

CITY COUNCIL

AGENDA

Monday, March 20, 2017 – Council Chambers, City Hall

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

1. IN CAMERA

- I.1. Motion to In Camera - Human Resource Matter FOIP 24(1)(a)
- I.2. Motion to Revert to Open Meeting

2. MINUTES

- 2.1. Confirmation of the Minutes of the March 6, 2017 Regular Council Meeting
(Agenda Pages 1 – 12)

3. POINTS OF INTEREST

4. PRESENTATIONS

- 4.1. Canada Winter Games Update

5. REPORTS

- 5.1. 2016/2017 Citizen Representative Appointments to Committees
(Agenda Pages 13 – 14)
- 5.2. 2017 Tax Sale Reserve Bids
(Agenda Pages 15 – 18)

6. BYLAWS

- 6.1. Amendment to Queens Business Park NE35 & SE35 Industrial Area Structure Plan
Bylaw 3540/A-2017
(Agenda Pages 19 – 98)
 - 6.1.a. Consideration of First Reading of the Bylaw

- 6.2. Land Use Bylaw Amendment
Bylaw 3357/S-2017 - Secondary Suites
(Agenda Pages 99 – 107)
 - 6.2.a. Consideration of First Reading of the Bylaw

- 6.3. Repeal of Campaign Contribution and Expense Disclosure Bylaw 3492/2013
Bylaw 3590/2017
(Agenda Pages 108 – 110)
 - 6.3.a. Consideration of First Reading of the Bylaw

- 6.4. Capital Budget Borrowing Bylaws
(Agenda Pages 111 – 123)
 - 6.4.a. Consideration of Second Reading of Bylaw 3580/2016
 - 6.4.b. Consideration of Third Reading of Bylaw 3580/2016
 - 6.4.c. Consideration of Second Reading of Bylaw 3581/2016
 - 6.4.d. Consideration of Third Reading of Bylaw 3581/2016
 - 6.4.e. Consideration of Second Reading of Bylaw 3582/2016
 - 6.4.f. Consideration of Third Reading of Bylaw 3582/2016
 - 6.4.g. Consideration of Second Reading of Bylaw 3583/2016
 - 6.4.h. Consideration of Third Reading of Bylaw 3583/2016
 - 6.4.i. Consideration of Second Reading of Bylaw 3557/A-2016

6.4.j. Consideration of Third Reading of Bylaw 3557/A-2016

6.4.k. Consideration of Second Reading of Bylaw 3561/A-2016

6.4.l. Consideration of Third Reading of Bylaw 3561/A-2016

6.5. Chicken Bylaw Amendment No. 3517/A-2017 to Increase Cap on Number of Licenses.

(Agenda Pages 124 – 138)

6.5.a. Consideration of Second Reading of the Bylaw

6.5.b. Consideration of Third Reading of the Bylaw

6.6. Proposed Amendment to Sullivan Quarter
(Water / Sanitary) Servicing Local Improvement
Bylaw 3504/A-2017

(Agenda Pages 139 – 147)

6.6.a. Consideration of Second Reading of the Bylaw

6.6.b. Consideration of Third Reading of the Bylaw

7. PUBLIC HEARINGS

7.1. Land Use Bylaw Amendment 3357/N-2017
Site Specific Discretionary Uses and Site Specific Regulations
4926-55 Street

(Agenda Pages 148 – 176)

7.1.a. Motion to Lift from the Table

7.1.b. Consideration of Second Reading of the Bylaw

7.1.c. Consideration of Third Reading of the Bylaw

8. ADJOURNMENT



UNAPPROVED - M I N U T E S

**of the Red Deer City Council Regular Meeting
held on, Monday, March 06, 2017
commenced at 2:35 P.M.**

PRESENT: Mayor Tara Veer

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

City Manager, Craig Curtis
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Cockerill
Director of Corporate Transformation, Lisa Perkins
Acting Director of Corporate Services, Dan Newton
Director of Planning Services, Tara Lodewyk
Director of Human Resources, Kristy Svoboda
Director of Development Services, Kelly Kloss
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Administrator, Amber Senuk
Inspections & Licensing Manager, Erin Stuart
Development Officer, Beth McLachlan
Senior Planner, Christi Fidek
Senior Planner, Jolene Tejkl



I. IN CAMERA MEETING

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby agrees to enter into an In-Camera meeting of Council on Monday, March 6, 2017 at 2:35 p.m. and hereby agrees to exclude the following:

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

to discuss a Human Resource Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 24(1).

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

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to enter into an open meeting of Council on Monday, March 6, 2017 at 2:46 p.m.

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

MOTION CARRIED



2. MINUTES

2.1. Confirmation of the Minutes of the February 21, 2017 Regular Council Meeting.

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the February 21, 2017 Council Meeting as transcribed.

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

MOTION CARRIED

3. REPORTS

3.1. Notice of Intent to Designate as a Municipal Historic Resource - 5205 48 Avenue

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated February 13, 2017 re: Notice of Intent to Designate as a Municipal Historic Resource Intermediate School – 5205-48 Avenue hereby endorses the issuance of a Notice of Intent for the Intermediate School (formerly Gateway Christian School) at 5205-48 Avenue, to designate this property as a Municipal Historic Resource under the Alberta Historical Resources Act.

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



MOTION CARRIED

4. BYLAWS

**4.1. Land Use Bylaw Amendment 3357/KK-2016
Site Exception for Additional Commercial Uses at 5589-47 Street**

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Land Use Bylaw Amendment 3357/KK-2016.

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

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

FIRST READING: That Bylaw 3357/KK-2016 (a Land Use Bylaw Amendment for a site exception for additional commercial, and office uses at 5589-47 Street) be read a first time.

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

OPPOSED: Councillor Lawrence Lee

MOTION CARRIED



**4.2. Land Use Bylaw Amendment 3357/MM-2016
Residential Uses Above Ground Floor of Buildings**

Moved by Councillor Paul Harris, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Land Use Bylaw Amendment 3357/MM-2016.

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

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

FIRST READING: That Bylaw 3357/MM-2016 (a Land Use Bylaw Amendment to include residential uses above the ground floor of buildings within the Riverlands Commercial District.) be read a first time.

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

OPPOSED: Councillor Lawrence Lee

MOTION CARRIED

**4.3. Chicken Bylaw Amendment No. 3517/A-2017 to Increase Cap on
Number of Licenses.**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

FIRST READING: That Bylaw 3517/A-2017 (a bylaw amendment to increase the cap on the number of licenses that may be issued) be read a first time.



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

OPPOSED: Councillor Tanya Handley, Councillor Lawrence Lee

MOTION CARRIED

4.4. Land Use Bylaw Amendment 3357/M-2017

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

FIRST READING: That Bylaw 3357/M-2017 (a Land Use Bylaw Amendment to reduce the time Election Signs may be placed and limit the number of signs any one candidate may have) be read a first time.

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

OPPOSED: Councillor Frank Wong

MOTION CARRIED

4.5. Proposed Amendment to Sullivan Quarter (Water / Sanitary) Servicing Local Improvement Bylaw 3504/A-2017

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

FIRST READING: That Bylaw 3504/A-2017 (a bylaw to amend the Sullivan Quarter (Water/Sanitary) Servicing Bylaw) be read a first time.

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



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

MOTION CARRIED

5. ADDITIONAL AGENDA

5.1. Downtown Update

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from the Community Services Directorate dated February 21, 2017 re: Downtown Update hereby agrees:

1. to implement an advocacy strategy to the Ministry of Health to articulate the community safety issue created with the provincially funded harm reduction initiative on the clean-up of unreturned needles, and the burden that has been placed on municipal taxpayers as a result; and
2. that Administration be directed to extend and enhance The City's communication program promoting the 24 hour call line as well as 211, which can be easily remembered and provides a multi-lingual service.

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

MOTION CARRIED

The following additional resolution was then introduced:

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the report from the Community Services Directorate dated February 21, 2017 re: Downtown Update



hereby directs administration to work with the province to find strategies for treatment and to prevent problems associated with discarded drug paraphernalia, as well as human waste.

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

OPPOSED: Councillor Lawrence Lee

MOTION CARRIED

Council recessed at 5:33 p.m. and reconvened at 6:02 p.m.

6. PUBLIC HEARINGS

6.1. Land Use Bylaw Amendment 3357/N-2017 DC15 - Site specific discretionary uses and site specific regulations to the property at 4926-55 Street

Administration noted that the advertising was incorrect therefore the public hearing could not be conducted and the following tabling motion was introduced:

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Bylaw 3357/N-2017 to the March 20, 2017 Council Meeting to allow the matter to be re-advertised.

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

MOTION TO TABLE CARRIED



7. MOTION TO ADD TO THE AGENDA

7.1 IBEW – Ratification of Memorandum of Agreement

Moved by Councillor Frank Wong, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to add consideration of the IBEW – Ratification of Memorandum of Agreement to the March 6, 2017 Regular Agenda of City Council.

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

MOTION TO ADD TO THE AGENDA CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from the Human Resource Department, dated March 6, 2017, re: IBEW – Ratification of Memorandum of Agreement, hereby ratifies the Memorandum of Agreement between The City of Red Deer and International Brotherhood of Electrical Workers (IBEW), effective January 1, 2017 for new wage adjustments of 1.75 percent in 2017 and 2.0 percent in 2018.

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

MOTION CARRIED

8. NOTICE OF MOTION

8.1. Notice of Motion as submitted by Councillor Paul Harris re:



Enhancing Economic Diversification through Energy Retrofit Programs

Moved by Councillor Paul Harris, seconded by Councillor Ken Johnston

Whereas, pursuant to a change in provincial legislation which would allow municipalities to develop programs to enable citizens to undertake energy efficiency work on private property as local improvements; and

Whereas, other municipalities in Canada are using alternative funding mechanisms to create opportunities for citizens to undertake energy retrofits to reduce their greenhouse gas emissions and reduce their energy consumption; and

Whereas programs exist in other municipalities such as Toronto's Home Energy Loan Program (HELP) and Halifax's Solar City, and are having a measurable positive influence on environmental goals and on citizens' quality of life; and

Whereas such programs are enabled by provincial legislation through what is known as 'refundable debt;' and

Whereas refundable debt is a financial investment which has a positive return on investment for the municipality, as follows:

- not included in the municipal debt because it is 100% secured and recoverable
- does not have impact on the municipal debt ceiling
- improves the value of properties
- promotes economic diversification and need industry.
- improves property appraisal which positively changes property values
- is an investment which has an unquestionably positive return on investment for

The City

- tax neutral - no cost to the taxpayer; and

Whereas such a funding mechanism provides opportunities and incentives to enable citizens to retrofit homes or businesses for energy efficiency thereby reducing greenhouse gas emissions; and

Whereas such a strategy supports the targets as outlined in The City's Environmental Master Plan and the Greenhouse Gas Emissions Plan; and



Whereas Red Deer will be demonstrating leadership in environmental, economic and financial sustainability; and

Whereas a program such as this would open new industries in Red Deer, particularly those working in environmental technology industries, efficient heating and cooling, and bolster local employment; and

Whereas Alberta's Climate Leadership Plan, through the carbon levy provides a financial incentive for families, businesses and communities to lower their emissions; and

Whereas the Alberta's Climate Leadership Plan is expected to raise \$9.6 billion, all of which will be reinvested in the green economy and rebated to Albertans; and

Whereas funding mechanisms as described in Toronto and Halifax are 100% recoverable by the municipality and contribute to operating revenue and have zero impact on the tax base; and

Whereas municipalities other provinces were successful in advocating for changes to their Municipal Government Acts to enable such funding mechanisms at a municipal level; and

Therefore, be it resolved that Council of The City of Red Deer advocate to the Government of Alberta for legislation that enables the undertaking of refundable debt strategies for energy efficiency programs on private properties as local improvements.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lynne Mulder, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley, Councillor Lawrence Lee, Councillor Frank Wong

MOTION CARRIED

9. ADJOURNMENT



Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, March 6, 2017 Regular Council Meeting of Red Deer City Council at 6:44 p.m.

IN FAVOUR:

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

MOTION CARRIED

MAYOR

CITY CLERK



March 1, 2017

2016/2017 – Citizen Representative Appointments to Committees

Legislative Services

Report Summary & Recommendation:

Council appoints citizens to the various committees, boards, commissions and societies. The name of the person nominated is submitted to Council in confidence.

City Manager Comments:

Council's direction is requested.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated March 1, 2017 re: 2016/2017 – Citizen Representative Appointments to Committees hereby appoints the following to serve on the Red Deer Regional Airport Authority Board and the Community Housing Advisory Board for the term to expire as follows:

Red Deer Regional Airport Authority Board

Citizen Representative (to fill an unexpired term to December 2019)

Community Housing Advisory Board

Aboriginal Representative (to fill an unexpired term to October 2017)



Report Details

Background:

A resignation has been received from a City of Red Deer representative on the Red Deer Regional Airport Authority Board.

A resignation has also been received from an Aboriginal Representative on the Community Housing Advisory Board.

Discussion:

The following summary indicates the appointments which are to be made:

Red Deer Regional Airport Authority Board

| Citizen Representative (1 three year term to fill an unexpired term)

Community Housing Advisory Board

| Aboriginal Representative (1-7 month term to fill an unexpired term)

FILE COPY Council Decision: March 20, 2017

DATE: March 22, 2017
TO: Tara Lodewyk, Director of Planning Services
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Red Deer Regional Airport Authority Board – Citizen Appointment

At Council's Meeting held on Monday, March 20, 2017, consideration was given to the appointment of a citizen representative on the Red Deer Regional Airport Authority Board. At that meeting, Council passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated March 1, 2017 re: 2016/2017 – Citizen Representative Appointments to Committees hereby appoints the following to serve on the Red Deer Regional Airport Authority Board and the Community Housing Advisory Board for the term to expire as follows:

Red Deer Regional Airport Authority Board
Dave Jones Citizen Representative
(to fill an unexpired term to December 2019)

Community Housing Advisory Board
Phyllis Redcalf Aboriginal Representative
(to fill an unexpired term to October 2017)”

Report back to Council:

No.

Comments/Further Action:

This office will be updating the Committee Directory accordingly.



Frieda McDougall
Manager

- c. John Sennema, Land & Economic Development Manager
Lynn Iviney, Committees Coordinator

FILE COPY

DATE: March 22, 2017

TO: Community Housing Advisory Board
Attn: Roxana Neilsen Stewart, Social Planning Supervisor -
Community Development, Staff Liaison

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Community Housing Advisory Board
Citizen Representative Appointment

At Council's Meeting held on Monday, March 20, 2017, consideration was given to the appointment of a citizen representative on the Community Housing Advisory Board. At that meeting, Council passed the following resolution:

“Resolved that Council of The City of Red Deer having considered the report from Legislative Services, dated March 1, 2017 re: 2016/2017 – Citizen Representative Appointments to Committees hereby appoints the following to serve on the Red Deer Regional Airport Authority Board and the Community Housing Advisory Board for the term to expire as follows:

Red Deer Regional Airport Authority Board
Dave Jones Citizen Representative
(to fill an unexpired term to December 2019)

Community Housing Advisory Board
Phyllis Redcalf Aboriginal Representative
(to fill an unexpired term to October 2017)”

Report back to Council:

No.

Comments/Further Action:

This office will be updating the Committee Directory accordingly.


Frieda McDougall
Manager

c Director of Community Services
Social Planning Manager
Committees Coordinator



March 20, 2017

2017 Tax Sale

Revenue & Assessment Services

Report Summary & Recommendation:

Background information on the tax recovery process and recommendation for reserve bids for each the properties eligible for the 2017 Tax Sale.

Respectfully request that Council pass a resolution establishing a reserve bid for each property to be offered for sale at the public auction.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated March 20, 2017 re: 2017 Tax Sale, hereby approves the reserve bids for the following properties being offered for sale at the 2017 tax sale auction on **April 26, 2017**:

Item #	Roll #	Legal Description	Civic Address	Reserve Bid
1	30000312255	LOT 96; BLOCK 9; PLAN 0623375	127 ISSARD CL	\$380,000
2	30000330755	LOT 1; BLOCK 6; PLAN 9823751	71 ALLISON CR	\$450,000
3	30000431790	LOT 1; BLOCK ; PLAN 0727533	101-35 BENNETT ST	\$130,000
4	30001031255	LOT 22; BLOCK 7; PLAN 971RS	2 MUNRO CR	\$250,000
5	30001140580	LOT 10; BLOCK 4; PLAN 9826345	114 DUSTON ST	\$260,000
6	30001610830	LOT 11; BLOCK 10; PLAN 5897HW	4218 40A AV	\$260,000
7	30001711240	LOT 19; BLOCK 4; PLAN 7922591	42 WILTSHIRE BL	\$340,000
8	30001913535	LOT 5; BLOCK 6; PLAN 0725136	23 ORCHID CRT	\$800,000
9	30001942890	LOT 12B; BLOCK 15; PLAN 7721763	57 OLIVER ST	\$190,000
10	30002021950	LOT 38A; BLOCK 1; PLAN 1235RS	5942 60 AV	\$190,000



11	30002043425	LOT 22; BLOCK ; PLAN 9822447	302-6118 53 AV	\$230,000
12	30002044035	LOT 22; BLOCK ; PLAN 0120875	255-103 HERMARY ST	\$110,000
13	30002044080	LOT 31; BLOCK ; PLAN 0120875	350-103 HERMARY ST	\$110,000
14	30002911650	LOT 33; BLOCK ; PLAN 7820561	H3-35 NASH ST	\$110,000
15	30003044610	LOT 36; BLOCK 4; PLAN 0521851	34 JOICE CL	\$280,000
16	30003215065	LOT 8; BLOCK 1; PLAN 0123772	7552 59 AV	\$290,000
17	30003217970	LOT 130; BLOCK 5; PLAN 0426542	126 KENDREW DR	\$250,000
18	30003504100	LOT 3; BLOCK 10; PLAN 3231TR	410-5029 34 ST	\$5,000
19	30003504140	LOT 3; BLOCK 10; PLAN 3231TR	414-5029 34 ST	\$13,000
20	30003602140	LOT 8; BLOCK 9; PLAN 7722780	214-6834 59 AV	\$5,000
21	30003604230	LOT 8; BLOCK 9; PLAN 7722780	423-6834 59 AV	\$10,000
22	30003607100	LOT 8; BLOCK 9; PLAN 7722780	710-6834 59 AV	\$14,000
23	30003662260	LOT 3; BLOCK 13; PLAN 7822082	6226 GALBRAITH ST	\$20,000
24	30003700990	LOT A; BLOCK ; PLAN 7821023	99-5344 76 ST	\$15,000
25	30003701470	LOT A; BLOCK ; PLAN 7821023	147-5344 76 ST	\$11,000
26	30003701550	LOT A; BLOCK ; PLAN 7821023	155-5344 76 ST	\$17,000
27	30003701690	LOT A; BLOCK ; PLAN 7821023	169-5344 76 ST	\$20,000
28	30003702340	LOT A; BLOCK ; PLAN 7821023	234-5344 76 ST	\$16,000
29	30003702720	LOT A; BLOCK ; PLAN 7821023	272-5344 76 ST	\$5,000
30	30003703150	LOT A; BLOCK ; PLAN 7821023	315-5344 76 ST	\$3,000

Report Details

Background:

A tax sale is the public auction of property for the purpose of collecting property taxes that have remained unpaid for more than three years. Tax Recovery is an important means through which a municipality provides services and maintains its fiscal health. The Municipal Government Act (MGA) specifies the tax recovery process and provides municipalities with the authority to collect taxes to which it is entitled. It is critical for the municipality to follow the specified steps to protect the landowner's or assessed person's interest in his or her land or property. The MGA is drafted on the principle of protecting people's interest in their property. Failure on the municipality's part to meet the legislative requirements may result in the tax recovery process being deferred or having to start the process over again.



A property is eligible for tax sale when a Tax Recovery Notification (Land) or Tax Recovery Lien (Manufactured Home) has been placed on the property for a full year and tax arrears remain unpaid.



Legislation:

Section 419 of the Municipal Government Act requires Council to set a reserve bid and any conditions that apply to the sale for the recovery of taxes related to land.

Section 436.1 of the Municipal Government Act requires Council to set a reserve bid and any conditions that apply to the sale for the recovery of taxes related to designated manufactured homes.

Bylaw 3497/2013 Property Tax Sale Bylaw was adopted by Council to provide consistent and transparent terms and conditions governing property tax sales by public auction for The City.

Discussion:

Annually Council must approve the reserve bids for each of the properties being offered for sale. The reserve bid is set at a level that is as close as reasonably possible to the market value of the parcel. To maintain transparency and fairness, The City of Red Deer has elected to contract an independent professional appraiser to establish market value for setting the reserve bid price. Following is a listing of properties eligible for tax sale in 2017 including the proposed reserve bid:

Item #	Roll #	Legal Description	Civic Address	Reserve Bid
1	30000312255	LOT 96; BLOCK 9; PLAN 0623375	127 ISSARD CL	\$380,000
2	30000330755	LOT 1; BLOCK 6; PLAN 9823751	71 ALLISON CR	\$450,000
3	30000431790	LOT 1; BLOCK ; PLAN 0727533	101-35 BENNETT ST	\$130,000
4	30001031255	LOT 22; BLOCK 7; PLAN 971RS	2 MUNRO CR	\$250,000
5	30001140580	LOT 10; BLOCK 4; PLAN 9826345	114 DUSTON ST	\$260,000
6	30001610830	LOT 11; BLOCK 10; PLAN 5897HW	4218 40A AV	\$260,000
7	30001711240	LOT 19; BLOCK 4; PLAN 7922591	42 WILTSHIRE BL	\$340,000
8	30001913535	LOT 5; BLOCK 6; PLAN 0725136	23 ORCHID CRT	\$800,000
9	30001942890	LOT 12B; BLOCK 15; PLAN	57 OLIVER ST	\$190,000



		7721763		
10	30002021950	LOT 38A; BLOCK 1; PLAN 1235RS	5942 60 AV	\$190,000
11	30002043425	LOT 22; BLOCK ; PLAN 9822447	302-6118 53 AV	\$230,000
12	30002044035	LOT 22; BLOCK ; PLAN 0120875	255-103 HERMARY ST	\$110,000
13	30002044080	LOT 31; BLOCK ; PLAN 0120875	350-103 HERMARY ST	\$110,000
14	30002911650	LOT 33; BLOCK ; PLAN 7820561	H3-35 NASH ST	\$110,000
15	30003044610	LOT 36; BLOCK 4; PLAN 0521851	34 JOICE CL	\$280,000
16	30003215065	LOT 8; BLOCK 1; PLAN 0123772	7552 59 AV	\$290,000
17	30003217970	LOT 130; BLOCK 5; PLAN 0426542	126 KENDREW DR	\$250,000
18	30003504100	LOT 3; BLOCK 10; PLAN 3231TR	410-5029 34 ST	\$5,000
19	30003504140	LOT 3; BLOCK 10; PLAN 3231TR	414-5029 34 ST	\$13,000
20	30003602140	LOT 8; BLOCK 9; PLAN 7722780	214-6834 59 AV	\$5,000
21	30003604230	LOT 8; BLOCK 9; PLAN 7722780	423-6834 59 AV	\$10,000
22	30003607100	LOT 8; BLOCK 9; PLAN 7722780	710-6834 59 AV	\$14,000
23	30003662260	LOT 3; BLOCK 13; PLAN 7822082	6226 GALBRAITH ST	\$20,000
24	30003700990	LOT A; BLOCK ; PLAN 7821023	99-5344 76 ST	\$15,000
25	30003701470	LOT A; BLOCK ; PLAN 7821023	147-5344 76 ST	\$11,000
26	30003701550	LOT A; BLOCK ; PLAN 7821023	155-5344 76 ST	\$17,000
27	30003701690	LOT A; BLOCK ; PLAN 7821023	169-5344 76 ST	\$20,000
28	30003702340	LOT A; BLOCK ; PLAN 7821023	234-5344 76 ST	\$16,000
29	30003702720	LOT A; BLOCK ; PLAN 7821023	272-5344 76 ST	\$5,000
30	30003703150	LOT A; BLOCK ; PLAN 7821023	315-5344 76 ST	\$3,000

Any person may pay the tax arrears owing against the property up to the public auction being declared open. Full payment of all tax arrears and penalties is required to remove the property from the tax sale list and to discharge the property notification or lien. Under section 422 and 436.13 the Municipality retains the right to adjourn the auction to a date within two months of the advertised sale date.

Revenue and Assessment Services always puts substantial effort into working closely with all interested parties to collect payment and avoid the property going to tax sale.

The City of Red Deer will offer the 2017 tax sale properties for sale by public auction in City Hall, Red Deer, Alberta on Wednesday April 26, 26 at 1:00 p.m.

FILE COPY

DATE: March 22, 2017
TO: Roxane Preedin, Controller – Property Taxation
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: 2017 Tax Sale

Reference Report:

Revenue & Assessment Services, dated March 20, 2017.

Resolution:

At the Monday, March 20, 2017 Regular Council Meeting, Council passed the following Resolution:

“Resolved that Council of The City of Red Deer having considered the report from Revenue and Assessment Services department, dated March 20, 2017 re: 2017 Tax Sale, hereby approves the reserve bids for the following properties being offered for sale at the 2017 tax sale auction on April 26, 2017:

Item #	Roll #	Legal Description	Civic Address	Reserve Bid
1	30000312255	LOT 96; BLOCK 9; PLAN 0623375	127 ISSARD CL	\$380,000
2	30000330755	LOT 1; BLOCK 6; PLAN 9823751	71 ALLISON CR	\$450,000
4	30001031255	LOT 22; BLOCK 7; PLAN 971RS	2 MUNRO CR	\$250,000
5	30001140580	LOT 10; BLOCK 4; PLAN 9826345	114 DUSTON ST	\$260,000
6	30001610830	LOT 11; BLOCK 10; PLAN 5897HW	4218 40A AV	\$260,000
7	30001711240	LOT 19; BLOCK 4; PLAN 7922591	42 WILTSHIRE BL	\$340,000
8	30001913535	LOT 5; BLOCK 6; PLAN 0725136	23 ORCHID CRT	\$800,000
10	30002021950	LOT 38A; BLOCK 1; PLAN 1235RS	5942 60 AV	\$190,000
11	30002043425	LOT 22; BLOCK ; PLAN 9822447	302-6118 53 AV	\$230,000
12	30002044035	LOT 22; BLOCK ; PLAN 0120875	255-103 HERMARY ST	\$110,000
13	30002044080	LOT 31; BLOCK ; PLAN 0120875	350-103 HERMARY ST	\$110,000
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30	30003703150	LOT A; BLOCK ; PLAN 7821023	315-5344 76 ST	\$3,000

Report back to Council:

No.

Comments/Further Action:

None.



Frieda McDougall
Manager

FILE COPY

- c. Joanne Parkin, Revenue & Assessment Manager
Paul Goranson, Corporate Services Director



March 3, 2017

Bylaw 3540/A-2017

Proposed Amendments to Queens Business Park NE35 & SE35 Industrial Area Structure Plan

Planning Department

Report Summary & Recommendation:

The Planning department has received an application to amend the Queens Business Park NE35 & SE35 Industrial Area Structure Plan (IASP). Proposed amendments are limited to Stormwater Management Facility (SWMF) design adjustments within the wetland area resulting in changes to the Municipal Reserve (MR) and Environmental Reserve (ER) designation.

Planning Administration recommends Council proceed with first reading of bylaw 3540/A-2017.

City Manager Comments:

I support the recommendation of Administration. If first reading of Bylaw 3540/A-2017 is given, a Public Hearing would then be advertised for two consecutive weeks to be held on April 18, 2017 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution:

That Council consider First Reading of Bylaw 3540/A-2017 at this time.

Report Details

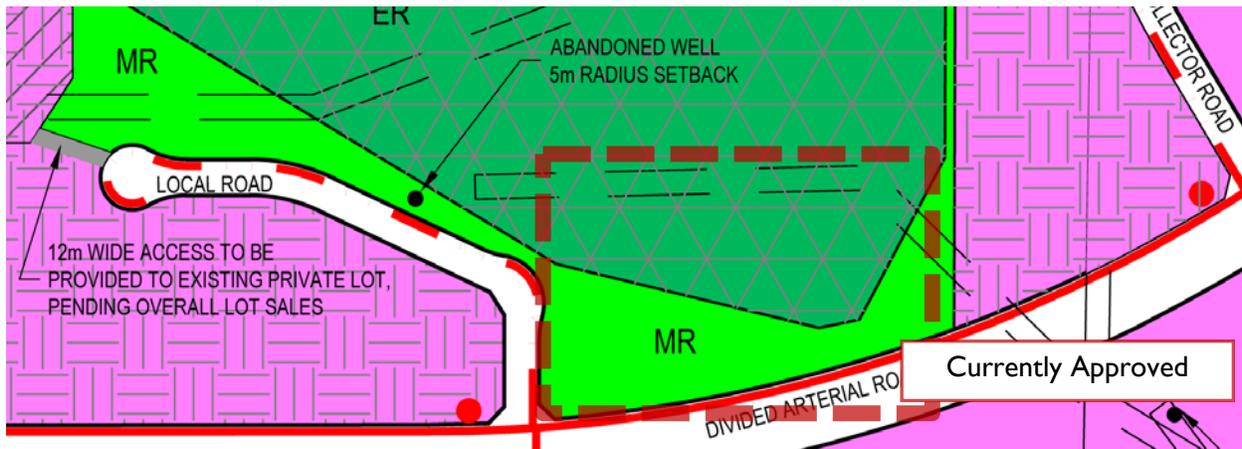
Background:

The city owned Queens Business Park NE35 & SE35 IASP was approved in November 2015. The SWMF design that was initially proposed during the development of the IASP was a high level servicing concept that is no longer feasible.

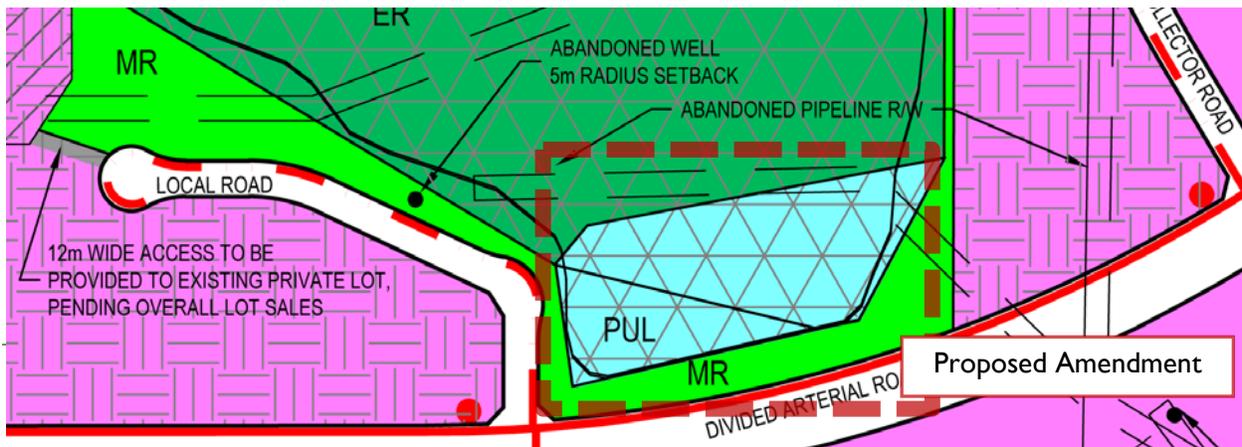
All industrial areas structure plans include a high level conceptual servicing plan for municipal infrastructure services. After the plan has been approved subsequent development processes take place to refine the conceptual models to a finer level of design. As this refinement occurs it is common for infrastructure servicing details to evolve, and in most cases the changes do not require a plan amendment as they remain consistent with the approved plan and the City's guidelines and standards. The difference in this instance is that the refinement also requires a change to the land designation, which requires a plan amendment.

Discussion:

The proposed IASP amendments are needed to accommodate changes to the SWMF design and the associated land designations, as well as conforming to City policy and the Municipal Government Act. The proposed detail design will provide better protection for the wetland and downstream waterbodies.



Currently Approved - Queens Business Park NE35 SE35 IASP



Proposed Amendments - Queens Business Park NE35 SE35 IASP

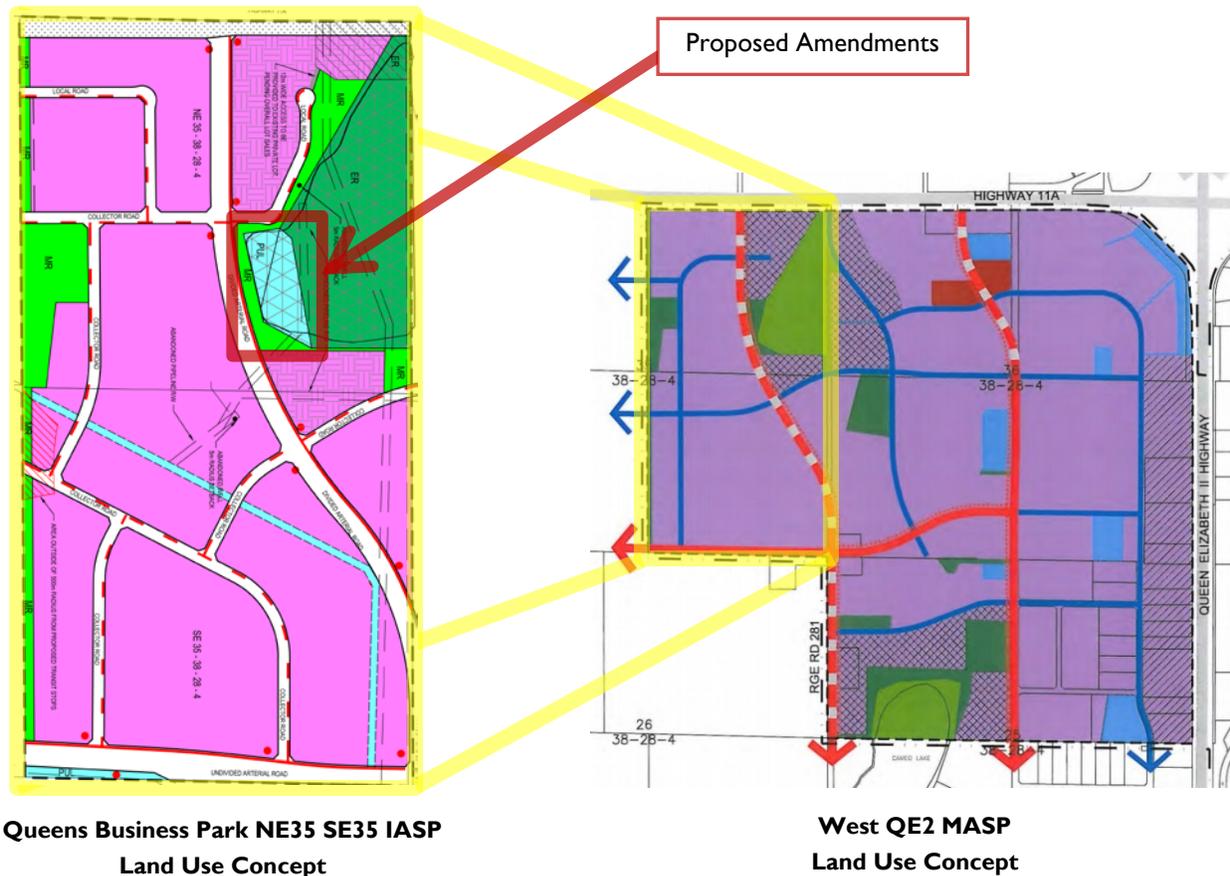
The detail design for the SWMF requires more land than initially identified in the IASP’s conceptual servicing study. Detail design elements require land to also be redesignated from Municipal Reserve (MR) and Environmental Reserve (ER) to Public Utility Lot (PUL) for stormwater management functions within the IASP area. The result will be a reduction in MR and ER while proportionally increasing the land allocated as PUL (see table 1).

If adopted, the amendments will result in changes to the Municipal Reserve dedication requirements. This change is the result of 1) The reduction of MR due to redesignation to PUL, and 2) The reduction of ER, which results in an increase to the Net Developable Area, and consequentially an increase to the MR dedication requirements (10% of Net Developable Area). These changes will also result in a correlated increase of money-in-place contribution to the Public Reserve Trust Fund. The increase to the money-in-place contribution is paid from the City’s Land Bank and is compensated in accordance with the Municipal Government Act.

Table 1 - Land designation changes

	Approved Plan	Proposed Amendments
Environmental Reserve	13.10 ha	11.73 ha
Net Developable Area	99.8 ha	101.17 ha
Municipal Reserve	8.53 ha	7.91 ha
Money-in-place (Land)	1.45 ha	2.2 ha

The West QE2 MASP outlines a regional approach to the allocation of Municipal Reserve. The intent of the plan is to redirect the money-in-place from under-dedicated area to acquire environmentally significant land in over-dedicated areas, such as Cameo Lake. The currently approved IASP conforms to this direction and has an under-dedication of Municipal Reserve. Accordingly, the slight increase to the money-in-place continues to conform to this intent.



The proposed amendments are consistent with the overall intent of the wetland and stormwater functions stated within the approved IASP. The following quotes from the IASP relay the overall intent being preserved. Primarily the 13.1 hectare wetland “will be incorporated into the overall system as a stormwater management facility with enhancements as needed to provide functionality”. The wetland will continue “to protect and preserve natural features of high ecological value which have been identified in the plan area”, “as well as maintaining as much as possible the natural existing vegetation.”

The proposed amendments conform to the Municipal Development Plan. Particularly, the integration of wetlands into traditional SWMF, which is a relatively new practice for the City of Red Deer.

- 9.7 Green Infrastructure** The City should incorporate significant natural features as part of the overall infrastructure systems. This should include using existing wetlands as storm water management facilities and planting and preserving shrubs and trees to improve air quality.

Dialogue

The majority of the land within 100-metres of the wetland is city owned and the external circulation was limited to a single residential property in the North East of the plan area. We have not received comments from the land owner.

The proposed changes were also circulated to other stakeholders such as Provincial agencies, external utilities, and the Red Deer River Naturalists. We received a single response from ATCO Pipelines, but the comments did not pertain to the proposed amendments. Administration has connected with ATCO Pipelines to address their concerns.

Analysis:

The proposed amendments conform to the Municipal Development Plan and the West QE2 Major Area Structure Plan. They are also consistent with the overall intent of the previously approved IASP and will provide better protection for the wetland and downstream waterbodies.

The decrease to the Municipal Reserve will be offset by an increase in the money-in-lieu, which will be redirected to purchase other ecologically sensitive land within the West QE2 Major Area Structure Plan.

Planning Administration recommends Council supports the proposed amendments of bylaw 3540/A-2017.

Proposed amendments for comparison purposes.
Yellow highlighted text represents changes.

*Original document, as prepared by WSP Canada Inc., was adopted on
November 23, 2015.*

*Revisions to this document have been prepared by the City of Red Deer
in December 2016*

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Figure 2 – Proposed Land Use & Roads

Figure 3 – Stormwater Servicing

Figure 4 – Sanitary Servicing

Figure 5 – Water Servicing

Figure 6 – Proposed Phasing

Figure 7 – Typical Road Sections

Proposed amendments for comparison purposes.
Yellow highlighted text represents changes.

3.3 Land Use

The land use concept for the IASP is presented in Figure 2. The focus of the plan is the supply of lands for business/industrial uses. The overall layout has been based on the previously approved *West QE2 Major Area Structure Plan* with adjustments required due to existing oil & gas facilities, which present significant constraints on the property, thereby limiting the flexibility in road layout. Through provisions of the Land Use Bylaw and through developer controlled guidelines, a high quality built and natural environment will be achieved. The following tables outline key land use statistics for each quarter section.

Table 2: Net Developable Area			
Land Use Category / Component	AREA AND PERCENTAGE OF PLAN AREA (+/-)		
	NE 35-38-28-4	SE 35-38-28-4	Total
Plan Area (total)	61.37 ha (100%)	64.41 ha (100%)	125.78 ha (100%)
Environmental Reserve	11.73 ha (19.1%)	0 ha (0%)	11.73 ha (9.3%)
Addition to Alberta Transportation Service Road	2.84 ha (4.6%)	0 ha (0%)	2.84 ha (2.3%)
Arterial Roadway	3.27 ha (5.3%)	6.77 ha (10.5%)	10.04 ha (8.0%)
Net Developable Area	43.53 ha (70.9%)	57.64 ha (89.5 %)	101.17 ha (80.4%)

**Proposed amendments for comparison purposes.
Yellow highlighted text represents changes.**

Table 3: Land Use Statistics			
Land Use Category / Component	AREA AND PERCENTAGE OF PLAN AREA (+/-)		
	NE 35-38-28-4	SE 35-38-28-4	Total
Net Developable Area (total)	43.53 ha	57.64 ha	101.17 ha
Industrial and Business Services	22.52 ha (53.4%)	47.98 ha (83.2%)	70.50 ha (69.7%)
Eco-Industrial	8.19 ha (19.4%)	0.99 ha (1.7%)	9.18 ha (9.1%)
Collector and Local Road ROW's	3.85 ha (9.1%)	5.02 ha (8.7%)	8.87 ha (8.8%)
Municipal Reserve	6.54 ha (15.0%)	1.37 ha (2.4%)	7.91 ha (7.8%)
Municipal Reserve w/active pipeline ROWs	0.44 ha (1.0%)	0.03 ha (0.1%)	0.47 ha (0.5%)
Public Utilities*	1.98 ha (4.6%)	2.25 ha (3.9%)	24.23 ha (4.2%)

* The final location and number of public utility lots will be determined as part of the engineering detailed design and subdivision of the property.

3.3.1 Industrial and Business

The majority of the plan area will be subdivided into lots of varying size and developed for the purposes of a range of industrial and business uses. This could include light industrial, warehousing, storage and industrial support services. It is anticipated that uses will have a low nuisance factor given the industrial development on adjacent properties or use of buffers along the western boundary. The lot configuration will respect the illustrated road layout and feature a range of lot sizes based on market demand. Some potential lots range between 230 and 255 metres in depth. While lots will front onto both the divided arterial and collector, it is the intent for services to the individual lots to come from the collector roads. Based on a preliminary review, each of these deeper lots will meet the City requirements related to the sanitary servicing. Following a confirmation of the servicing during the Servicing Study stage, the Developer will be responsible for addressing any areas of non-conformance as needed.

**Proposed amendments for comparison purposes.
Yellow highlighted text represents changes.**

3.3.3 Municipal Reserve / Public Utility Lots

Based on the requirements of the *Municipal Government Act*, the subject lands within the IASP are required to provide ten percent (10%) municipal reserve allocation at the time of subdivision or as cash-in-lieu of land, or a combination of the two. As shown in Figure 2, the development sets aside 7.8% (7.91 hectares) of the net developable area for municipal reserve. The remaining 2.2% (2.2 hectares) of required Municipal Reserve dedication will be provided via cash-in-lieu. These areas will include:

- The existing tree stand along the western boundary;
- A 20 metre wide buffer along the entire western boundary;
- Additional space along the western edge for the existing wetland to allow for some green space and potential seating areas;
- A buffer along the eastern boundary of the property, just south of the ER, encompassing two active pipelines; and

It is important to note that the area of any active pipeline within the MR has not been included in the 10% calculation.

One SWMF has been proposed in the northeast portion of the Plan Area; the forebay portion of this facility will be designated as a public utility lot (PUL). The forebay portion of a SWMF functions as a pollutant filter by trapping sediment near the inlet and allowing this sediment to settle prior to circulating into the rest of the pond. As indicated on Figure 2, the AltaGas ROW, as well as lands encompassing the ATCO Pipelines ROW along the south boundary has been shown as PULs. Should any additional PULs become necessary, they will be determined as part of the engineering detailed design and subsequent subdivision.

**Proposed amendments for comparison purposes.
Yellow highlighted text represents changes.**

3.3.4 Environmental Reserve

In accordance with the **Municipal Government Act** and **West QE2 Major Area Structure Plan** (MASP), and as outlined on Figure 1, there are environmental features which qualify for environmental reserve dedication, as shown on Figure 2. Specifically, the existing natural wetland was noted in the MASP for environmental reserve dedication, as well as for use as a stormwater management facility. Section 677 of the *Municipal Government Act* allows the use of reserve land for public utilities if the interests of the public will not be adversely affected.

As discussed in Section 4.1 (Stormwater and Drainage), the existing wetland will be utilized as a stormwater management facility, as per reports prepared by Westhoff Engineering in conjunction with the MASP, including *Wetland Ecological Assessment (2005)*, *Wetland Assessment for the Queens Industrial Business Park (NE 1/4 Sec 35-38-28-W4M and NW 1/4 Sec 36-38-28-W4M) (2007)*, and *Master Drainage Plan for Queens Business Park (2007)*. Enhancements will be incorporated to the periphery of the wetland including the construction of a forebay to filter sediment and pollutants prior to entering the wetland; and Best Management Practices will be followed to maintain the integrity of the wetland as much as possible during and after construction. The current outlet pipe located underneath Range Road 281 (and tied to the storm trunk system running through Queens Business Park NW and NE 36-38-28-4) was set to closely match the old existing culvert, thereby maintaining the historical normal water level for the area. Water Act approvals will be required from Alberta Environment and Parks prior to constructing a stormwater management facility within the existing wetland. An analysis to determine the classification of the wetland shall be completed prior to subdivision approval.

**Proposed amendments for comparison purposes.
Yellow highlighted text represents changes.**

4. SERVICING CONCEPT

The general servicing requirements for this IASP are described below. Details regarding servicing will be addressed at the servicing study stage. Along the Divided Arterial roadway, the storm and water mains are shown on the east side of the roadway due to parallel portion of the AltaGas Ltd. ROW located in SE35 on the west side of the roadway, as well as to follow the general water main alignment approved in the SW36-NW25 IASP. The final alignments for deep utilities along the divided arterial will be reviewed during the Servicing Study and Detailed Design stages of development.

4.1 Stormwater and Drainage

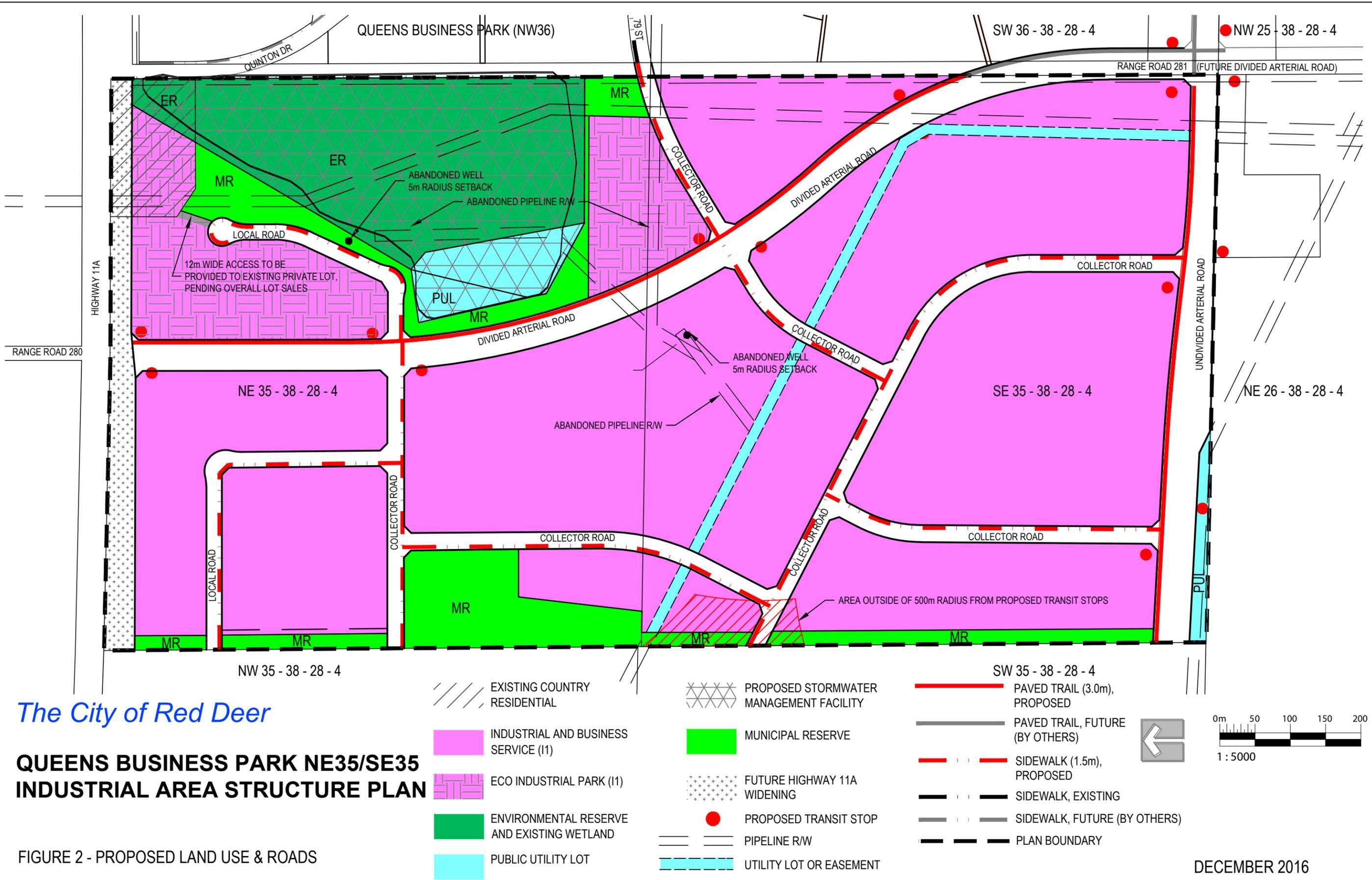
The majority of the subject lands generally drain east and north, and pre-development run-off generally flows towards the natural wetland. As noted earlier, a portion of SE 35 naturally flows southward. The post-development drainage plan (Figure 3) anticipates re-grading the site so all lands within the plan boundary will flow towards the natural wetland.

**Proposed amendments for comparison purposes.
Yellow highlighted text represents changes.**

The natural wetland will be incorporated into the overall system as a stormwater management facility, with enhancements as needed to provide functionality -- such as berming to the desired high water level, installation of the forebay -- as well as maintaining as much as possible the natural existing vegetation. The outlet will tie to the existing storm trunk system already constructed eastward through previous phases of Queens Business Park, with the discharge rate held to pre-development rates or to levels defined by the City of Red Deer. The construction of a forebay will transform the natural wetland into a stormwater management facility, while maintaining the integrity of the wetland, by allowing sediments and debris to settle prior to entering the pond; thereby acting as a filter for pollutants. Given the limited disturbance to the wetland, the impact on the existing Alberta Products Ltd. Pipeline running underneath the wetland will be minimal. This is the only stormwater management facility proposed for these two phases. In reviewing the potential lot grading for NE 35-38-28-4, every attempt will be made to keep the grades adjacent to the wetland at or above the required freeboard level. All building footings will be built above the high water level.

In accordance with the Eco Industrial Park Overlay District guidelines, it is anticipated that Low Impact Development techniques will be adopted by eco-industrial lots to reduce runoff from the site, enabling natural recharge and to allow for the utilization of stormwater within the properties (e.g. irrigation of landscaped areas).

Figure 3 is intended to outline the generalized drainage direction for the plan area as a whole. Detailed overland drainage for individual lots will be determined at the Servicing Study stage. Stormwater will not be allowed to drain overland through other lots.

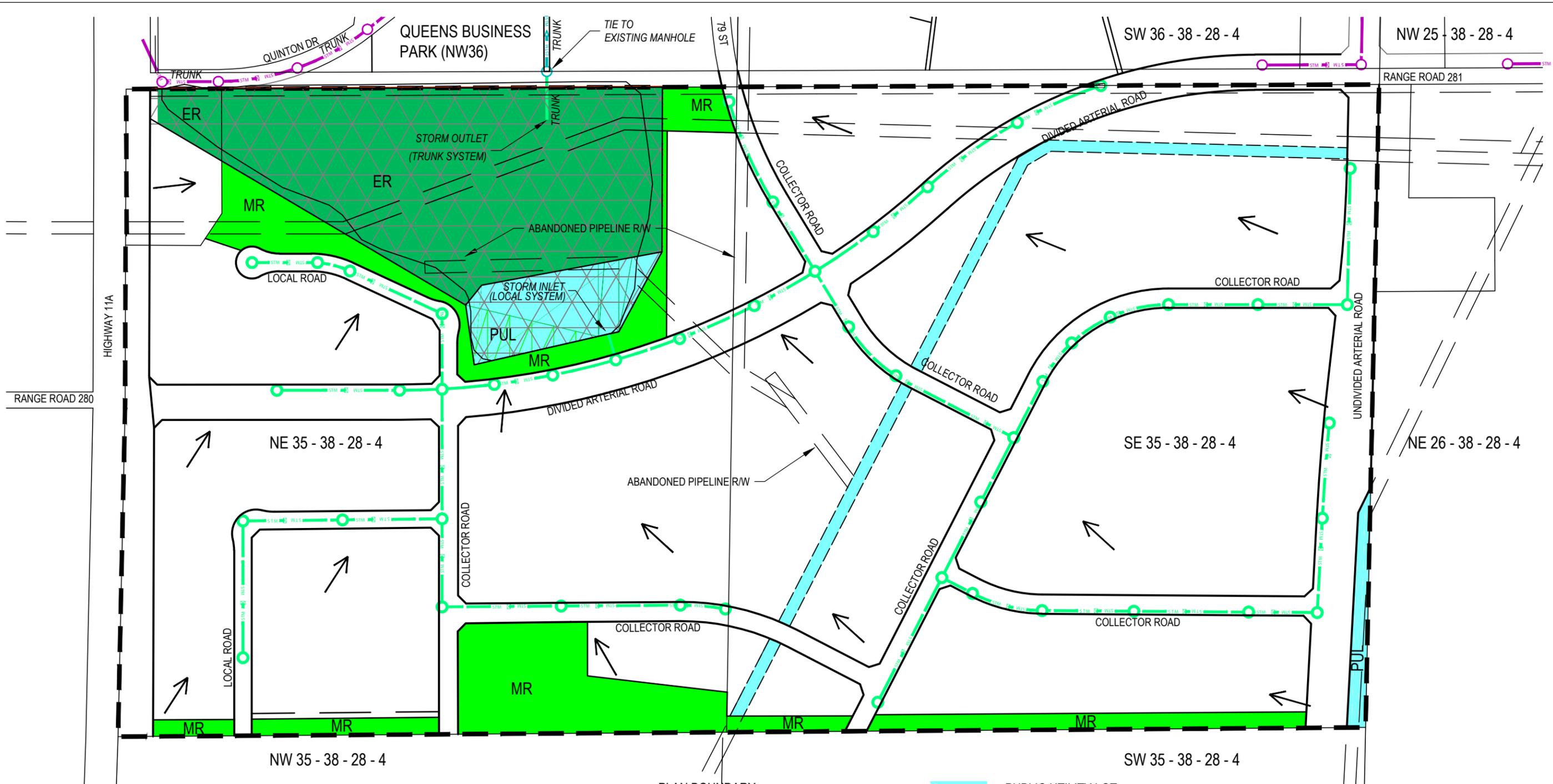


The City of Red Deer

QUEENS BUSINESS PARK NE35/SE35 INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 2 - PROPOSED LAND USE & ROADS

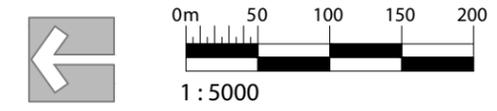
DECEMBER 2016



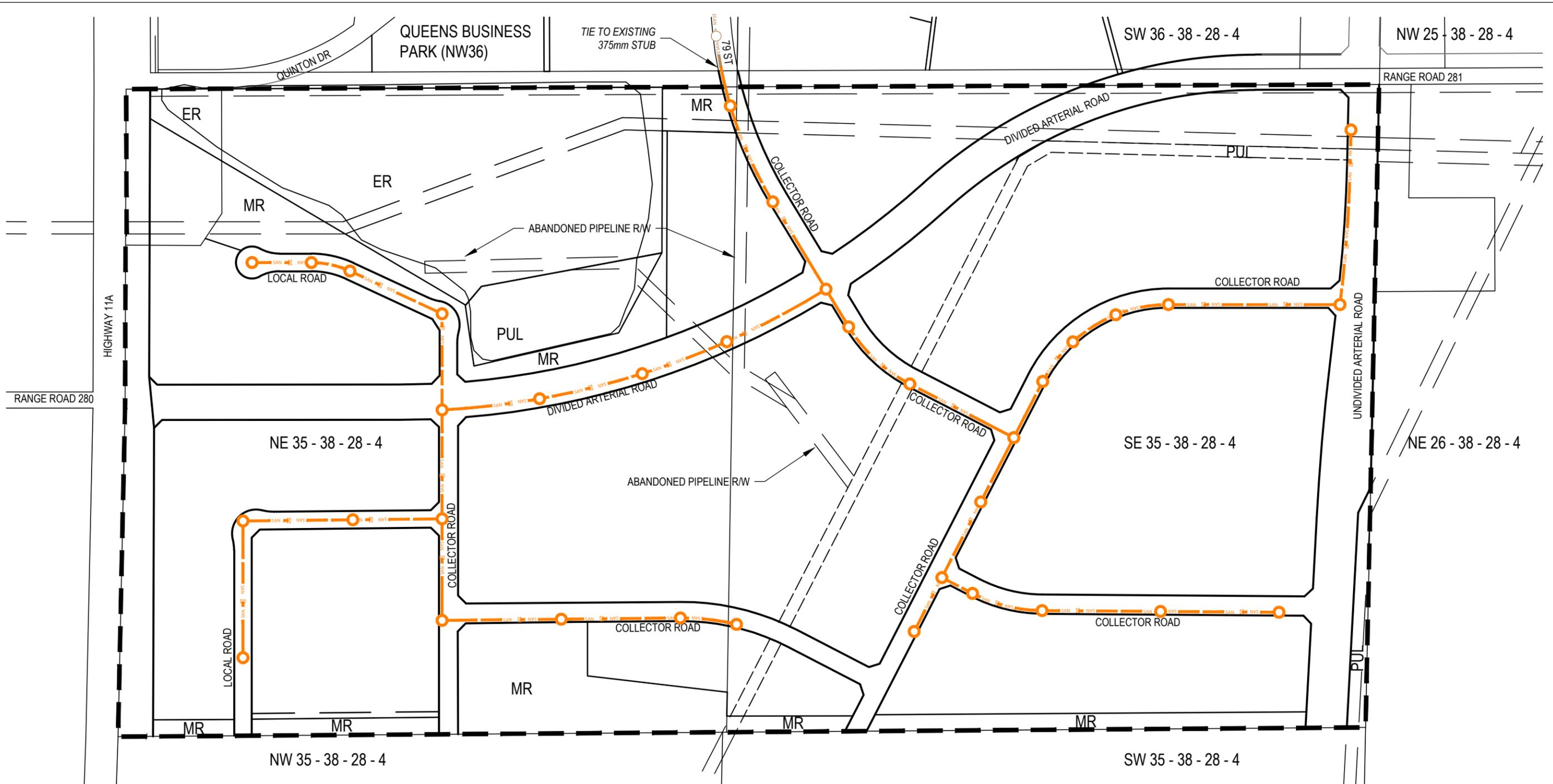
The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

FIGURE 3 - STORMWATER SERVICING

- PLAN BOUNDARY
- PROPOSED STORM MAIN, MANHOLE AND FLOW DIRECTION
- EXISTING STORM MAIN, MANHOLE AND FLOW DIRECTION
- FUTURE STORM MAIN, MANHOLE AND FLOW DIRECTION (BY OTHERS)
- ENVIRONMENTAL RESERVE AND EXISTING WETLAND
- PUBLIC UTILITY LOT
- MUNICIPAL RESERVE
- PROPOSED STORMWATER MANAGEMENT FACILITY
- GENERAL STORMWATER FLOW DIRECTION
- PIPELINE R/W
- UTILITY LOT OR EASEMENT



DECEMBER 2016



The City of Red Deer

QUEENS BUSINESS PARK NE35/SE35 INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 4 - SANITARY SERVICING

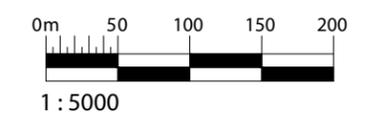
--- PLAN BOUNDARY

--- PROPOSED SANITARY MAIN, MANHOLE AND FLOW DIRECTION

--- EXISTING SANITARY MAIN, MANHOLE AND FLOW DIRECTION

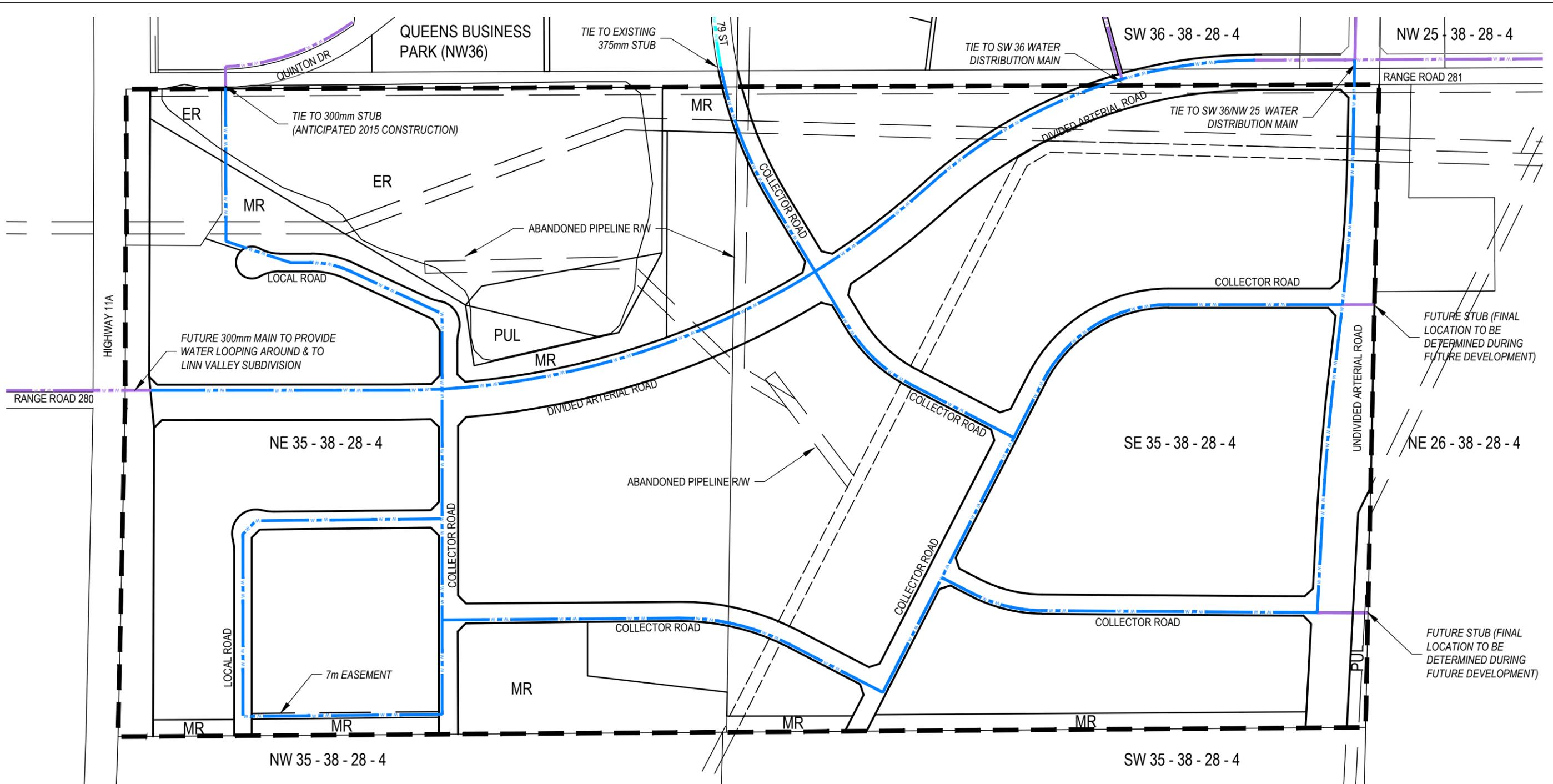
--- PIPELINE RW

--- UTILITY LOT OR EASEMENT



NOTE: PRIOR TO FULL BUILDOUT OF THE WEST QEII MASP AREA, THE SANITARY SYSTEM WILL REQUIRE UPGRADES TO AND/OR CONSTRUCTION OF THE TRUNK LINE ALONG HIGHWAY 11A UP TO GAETZ AVENUE.

DECEMBER 2016



The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
 INDUSTRIAL AREA STRUCTURE PLAN**

- PLAN BOUNDARY
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- FUTURE WATERMAIN (BY OTHERS)
- PIPELINE R/W
- UTILITY LOT OR EASEMENT

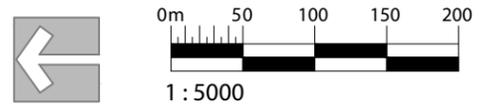
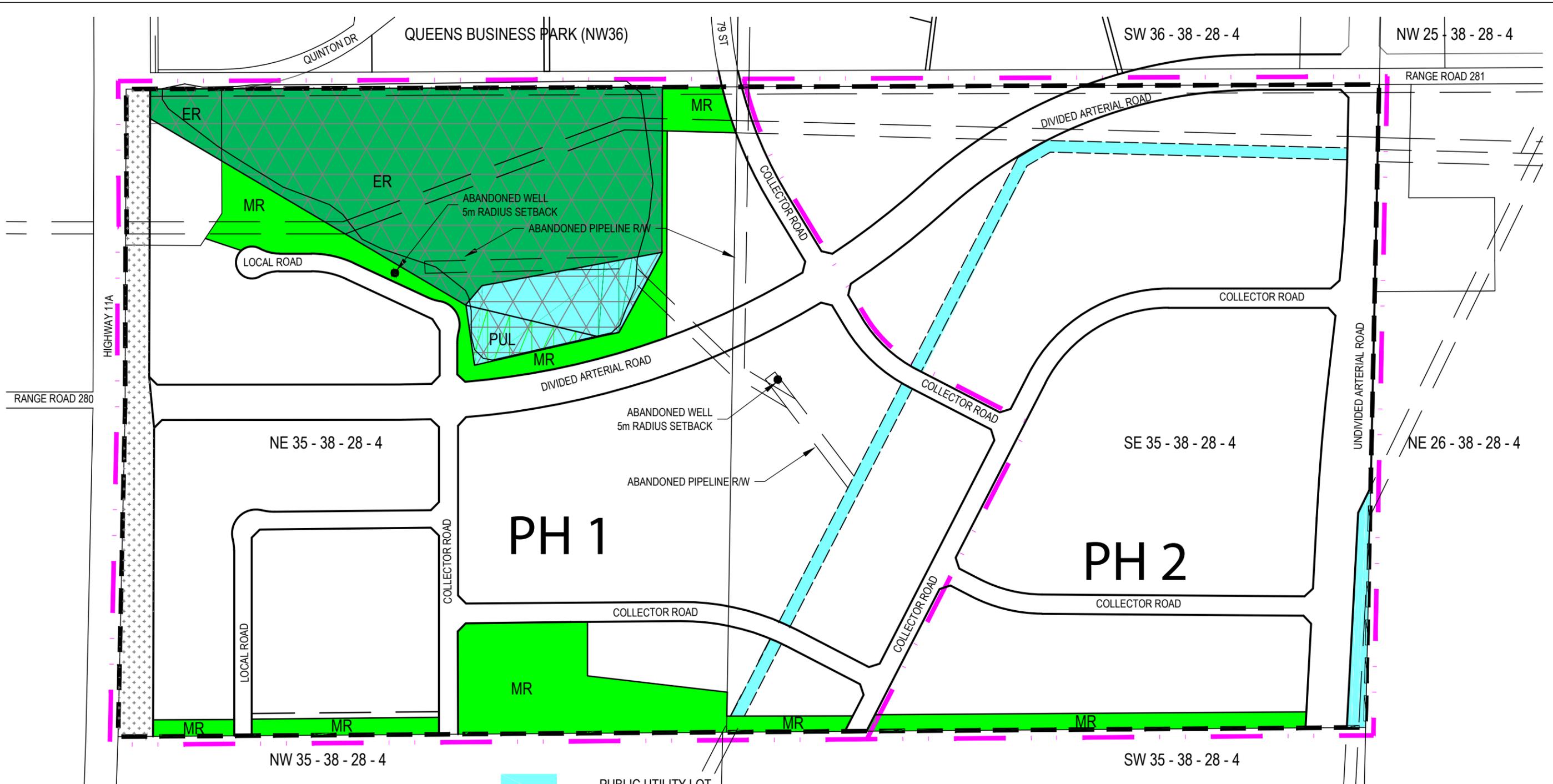


FIGURE 5 - WATER SERVICING

NOTE: WATER MODEL LIMITS END AT EAST BOUNDARY, THEREFORE NO STUBS ARE SHOWN FOR FUTURE DEVELOPMENT.

DECEMBER 2016

Proposed amendments for comparison purposes.



The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

-  PUBLIC UTILITY LOT
-  ENVIRONMENTAL RESERVE AND EXISTING WETLAND
-  PROPOSED STORMWATER MANAGEMENT FACILITY
-  MUNICIPAL RESERVE
-  FUTURE HIGHWAY 11A WIDENING

-  PHASE BOUNDARY
-  PLAN BOUNDARY
-  PIPELINE R/W
-  UTILITY LOT OR EASEMENT

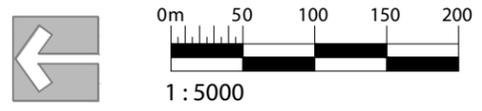


FIGURE 6 - PROPOSED PHASING

NOTE: ACTIVE PIPELINES ARE NOT INCLUDED IN MR DEDICATION CALCULATION

DECEMBER 2016

Currently approved document for comparison purposes.

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Currently approved document for comparison purposes.

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Currently approved document for comparison purposes.

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Currently approved document for comparison purposes.

3. DEVELOPMENT CONCEPT

3.1 Vision

The vision of Queens Business Park is to create a business/industrial park which supports a high-quality built and natural environment encouraging sustainable economic growth through increased economic opportunities and principles of industrial ecology, which fosters vibrancy within the community.

3.2 Objectives

Key objectives for the Queens Business Park (NE & SE 35-38-28 W4) IASP are as follows:

- (1) To facilitate the establishment of highly desirable businesses and employment area by providing infrastructure and a planning framework to support a high quality industrial subdivision.
- (2) To support the development of an eco-industrial park in the northeast portion of the plan area through incorporating principles of industrial ecology and environmental sustainability into the design concept.
- (3) To protect and preserve natural features of high ecological value which have been identified in the plan area.
- (4) To support the intent, goal and objectives of the *West QE2 Major Area Structure Plan*.

In pursuing these objectives, the plan complies with the City of Red Deer's *Industrial Area Planning Guidelines & Standards*.

3.3 Land Use

The land use concept for the IASP is presented in Figure 2. The focus of the plan is the supply of lands for business/industrial uses. The overall layout has been based on the previously approved *West QE2 Major Area Structure Plan* with adjustments required due to existing oil & gas facilities, which present significant constraints on the property, thereby limiting the flexibility in road layout. Through provisions of the Land Use Bylaw and through developer controlled guidelines, a high quality built and natural environment will be achieved. The following tables outline key land use statistics for each quarter section.

Table 2: Net Developable Area

Land Use Category / Component	AREA AND PERCENTAGE OF PLAN AREA (+/-)		
	NE 35-38-28-4	SE 35-38-28-4	Total
Plan Area (total)	61.37 ha (100%)	64.41 ha (100%)	125.78 ha (100%)
Environmental Reserve	13.10 ha (21.3%)	0 ha (0%)	13.10 ha (10.4%)
Addition to Alberta Transportation Service Road	2.84 ha (4.6%)	0 ha (0%)	2.84 ha (2.3%)
Arterial Roadway	3.27 ha (5.3%)	6.77 ha (10.5%)	10.04 ha (8.0%)
Net Developable Area	42.16 ha (68.7%)	57.64 ha (89.5%)	99.80 ha (79.3%)

Currently approved document for comparison purposes.

Table 3: Land Use Statistics

Land Use Category / Component	AREA AND PERCENTAGE OF PLAN AREA (+/-)		
	NE 35-38-28-4	SE 35-38-28-4	Total
Net Developable Area (total)	42.91 ha	57.94 ha	100.85 ha
Industrial and Business Services	22.52 ha (53.4%)	47.98 ha (83.2%)	70.50 ha (70.6%)
Eco-Industrial	8.19 ha (19.4%)	0.99 ha (1.7%)	9.18 ha (9.2%)
Collector and Local Road ROW's	3.85 ha (9.1%)	5.02 ha (8.7%)	8.87 ha (8.9%)
Municipal Reserve	7.16 ha (17.0%)	1.37 ha (2.4%)	8.53 ha (8.5%)
Municipal Reserve w/active pipeline ROWs	0.44 ha (1.0%)	0.03 ha (0.1%)	0.47 ha (0.5%)
Public Utilities*	0 ha (0%)	2.25 ha (3.9%)	2.25 ha (2.3%)

* The final location and number of public utility lots will be determined as part of the engineering detailed design and subdivision of the property.

3.3.1 Industrial and Business

The majority of the plan area will be subdivided into lots of varying size and developed for the purposes of a range of industrial and business uses. This could include light industrial, warehousing, storage and industrial support services. It is anticipated that uses will have a low nuisance factor given the industrial development on adjacent properties or use of buffers along the western boundary. The lot configuration will respect the illustrated road layout and feature a range of lot sizes based on market demand. Some potential lots range between 230 and 255 metres in depth. While lots will front onto both the divided arterial and collector, it is the intent for services to the individual lots to come from the collector roads. Based on a preliminary review, each of these deeper lots will meet the City requirements related to the sanitary servicing. Following a confirmation of the servicing during the Servicing Study stage, the Developer will be responsible for addressing any areas of non-conformance as needed.

Currently approved document for comparison purposes.

3.3.3 Municipal Reserve / Public Utility Lots

Based on the requirements of the *Municipal Government Act*, the subject lands within the IASP are required to provide ten percent (10%) municipal reserve allocation at the time of subdivision or as cash-in-lieu of land, or a combination of the two. As shown in Figure 2, the development sets aside 8.5% (8.5 hectares) of the net developable area for municipal reserve. These areas will include:

- The existing tree stand along the western boundary;
- A 20 metre wide buffer along the entire western boundary;
- Additional space along the western edge for the existing wetland to allow for some green space and potential seating areas;
- A buffer along the eastern boundary of the property, just south of the ER, encompassing two active pipelines; and

It is important to note that the area of any active pipeline within the MR has not been included in the 10% calculation. As indicated on Figure 2, the AltaGas ROW, as well as lands encompassing the ATCO Pipelines ROW along the south boundary has been shown as PULs. Should any additional PULs become necessary, they will be determined as part of the engineering detailed design and subsequent subdivision.

3.3.4 Environmental Reserve

In accordance with the *Municipal Government Act* and *West QE2 Major Area Structure Plan* (MASP), and as outlined on Figure 1, there are environmental features which qualify for environmental reserve dedication, as shown on Figure 2. Specifically, the existing natural wetland was noted in the MASP for environmental reserve dedication, as well as for use as a stormwater management facility. Section 677 of the *Municipal Government Act* allows the use of reserve land for public utilities if the interests of the public will not be adversely affected.

As discussed in Section 4.1 (Stormwater and Drainage), the existing wetland will be utilized as a stormwater management facility, as per reports prepared by Westhoff Engineering in conjunction with the MASP, including *Wetland Ecological Assessment (2005)*, *Wetland Assessment for the Queens Industrial Business Park (NE 1/4 Sec 35-38-28-W4M and NW 1/4 Sec 36-38-28-W4M) (2007)*, and *Master Drainage Plan for Queens Business Park (2007)*. Enhancements will be incorporated to the periphery of the wetland, and Best Management Practices will be followed to maintain the integrity of the wetland as much as possible during and after construction. The current outlet pipe located underneath Range Road 281 (and tied to the storm trunk system running through Queens Business Park NW and NE 36-38-28-4) was set to closely match the old existing culvert, thereby maintaining the historical normal water level for the area. Water Act approvals will be required from Alberta Environment and Parks prior to constructing a stormwater management facility within the existing wetland. An analysis to determine the classification of the wetland shall be completed prior to subdivision approval.

Currently approved document for comparison purposes.

4. SERVICING CONCEPT

The general servicing requirements for this IASP are described below. Details regarding servicing will be addressed at the servicing study stage. Along the Divided Arterial roadway, the storm and water mains are shown on the east side of the roadway due to parallel portion of the AltaGas Ltd. ROW located in SE35 on the west side of the roadway, as well as to follow the general water main alignment approved in the SW36-NW25 IASP. The final alignments for deep utilities along the divided arterial will be reviewed during the Servicing Study and Detailed Design stages of development.

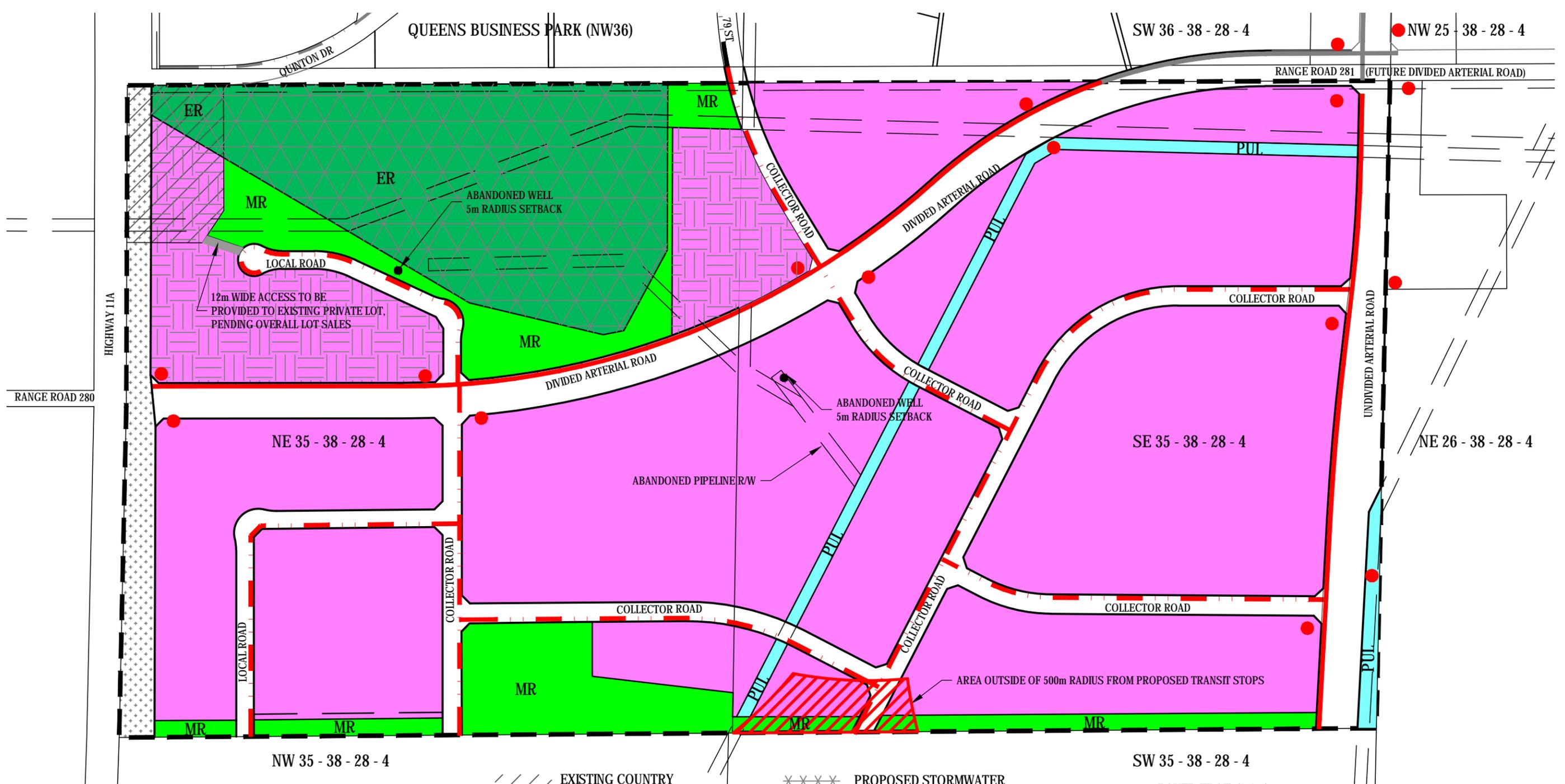
4.1 *Stormwater and Drainage*

The majority of the subject lands generally drain east and north, and pre-development run-off generally flows towards the natural wetland. As noted earlier, a portion of SE 35 naturally flows southward. The post-development drainage plan (Figure 3) anticipates re-grading the site so all lands within the plan boundary will flow towards the natural wetland.

The natural wetland will be incorporated into the overall system as a stormwater management facility, with enhancements as needed to provide functionality -- such as berming to the desired high water level, installation of the outlet control structure and installation of oil/grit separator(s) at the inlet -- as well as maintaining as much as possible the natural existing vegetation. The outlet will tie to the existing storm trunk system already constructed eastward through previous phases of Queens Business Park, with the discharge rate held to pre-development rates or to levels defined by the City of Red Deer. The specific details of how the natural wetland will become a Stormwater management facility, while maintaining the integrity of the wetland, will be determined at the Servicing Study stage. Given the limited disturbance to the wetland, the impact on the existing Alberta Products Ltd. Pipeline running underneath the wetland will be minimal. This is the only stormwater management facility proposed for these two phases. In reviewing the potential lot grading for NE 35-38-28-4, every attempt will be made to keep the grades adjacent to the wetland at or above the required freeboard level. All building footings will be built above the high water level.

In accordance with the Eco Industrial Park Overlay District guidelines, it is anticipated that Low Impact Development techniques will be adopted by eco-industrial lots to reduce runoff from the site, enabling natural recharge and to allow for the utilization of stormwater within the properties (e.g. irrigation of landscaped areas).

Figure 3 is intended to outline the generalized drainage direction for the plan area as a whole. Detailed overland drainage for individual lots will be determined at the Servicing Study stage. Stormwater will not be allowed to drain overland through other lots.

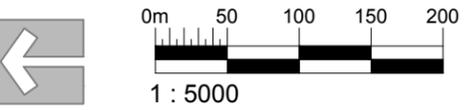


The City of Red Deer

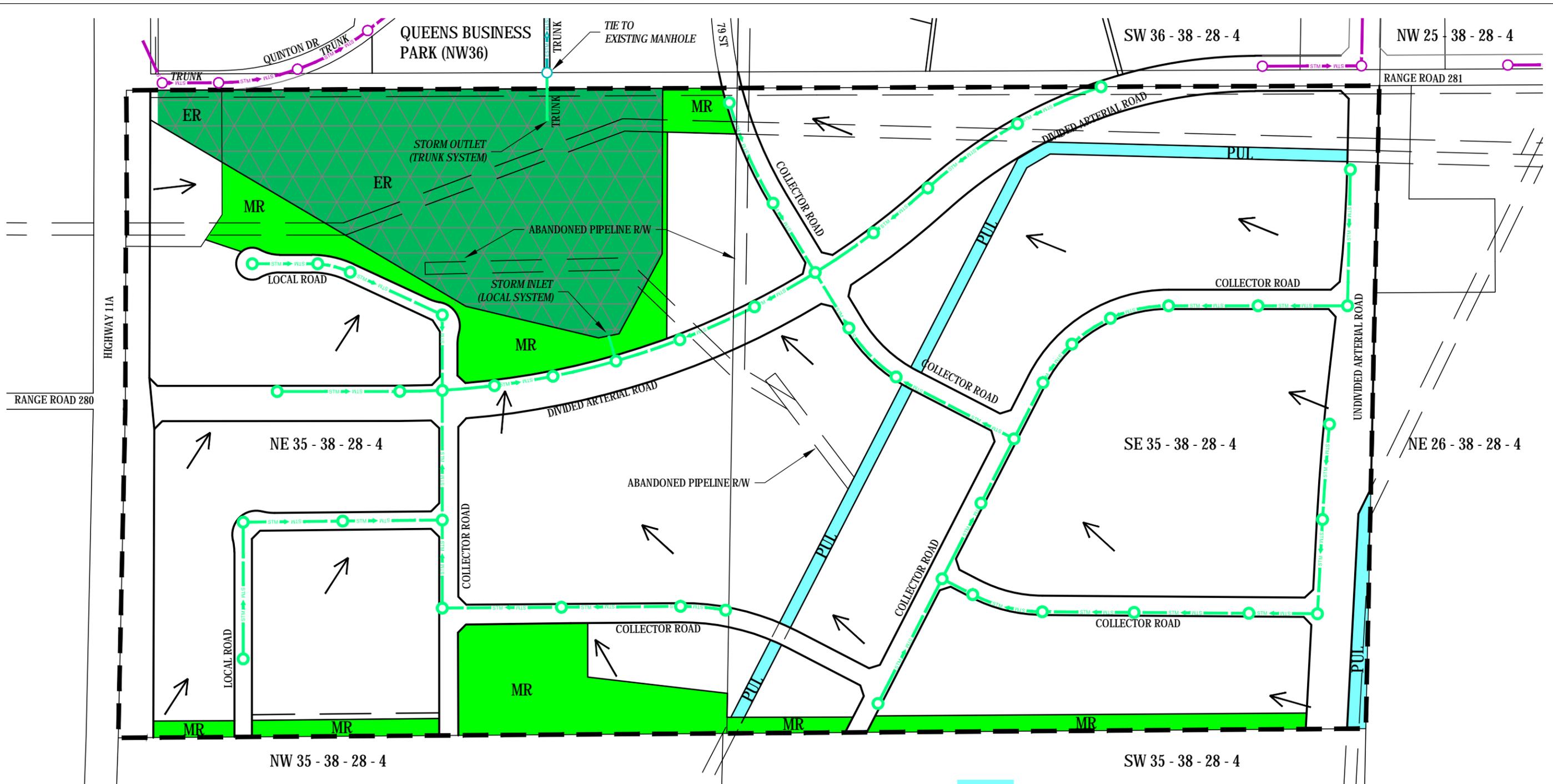
**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

FIGURE 2 - PROPOSED LAND USE & ROADS

	EXISTING COUNTRY RESIDENTIAL		MUNICIPAL RESERVE		PAVED TRAIL (3.0m), PROPOSED
	INDUSTRIAL AND BUSINESS SERVICE (I1)		FUTURE HIGHWAY 11A WIDENING		PAVED TRAIL, FUTURE (BY OTHERS)
	ENVIRONMENTAL RESERVE AND EXISTING WETLAND		PLAN BOUNDARY		SIDEWALK (1.5m), PROPOSED
	PUBLIC UTILITY LOT		PROPOSED TRANSIT STOP		SIDEWALK, EXISTING
	PROPOSED STORMWATER MANAGEMENT FACILITY		EXISTING PIPELINE R/W		SIDEWALK, FUTURE (BY OTHERS)



AUGUST 17, 2015



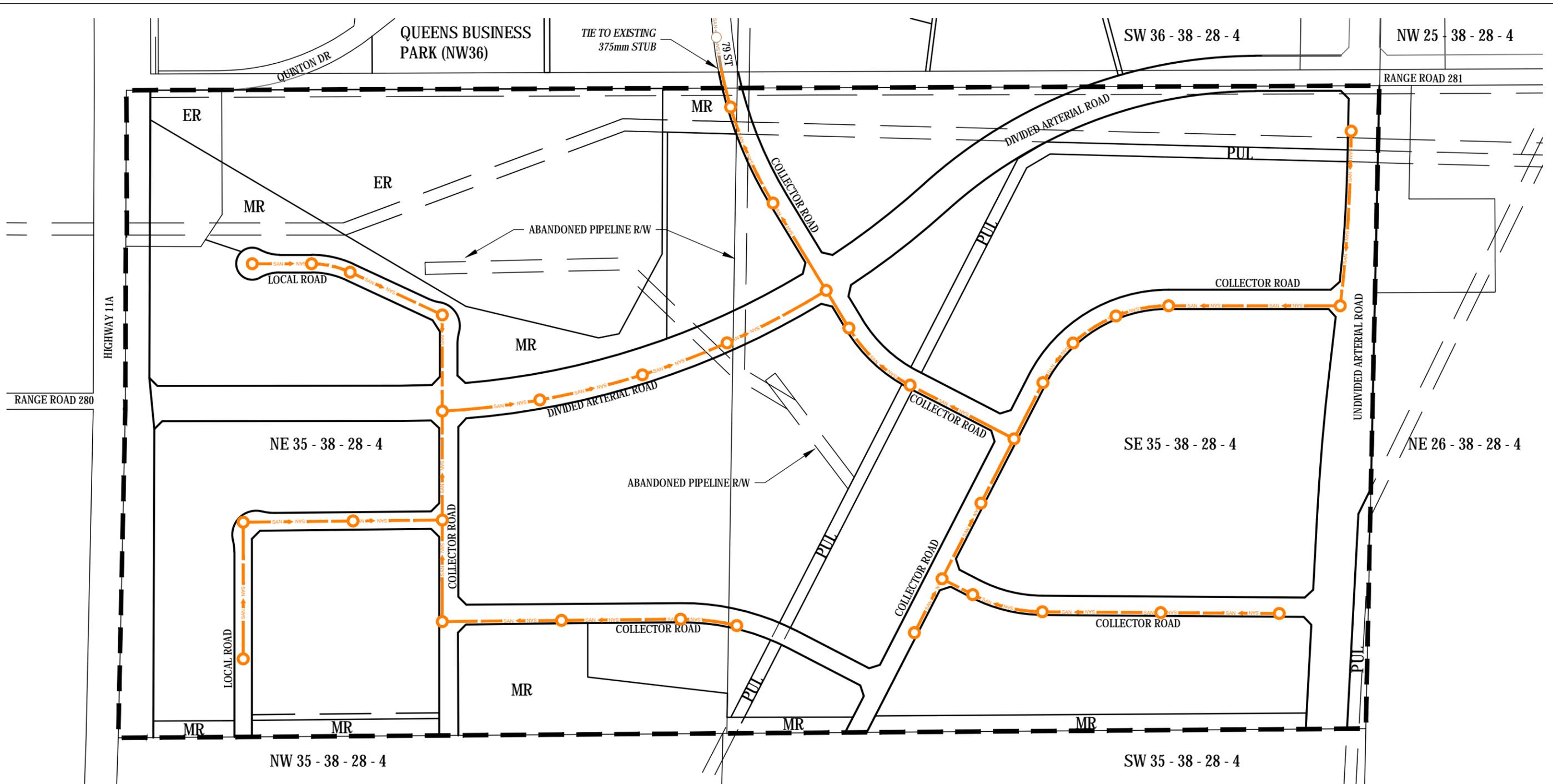
The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

FIGURE 3 - STORMWATER SERVICING

	PLAN BOUNDARY		PUBLIC UTILITY LOT
	PROPOSED STORM MAIN, MANHOLE AND FLOW DIRECTION		ENVIRONMENTAL RESERVE AND EXISTING WETLAND
	EXISTING STORM MAIN, MANHOLE AND FLOW DIRECTION		MUNICIPAL RESERVE
	FUTURE STORM MAIN, MANHOLE AND FLOW DIRECTION (BY OTHERS)		PROPOSED STORMWATER MANAGEMENT FACILITY
			GENERAL STORMWATER FLOW DIRECTION

1 : 5000

 AUGUST 17, 2015



The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

-  PLAN BOUNDARY
-  PROPOSED SANITARY MAIN, MANHOLE AND FLOW DIRECTION
-  EXISTING SANITARY MAIN, MANHOLE AND FLOW DIRECTION

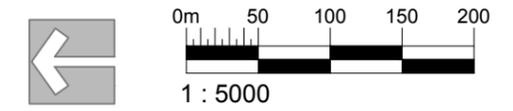
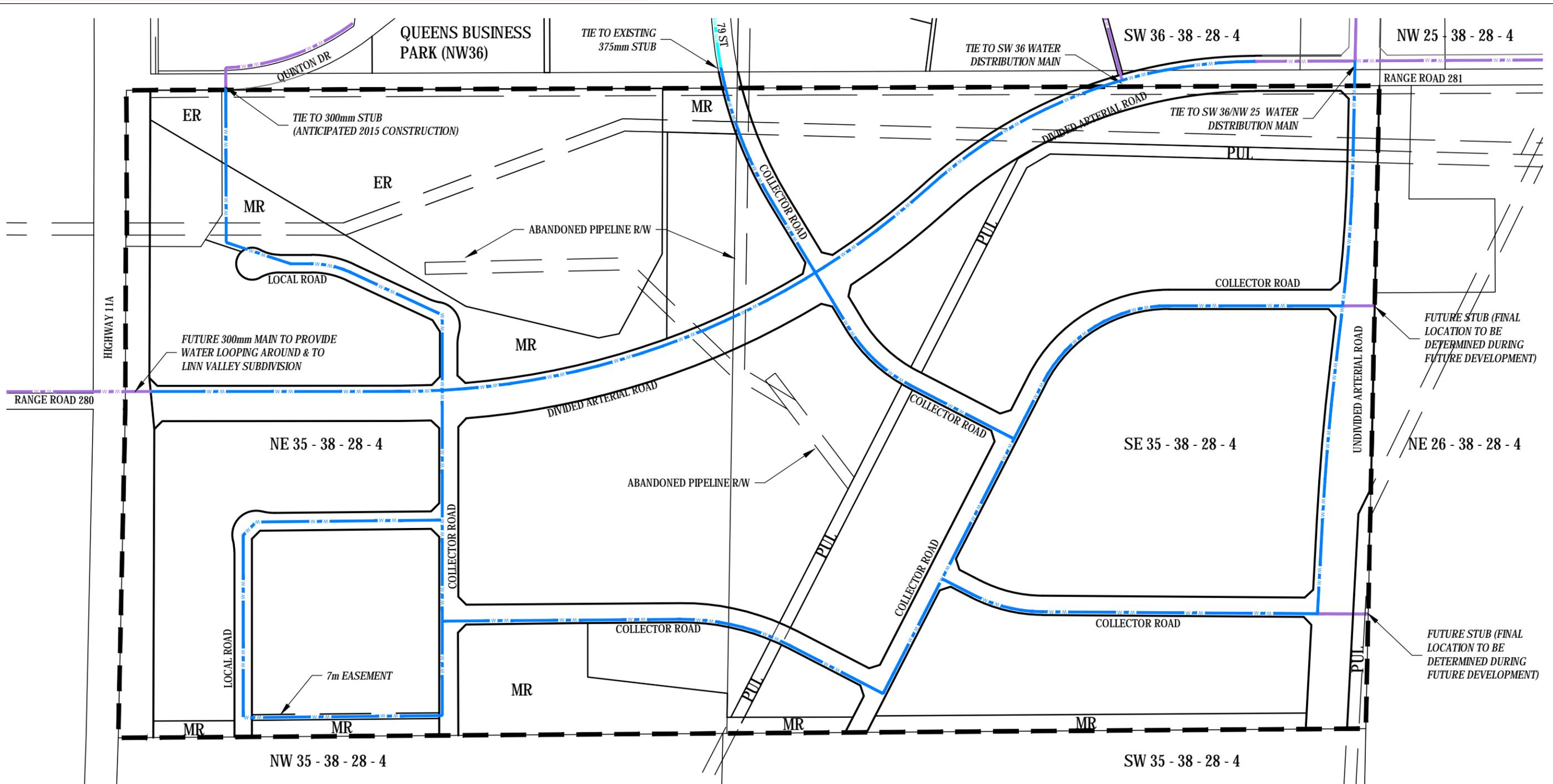


FIGURE 4 -SANITARY SERVICING

NOTE: PRIOR TO FULL BULDOUT OF THE WEST QEII MASP AREA, THE SANITARY SYSTEM WILL REQUIRE UPGRADES TO AND/OR CONSTRUCTION OF THE TRUNK LINE ALONG HIGHWAY 11A UP TO GAETZ AVENUE.

AUGUST 17, 2015



The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
 INDUSTRIAL AREA STRUCTURE PLAN**

- PLAN BOUNDARY
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- FUTURE WATERMAIN (BY OTHERS)

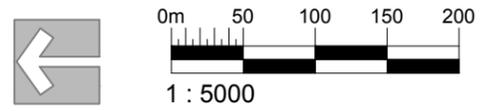
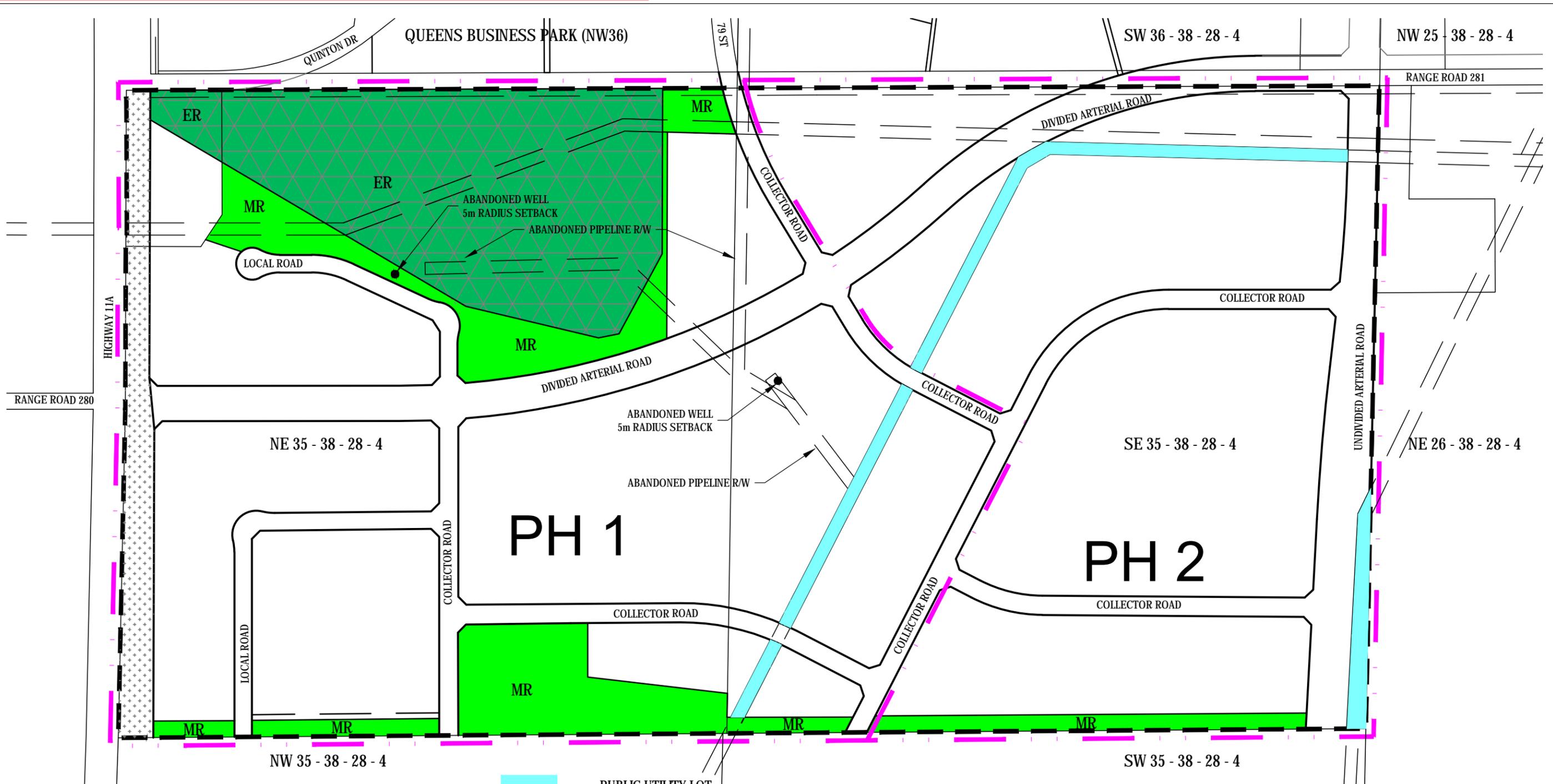


FIGURE 5 -WATER SERVICING

NOTE: WATER MODEL LIMITS END AT EAST BOUNDARY, THEREFORE NO STUBS ARE SHOWN FOR FUTURE DEVELOPMENT.

AUGUST 17, 2015

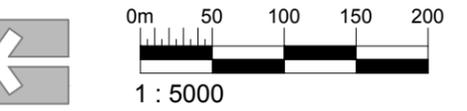


The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

FIGURE 6 - PROPOSED PHASING

-  PUBLIC UTILITY LOT
-  ENVIRONMENTAL RESERVE AND EXISTING WETLAND
-  PROPOSED STORMWATER MANAGEMENT FACILITY
-  MUNICIPAL RESERVE
-  FUTURE HIGHWAY 11A WIDENING
-  PHASE BOUNDARY
-  PLAN BOUNDARY
-  PIPELINE R/W

NOTE: ACTIVE PIPELINES ARE NOT INCLUDED IN MR DEDICATION CALCULATION



AUGUST 17, 2015

**PLANNING DEPARTMENT**

Date: January 26, 2017

Mail
Mail
Mail

Re: Proposed Queens Business Park NE35 & SE35 IASP amendment for changes related to the Stormwater Management Facility and related Land Designation.

Why have you received this letter?

As part of the City's overall evaluation process, landowners within 100 metres of the subject site are provided with an opportunity to review and comment on proposed amendments. You are being notified of a proposed amendment to the Queens Business Park NE35 & SE35 Industrial Area Structure Plan (IASP) because you are a landowner within 100 m of the subject area.

You are invited to review and provide comments on the proposed amendments by **February 16, 2017**.

What is being proposed?

The detailed design of the Stormwater Management Facility for NE¼ & SE¼ Sec 35-38-28-W4 is currently being developed. The proposed design solution requires the addition of a forebay to replace the previously suggested oil/grit separator. The forebay will allow sediments and debris in stormwater to settle prior to entering the wetland, thereby acting as a filter for pollutants. The forebay is proposed to be built on land that is currently identified as Environmental Reserve (ER) and Municipal Reserve (MR). To be able to move forward with this design the forebay area must be designated as a Public Utility Lot (PUL), which requires an amendment to the Queens Business Park NE35 & SE35 IASP.

The proposed changes are consistent with the intent of the currently approved IASP. The wetland will be preserved and continue to be part of the Stormwater Management Facility, maintaining as much as possible the natural existing vegetation. The plan previously indicated that oil/grit separators may be installed at the inlet, which did not require the same space as a forebay and therefore did not require a Public Utility Lot. The engineering consultant working on the project has recommended the construction of a forebay in place of the oil/grit separators as they provide a higher level of silt removal and will provide better protection for the wetland and downstream waterbodies. The proposed forebay is consistent with the City's Engineering Design Guidelines.

The proposed amendment will result in a smaller Municipal Reserve dedication. This will require a greater money-in-place contribution by the developer to the Public Reserve Trust Fund. The under-dedication of Municipal Reserve is consistent with the QEII West Major Area Structure Plan (MASP), where the intent is to redirect the money-in-place to acquire environmentally significant land around Cameo Lake.

The existing document as well as the proposed amendment (highlighted in yellow) has been attached to this letter for your review.

Planning Department 4914-48 Avenue Phone: 403-406-8700 Fax: 403-342-8200 Email: planning@reddeer.ca

The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 www.reddeer.ca

Do I have to provide comments?

It is optional to provide comments. If you feel the proposed changes could affect or benefit you, you may choose to provide comments. If you would like to submit comments, please do so by 4:30pm, February 16, 2017. Methods for submitting comments are outlined on the attached comment sheet.

What will happen if I submit comments?

Any comments received will be reviewed by Planning staff and will be incorporated into the planning report that will be forwarded to Council when considering First Reading of the proposed amendments.

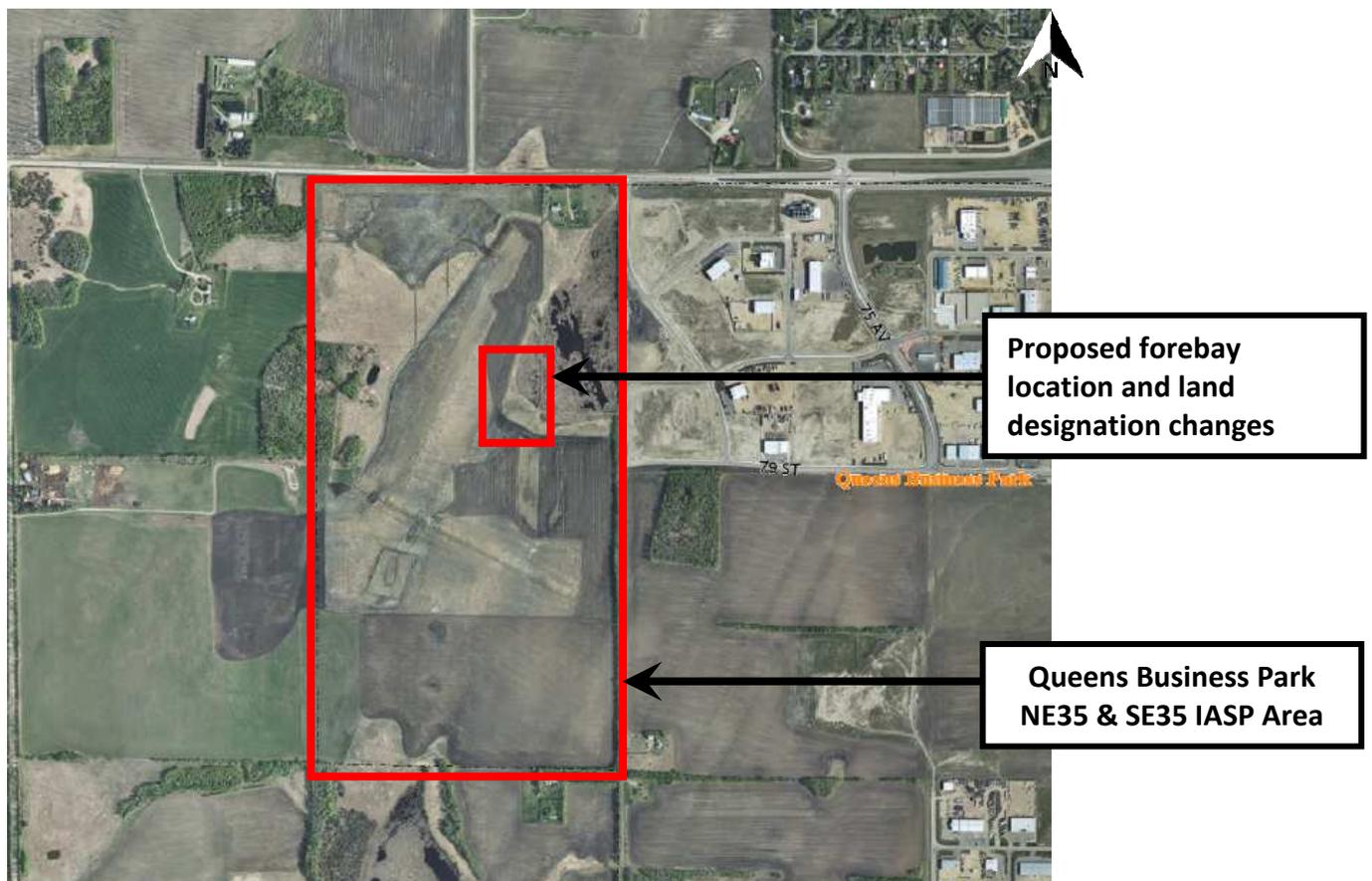
What is the next step for these amendments?

It is anticipated that the proposed bylaws will be presented to Council for consideration in the coming months. If Council gives First Reading to the proposed amending bylaw, Council must hold a Public Hearing prior to considering Second and Third Reading (adoption) of the proposed bylaw. Public Hearings are advertised in the Friday edition of the Red Deer Advocate and all landowners within 100-metres of the site will also receive written notification of the Public Hearing, which is an opportunity for the public to speak directly to Council about any concerns they may have with the proposed bylaw.

Thank you for your consideration in this matter. Do not hesitate to contact me if you have any questions.

Sincerely,

David Girardin, Senior Planner
403-406-8707
david.girardin@reddeer.ca

Context Map



Comment Sheet

We invite you to provide feedback regarding the proposed amendment listed below. Please use the space below to provide your comments.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. The personal information on this form is collected under the authority of the Municipal Government Act Section 3 and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Please check the box below which applies:

- Land Use Bylaw Amendment
- Subdivision Application
- Plan Amendment
- Other

Amendment Address:

**Queens Business Park NE35 & SE35
Industrial Area Structure Plan**

Name of Planner (Working on the Application):

David Girardin

Contact Information

Your contact information allows administration to respond as needed.

Name: _____

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

BYLAW NO. 3540/A-2017

Being a Bylaw to amend Bylaw No. 3540/2015, the Bylaw containing The City of Red Deer Queens Business Park NE 35 & SE 35 Industrial Area Structure Plans described herein

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

Bylaw No. 3540/2015 is hereby amended as follows:

1. Delete document preparation page (i) and replace with attached document preparation page (i)
2. Delete Table of Contents and replace with attached Table of Contents.
3. Delete Table 2: Net Developable Area and replace with attached Table 2: Net Developable Area.
4. Delete Table 3: Land Use Statistics and replace with attached Table 3: Land Use Statistics.
5. Delete Section 3.3.3 Municipal Reserve / Public Utility Lots and replace with attached Section 3.3.3 Municipal Reserve / Public Utility Lots.
6. Delete Section 3.3.4 Environmental Reserve and replace with attached Section 3.3.4 Environmental Reserve.
7. Delete Section 4.1 Stormwater and Drainage and replace with attached Section 4.1 Stormwater and Drainage.
8. Delete Figure 2 - Proposed Land Use & Roads and replace with attached amended Figure 2 - Proposed Land Use & Roads.
9. Delete Figure 3 – Stormwater Servicing and replace with attached amended Figure 3 – Stormwater Servicing.
10. Delete Figure 4 – Sanitary Servicing and replace with attached amended Figure 4 – Sanitary Servicing.
11. Delete Figure 5 – Water Servicing and replace with attached amended Figure 5 – Water Servicing.
12. Delete Figure 6 – Proposed Phasing and replace with attached amended Figure 6 – Proposed Phasing.

READ A FIRST TIME IN OPEN COUNCIL this day of 2017.

READ A SECOND TIME IN OPEN COUNCIL this day of 2017.

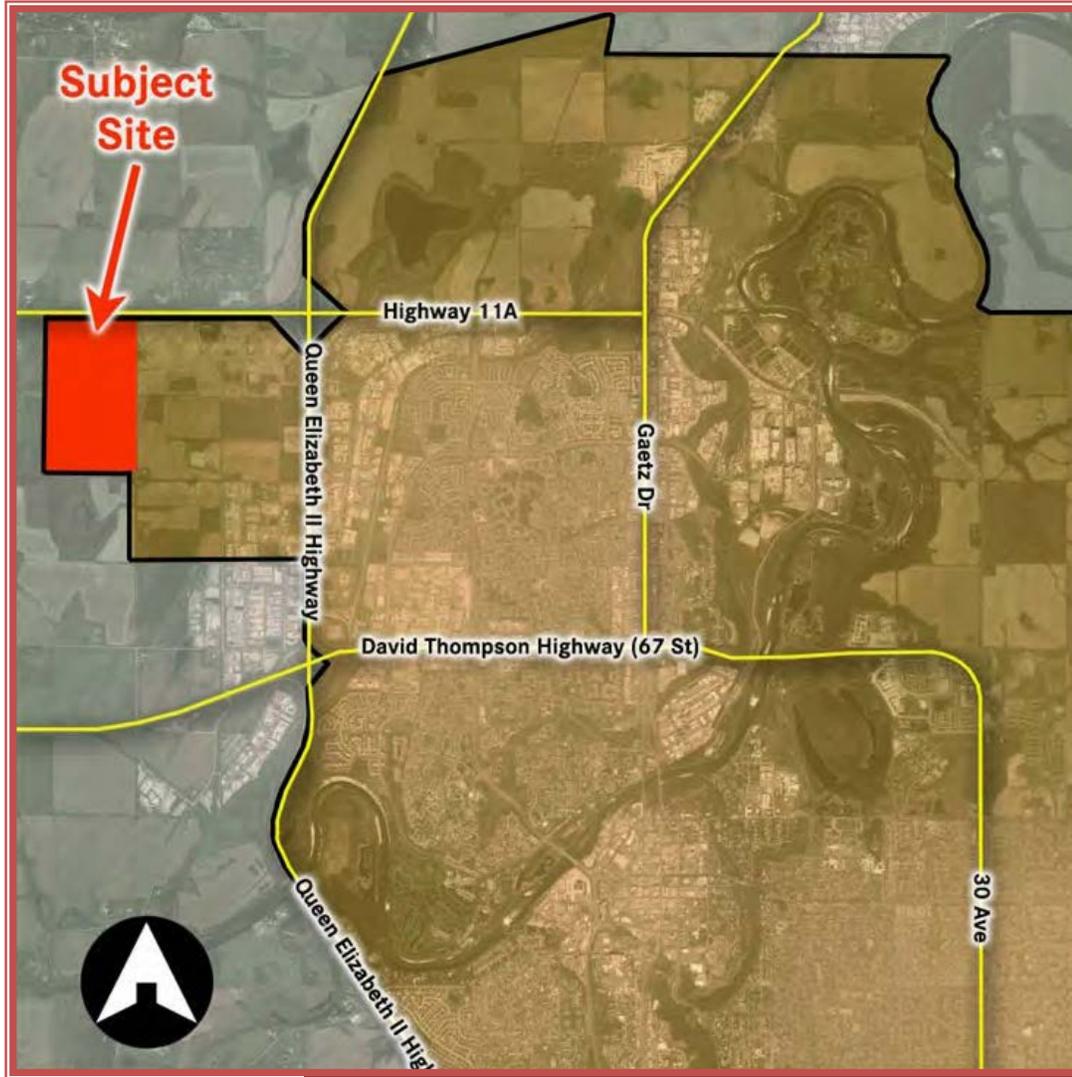
READ A THIRD TIME IN OPEN COUNCIL this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

Entire Queens Business
Park NE35 & SE35 IASP
with proposed
amendments
3540/A-2017



Queens Business Park NE 35 & SE 35 Industrial Area Structure Plan

Bylaw 3540/2015
Adopted November 23, 2015

Amended MONTH 2017



*Original document, as prepared by WSP Canada Inc., was adopted on
November 23, 2015.*

*Revisions to this document have been prepared by the City of Red Deer
in December 2016*

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Queens Business Park NE 35 & SE 35 Industrial Area Structure Plan

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1. INTRODUCTION

1.1 Purpose

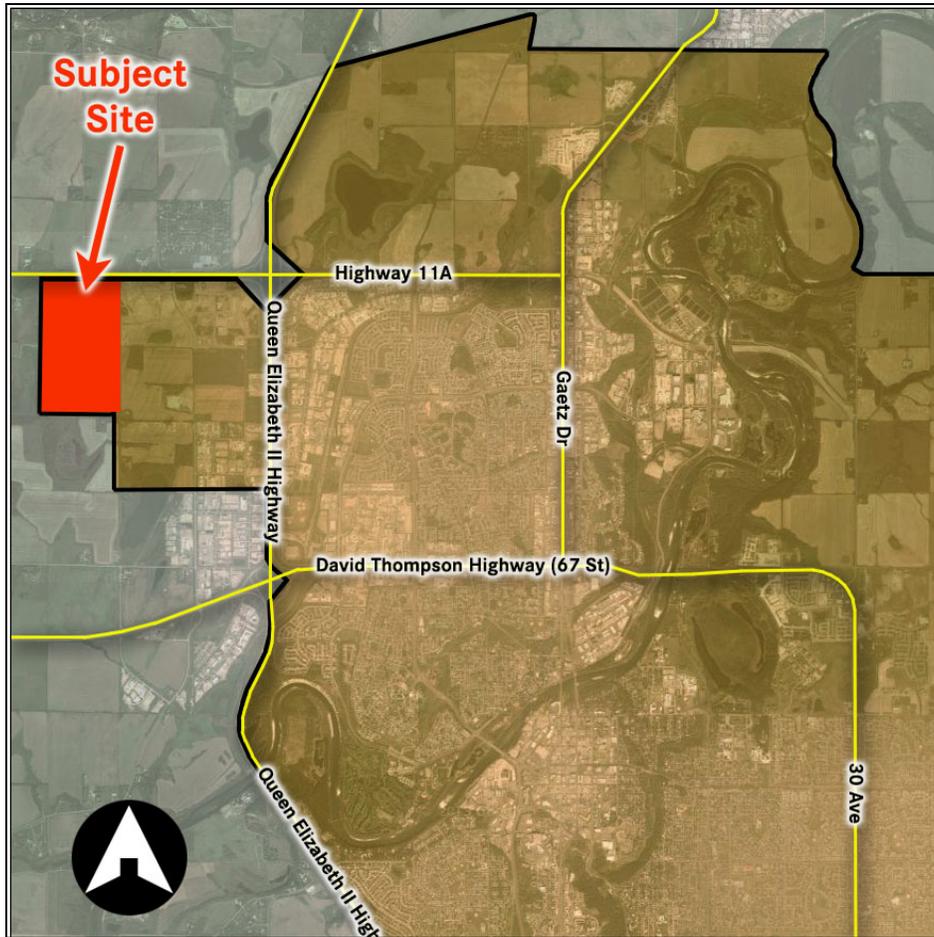
The plan is intended as an Industrial Area Structure Plan (IASP) for NE & SE 35-38-28-W4, located within the ***West QE2 Major Area Structure Plan***. IASPs for industrial subdivisions, generally covering one (1) or more quarter section of development, are prepared by developers to demonstrate the proposed application of the Major Area Structure Plan (MASP), Council policy, and Municipal and Intermunicipal Development Plans.

This plan describes the sequence of development, industrial land uses and location of transportation routes and utilities within the plan area, guided by the ***West QE2 Major Area Structure Plan***.

1.2 Area Location

As illustrated in Image 1, the plan area is comprised of two (2) quarter sections of land totalling 125.78 hectares (310.8 acres). It is located west of the Queen Elizabeth II Highway and south of Highway 11A, within NE 35-38-28-W4 and SE 35-38-28-W4, along the western boundary of the City of Red Deer. The subject lands are presently owned by the City of Red Deer.

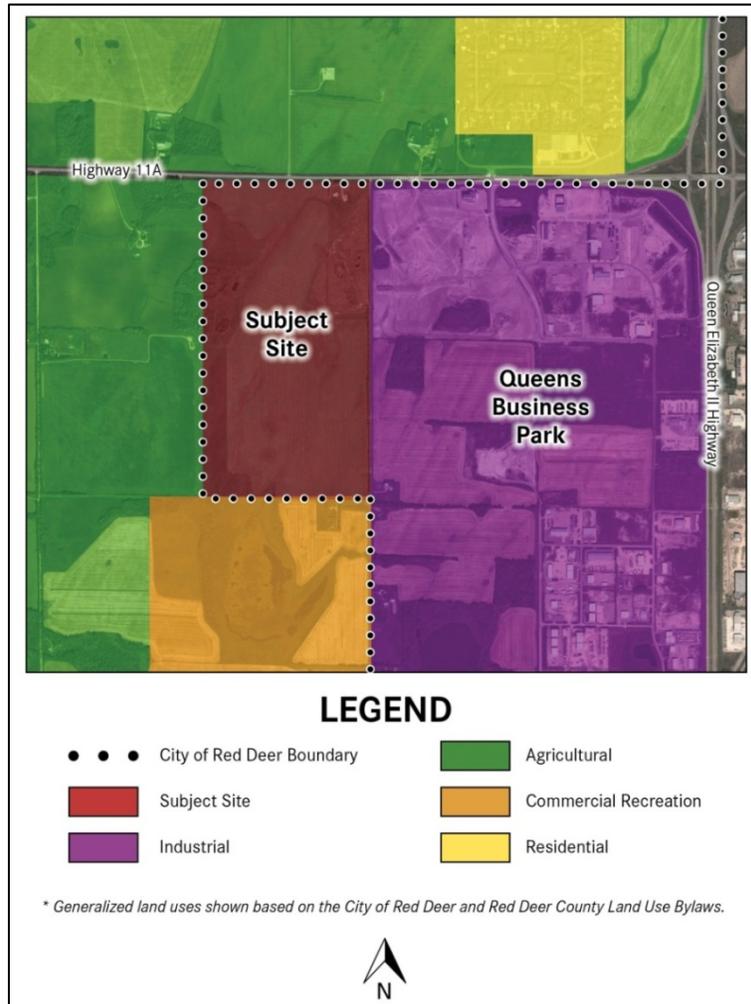
Image 1: Site Location



1.3 Surrounding Land Uses

The property is currently used for agricultural purposes and features an existing homestead in the northeast corner. Immediately south of the homestead is a natural wetland measuring approximately 13.1 hectares (32.3 acres) in area. The property is bounded to the east by previously approved phases of Queens Business Park. Abutting properties to the north, south and west of the subject site are currently within Red Deer County but located in the City's intended Growth Boundary. This means they are planned to be annexed by the City at some point in the future. These adjacent properties are currently designated by the County for Agricultural and Commercial Recreation uses, though the City may change the designation upon annexing them. A 2.5 metre high berm with landscaping and/or a sound wall has been included as part of the street cross section for the undivided arterial road along the southern boundary. As part of the servicing study, a noise analysis will be conducted and submitted by the Developer to determine the extent of required sound attenuation. Image 2 highlights the land uses surrounding the subject property based on the Land Use Bylaws of both the City and County.

Image 2: Surrounding Land Uses



1.4 Planning Framework

The Queens Business Park (NE & SE 35-38-28 W4) Industrial Area Structure Plan (IASP) will be adopted by the City as a statutory plan in accordance with Section 633 of the ***Municipal Government Act (MGA)***. This Section of the *MGA* describes Area Structure Plans (ASP) as providing the framework for the subsequent subdivision and development of an area of land. Additionally, the *MGA* stipulates that ASPs must describe the sequence of development, land uses and location of transportation routes and utilities for the proposed area.

Queens Business Park NE 35 & SE 35 Industrial Area Structure Plan

The Queens Business Park (NE & SE 35-38-28 W4)) IASP implements the scope and intent of the City of Red Deer's **West QE2 Major Area Structure Plan, Industrial Planning Guidelines & Standards**, and the **Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)**.

The **West QE2 Major Area Structure Plan** indicates that Queens Business Park should be a primarily industrial area. The Queens Business Park (NE & SE 35-38-28 W4) IASP proposed land uses for the plan area generally conform to those included in the **West QE2 Major Area Structure Plan**.

The **Regional Ecological Profile – Proposed Industrial Lands and Associated Natural Areas (2005/2007)** provides a detailed overview of the natural environmental features within the plan area along with recommendations for their preservation. In addition, the City of Red Deer's **Industrial Planning Guidelines & Standards** provides guidelines and standards based on Smart Growth principles for the planning and design of industrial areas, including the natural environment, land use, roadways, servicing, heritage, and safety. This document provides the requirements for IASPs and the subdivision approval process.

2. EXISTING SITE CHARACTERISTICS

2.1 Site Description

The majority of the site consists of agricultural land and a large natural wetland, along with an existing tree stand located along the west boundary in NE 35. An existing residential acreage is located in the northeast corner of NE 35. The site elevation ranges from 923m in the northeast corner of NE35, down to 917m at the existing wetland, and 916m in the southwest corner of SE 35. The majority of the site drains to the existing wetland along the east side of NE 35, while the southwest corner of SE 35 drains southwards to a natural wetland located in NE 26.

2.2 Soils

A desktop soils review was undertaken for the subject properties. This assessment was based on data gathered as part of previously drilled wells on the subject and adjacent properties. Soils are generally luvisolic material with the surface ranging from mineral to isolated but there is a significant site with organic soils. Well drill lithology for water wells indicates the underlying strata to be a till or clay till material for the upper 5 m to 15 m with shale layers developing with depth. Shale is encountered in the 20 m to 30 m range with layering evident. The shale is intermixed with till and clay based soils.

No evidence of shallow aquifers was noted in the data gathered as part of previous wells. Saturated surface conditions do occur in the areas indicated as wetlands in the *Regional Ecological Profile - Proposed Industrial Lands & Associated Natural Areas (2005/2007)*. There have been several developments on adjacent lands which should have been categorized in the updates to this same document. The version made available to WSP for reference does not indicate these changes.

There are no surface indications of soil instability from slides or slumps in the area. Surface saturated sites do exist and these areas are typically highly organic in the surface horizons. As such, any area indicated as wetland soils should be investigated for suitability for footings prior to any construction activity. Mineral soils have a varied texture and although no indications of issues are present, a footing design should be carried out to assure that there are no subsurface soils issues which may affect footing or piling designs and bearing capacity after leveling and contouring have occurred.

In summary, areas previously shown as wetland should be investigated for remnant organics after grading has occurred and for the presence of a perched water table from imperfect drainage or impounded water released from the subsurface pores. Mineral soils will be altered during construction and a footing investigation is recommended to assure the compaction measures were successful in the lands for development during the grading of the site.

2.3 Tree Stands and Wetlands

In preparing this plan, the **West QE2 Major Area Structure Plan** (MASP) and the *Regional Ecological Profile - Proposed Industrial Lands & Associated Natural Areas (2005/2007)* were consulted. Appendix 1 of the MASP identifies key natural features within the Queens Business Park which must be preserved and incorporated into the individual IASPs. With respect to the Queens Business Park (NE & SE 35-38-28 W4) IASP, two natural features were identified within the MASP. These include a natural wetland in the northeast corner measuring approximately 13.1 hectares (32.3 acres) and a tree stand along the western boundary measuring 3.3 hectares (8.2 acres) in size. Figure 1 illustrates the location of natural features which have been incorporated into the development concept.

2.4 Resource Extraction

The subject properties include a number of active pipelines, abandoned pipelines and abandoned wells as illustrated in Figure 1. In preparing the Queens Business Park (NE & SE 35-38-28 W4) IASP, a Phase 1 Environmental Site Assessment for Queens Business Park (Phases 4-9) NE & SE 35-038-28 W4M was prepared by WSP, dated March 2014. The findings of this initial assessment revealed no evidence of spills or impact from contaminants of potential concern on the property.

A Supplemental Phase 1 Environmental Site Assessment, amended with pipeline information, for the Queens Business Park Oil and Gas Wells NE & SE 35-038-28 W4M, was prepared by WSP in August 2015 to provide more detail on the well sites and abandoned pipelines. The follow-up report recommended Phase II ESA's for the 2 abandoned well sites within NE35/SE35 and monitoring wells be installed adjacent to the offsite well locations, to determine if any contamination has occurred. A Phase 2 Environmental Site Assessment shall be completed prior to issuance of a grading permit and subdivision approval. Regarding the abandoned pipelines, an information review indicated no abandonment concerns and as such no associated Phase II investigation is required.

Table 1 provides information on the individual oil & gas facilities on the property. Based on previous experience, the required setback for pipelines is considered to be the right-of-way, although proximity approvals are required for any work within 30m of the pipeline. The setback distance for abandoned well sites is considered to be a 5m radius around the well site. This information will be confirmed during detailed discussions with the associated companies, as well as in accordance with Alberta Energy Regulator (AER) guidelines, and adjusted accordingly during the Servicing Study and Detailed Design stages of development.

Table 1: Oil & Gas Facilities		
Facility Information	Type	Status
Alberta Products Pipe Line Ltd. (# 7634-106)	Hydrocarbon Pipeline	Operating
Atco Gas and Pipelines Ltd. (# 5754-1)	Natural Gas Pipeline	Operating
Westridge Petroleum Corp. (# 22045-23)	Natural Gas Pipeline	Abandoned
Westridge Petroleum Corp. (# 22045-24)	Natural Gas Pipeline	Abandoned
ALTAGAS Ltd. (# 37029-2)	Natural Gas Pipeline	Operating
Atco Gas and Pipelines Ltd. (# 2595-13)	Natural Gas Pipeline	Operating
Rimbey Hydrocarbons Inc. (#0112547)	Crude Oil Well	Abandoned
Rimbey Hydrocarbons Inc. (#0121870)	Crude Oil Well	Abandoned

In accordance with City of Red Deer guidelines for developments, the requirements for Directive 079 must be met prior to any development approval. Directive 079 will be completed as part of the Detailed Design stage of development.

2.4.1 ATCO Pipelines

ATCO Pipelines objected to the configurations of the Divided and Undivided arterial roadways, as no part of their utility ROW is to fall within a road ROW except at perpendicular crossings.

The alignment of the undivided arterial road was adjusted to place their utility ROW outside the road ROW. But the divided arterial roadway could not be realigned to remove their pipeline from the road ROW. As such, follow-up discussions with ATCO Pipelines led to the decision to realign their pipeline to create a perpendicular crossing. Detailed discussions on this realignment, and the associated costs, will be completed during the Detailed Design stage of development.

2.4.2 AltaGas Ltd.

AltaGas initially provided a list of conditions regarding their utility ROW. Initially, the divided arterial road alignment was modified to remove a "corner cut" of AltaGas' utility ROW from the road ROW. During follow-up conversations with AltaGas to clarify their comments, they indicated that their utility ROW was to be fenced off from all public access, and they would not accept their utility ROW being sold as part of a lot.

Alternatives for their utility ROW that were discussed included: lowering of their line to allow for additional earthworks; maintaining their line as-is; relocation of their line. Further discussions with AltaGas will be held during the Servicing Study and Detailed Design stages of development. Currently, the AltaGas utility ROW is shown as PUL on Figure 2 Land Uses and the land use table in Section 3.3 reflects this. This land designation is subject to change based on future discussions with AltaGas. If the PUL designation for the AltaGas ROW is removed, an amendment to the IASP will not be required.

2.4.3 Trans-Northern Pipelines Inc.

Trans-Northern operates the Alberta Products pipelines that run north-south through the development. Trans-Northern submitted comments in April 2015 on the IASP. It was also noted that the City of Red Deer and Trans-Northern had completed some initial conversations about possible relocation of the pipeline due to the City growth.

During a follow-up meeting with Trans-Northern, it was agreed that their initial comments had assumed that a brand new pond was proposed for construction, whereas the intent was to enhance the existing wetland located within NE35. During follow-up conversations with Trans-Northern, they expressed some concerns with the potential water levels, and therefore weight of water, that may impact the pipeline. Not enough information was known at IASP stage to adequately respond to their concerns. It was agreed to follow up with Trans-Northern during the Servicing Study and Detailed Design stages, to provide detailed information on the design changes to the wetland, and Trans-Northern would be better able to determine potential impacts on their pipeline currently running under the existing wetland.

Trans-Northern also noted that any potential line relocation would be a number of years away, depending on project priorities along the entire pipeline.

3. DEVELOPMENT CONCEPT

3.1 Vision

The vision of Queens Business Park is to create a business/industrial park which supports a high-quality built and natural environment encouraging sustainable economic growth through increased economic opportunities and principles of industrial ecology, which fosters vibrancy within the community.

3.2 Objectives

Key objectives for the Queens Business Park (NE & SE 35-38-28 W4) IASP are as follows:

- (1) To facilitate the establishment of highly desirable businesses and employment area by providing infrastructure and a planning framework to support a high quality industrial subdivision.
- (2) To support the development of an eco-industrial park in the northeast portion of the plan area through incorporating principles of industrial ecology and environmental sustainability into the design concept.
- (3) To protect and preserve natural features of high ecological value which have been identified in the plan area.
- (4) To support the intent, goal and objectives of the **West QE2 Major Area Structure Plan**.

In pursuing these objectives, the plan complies with the City of Red Deer's **Industrial Area Planning Guidelines & Standards**.

3.3 Land Use

The land use concept for the IASP is presented in Figure 2. The focus of the plan is the supply of lands for business/industrial uses. The overall layout has been based on the previously approved *West QE2 Major Area Structure Plan* with adjustments required due to existing oil & gas facilities, which present significant constraints on the property, thereby limiting the flexibility in road layout. Through provisions of the Land Use Bylaw and through developer controlled guidelines, a high quality built and natural environment will be achieved. The following tables outline key land use statistics for each quarter section.

Land Use Category / Component	AREA AND PERCENTAGE OF PLAN AREA (+/-)		
	NE 35-38-28-4	SE 35-38-28-4	Total
Plan Area (total)	61.37 ha (100%)	64.41 ha (100%)	125.78 ha (100%)
Environmental Reserve	11.73 ha (19.1%)	0 ha (0%)	11.73 ha (9.3%)
Addition to Alberta Transportation Service Road	2.84 ha (4.6%)	0 ha (0%)	2.84 ha (2.3%)
Arterial Roadway	3.27 ha (5.3%)	6.77 ha (10.5%)	10.04 ha (8.0%)
Net Developable Area	43.53 ha (70.9%)	57.64 ha (89.5 %)	101.17 ha (80.4%)

Table 3: Land Use Statistics			
Land Use Category / Component	AREA AND PERCENTAGE OF PLAN AREA (+/-)		
	NE 35-38-28-4	SE 35-38-28-4	Total
Net Developable Area (total)	43.53 ha	57.64 ha	101.17 ha
Industrial and Business Services	22.52 ha (53.4%)	47.98 ha (83.2%)	70.50 ha (69.7%)
Eco-Industrial	8.19 ha (19.4%)	0.99 ha (1.7%)	9.18 ha (9.1%)
Collector and Local Road ROW's	3.85 ha (9.1%)	5.02 ha (8.7%)	8.87 ha (8.8%)
Municipal Reserve	6.54 ha (15.0%)	1.37 ha (2.4%)	7.91 ha (7.8%)
Municipal Reserve w/active pipeline ROWs	0.44 ha (1.0%)	0.03 ha (0.1%)	0.47 ha (0.5%)
Public Utilities*	1.98 ha (4.6%)	2.25 ha (3.9%)	24.23 ha (4.2%)

* The final location and number of public utility lots will be determined as part of the engineering detailed design and subdivision of the property.

3.3.1 Industrial and Business

The majority of the plan area will be subdivided into lots of varying size and developed for the purposes of a range of industrial and business uses. This could include light industrial, warehousing, storage and industrial support services. It is anticipated that uses will have a low nuisance factor given the industrial development on adjacent properties or use of buffers along the western boundary. The lot configuration will respect the illustrated road layout and feature a range of lot sizes based on market demand. Some potential lots range between 230 and 255 metres in depth. While lots will front onto both the divided arterial and collector, it is the intent for services to the individual lots to come from the collector roads. Based on a preliminary review, each of these deeper lots will meet the City requirements related to the sanitary servicing. Following a confirmation of the servicing during the Servicing Study stage, the Developer will be responsible for addressing any areas of non-conformance as needed.

3.3.2 Eco-Industrial Park

As shown in Figure 2, 9.2 hectares of land along the eastern boundary of the site has been designated as Eco-Industrial Park. The intent of this area is to accommodate industries with enhanced green building designs and practices while encouraging the collaboration between industries through by-product exchange, shared resources, co-energy generation and other synergies. Development proposals for the lands which are identified as eco-industrial within the Queens Business Park (NE & SE 35-38-28 W4) IASP will be presented in a manner which exemplifies the intent of the City of Red Deer's Eco Industrial Park Overlay District. The City of Red Deer's "Eco Industrial Park Information Package" provides a wealth of information, including details on the application process, requirements for development of an eco-industrial lot, and benefits to businesses for developing eco-industrial lots.

In 2011, the City adopted an **Environmental Master Plan** that sets out goals and targets for protecting air quality, water resources, soil resources and promotes reduced waste, in addition to striving to meet greenhouse gas (ghg) targets. The development of an eco-industrial park is seen as one method that can be utilized to work towards meeting these goals.

The **Environmental Master Plan** has a set of guiding principles that are being used by the City to pursue an environmental vision. Some key linkages to this IASP are the development of a walkable, bike friendly and transit orientated community, the protection of green spaces, parks and trails as well as the creation of the eco-industrial park that is likely to adopt low impact development initiatives. To that end, the eco-industrial lands have been located adjacent to the existing wetland, and adjacent to the proposed asphalt trail along the Divided Arterial Roadway, to facilitate implementation of the Environmental Master Plan.

3.3.3 Municipal Reserve / Public Utility Lots

Based on the requirements of the *Municipal Government Act*, the subject lands within the IASP are required to provide ten percent (10%) municipal reserve allocation at the time of subdivision or as cash-in-lieu of land, or a combination of the two. As shown in Figure 2, the development sets aside 7.8% (7.91 hectares) of the net developable area for municipal reserve. The remaining 2.2% (2.2 hectares) of required Municipal Reserve dedication will be provided via cash-in-lieu. These areas will include:

- The existing tree stand along the western boundary;
- A 20 metre wide buffer along the entire western boundary;
- Additional space along the western edge for the existing wetland to allow for some green space and potential seating areas;
- A buffer along the eastern boundary of the property, just south of the ER, encompassing two active pipelines; and

It is important to note that the area of any active pipeline within the MR has not been included in the 10% calculation.

One SWMF has been proposed in the northeast portion of the Plan Area; the forebay portion of this facility will be designated as a public utility lot (PUL). The forebay portion of a SWMF functions as a pollutant filter by trapping sediment near the inlet and allowing this sediment to settle prior to circulating into the rest of the pond. As indicated on Figure 2, the AltaGas ROW, as well as lands encompassing the ATCO Pipelines ROW along the south boundary has been shown as PULs. Should any additional PULs become necessary, they will be determined as part of the engineering detailed design and subsequent subdivision.

3.3.4 Environmental Reserve

In accordance with the **Municipal Government Act** and **West QE2 Major Area Structure Plan** (MASP), and as outlined on Figure 1, there are environmental features which qualify for environmental reserve dedication, as shown on Figure 2. Specifically, the existing natural wetland was noted in the MASP for environmental reserve dedication, as well as for use as a stormwater management facility. Section 677 of the *Municipal Government Act* allows the use of reserve land for public utilities if the interests of the public will not be adversely affected.

As discussed in Section 4.1 (Stormwater and Drainage), the existing wetland will be utilized as a stormwater management facility, as per reports prepared by Westhoff Engineering in conjunction with the MASP, including *Wetland Ecological Assessment (2005)*, *Wetland Assessment for the Queens Industrial Business Park (NE 1/4 Sec 35-38-28-W4M and NW 1/4 Sec 36-38-28-W4M) (2007)*, and *Master Drainage Plan for Queens Business Park (2007)*. Enhancements will be incorporated to the periphery of the wetland including the construction of a forebay to filter sediment and pollutants prior to entering the wetland; and Best Management Practices will be followed to maintain the integrity of the wetland as much as possible during and after construction. The current outlet pipe located underneath Range Road 281 (and tied to the storm trunk system running through Queens Business Park NW and NE 36-38-28-4) was set to closely match the old existing culvert, thereby maintaining the historical normal water level for the area. Water Act approvals will be required from Alberta Environment and Parks prior to constructing a stormwater management facility within the existing wetland. An analysis to determine the classification of the wetland shall be completed prior to subdivision approval.

3.4 Pedestrian and Vehicular Circulation

The IASP area is primarily planned for industrial and business service land uses (I1). In order to accommodate the motorized and non-motorized traffic flows associated with this type of land use, a planned system of roadways, transit routes and trails will effectively manage circulation within the plan area and connect to the external arterial / highway system.

A traffic impact assessment (TIA) entitled ***West QE2 MASP Update Traffic Impact Assessment Final Report (2009)*** was prepared by Bunt & Associates Engineering (Alberta) Ltd. as part of the **West QE2 Major Area Structure Plan**. Specifically relating to this IASP area, the TIA report recommended a north/south four-lane divided arterial roadway connecting with Highway 11A to the north, and a four-lane undivided arterial roadway running east/west along the south side of the IASP area. The major vehicular access to the IASP area will be obtained via the north/south four-lane divided arterial.

In order to create a fully integrated, efficient and safe circulation system, all planned vehicular and pedestrian circulation routes shall be constructed according to the City of Red Deer's **Engineering Design Guidelines** and **Industrial Area Planning Guidelines & Standards**.

3.4.1 Roadways

The development concept illustrated in Figure 2 identifies the IASP roadways in accordance with the major road network determined in the **West QE2 Major Area Structure Plan**. Typical roadway cross sections are illustrated in Figure 7. Proposed Local and Collector roads are identified in Figure 2; their alignments are largely dictated by the constraints presented by the oil and gas pipelines located throughout the property. The local roads may not be ultimately constructed as illustrated in the development concept as the construction of local roads is heavily dependent on market trends and needs (for example, large lot development compared to smaller lot development).

Where a local road is deemed unwarranted it will not be constructed. In the event that a local road or portion thereof is to be developed, it is to be constructed within the roadway boundaries and access locations as shown in the development concept (Figure 2). The elimination or addition of any public road, or reclassification of a road, will require an amendment to the IASP. The type of amendment will be determined at the time of application. In the event that the complete local roadway network is not constructed, rights-of-way and easements may be required to accommodate future roads, public utility lots and municipal services. All lot sales will be such that any proposed lot will have direct access to a local or collector roadway with the exception of a single proposed lot located in the southeast corner of the site. Due to the AltaGas request to be fenced off from all public accessibility and to not have their ROW sold as an easement within a lot (thereby shown as a PUL in this IASP), this has created a section of land that is only accessible from the divided and undivided arterial roads. Acceptable access to and from this lot will be discussed further during the Servicing Study and Detailed Design stages of development, as well as during further discussions with AltaGas regarding their pipeline ROW.

3.4.2 Highway 11A

The Future Highway 11A Widening, as shown on Figure 2, has been determined in consultation with Alberta Transportation. The intent of the widening is to reach a highway ROW width of 90m at the boundary of NE35 & SE35, as per the *Highway 11A Planning Study, Highway 20 – Highway 2, Final Functional Planning Report* prepared by MMM Group Limited in April 2011. The widening as shown may be impacted by the detailed highway widening design, specifically the ditch design along the south side of the new eastbound lanes.

The proposed intersection treatment for the Divided Arterial/RR280 and Highway 11A intersection is anticipated to be similar to the existing 75 Avenue/Highway 11A signalized intersection, consisting of dual-left turn lanes for westbound-to-southbound movements and dedicated left turn lanes for all other movements, as well as incorporating twinning of Highway 11A.

During discussions with Alberta Transportation, it was requested that a Roundabout investigation be completed for the new arterial road intersection with Highway 11A. This will be completed as part of the Servicing Study preparation.

3.4.3 Trail System

Trails and other multi-use corridors were established as part of the ***West QE2 Major Area Structure Plan***. In accordance with the MASP, a 3.0 meter paved trail will be located adjacent to the arterial roadways. In addition to trails, 1.5 meter wide monolithic sidewalks will be provided along one side of all collector and local roadways within the plan area. Pedestrian crossings should be provided on arterials and collectors. Properly designed pavement markings and signs should be provided to minimize collision risks.

3.4.4 Transit

The arterial and collector roadway structures will suitably accommodate transit. In general, the feasibility and viability of transit service within the plan area will be dependent on demand/use projections and may also be dependent on partnerships with area businesses. Proposed transit stops will be located along one side of collector roadways and proposed locations are identified on Figure 2. These stop locations are subject to change during preparation of the servicing study.

3.5 Major Entry Area Designation

Lots along the northern boundary of NE 35-38-28-4 are designated as a 'Major Entry Area' under the Land Use Bylaw. Any development on these lots will be subject to additional building, landscaping and signage requirements as outlined in subsection 3.12 of the Land Use Bylaw.

4. SERVICING CONCEPT

The general servicing requirements for this IASP are described below. Details regarding servicing will be addressed at the servicing study stage. Along the Divided Arterial roadway, the storm and water mains are shown on the east side of the roadway due to parallel portion of the AltaGas Ltd. ROW located in SE35 on the west side of the roadway, as well as to follow the general water main alignment approved in the SW36-NW25 IASP. The final alignments for deep utilities along the divided arterial will be reviewed during the Servicing Study and Detailed Design stages of development.

4.1 Stormwater and Drainage

The majority of the subject lands generally drain east and north, and pre-development run-off generally flows towards the natural wetland. As noted earlier, a portion of SE 35 naturally flows southward. The post-development drainage plan (Figure 3) anticipates re-grading the site so all lands within the plan boundary will flow towards the natural wetland.

The natural wetland will be incorporated into the overall system as a stormwater management facility, with enhancements as needed to provide functionality -- such as berming to the desired high water level, installation of the forebay -- as well as maintaining as much as possible the natural existing vegetation. The outlet will tie to the existing storm trunk system already constructed eastward through previous phases of Queens Business Park, with the discharge rate held to pre-development rates or to levels defined by the City of Red Deer. The construction of a forebay will transform the natural wetland into a stormwater management facility, while maintaining the integrity of the wetland, by allowing sediments and debris to settle prior to entering the pond; thereby acting as a filter for pollutants. Given the limited disturbance to the wetland, the impact on the existing Alberta Products Ltd. Pipeline running underneath the wetland will be minimal. This is the only stormwater management facility proposed for these two phases. In reviewing the potential lot grading for NE 35-38-28-4, every attempt will be made to keep the grades adjacent to the wetland at or above the required freeboard level. All building footings will be built above the high water level.

In accordance with the Eco Industrial Park Overlay District guidelines, it is anticipated that Low Impact Development techniques will be adopted by eco-industrial lots to reduce runoff from the site, enabling natural recharge and to allow for the utilization of stormwater within the properties (e.g. irrigation of landscaped areas).

Figure 3 is intended to outline the generalized drainage direction for the plan area as a whole. Detailed overland drainage for individual lots will be determined at the Servicing Study stage. Stormwater will not be allowed to drain overland through other lots.

4.2 Sanitary Sewer

All sanitary servicing for the development will be required to tie into the City of Red Deer sewer services, and new private servicing will not be permitted. As shown in Figure 4, servicing for the entire site will tie to an existing 375mm main located along 79 Street. The proposed sanitary system is not contingent on future development around the site.

The sanitary system has been designed in accordance with the report **Queens Industrial Park & Future Industrial Lands Sanitary Sewer and Storm Sewer Trunks Project**, prepared by Al-Terra Engineering Ltd., dated May 2007. In this report, it is discussed that the flows for the entire West QE2 MASP area would utilize excess capacity at 3 existing tie-ins: North Edgar, South Edgar and Gaetz/11A. The flows for this development (64 L/s) were to utilize the excess capacity in the Gaetz/11A tie-in; as such, a trunk main extension along Highway 11A is required to service the site. Currently, the sanitary trunk main servicing Queens Business Park NE & NW 36-38-28-W4 ties to the North Edgar Industrial sanitary system.

From the report, the capacity in the North Edgar tie-in was assumed to be used by Queens NE 36-38-28-W4, Queens NW 36-38-28-W4 and Queens SW 36-38-28-W4 (Jeffries IASP). Depending on the timing of the development of Queens SW 36-38-28-W4 (Jeffries IASP), Queens NE 35-38-28-W4 may be able to proceed prior to construction of the trunk extension to Gaetz Avenue. The City of Red Deer is currently reviewing the timeline to construct the trunk extension.

4.3 Water Distribution

All water servicing for the development will be required to tie into the City of Red Deer water services, and new private servicing will not be permitted. As shown in Figure 5, water servicing will be provided to this area through existing and future water mains running along 79 Street, across from Quinton drive, via a PUL located in SW 36-38-28-W4 and along the undivided arterial roadway.

Alternate or interim alignment/connections based on the surrounding development areas not being available will be addressed at the servicing study stage. Servicing stubs have been shown to the south for future development. As per the current water model study (**Queens Business Park Water Distribution System**, GENIVAR, Feb 2013), all lands to the west are not to be serviced by this system.

4.4 Shallow Utilities

General shallow utility alignments' are shown in Figure 7 with the location of these being generally based on the previously approved phases of the Queen's Business Park.

4.4.1 Power Distribution

The power distribution will consist of an underground electric distribution network which will be extended to the plan area. Power for these two quarters of land will be distributed along planned road right-of-ways and easements. The owner/developer will contact EL&P for their electrical servicing needs. The developer will be required to have whoever is responsible for planning the Boulevard landscaping in the study area to contact EL&P to coordinate their efforts and to help avoid clearance and alignment issues with planned electrical facilities.

The service will be extended from the bordering Queens Business Park. The details of tie-in locations and required easements will be determined at the subdivision approval phase.

4.4.2 Natural Gas Distribution

ATCO Gas will service the plan area. The details of tie-in locations and required easements will be determined at the subdivision approval stage.

4.4.3 Telecommunications

High capacity, high speed telecommunication infrastructure such as fibre optics will be encouraged in the plan area to maximize communication efficiencies and economic opportunities for businesses located within the subject lands.

Telus and Shaw have provided telecommunications service for Queens Business Park NE and NW 36-38-28-4, and it is anticipated this will continue into NE and SE 35-38-28-4. Coordination by Telus and Shaw is required in order to obtain the joint use of the trench with EL&P. Locations of tie-ins and required easements will be determined during the subdivision approval stage.

5. SAFETY

5.1 Emergency Services

The plan area will be serviced by Emergency Service Station No. 5 within the Johnstone Crossing neighbourhood. This Emergency Service Station is in close proximity to the plan area enabling a four (4) to five (5) minute response time, falling within the City's planning guideline for a four (4) minute travel time to a fire or medical emergency. The station also has a full-staffed vehicle ninety percent (90%) of the time.

5.2 CPTED

Crime Prevention through Environmental Design (CPTED) is a comprehensive approach to design of the built environment that can lead to reduced opportunities for crime. CPTED principles incorporate modifications to the physical environment during the planning and building phase of development and may include:

- Providing unobstructed views from buildings of the surrounding area to increase natural surveillance;
- Provide appropriate lighting for streets, trails and parks;
- Avoid landscaping that may conceal offenders;
- Encouraging use of public space by legitimate users, and avoid placing dark, and or hidden areas, near activity nodes;
- Identifying ownership by delineating private from public space through real or symbolic boundaries (e.g. low shrubbery, alternative paving stone colour and changes in grade); and
- Using physical barriers, security devices and tamper resistant materials to restrict entrance.

In addition to modifying the physical environment, CPTED also considers behavioural elements as part of a comprehensive approach to crime prevention. Fostering interactions between business to promote vigilance and control over the area, ensuring an area is being maintained and kept free of graffiti, and establishing a Block Watch programme, are all examples of community-based behaviours which complement CPTED design principles.

Queens Business Park recognizes the importance of considering principles of CPTED in its design. In order to incorporate CPTED principles at an appropriate scale, and in an effective way, such design considerations will take place at the sub-division phase. Where possible and appropriate, development within Queens Business Park will incorporate CPTED design elements

6. IMPLEMENTATION

6.1 Development Phasing

The stages of development within Queens Business Park (NE & SE 35-38-28 W4) will occur in accordance with the development phasing plan illustrated in Figure 6. However, development phasing may vary in order to more efficiently accommodate municipal servicing needs or to accommodate changing market and development trends.

As the plan area develops, the existing access from Highway 11A to the country residential property in the northeast corner will be closed. As shown in Figure 2, a 12 metre wide alternate access will be provided off the cul-de-sac in the northeast corner of the subdivision. The country residential property will be in transition as development occurs.

6.2 Amendments to This Plan

All amendments to this IASP shall be prepared in accordance with procedures as outlined in *Section 63 and 64* of the *Municipal Government Act* and *Appendix "A"* of the *City's Industrial Areas Planning Guidelines & Standards*.

Provided the intent of the IASP is maintained, minor plan adjustments to the proposed land use, boundaries or road or servicing alignments, or land use boundaries, may be incorporated where necessary without a plan amendment.



FIGURES:

Figure 1 – Existing Conditions

Figure 2 – Proposed Land Use & Roads

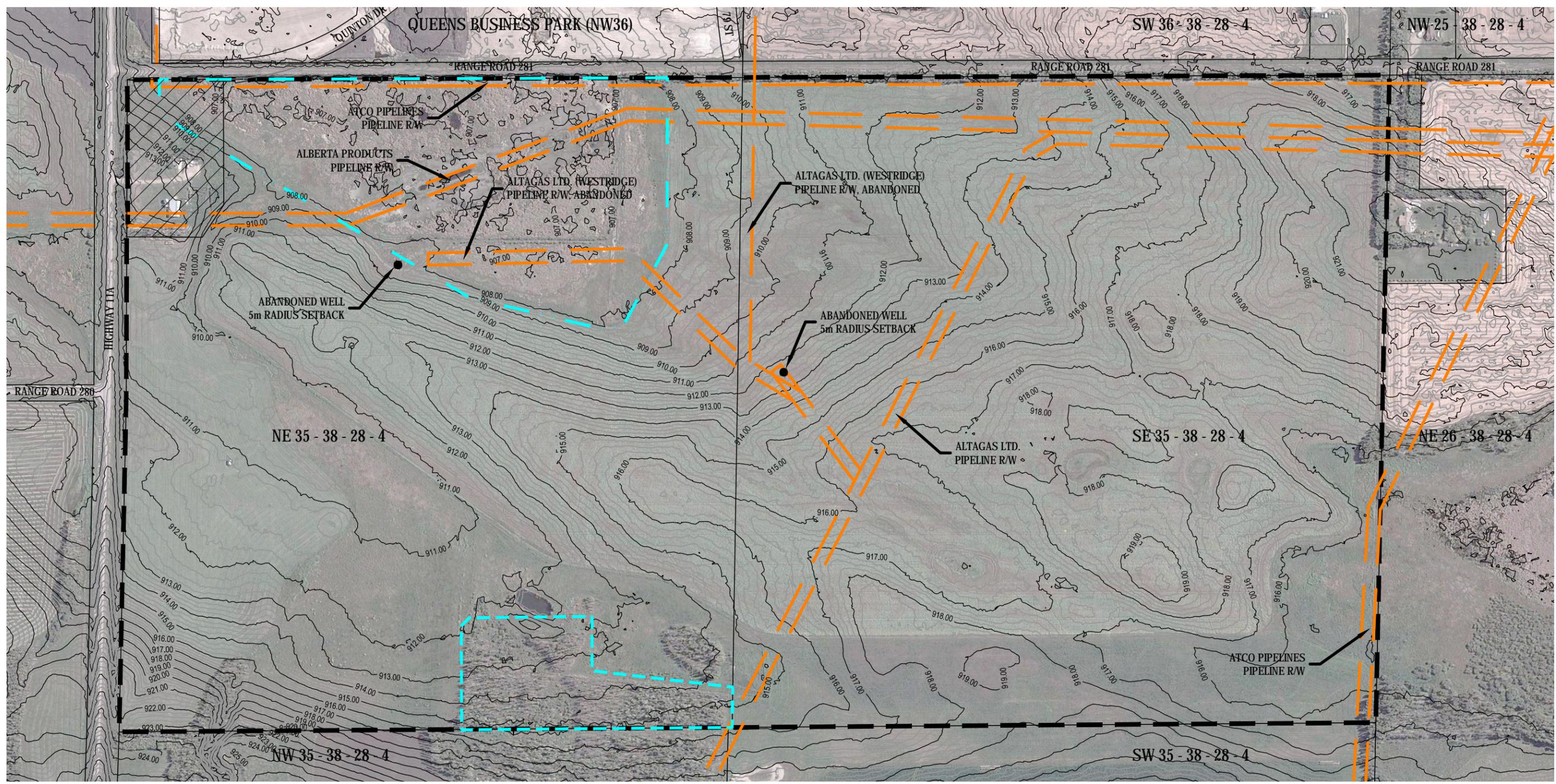
Figure 3 – Stormwater Servicing

Figure 4 – Sanitary Servicing

Figure 5 – Water Servicing

Figure 6 – Proposed Phasing

Figure 7 – Typical Road Sections



The City of Red Deer

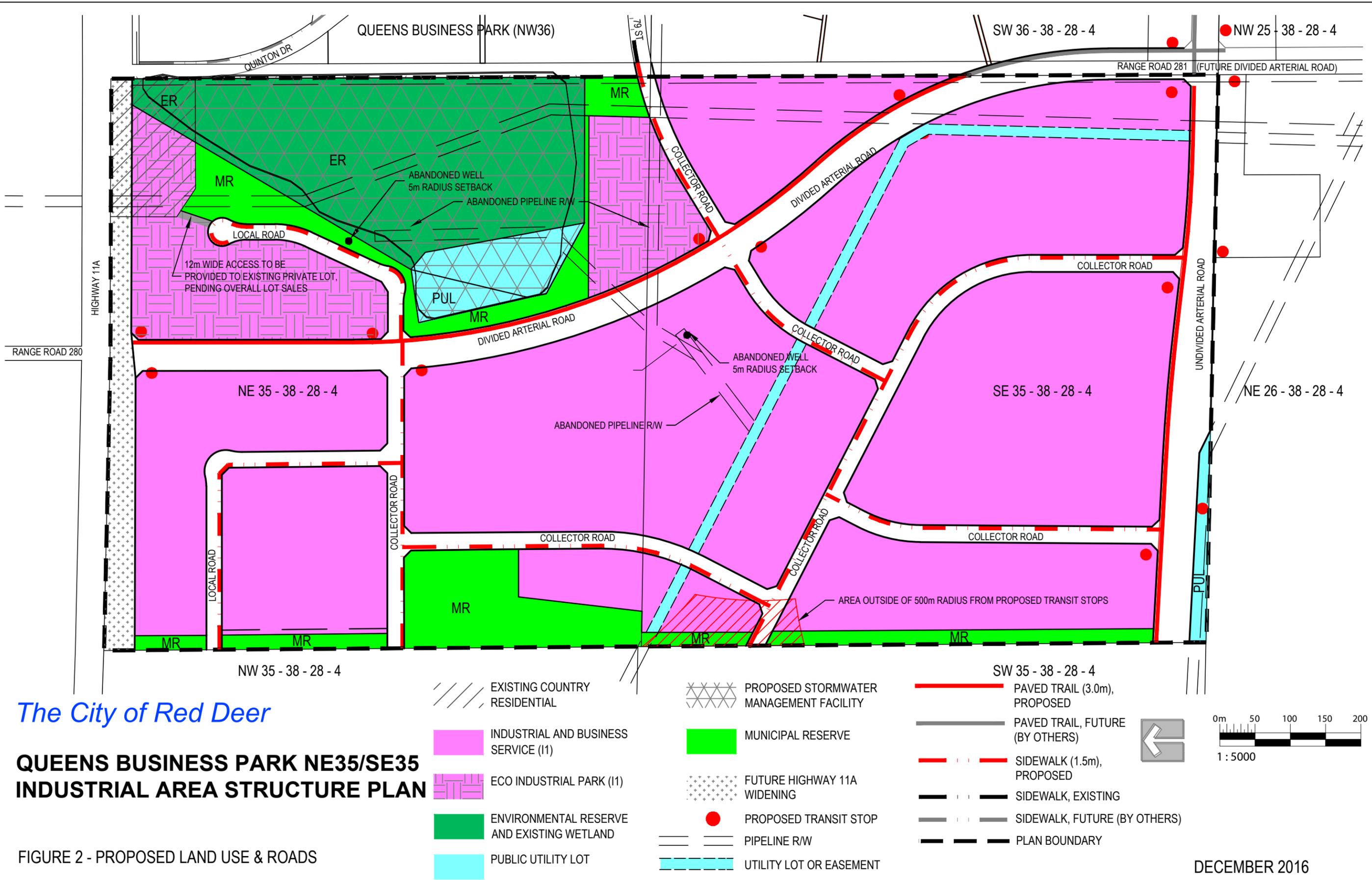
**QUEENS BUSINESS PARK NE35/SE35
 INDUSTRIAL AREA STRUCTURE PLAN**

FIGURE 1 - EXISTING CONDITIONS

	PLAN BOUNDARY		EXISTING GROUND CONTOURS, 0.25m INTERVAL (2009 LIDAR SURVEY DATA)		
	EXISTING PIPELINE R/W		EXISTING COUNTRY RESIDENTIAL LOT		
	TREES TO REMAIN AS MUNICIPAL RESERVE		WETLAND TO REMAIN AS ENVIRONMENTAL RESERVE AND STORMWATER FACILITY	1 : 5000	



AUGUST 17, 2015

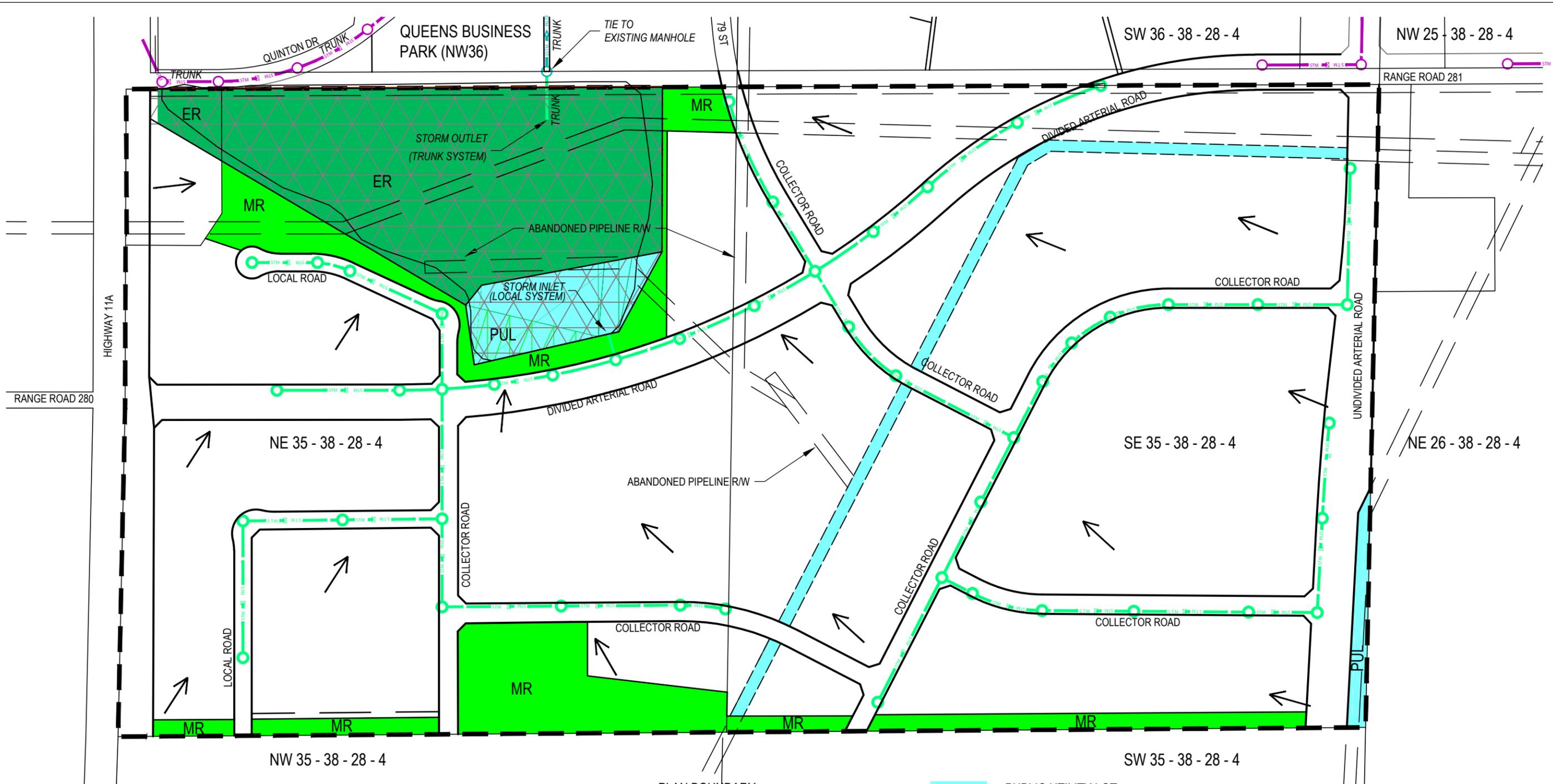


The City of Red Deer

QUEENS BUSINESS PARK NE35/SE35 INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 2 - PROPOSED LAND USE & ROADS

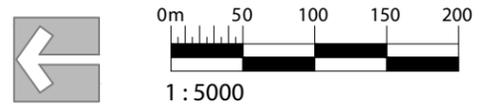
DECEMBER 2016



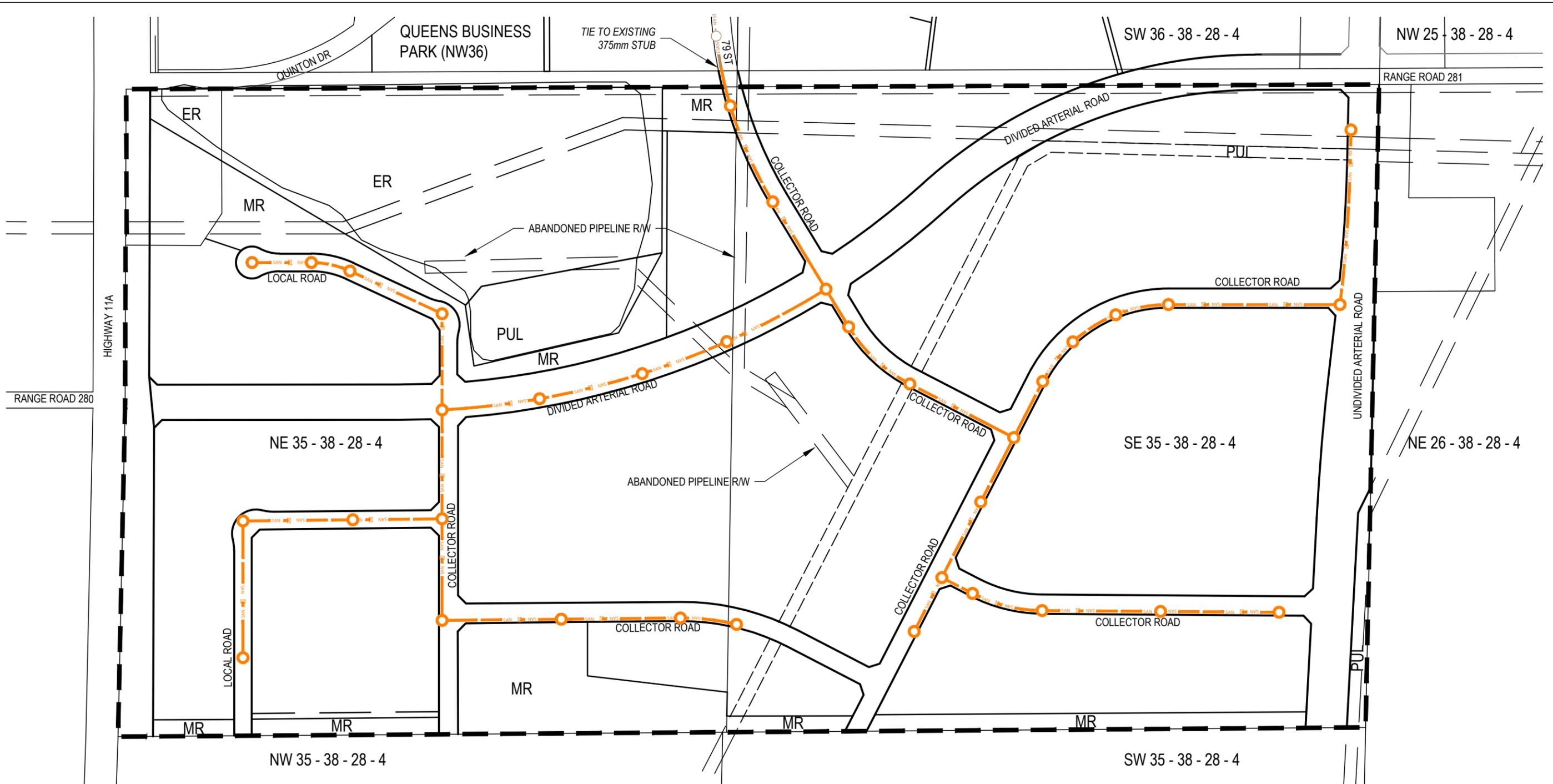
The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

FIGURE 3 - STORMWATER SERVICING

-  PLAN BOUNDARY
-  PROPOSED STORM MAIN, MANHOLE AND FLOW DIRECTION
-  EXISTING STORM MAIN, MANHOLE AND FLOW DIRECTION
-  FUTURE STORM MAIN, MANHOLE AND FLOW DIRECTION (BY OTHERS)
-  ENVIRONMENTAL RESERVE AND EXISTING WETLAND
-  PUBLIC UTILITY LOT
-  MUNICIPAL RESERVE
-  PROPOSED STORMWATER MANAGEMENT FACILITY
-  GENERAL STORMWATER FLOW DIRECTION
-  PIPELINE R/W
-  UTILITY LOT OR EASEMENT



DECEMBER 2016



The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
 INDUSTRIAL AREA STRUCTURE PLAN**

- PLAN BOUNDARY
- PROPOSED SANITARY MAIN, MANHOLE AND FLOW DIRECTION
- EXISTING SANITARY MAIN, MANHOLE AND FLOW DIRECTION

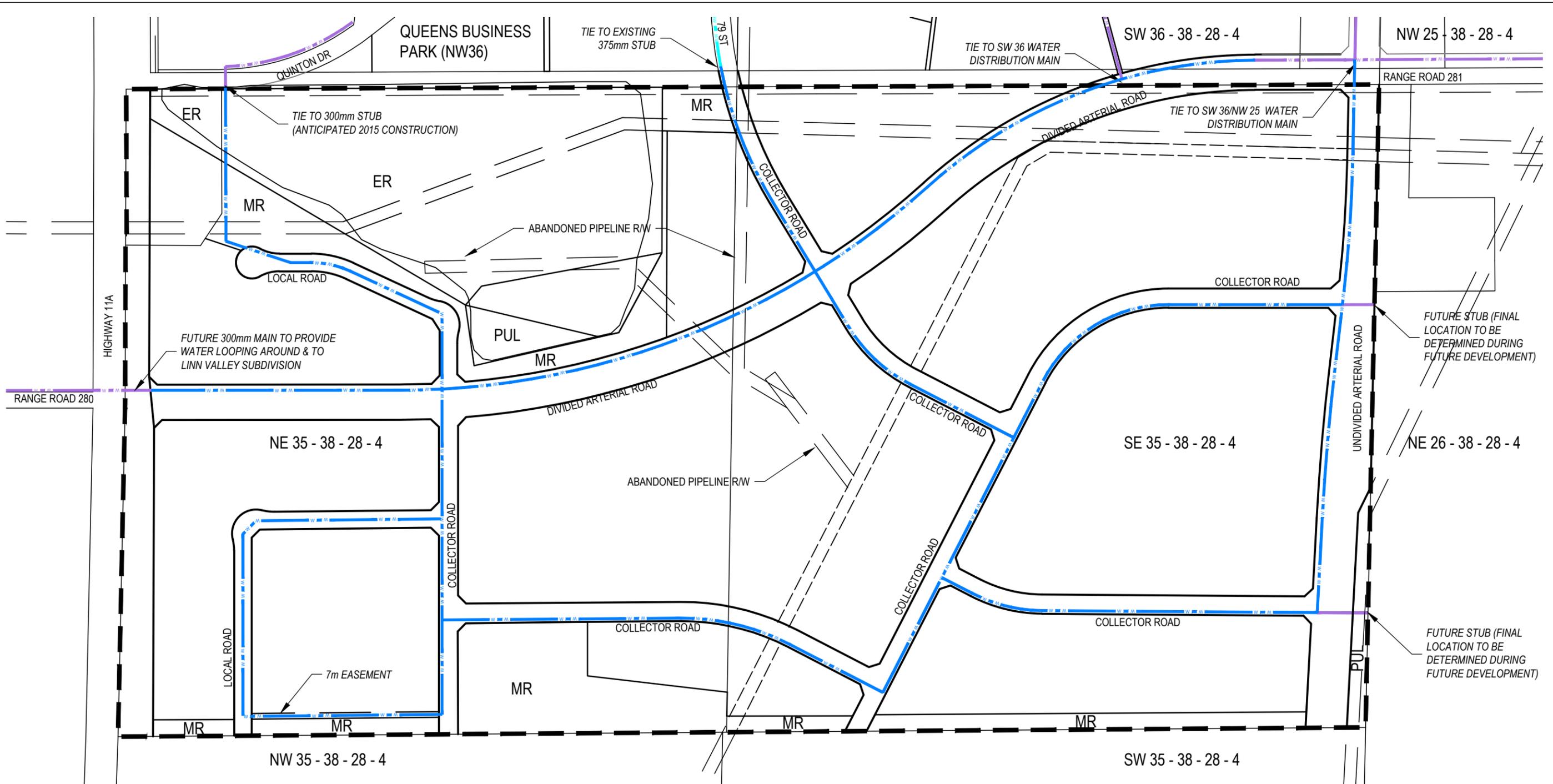
- PIPELINE RW
- UTILITY LOT OR EASEMENT

1 : 5000

FIGURE 4 - SANITARY SERVICING

NOTE: PRIOR TO FULL BUILDOUT OF THE WEST QEII MASP AREA, THE SANITARY SYSTEM WILL REQUIRE UPGRADES TO AND/OR CONSTRUCTION OF THE TRUNK LINE ALONG HIGHWAY 11A UP TO GAETZ AVENUE.

DECEMBER 2016



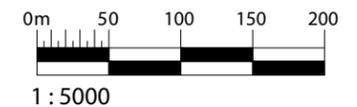
The City of Red Deer

QUEENS BUSINESS PARK NE35/SE35 INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 5 - WATER SERVICING

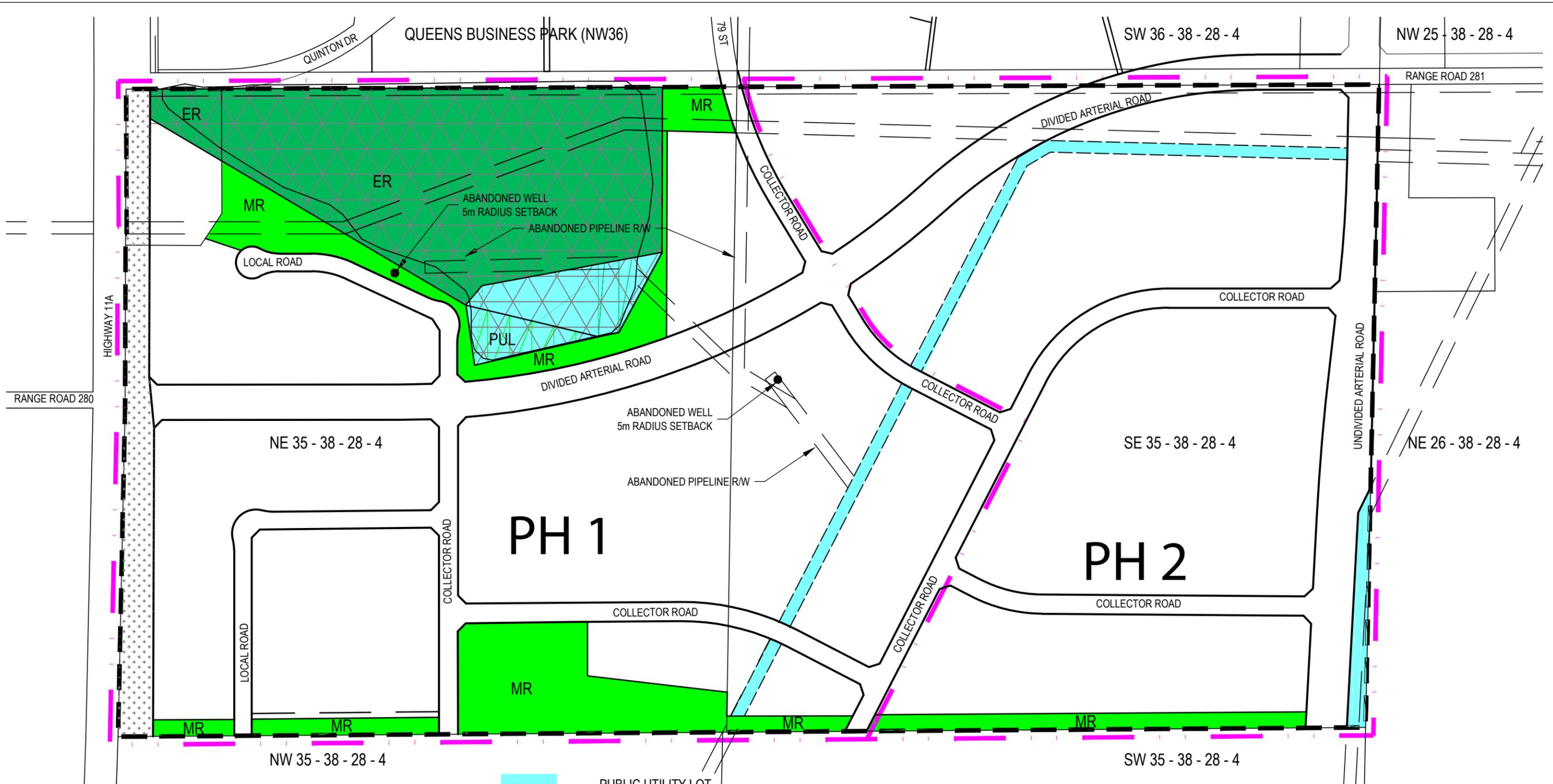
- PLAN BOUNDARY
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- FUTURE WATERMAIN (BY OTHERS)

- PIPELINE R/W
- UTILITY LOT OR EASEMENT



NOTE: WATER MODEL LIMITS END AT EAST BOUNDARY, THEREFORE NO STUBS ARE SHOWN FOR FUTURE DEVELOPMENT.

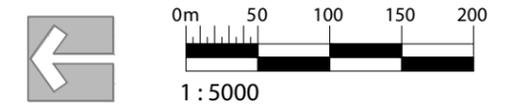
DECEMBER 2016



The City of Red Deer
**QUEENS BUSINESS PARK NE35/SE35
 INDUSTRIAL AREA STRUCTURE PLAN**

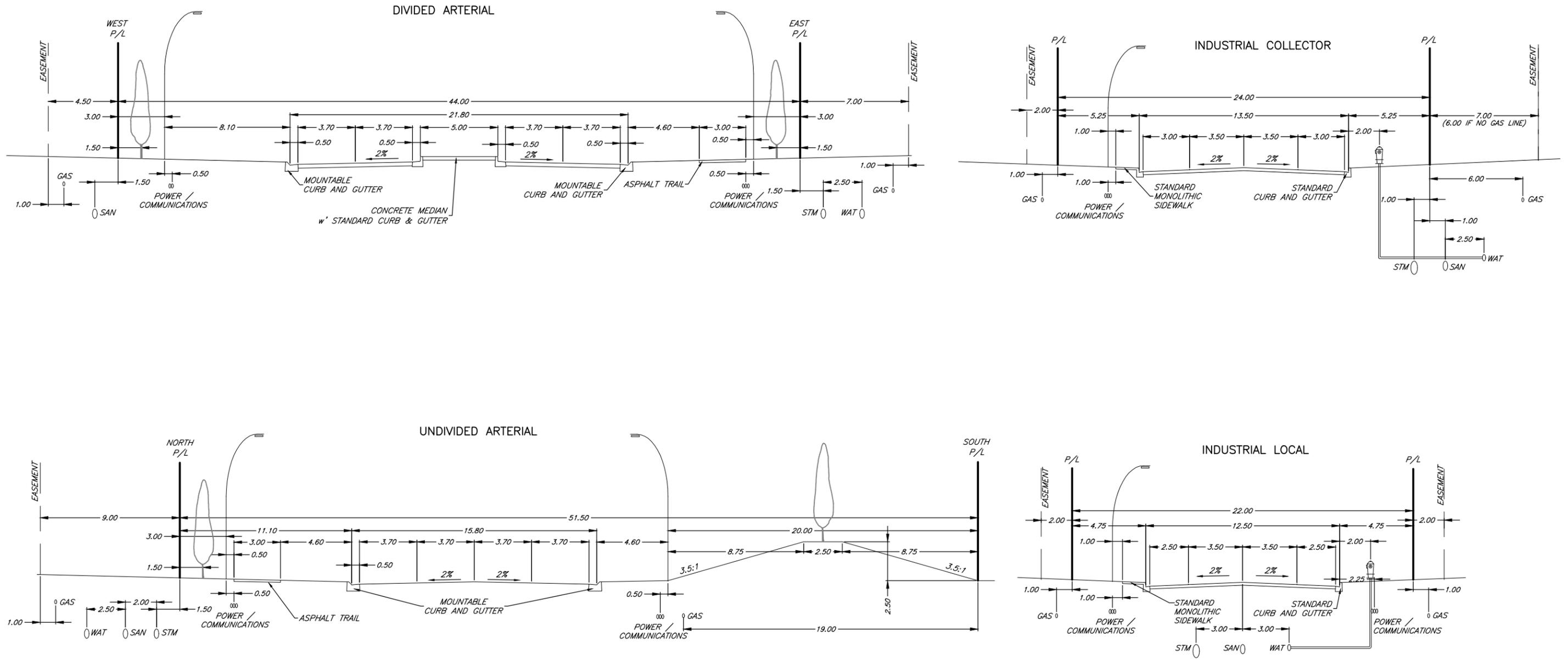
FIGURE 6 - PROPOSED PHASING

-  PUBLIC UTILITY LOT
-  ENVIRONMENTAL RESERVE AND EXISTING WETLAND
-  PROPOSED STORMWATER MANAGEMENT FACILITY
-  MUNICIPAL RESERVE
-  FUTURE HIGHWAY 11A WIDENING
-  PHASE BOUNDARY
-  PLAN BOUNDARY
-  PIPELINE R/W
-  UTILITY LOT OR EASEMENT



NOTE: ACTIVE PIPELINES ARE NOT INCLUDED IN MR DEDICATION CALCULATION

DECEMBER 2016



The City of Red Deer

**QUEENS BUSINESS PARK NE35/SE35
INDUSTRIAL AREA STRUCTURE PLAN**

FIGURE 7 - TYPICAL SECTIONS



AUGUST 17, 2015

FILE COPY

DATE: March 22, 2017
TO: Wayne Gustafson, Engineering Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Bylaw 3504/A-2017 – a bylaw to amend the Sullivan Quarter
(Water/Sanitary) Servicing Local Improvement

Reference Report:

Legislative Services, dated March 08, 2017.
Engineering Department, dated February 21, 2017

Resolution:

At the Monday, March 20, 2017 Regular Council Meeting, Council passed second and third readings of the Bylaw 3504/A-2017 – a bylaw to amend the Sullivan Quarter (Water/Sanitary) Servicing Local Improvement

Report back to Council: No.



Frieda McDougall
Manager

- c. Kelly Kloss, Development Services Director
Amber Senuk, Corporate Meeting Administrator



March 20, 2017

Secondary Suite Bylaw 3357/S-2017

Planning Department

Report Summary & Recommendation

At the Monday January 23, 2017 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated January 23, 2017 re: Secondary Suites Review hereby agrees that no change be made to the 15% allowable number of suites within a neighbourhood and directs that administration bring back a Land Use Bylaw Amendment clarifying and defining revisions to the Location Criteria.

The Planning Department recommends Council give First Reading to proposed Bylaw 3357/S-2017 to amend the Land Use Bylaw to make revisions to Part 4.7(9) in order to clarify and better define the Secondary Suite Location Criteria (referred to as planning criteria in the Land Use Bylaw) which are under the discretion of the Development Authority.

City Manager Comments:

I support the recommendation of Administration. If first reading of Bylaw 3357/S-2017 is given, a Public Hearing would then be advertised for two consecutive weeks to be held on April 18, 2017 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution:

That Council consider First Reading of Bylaw 3357/S-2017 at this time.



Report Details

Background:

At the August 29, 2016 Council resolved that Administration undertake a review of the Location Criteria under which Secondary Suites are approved and further review the 15% standard in the context of the new neighbourhood guidelines and standards. At the January 23, 2017 Council meeting, it was determined that no change be made to the 15% allowable number of suites within a neighbourhood, and that a Land Use Bylaw amendment be brought forward to make revisions to the Secondary Suite Location Criteria.

Part 4.7, Section 9, of The City's Land Use Bylaw (LUB), addresses Secondary Suites and the development regulations which guide them. The LUB lists Location Criteria (also referred to as planning criteria) for the Development Authority to consider in assessing suite applications. The Location Criteria are related to three general categories:

- 1) Design and accessibility
- 2) Location and number of suites in the area
- 3) Availability of parking

Discussion:

The Development Authority considers certain criteria to determine if the proposed location for a Secondary Suite is appropriate. Administration recognizes these criteria are often perceived as a mandatory checklist and that some criteria could be clarified. The list is intended to clarify relevant planning considerations when considering a Development Permit application for a Secondary Suite.

Administration is proposing modifications to subsection 4.7(9.8) and 4.7(9.11) to clarify which criteria are for consideration, which ones need to be met, and some additional criteria for evaluating parking and suite concentration.

Location Criteria 9.8 (c) considers the concentration of Secondary Suites within neighbourhoods. Subsection (iii) lists several density factors that can be looked at to evaluate the suitability of a suite at the discretion of the Development Authority. The following definitions, which were not presented in the January 23, 2017 Secondary Suite report, are proposed additions to Part 4.7 (9) of the Land Use Bylaw to better assist in the implementation of proposed subsection 9.8(c)(iii).

- (a) **100 metres** means Residential Buildings within a 100 metre radius of the Site (See Figure 1).
- (b) **Block** means a row of Residential Buildings which ends at the intersection of a Street or Lane, includes both sides of the Street the Site is on, and the Lane to the rear of the Site, or as determined by the Development Authority (See Figure 2).
- (c) **Street** means one end of a Street to another, as determined by street name, or as determined by the Development Authority, but shall consist of no more than 50 Residential Buildings on either side of the Site (See Figure 3).



(d) **“Row of Residential Buildings”** means a row Residential Buildings which ends at the intersection of a Street or Lane, but shall consist of no more than 10 Residential Buildings on either side of the Site (See Figure 4).

Administration will use these additional density evaluation measures to make their recommendation to the Development Authority.

Figure 1: 100 metre radius



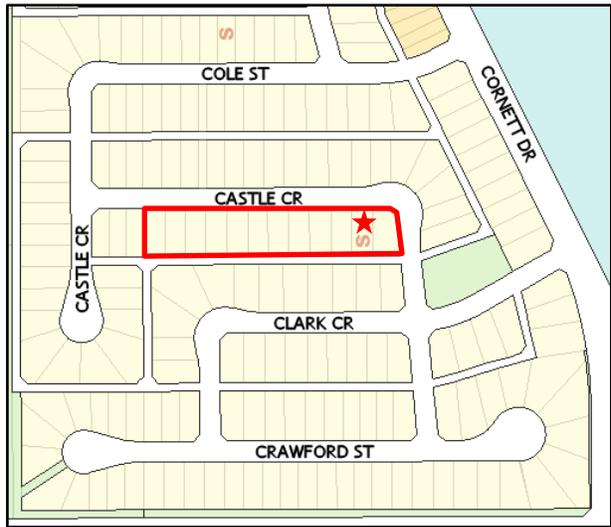
Figure 2: Block



Figure 3: Street



Figure 4: Row of Residential Buildings





The table below lists the proposed amendments to Part 4.7, Section 9 Secondary Suite Use Provisions and Development Regulations of the Land Use Bylaw.

Table 1: Proposed

Existing Land Use Bylaw 9.8	Proposed Amendments
<p>Discretion of Development Authority (9.8) In making its decision on Discretionary Use applications the Development Authority may consider any relevant planning criteria including, but not limited to:</p> <p>(a) The design and accessibility of the area surrounding the Site, by virtue of the following:</p> <ul style="list-style-type: none"> (i) the Site is located on a Street that has more than one entrance/exit, (ii) the Site has access from a Lane, or (iii) the Site is located in close proximity to a neighbourhood park or open space area, a neighbourhood commercial Site or a community trail/pathway system. <p>(b) The density of the area surrounding the Site, by virtue of any of the following:</p> <ul style="list-style-type: none"> (i) the developments in the area surrounding the Site consist largely of Detached Dwelling Units, (ii) the residential developments in the area surrounding the Site consist largely of a lot area minimum of 360.0 m², (iii) the number and location of Secondary Suites in the area surrounding the Site, or (iv) the number and location of Semi-detached Dwelling Units, Multiple Family Buildings, and Multi-attached Buildings in the area surrounding the Site. <p>(c) The availability of on-Street parking, by virtue of the following:</p> <ul style="list-style-type: none"> (i) Corner Site locations, (ii) residential development located on only one side of the Street and where parking is allowed on the other side, (iii) a Side Boundary of the Site abuts a Municipal Reserve Site, in which on-Street parking is allowed, which is not less than 10.0 m wide. (iv) any portion of the Front Boundary of the Site is located across the Street 	<p>Discretion of Development Authority (9.8) In making its decision on Discretionary Use applications the Development Authority may consider any relevant planning criteria including, but not limited to:</p> <p>(a) <u>The design and accessibility of the area surrounding the Site, in consideration of the following:</u></p> <ul style="list-style-type: none"> <u>(i) the Site is located in an area that can provide additional on-street parking options, such as a location within close proximity to a neighbourhood park or open space area, a neighbourhood commercial Site or a community trail/pathway system</u> <p>(b) The density of the area surrounding the Site, <u>in consideration of the following:</u></p> <ul style="list-style-type: none"> (i) the developments in the area surrounding the Site consist largely of Detached Dwelling Units, (ii) the residential developments in the area surrounding the Site consist largely of a lot area minimum of 360.0 m², (iii) <u>the number and location of Secondary Suites:</u> <ol style="list-style-type: none"> <u>1. within 100 metres of the Site;</u> <u>2. within the Block;</u> <u>3. within the Street; and</u> <u>4. within the Row of Residential Buildings, or</u> (iv) the number and location of Semi-detached Dwelling Units, Multiple Family Buildings, and Multi-attached Buildings in the area surrounding the Site. <p>(c) The availability of on-Street parking, in consideration of the following:</p> <ul style="list-style-type: none"> (i) Corner Site locations, (ii) residential development on only one side of the Street and parking allowed on the other side of the



Existing Land Use Bylaw 9.8	Proposed Amendments
<p>from a Site zoned (PS) Public Service District or from a Municipal Reserve Site either of which is not less than 10.0 m wide, or</p> <p>(v) a Side Boundary or Rear Boundary of the Site abuts, or is within 10.0 m of the Boundary of a Site zoned Commercial or Industrial.</p>	<p>Street,</p> <p>(iii) <u>adjacent residential development does not consist largely of front attached garages and driveways.</u></p> <p>(iv) a Side Boundary of the Site abuts a Municipal Reserve Site, along which on-Street parking is allowed, which is not less than 10.0 m wide,</p> <p>(v) any portion of the Front Boundary of the Site is located across the Street from a Site zoned (PS) Public Service District or from a Municipal Reserve Site either of which is not less than 10.0 m wide, or</p> <p>(vi) a Side Boundary or Rear Boundary of the Site abuts, or is within 10.0 m of the Boundary of a Site zoned Commercial or Industrial.</p> <p>Development Regulations</p> <p>(9.11) The following regulations apply to all Permitted Use and Discretionary Use Secondary Suites, unless varied by the Development Authority:</p> <p>(d) <u>the Site, must meet one of the following requirements:</u></p> <ul style="list-style-type: none"> (i) the Site is located on a Street that has more than one entrance/exit, (ii) the Site has access from a Lane, or (iii) the Site is a Corner Site. <p>Definitions</p> <p>(9.1)(A) For the purpose of 9.8(b)(iii) the following definitions shall apply:</p> <p>100 metres” means Residential Buildings within a 100 metre radius of the Site.</p> <p>“Block” means a row of Residential Buildings which ends at the intersection of a Street or Lane, includes both sides of the Street the Site is on, and the Lane to the rear of the Site, or as determined by the Development Authority.</p> <p>“Street” means one end of a Street to another, as determined by street name, or as determined by the Development Authority, but shall consist of no more than 50 Residential Buildings on either side of the Site.</p> <p>“Row of Residential Buildings” means a row Residential Buildings which ends at the intersection of a Street or Lane, but shall consist of no more than 10 Residential Buildings on either side of the Site.</p>

**Dialogue**

This Secondary Suite Land Use Bylaw Amendment will be presented to the Municipal Planning Commission for endorsement.

Analysis:

Administration is proposing modifications to subsection 4.7(9.8) and 4.7(9.11) to clarify which criteria are for consideration, which ones need to be met and also some additional criteria for evaluating parking and suite concentration. Administration also proposes adding definitions to Section 4.7 (9) that can help evaluate suite concentration in a neighbourhood. These modifications may help in mitigating some of the potential traffic, parking, and suite concentration concerns.

The Planning Department recommends Council give First Reading to proposed Bylaw 3357/S-2017 to amend the Land Use Bylaw to make revisions to Part 4.7 (9) in order to clarify and better define the Secondary Suite Location Criteria.

BYLAW NO. 3357/S – 2017

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

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

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

1. Section 4.7 (9) is amended by adding the following subsection (9.1)(A):

Definitions

For the purpose of 9.8 (b)(iii)the following definitions shall apply:

“100 metres” means Residential Buildings within a 100 metre radius of the Site.

“Block” means a row of Residential Buildings which ends at the intersection of a Street or Lane, includes both sides of the Street the Site is on, and the Lane to the rear of the Site, or as determined by the Development Authority.

“Street” means one end of a Street to another, as determined by street name, or as determined by the Development Authority, but shall consist of no more than 50 Residential Buildings on either side of the Site.

“Row of Residential Buildings” means a row Residential Buildings which ends at the intersection of a Street or Lane, but shall consist of no more than 10 Residential Buildings on either side of the Site.

2. Section 4.7 (9.1) is amended by renumbering it to (9.1)(B).
3. Section 4.7(9.8)(a) is amended to read the following:
 - (a) The design and accessibility of the area surrounding the Site, in consideration of the following:
 - (i) the Site is located in an area that can provide additional on-Street parking options, such as a location within close proximity to a neighbourhood park or open space area, a neighbourhood commercial Site or a community trail/pathway system.

4. Section 4.7(9.8)(b) is amended to read the following:
- (b) The density of the area surrounding the Site, in consideration of the following:
 - (i) the developments in the area surrounding the Site consist largely of Detached Dwelling Units,
 - (ii) the residential developments in the area surrounding the Site consist largely of a lot area minimum of 360.0 m²,
 - (iii) the number and location of Secondary Suites:
 - 1. within 100 metres of the Site;
 - 2. within the Block;
 - 3. within the Street; and
 - 4. within the Row of Residential Buildings, or
 - (iv) the number and location of Semi-detached Dwelling Units, Multiple Family Buildings, and Multi-attached Buildings in the area surrounding the Site.
5. Section 4.7(9.8)(c) is amended to read the following:
- (c) The availability of on-Street parking, in consideration of the following:
 - (i) Corner Site locations,
 - (ii) residential development on only one side of the Street and parking allowed on the other side of the Street,
 - (iii) adjacent residential developments do not consist largely of front attached garages and driveways,
 - (iv) a Side Boundary of the Site abuts a Municipal Reserve Site, along which on-Street parking is allowed, which is not less than 10.0 m wide,
 - (v) any portion of the Front Boundary of the Site is located across the Street from a Site zoned (PS) Public Service District or from a Municipal Reserve Site either of which is not less than 10.0 m wide, or
 - (vi) a Side Boundary or Rear Boundary of the Site abuts, or is within 10.0 m of the Boundary of a Site zoned Commercial or Industrial.
6. Section 4.7 (9.11) is amended by adding the following subsection (9.11)(d):
- the Site must meet one of the following requirements:
- (i) the Site is located on a Street that has more than one entrance/exit,

- (ii) the Site has access from a Lane, or
- (iii) the Site is a Corner Site.

READ A FIRST TIME IN OPEN COUNCIL this day of 2017.

READ A SECOND TIME IN OPEN COUNCIL this day of 2017.

READ A THIRD TIME IN OPEN COUNCIL this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

FILE COPY

Council Decision – March 20, 2017

DATE: March 22, 2017
TO: Kim Fils-Aime, Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/S-2017 – Secondary Suites

Reference Report:

Planning Department, dated March 20, 2017.

Bylaw Reading:

At the Monday, March 20 Regular Council Meeting, Council gave first reading to Bylaw 3357/S-2017, a Land Use Bylaw Amendment to revise Part 4.7(9) to clarify and better define the Secondary Suite Location Criteria.

Report back to Council: Yes.

Comments/Further Action:

This office will advertise for a Public Hearing to be held on Tuesday, April 18 2017 at 6:00 p.m. during Council's regular meeting.



Frieda McDougall
Manager

- c. Erin Stuart, Inspections & Licensing Manager
Emily Damberger, Planning Services Manager
Tara Lodewyk, Planning Services Director
Amber Senuk, Corporate Meeting Administrator

MUNICIPAL PLANNING COMMISSION

Date: March 15, 2017
To: Red Deer City Council
From: Municipal Planning Commission
Subject: Proposed Land Use Bylaw Amendment – 3357/S-2017

At the March 15, 2017 meeting of the Municipal Planning Commission, the Commission discussed the proposed Land Use Bylaw Amendment – 3357/S-2017.

The following motion was introduced and passed:

Resolved that the Municipal Planning Commission, having considered the report dated March 15, 2017, hereby endorses the proposed Bylaw 3357/S-2017 to amend the Land Use Bylaw to make revisions to Part 4.7(9) in order to clarify and better define the Secondary Suite Location Criteria (referred to as planning criteria in the Land Use Bylaw) which is under the discretion of the Development Authority.

The above is submitted for Council's consideration.

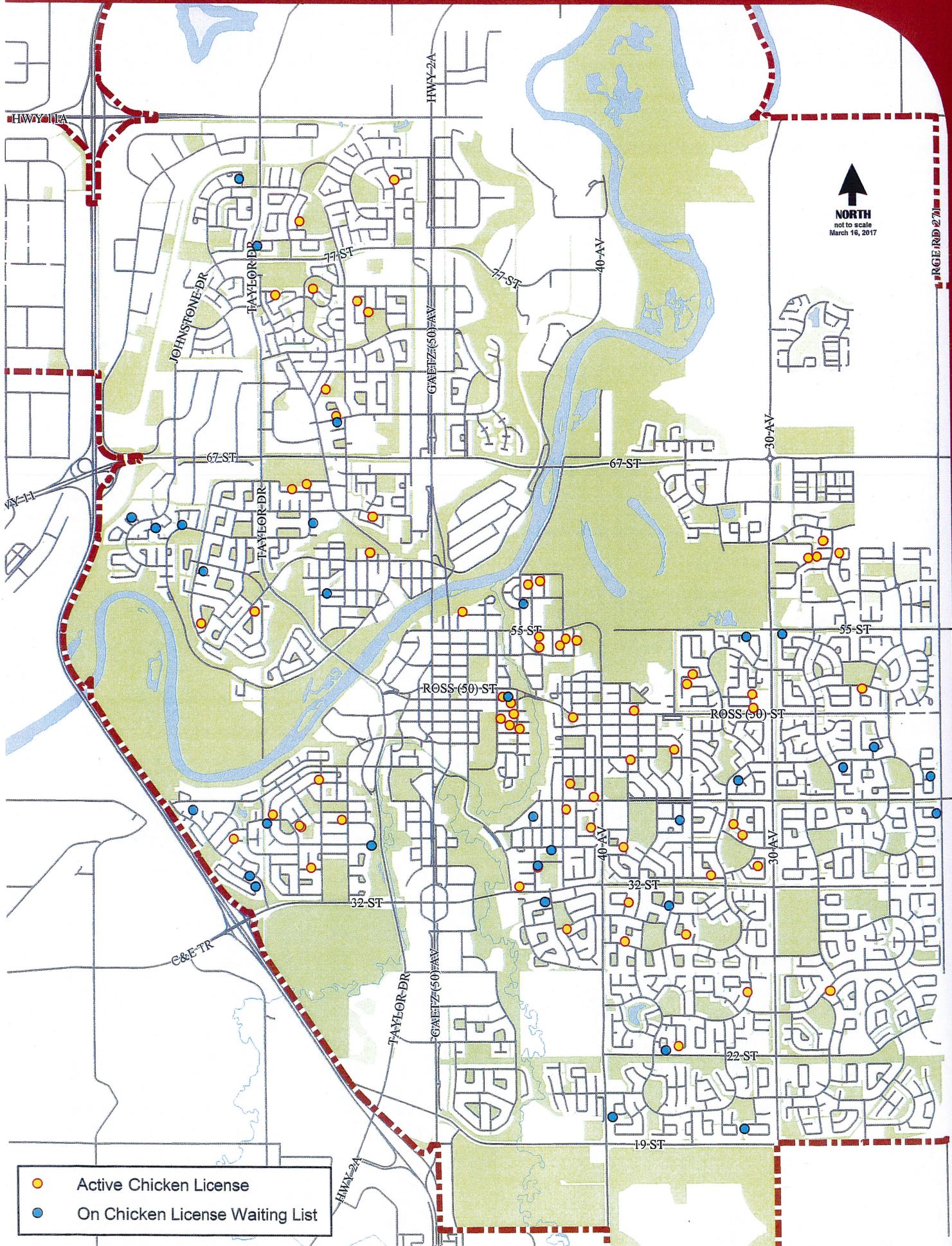
Respectfully submitted,



Councillor Dianne Wyntjes
Acting Chair, Municipal Planning Commission

c: Tara Lodewyk, Director of Planning Services
Kimberly Fils-Aimes, Planner

Chicken Licenses



NORTH
not to scale
March 16, 2017

- Active Chicken License
- On Chicken License Waiting List



March 20, 2017

Repeal of Campaign Contribution and Expense Disclosure Bylaw 3492/2013

Legislative Services

Report Summary & Recommendation:

Pursuant to the changes made to the *Local Authorities Election Act* (LAEA) in 2013, The City's Campaign Contribution and Expense Disclosure Bylaw has been reviewed and deemed to be redundant. Repeal of the Bylaw is recommended.

City Manager Comments:

I support the recommendation of Administration. If Bylaw 3590/2017 is given first reading, this bylaw will come back to Council for second and third readings at the April 3, 2017 Council Meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider First Reading of Bylaw 3590/2017 at this time.

Report Details

Background:

In 2007, Council passed its first Campaign Contribution and Expense Disclosure Bylaw. The purpose of the Bylaw was to support transparency and accountability and was endorsed by Red Deer City Council, Red Deer Public School District #104 and the Red Deer Catholic Regional Division #39. The City has had a Campaign and Expense Disclosure bylaw since that time.

Legislation:

Prior to 2013, the adoption of a bylaw was optional. In 2013, section 147 of the *Local Authorities Election Act* was added, compelling municipal candidates to disclose contributions and expenses. At that time, the legislation also allowed for a school board to pass its own bylaw in this regard.

**Discussion:**

The Red Deer Public School District #104 and the Red Deer Catholic Regional Division #39 are currently passing their own bylaws to require the disclosure of campaign contributions and expenses for School Trustee candidates in the 2017 election.

The City of Red Deer does not usually adopt legislation by bylaw that has already been established by another order of government. The Campaign Contribution and Expense Disclosure Bylaw was originally adopted for the purposes of candidate understanding and clarity; however, with the changes to the legislation in 2013 and in anticipation of the stand-alone bylaws being adopted by the respective school boards, The City's bylaw is no longer required. The requirements for campaign contributions and expense reporting are sufficiently outlined in the LAEA.

Recommendation:

That Council consider pass Bylaw 3590/2017 repealing the Campaign Contribution and Expense Disclosure Bylaw 3492/2013.

FILE COPY

Council Decision – March 20, 2017

DATE: March 22, 2017
TO: Samantha Rodwell, Deputy City Clerk
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Repeal of Campaign Contribution and Expense Disclosure
Bylaw 3492/2013

Reference Report:

Legislative Services Department, dated March 20, 2017.

Bylaw Reading:

At the Monday, March 20, 2017 Regular Council Meeting, Council gave first reading to Bylaw 3590/2017, a bylaw to repeal the Campaign Contribution and Expense Disclosure Bylaw #3592/2013.

Report back to Council: Yes. This Bylaw will come back for consideration of second and third readings at the Monday, April 3, 2017 Council Meeting.



Frieda McDougall
Manager

c. Corporate Meeting Administrator



February 8, 2017

Capital Budget Borrowing Bylaws

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

On January 9, 2017 Council gave third reading to a series of Borrowing Bylaws. Following adoption of the Bylaws, it was identified that the advertising requirements had not been met. As a result, second and third readings of these Bylaws are not valid.

In accordance with Section 606 of the Municipal Government Act, Bylaws 3580/2016, 3581/2016, 3582/2016, 3583/2016 and Bylaw 3557/A-2016 were required to be advertised for two consecutive weeks. Revised advertisements were placed in the Red Deer Advocate on February 10, 2017 and February 17, 2017. No petitions on any of the bylaws have been received.

In accordance with Section 258(5)(c) of the Municipal Government Act, Bylaw 3561/A-2016 did not require advertising.

It is recommended that:

Council consider second and third readings for the following Borrowing Bylaws:

- 3580/2016 – Taylor Drive Intersection Improvements from 19 St. to 28 St.
- 3581/2016 – 2017 Recreation Projects
- 3582/2016 – Storm Offsite Projects
- 3583/2016 – Roads Offsite Projects

That Council consider second and third readings for the following Borrowing Bylaw Amendments:

- 3557/A-2016 – 67 Street Corridor Improvement Project
- 3561/A-2016 – Central Park Servicing (Water) Project

BYLAW NO. 3580/2016
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$3,057,000 for the purpose of financing the Taylor Drive Intersection Improvements from 19 St to 28 St.

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the Taylor Drive Intersection Improvements from 19 St to 28 St project.
- C. The total cost of the project is estimated to be \$3,057,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$ 000,000
Grants	000,000
Debentures	<u>3,057,000</u>
Total Cost	<u>\$ 3,057,000</u>

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$3,057,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the borrowing is \$243,950,702.36 and no part of the principal or interest is in arrears.

- G. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Taylor Drive Intersection Improvements – from 19 St to 28 St, the sum of THREE MILLION AND FIFTY-SEVEN THOUSAND DOLLARS (\$3,057,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Taylor Drive Intersection Improvements – from 19 St to 28 St project.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 5.847%.
4. The indebtedness is to be repaid by way of revenue raised through Municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 23 day of November 2016.

READ SECOND TIME IN OPEN COUNCIL this day of 2017.

READ THIRD TIME IN OPEN COUNCIL this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

BYLAW NO. 3581/2016
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$5,859,000 for the purpose of financing the 2017 Recreation Projects:

- a. Bower Ponds Node Enhancements (\$1,359,000)**
- b. Central Elementary School Site Building (\$4,500,000)**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the 2017 Recreation Projects.
- C. The total cost of the projects are estimated to be \$8,859,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$ 375,000
Other – 3 rd Party Rev	2,625,000
Debentures	<u>5,859,000</u>
Total Cost	<u>\$ 8,859,000</u>

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$5,859,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the borrowing is \$243,950,702.36 and no part of the principal or interest is in arrears.

- G. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the 2017 Recreation Projects, the sum of FIVE MILLION EIGHT HUNDRED AND FIFTY-NINE THOUSAND DOLLARS (\$5,859,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the 2017 Recreation Projects.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 5.847%.
4. The indebtedness is to be repaid by way of revenue raised through Municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 23 day of November 2016.

READ SECOND TIME IN OPEN COUNCIL this day of 2017.

READ THIRD TIME IN OPEN COUNCI this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

BYLAW NO. 3582/2016
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$7,516,000.00 for the purpose of financing the Storm Offsite Projects:

- a. Queens Business Park (QBP) (SW36) Trunk (96-Pond 15) & Pond 15 (\$1,936,000)**
- b. Area 1: Hazlett Lake – Overflow Drainage Route Improvements (\$305,000)**
- c. Area 1: Hazlett Lake Trunk and outfall at Red Deer River (2400m) (\$5,275,000)**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the Storm Offsite Projects.
- C. The total cost of the projects are estimated to be \$7,516,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$ 000,000
Grants	000,000
Debentures	<u>7,516,000</u>
Total Cost	\$ 7,516,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$7,516,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the borrowing is \$243,950,702.36 and no part of the principal or interest is in arrears.

G. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Storm Offsite Projects, the sum of SEVEN MILLION FIVE HUNDRED AND SIXTEEN THOUSAND DOLLARS (\$7,516,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Storm Offsite Projects.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 5.847%.
4. The indebtedness is to be repaid by way of revenue raised through Offsite Levies and Municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 23 day of November 2016.

READ SECOND TIME IN OPEN COUNCIL this day of 2017.

READ THIRD TIME IN OPEN COUNCIL this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

BYLAW NO. 3583/2016
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA

(the "Municipality")

This bylaw authorizes the Council of the Municipality to borrow monies by the issuance of debenture(s) in the amount of \$6,430,000 for the purpose of financing the Roads Offsite Projects:

- a. **32 St (Daines Ave to 20 Ave) – 4 Lanes Design & Pregrading 2017 (\$1,020,000).**
- b. **Road 6: Taylor Drive / Hwy 11A Intersection Improvements in 2019, Construction of Interchange (\$560,000).**
- c. **Area 6: Ross Street from 20 Ave to 10 Ave first 2 lanes. 2017 construction East 580 m & 2030 construct balance of rdwy East to 10 Ave (1000 m) (\$4,850,000).**

WHEREAS:

- A. Section 251 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (the 'MGA') provides that a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.
- B. The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *MGA* to authorize the financing, undertaking and completion of the Roads Offsite Projects.
- C. The total cost of the projects are estimated to be \$6,430,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$ 000,000
Grants	000,000
Debentures	<u>6,430,000</u>
Total Cost	\$ 6,430,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$6,430,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
- E. The estimated lifetime of the projects financed under this by-law is equal to, or in excess of 30 years.
- F. The principal amount of the outstanding debt of the Municipality as at the date of the borrowing is \$243,950,702.36 and no part of the principal or interest is in arrears.

G. All required approvals for the projects have been or will be obtained, and the projects are and will be in compliance with all *Acts* and *Regulations* of the Province of Alberta.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. That for the purpose of the Roads Offsite Projects, the sum of SIX MILLION FOUR HUNDRED AND THIRTY THOUSAND DOLLARS (\$6,430,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Roads Offsite Projects.
3. The Municipality shall repay the indebtedness according to the repayment structure negotiated with the lender which shall be equal semi-annual or annual payments of combined principal and interest installments not to exceed THIRTY (30) years calculated at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing and not to exceed 5.847%.
4. The indebtedness is to be repaid by way of revenue raised through Roads Offsite levies and Municipal property tax and the Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the bylaw shall be applied only to the projects specified by this bylaw. The amount borrowed under this bylaw shall not exceed the amount approved in a capital budget for the project.
7. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 23 day of November 2016.

READ SECOND TIME IN OPEN COUNCIL this day of 2017.

READ THIRD TIME IN OPEN COUNCIL this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

BYLAW NO. 3557/A-2016
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA
(the "Municipality")

Being a bylaw to amend Borrowing Bylaw No. 3557/2015 by increasing the borrowing authority by \$1,214,000 to a total of \$8,869,000.

WHEREAS:

- A. In 2015 The City passed Bylaw 3557/2015 to borrow the sum of \$7,655,000 for the purpose of financing the 67 Street Corridor Improvement Project.
- B. Because of an expanded scope for the project, which includes an Entrance/Gateway feature at Hwy 2/67 St entrance into Red Deer, The City needs to borrow an additional \$1,214,000.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1. Preamble paragraphs C and D of Bylaw 3557/2015 are deleted and replaced with the following new preamble paragraphs:
 - C. The total cost of the project is estimated to be \$12,027,000 and the Municipality estimates the following funding sources will be applied to the projects:

Reserves	\$ 323,000
Grants	2,835,000
Debentures	<u>8,869,000</u>
Total Cost	\$12,027,000

- D. In order to complete the projects it will be necessary for the Municipality to borrow the sum of \$8,869,000 for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

- 2. In paragraph 1, the words “SEVEN MILLION SIX HUNDRED AND FIFTY-FIVE THOUSAND DOLLARS (\$7,655,000)” are deleted and replaced with the words “EIGHT MILLION EIGHT HUNDRED AND SIXTY-NINE THOUSAND DOLLARS (\$8,869,000).
- 3. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 23 day of November 2016.

READ SECOND TIME IN OPEN COUNCIL this day of 2017.

READ THIRD TIME IN OPEN COUNCI this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

BYLAW NO. 3561/A-2016
OF THE CITY OF RED DEER
IN THE PROVINCE OF ALBERTA
(the "Municipality")

Being a bylaw to amend Borrowing Bylaw No. 3561/2015 by increasing the borrowing authority by \$153,000 to a total of \$1,375,000.

WHEREAS:

- A. In 2015 The City passed Bylaw 3561/2015 to borrow the sum of \$1,222,000 for the purpose of financing the Central Park Servicing (Water) Project.
- B. In order to complete the Central Park Servicing (Water) Project, and because of estimated cost increases, the City needs to borrow an additional \$153,000.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. Preamble paragraphs C and D of Bylaw 3561/2015 are deleted and replaced with the following new preamble paragraphs:
 - C. The total cost of the project is estimated to be \$1,375,000 and the Municipality estimates the following funding sources will be applied to the project:

Debentures	<u>\$1,375,000</u>
Total Cost	<u>\$1,375,000</u>
 - D. In order to complete the project it will be necessary for the Municipality to borrow the sum of \$1,375,000, for a period not to exceed 30 years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.
2. In paragraph 1, the words "ONE MILLION TWO HUNDRED AND TWENTY-TWO THOUSAND DOLLARS (\$1,222,000)" are deleted and replaced with the words

“ONE MILLION THREE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$1,375,000).

3. This bylaw comes into force on the date it is passed.

READ FIRST TIME IN OPEN COUNCIL this 23 day of November 2016.

READ SECOND TIME IN OPEN COUNCIL this day of 2017.

READ THIRD TIME IN OPEN COUNCIL this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

MAYOR

CITY CLERK

DATE: March 22, 2017
TO: Dean Krejci, Chief Financial Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Capital Budget Borrowing Bylaws #3580/2016, 3581/2016,
3582/2016, 3583/2016, 3557/A-2016, 3561/A-2016

FILE COPY

Reference Report:

Legislative Services dated February 8, 2017.

Bylaw Reading:

At the Monday, March 20, 2017 Regular Council Meeting, Council gave second and third reading to Bylaw 3580/2016 (a borrowing bylaw in the amount of \$3,057,000 for Taylor Drive Intersection Improvements).

At the Monday, March 20, 2017 Regular Council Meeting, Council gave second and third reading to Bylaw 3581/2016 (a borrowing bylaw in the amount of \$5,859,000 for 2017 Recreation Projects).

At the Monday, March 20, 2017 Regular Council Meeting, Council gave second and third reading to Bylaw 3582/2016 (a borrowing bylaw in the amount of \$7,516,000 for Storm Offsite Projects).

At the Monday, March 20, 2017 Regular Council Meeting, Council gave second and third reading to Bylaw 3583/2016 (a borrowing bylaw in the amount of \$6,430,000 for Roads Offsite Projects).

At the Monday, March 20, 2017 Regular Council Meeting, Council gave second and third reading to Bylaw 3557/A-2016 (a borrowing bylaw to increase the borrowing authority of Bylaw 3557/2015 by \$1,214,000 to a total of \$8,869,000 for 67 St Corridor Improvements).

At the Monday, March 20, 2017 Regular Council Meeting, Council gave second and third reading to Bylaw 3561/A-2016 (a borrowing bylaw to increase the borrowing authority of Bylaw 3561/2015 by \$153,000 to a total of \$1,375,000 for Central Park Servicing (Water) Project

Report back to Council: No.



Frieda McDougall
Manager

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- c. Wayne Gustafson, Engineering Services Manager
Kelly Kloss, Development Services Director
Amber Senuk, Corporate Meeting Support



March 8, 2017

Chicken Bylaw Amendment No. 3517/A-2017 to Increase Cap on Number of Licenses – Supplementary Report

Inspections & Licensing

Report Summary & Recommendation:

Administration has prepared a bylaw amendment to the existing *Chicken Bylaw* for Council's consideration. This amendment will increase the cap on the number of Chicken Licenses available to Red Deer residents.

Administration recommends that Council give second and third readings to Bylaw 3517/A-2017, a Bylaw to amend the *Chicken Bylaw* to increase the cap on the number of licenses that may be issued.

Report Details

Background:

Administration brought forward a report and Bylaw 3517/A-2017 for Council's consideration on March 6, 2017. The amendment includes an increase to the cap on the maximum number of Chicken Licenses available under the *Chicken Bylaw*.

Council requested further information related to the existing property locations of license holders, as well as the property locations for those residents on the wait list to obtain a Chicken License.

Further, information related to the number of licensees who had cancelled their Chicken License was requested.

Since first reading, March 6, an additional 4 applications have been received from prospective chicken owners, increasing the total number of applications on the waitlist to 38.



Discussion:

Locations of License Holders

The location of license holders cannot be regulated within the *Chicken Bylaw*. At the time Council considered regulating urban chickens, the decision was to adopt an animal bylaw rather than regulating chickens through the *Land Use Bylaw*.

The *Land Use Bylaw* could potentially regulate locations of license holders, based on the use, similar to that of Secondary Suites. Further, the *Land Use Bylaw* is the mechanism for which neighbourhood notification occurs to inform adjacent property owners of a proposed use.

As per Appendix A, there does not appear to be concentration of License holders in one given area of the city.

Cancellation of Chicken Licenses

Since the adoption of the *Chicken Bylaw* in 2014, there have been a total of 87 residents who have had a Chicken License.

As of March 8, 2017, 31 Chicken Licenses have been cancelled. Of those 31 cancellations, twenty were due to delinquent renewal payments (9 in 2016 and 11 in 2017) and were cancelled by the License/Permit Inspector.

Nine of the cancellations were at the request of the resident, and two had to be forfeited due to the resident moving to another location within the city. Chicken Licenses are non-transferable from property to property, and thus those residents were required to re-apply to obtain a license and were placed on the waitlist.

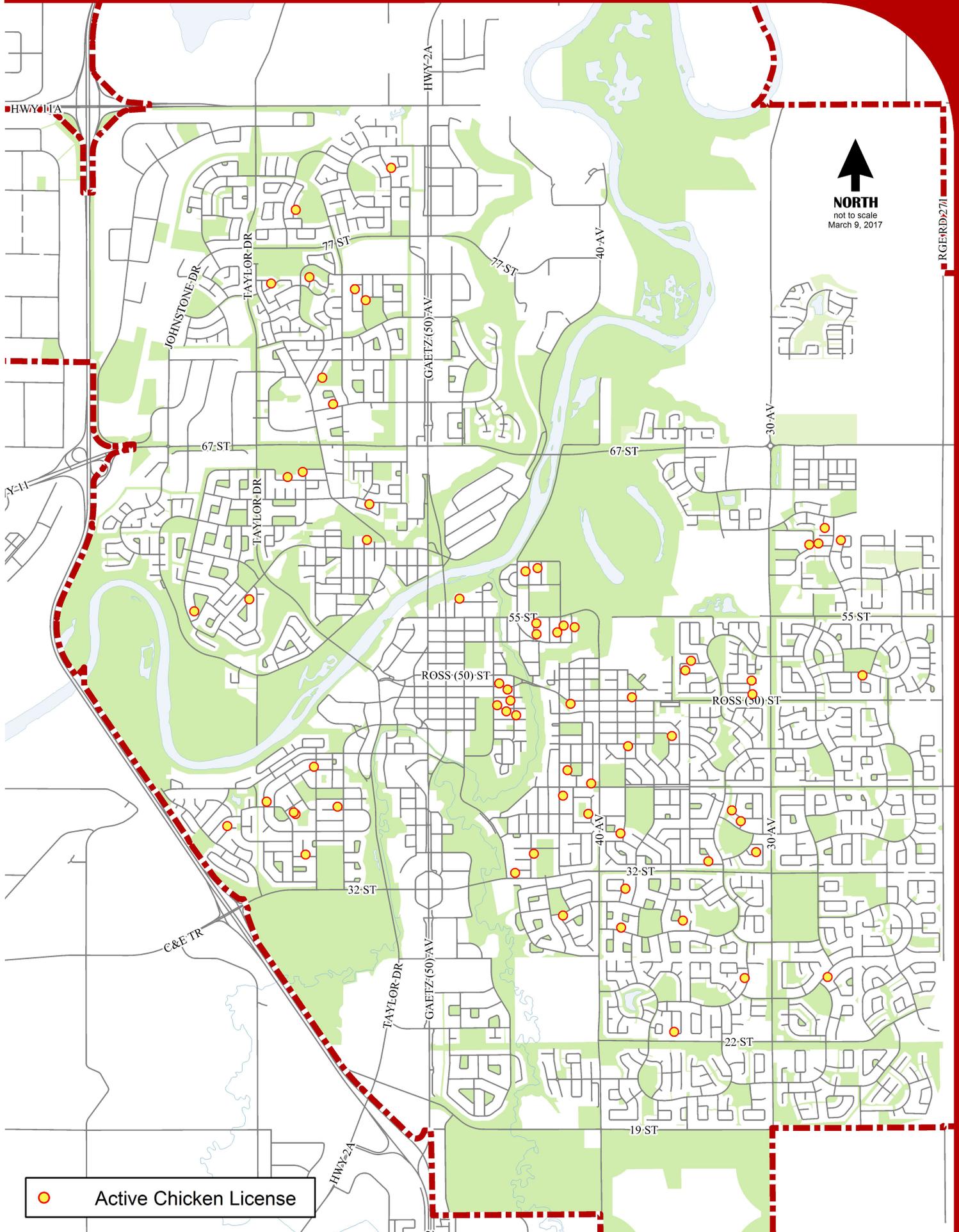
Analysis:

Administration recommends that Council adopt the proposed bylaw amendment, thereby increasing the number of available Chicken Licenses. As outlined above, there are a number of benefits provided with the availability of licenses, potential negative impacts can be mitigated with the operations of the coop and other regulations under the bylaw, and there have been few complaints since the bylaw's adoption.

In summary, Administration respectfully requests that Council give second and third readings to Bylaw 3517/A-2017, a Bylaw to amend the *Chicken Bylaw* to increase the cap on the number of licenses that may be issued.



Active Chicken Licenses



NORTH
not to scale
March 9, 2017

RGE:RD271



Originally Submitted to the
March 6, 2017 Council
Meeting.

February 21, 2017

Chicken Bylaw Amendment No. 3517/A-2017 to Increase Cap on Number of Licenses

Inspections & Licensing

Report Summary & Recommendation:

Administration has prepared a bylaw amendment to the existing *Chicken Bylaw* for Council's consideration. This amendment will increase the cap on the number of Chicken Licenses available to Red Deer residents.

Administration recommends that Council give three readings to Bylaw 3517/A-2017, a Bylaw to amend the *Chicken Bylaw* to increase the cap on the number of licenses that may be issued.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

That Bylaw 3517/A-2017 (a bylaw amendment to increase the cap on the number of licenses that may be issued) be read a first time.

That Bylaw 3517/A-2017 be read a second time.

Resolved that with the unanimous consent of Council members present, that Bylaw 3517/A-2017 be presented for third reading.

That Bylaw 3517/A-2017 be read a third time.



Report Details

Background:

The *Chicken Bylaw* was adopted on July 7, 2014, with the initial number of Chicken Licenses that could be issued set at 65 licenses, and a cap to limit the number of Licenses issued to 1 per 1,500 persons. At the time the bylaw was adopted by Council, the cap on the number of licenses was introduced at first reading. The intent was to introduce the concept of urban chickens, but to restrict the number of households to prevent potential issues from arising.

Further to the adoption of the bylaw, the population increased in 2015 and subsequently, two additional Chicken Licenses were available to citizens.

The demand for licenses has exceeded the supply, and continues to increase annually. There are currently 35 applications on a waiting list, where a year ago, there were approximately 12. The Inspections & Licensing Department receives a number of inquiries on why there is a restriction on the number of licenses.

Since its inception, the complaints received related to the *Chicken Bylaw* have been minimal. There have been less than 5 complaints received, and those cases were successfully resolved by educating the Licensee further about the bylaw.

Discussion:

The proposed amendment to increase the cap on the number of Chicken Licenses issued would result in an increase in the number of backyard hens within The City of Red Deer. There are a number of benefits to both the individual Licensee, as well as the community.

Benefits to Licensees include:

- Locally produced food;
- Greater control over food sources; and
- Companionship.

Benefits to the community as a whole include:

- Increasing opportunities for local food production, as per the *Environmental Master Plan*;
- Reduction of municipal solid waste through consumption of table scraps and other organic waste by hens; and
- Pest control.



The recommended increase to the cap on the number of Licenses is from 1 per 1,500 to 1 per 1000, thereby increasing the number of Licenses available to 100, based on a population of 99,832 persons in the most recent municipal census results.

Currently, dogs and chickens are the only animals that have mandatory licensing requirements under their respective bylaws. This amendment will ensure the *Chicken Bylaw* is consistent with that of the *Dog Bylaw*.

Analysis:

Administration recommends that Council adopt the proposed bylaw amendment, thereby increasing the number of available Chicken Licenses. As outlined above, there are a number of benefits provided with the availability of licenses, and any potential negative impacts can be mitigated with the operations of the coop and other regulations under the bylaw.

In summary, Administration respectfully requests that Council give three readings to Bylaw 3517/A-2017, a Bylaw to amend the *Chicken Bylaw* to increase the cap on the number of licenses that may be issued.

BYLAW NO. 3517/2014**BEING A BYLAW OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA,
TO REGULATE THE KEEPING OF CHICKENS IN URBAN AREAS**

WHEREAS pursuant to section 7 of the *Municipal Government Act* the council of a municipality may pass bylaws for municipal purposes respecting: the safety, health and welfare of people and the protection of people and property; wild and domestic animals, and activities in relation to them; and the enforcement of bylaws; and

WHEREAS pursuant to section 8 of the *Municipal Government Act* the council of a municipality may, in a bylaw, regulate or prohibit and to provide for a system of licenses, permits and approvals.

NOW THEREFORE, COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:

1. This bylaw may be called the “Chicken Bylaw”.
2. For the purposes of this bylaw:
 - (a) “**Chicken License**” means a license issued by the City Manager pursuant to this Bylaw authorizing the license holder to keep Urban Chickens on a specific property within an Urban Area;
 - (b) “**Coop**” means a fully enclosed weather proof structure and attached Outdoor Enclosure used for the keeping of Urban Chickens, that is no larger than 10 m² in floor area, and no more than 2.4m in height;
 - (c) “**Hen**” means a domesticated female chicken;
 - (d) “**Municipal Tag**” means a document alleging an offence issued pursuant to the authority of a Bylaw of the City;
 - (e) “**Outdoor Enclosure**” means a securely enclosed, roofed outdoor area attached to and forming part of a Coop having a bare earth or vegetated floor for Urban Chickens to roam;
 - (f) “**Peace Officer**” has the same meaning as in the *Provincial Offences Procedure Act*;
 - (g) “**Rooster**” means a domesticated male chicken;

- (h) **“Urban Chicken”** means a Hen that is at least 16 weeks of age;
- (i) **“Violation Ticket”** has the same meaning as in the *Provincial Offences Procedure Act*;
- (j) **“Urban Area”** means lands located within the City on which agricultural operations, including but not limited to the keeping of livestock are neither a permitted or discretionary use under the City’s Land Use Bylaw.

Purpose

- 3. The purpose of this bylaw is to regulate and control the keeping of chickens within Urban Areas.

Prohibitions

- 4. In an Urban Area, no person shall:
 - (a) keep a Rooster;
 - (b) keep a Hen, other than an Urban Chicken for which a valid Chicken License has been issued.

Chicken License

- 5. A person may apply to keep no more than (4) Urban Chickens by:
 - (a) submitting a completed application, on the form approved by the City Manager, and
 - (b) paying a license fee of \$28.00.
- 6. The City Manager may not issue or renew a Chicken License unless satisfied that:
 - (a) the applicant is the owner of the property on which the Urban Chickens will be kept, or that the owner of the property has provided written consent to the application;
 - (b) the land use districting of the property on which the Urban Chickens will be kept allows the placement of a Coop for the keeping of Urban Chickens;

- (c) the applicant resides on the property on which the Urban Chickens will be kept;
 - (d) the applicable fee has been paid; and
 - (e) all required information has been provided.
7. ~~The maximum number of Chicken Licenses that may be issued for the year in which this Bylaw comes into force shall be sixty five (65). Each subsequent year,~~ ~~†~~The maximum number of Chicken Licenses that may be issued shall be one (1) chicken License per one thousand (1000) persons based on the population of the City of Red Deer as determined in the most recent **municipal** census.
8. The City Manager may refuse to grant or renew a Chicken License for the following reasons:
- (a) the applicant or license holder does not or no longer meets the requirements of this bylaw for a Chicken License;
 - (b) the applicant or license holder:
 - i. furnishes false information or misrepresents any fact or circumstance to the City Manager or a Peace Officer;
 - ii. has, in the opinion of the City Manager based on reasonable grounds, contravened this bylaw whether or not the contravention has been prosecuted;
 - iii. fails to pay a fine imposed by a court for a contravention of this Bylaw or any other applicable Bylaw related to the keeping of Urban Chickens;
 - iv. fails to pay any fee required by this or any applicable Bylaw; or
 - (c) in the opinion of the City Manager based on reasonable grounds it is in the public interest to do so.
9. If the City Manager refuses to grant or renew a Chicken License, the applicant may appeal the decision to the Red Deer Appeal & Review Board, in accordance with the procedures set out in the City of Red Deer Appeal Boards Bylaw.

10. A Chicken License is valid only for the period January 1 to December 31 in the year for which it is issued.
11. A Chicken License is not transferable from one person to another or from one property to another.
12. A person to whom a Chicken License has been issued shall produce the license at the demand of the City Manager or a Peace Officer.

Keeping of Urban Chickens

13. A person who keeps Urban Chickens must:
 - (a) provide each Hen with at least 0.37 m² of interior floor area, and at least 0.92 m² of Outdoor Enclosure, within the Coop;
 - (b) provide and maintain, in the Coop, at least one nest box per coop and one perch per Hen, that is at least 15 cm long;
 - (c) keep each Hen in the Coop at all times;
 - (d) provide each Hen with food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the Hen in good health;
 - (e) maintain the Coop in good repair and sanitary condition, and free from vermin and noxious or offensive smells and substances;
 - (f) construct and maintain the Coop to prevent any rodent from harbouring underneath or within it or within its walls, and to prevent entrance by any other animal;
 - (g) keep a food container and water container in the Coop;
 - (h) keep the Coop secured from sunset to sunrise;
 - (i) remove leftover feed, trash, and manure in a timely manner;
 - (j) store feed within a fully enclosed container;

- (k) and manure within a fully enclosed container, and store no more than 3 cubic feet of manure at a time;
- (l) remove all other manure not used for composting or fertilizing and dispose of same in accordance with City bylaws;
- (m) follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak; and
- (n) keep Hens for personal use only.

14. No person who keeps Urban Chickens shall:

- (a) sell eggs, manure, meat, or other products derived from Hens;
- (b) slaughter a Hen on the property;
- (c) dispose of a Hen except by delivering it to a farm, abattoir, veterinarian, or other operation that is lawfully permitted to dispose of Hens; and
- (d) keep a Hen in a cage, kennel, or any shelter other than a Coop.

Offence and Penalties

15. A person who contravenes any provision of this Bylaw is guilty of an offence.

16. A person who is guilty of an offence is liable to a fine in an amount not less than \$100.00.

17. Without restricting the generality of section 16, the fine amount established for use on Municipal Tags and for Violation Tickets if a voluntary payment option is offered is \$150.00.

Municipal Tag

18. A Peace Officer is authorized and empowered to issue a Municipal Tag to any person who the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.

19. A Municipal Tag may be issued to such person:

- (a) either personally; or
 - (b) by mailing a copy to such person at his or her last known post office address.
20. The Municipal Tag shall be in a form approved by the City Manager and shall state:
- (a) the name of the Person;
 - (b) the offence;
 - (c) the specified penalty established by this Bylaw for the offence;
 - (d) that the penalty shall be paid within 14 days of the issuance of the Municipal Tag; and
 - (e) any other information as may be required by the City Manager.

Payment in Lieu of Prosecution

21. Where a Municipal Tag is issued pursuant to this Bylaw, the person to whom the Municipal Tag is issued may, in lieu of being prosecuted for the offence, pay to the City the penalty specified within the time period indicated on the Municipal Tag.

Violation Ticket

22. If a Municipal Tag has been issued and if the specified penalty has not been paid within the prescribed time, then a Peace Officer is authorized and empowered to issue a Violation Ticket pursuant to the *Provincial Offences Procedure Act*.
23. Despite section 22, a Peace Officer is authorized and empowered to issue a Violation Ticket to any person who the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
24. If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:

- (a) specify the fine amount established by this Bylaw for the offence; or
- (b) require a person to appear in court without the alternative of making a voluntary payment.

Voluntary Payment

25. A person who commits an offence may

- (c) if a Violation Ticket is issued in respect of the offence; and
- (d) if the Violation Ticket specifies the fine amount established by this Bylaw for the offence;

make a voluntary payment by submitting to a Clerk of the Provincial Court, on or before the initial appearance date indicated on the Violation Ticket, the specified penalty set out on the Violation Ticket.

Obstruction

26. No Person shall obstruct or hinder any person in the exercise or performance of the person's powers pursuant to this Bylaw.

Powers of City Manager

27. Without restricting any other power, duty or function granted by this Bylaw, the City Manager may:

- (a) carry out any inspections to determine compliance with this Bylaw;
- (b) take any steps or carry out any actions required to enforce this Bylaw;
- (c) take any steps or carry out any actions required to remedy a contravention of this Bylaw;
- (d) establish forms for the purposes of this Bylaw; and
- (e) delegate any powers, duties or functions under this Bylaw to a City employee.

General

28. Nothing in this Bylaw relieves a person from complying with any Federal or Provincial law or regulation, other City Bylaw, or any requirement of any lawful permit, order or license.

Severability

29. Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

Enactment

30. This Bylaw shall come into force and effect when it has received third reading and has been duly signed.

READ A FIRST TIME IN OPEN COUNCIL this 23 day of June 2014.

READ A SECOND TIME IN OPEN COUNCIL this 7 day of July 2014.

READ A THIRD TIME IN OPEN COUNCIL this 7 day of July 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7 day of July 2014.

“Tara Veer”

“Frieda McDougall”

MAYOR

CITY CLERK

DATE: March 22, 2017
TO: Erin Stuart, Inspections & Licensing Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3517/A-2017

FILE COPY

Reference Report:

Inspections & Licensing, dated March 08, 2017.

Resolution:

At the Monday, March 20, 2017 Regular Council Meeting, Council gave second and third readings to Bylaw #3517/A-2017 – a bylaw to amend the Chicken Bylaw to increase the cap on the number of Chicken Licenses available to residents.

Report back to Council:

No.



Frieda McDougall
Manager

- c. Tara Lodewyk, Planning Services Director
Amber Senuk, Corporate Meeting Administrator



March 8, 2017

Proposed Amendment to Sullivan Quarter
(Water/Sanitary) Servicing Local Improvement
Bylaw 3504/A-2017

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, March 6, 2017 City Council meeting.

Recommendation:

That Council consider second and third reading to Bylaw 3504/A-2017.

Background:

At the Monday, March 6, 2017 Regular Council Meeting, Council gave first reading to Bylaw 3504/A-2017 , a bylaw to amend the Sullivan Quarter (Water/Sanitary) Servicing Bylaw.

Proposed Resolution:

That Bylaw 3504/A-2017 (a bylaw to amend the Sullivan Quarter (Water/Sanitary) Servicing Bylaw) be read a second time.

That Bylaw 3504/A-2017 be read a third time.



Originally Submitted to the
March 6, 2017 Council
Meeting.

February 21, 2017

Proposed Amendment to Sullivan Quarter
(Water / Sanitary) Servicing Local Improvement
Bylaw 3504/A-2017
Engineering Department

Report Summary & Recommendation:

This report is being submitted to request an amendment to Local Improvement Bylaw 3504/A-2013 for Sullivan Quarter (Water/Sanitary) Servicing.

Based on total costs at the time of Final Acceptance of this project, the current Local Improvement Bylaw needs to be amended to reflect a reduction in the estimated project cost. The reduction in cost results in a lower amount to be recovered under this bylaw.

The current Local Improvement Bylaw also needs to be amended to reflect the following land changes:

- The consolidation of 2 lots in the impacted area. A copy of a Descriptive Plan dated January 26, 2015, showing the consolidation of the following two legal plans: Lot 10, Block 1 Plan 524232 & Lot 11, Block 1 Plan 524232 was received from Land Titles in Edmonton in January of 2015 evidencing the change.
- The subdivision of Unit 2, CDE 092 3279. A new plan of survey showing the re-division of Unit 2, CDE 092 3279 was received from Land Titles in Edmonton in July of 2016 evidencing the change.

The Engineering Department recommends that Council approves the following:

- Proposed Bylaw 3504/A-2017 to amend the Sullivan Quarter (Water/Sanitary) Servicing Bylaw.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Bylaw 3504/A-2017 at this time.



Report Details

Background:

On September 3, 2013, Council approved proceeding with the construction of the Sullivan Quarter (Water/ Sanitary) Servicing Local Improvement based on an estimated construction value of **\$ 8,422,535**. The proposed cost of construction included the Local improvement portion and the water / sanitary trunk mains. Please see table below:

Table 1

	Budget	Estimated Project Cost	Funding Source
Local Improvement	\$ 7,035,000	\$ 5,072,535	90% MSI, 10% CPR
Water Trunk	\$ 1,600,000	\$ 1,600,000	Water Offsite Levy
Sanitary Trunk	\$ 1,750,000	\$ 1,750,000	Sanitary Offsite Levy
TOTAL	\$ 10,385,000	\$ 8,422,535	

In November 2016 a Final Acceptance Certificate (FAC) was issued and the total final construction costs were able to be identified. The table below summarizes all actual costs for the construction of the Local Improvement:

Table 2

	Budget	Actual Construction Costs	Funding Source
Local Improvement	\$ 7,035,000	\$ 4,304,945.19	90% MSI, 10% CPR
Water Trunk	\$ 1,600,000	\$ 1,056,999.92	Water Offsite Levy
Sanitary Trunk	\$ 1,750,000	\$ 1,334,121.51	Sanitary Offsite Levy
TOTAL	\$ 10,385,000	\$ 6,696,066.62	

The difference between the Local Improvement Project Cost in Table 1 and the Local Improvement Construction Costs in Table 2 is \$767,590. The reduction in the project costs occurred for a variety of reasons, the most notable being:

- lower than expected contractor bids,
- unspent contract contingency amounts, and
- the successful Contractor proposed an alternate means of construction for a portion of the work that was accepted by The City.



Discussion:

The Municipal Government Act, Section 403(3), states that Council may revise the tax rate with respect to future years to reflect changes in the cost relating to the Local Improvement.

The proposed amendment will have the following impact for an average one hectare property:

- an annual payment of \$5,828.48 with respect to the remaining life of the Local improvement (approx. 18 years).

This cost is less than the Council approved 2013 Local Improvement Plan estimated at \$5,072,525.50 which resulted in an average one hectare property requiring a one-time payment of \$96,616.36, or an annual payment of \$6,867.72 for 20 years.

Schedule A of Bylaw 3504/A-2013 is to be amended to delete the one-time payment option. The one-time option has expired (available during the first year only); however, property owners are able to commute their payment at any time.

The Municipal Government Act, Section 402(1), states that Council must revise the local improvement tax bylaw, with respect to future years, if after it has been imposed there is a consolidation of 2 or more lots or a subdivision affecting a parcel of land. The consolidation of Lots 10 & 11, Block 1, Plan 524232 into Lot 35, Block 1, Plan 520452 and the subdivision of Unit 2, CDE 092 3279 into Units 21-38, Condominium Plan 162 2503 constitutes such a change and therefore the bylaw needs to be amended to reflect the new parcels of land.

BYLAW NO. 3504/A-2017

A Bylaw to amend Bylaw 3504/2013 which was passed on September 3, 2013 for the purpose of the construction of the Sullivan Quarter water and sanitary servicing local improvement project.

WHEREAS the final cost of the project is amended from \$8,422,535.00 to \$6,696,066.62;

WHEREAS the amended sum of \$4,304,945.19 will be collected through the local improvement tax levied against the properties;

WHEREAS, since the passage of Bylaw 3504/2013 there has been a consolidation and/or subdivision of properties subject to the local improvement levy;

AND WHEREAS pursuant to Section 402 of the *Municipal Government Act* The City of Red Deer must amend Bylaw 3504/2013 to reflect the new parcels so that each parcel of land bears an appropriate share of the local improvement assessment.

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

Bylaw 3504/2013 is hereby amended as follows:

1. In the preamble, the total cost of the Sullivan Quarter water and sanitary servicing local improvement project of \$8,422,535.00 is amended to \$6,696,066.62.
2. Section 2 is deleted and replaced by the following:

That for the purpose aforesaid, \$4,304,945.19 will be loaned from the Capital Projects Reserve (CPR) and Municipal Sustainability Initiative (MSI) funding (10% CPR, 90% MSI) of which amount the sum of \$0.00 is to be paid by the City at large and the sum of \$4,304,945.19 is to be collected by way of special assessment as herein provided in attached Schedule "A". The remaining project costs in the sum of \$1,056,999.92 will be funded by the City's water offsite levy fund and \$1,334,121.51 will be funded by the City's sanitary offsite levy fund.

3. Schedule "A" is deleted and replaced by the attached Schedule "A".

Schedule "A"

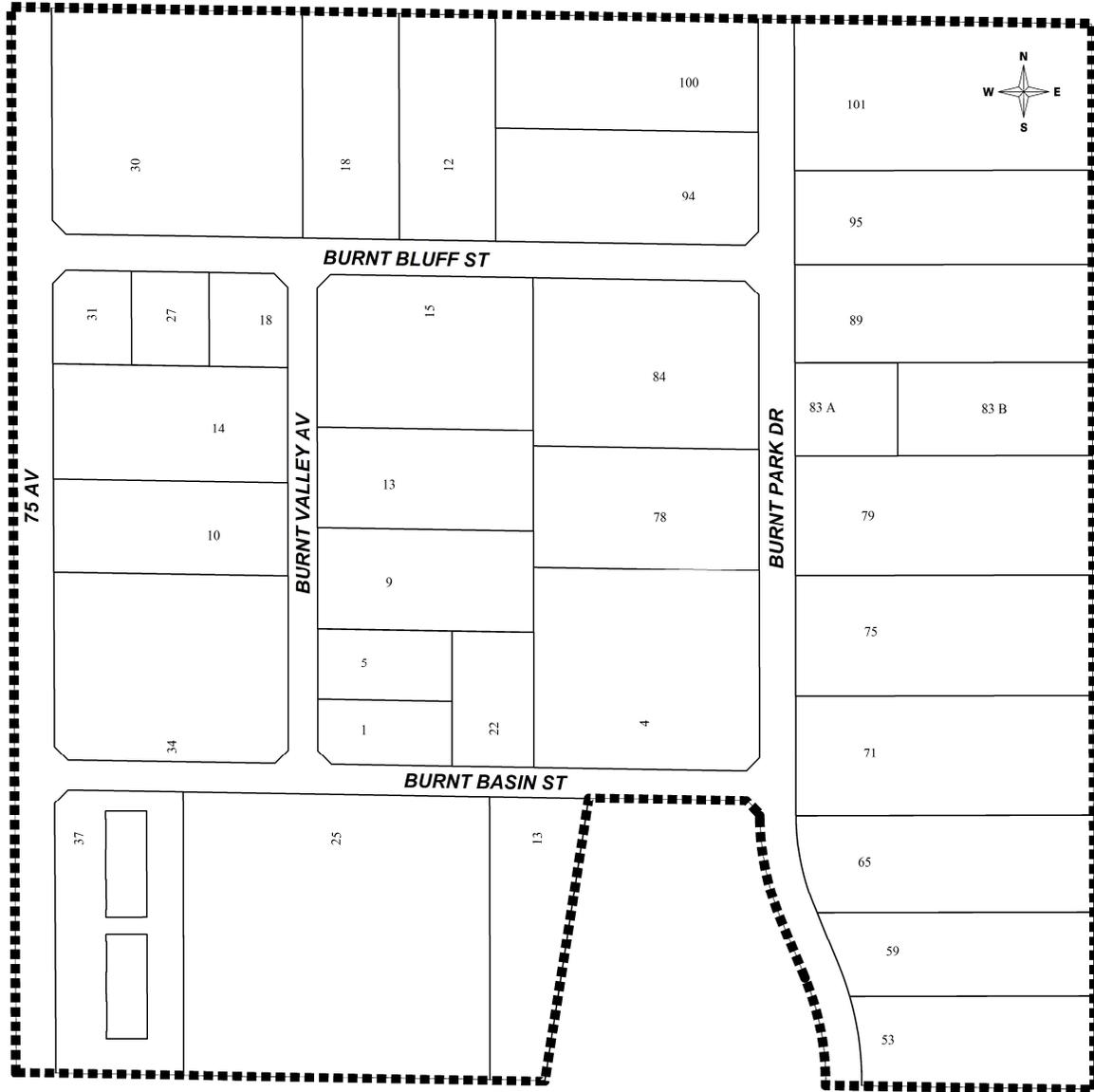
BYLAW NO. 3504/A-2017

LOCAL IMPROVEMENT - SPECIAL ASSESSMENT FOR CONSTRUCTION OF THE SULLIVAN QUARTER WATER AND SANITARY SERVICING

1. Properties to be assessed:

See Figure #1

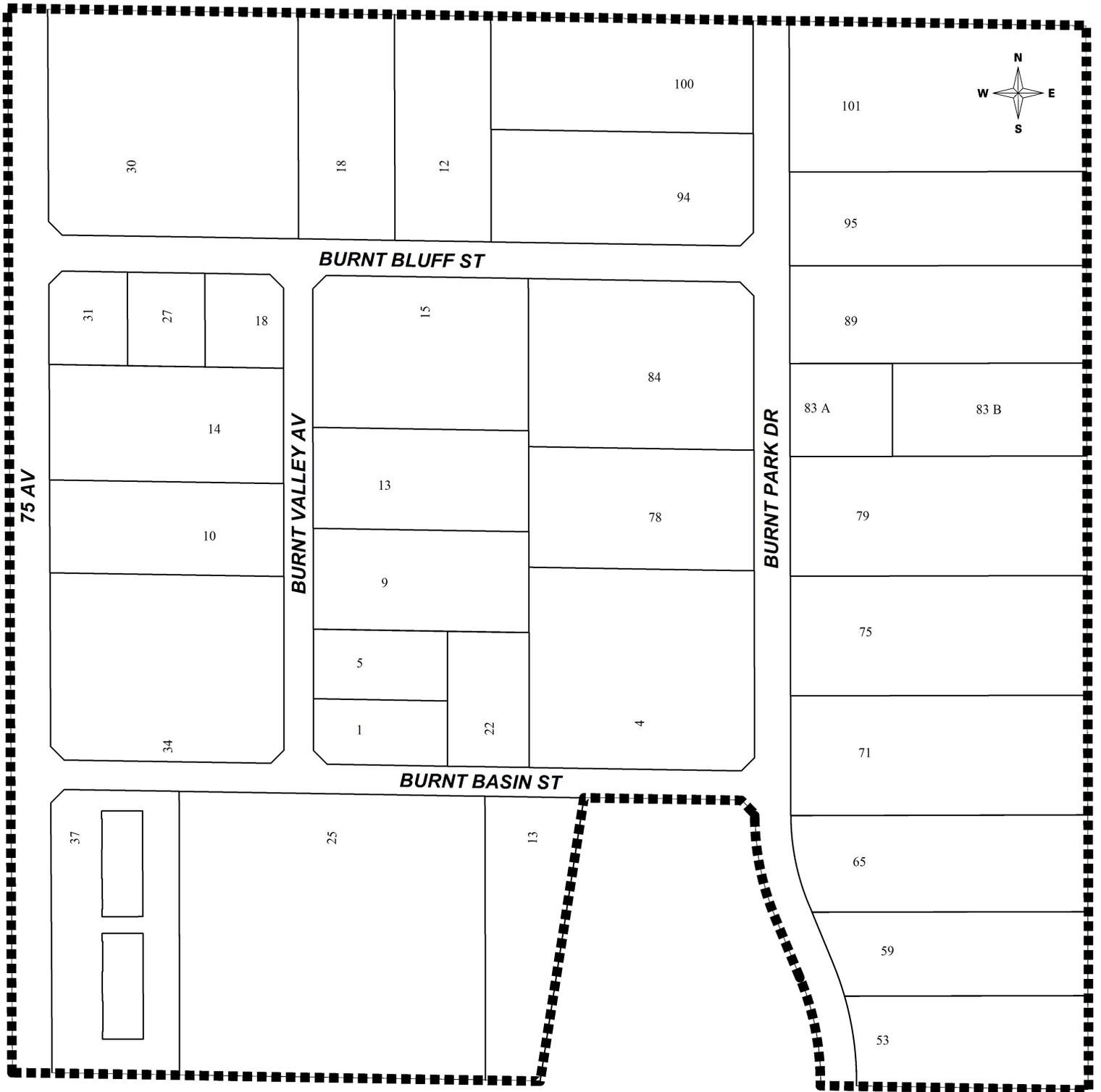
2. Total Area 52.502 ha
3. Total Special Assessment against all properties \$4,304,945.19
4. Annual Repayment rate based on assessable area for a period of 20 years calculated at 3.613% interest. \$5828.48 / ha



Local Improvement Project Boundary

Sullivan Quarter

Figure #1



Local Improvement Project Boundary

Sullivan Quarter

Figure #1

FILE COPY

DATE: March 22, 2017
TO: Wayne Gustafson, Engineering Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Bylaw 3504/A-2017 – a bylaw to amend the Sullivan Quarter
(Water/Sanitary) Servicing Local Improvement

Reference Report:

Legislative Services, dated March 08, 2017.
Engineering Department, dated February 21, 2017

Resolution:

At the Monday, March 20, 2017 Regular Council Meeting, Council passed second and third readings of the Bylaw 3504/A-2017 – a bylaw to amend the Sullivan Quarter (Water/Sanitary) Servicing Local Improvement

Report back to Council: No.



Frieda McDougall
Manager

- c. Kelly Kloss, Development Services Director
Amber Senuk, Corporate Meeting Administrator



February 8, 2017

Proposed Amendment of the Land Use Bylaw
Bylaw 3357/N-2017 – Site Specific Discretionary Uses
and Site Specific Regulations – 4926-55 Street
Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, March 6, 2017 City Council meeting.

Recommendation:

That Council lift from the table, Bylaw 3357/N-2017.

That Council consider second and third reading to Land Use Bylaw Amendment 3357/N-2017.

Background:

At the Monday, February 6, 2017 Regular Council Meeting, Council gave first reading to Bylaw 3357/N-2017, an amendment to the Land Use Bylaw to allow site specific discretionary uses, and site specific regulations on the ± 0.085 hectare (± 0.209 acre) property at 4926-55 Street. Following that meeting, the proposed development was advertised in error.

At the Monday, March 6, 2017 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer hereby agrees to table consideration of Bylaw 3357/N-2017 to the March 20, 2017 Council Meeting to allow the matter to be re-advertised.

In accordance with Section 606 of the Municipal Government Act, Bylaw 3357/N-2017 was required to be advertised for two consecutive weeks. Revised advertisements were placed in the Red Deer Advocate on March 8, 2017 and March 15, 2017. A Public Hearing will be held on Monday, March 20, 2017 at 6:00 p.m. during Council's regular meeting.



Proposed Resolution:

That Bylaw 3357/N-2017 (an amendment to the Land Use Bylaw to allow site specific discretionary uses, and site specific regulations on the ± 0.085 hectare (± 0.209 acre) property at 4926-55 Street) be read a second time.

That Bylaw 3357/N-2017 be read a third time.



Originally submitted to
the March 6, 2017
Council Meeting.

February 23, 2017

Land Use Bylaw Amendment 3357/N-2017

Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, February 6, 2017 City Council meeting.

Recommendation:

That Council consider second and third reading to Land Use Bylaw Amendment 3357/N-2017.

Background:

At the Monday, February 6, 2017 Regular Council Meeting, Council gave first reading to Bylaw 3357/N-2017, an amendment to the Land Use Bylaw to redistrict a ± 0.085 hectare (± 0.209 acre) property from Direct Control District No. 15 to CI Commercial (City Centre) District at 4926-55 Street (Lot 1A, Block 2, Plan 862 1950).

In accordance with Section 606 of the Municipal Government Act, Bylaw 3357/N-2017 was required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on February 10, 2017 and February 17, 2017. A Public Hearing will be held on Monday, March 6, 2017 at 6:00 p.m. during Council's regular meeting.

Proposed Resolution:

That Bylaw 3357/N-2017 (an amendment to the Land Use Bylaw to redistrict a ± 0.085 hectare (± 0.209 acre) property from Direct Control District No. 15 to CI Commercial (City Centre) District at 4926-55 Street (Lot 1A, Block 2, Plan 862 1950).) be read a second time.

That Bylaw 3357/A-2017 be read a third time.



MUNICIPAL PLANNING COMMISSION

Date: February 8, 2017
To: Red Deer City Council
From: Municipal Planning Commission
Subject: Proposed Land Use Bylaw Amendment – 3357/N-2017

At the February 8, 2017 meeting of the Municipal Planning Commission, the Commission discussed the proposed Land Use Bylaw Amendment – 3357/N-2017.

The following motion was introduced and passed:

Resolved that the Municipal Planning Commission, having considered the report dated February 8, 2017, presented by Planning Administration on the proposed Land Use Bylaw Amendment Bylaw 3357/N-2017, hereby endorse Option 3 of proposed Land Use Bylaw 3357/N-2017 to amend the Land Use Bylaw to allow site specific commercial discretionary uses and specific regulations on the subject lot, while remaining within the DC(15) District, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Tara Veer', written over the text 'Respectfully submitted,'.

Mayor Tara Veer
Chair, Municipal Planning Commission

c: Tara Lodewyk, Director of Planning Services
Kimberly Fils-Aimes, Planner



Originally submitted to the
February 6, 2017 Council
Meeting.

February 6, 2017

Proposed Amendment of the Land Use Bylaw Bylaw 3357/N-2017

Planning Department

Report Summary & Recommendation:

An application has been submitted to amend the Land Use Bylaw to redistrict a ± 0.085 hectare (± 0.209 acre) property from *Direct Control District No. 15 DC (15)* to *C1 Commercial (City Centre) District* at 4926 – 55 Street (Lot 1A, Block 2, Plan 862 1950). Dialogue with the applicant has resulted in options for Council to consider.

The Planning Department recommends Council give First Reading to Option 3 of proposed Bylaw 3357/N-2017 to amend the Land Use Bylaw to allow site specific commercial discretionary uses and specific regulations on the subject lot while remaining within the DC(15) District.

City Manager Comments:

I support the recommendation of Administration. If first reading of Bylaw 3357/N-2017 is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Monday, March 6, 2017 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution:

That Council consider First Reading of Bylaw 3357/N-2017 at this time.

Report Details

Background:

The subject site, 4926 – 55 Street, is currently designated *Direct Control District No. 15 DC (15)* with site exception f(i), obtained in 1990, which allows for prosthetic services within the building on the property (See Figure 1). The applicant has indicated that the existing building has been internally altered from its residential state to a commercial business design. The exterior residential appearance remains (See Figure 2). The ± 0.085 hectare (± 0.209 acre) subject parcel is situated on the north side of 55 Street and falls within the *Greater Downtown Action Plan*.

Figure 1. Air Photo of Subject Property



Figure 2. Subject Property- Looking North



In 2002 Council passed Bylaw 3156/00-2002, which redistricted the subject site and ten other sites along 55 Street and 49A Avenue, from R2 – Residential (Medium Density) District to Direct Control District No. 17. The DC(17) district was subsequently renumbered to DC(15) when Land Use Bylaw

3357/2006 was adopted. DC 15 (DC17) was created to implement Policy 9.1 of the Greater Downtown Action Plan 2000 (GDAP), which stated that, “existing low density north downtown residential areas are to be retained as low density residential neighbourhoods.” The DC(15) purpose statement states:

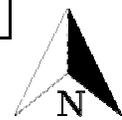
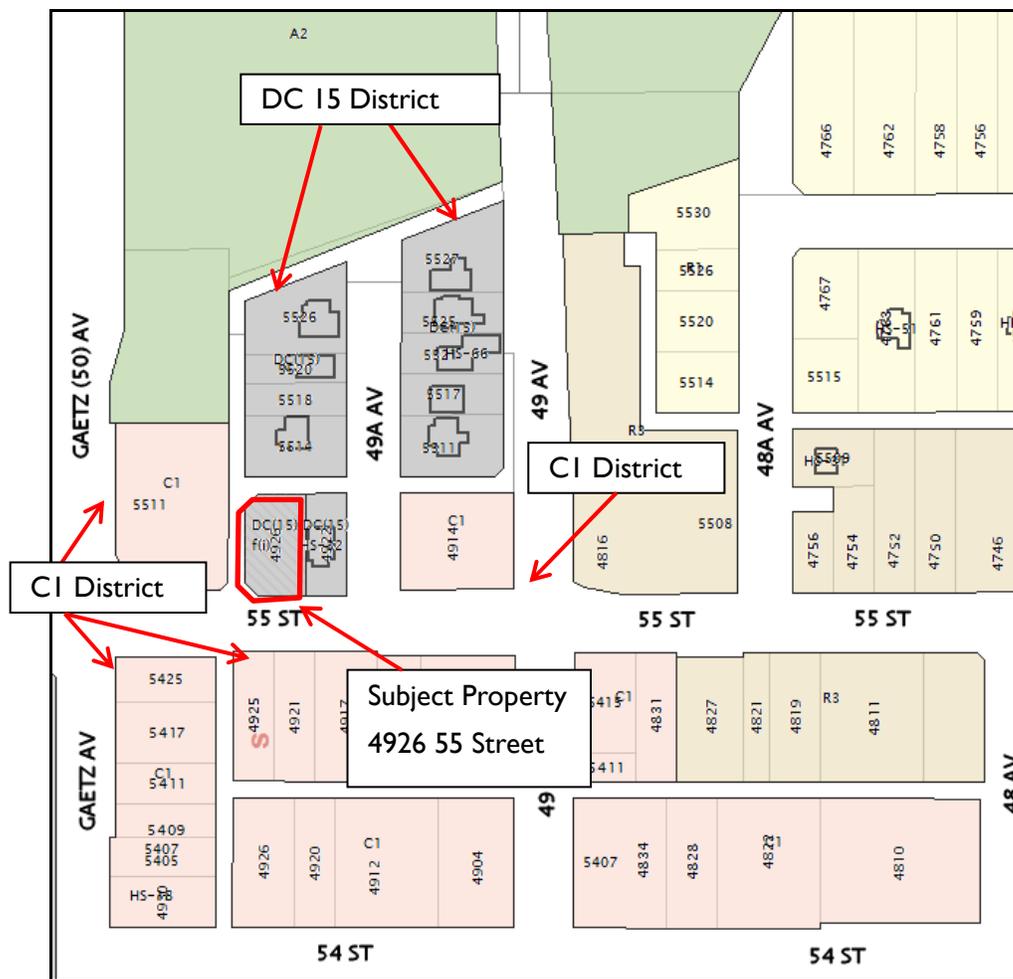
The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

In 2014, as part of an application on adjacent parcel 4922 – 55th Street (See Figure 1), to add “Health and Medical Services” as a discretionary use, the following was added to the DC (15) purpose statement:

Properties fronting 55TH Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

The subject property is adjacent to CI Commercial (City Centre) District uses to the west and south (See Figure 3).

Figure 3. Land Use Districts



Discussion:

Dialogue with the applicant has resulted in options being proposed for consideration by Council. All options consider additional commercial uses through a variety of land use planning methods. The applicant desires redevelopment flexibility.

Statutory Plans & Planning Tools

The proposed application has been reviewed by all applicable sections of statutory and planning tool documents.

Greater Downtown Action Plan (GDAP)

The property falls within the *Greater Downtown Action Plan* (GDAP). The application is supported by the GDAP intent to continue creating a vibrant downtown area where businesses can thrive.

Municipal Development Plan (MDP)

The application is supported by *Municipal Development Plan* goals and policies:

Section 11 *“Continued growth and intensification of Greater Downtown Red Deer as an active, mixed use centre that acts as a focal point for the community and is an inclusive and attractive place to shop, work, live and play”*

Section 12 *“Support a vibrant and cohesive commercial sector that supports both local residents and the regional market.”*

Neighbourhood Planning and Design Standards (NPDS)

The *Neighbourhood Planning and Design Standards* contain guidelines pertaining to redevelopment that will be reviewed during the Development Permit stage of future development applications on the subject property. These guidelines intend for redevelopment to complement the existing neighbourhood through architectural character, building patterns, scale, height, and massing.

Land Use Bylaw

The application is compatible with the general purpose statement intent of DC 15 District. The DC (15) District purpose states *“properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue”*.

Consultation/ Dialogue

The application was circulated to various City departments for review. No concerns were received.

Information package and comment sheets were sent to 60 landowners within 100 metres of the subject site. The City received one (1) comment objecting to the proposed redistricting. The landowner's primary concerns were:

- loss of a “buffer zone” which separates those residing on 49A Avenue from commercial districts;
- lack of a detailed proposal for the future development of the site; and
- concern regarding potential development of a drinking establishment with adult entertainment.

In response to concerns, the applicant has not submitted any plans for the redevelopment of the site. They wish to provide broader opportunities for development. Future Development Permits for

discretionary uses will be circulated to surrounding landowners for opportunity to provide comments. Development considerations such as height, design, and access will be reviewed at the Development Permit stage. Adult entertainment cannot be located on a site within 150m of the boundary of a residential site.

Analysis:

Administration has reviewed three options with the applicant and is recommending Option 3 to amend the Land Use Bylaw to allow site specific commercial discretionary uses within DC(15) District. The following three (3) options were reviewed by Administration.

Option 1- Redistrict subject property from DC (15) to CI

Option 1 considers redesignation from DC 15 to CI City Centre Commercial District. The commercial uses listed in the CI District are more varied than DC (15), and include both commercial and residential uses (See Appendix 1). The CI District has development design criteria differing from DC15 (See Appendix 2). Several CI regulations differ from DC 15 (See Appendix 4).

This option is not recommended due to potential incompatibility of uses and development standards not reflecting DC 15 neighbourhood character design elements. CI redevelopment could compromise the purpose of DC 15 district.

Option 2: Redistrict subject property from DC (15) to CI with site specific development standards

Option 2 considers redesignations to CI with site specific development standards that address site coverage, setbacks, building height and landscaping (Appendix 4). In addition, all future developments on the site would be required to maintain the existing neighbourhood character. The Development Authority can require increased development standards for any development on site.

This option is not recommended as some CI uses are incompatible with DC15 residential uses, despite the implementation of site specific development regulations.

Option 3: Site specific uses and development standards additions to DC(15) District.

Option 3 proposes to retain DC 15 District and consider site specific uses and development standard additions. Option 3 proposes that compatible CI District permitted uses are considered discretionary uses in DC (15) District:

- Commercial recreation facility that does not cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood, excluding: amusement arcades, billiard or pool halls, bowling alleys, and fairs.
- Commercial service facility
- Dwelling units above the ground floor
- Restaurants
- Merchandise sales and/or rental excluding agricultural and industrial motor vehicles or machinery
- Office
- Service and repair of goods traded on 4926 55 Street
- Signs

The planning rationale for each use is included in Appendix 3.

Site specific regulations are intended to increase redevelopment flexibility, while retaining character of the neighbourhood. The development standards propose minimal reduction of front and rear yard setback minimums, landscaping requirements, and increased site coverage. The north and west side adjacent lanes will mitigate reduced setback impacts. The three story height maximum is in accordance with Neighbourhood Planning and Design Standard redevelopment guidelines, being within one story of adjacent property height limit of 2 storeys.

C3 district is a commercial district intended to be compatible with adjacent residential uses. The following uses being proposed are permitted in the C3 Commercial (Neighbourhood Convenience) District:

- Commercial service facility
- Dwelling units above the ground floor
- Restaurant
- Office
- Signs

Option 3 provides redevelopment opportunity for the site while restricting incompatible CI uses. Retaining DC (15) District will ensure neighbourhood character design elements are maintained.

Option 3 is recommended for the following reasons:

1. Considering additional commercial uses is in line with the objectives and policies of the *Municipal Development Plan (MDP)* and the *Greater Downtown Action Plan (GDAP)*.
2. The DC(15) purpose statement supports transitional uses along 55 street.
3. Ensures DC (15) character design intent remains.
4. Site specific discretionary uses will be reviewed by Development Authority and circulated to neighbours during the development permit stage.
5. Unique development standards consider future redevelopment options while respecting existing heritage character of DC 15.

The Planning Department recommends Council proceed with first reading of Option 3 of Land Use Bylaw Amendment No. 3357/N-2017.

BYLAW NO. 3357/N – 2017

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

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

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

1. The following are ADDED as Section 8.15(1)(b)(viii)

The following uses on Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)

1. Commercial recreation facility that does not cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood, excluding: amusement arcades, billiard or pool halls, and bowling alleys
2. Commercial service facility
3. Dwelling units above the ground floor
4. Hotel or motel
5. Restaurants
6. Merchandise sales and/or rental excluding agricultural and industrial motor vehicles or machinery
7. Office
8. Service and repair of goods traded on 4926 55 Street
9. Signs (subject to section 3.3 and 3.4):
 - a. a-board signs,
 - b. awning and canopy signs,
 - c. under canopy signs,
 - d. fascia signs,
 - e. free standing signs,
 - f. neighbourhood identification signs, and
 - g. projecting sign.

2. Table 8.6 DC(15) in Section 8.15(2)(a) is REPLACED with the following

Regulations	Standard Requirements	Requirements for Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
Floor Area minimum	Detached dwelling unit frontage in metres x 6.0 m	Commercial – Nil Dwelling units above the ground floor Minimum –37 m ² Dwelling units above the ground floor Maximum – three times site area Detached dwelling unit frontage in metres x 6.0 m

Regulations	Standard Requirements	Requirements for Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
Site coverage Maximum	40% includes garage and accessory buildings	Residential- 40% includes garage and accessory buildings Commercial- 60%
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average lot grade	Commercial – 3 storeys Residential- 2 storeys with a maximum of 10.0 m measured from the average lot grade, excluding dwelling units above the ground floor
Front Yard Minimum	6.0m	Commercial- Under discretion of the Development Authority based on building's impact on surrounding properties and the streetscape. Residential 6.0m
Side Yard Minimum	1.5m notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m	1.5m notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m
Rear Yard Minimum	7.5m	Residential- 7.5m Commercial- 1.5 m, subject to sections 5.7 (2) and 3.19
Lot Depth Minimum	30.0m	30.0m
Landscaped Area Minimum	35% of site area	Residential - 35% of site area Commercial – 15% unless otherwise required by the Commission
Parking Spaces	Subject to 3.1 & 3.2	Subject to 3.1 & 3.2
Lot Area Minimum	360.0m ²	360.0m ²
Lot Frontage Minimum	12.0	12.0

3. Section 8.22(1)(f)(i) is DELETED
 1. Prosthetic services on: (1) Lot 1A, Block 2, Plan 862-1950 (4926-55 Street)
4. The “Land Use District Map M16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 9- 2017 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2017.

READ A SECOND TIME IN OPEN COUNCIL this day of 2017.

READ A THIRD TIME IN OPEN COUNCIL this day of 2017.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2017.

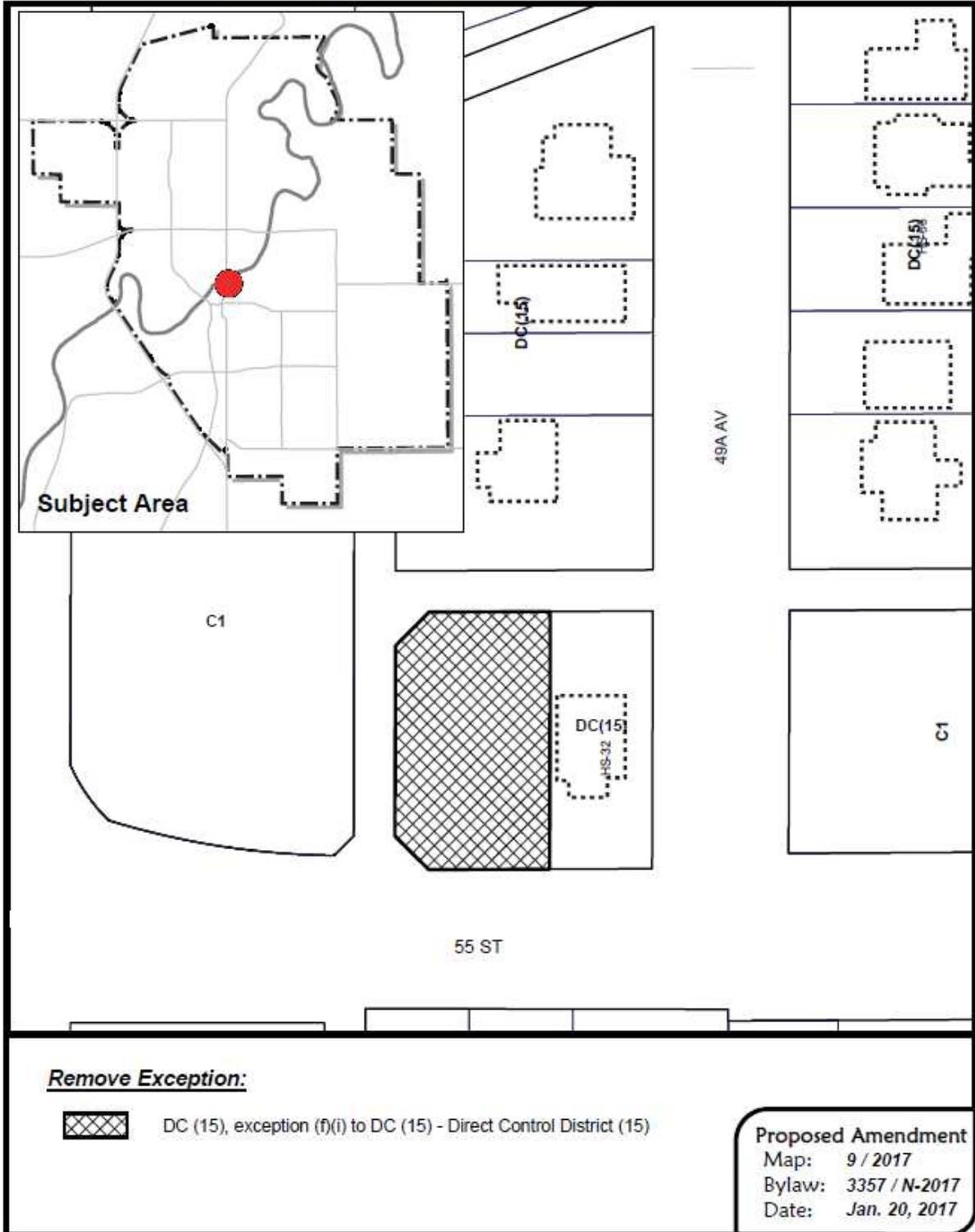
MAYOR

CITY CLERK

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Appendix 1: *DC 15 & C1 District Uses*

The following pages contain tables comparing the permitted and discretionary uses of the DC(15) and C1 Districts, and the proposed discretionary uses on 4926 55 Street.

Permitted Uses	Direct Control District No. 15 DC (15)	CI Commercial (City Centre) District	Proposed Site Specific Uses 4926 55 Street (Discretionary or Permitted)
Commercial recreation facility	N	Y	Y
Commercial service facility	N	Y	Y
Dwelling units above the ground floor	N	Y	Y
Hotel or motel	N	Y	N
Restaurants	N	Y	Y
Merchandise sales and/or rental excluding agricultural and industrial motor vehicles or machinery	N	Y	Y
Office	N	Y	Y
Service and repair of goods traded in the CI district	N	Y	Y (Service and repair of goods traded on 4926 55 Street)
Accessory building	Y	N	Y
Detached dwelling	Y	N	Y
Home occupations which, in the opinion of the Development Officer, will not generate additional traffic	Y	N	Y
Home music instructor/instruction (two students)	Y	N	Y
Neighbourhood identification signs	Y	N	Y
Secondary suite	Y	N	Y

Y = an existing permitted use, or proposed discretionary use

N = a use that is *not* permitted or discretionary

Discretionary Uses	Direct Control District No. 15 DC (15)	CI Commercial (City Centre) District	Proposed Site Specific Uses 4926 55 Street
Above ground storage tanks for motor fuel products including propane and used oil	N	Y	N
Accessory building or use	Y	Y(Accessory use)	Y
Assisted living facility	N	Y	N
Commercial entertainment facility	N	Y	N
Dangerous goods occupancy	N	Y	N
Detached dwellings and their accessory buildings existing legally at the time of adoption of LUB 3357	N	Y	N
Drinking establishment (adult entertainment prohibited)	N	Y	N
Drinking establishment (adult entertainment permitted)	N	Y	N
Funeral home	N	Y	N
Home occupations	N	Y	N
Hostel	N	Y	N
Institutional service facility	N	Y	N
Motor vehicle service and repair, including the sale of fuel but excluding the service or repair of agricultural or industrial motor vehicles or machinery	N	Y	N
Multiple family building	N	Y	N
Late night club	N	Y	N
Parking lot/ parking structure	N	Y	N
Temporary care facility	N	Y	N
Transportation, communication or utility facility	N	Y	N
Outdoor display or sale of goods	N	Y	N
Gaming or gambling establishment	N	Y	N
Secondary suite in a detached dwelling unit	N	Y	N
Show home or raffle home	Y	Y	Y
Amateur radio tower	Y	N	Y
Bed & breakfast	Y	N	Y
Garden suites	Y	N	Y
Home music instructor/instruction (six students)	Y	N	Y
Health and Medical Services, secondary to residential use, occupying no more than 50% of the habitable floor area of the detached dwelling (at 4922- 55 Street)	Y	N	Y

Y = an existing discretionary use

N = a use that is *not* permitted or discretionary

Appendix 2: *DC 15 General Purpose & C1 District Design Criteria*

The following pages contain the DC (15) General Purpose Statement, and the C1 Design Criteria which show the different design intents of both Districts.

**General Purpose**

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan. Properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

CI Design Criteria

(d) The following development design criteria apply to all C1 Commercial lands located south of the Red Deer River:

(i) Building Fronts – All Buildings:

- (1)** Street facing elevations shall be parallel to the street. In the case of corner lots or parcels with multiple street frontages, a minimum of two street facing elevations shall be parallel to the street.
- (2)** Minimum building height shall be 8.5 m from grade to the cornice (eave) line.
- (3)** Street frontage elevations of buildings located on corner lots shall have equal quality architectural treatment.
- (4)** No street frontage building elevation shall have any single horizontal wall length greater than 5.0 m unless it contains distinct architectural elements such as projections, recesses, jogs or windows, to provide visual variety and interest.
- (5)** Where lanes exist, access to on-site parking and for loading and delivery zones shall be provided from the lane.
- (6)** No parking is permitted between a building elevation and a street, except: in the case of parcels with street frontage on 3 sides, parking may be allowed on one side; and in the case of parcels with street frontage on 4 sides, parking may be allowed on 2 sides.
- (7)** Existing boulevard areas and sidewalk trees are to be preserved and may not be removed for new developments, including driveways.
- (8)** Fencing along the street fronts of vacant sites, construction sites and around garbage compounds, will be subject to the approval of the Development Authority.

Appendix 3: Site Specific Discretionary Uses

The following presents the proposed site specific discretionary uses for 4926 – 55 Street (Lot 1A, Block 2, Plan 862 1950).

Proposed Discretionary Uses for 4926 55 Street	Definition	Planning Rational
<p>Commercial recreation facility that does not cause nuisances that interfere with, detract from or disturb the character of the residential neighbourhood, excluding: amusement arcades, billiard or pool halls, bowling alleys, and fairs.</p>	<p>means a facility in which the public participate in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bowling alleys, fairs, gymnasiums, racquet courts, roller skating, and simulated golf but does not include a gaming or gambling establishment.</p>	<p>By restricting some uses such as amusement arcades and fairs that can cause nuisance to surrounding neighbours, commercial recreation facility is suitable for the subject site.</p>
<p>Commercial service facility</p>	<p>means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:</p> <ul style="list-style-type: none"> (a) services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre, (b) cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet, (c) care of small animals such as a small animal veterinary clinic or dog grooming salon, or (d) financial or insurance services outlet, real estate agency, travel agency, commercial school or day care but does not include Office, Funeral Home, or Crematorium.” 	<p>Planning considers that Commercial Service Facility uses would have a low impact on adjacent properties. Commercial Service Facility is listed a discretionary use in the C3 Commercial (Neighbourhood Convenience) District. C3 district is a commercial district intended to be compatible with adjacent residential uses.</p>

Proposed Discretionary Uses for 4926 55 Street	Definition	Planning Rational
Dwelling units above the ground floor	N/A	Dwelling Units above ground floor is listed a discretionary use in the C3 Commercial (Neighbourhood Convenience) District. Maximum of 3 storeys permitted. Building height is supported by Neighbourhood Planning and Design Standards (NPDS) (Standard 4.4) which requires redevelopment height to be within 1 to 2 storeys of what is already established on adjacent blocks.
Restaurants	means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A restaurant does not include a drinking establishment but does include any premises in respect of which a "Class A" Liquor License has been issued and where minors are not prohibited by the terms of the license.	Restaurant would have a low impact on adjacent properties as it is also listed as a discretionary use in the C3 Commercial (Neighbourhood Convenience) District. To minimize potential nuisances, the Development Authority may require hours of operation on restaurant business.
Merchandise sales and/or rental excluding agricultural and industrial motor vehicles or machinery	N/A	This retail type development is considered to have low impact on character of area and is similar to existing use of the property. Traffic impacts are evaluated at the Development Permit Stage
Office	means a development that provides professional, management, administrative, consulting, and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services.	Site previously had prosthetics services. Office use would be similar to existing use of site which has proved to be compatible with adjacent properties. Office is also a use in the C3 Commercial (Neighbourhood Convenience) District

Proposed Discretionary Uses for 4926 55 Street	Definition	Planning Rational
Service and repair of goods traded on 4926 55 Street	N/A	This type of development is considered to have low impact on character of area and is similar to existing use of the property. Traffic impacts are evaluated at the Development Permit Stage
Signs (subject to section 3.3 and 3.4): (1) a-board signs, (2) awning and canopy signs, (3) under canopy signs, (4) fascia signs, (5) free standing signs, (6) neighbourhood identification signs, and (7) projecting sign.	where any type of sign is referred to in this Bylaw, such sign shall have the definition set forth in the sections 3.3 and 3.4.	Sign needed in order to identify potential business to be developed.

Appendix 4: Site Specific Regulations

The following presents the proposed site specific regulations for 4926 – 55 Street (Lot 1A, Block 2, Plan 862 1950).

Regulations	DC (15)	C1	Proposed Site Specific Regulations	Planning Rationale
Floor Area minimum	Detached dwelling unit frontage in metres x 6.0 m	Commercial – Nil Residential Minimum – dwelling units 37 m ² Residential Maximum – three times site area	Commercial – Nil Dwelling units above the ground floor Minimum – 37 m ² Dwelling units above the ground floor Maximum – three times site area Detached dwelling unit frontage in metres x 6.0 m	Potential commercial developments will be in keeping with regulations of adjacent C1 commercial uses, while residential developments will maintain DC(15) regulations.
Building Height Maximum	2 storeys with maximum of 10.0 m measured from the average lot grade	Under discretion of the DA based on building's impact on surrounding properties and the streetscape. The DA for developments over four storeys shall be the Municipal Planning Commission	Commercial – 3 storeys Residential- 2 storeys with a maximum of 10.0 m measured from the average lot grade except: § 3 storeys for dwelling units above the ground floor	Height for commercial redevelopment will follow Neighbourhood Planning and Design Standards (4.4) which requires redevelopment height to be within 1 to 2 storeys of what is already established on adjacent blocks.
Maximum Site Coverage	40% includes garage and accessory buildings	N/A	Residential- 40% includes garage and accessory buildings	60% commercial site coverage to allow for increased development

Regulations	DC (15)	C1	Proposed Site Specific Regulations	Planning Rationale
			Commercial- 60%	opportunity, while ensuring compatibility with adjacent residential uses.
Front Yard Minimum	6.0m	Commercial – nil, subject to sections 5.7(2) & 3.19 Residential – 7.5 m or as required by the Commission	Commercial- Under discretion of the Development Authority based on building’s impact on surrounding properties and the streetscape. Residential 6.0m	Commercial front yard minimum to be based on how it best fits with adjacent properties. There are currently a variety of setbacks along 55 Street, and some flexibility to review the site context when application is received can be permitted.
Side Yard Minimum	1.5m notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m	Commercial – nil, subject to sections 5.7 (2) and 3.19 unless the side yard abuts a lane, in which case it shall be 1.5m Residential – as required by the Commission	1.5m notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 m	In keeping with current regulations.

Regulations	DC (15)	C1	Proposed Site Specific Regulations	Planning Rationale
Rear Yard Minimum	7.5m	Commercial 1.5 m, subject to sections 5.7 (2) and 3.19 Residential – as required by the Commission	Residential- 7.5m Commercial- 1.5 m, subject to sections 5.7 (2) and 3.19	An existing lane provides an additional setback to adjacent residential properties.
Landscaped Area	35% of site area	Commercial – nil Residential – 15% unless otherwise required by the Commission	Residential - 35% of site area Commercial – 15% unless otherwise required by the Commission	To allow for increased development opportunity 15% site coverage for commercial use is recommended.
Parking Spaces	Subject to 3.1 & 3.2	Subject to 3.1 & 3.2	Subject to 3.1 & 3.2	In keeping with current regulations.
Lot Frontage Minimum	12.0 m	7.5 m	12.0 m	In keeping with current regulations.

DATE: March 22, 2017

TO: Kim Fils-Aime, Planner

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Bylaw 3357/N-2017 – a Bylaw to amend the Land Use Bylaw – Site Specific Discretionary Uses and Site Specific Regulations – 4926-55 Street

FILE COPY

Reference Report:

Legislative Services, dated March 08, 2017
Planning Department, dated February 06, 2017

Resolution:

At the Monday, March 20, 2017 Regular Council Meeting, Council amended and then passed second and third readings to Bylaw 3357/N-2017 – a Bylaw to amend the Land Use Bylaw – Site Specific Discretionary Uses and Site Specific Regulations on the +0.085 hectare (+0.209 acre) property at 4926-55 Street:

“Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/N-2017 by adding the words “without a drive through” to item 4. Restaurants.”

Report back to Council: No.



Frieda McDougall
Manager

- c. Emily Damberger, Planning Services Manager
Tara Lodewyk, Planning Services Director
Amber Senuk, Corporate Meeting Coordinator