management Plan

   Lethbridge: SCC Quality Management Plan
   Strathcona: Strathcona has adopted the Uniform Quality Management Plan and have enacted a Safety Codes Bylaw to establish County policy and procedure in supplement to the QMP.
   St. Albert: The City uses the standard SCC Quality Management Plan
   Airdrie: The municipality uses the Uniform Quality Management Plan

5. How many municipal staff resources are assigned to the permit and inspection process?

   Lethbridge: 11 staff + holiday relief
   Strathcona: 12 staff
   St. Albert: 5.5 FTEs
   Airdrie: 12 staff

6. If you use external agencies for any of your permitting and inspection services, what services do you use these external agencies for? What percentage of your total permit and inspection service delivery is outsourced?

Lethbridge: N/A
Strathcona: Approximately 10%
St. Albert: Less than 2%
Airdrie: Prior years 2%

7. Approximately how long does the permit process take from submission to issuance?

   Lethbridge: Residential buildings (2-3 days); Commercial building (2-3 weeks)
   Strathcona: Residential building (2-5 days); Commercial building (3-10 days); Mechanicals (same day)
   St. Albert: Residential building (1-3 days); Commercial building (1-2 weeks); Mechanicals (same day)
   Airdrie: Average of 12 days

8. Are all permits followed by an inspection?

   Lethbridge: Yes, except for routine electrical, which can be called
   Strathcona: Yes, with very few exceptions as per QMP, which allow SCO discretion
   St. Albert: Yes
   Airdrie: Yes

9. Does your municipality provide clients an estimate or diary date for the time for the completion of the process?

   Lethbridge: Yes, an estimate is provided at time of submission
   Strathcona: Verbal estimates are provided upon request at time of submission
   St. Albert: No, only an approximate date is given
   Airdrie: No, however a notice is sent after 6 months if no inspections have been called.

10. Do you provide permit clients with educational material, which explains the permit and inspection process? If so, at what level of detail and in what format(s)?

    Lethbridge: Copies of processes, standards, etc. are provided to applicants and related stakeholders.
    Strathcona: Information brochures are available that provide the basic information surrounding the requirements and processes for the various types of permits.
    St. Albert: There are a series of information sheets, pamphlets, Internet information, etc. provided to the public and contractors.
    Airdrie: Check lists are provided to applicant applying for new permits, including a separate check list once the permit is approved for commercial, accessory and dwelling construction, which explains, in detail, the requirements for calling for an inspection along with a specific definition of when and where to call for an inspection.

11. How are your municipality's fees for permits and inspections determined?

    Lethbridge: No answer provided
    Strathcona: Permit fees are reviewed annually based on criteria set by Administration

St. Albert: Rates are compared to other municipalities in the area and the Department Supervisor recommends changes to Council.
Airdrie: Fees are based on the resource and budget pressures, along with a comparison of fees in other similar municipalities in Alberta.

12. Do you use a set methodology or framework to determine fees?

Lethbridge: No
Strathcona: No established methodology or framework is used beyond the solicitation of comments and feedback by County staff
St. Albert: No, although fees are compared to other municipalities in the area.
Airdrie: No

13. Have you undertaken an exercise to determine the costs to the municipality related to the permit issuance and inspection processes?

Lethbridge: Yes
Strathcona: Yes, a version of costing was undertaken in a study that compared providing services internally or through the use of external contractors
St. Albert: Yes
Airdrie: Yes

14. Does your municipality have a mechanism to set fees on a continuum, based on actual costs incurred versus the "public good"? Does "risk" enter into the fee setting decision?

Lethbridge: No, the only expectation is to cover operational costs
Strathcona: No
St. Albert: No, there is no mechanism to include public good, risk, etc.
Airdrie: No, although liability and risk do have some bearing in the setting of fees.

15. Do you have a process that provides for a regular evaluation of the fees charged?

Lethbridge: Fees are evaluated every few years at the discretion of the department.
Strathcona: Permit fees are reviewed annually and form part of an annual Fees and Charges Bylaw.
St. Albert: Yes
Airdrie: Yes, the City mails out a service level document every year to the larger municipalities in the province, which requests the number of inspectors, admin. staff, permits, inspection and salaries for different types of inspectors.

16. Have you compared your fee structure to those is other Albertan municipalities?

Lethbridge: Yes, in past years
Strathcona: Yes, annually
St. Albert: Yes
Airdrie: Yes

17. Do you have performance measurements to allow your permitting and inspections areas to monitor and record their effectiveness?

Lethbridge: Inspection operations are evaluated by the Manager using the QMP guidelines.
Strathcona: The County recently completed an external consulting review of inspection operations to identify opportunities for improvement. The SCC also conducts annual audits.
St. Albert: There are a number of measures, including POSSE records, SCC audits, proficiency tests of inspectors, annual performance reviews, mentoring of new hires, and monitoring of complaints.
Airdrie: Yes

18. What feedback have you received from clients regarding their experience dealing with permitting and inspections in your municipality?

Lethbridge: Most clients have provided positive feedback regarding the inspection services provided by the City.
Strathcona: A satisfaction survey has recently been completed.
St. Albert: The inspectors generally receive positive feedback, with most contractors pleased that the enforcement is comprehensive and fair. No complaints regarding the services provided by the municipality have been received, and no orders to comply have been necessary in the past two years.
Airdrie: The inspections group has mainly received good feedback. Specific comments include that the group asks for more information than other municipalities.

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Appendix D – Fee Comparison Numbers

Plumbing	Red Deer	Strathcona	Woodbuffalo	St. Albert	Lethbridge	Medicine Hat	
Minimum fee	$35.00	$50.00	$38 1st outlet	$36.00 up to 4 outlets	$42 up to 4 outlets	$43.25	
Individual fixture, discharge device, or weeping tile	$7.00	$10.50	2 - $44 3 - $51 4 - $59 5 - $67	$10.00	$7.00	$9.25	
Cross connection & backflow prevention	$35.00	$10.50		$36.00	$35 ($20 for sprinklers)	$43.25	
Ditch permit	$35.00	$50.00		$36.00	$50.00	$43.25	
Reinspection	$100.00	$100.00		$36.00	$42.00	$43.25	
	Leduc	**Peace River**	**Grande Prairie**	**Spruce Grove**	**Airdrie**	**Fort Sask**	**Rocky View**
Minimum fee	$30 or $8 each, whichever is greater	$60 up to 2 outlets	$36 residential $40 commercial	$35 1st outlet	$55 includes fixtures	$50 includes 1 fixture	$150.00
Individual fixture, discharge device, or weeping tile	$8.00	3 - 10 $5 each	$8.50 residential $9.00 commercial	2 - $47 3 - $67.50 4 - $90 5 - $64	$20.00	2 - $54 3 - $54 3 - $55 4 - $59 5 - $64 6 - $71	$150 < 1500 sq ft $190 1500 - 2500 sq ft $230 2500 - 5000 sq ft $300 >5000 sq ft (new residential construction)
Cross connection & backflow prevention					$20.00		
Ditch permit	$ 20.00				$40.00	$40.00	$70.00
Reinspection	$ 50.00						10% of fee

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THE CITY OF Red Deer

Gas / HVAC	Red Deer	Strathcona	Woodbuffalo *	St. Albert	Lethbridge	Medicine Hat
Residential fee (minimum)	$35.00	$50.00	$38.00		$45.00	$43.25
		$75 up to 3 outlets - additional $20 per	1 outlet $38 2 - $50 3 - $70.50 4 - $93	$36 up to 4 outlets - additional $10 per		$24.75 per outlet
Alterations	$35.00	$50.00		$36.00	$40.00	$43.25
Water heater/furnace replacement						$43.25
		$50.00	$80.00		$30.00	
Temporary line	$35.00	$50.00	$53.00	$36.00	$40.00	$43.25
Fireplace						
Garage						
BBQ						

	Leduc	Peace River *	Grande Prairie	Spruce Grove	Airdrie	Fort Sask	Rocky View
Residential fee (minimum)	$40.00	$60.00	$65.00	$35.00	$50.00	$50.00	$70.00
	$40 up to 2 outlets $23 per extra	1 outlet $60 2 - 3 $10 each 4th $20 5th $10		1 outlet $35 2nd - $47 3rd - $67.50 4th - $90	$100 <500K BTU $160 >500K	1 outlet $50 2nd - $55 3rd - $67 4th - $90	$70 < 1500 sq ft $90 1500 - 2500 sq ft $120 2500 - 5000 sq ft $150 >5000 sq ft
Alterations	$40.00	$60.00	$30.00	$35.00	$50.00	$70.00	$ 70 < 865 sq ft (> 865 sq ft @ commercial rates)
Water heater/furnace replacement	$10 - 25	$60.00		$35.00	$45.00		$70.00
Temporary line	$45.00	$75.00		$50.00	$40.00	$50.00	$70.00
Fireplace			$35.00				
Garage			$35.00				
BBQ			$35.00				

ACTON CONSULTING LTD.

THE CITY OF Red Deer

Gas / HVAC

Commercial	Red Deer	Strathcona	Woodbuffalo *	St. Albert	Lethbridge	Medicine Hat	
	$35 <65K BTU	$75 up to 3 outlets -	$38 < 70K BTU		< 100K $60	$ 75.50 <65K BTU	
	$50 65K - 400K	additional $20 per	80 - 150 K $40 + $5/10K	n/a	100 - 200K $65	$81 65 - 150 K	
	$80 400 - 500K		150 - 250K $75 + $5/20K		200 - 400K $70	$86.25 150 - 300K	
	$110 500 - 1000K		250 - 1000K $100 + $5/50K		400 - 1000K $80	$102.50 300 - 600K	
	$200 1000 - 5000K		>1000K $175 + $7/100K		> 1000K Each 1000K increment or protion thereof $50 per	$145.75 600 - 1000K	
	$275 5000K+					$200 1000 - 5000K $243 >5000K	
Temporary line	$35.00	$50.00	$75 <500K 500 - 1000K $125 >1000K $125 + $5/100K	$36.00	$40.00	$43.25	
Reinspection	$100.00	$100.00				$64.75	

Commercial	Leduc	Peace River *	Grande Prairie	Spruce Grove	Airdrie	Fort Sask	Rocky View
	< 400K BTU $40	$60 <40K BTU	$50 1st riser + $25 for each additional	$35 <70K BTU	$90 <400K BTU	$50 <100K BTU	
	400K - 1000K $80	$70 40 - 90K		$35 + $5/10K 80 - 150K	$200 > 400K	$54 - 110K	
	>1000K $100	$80 90 - 150K		$72 + $5/20K 150 - 250K		$72 - 150K	
		$90 150 - 190K		$97 + $5/50K 250 - 1000K		$97 - 250K	
		$100 200 - 250K	$30 <150K BTU $30 + $2 per 100K BTU >150K	$172 + $7/100K 1000K+		$122 - 500K	
		$149 500K $270 1000 - 2000K				$147 - 750K $172 - 1000K	
Temporary line		$75.00		$50.00	$40.00	$50.00	
Reinspection	$50.00						10% of fee

ACTON CONSULTING LTD.

THE CITY OF Red Deer

Electrical (Commercial)	Red Deer	Strathcona	Woodbuffalo	St. Albert	Lethbridge	Medicine Hat
Minimum fee	$30.00	$50.00	$50.00		$50.00	$43.25
Installation cost (material and labour)	$60 $1-2K $75 $2-3K $90 $3-4K $105 $4-5K $155 + 1% of cost >10K	$60 - $70 $75 - $80 $90 - $95 $105 - $110 $165 10K $215 20K $380 50K $500 80K	$55 $1 - 1.5K $70 $2 - 2.5K $85 $3 - 3.5K $100 $4 - 4.5K $160 - 10K $210 - 20K $235 - 25K $370 - 50K	$60 $1 - 1.5K $75 $2 - 2.5K $90 $3 - 3.5K $165 - 10K $215 - 20K $240 - 25K $380 - 50K	$ 50 + 4% of cost over $1K (1- 10K) $ 410 + 2% (10 - 1000 K) $ 20,210 + .25% (> 1000K)	$43.25 <$300 $67.25 $1K $83.25 $2K $99.25 $3K $115.25 - $4K $130.75 - $5K $158.25 - $7.5K $184.65 - $10K $292.65 - $20K $616.65 $50K $849.65 $80K
Reinspection	$100.00	$100.00			Deficiencies $ 50/month	$54.00
Additional inspection	$30.00	$90.00			$50.00	$54.00
Annual permit fee	$127.5 0 - 100kV.A $127.50 + $12.75 per 100 kV.A over 100 $433.50 + $9.50 per 100 kV.A over 2500 $671.00 plus $6.60 per 100 kV.A over 5000 $996.00 + $3.25 per 100 kV.A over 10000 $1321.00 + $0.80 per 100kV.A over 20000	$90.00			$300.00	$137.50 <100kV.A $151.50 + $13.75 per 100 kV.A 101 - 2500 kV.A $461.75 + $10.25 per 100 kV.A 2501 - 5000 kV.A $710.50 + $7 per 100 kV.A 5000 - 20K kV.A $1412.75 + $.075 per 100 kV.A >20K kV.A
Plan reviews		$45/hr				$75.50/hr

	Leduc	Peace River	Grande Prairie	Spruce Grove	Airdrie	Fort Sask	Rocky View
Minimum fee	$34.00		$25.00	$35.00	$50.00	$50.00 Also have "heavy industrial" schedule	$70.00
Installation cost (material and labour)		$59 1K $76 2K $93 3K $110 4K $128 - 5K $213 - 10K $275 - 25K $379 - 50K	$25 <$500 $66 $1K $82 $2K $99 $3K $125 - 5K $185 - 10K $260 $25K $390 $50K $500 $80K	$47 <$1K $55 $1K $70 $2K $85 $3K $100 - $4K $110 - $5K $160 - $10K $232 - $25K $367 - $50K	$50 <$500 $80 $.5 - 1K $140 $1 - 5K $165 $5 - 10K $250 $10 - 20K $350 $20 - 40K $550 $40 - 80K $750 $80 - 100K $1000 $100 - 200K $1500 $400K+	$50 <$1K $60 $1K $70 $2K $85 $3K $110 - $5K $135 - $7.5K $160 - $10K $232 - $25K $367 - $50K	
Reinspection	$50.00						10% of fee
Additional inspection	$50.00						

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THE CITY OF Red Deer

Electrical (Residential)	Red Deer	Strathcona	Woodbuffalo	St. Albert	Lethbridge	Medicine Hat
	Value of material					2x material
	$0 - 150 $30	< 1200 sq ft $100	< 1200 sq ft $100		Contractor	<$300 $43.25
		1200 - 1500 sq ft $120	1200 - 1500 sq ft $120		< 200m2 $150.00 >200m2 $250.00	$300 - $1K $43.25 + $3.20 per $100
	$1K $67.50				Homeowner	
		1500 - 3000 $135	1500 - 2000 sq ft $150		< 200m2 $187.50 >200m2 $312.50	$1K - $5K $65.75 + $1.60 per $100
	$2K $97.50					
		3000> $150	2000 - 2500 sq ft $165			$5K - $50K $130.75 + $1.10 per $100
	$3K $121.00					
			2500 - 5000 sq ft $180			$50K - $1000K $616.50 + $0.80 per $100
			>5000 sq ft $180 + $0.10 sq ft			1000K - $3000K $8311.50 + $0.60 per $100
						>$300K $19111.25 + $0.30 per $100
Service line		$50.00	$35.00		$50.00	
Additional work	$30.00				$50.00	
Hot Tub						

	Leduc	Peace River	Grande Prairie	Spruce Grove	Airdrie	Fort Sask	Rocky View
					Value of material & labour		
	< 1200 sq ft $100	$160.00	< 1200 sq ft $102	< 1200 sq ft $100	$50 <$500	<1200 sq ft $100	< 1500 sq ft $100
	1200 - 1500 sq ft $120		1200 - 1500 sq ft $122	1200 - 1500 sq ft $120	$80 $.5 - 1K	1200 - 1500 sq ft $120	1500 - 2500 sq ft $120
	>1500 sq ft $135		> 1500 $137	1500 - 2000 sq ft $150	$140 $1 - 5K	1500 - 2000 sq ft $150	2500 - 5000 sq ft $150
				2000 - 2500 sq ft $165	$165 $5 - 10k	2000 - 2500 sq ft $165	> 5000 sq ft $200
				>2500 sq ft $180	$250 $10 - 20K $350 $20 - 40K $550 $40 - 80K $750 $80 - 100K $1000 $100 - 200K $1500 $400K+	>2500 sq ft $180	
Service line		$83.00		$35.00		$40.00	$70.00
		$83.00				Renovations = commercial @ 2x material	$70.00
Additional work							
Hot Tub				$50.00			

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THE CITY OF Red Deer

Building Permit	Red Deer	Strathcona	Woodbuffalo	St. Albert	Lethbridge	Medicine Hat	
Residential							
Minimum fee	$50.00	$50.00	$60.00	$40.00		$43.25	
New Construction Rates	$5.50 per $1K	First storey $4.84/sq m ($0.45 sq ft) Additional storeys $4.30/sq m ($0.40 sq ft)	$5.00 per $1K	First storey $4.30 sq m ($0.40 sq ft) Additional storeys $0.30 sq ft	$6.50 per $1K	$7 per $1K	
Additions		$4.84/sq m	$60 < $12K	<$15K $40 15 - 200K $ $7/$1000 >200K $6/$1000	$6.50 per $1K		
Basement development		$1.08/sq m	$60 < $12K	$60.00	$6.50 per $1K		
Accessory building		$1.61/sq m	$60 < $12K	$40.00	$6.50 per $1K		
Decks	$55.00	$50.00		$40.00	$6.50 per $1K		
Drainage inspection		$100.00					
Demolition		$100.00		$125.00		$43.25	
Foundation							
Reinspection	$100.00	$100.00		$100.00		$43.25	
Fireplaces	$35.00	$100.00		$40.00	$40.00	$43.25	

	Leduc	Peace River *	Grande Prairie	Spruce Grove	Airdrie	Fort Sask	Rocky View
Residential							
Minimum fee	$30.00	$75.00	$36.00		$50.00	$50.00	
New Construction Rates	$6.00 per $1K	First storey $0.42 sq ft Additional storeys $0.32 sq ft	$6.25 per $1K	$3.80 sq m	$7 per $1K	$0.40 sq ft	First storey $0.43 sq ft Additional floors $0.34 sq ft
Additions	$6.00 per $1K	$5/$1000 - $75 min		$3.80 sq m	$6.50 per $1K	$0.40 sq ft	First storey $0.43 sq ft Additional floors $0.34 sq ft
Basement development	$6.00 per $1K	$0.32 sq ft - $80 min		$0.90 sq m	$6.50 per $1K	$120.00	$0.20 sq ft
Accessory building		$80.00		$1.50 sq m	$6.50 per $1K	$100.00	Farm schedule
Decks		$75.00	$20.00	$50.00	$6.50 per $1K	$50.00	$0.22 sq ft
Drainage inspection							
Demolition		$75.00	$35.00	$50.00		$50.00	$50.00
Foundation			$31.00				$75.00
Reinspection						$100.00	10% of fee
Fireplaces	$10.00	$75.00	$20.00	$35.00	$45.00	$65.00	$70.00

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THE CITY OF Red Deer

	Red Deer	Strathcona	Woodbuffalo	St. Albert	Lethbridge	Medicine Hat	
Commercial							
Minimum fee	$50.00	$50.00		$40.00			
Rates	$5.50 per $1K	<$15K $100 $15-200K $7.50/$1K >$200K $1500 + $6.50/$1K		<$200K - $7/$1K >$200K $1400 + $6/$1K			
Demolition						$43.25	
Reinspection						$43.25	
	Leduc	**Peace River**	**Grande Prairie**	**Spruce Grove**	**Airdrie**	**Fort Sask**	**Rocky View**
Minimum fee					$50.00	$100.00	$90.00
Rates		< 1000K $5.50 per $1K > 1000K $5500 + $4 per 1K over			$6.50 per $1K	$100 < $15K value $6 per $1k >$15K value	< 500K $6.74 per $1K > 500K $4.25 per $1K
Demolition			$35.00			$100.00	$50.00
Reinspection						$100.00	10% of fee

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