

A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, June 16, 2008

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday May 20, 2008.

- (2) **UNFINISHED BUSINESS**
 1. Engineering Services Manager – *Re: Gaetz Avenue and 32 Street Intersection Improvements Review of Mid Block Property Access Adjacent to Gaetz Avenue* ..1

- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Proposed Land Use Bylaw Amendment 3357/L-2008 Timberlands Neighbourhood – Phase 1 City of Red Deer* ..28
(Consideration of 2nd and 3rd Readings of the Bylaw)

 2. Parkland Community Planning Services – *Re: Proposed Land Use Bylaw Amendment 3357/M-2008 Crematoria and Funeral Homes* ..30
(Consideration of 2nd and 3rd Readings of the Bylaw)

3.	Parkland Community Planning Services – <i>Re: Proposed Land Use Bylaw Amendment 3357/N-2008 Clearview North Neighbourhood – Phase 2 Melcor Developments Ltd.</i> (Consideration of 2 nd and 3 rd Readings of the Bylaw)	..33
4.	Parkland Community Planning Services – <i>Re: Proposed Land Use Bylaw Amendment 3357/P-2008 Sunnybrook South Neighbourhood – Phase 2 Melcor Developments Ltd.</i> (Consideration of 2 nd and 3 rd Readings of the Bylaw)	..35
5.	Parkland Community Planning Services – <i>Re: Proposed Land Use Bylaw Amendment 3357/J-2008 and Vanier Woods Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 Neufeld, 2506 19th Street, Lot 1, Block 2, Plan 932 1800</i> (Consideration of 2 nd and 3 rd Readings of the Bylaws)	..37
6.	Parkland Community Planning Services – <i>Re: Proposed Land Use Bylaw Amendment 3357/O-2008 Rezoning Existing Narrow Lot Residential Development Kentwood Neighbourhood</i> (Consideration of 2 nd and 3 rd Readings of the Bylaw)	..42
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5. Land & Appraisal Coordinator and Land and Economic Development Manager and Parkland Community Planning Services – *Re:*
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 - b) *Land Use Bylaw Amendment 3357/R-2008 Closed Portion of Road Plan 872 1700 Queens Business Park City of Red Deer* ..63
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6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment No 3357/S-2008 Clearview North Neighbourhood – Phase 3 Melcor Developments Ltd.* ..67
(Consideration of 1st Reading of the Bylaw)
7. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/T-2008 Sunnybrook South Neighbourhood – Phase 3 Melcor Developments Ltd.* ..69
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(5) **CORRESPONDENCE**

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(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3357/L-2008** – Land Use Bylaw Amendment – Timberland Neighbourhood Phase 1 – proposed rezoning of approximately 25.22 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A semi-detached Residential District, R1N Narrow Lot Residential District, R2 Medium Density Residential, PS Public Service District, and P1 Parks & Recreation District: in order to create 159 low density residential lots, 1 medium density residential lot, 3 public utility lots, 6 municipal reserve lots. ..99
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2. **3357/M-2008** – Land Use Bylaw Amendment – Crematoria & Funeral Homes – clarification of wording regarding crematoria and funeral homes ..101
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4. **3357/P-2008** – Land Use Bylaw Amendment – Sunnybrook South Neighbourhood / Phase 2 / Melcor Developments Ltd. – proposed rezoning for 9.531 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Semi-detached Dwelling Residential District, R3 Multiple Family residential and P1 Parks and Recreation District in order to create 23 detached residential lots, 40 semi-detached residential lots, 2 public utility lots and 1 municipal reserve lot. ..105
(2nd and 3rd Readings) ..35
5. **3357/J-2008** – Land Use Bylaw Amendment – Vanier Woods existing acreage Neufeld, 2506 19th Street Lot 1, Block 2, Plan 932 1800 – proposed rezoning of existing acreage. ..107
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6. **3217/D-2008** – Neighbourhood Area Structure Plan Bylaw Amendment – Vanier Woods existing acreage Neufeld, 2506 19th Street Lot 1, Block 2, Plan 932 1800 ..109
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7. **3357/O-2008** – Land Use Bylaw Amendment – Rezoning Existing Narrow Lot Residential Development – Kentwood Neighbourhood – proposed rezoning of 73 developed residential lots from R1 Low Density Residential District to R1N Narrow Lot Residential District ..111
(2nd and 3rd Readings) ..42

8. **3357/H-2008** – Land Use Bylaw Amendment – Timberstone Park NASP related minor land use bylaw amendments – Condominiums in R1, R1N and deletion of Constraints Map Q16
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..54
9. **3410/2008** - Road Closure Bylaw - Subject road plan presently accommodates a service road which provided access to the parcels fronting Highway QE2, as outlined in the IASP this road plan is to be closed when further subdivision of the IASP proceeds
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..59
10. **3357/R-2008** – Land Use Bylaw Amendment – City of Red Deer is rezoning a closed portion of road plan to A1 Future Urban Development District in accordance with the West QE2 Major Area Structure Plan and Queens Business Park Industrial Area Structure Plan (IASP)
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..63
11. **3357/S-2008** – Land Use Bylaw Amendment – Clearview North Neighbourhood – Phase 3 – proposed rezoning of approximately 15.8 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Narrow Lot Residential District, R1A Semi-Detached Residential District, and P1 Parks and Recreation District in order to create 151 detached residential lots, 5 public utility lots and 1 municipal reserve lot.
(1st Reading) ..118
..67
12. **3357/T-2008** – Land Use Bylaw Amendment – Sunnybrook South Neighbourhood – Phase 3 – proposed rezoning of approximately 8.74 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 113 detached residential lots, 3 public utility lots and 1 municipal reserve lot.
(1st Reading) ..120
..69



Legislative & Administrative Services

DATE: June 10, 2008
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Gaetz Avenue and 32 Street Intersection Improvements
Review of Mid-Block Property Access Adjacent to Gaetz Avenue

History

At the Monday March 31, 2008 Council Meeting, Council requested Administration to prepare a separate report for Council, this was to be presented to the May 20, 2008 Council Meeting. The report was tabled at the Tuesday May 20, 2008 Council Meeting for an additional 4 weeks to the Monday June 16, 2008 Council Meeting.

Recommendation:

That Council:

- 1) Lift from the table the report requested by Council from Administration from the March 31, 2008 Council Meeting.
- 2) Approve a resolution that the functional design presented to City Council on March 31, 2008 remain unchanged.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager



Date: June 10, 2008

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: **Gaetz Avenue and 32 Street Intersection Improvements**
Review of Mid-Block Property Access Adjacent to Gaetz Avenue

On March 31, 2008 City Council endorsed the Functional Design for the above noted intersection improvements, but asked that Engineering Services prepare a report on the feasibility of right-in/right-out accesses for North West Motors, Pike Wheaton Chevrolet and Southside Village. Attached is a report from Stantec Consulting outlining the results of their evaluation.

Essentially Stantec has indicated that an approach distance of 110 m is needed to safely introduce a right turn lane. For the Pike Wheaton and Southside Plaza sites, this criteria cannot be met. Furthermore, right-in/out and left-in accesses are available to each of these properties at locations just beyond the 110 m (i.e. to the service loop roads adjacent to each site).

For Northwest Motors, Stantec indicates that the right-in is not desirable because it conflicts with the beginning of the right turn lane for 32 Street, but they have indicated that it would be an acceptable option.

An exit from Northwest Motors onto Gaetz Avenue would create a serious collision potential as it would provide opportunity for exiting vehicles to abruptly cross the 3 northbound through lanes to access the left turn lanes. When the left turn queues are full, the vehicle exiting from Northwest Motors could become stranded across the northbound through lanes and would block traffic.

Furthermore, access is provided to Northwest Motors to and from all directions via 49 Avenue. During recent meetings with Northwest Motors we proposed another all-turns access (Figures 4.3 to 4.5) near the southwest corner of the site connecting to the service road or a drive aisle within the site.

Legislative & Administrative Services Manager
June 10, 2008
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For the Pike Wheaton site, we have proposed an all-turns access from southeast corner of the site (Fig 5.2) that would extend to the front of their building via a drive aisle.

For Southside Village, we have proposed all-turns access to the site from the northwest corner of the property. We also proposed the reconfiguration of parking stalls to provide good mobility within the site and provided a bus lay-by (Fig. 6.2).

To provide better understanding for all three landowners, Stantec Consulting has provided onsite survey markings including existing and proposed property lines, proposed access locations, easement areas, and parking locations for each site.

Recommendations

We respectfully recommend that the functional design as presented to City Council on March 31 remain unchanged (see attached drawing), without the right in/out accesses requested by North West Motors, Pike Wheaton Chevrolet and Southside Village.



Tom C. Warder, P. Eng.
Engineering Services Manager

TCW/ldr
Attach.

- c. Director of Development Services
Project Engineer

Resolution Passed at the March 31, 2008 Council Meeting

"Resolved that the Council of the City of Red Deer having considered the report from the Engineering Services Manager and Streets Engineer, dated March 25 2008, Re: Gaetz Avenue / 32 Street Intersection Improvements – Functional Design, hereby endorses the Gaetz Avenue / 32 Street Intersection Functional Design as presented to Council on March 31, 2008 and further that:

- a) The issue of future access changes be dealt with in accordance with item 6, on page 4 of the report of the Engineering Services Manager / Streets Engineer dated March 25, 2008.
- b) That within the context of the above, detail design proceed under the discretion of City Engineering and when deemed appropriate in consultation with landowner's regarding acquisition, land exchange, parking and detailed access design."
- c) That Engineering prepare a separate report for Council on the feasibility of right in right outs for North West Motors, Pike Wheaton Chevrolet and Southside Village and that the report be presented back to Council within six (6) weeks."

Technical Memo #1

5



Stantec

To: Tom Warder, P.Eng.
Engineering Services
Department
City of Red Deer
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Red Deer, Alberta T4N 3T4

From: Neal Cormack, P.Eng.
Stantec Consulting Ltd.
600 – 4808 Ross Street
Red Deer, Alberta T4N 1X5

File: 112837044-07

Date: June 9, 2008

**Reference: Gaetz Avenue and 32 Street Intersection Improvements
Review of Mid-Block Property Access Adjacent to Gaetz Avenue**

1. Introduction

Stantec Consulting Ltd. was retained by the City of Red Deer to prepare the Gaetz Avenue and 32 Street Intersection Improvements - Functional Design. The Functional Design was endorsed by City Council on March 25, 2008. Council agreed to amend the resolution by adding the following amendment:

“That Engineering prepare a separate report for Council on the feasibility of right in/right outs for Northwest Motors, Pike Wheaton Chevrolet and Southside Village and that the report be presented back to council within six (6) weeks”

2. Access Management

The City of Red Deer uses the design criteria included in the Transportation Association of Canada (TAC) – Geometric Design Guide for Canadian Roads (1999 Edition) as a guideline for establishing access management policies.

TAC states as follows in regards to access management:

“Access management should recognize that access and mobility are competing functions. This recognition is fundamental to the design of road systems that preserve public investment, contribute to public safety, reduce fuel consumption and vehicular emissions, and do not become functionally obsolete. Suitable functional design of the road system also preserves the private investment in residential and commercial development.”

One Team. Infinite Solutions.

**Reference: Gaetz Avenue and 32 Street Intersection Improvements
 Review of Mid-Block Property Access Adjacent to Gaetz Avenue**

Access management involves providing (or managing) access to land development while simultaneously preserving the flow of traffic on the surrounding road system in the terms of safety, capacity and speed. Access management applies to all types of roads and streets.

3. Access Classification System

TAC has established an access classification system that defines:

- Where access can be allowed between developments and public roads;
- Where it should be limited, denied or discouraged;
- Where access should be limited to right turns into and out of driveways leading to or from activity centres; and
- Where provisions, if any, should be made for left turns in and out of connecting driveways.

TAC has established seven access levels or categories for a road system as noted in TAC Table 3.2.2.2.

		Geometric Design Guide for Canadian Roads		
Table 3.2.2.2 Access Categories Keyed to Road Type				
Access Category	Road Classification	Direct Property Access	General Design Features	
1	Freeway	No	Multilane, Median	
2	Expressway	No	Multilane, Median	
3	Major Arterial	Restrict or Deny ^a	Multilane, Median	
4	Major Arterial	Restrict or Deny ^b	Multilane, Median ^c	
5	Minor Arterial	Yes	Multilane, or 2 Lanes	
6	Collector	Yes	2 Lanes	
7	Local/Frontage	Yes	2 Lanes	
Note: a. Right turns only when provided. b. Right and left turn entry and right turn only exit when provided. c. Might be two-lanes in some rural areas.				
September 1999			Page 3.2.2.3	

Referring to Table 3.2.2.2, Gaetz Avenue and 32 Street are designated as Access Category 3 and 4 roadways with direct property access being restricted or denied.

Reference: Gaetz Avenue and 32 Street Intersection Improvements
Review of Mid-Block Property Access Adjacent to Gaetz Avenue

4. Corner Clearances at Major Intersections

The following is an excerpt, in part, from the TAC design manual – Section 3.2.8:

Note: TAC often makes reference to the AASHTO (American Association of State Highway Officials) design manual titled “*A Policy on Geometric Design of Highways and Streets*”.

4.1 General

Corner clearances upstream and downstream of an intersection should be governed by the functional area of an intersection. AASHTO specifically states that: “Driveways should not be situated within the functional boundary of an at-grade intersection. This boundary would include the longitudinal limits of auxiliary lanes”. While AASHTO does not present guidelines as to the size of this functional area, logic indicates that it is must be larger than the physical area (see TAC Figure 3.2.8.1, Intersection Boundaries appended to this document). It extends upstream and downstream of the intersection and increases as the percentage of trucks increases.

Corner clearance is the distance from an intersection to the nearest access upstream or downstream of it. Corner clearance is measured from the near curb of the cross roadway to the edge of the access throat, as illustrated in TAC Figure 3.2.8.2 (appended to this document). It consists of three components:

- The curb return radius at the intersection,
- A length of tangent, and
- The curb return radius or flare dimension at the driveway and public lane.

Inadequate corner clearances between accesses and signalized intersections along a major road, such as a major arterial, can create serious operational problems including:

- The access/egress movements are blocked by vehicles queued at a red light,
- To reach their destination, drivers are challenged to make difficult right turning movements between vehicles stacked at or approaching the traffic signal.
- Right turn ingress and egress movements at an access on the near side of an intersection may interfere with right turning traffic at the signalized intersection, and
- Slow moving or stopped vehicles are encountered immediately beyond the major intersection; this is a particular problem for vehicles that have made a right or left turn at the intersection, are still focused on that maneuver and are ill-prepared to perceive and react to an unexpected vehicle.

Reference: Gaetz Avenue and 32 Street Intersection Improvements
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The first difficulty may be a concern to the business operator only. However, the other three concerns are of serious concern to both the roadway authority and the user.

4.2 Suggested Minimum Corner Clearance Dimensions

TAC Figure 3.2.8.2 provides suggested corner clearance dimensions for various classifications of roads at an assumed operating speed of 50 km/hr. For higher speed roadways, clearances of up to two times the value stated may be desirable. Greater corner clearances may also be warranted by the estimated queuing at the intersection based on the proposed traffic control and anticipated traffic volumes. Based on the traffic modeling completed at the 115,000 population horizon, it identifies an average queue length of 85m at the intersection.

For this project, Dimension "B" applies to the Northwest Motors site and Dimension "D" applies to the Pike Wheaton Chevrolet and Southside Village sites.

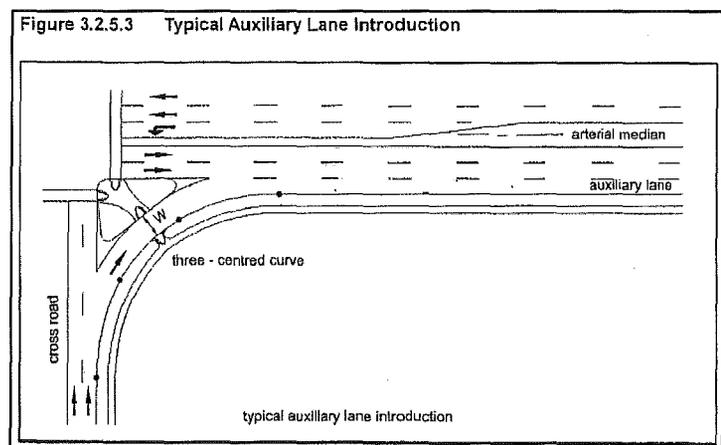
Dimension B varies with the length of left turn storage on the divided roadway. As a minimum, B is equal to or greater than the storage length, but desirably B is equal to or greater than the storage length plus the bay taper. For a design speed of 70km/h (operating speed of 60km/h) the minimum Dimension B would be equal to 110m.

Dimension D = 70m for the 50 km/hr operating speed, For higher speed roadways such as Gaetz Avenue with an operating speed of 60 km/hr, this length would be up to two times this value (i.e. $2 \times 70\text{m} = 140\text{m}$). This is equivalent to the deceleration length discussed in Item 5 below when the curb return radii are added to the 110m deceleration length.

5. Auxiliary Lanes

Access along arterial roadways is generally provided from an auxiliary lane as illustrated in TAC Figure 3.2.5.3. This Figure shows the auxiliary lane protected by an island.

For major arterial to arterial intersections, the City uses the approach dimensions illustrated in TAC Figure 3.2.5.2 (appended at the end of this document) to determine the locations for direct access to private property from a divided arterial roadway beyond a major intersection. Referring to Figure 3.2.5.2, for a 70 km/hr design speed (60 km/hr posted speed), the minimum deceleration length (L_d) is 110 metres, which



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includes a bay taper length (B.T.) of 60 metres. This allows vehicles to decelerate and enter the site at a safe speed without unduly impeding through traffic.

Figure 1 illustrates the general concept for the deceleration for a 2-lane arterial roadway with an added auxiliary lane. The deceleration length starts at the tip of the island gore pavement markings and ends at the beginning of the curb return into the site.

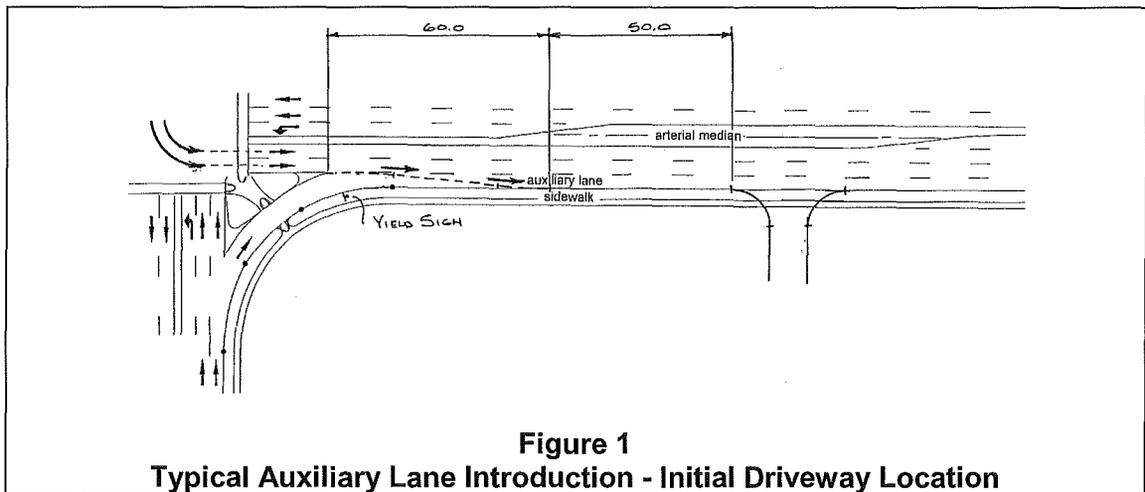
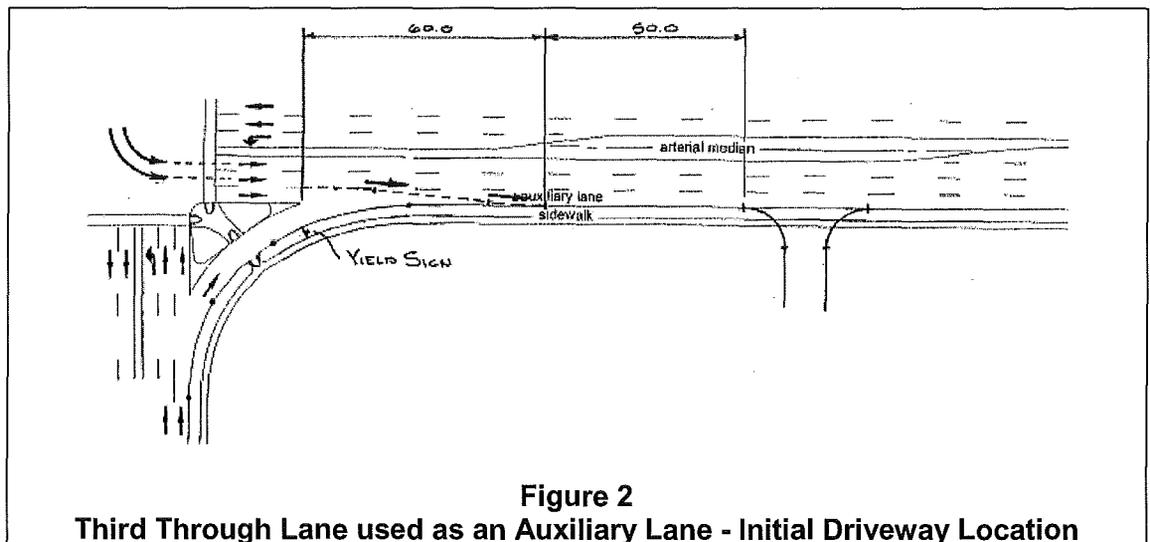


Figure 2 below illustrates the addition of a third through lane, which is not protected by the island. However, this third lane acts as an auxiliary lane and therefore the same principle that is used to determine the deceleration length for the protected auxiliary lane is applied for the 3-lane roadway.



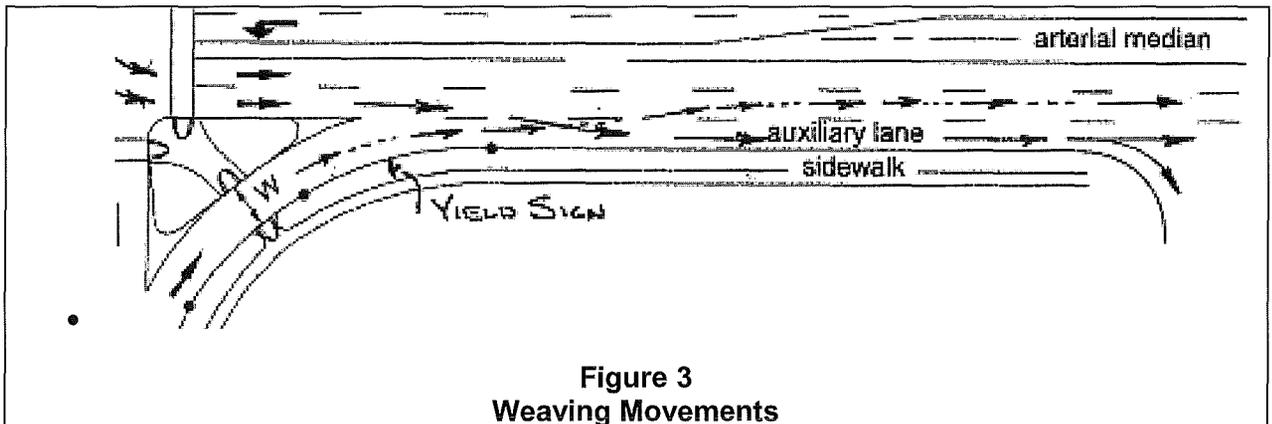
**Reference: Gaetz Avenue and 32 Street Intersection Improvements
Review of Mid-Block Property Access Adjacent to Gaetz Avenue**

6. Traffic Weaving

The 110 m deceleration length also provides the minimum distance in which vehicles are able to complete the following weaving maneuvers simultaneously:

- Vehicles making a left turn at the intersection weaving from the centre lane to the auxiliary lane, and
- Vehicles turning right at the intersection can accelerate in the auxiliary lane and move to the centre lane prior to reaching the proposed access.

The weaving movements noted above are illustrated in Figure 3 below.



**Figure 3
Weaving Movements**

7. Access to Specific Properties

As requested by City Council, Stantec has considered right-turn in/right-turn out accesses for each of the following properties.

7.1 Northwest Motors

7.1.1 Right-Turn In/Right Turn Out Access off Gaetz Avenue

Referring to Figure 4.1, we have identified the location for the proposed right-turn in/right-turn out access off Gaetz Avenue. Referring to TAC Figure 3.2.8.1 – Intersection Boundaries, it can be determined that the right-turn in/right-turn out access is located within the intersection limits defined by the functional area. The access is also located approximately 55m from the cross road intersection, which does not comply with the minimum Dimension B distance of 110m. An access at this location is therefore not supported by TAC.

Also, by providing the right-turn out exit at this location, it introduces a potential safety issue for vehicles exiting the Northwest Motors site and crossing three through lanes of

June 9, 2008
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**Reference: Gaetz Avenue and 32 Street Intersection Improvements
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northbound traffic on Gaetz Avenue and the right turn lane from Gaetz Avenue to 32 Street (total of four lanes) to enter the dual left turn lanes to make a left turn onto 32nd Street.

Therefore, based on TAC recommendations and the safety issues associated with the proposed access location illustrated on Figure 4.1, Stantec does not recommend providing a right-turn in/right-turn out access off Gaetz Avenue between 49 Avenue and 32 Street.

7.1.2 Right-Turn in Access off Gaetz Avenue

A right-turn in access off Gaetz Avenue is not desirable as it would be located within the deceleration taper of the designated right turn lane onto 32 Street. This could lead to a situation where vehicles slowing down to enter the Northwest Motors site could be rear ended by vehicles using the designated right turn lane onto 32 Street. Stantec has therefore included this as an optional access as illustrated on Figure 4.2.

7.1.3 All-Turns Access off 49 Avenue (31 Street)

It should be noted that an all-turns access can be provided to the site from 49 Avenue (31 Street) in the vicinity of Gaetz Avenue as illustrated on Figure 4.3. An all-turns access can also be provided to the site from 49 Avenue south of the 32 Street/49 Avenue intersection. Therefore, Stantec is recommending this option as the preferred option for this site.

7.1.4 All-Turns Access off 49 Avenue (31 Street) combined with a Right-Turn in Access off Gaetz Avenue

Figure 4.4 illustrates an all-turns access off 49 Avenue (31 Street) combined with a right-turn in access off Gaetz Avenue. Figure 4.4 also illustrates how parking and fence lines could be reconfigured should the landowner wish to purchase the surplus service road land.

Figure 4.5 illustrates the same but with retaining the existing fence lines and the assumption of non purchase of the surplus service road land.

7.2 Pike Wheaton Chevrolet

7.2.1 Right-Turn In/Right Turn Out Access off Gaetz Avenue

Referring to Figure 5.1, when applying the minimum deceleration length of 110 metres, measured from the tip of the island gore pavement markings to the beginning of the curb return into the site, it can be noted that the proposed right-turn in/right-turn out access location coincides with the proposed intersection of Gaetz Avenue and 51 Avenue.

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**Reference: Gaetz Avenue and 32 Street Intersection Improvements
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Therefore, based on the design criteria provided in TAC and as illustrated on Figure 5.1, Stantec does not recommend providing a right-turn in/right-turn out access off Gaetz Avenue between 32 Street and 51 Avenue.

7.2.2 All-Turns Access off 51 Avenue (31 Street)

It should be noted that an all-turns access can be provided to the site from 51 Avenue (31 Street) in the vicinity of Gaetz Avenue as illustrated on Figure 5.2. An all-turns access can also be provided to the site from 51 Avenue south of the 32 Street/51 Avenue intersection. Therefore, Stantec is recommending this option as the preferred option for this site.

7.3 Southside Village

7.3.1 Right-Turn In/Right Turn Out Access off Gaetz Avenue

Referring to Figure 6.1, when applying the minimum deceleration length of 110 metres, measured from the tip of the island gore pavement markings to the beginning of the curb return into the site, it can be noted that the proposed right-turn in/right-turn out access location coincides with the proposed intersection of Gaetz Avenue and 33 Street.

Therefore, based on the design criteria provided in TAC and as illustrated on Figure 6.1, Stantec does not recommend providing a right-turn in/right-turn out access off Gaetz Avenue between 32 Street and 33 Street.

7.2.2 All-Turns Access off 49 Avenue (33 Street)

It should be noted that a full all-turns access is provided to the site from the intersection of Gaetz Avenue and 33 Street as illustrated on Figure 6.2. All-turns access can also be provided to the site from 49 Avenue north of the 32 Street/49 Avenue intersection. Therefore, Stantec is recommending this option as the preferred option for this site.

8. Summary

Stantec has completed a thorough review of TAC, on-site conditions, and had several one on one meetings with each of the business owners. Andy Vandertol, Stantec's Transportation Industry Expert has reviewed the proposed intersection locations and provided comments accordingly.

Stantec does not recommend the provision of right-turn in/right-turn out accesses along Gaetz Avenue for the Pike Wheaton, Northwest Motors and Southside Village sites. Stantec has therefore recommended a preferred option for each of the sites.

However, it should be noted that alternate all-turns accesses are being provided to each of these sites in conjunction with the proposed works. Meetings with all the above noted business owners are currently ongoing to refine the access requirements in more detail.

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**Reference: Gaetz Avenue and 32 Street Intersection Improvements
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We trust the above meets with your approval, however, should you require any further information please contact me directly.

STANTEC CONSULTING LTD.

Neal Cormack, P.Eng.
Associate, PCPL
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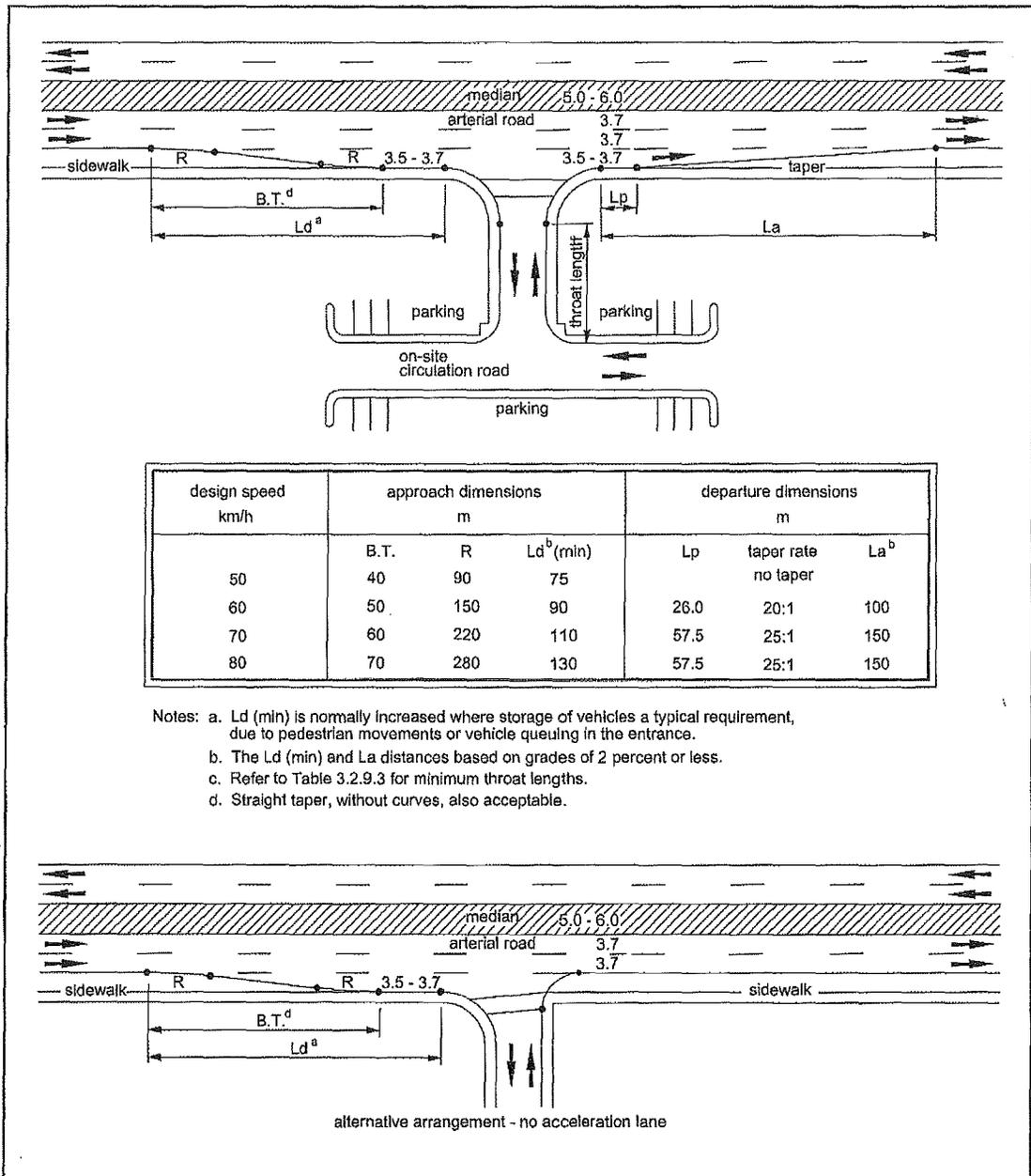
Attachment: Figures 4.1, 4.2, 4.3, 4.4, 4.5, 5.1, 5.2, 6.1 and 6.2

- c. Russ Wlad – Stantec Consulting Ltd.
Andy Vandertol - Stantec Consulting Ltd.

Reference: Gaetz Avenue and 32 Street Intersection Improvements
 Review of Mid-Block Property Access Adjacent to Gaetz Avenue



Figure 3.2.5.2 Auxiliary Lane Mid-Block Access for Major Developments

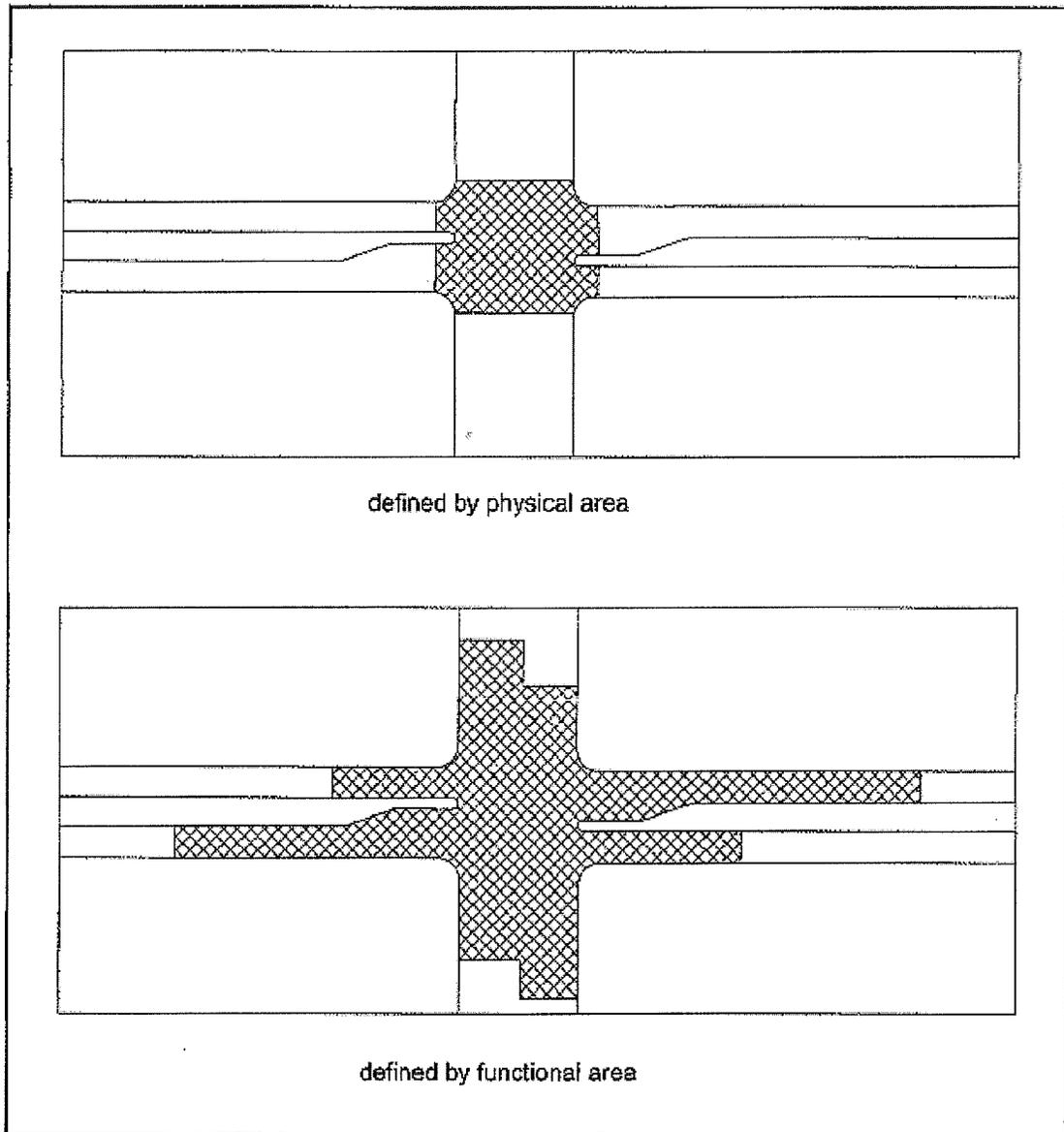


Reference: Gaetz Avenue and 32 Street Intersection Improvements
Review of Mid-Block Property Access Adjacent to Gaetz Avenue

Access



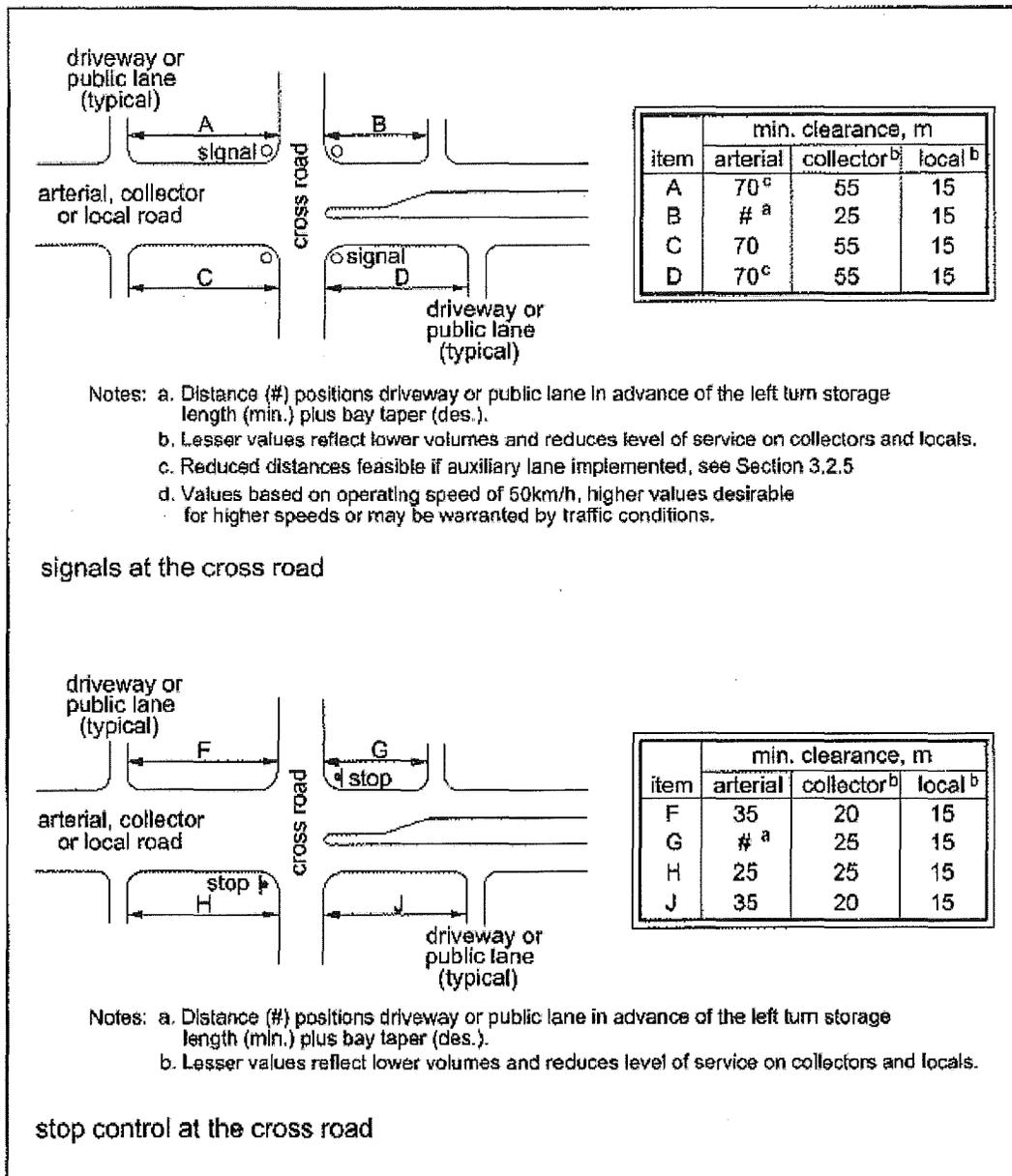
Figure 3.2.8.1 Intersection Boundaries

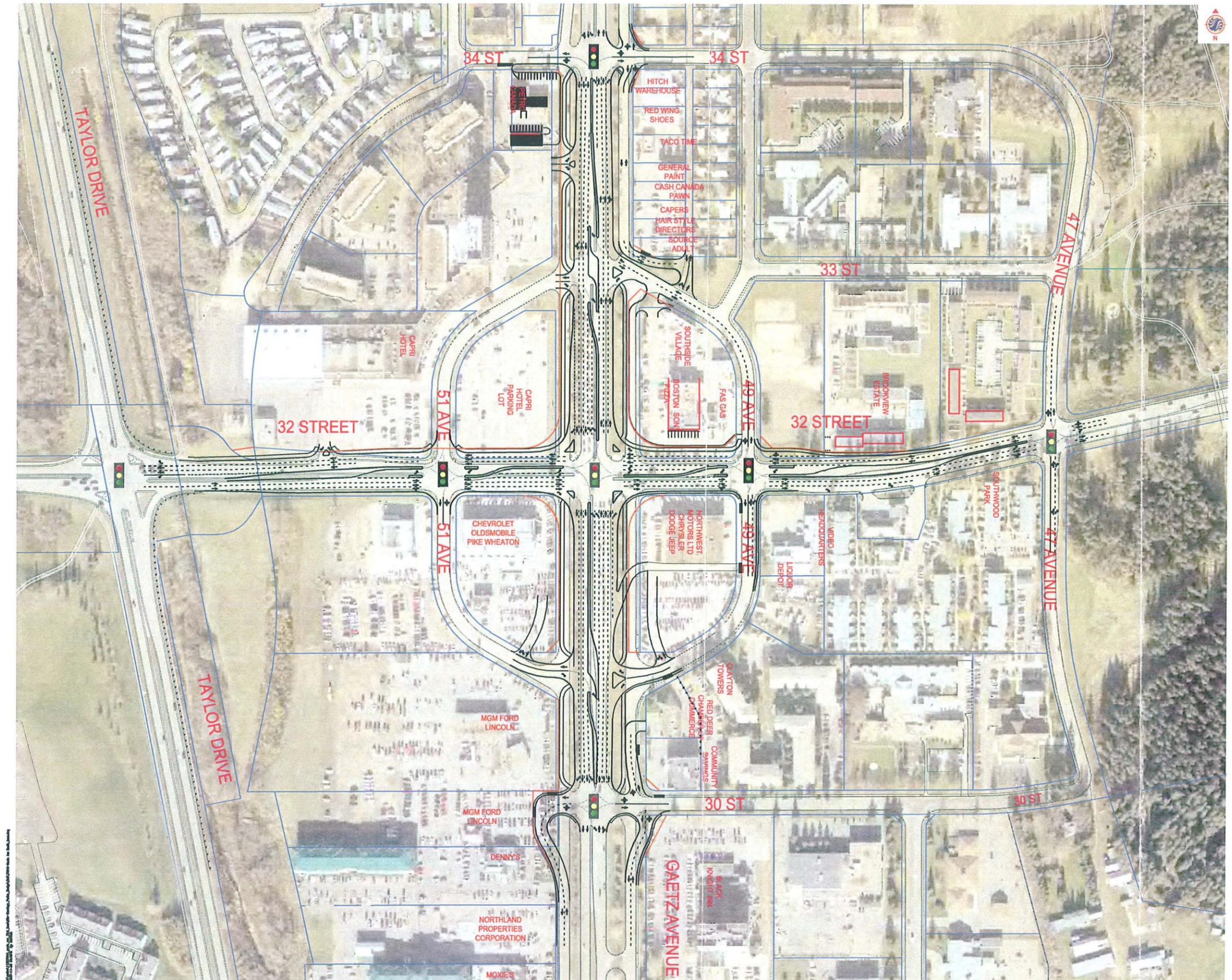


Reference: Gaetz Avenue and 32 Street Intersection Improvements
 Review of Mid-Block Property Access Adjacent to Gaetz Avenue



Figure 3.2.8.2 Suggested Minimum Corner Clearances to Accesses or Public Lanes at Major Intersections





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Legend

- Proposed Property Line
- Existing Property Line
- Proposed Curb
- Existing Curb
- Proposed Sidewalk
- Existing Sidewalk
- Driveway Access

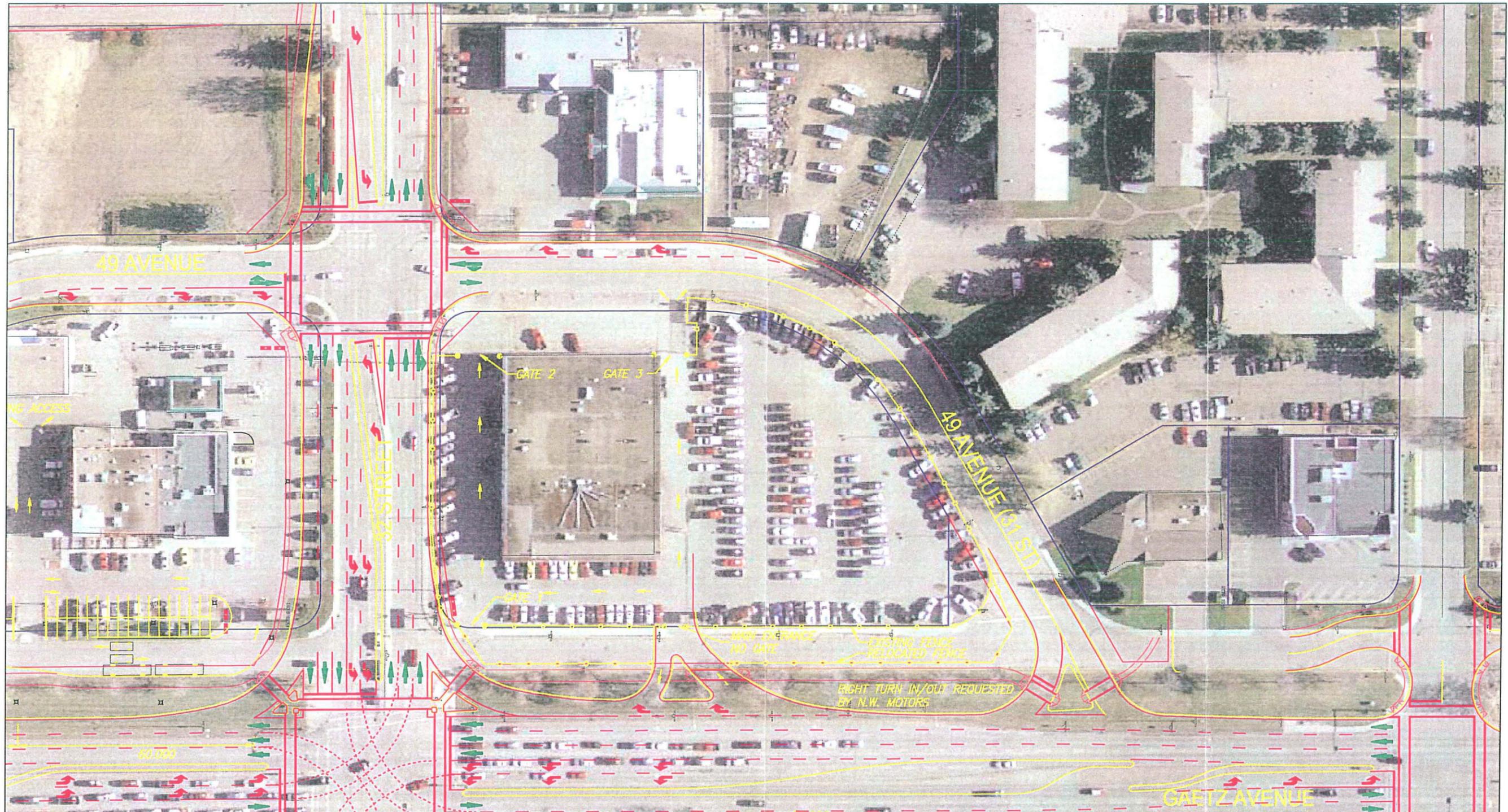
Notes

Revision	By	Appr.	DATE

Client/Project
 THE CITY OF RED DEER
 GAETZ AVENUE & 32 STREET
 FUNCTIONAL DESIGN
 Red Deer AB Canada

Project No. 112837044
 Drawing No. 01
 Scale 1" = 30'
 1 of 1

Figure 1



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 2008-05-23 08:42AM By: Igranigan

MAY, 2008
 112838090

ORIGINAL SHEET - ANSI B



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Client/Project

GAETZ AVENUE MID-BLOCK ACCESS
 NORTHWEST MOTORS

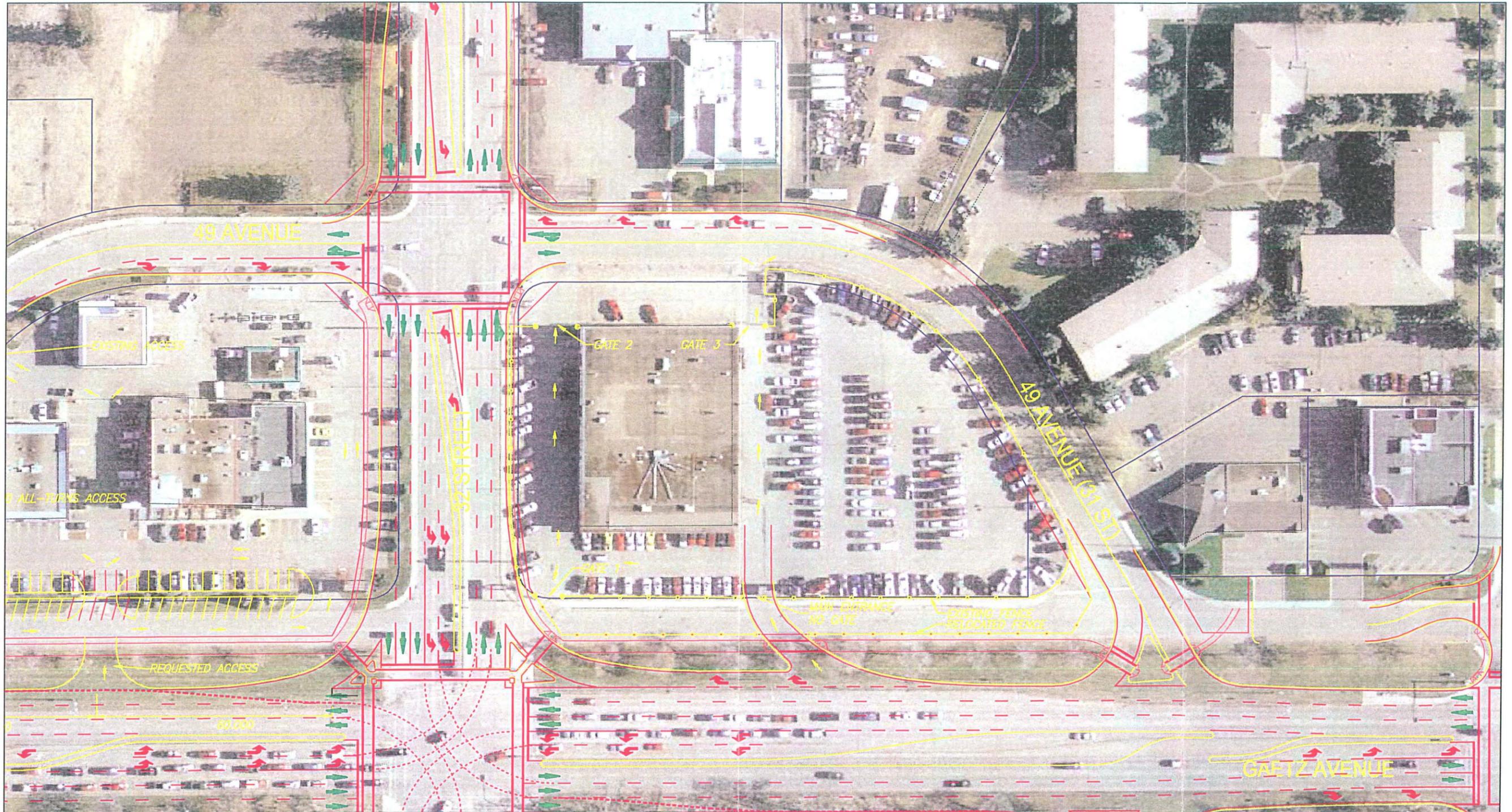
Figure No.

FIGURE 4.1

Title

ORIGINAL REQUESTED RIRO ACCESS
 "NOT RECOMMENDED"





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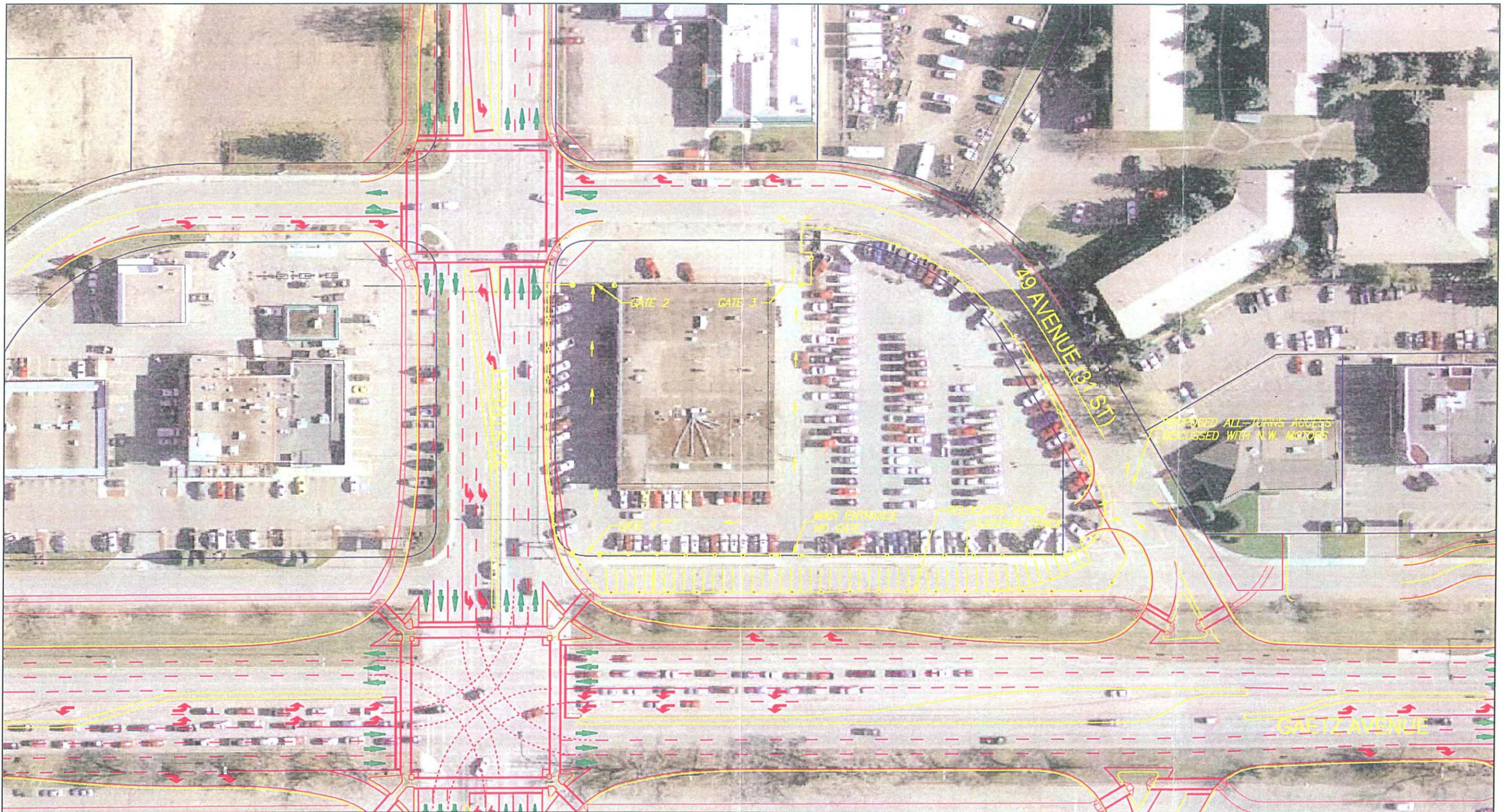
GAETZ AVENUE MID-BLOCK ACCESS
 NORTHWEST MOTORS

Figure No.

FIGURE 4.2

Title

ALTERNATE RI ACCESS
 "OPTIONAL"



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 2008-06-09 10:01AM By: sfehr

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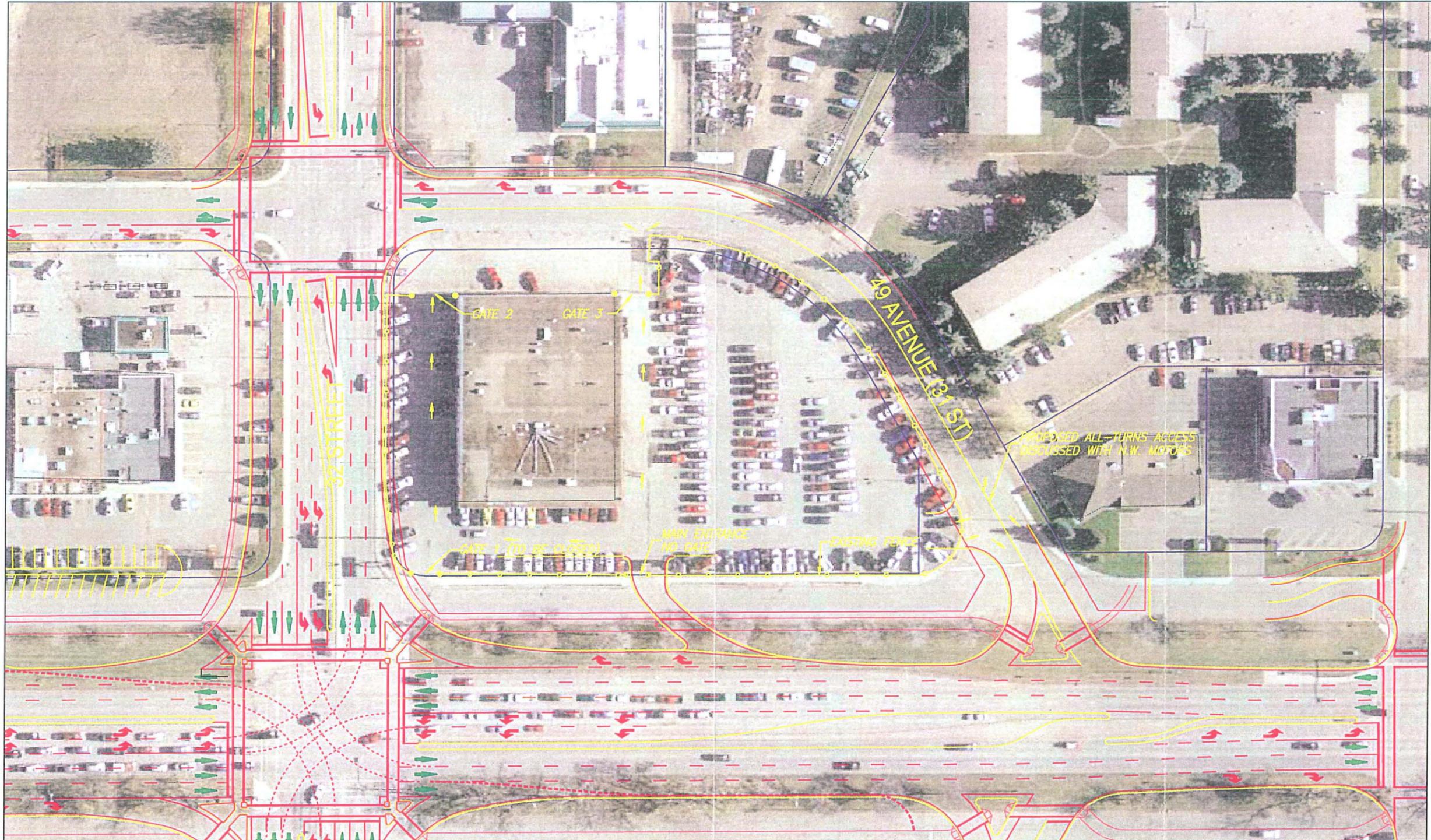
GAETZ AVENUE MID-BLOCK ACCESS
 NORTHWEST MOTORS

Figure No.

FIGURE 4.3

Title

PROPOSED ALL-TURNS ACCESS
 "RECOMMENDED"



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 2008-06-09 10:24AM By: sfehr

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GAETZ AVENUE MID-BLOCK ACCESS
 NORTHWEST MOTORS

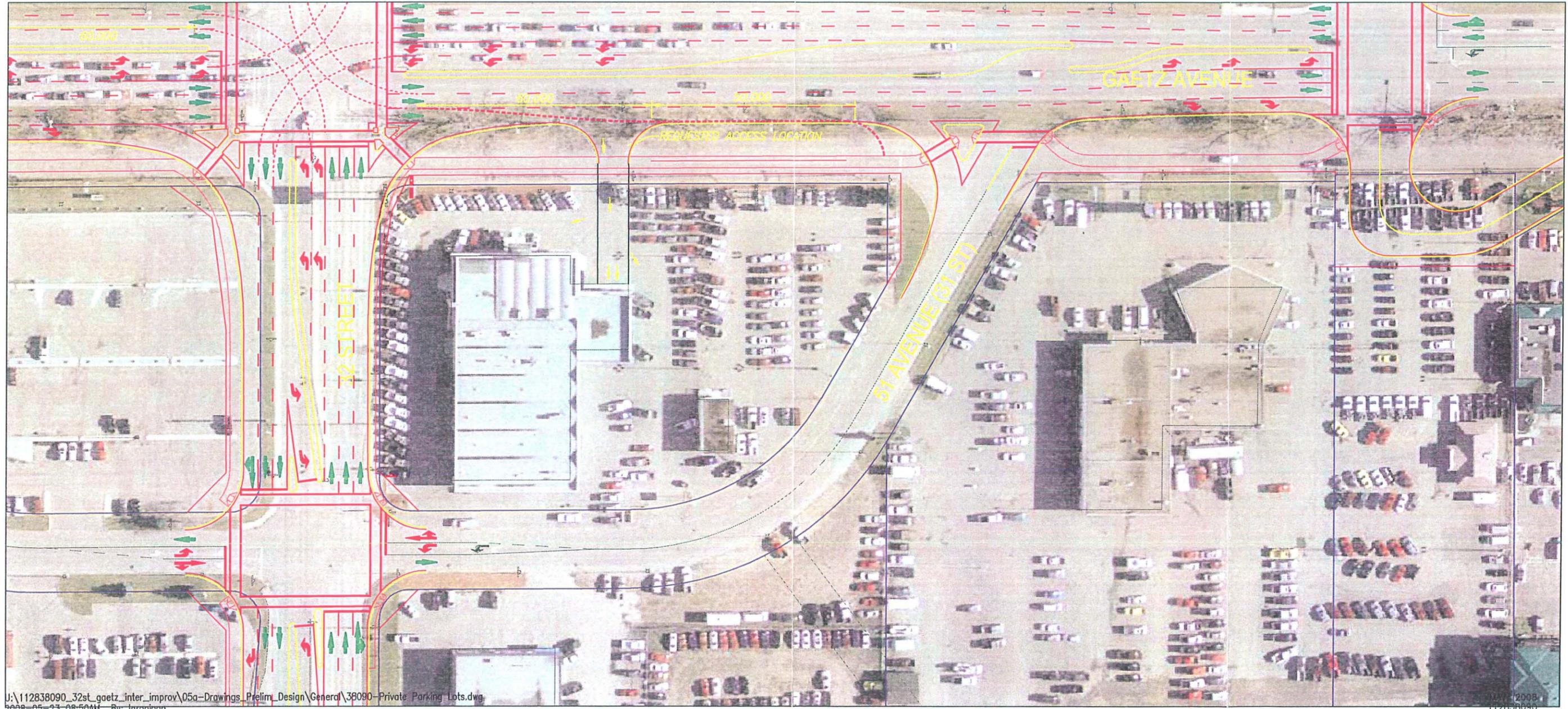
Figure No.

FIGURE 4.5

Title

PROPOSED COMBINED ALL-TURN
 ACCESS & RI ACCESS "OPTIONAL"





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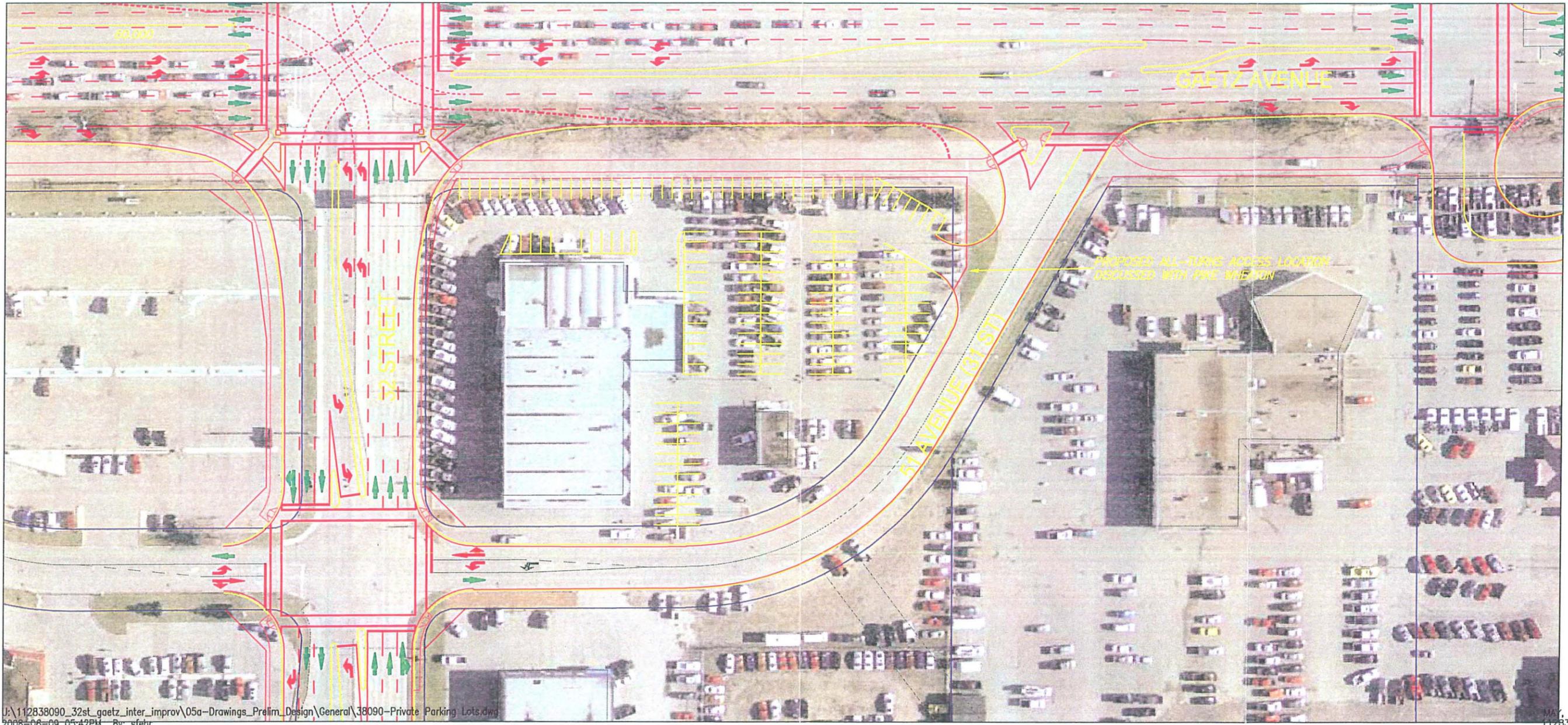
GAETZ AVENUE MID-BLOCK ACCESS
 PIKE WHEATON CHEVROLET

Figure No.

5.1

Title

ORIGINAL REQUESTED RIRO ACCESS
 "NOT RECOMMENDED"



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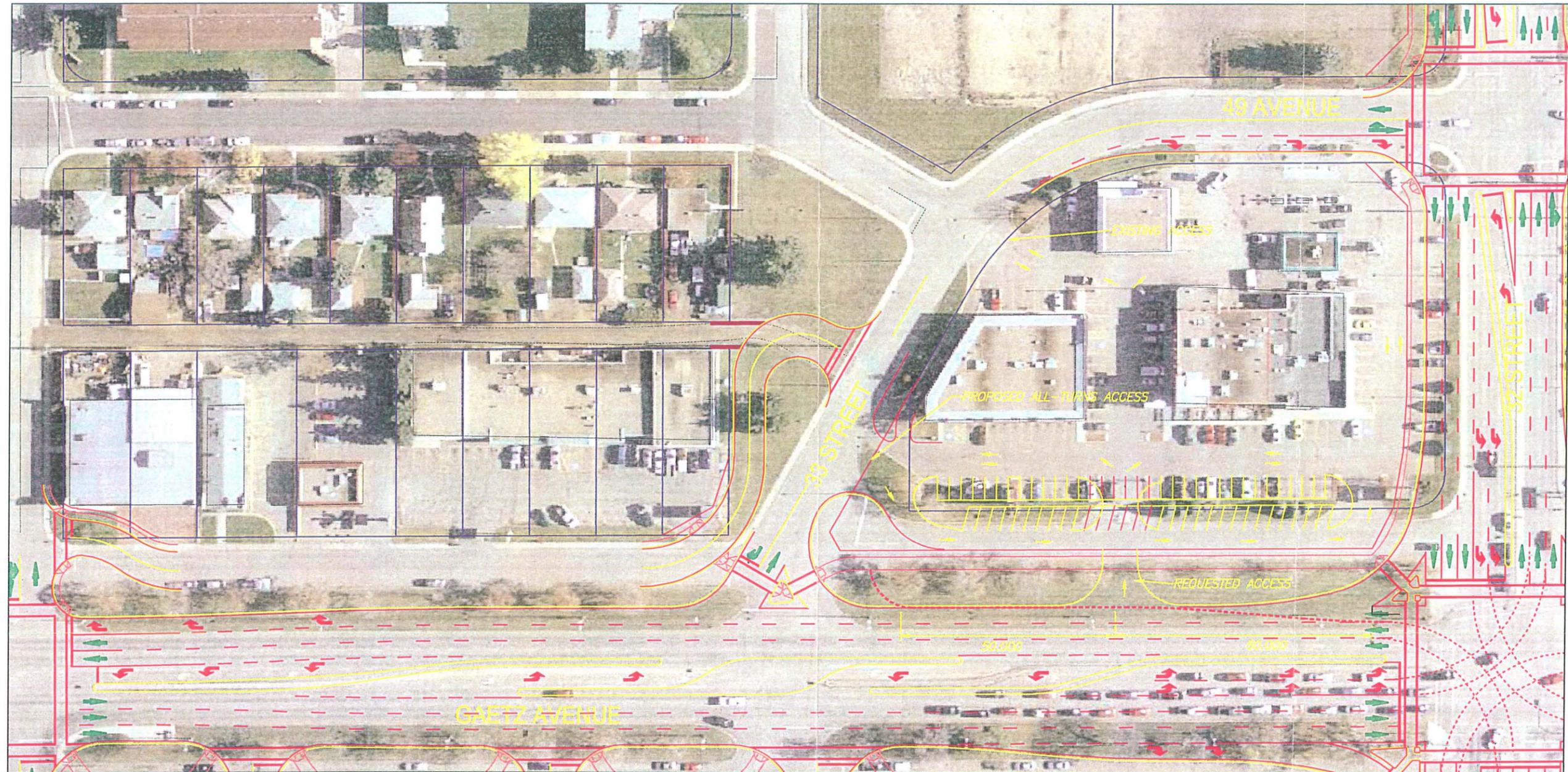


Client/Project

GAETZ AVENUE MID-BLOCK ACCESS
 PIKE WHEATON CHEVROLET

Figure No.
 5.2

Title
**PROPOSED ALL-TURNS ACCESS
 "RECOMMENDED"**



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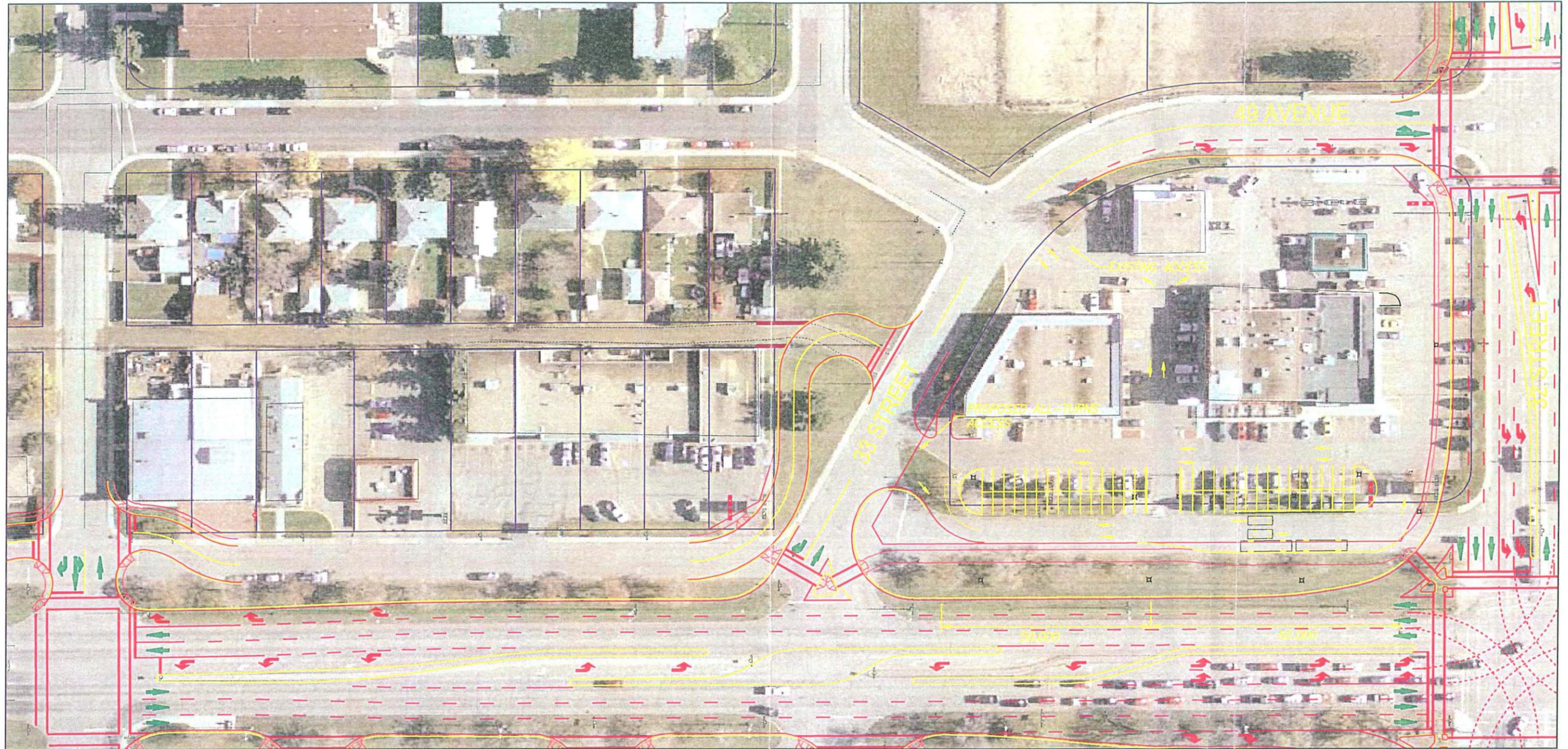
GAETZ AVENUE MID-BLOCK ACCESS
 SOUTHSIDE VILLAGE

Figure No.
 6.1

Title

ORIGINAL REQUESTED RIRO ACCESS
 "NOT RECOMMENDED"





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Client/Project

GAETZ AVENUE MID-BLOCK ACCESS
 SOUTHSIDE VILLAGE

Figure No.

6.2

Title

PROPOSED ALL-TURNS
 "RECOMMENDED"



Comments:

We recommend that Council reaffirm its decision of March 31, 2008 regarding the functional design of Gaetz Avenue and 32 Street intersection improvements as outlined in Figure 1, with the provision that the 'right in' access related to Northwest Motors as outlined in Figure 4.2, 4.3 or 4.4 is acceptable subject to further discussion with the landowner.

Further negotiations with the landowners have produced additional local access and parking solutions which will be subject to ongoing negotiations. These negotiations will include the acquisition and sale of land.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Legislative & Administrative Services

DATE: June 3, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/L-2008
Timberlands Neighbourhood – Phase 1
City of Red Deer

History:

At the Monday, May 5, 2008 meeting of Council, Land Use Bylaw Amendment 3357/L-2008 received first reading.

Public Consultation Process:

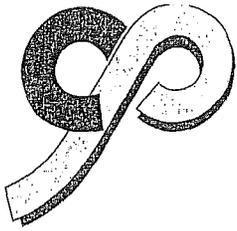
A Public Hearing has been advertised for the above noted bylaw to be held on Monday June 16, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/L-2008.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager



DATE: April 28, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/L-2008
Timberlands Neighbourhood – Phase 1
City of Red Deer

Proposal

The City of Red Deer is proposing to develop Phase 1 of the Timberlands neighbourhood. Rezoning is being sought for approximately 25.22 ha (62.3 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Semi-Detached Residential District, R1N Narrow Lot Residential District, R2 Medium Density Residential, PS Public Service District and P1 Parks and Recreation District in order to create 159 low density residential lots, 1 medium density residential lots, 3 public utility lots and 6 municipal reserve lot. The proposed land use districts of Bylaw 3357/L-2008 conform with the Timberlands Neighbourhood Area Structure Plan.

Staff Recommendation

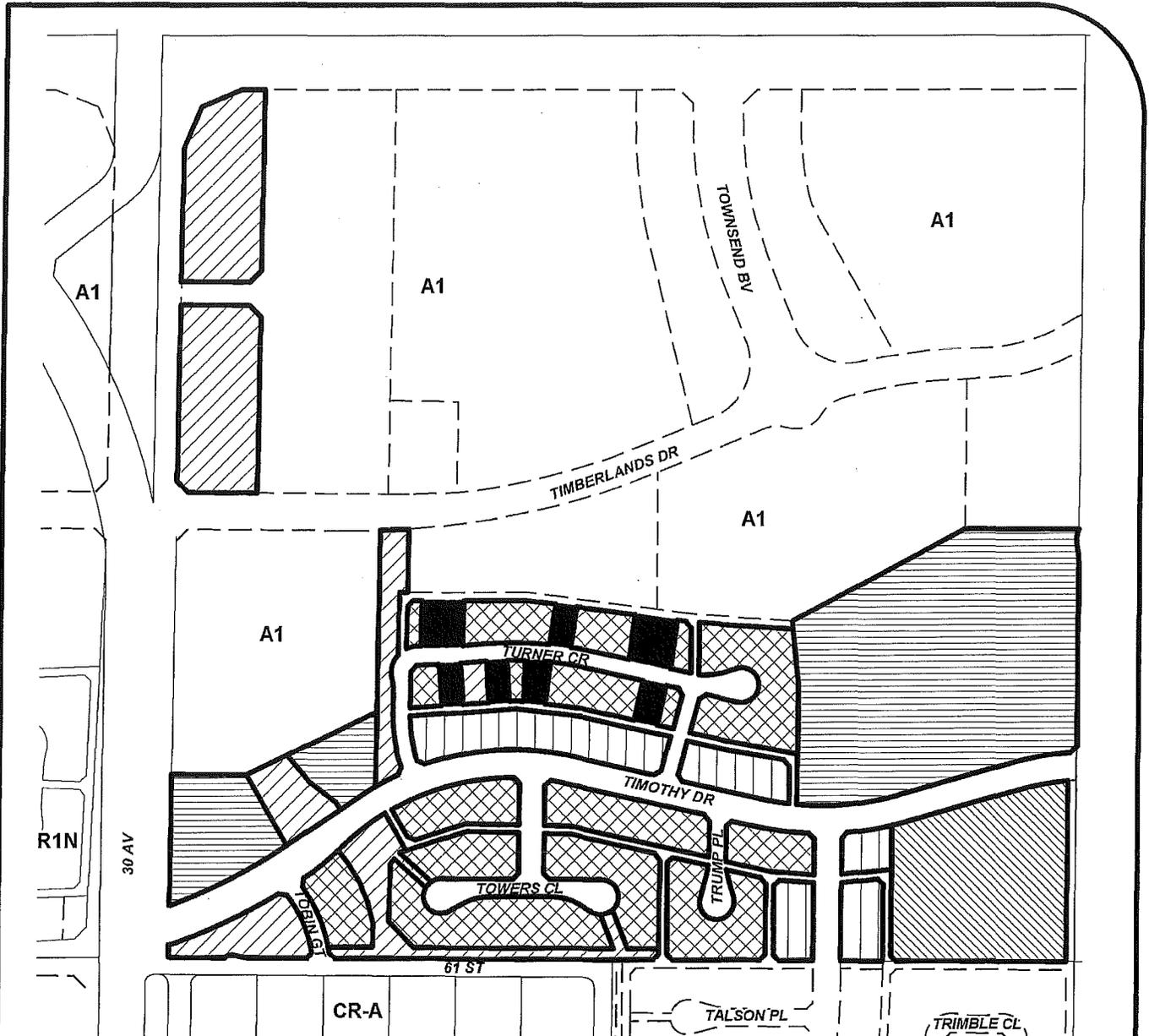
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/L -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



- Affected Districts:
 A1 - Future Urban Development
 P1 - Parks and Recreation
 PS - Public Service (Institutional or Governmental)
 R1 - Residential (Low Density)
 R1A - Residential (Semi-Detached Dwelling)
 R1N - Residential (Narrow Lot)
 R2 - Residential (Medium Density)

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1
-  A1 to R1A
-  A1 to R1N
-  A1 to R2



Proposed Amendment
 Map: 9/2008
 Bylaw: 3357/L-2008



Legislative & Administrative Services

DATE: June 3, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/M -2008
Crematoria and Funeral Homes

History:

At the Monday, May 5, 2008 meeting of Council, Land Use Bylaw Amendment 3357/M-2008 received first reading.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held on Monday June 16, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/M-2008.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

DATE: June 17, 2008

TO: Tom Warder, Engineering Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Gaetz Avenue and 32 Street Intersection Improvements
Review of Mid-Block Property Access Adjacent to Gaetz Avenue

FILE

Reference Report:

Engineering Services Manager, March 31, 2008.

Engineering Services Manager, June 10, 2008.

Resolutions:

“Resolved that Council of the City of Red Deer after considering the report from the Engineering Services Manager, dated June 10, 2008 Re: Gaetz Avenue and 32 Street Intersection Improvements Review of Mid-Block Property Access Adjacent to Gaetz Avenue, hereby reaffirm the March 31, 2008 decision regarding the functional design of the Gaetz Avenue and 32 Street intersection improvement with provisions that:

- 1) a “right in” access related to Northwest Motors is acceptable.
- 2) a “right-in” access related to Southside Village is acceptable.
- 3) a “right-in” access related to Pike Wheaton is acceptable.”

Report Back to Council: No.


Kelly Kloss
Manager

Cc: Paul Goranson, Director Development Services
Lee Birn, Projects Engineer

Date: April 28, 2008

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: **Gaetz Avenue and 32 Street Intersection Improvements**
Review of Mid-Block Property Access Adjacent to Gaetz Avenue

On March 31, 2008 City Council endorsed the Functional Design for the above noted intersection improvements, but asked that Engineering Services prepare a report on the feasibility of right in/right outs for North West Motors, Pike Wheaton Chevrolet and Southside Village. Attached is a report from Stantec Consulting outlining the results of their evaluation.

Essentially Stantec has indicated that an approach distance of 110 m is needed to safely introduce a right turn lane. For the Pike Wheaton and Southside Plaza sites, this criteria cannot be met. Furthermore, right in/out and left in accesses are available to each of these properties at locations just beyond the 110 m (i.e. to the service loop roads adjacent to each site).

For Northwest Motors, the 110 m approach criteria can nearly be met for the right in movement if the access is located near the building as shown in the functional design. It is not met if the access is shifted further south as it conflicts with the 31 Street intersection.

An exit from Northwest Motors onto Gaetz Avenue would create a serious collision potential as it would provide opportunity for exiting vehicles to abruptly cross the 3 northbound through lanes to access the left turn lanes. When the left turn cues are full, the vehicle exiting from Northwest Motors could become stranded across the northbound through lanes and would block traffic.

Furthermore, access is provided to Northwest Motors to and from all directions via 49 Avenue. If Northwest Motors requires their fenced compound to be gated at the proposed Gaetz Avenue right in access, we recommend that a different access configuration be provided (i.e. the reconfigured service road option shown in the functional design)

Legislative & Administrative Services Manager
April 28, 2008
Page 2

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Recommendation

We respectfully recommend that the functional design as presented to City Council on March 31 remain unchanged (see attached drawing), without the right in/out accesses requested by North West Motors, Pike Wheaton Chevrolet and Southside Village.

Abdul Samad

For: Tom C. Warder, P. Eng.
Engineering Services Manager

TCW/ldr
Attach.

- c. Director of Development Services
Project Engineer

rec'd April 24 '08

Technical Memo #1

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL



Stantec

To: Tom Warder, P.Eng.
Engineering Services
Department
City of Red Deer
Box 5008
4914 48 Avenue
Red Deer, Alberta T4N 3T4

From: Neal Cormack, P.Eng.
Stantec Consulting Ltd.
600 – 4808 Ross Street
Red Deer, Alberta T4N 1X5

File: 112837044-07

Date: April 23, 2008

**Reference: Gaetz Avenue and 32 Street Intersection Improvements -
Functional Design
Review of Mid-Block Access to properties of Gaetz Avenue**

1. Introduction

Stantec Consulting Ltd. was retained by the City of Red Deer to prepare the Gaetz Avenue and 32 Street Intersection Improvements - Functional Design. The Functional Design was endorsed by City Council on March 25, 2008. Council agreed to amend the resolution by adding the following amendment:

"That Engineering prepare a separate report for Council on the feasibility of right in/right outs for Northwest Motors, Pike Wheaton Chevrolet and Southside Village and that the report be presented back to council within six (6) weeks"

2. Access Management

The City of Red Deer uses the design criteria included in the Transportation Association of Canada (TAC) – Geometric Design Guide for Canadian Roads (1999 Edition) as a guideline for establishing access management policies.

TAC states as follows in regards to access management:

"Access management should recognize that access and mobility are competing functions. This recognition is fundamental to the design of road systems that preserve public investment, contribute to public safety, reduce fuel consumption and vehicular emissions, and do not become functionally obsolete. Suitable functional design of the road system also preserves the private investment in residential and commercial development."

One Team. Infinite Solutions.

Reference: Gaetz Avenue and 32 Street Intersection Improvements

Access management involves providing (or managing) access to land development while simultaneously preserving the flow of traffic on the surrounding road system in the terms of safety, capacity and speed. Access management applies to all types of roads and streets.

3. Access Classification System

TAC has established an access classification system that defines:

- Where access can be allowed between developments and public roads;
- Where it should be limited, denied or discouraged;
- Where access should be limited to right turns into and out of driveways leading to or from activity centres; and
- Where provisions, if any, should be made for left turns in and out of connecting driveways.

The following is an example of a seven level access category system:

- Access Level 1: access via interchanges with public roads only;
- Access Level 2: access via at-grade public road intersections;
- Access Level 3: right turn access driveway only;
- Access Level 4: right and left turn access in, right turn access out;
- Access level 5: right and left turn access into and out of an activity centre – left-turn lanes required;
- Access Level 6: right and left turn access into and out of an activity centre – left-turn lanes optional; and
- Access Level 7: right and left turn access into and out of an activity centre – driveway spacing limited by safety requirements only.

The seven levels may be modified to reflect design practices of specific agencies.

A general approach to assigning access levels or categories to a road system is given in Table 3.2.2.2 (copied from the TAC manual).

Reference: Gaetz Avenue and 32 Street Intersection Improvements



Geometric Design Guide for Canadian Roads

Table 3.2.2.2 Access Categories Keyed to Road Type

Access Category	Road Classification	Direct Property Access	General Design Features
1	Freeway	No	Multilane, Median
2	Expressway	No	Multilane, Median
3	Major Arterial	Restrict or Deny ^a	Multilane, Median
4	Major Arterial	Restrict or Deny ^b	Multilane, Median ^c
5	Minor Arterial	Yes	Multilane, or 2 Lanes
6	Collector	Yes	2 Lanes
7	Local/Frontage	Yes	2 Lanes

- Note:
- a. Right turns only when provided.
 - b. Right and left turn entry and right turn only exit when provided.
 - c. Might be two-lanes in some rural areas.

Table 3.2.2.2 shows how each of the seven types of allowable access relates to the basic Roadway Classes 1 to 7 previously listed and the general design features associated with each class.

Referring to Table 3.2.2.2, direct access restrictions can be determined for each of the roadway classes as follows:

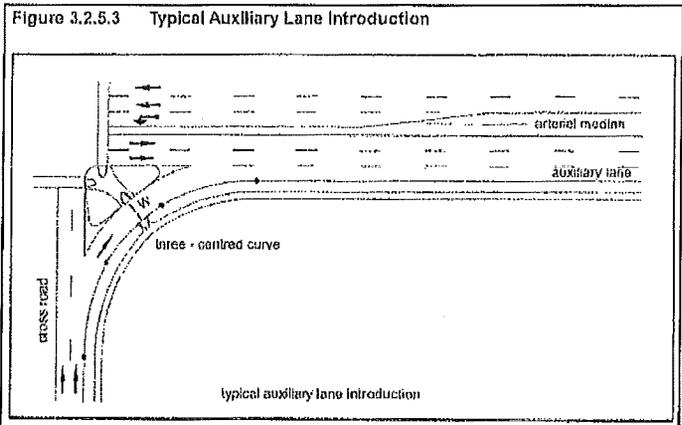
- Access Category 1 and 2 – Direct property access is prohibited; and
- Access Category 3 and 4 – Direct property access should be denied or restricted.

However, access may be provided where no other reasonable access is available, or where it is in the general public interest to do so.

Where access must be provided, it should be limited to right turns only for access for Access Level 3, and to right and left turn entry and right turn exit out for Access Level 4.

Reference: Gaetz Avenue and 32 Street Intersection Improvements

4. Auxiliary Lanes



Access along arterial roadways is generally provided from an auxiliary lane as illustrated in TAC Figure 3.2.5.3. This Figure shows the auxiliary lane protected by an island.

Access is generally provided to adjacent properties from the auxiliary lane.

In general, the City uses the dimensions illustrated in TAC

Figure 3.2.5.1 (Copy of figure is appended at the end of this document) to determine the locations for direct access to private property from a divided arterial roadway adjacent to a collector or local roadway cross road.

For major arterial to arterial intersections, the City uses the approach dimensions illustrated in TAC Figure 3.2.5.2 (appended at the end of this document) to determine the locations for direct access to private property from a divided arterial roadway adjacent to a major intersection. Referring to Figure 3.2.5.2, for a 70 km/hr design speed (60 km/hr posted speed), the minimum deceleration length (L_d) is 110 metres, which includes a bay taper length (B.T.) of 60 metres. This allows vehicles to decelerate and enter the site at a safe speed without unduly impeding through traffic.

Figure 1 illustrates the general concept for the deceleration for a 2-lane arterial roadway with an added auxiliary lane. The deceleration length starts at the tip of the island gore pavement markings and ends at the beginning of the curb return into the site.

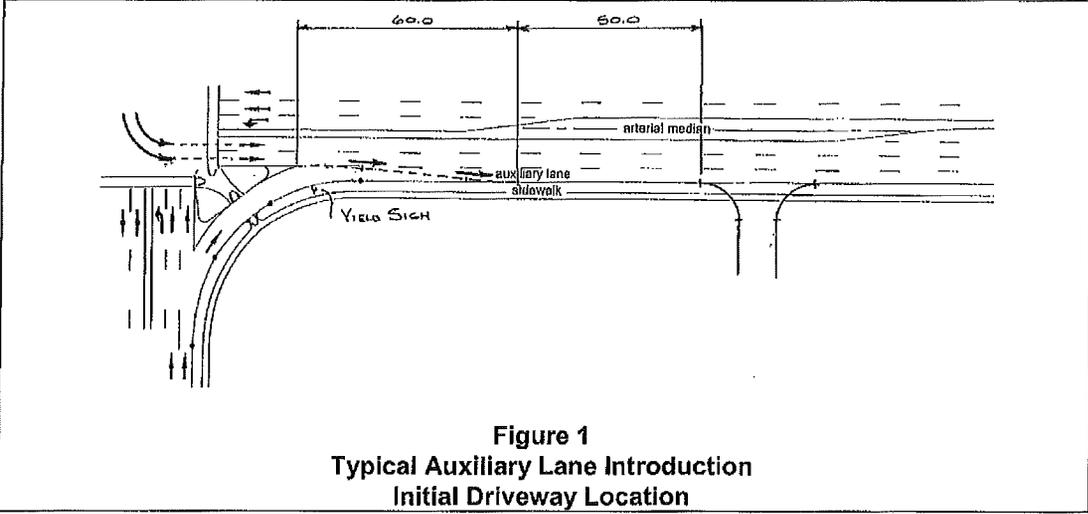
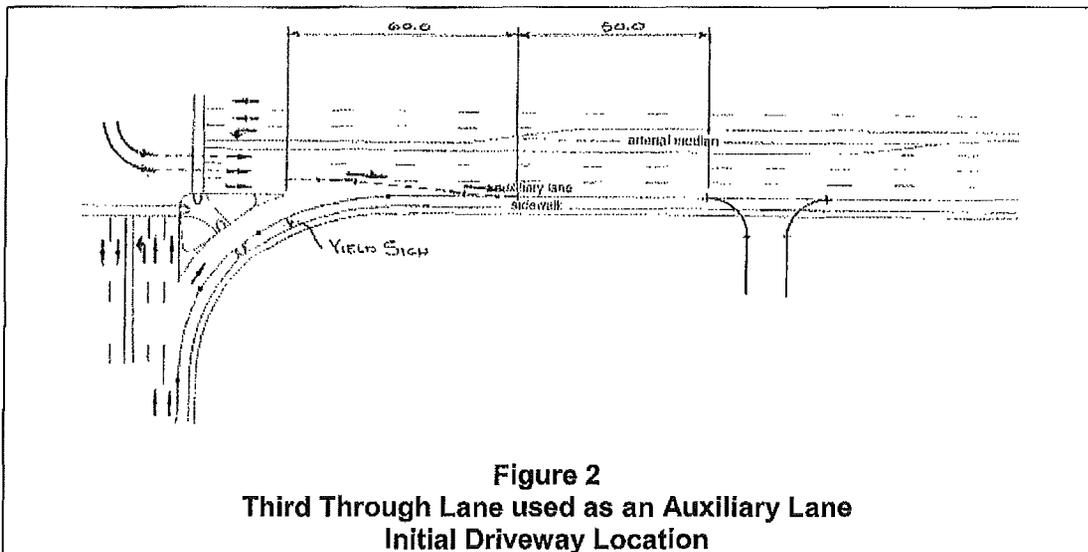


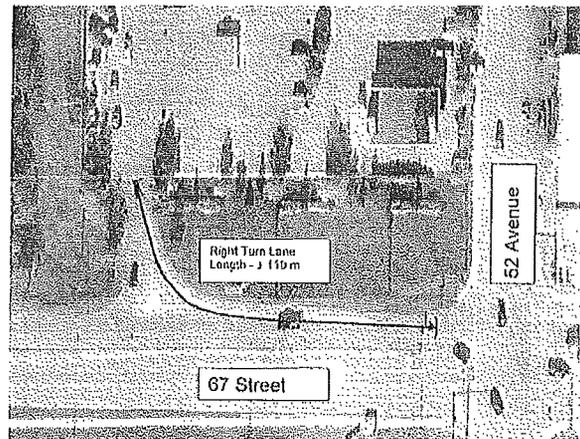
Figure 1
Typical Auxiliary Lane Introduction
Initial Driveway Location

Reference: Gaetz Avenue and 32 Street Intersections Improvements

Figure 2 below illustrates the addition of a third through lane, which is not protected by the island. However, this third lane acts as an auxiliary lane and therefore the same principle that is used to determine the deceleration length for the protected auxiliary lane is applied for the 3-lane roadway. In both cases the vehicles weaving into the outside (third) lane will interfere with traffic turning right from the adjacent arterial roadway.



Where the deceleration length cannot be provided in an auxiliary lane, the 110 m deceleration length is provided on-site, as illustrated in the photograph (on the right) of the entrance to the Save-On Foods Site on 67 Street. In this instance, a large radius was used in conjunction with superelevation to achieve the desired deceleration length. No internal access was permitted within the 110 m distance.



5. Right-Turn In/Right-Turn Out (RIRO) Intersection Location

Referring to Figure 3.2.5.1, the drawing identifies the desired location for a Right-turn In/Right-turn Out Intersection being in line with the start of the transition taper for the left-turn bay with the suggested minimum location as being opposite the start of the full width of the left-turn bay.

Reference: **Gaetz Avenue and 32 Street Intersection Improvements
Review of Mid-Block Property Access Adjacent to Gaetz Avenue**

6. Access to Specific Properties

As requested by City Council, Stantec has considered Right-turn In/Right-turn Out Intersections for each of the following properties.

6.1 Pike Wheaton Chevrolet

Referring to Figure 3.1, when applying the minimum deceleration length of 110 metres, measured from the tip of the island gore pavement markings to the beginning of the curb return into the site, it can be noted that the proposed RIRO entrance location coincides with the proposed intersection of Gaetz Avenue and 51 Avenue.

Referring to Figure 3.2, when applying the design criteria similar to the previously example of Save-On Foods, the deceleration length of 110 metres still ends in close proximity to the proposed intersection of Gaetz Avenue and 51 Avenue.

Therefore, based on the design criteria provided in TAC and as illustrated on Figures 3.1 and 3.2, Stantec does not recommend providing a right-turn in/right-turn out access off Gaetz Avenue between 32 Street and 51 Avenue. It should be noted that a full all-turns is provided to the site from the Gaetz Avenue and 51 Avenue intersection including the intersection of 32 Street and 51 Avenue.

6.2 Northwest Motors

Referring to Figure 4.1, we have identified a location for the requested RIRO intersection off Gaetz Avenue. However, this access would be in close proximity and conflict with the proposed 31 Street (49 Avenue) access off Gaetz Avenue. Also, the requested RIRO access would be located within the deceleration taper of the designated right-turn lane onto 32 Street.

This could lead to a situation where vehicles slowing down to enter the Northwest Motors site could be rear-ended by vehicles using the designated right-turn lane onto 32 Street.

Also, by providing the right out exit, it introduces a potential safety issue for vehicles turning right from Northwest Motors and crossing three lanes of northbound traffic on Gaetz Avenue to enter the dual left turn lanes to make a left turn onto 32nd Street. Therefore, it is recommended that the exit movement be provided from 49th Avenue.

Therefore, based on the safety issues associated with the proposed access location and as illustrated on Figure 4.1, Stantec does not recommend providing a right-turn in/right-turn out access off Gaetz Avenue between 49 Avenue and 32 Street. It should be noted that a full all-turns access is provided to the site from the 32 Street and 49 Avenue intersection including a right in /out at Gaetz Avenue and 49 Avenue.

However, as a compromise we have provided a right-in only access off Gaetz Avenue between 49 Avenue and 32 Street. This will provide an additional access into the site off

Stantec

April 24, 2008
Tom Warder, P.Eng.
Page 7 of 10

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Reference: Gaetz Avenue and 32 Street Intersection Improvements

Gaetz Avenue but no exit will be permitted thus reducing the safety issues associated with the exit movement.

6.3 Southside Village

Referring to Figure 5.1, when applying the minimum deceleration length of 110 metres, measured from the tip of the island gore pavement markings to the beginning of the curb return into the site, it can be noted that the proposed RIRO entrance location coincides with the proposed intersection of Gaetz Avenue and 33 Street.

Referring to Figure 5.2, when applying the design criteria similar to the previously example of Save-On Foods, the deceleration length of 110 metres still ends in close proximity to the proposed intersection of Gaetz Avenue and 33 Street.

Therefore, based on the design criteria provided in TAC and as illustrated on Figures 5.1 and 5.2, Stantec does not recommend providing a right-turn in/right-turn out access off Gaetz Avenue between 32 Street and 33 Street. It should be noted that a full all-turns is provided to the site from the Gaetz Avenue and 33 Street intersection including the intersection of 32 Street and 49 Avenue.

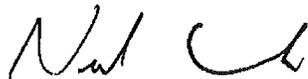
7. Summary

Stantec has completed a thorough review of TAC, on-site conditions, and had several one to one meetings with each of the business owners. Andy Vandertol, Stantec's Transportation Industry Expert has reviewed the proposed intersection locations and provided comments accordingly.

Stantec does not recommend the provision of right-turn in/right-turn out accesses along Gaetz Avenue for the Pike Wheaton, Northwest Motors and Southside Village sites. However, it should be noted that all-turns accesses are being provided to each of these sites in conjunction with the proposed works.

We trust the above meets with your approval, however, should you require any further information please contact me directly.

STANTEC CONSULTING LTD.



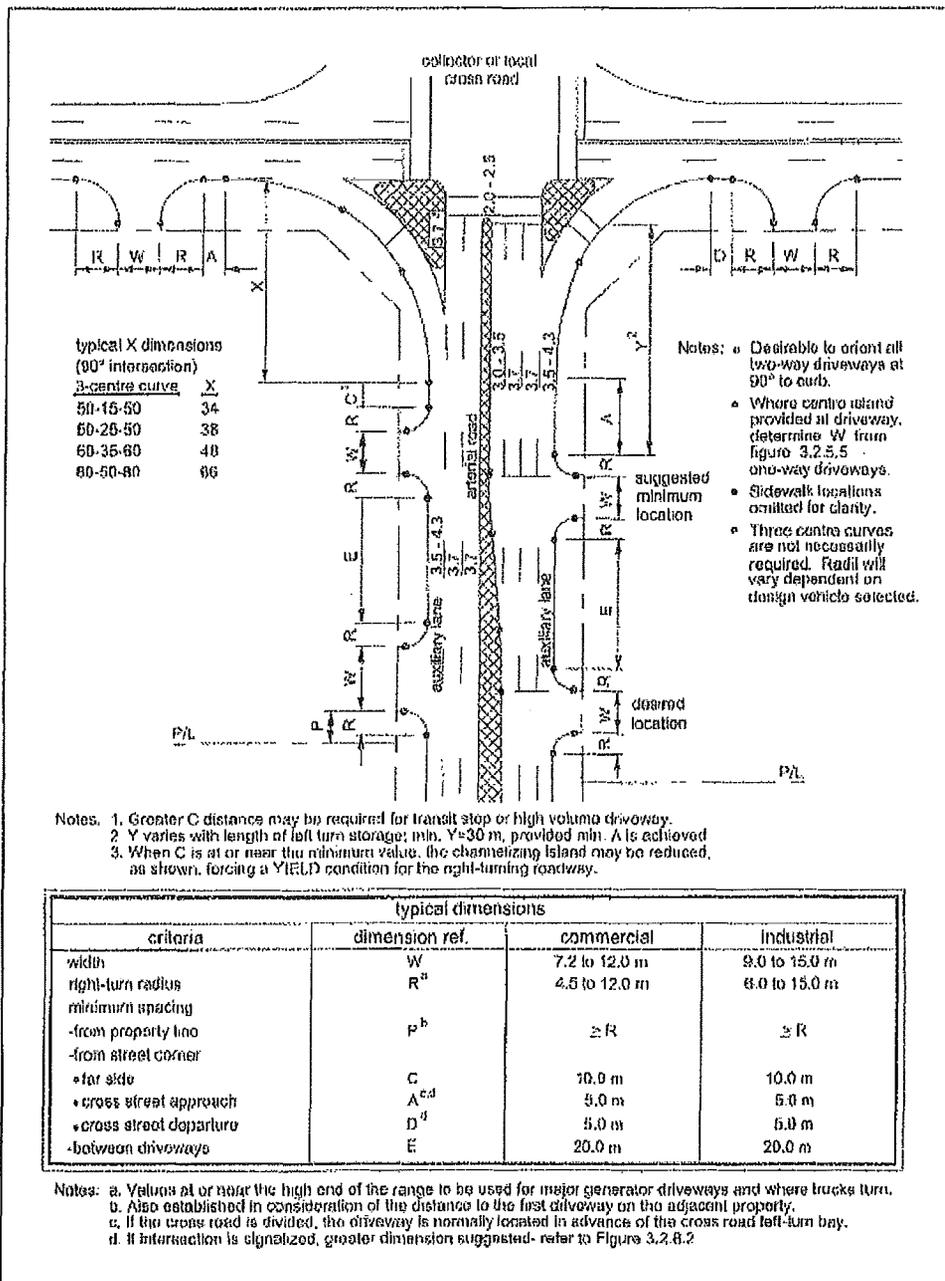
Neal Cormack, P.Eng.
Associate, PCPL
neal.cormack@stantec.com

Attachment: Figures 3.1, 3.2, 4.1, 5.1, 5.2.

c. Russ Wlad – Stantec Consulting Ltd.
Andy Vandertol - Stantec Consulting Ltd.

Reference: Gaetz Avenue and 32 Street Intersection Improvements

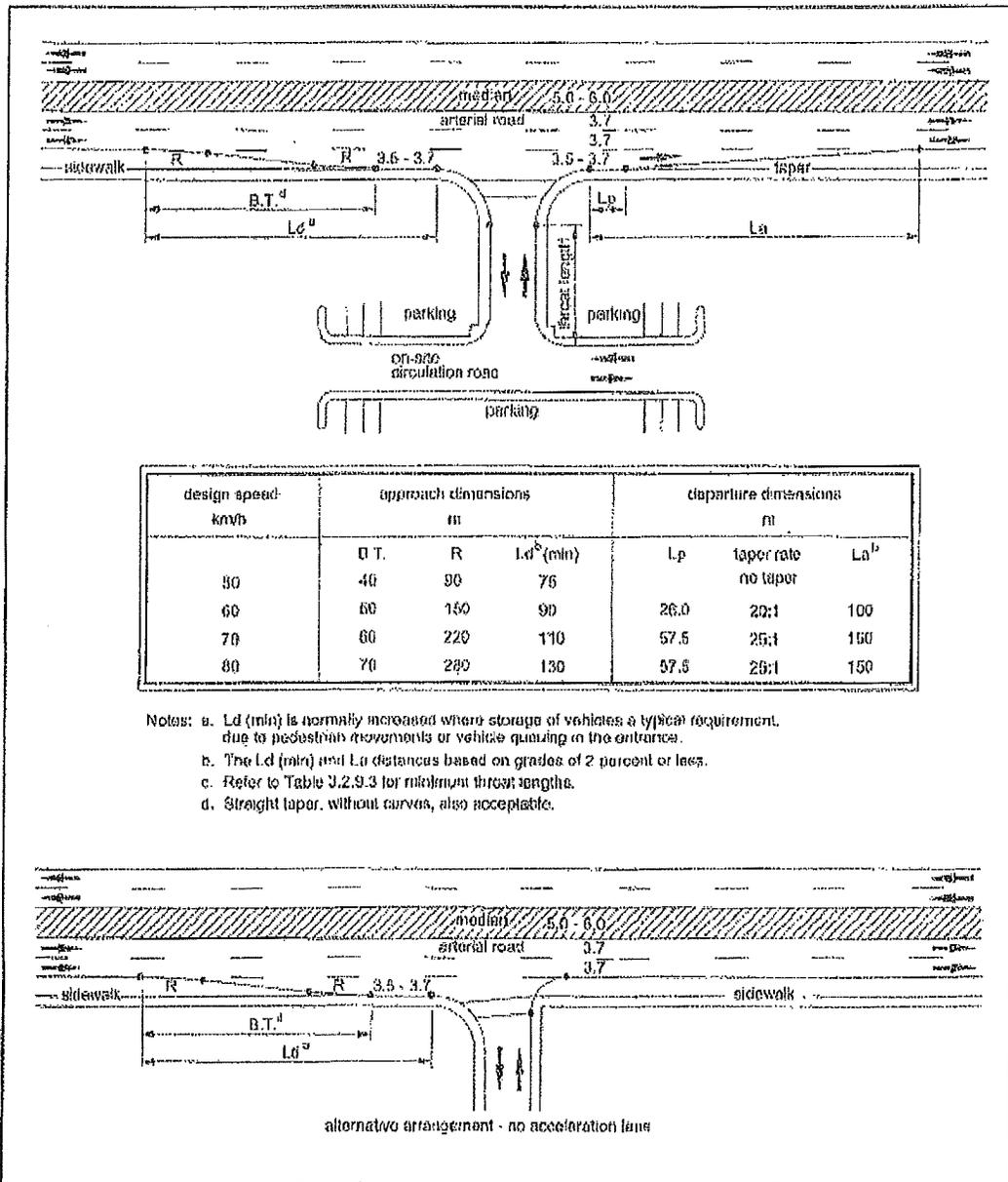
Figure 3.2.5.1 Channelizing Island Intersection Arrangement with Two-Way Accesses Along Auxiliary Lane of a Divided Arterial

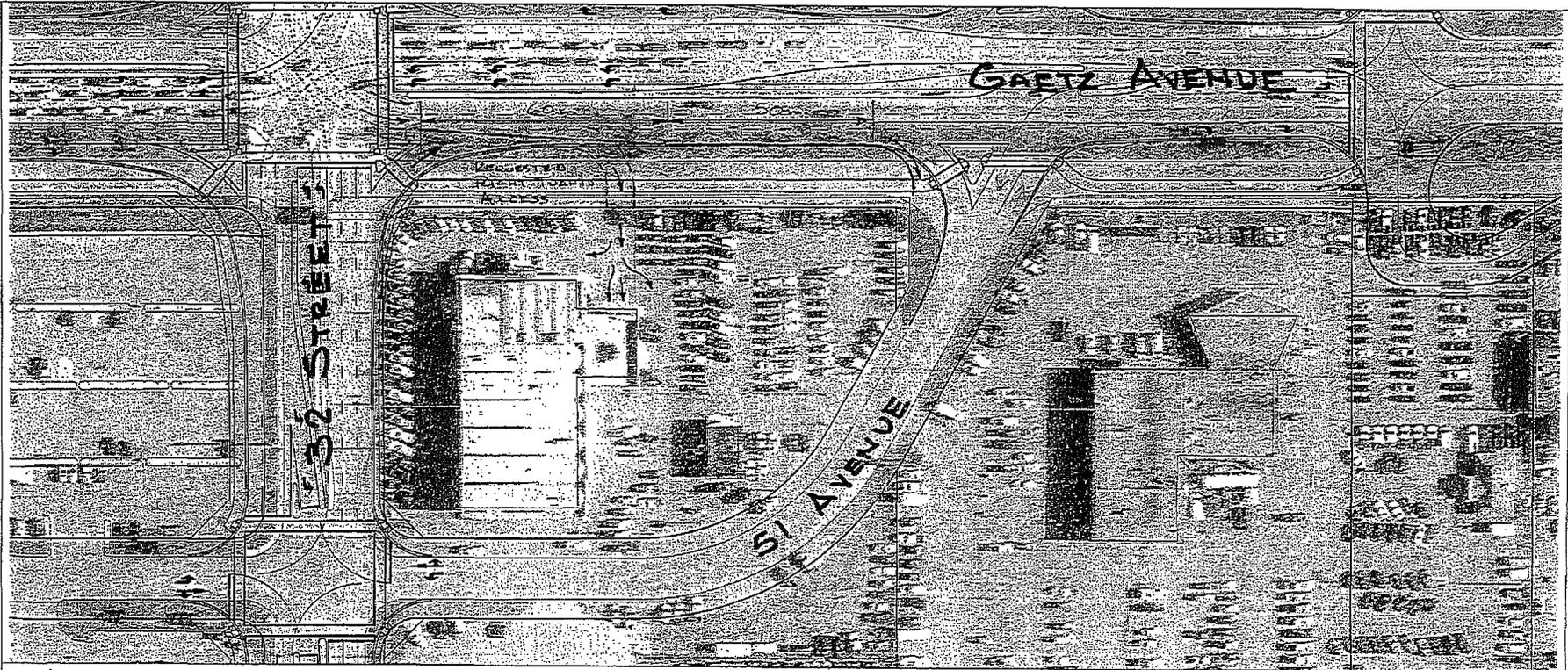


Reference: Gaetz Avenue and 32 Street Intersections Improvements

Geometric Design Guide for Canadian Roads

Figure 3.2.5.2 Auxiliary Lane Mid-Block Access for Major Developments



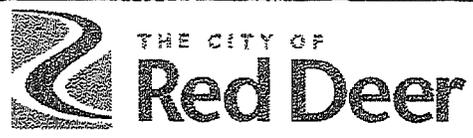
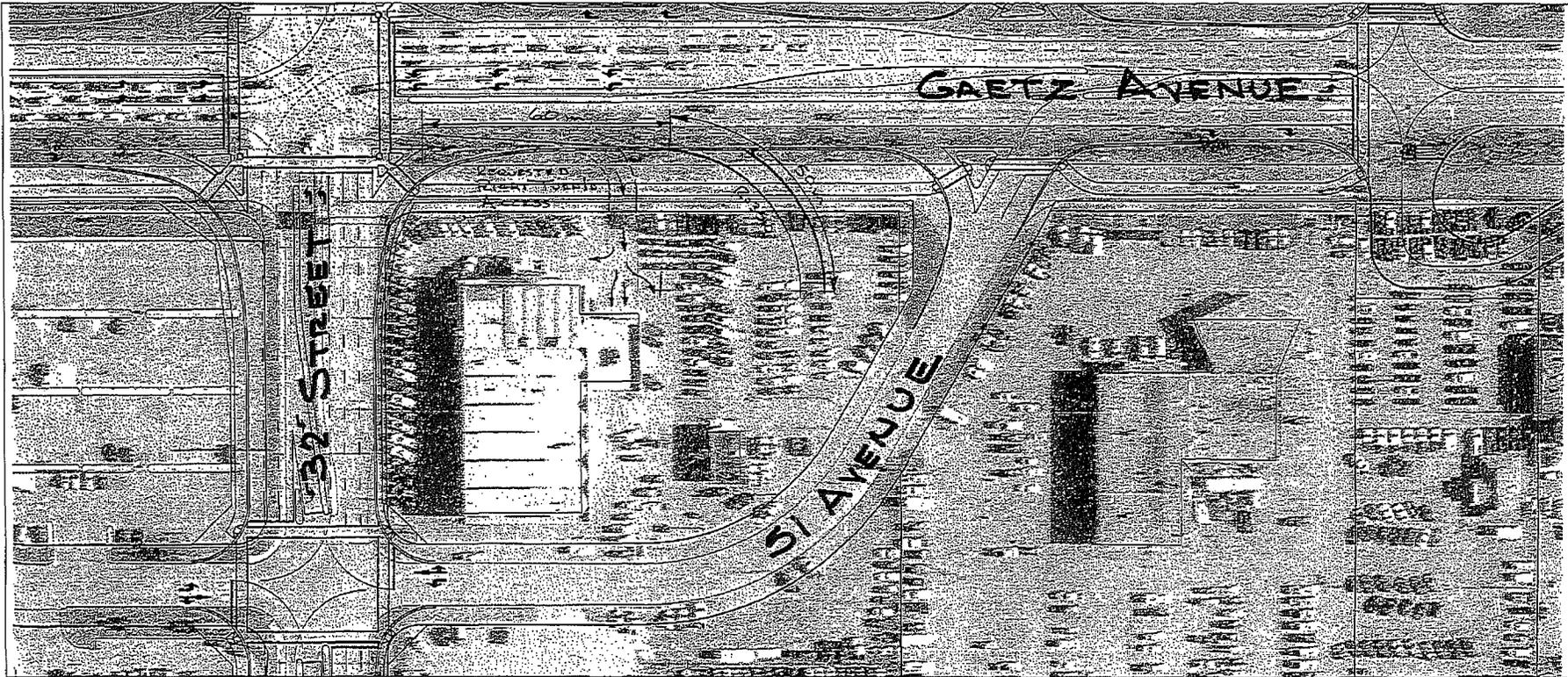


**GAETZ AVENUE MID-BLOCK ACCESS
PIKE WHEATON CHEVROLET**

April 18, 2008

Figure 3.1

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



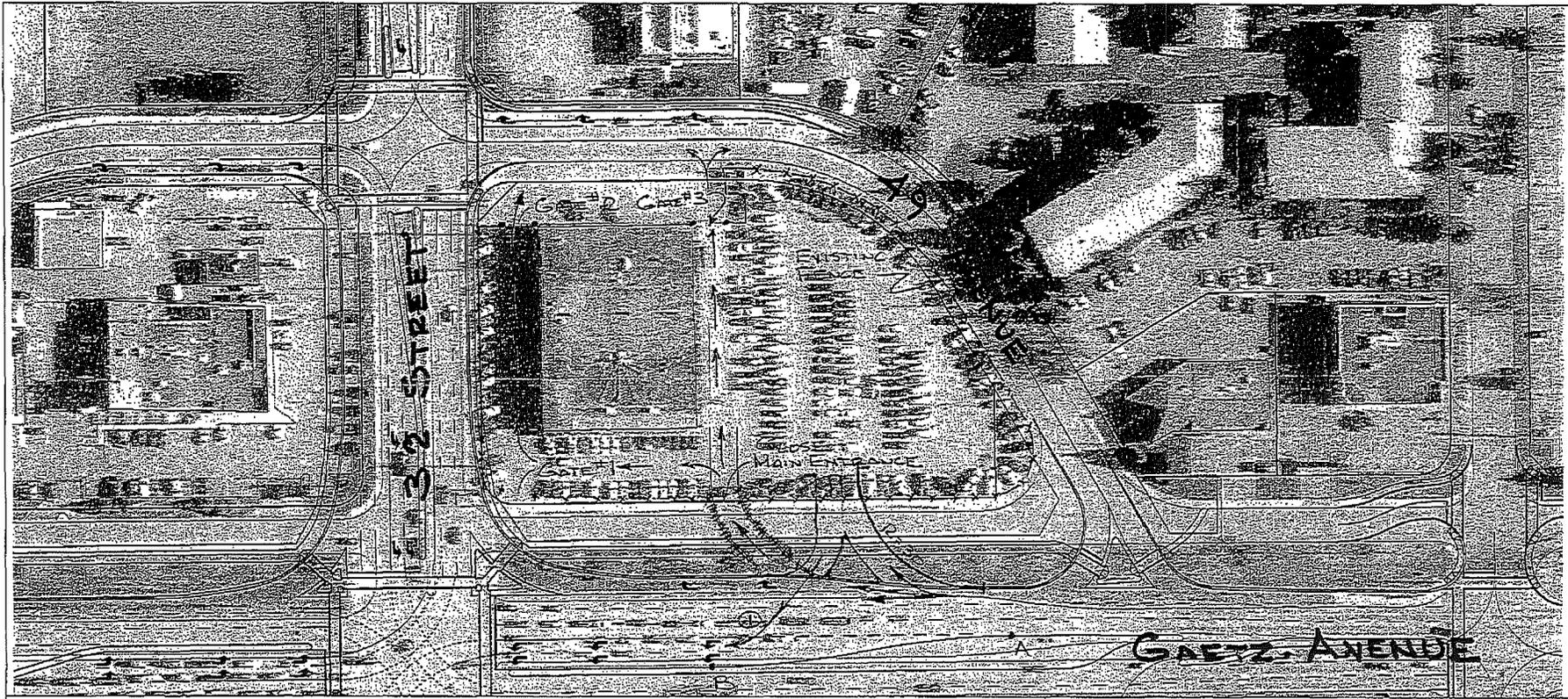
**GAETZ AVENUE MID-BLOCK ACCESS
PIKE WHEATON CHEVROLET**

April 18, 2008

Figure 3.2

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

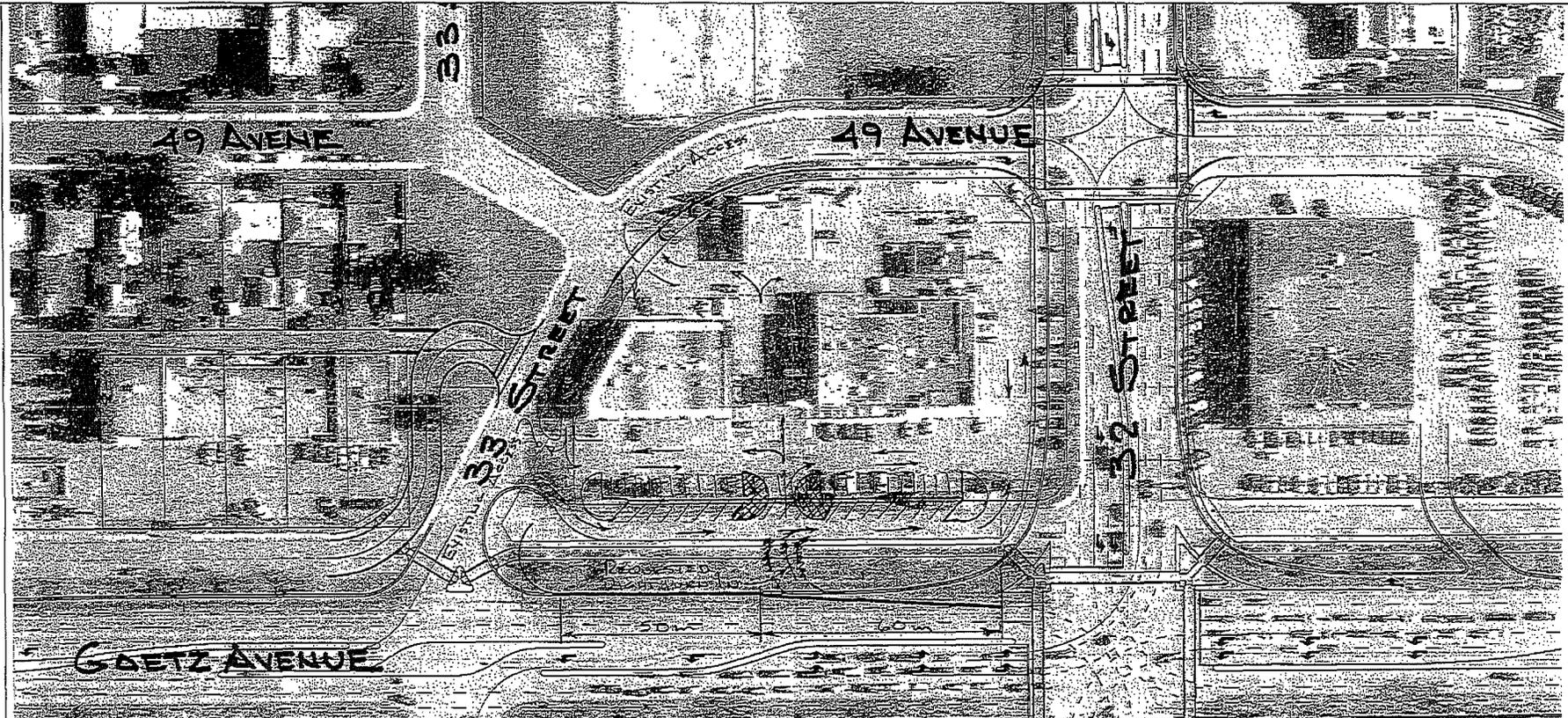


GAETZ AVENUE MID-BLOCK ACCESS
NORTHWEST MOTORS

April 18, 2008

Figure 4.1

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

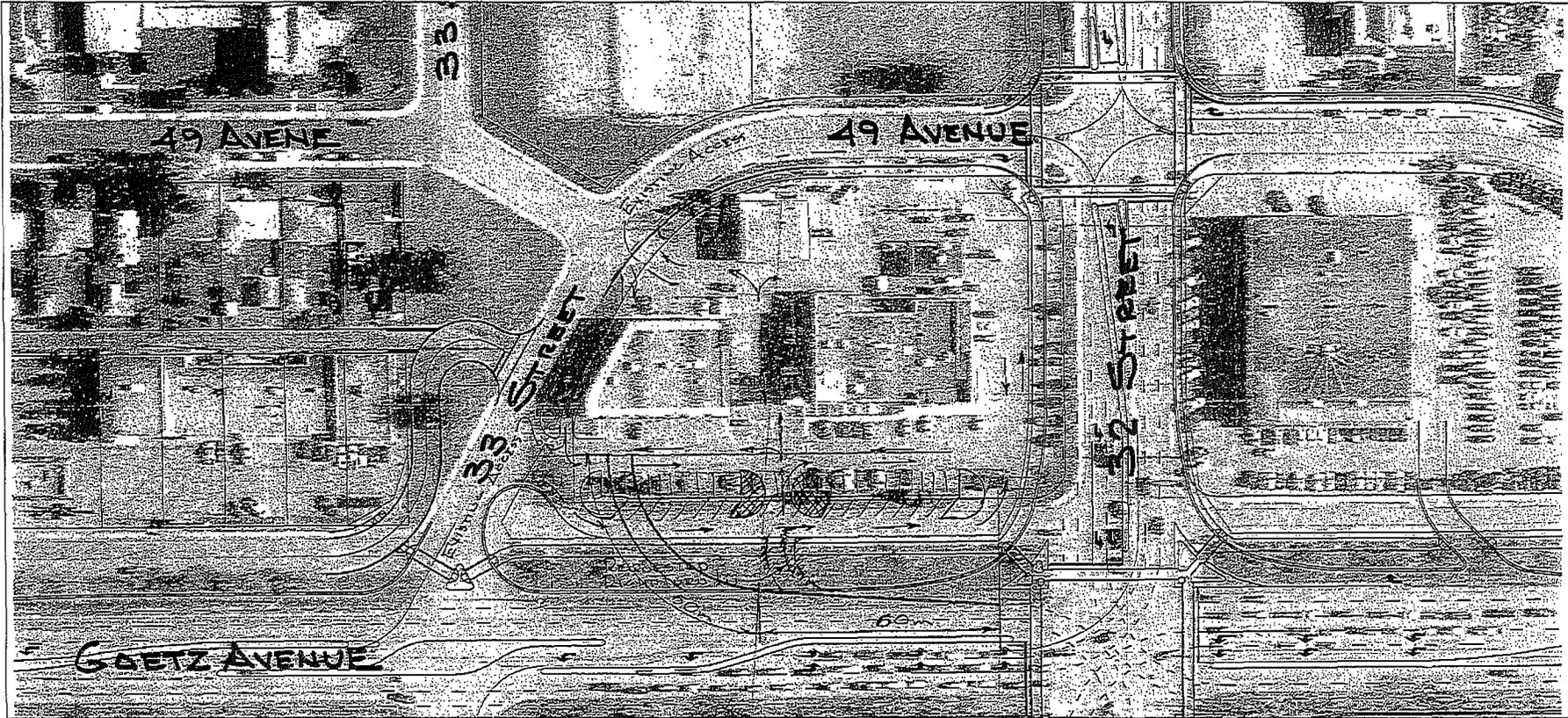


GAETZ AVENUE MID-BLOCK ACCESS
SOUTHSIDE VILLAGE

April 18, 2008

Figure 5.1

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



GAETZ AVENUE MID-BLOCK ACCESS
SOUTHSIDE VILLAGE

April 18, 2008

Figure 5.2

Legislative & Administrative Services

DATE: April 1, 2008

TO: Paul Goranson, Director Development Services
Tom Warder, Engineering Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Gaetz Avenue / 32 Street Intersection Improvements / Functional Design

FILE

Reference Reports:

Engineering Services Manager, March 25, 2008

Resolutions:

"Resolved that the Council of the City of Red Deer having considered the report from the Engineering Services Manager and Streets Engineer, dated March 25 2008, Re: Gaetz Avenue / 32 Street Intersection Improvements – Functional Design, hereby endorses the Gaetz Avenue / 32 Street Intersection Functional Design as presented to Council on March 31, 2008 and further that:

- a) The issue of future access changes be dealt with in accordance with item 6, on page 4 of the report of the Engineering Services Manager / Streets Engineer dated March 25, 2008.
- b) That within the context of the above, detail design proceed under the discretion of City Engineering and when deemed appropriate in consultation with landowner's regarding acquisition, land exchange, parking and detailed access design."

"Resolved that the Council of the City of Red Deer hereby agrees to amend the resolution on the table to add the following:

- c) That Engineering prepare a separate report for Council on the feasibility of right in right outs for North West Motors, Pike Wheaton Chevrolet and Southside Village and that the report be presented back to Council within six (6) weeks."

Report Back to Council: Yes.



Kelly Kloss
Manager

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Patty Brill

Subject: Community Advisory Board (Housing) meeting
Location: Wapiti
Start: Thu 2008/09/11 4:30 PM
End: Thu 2008/09/11 9:00 PM
Recurrence: (none)

Supper will be delivered @ 4:30 pm.

DATE: June 17, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Proposed Land Use Bylaw Amendment 3357/L-2008
Timberlands Neighbourhood - Phase 1
City of Red Deer

FILE

Reference Report:

Parkland Community Planning Services, dated April 28, 2008.

Bylaw Readings:

Land Use Bylaw Amendment 3357/L-2008 received first reading, at the Monday May 5, 2008 Council Meeting. A Public Hearing was advertised. The Public Hearing was held on Monday June 16, 2008. Land Use Bylaw Amendment 3357/L-2008 received second and third readings, a copy of which is attached.

Report Back to Council: No.

Comments/Further Action:

Land Use Bylaw Amendment 3357/L-2008 provides for rezoning of approximately 25.22 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A semi-detached Residential District, R1N Narrow Lot Residential District, R2 Medium Density Residential, PS Public Service District, and P1 Parks & Recreation District: in order to create 159 low density residential lots, 1 medium density residential lot, 3 public utility lots, 6 municipal reserve lots. This office will amend the Land Use Bylaw in due course.


Kelly Kloss
Manager

attach/

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/L-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map Q17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.

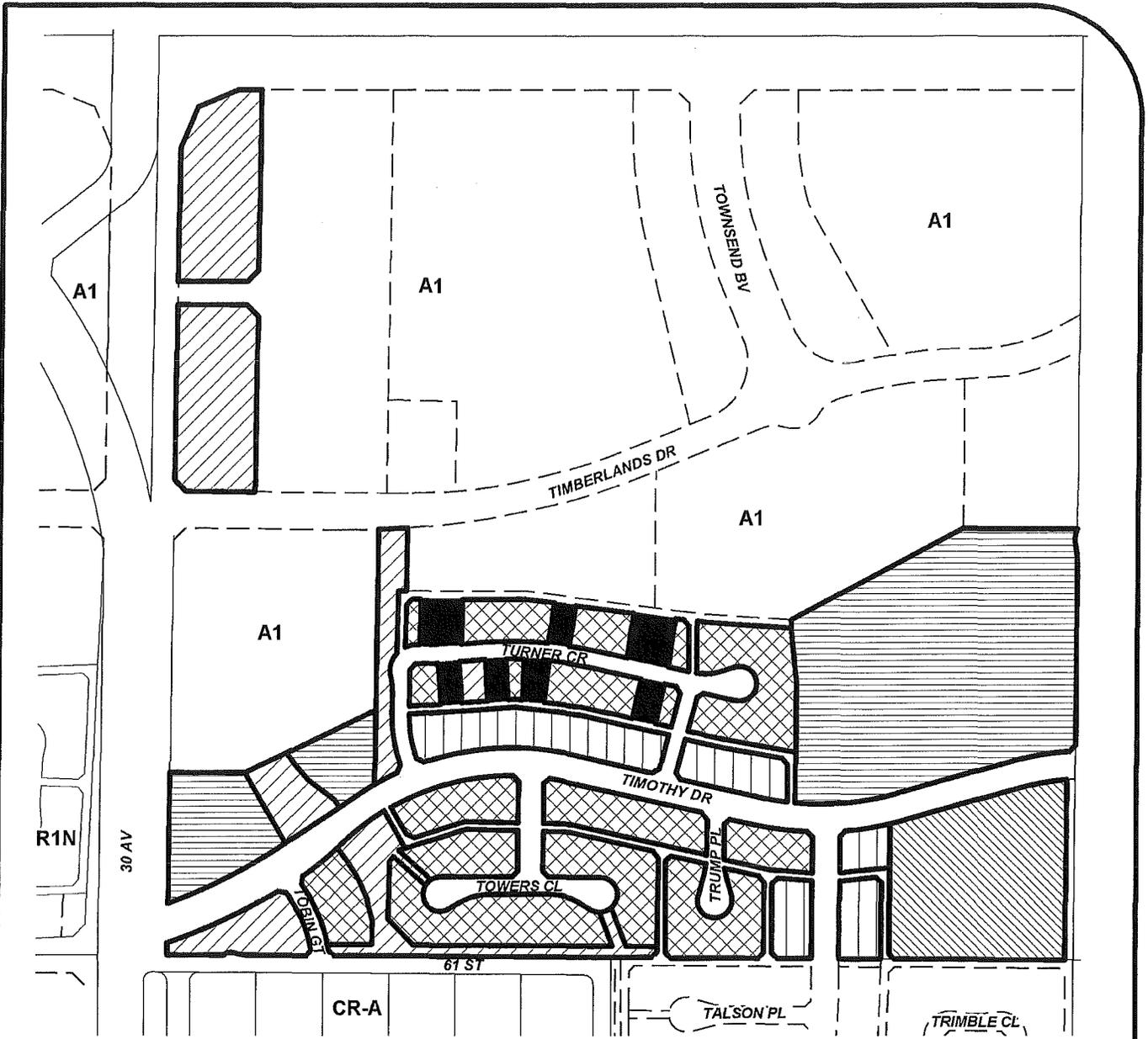
"Morris Flewwelling"

MAYOR

"Kelly Kloss"

CITY CLERK

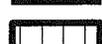
Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1
-  A1 to R1A
-  A1 to R1N
-  A1 to R2



Proposed Amendment
 Map: 9/2008
 Bylaw: 3357/L-2008

BYLAW NO. 3357/L-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

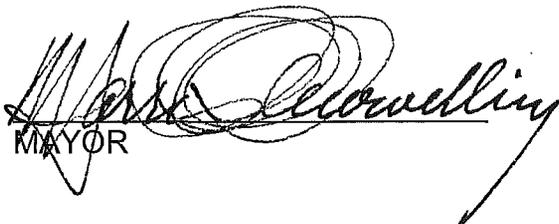
1. That "Use District Map Q17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9 attached hereto and forming part of the bylaw.

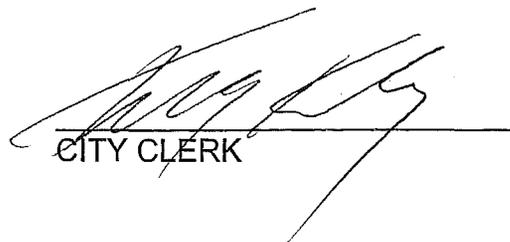
READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

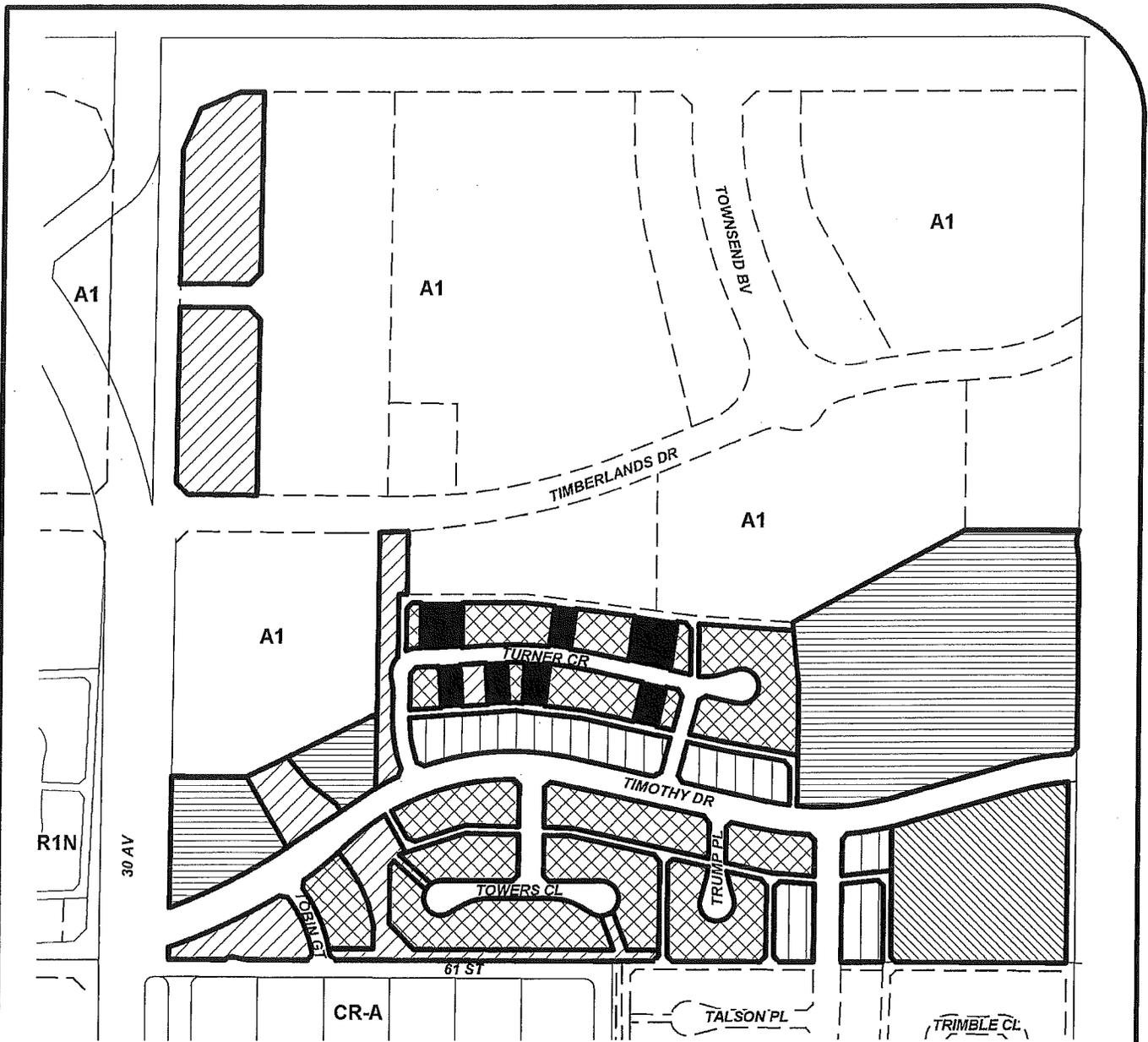
READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.


MAYOR


CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1
-  A1 to R1A
-  A1 to R1N
-  A1 to R2



North
Not to Scale



Proposed Amendment
Map: 9/2008
Bylaw: 3357/L-2008

3357/L-2008 LUB Timberlands Neighbourhood – Phase 1

DESCRIPTION: City of Red Deer – proposed rezoning of 25.22ha

FIRST READING: May 5, 2008

FIRST PUBLICATION: May 16, 2008

SECOND PUBLICATION: May 23, 2008

PUBLIC HEARING & SECOND READING: June 16, 2008

THIRD READING: June 16, 2008.

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ 405.52 X 2 TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING: \$ _____

INVOICE NO.:

BATCH NO.:

(Advertising Revenue to

No
Charges
City.

LAND USE BYLAW AMENDMENT 3357/L-2008
Timberlands Neighbourhood – Phase 1

City Council proposes to pass **Land Use Bylaw Amendment 3357/L-2008**, which provides for a proposed rezoning of 25.22 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Semi-Detached Residential District, R1N Narrow Lot Residential District, R2 Medium Density Residential, PS Public Service District and P1 Parks and Recreation District in order to create 159 low density residential lots, 1 medium density residential lot, 3 public utility lots and 6 municipal reserve lots. The proposed land use districts of Bylaw 3357/L-2008 conform with the Timberlands Neighbourhood Area Structure Plan.

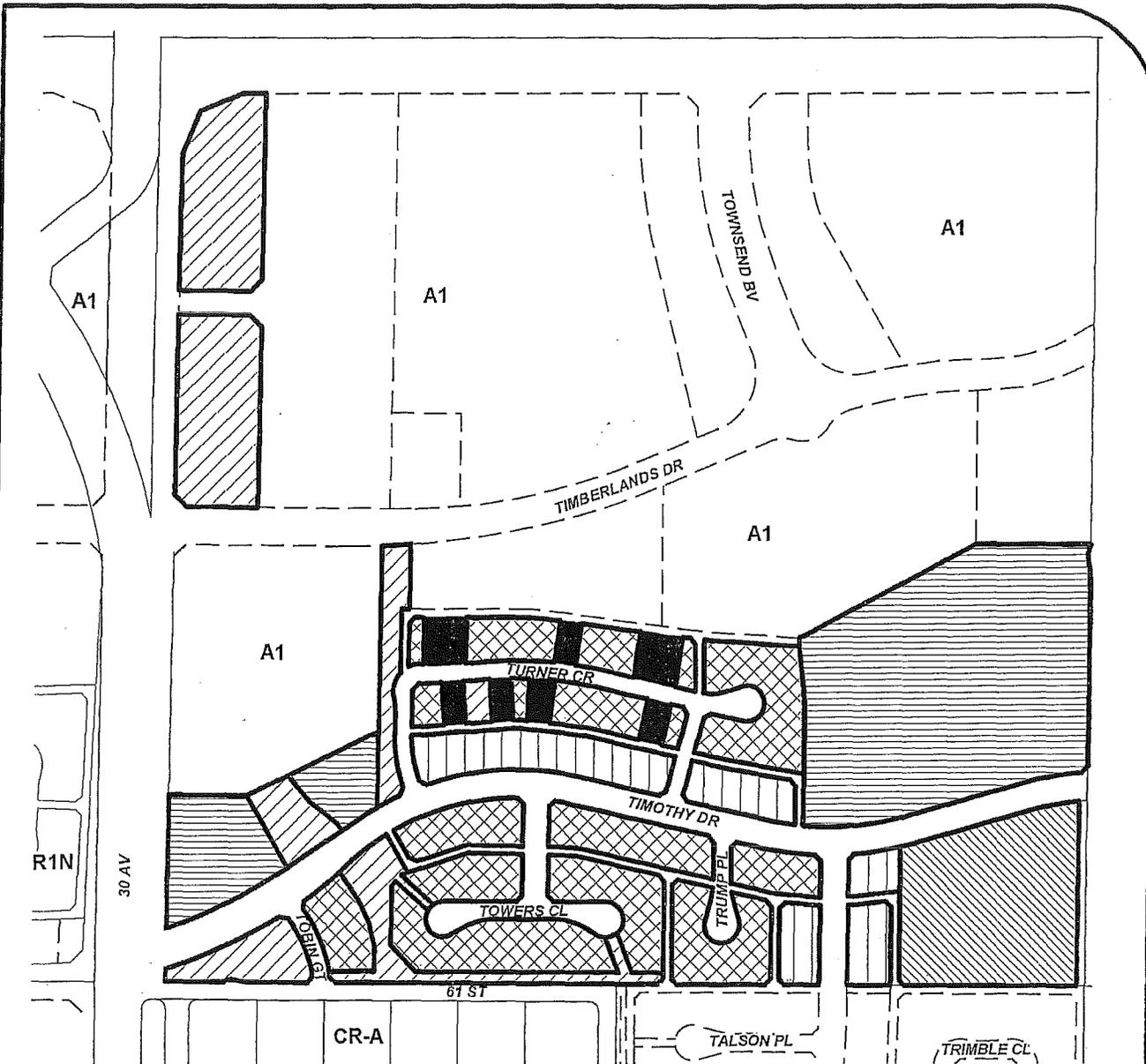
The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

“MAP” 9/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday **June 16, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday June 10, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council’s Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: May 16, 2008 and May 23, 2008)

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1
-  A1 to R1A
-  A1 to R1N
-  A1 to R2



North
Not to Scale



Proposed Amendment
Map: 9/2008
Bylaw: 3357/L-2008

Originally Submitted to Council
on May 5, 2008

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
GARY W. WANLESS*
NANCY A. BERGSTROM*
SUZANNE M. ALEXANDER-SMITH
MAURICE C. COLLARD**

DONALD J. SIMPSON*
LORNE E. GODDARD*, Q.C.
GAYLENE D. BOBB*
BRADLEY J. MULDER*

300, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603
FAX (403) 340-1280

e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation
** Student-At-Law

Your file:
Our file:
Writer's direct email: dsimpson@chapmanriebeek.com

April 15, 2008

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

Attention: Kelly Kloss, City Clerk

Dear Sir:

Re: Amendment to Land Use Bylaw re Crematoria and Funeral Homes

We wish to propose that Council consider a housekeeping amendment to the Land Use Bylaw to clarify the wording regarding crematoria and funeral homes.

Background

In January 2006, Council considered various policy options as to how funeral homes and crematoria should be treated in Red Deer. The decision made by Council at that time was that funeral homes would not be entitled to have crematorium chambers and that crematoria would be discretionary uses in I-1 districts but would not be permitted in any other districts. The bylaw was amended accordingly.

In January of 2007 the judge issued reasons for decision in the Parkland Funeral Home and Build-A-Vest case. The case was primarily focussed on the due diligence required of the City when inspecting development applications. However, the judge also commented that under the bylaw (as it was then worded), a crematorium unit was an "accessory use" to a funeral home.

We reviewed the wording of the present Bylaw in light of this part of the judge's decision. Although the current wording is different from the wording that the judge was considering in his case, we have concluded that it would be prudent to make some additional changes to the wording to ensure that the language is as clear as possible.

In addition, it is desirable to modify the bylaw to provide for Pet Crematoria in Industrial districts.

Description of Changes

A comparison of the old and proposed new provisions is attached and clearly shows the changes proposed.

Recommendation

In order to ensure that the language of the Bylaw is clear on these issues, we recommend that Council pass the attached amendment to the Land Use Bylaw.

Yours truly,

DONALD J. SIMPSON



Council Decision – June 16, 2008

Legislative & Administrative Services

FILE

DATE: June 17, 2008
TO: Don Simpson, Chapman Riebeek
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Amendment to Land Use Bylaw Crematoria and Funeral Homes
Land Use Bylaw Amendment 3357/M-2008

Reference Report:

Chapman Riebeek Barristers & Solicitors, dated April 15, 2008.

Bylaw Readings:

Land Use Bylaw Amendment 3357/M -2008 received first reading, at the Monday May 5, 2008 Council Meeting. A Public Hearing was advertised. The Public Hearing was held on Monday June 16, 2008. Land Use Bylaw Amendment 3357/M-2008 received second and third readings, a copy of which is attached.

Report Back to Council: No.

Comments/Further Action:

Land Use Bylaw Amendment 3357/M-2008 provides for clarification of wording regarding crematoria and funeral homes. This office will amend the Land Use Bylaw in due course.

A handwritten signature in black ink, appearing to read 'K. Kloss', written over the printed name and title.

Kelly Kloss
Manager

attach/

Cc: Parkland Community Planning Services
Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/M -2008

Being a bylaw to amend Bylaw No. 3357/06, the Land Use Bylaw of the City of Red Deer.

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

Bylaw No. 3357/06 is hereby amended as follows:

- 1 The definition of "Commercial Service Facility" in Section 1.3 is deleted and replaced with the following new definition:

"Commercial Service Facility means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (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".

- 2 The definitions of "Cremation", "Crematorium" and "Funeral Home" in Section 1.3 are deleted and replaced with the following new definitions:

"Cremation means the reduction of the deceased to ashes by heat."

"Crematorium means a facility where human bodies are cremated."

"Funeral Home means an establishment which provides for the arrangement of funerals, the holding of funeral services, and the preparation of the dead for burial or cremation, but which does not include a Crematorium or cremation chamber."

- 3 By adding to Section 2 the following new definition:

"Pet Crematorium means a facility to conduct cremations of pets or companion animals weighing less than 136 kg."

4 New Subsection 5.7(11) is added as follows:

“(11) Notwithstanding anything in this bylaw, a Funeral Home may not contain a cremation chamber or conduct cremations on its premises.”

5 The following new sub-section is added as a discretionary use to the I1 Industrial (Business Service) Use Table in section 6.1(1)(b)(xiv) as follows:

“(xiv) Pet Crematorium”

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.

“Morris Flewwelling”

“Kelly Kloss”

MAYOR

CITY CLERK

BYLAW NO. 3357M -2008

Being a bylaw to amend Bylaw No. 3357/06, the Land Use Bylaw of the City of Red Deer.

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

Bylaw No. 3357/06 is hereby amended as follows:

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- (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
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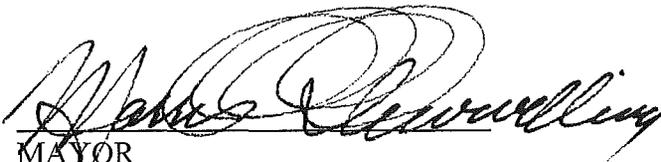
“(xiv) Pet Crematorium”

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.


MAYOR


CITY CLERK

3357/M-2008 Crematoria and Funeral Homes

DESCRIPTION: Chapman & Riebeek – Wording regarding crematoria and funeral homes

FIRST READING: May 5, 2008

FIRST PUBLICATION: May 16, 2008

SECOND PUBLICATION: May 23, 2008

PUBLIC HEARING & SECOND READING: June 16, 2008

THIRD READING: June 16, 2008

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ 159.84 X 2

TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

LAND USE BYLAW AMENDMENT 3357/M-2008
Crematoria and Funeral Homes

City Council proposes to pass **Land Use Bylaw Amendment 3357/M-2008**, which provides for a clarification of the wording regarding Crematoria and Funeral Homes.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday **June 16, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday June 10, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: May 16, 2008 and May 23, 2008)



Legislative & Administrative Services

DATE: June 3, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/N-2008
Clearview North Neighbourhood – Phase 2
Melcor Developments Ltd.

History:

At the Monday, May 5, 2008 meeting of Council, Land Use Bylaw Amendment 3357/N-2008 received first reading.

Public Consultation Process:

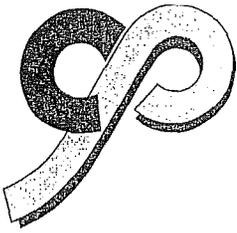
A Public Hearing has been advertised for the above noted bylaw to be held on Monday June 16, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/N-2008.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to Council
on May 5, 2008

FAX: (403) 340-1570
e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: April 22, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/N-2008
Clearview North Neighbourhood – Phase 2
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 2 of the Clearview North neighbourhood. Rezoning is being sought for approximately 11.32 ha (28.0 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, P1 Parks and Recreation District and PS Public Service District in order to create 61 detached residential lots, 1 public utility lot and 2 municipal reserve lots. The proposed land use districts of Bylaw 3357/N-2008 conform with the Clearview North Neighbourhood Area Structure Plan.

Staff Recommendation

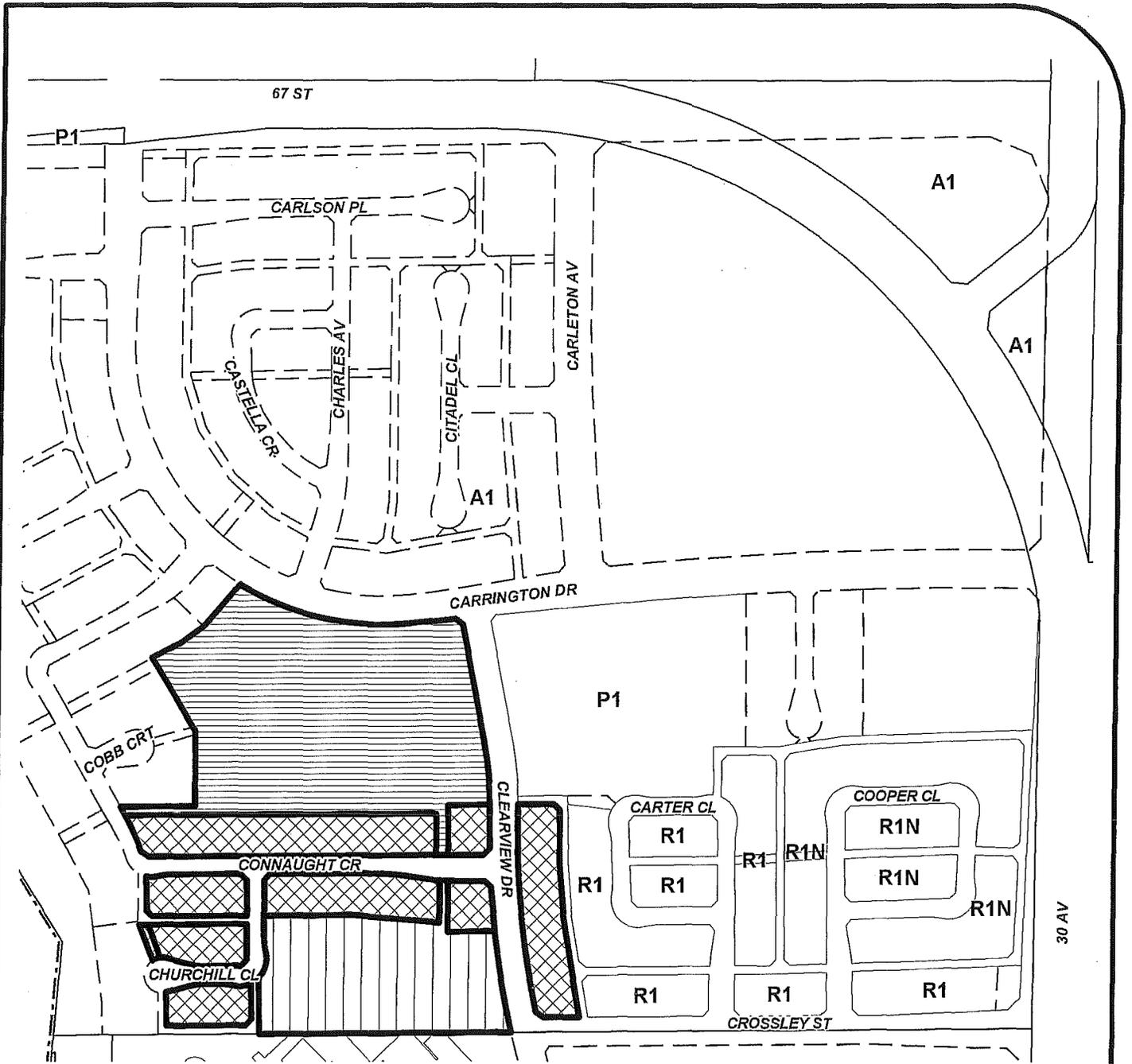
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/N -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

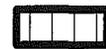
A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

Change District from:



A1 to P1



A1 to PS



A1 to R1

Proposed Amendment

Map: 10/2008

Bylaw: 3357/N-2008

FILE

DATE: June 17, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/N-2008
Clearview North Neighbourhood – Phase 2
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated April 22, 2008.

Bylaw Readings:

Land Use Bylaw Amendment 3357/N -2008 received first reading, at the Monday May 5, 2008 Council Meeting. A Public Hearing was advertised. The Public Hearing was held on Monday June 16, 2008. Land Use Bylaw Amendment 3357/N-2008 received second and third readings, a copy of which is attached.

Report Back to Council: No.

Comments/Further Action:

Land Use Bylaw Amendment 3357/N -2008 provides for rezoning for approximately 11.32 ha of land from A1 Future Urban Development District to R1 Residential low density District, P1 Parks and Recreation District and PS Public Service District in order to create 61 detached residential lots, 1 public utility lot and 2 municipal reserve lots. This office will amend the Land Use Bylaw in due course.



Kelly Kloss
Manager

attach/

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/N-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.

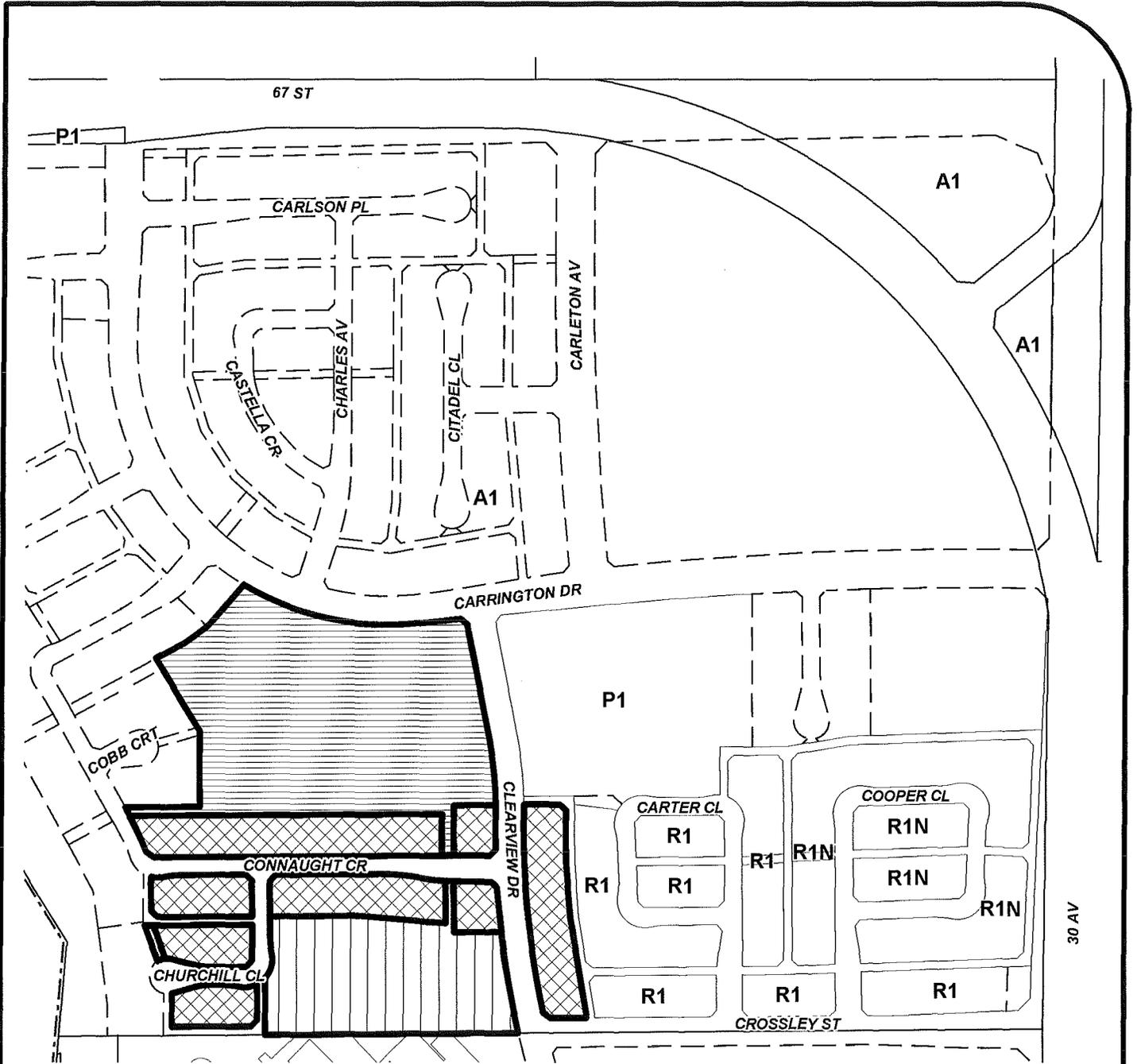
"Morris Flewwelling"

MAYOR

"Kelly Kloss"

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

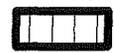
A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1

Proposed Amendment

Map: 10/2008

Bylaw: 3357/N-2008



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 18, 2008

Mr. G. Pelletier
Melcor Developments
502, 4901-48 Street
Red Deer, AB T4N 6M4

FILE

Dear Sir,

**Re: Land Use Bylaw Amendment No. 3357/N-2008
Clearview North Neighbourhood – Phase 2
Melcor Developments Ltd.**

At the City of Red Deer Council Meeting on Monday June 16, 2008, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/N-2008*. Following the Public Hearing Land Use Bylaw Amendment 3357/N-2008 was given 2nd and 3rd Readings. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/N-2008 provides for development of Phase 2 of the Clearview North Neighbourhood providing for a rezoning for approximately 11.32 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, P1 Parks and Recreation District and PS Public Service District in order to create 61 detached residential lots, 1 public utility lot and 2 municipal reserve lots. The land use districts conform with the Clearview North Neighbourhood Area Structure Plan.

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

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/N-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.

"Morris Flewwelling"

MAYOR

"Kelly Kloss"

CITY CLERK

BYLAW NO. 3357/N-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

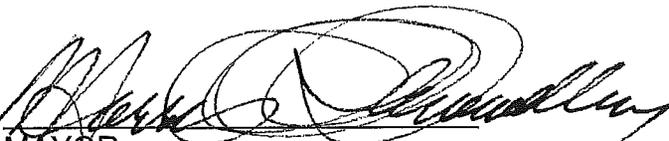
1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

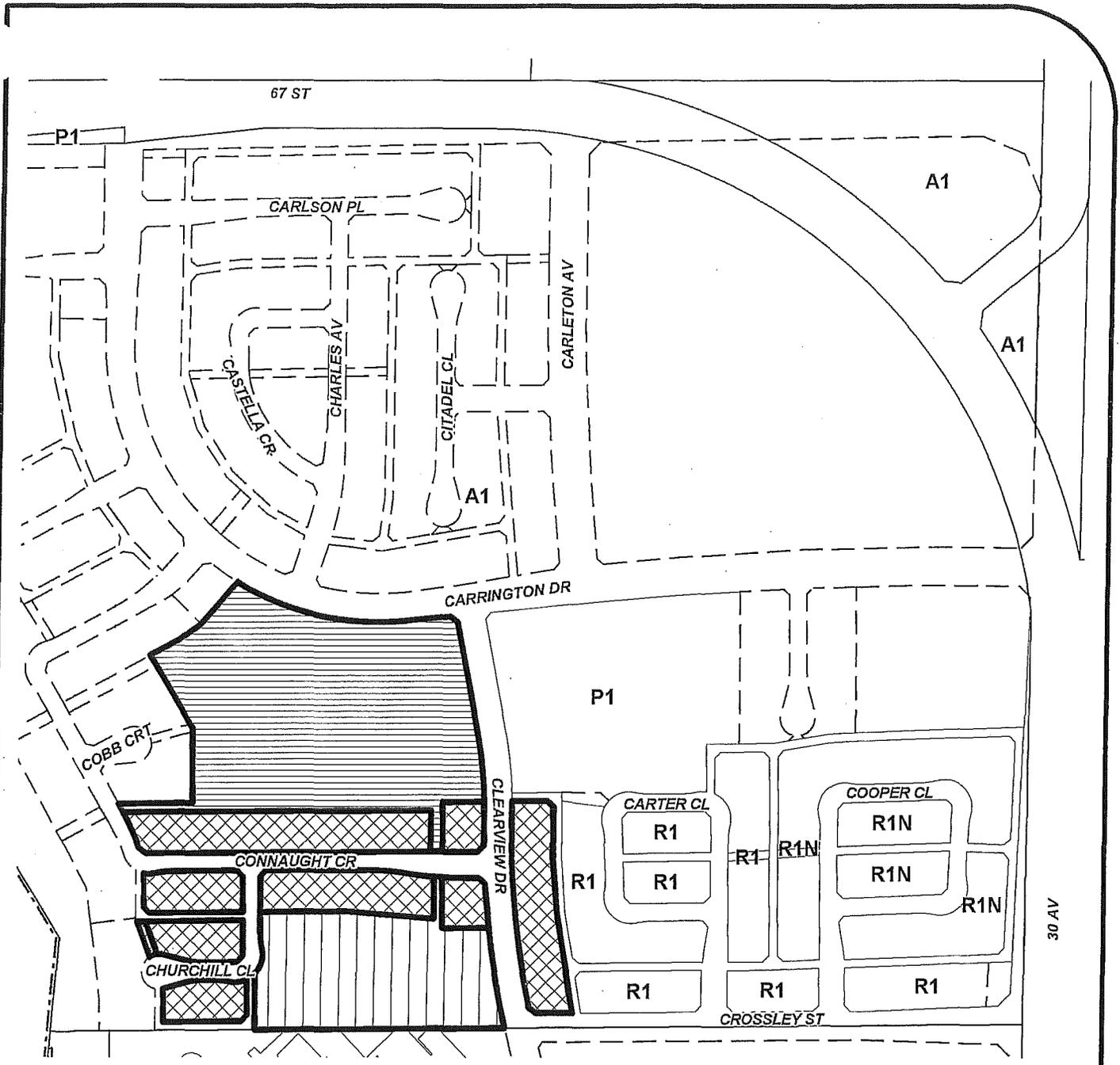
READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.


MAYOR

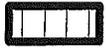

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:
A1 - Future Urban Development
P1 - Parks and Recreation
PS - Public Service (Institutional or Governmental)
R1 - Residential (Low Density)

Change District from:

	A1 to P1
	A1 to PS
	A1 to R1



Proposed Amendment
 Map: 10/2008
 Bylaw: 3357/N-2008

THE CITY OF RED DEER
Invoice Journal

.....Document.....									Amounts.....						
Ty	Number	Co	Item	G/L Date Inv Date	Due Date	Co	Address #	Customer Name Remark	PS	Gross Discount Available	Tax	Ty	LT	PC	Subledger	Ty
				Account Number			Account Description	JE - Remark		G/L Distribution						
Batch Number	927666			Type	IB	Date	2008/07/08	User ID	VANESSAC		Transaction Originator	VANESSAC				
RI	221583	00002	001	2008/07/10	2008/08/07	00002	1001101	MELCOR DEVELOPMENTS LTD		820.51	39.07	V				
				2008/07/08		T		REZONE CLEARVIEW NORTH PHASE 2								
RI	221583	00002	002	2008/07/10	2008/08/07	00002	1001101	MELCOR DEVELOPMENTS LTD		839.16	39.96	V				
				2008/07/08		T		REZONE SUNNYBROOK SOUTH P-2								
				180.5901				ADVERTISING RECOVERY REZONE CLEARVIEW NORTH PHASE 2			1,580.64-		AA			
Totals for Document								RI 221583 00002		1,659.67	1,580.64-	79.03				
								Discount								
Totals for Batch								927666		1,659.67	1,580.64-	79.03				
								Discount								
Totals for User ID								VANESSAC		1,659.67	1,580.64-	79.03				
								Discount								
Grand Total										1,659.67	1,580.64-	79.03				
								Discount								

3357/N-2008 Clearview North Neighbourhood Phase 2

DESCRIPTION: Melcor Developments Ltd. – rezoning of 11.32 ha

FIRST READING: May 5, 2008

FIRST PUBLICATION: May 16, 2008

SECOND PUBLICATION: May 23, 2008

PUBLIC HEARING & SECOND READING: June 16, 2008

THIRD READING: June 16, 2008

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: Melcor

ACTUAL COST OF ADVERTISING:

\$ 390.72 X 2 TOTAL: \$ 781.44

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: _____ GST \$ 39.07

AMOUNT OWING/ (REFUND): \$ 820.51

INVOICE NO.: _____

BATCH NO.: 927666

(Advertising Revenue to 180.5901)

LAND USE BYLAW AMENDMENT 3357/N-2008
Clearview North Neighbourhood – Phase 2

City Council proposes to pass **Land Use Bylaw Amendment 3357/N -2008**, which provides for a proposed rezoning of approximately 11.32 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, P1 Parks and Recreation District and PS Public Service District in order to create 61 detached residential lots, 1 public utility lot and 2 municipal reserve lots. The proposed land use districts of Bylaw 3357/N-2008 conform with the Clearview North Neighbourhood Area Structure Plan.

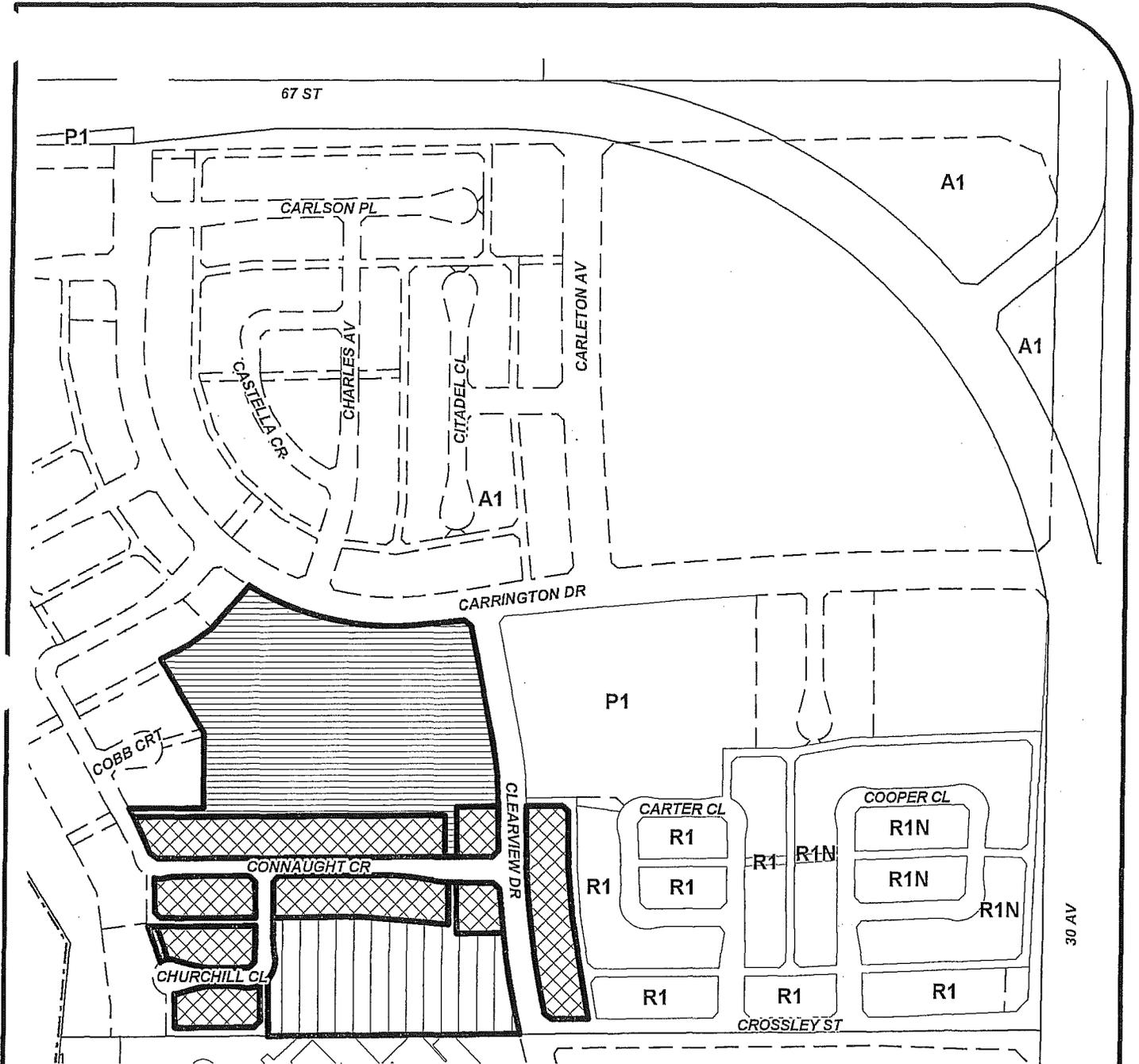
The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

“MAP” 10/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday **June 16, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday June 10, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council’s Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: May 16, 2008 and May 23, 2008)

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:

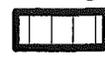
A1 - Future Urban Development

P1 - Parks and Recreation

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1



Proposed Amendment

Map: 10/2008

Bylaw: 3357/N-2008



Legislative & Administrative Services

DATE: June 3, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/P-2008
Sunnybrook South Neighbourhood – Phase 2
Melcor Developments Ltd.

History:

At the Monday, May 5, 2008 meeting of Council, Land Use Bylaw Amendment 3357/P-2008 received first reading.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held on Monday June 16, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

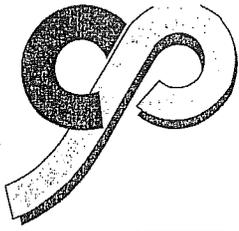
Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/P-2008.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

Originally Submitted to Council
on May 5, 2008



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: April 23, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/P-2008
Sunnybrook South Neighbourhood – Phase 2
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 2 of the Sunnybrook South neighbourhood. Rezoning is being sought for approximately 9.531 ha (23.55 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Semi-detached Dwelling Residential District, R3 Multiple Family Residential and P1 Parks and Recreation District in order to create 23 detached residential lots, 40 semi-detached residential lots, 2 public utility lots and 1 municipal reserve lot. The proposed land use districts of Bylaw 3357/P-2008 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

Staff Recommendation

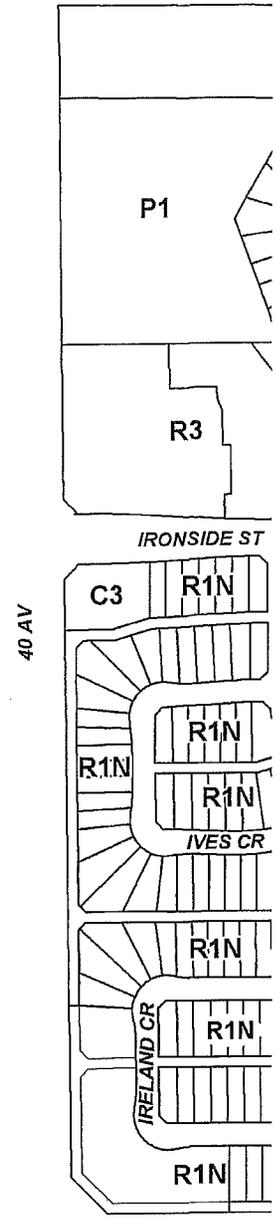
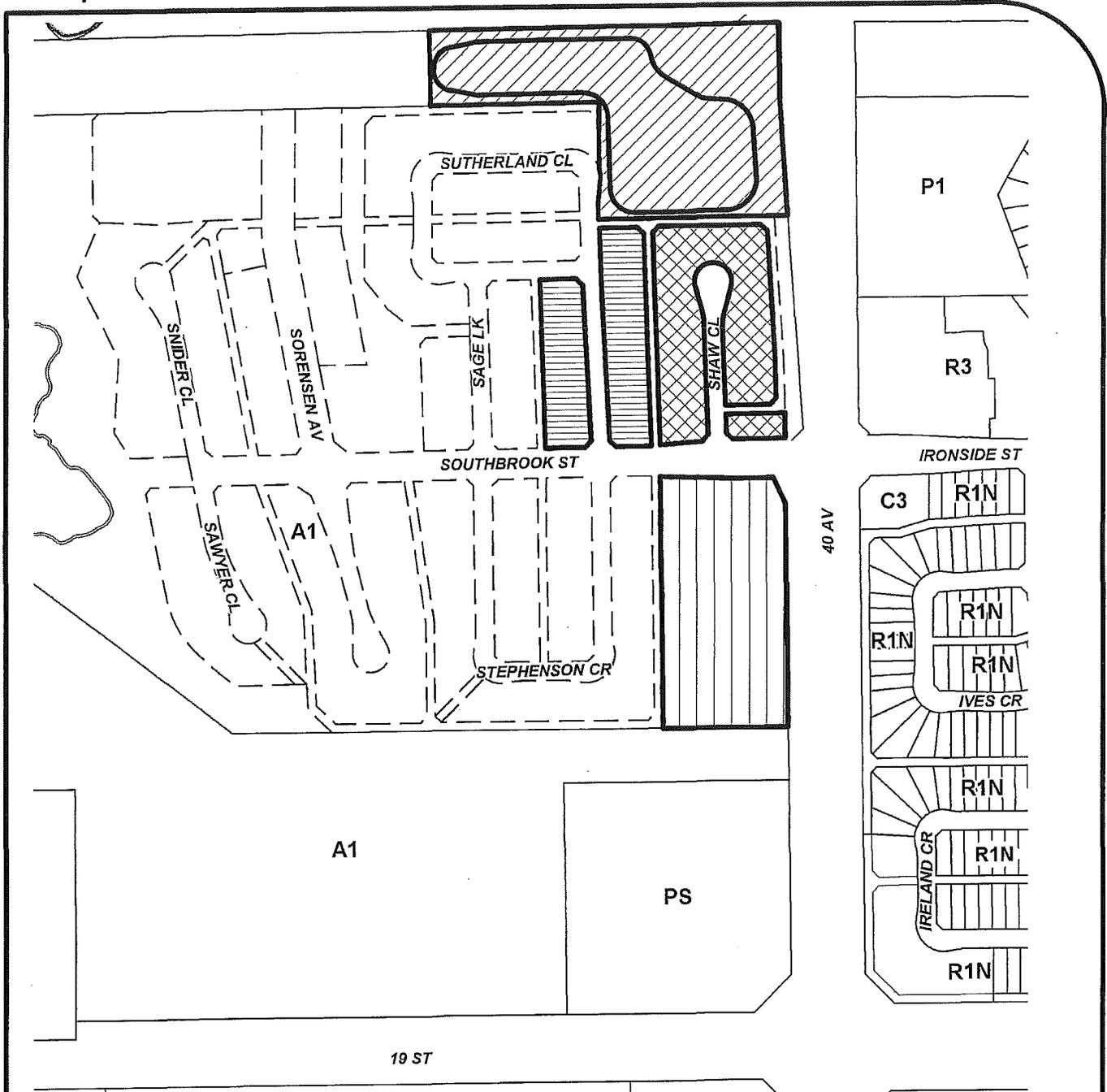
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/P -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:
A1 - Future Urban Development
P1 - Parks and Recreation
R1 - Residential (Low Density)
R1A - Residential (Semi-Detached Dwelling)
R3 - Residential (Multiple Family)

Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A
-  A1 to R3

Proposed Amendment
 Map: 12/2008
 Bylaw: 3357/P-2008

DATE: June 17, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/P-2008
Sunnybrook South Neighbourhood – Phase 2
Melcor Developments Ltd.

FILE

Reference Report:

Parkland Community Planning Services, dated April 23, 2008.

Bylaw Readings:

Land Use Bylaw Amendment 3357/P -2008 received first reading, at the Monday May 5, 2008 Council Meeting. A Public Hearing was advertised. The Public Hearing was held on Monday June 16, 2008. Land Use Bylaw Amendment 3357/P-2008 received second and third readings, a copy of which is attached.

Report Back to Council: No.

Comments/Further Action:

Land Use Bylaw Amendment 3357/P-2008 provides for rezoning for 9.531 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Semi-detached Dwelling Residential District, R3 Multiple Family residential and P1 Parks and Recreation District in order to create 23 detached residential lots, 40 semi-detached residential lots, 2 public utility lots and 1 municipal reserve lot. This office will amend the Land Use Bylaw in due course.



Kelly Kloss
Manager
attach/

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/P-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.

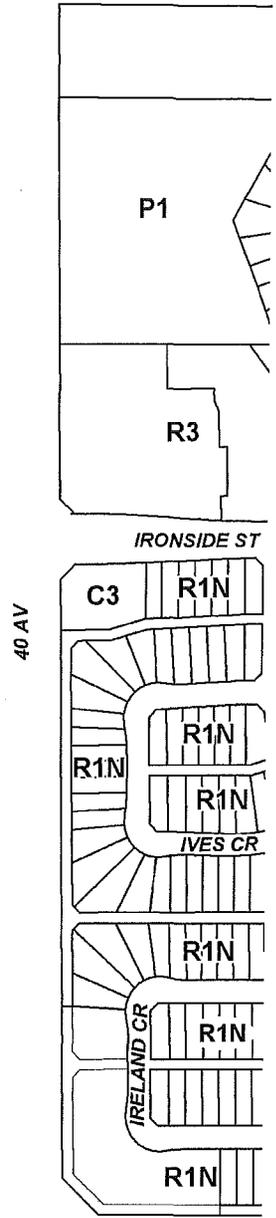
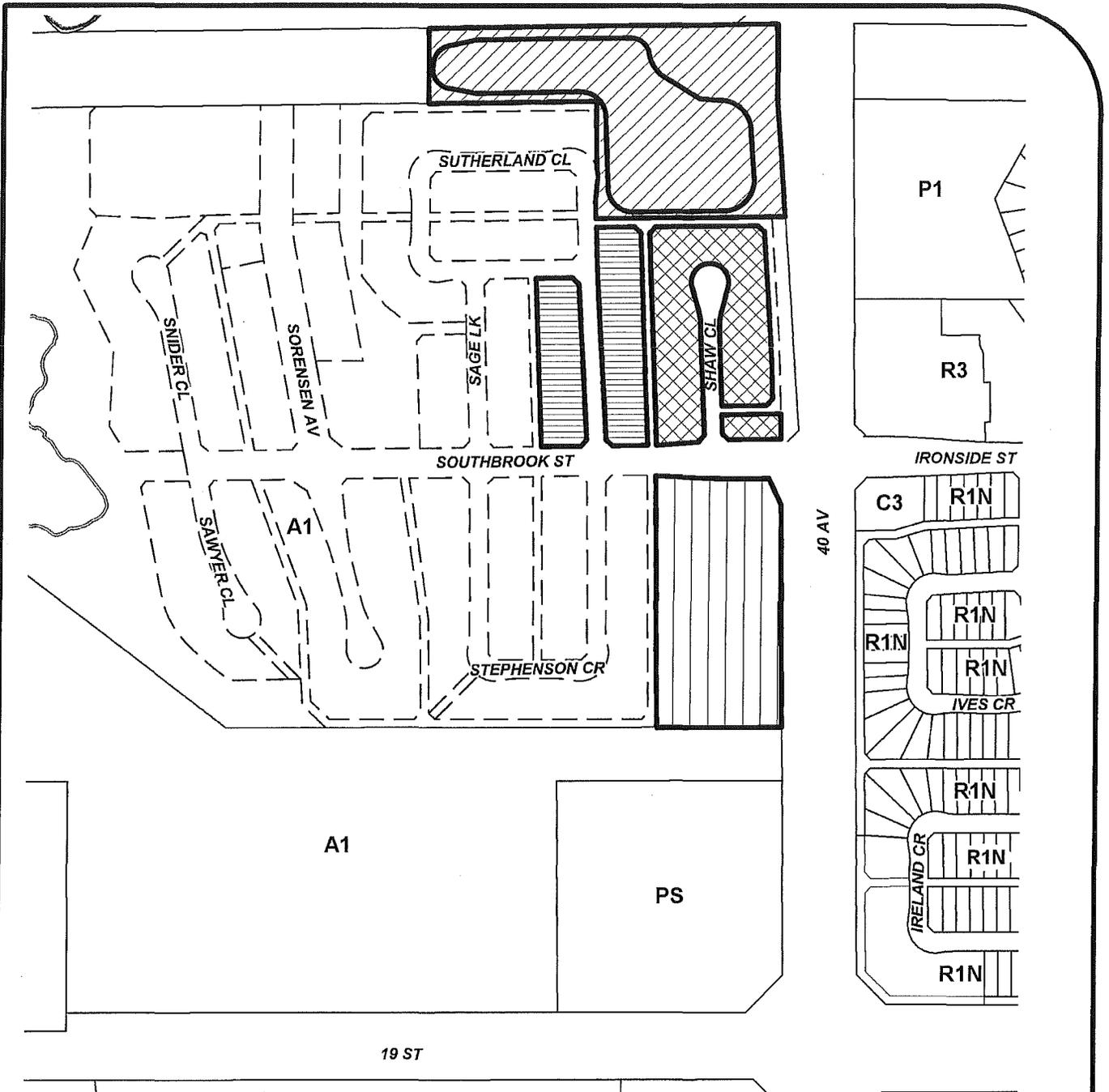
"Morris Flewwelling"

MAYOR

"Kelly Kloss"

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
 A1 - Future Urban Development
 P1 - Parks and Recreation
 R1 - Residential (Low Density)
 R1A - Residential (Semi-Detached Dwelling)
 R3 - Residential (Multiple Family)

Change District from:

	A1 to P1
	A1 to R1
	A1 to R1A
	A1 to R3

Proposed Amendment
 Map: 12/2008
 Bylaw: 3357/P-2008



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 18, 2008

FILE

Mr. G. Pelletier
Melcor Developments
502, 4901-48 Street
Red Deer, AB T4N 6M4

Dear Sir,

Re: *Land Use Bylaw Amendment No. 3357/P -2008
Sunnybrook South Neighbourhood – Phase 2
Melcor Developments Ltd.*

At the City of Red Deer Council Meeting on Monday June 16, 2008, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/P-2008*. Following the Public Hearing Land Use Bylaw Amendment 3357/P-2008 was given 2nd and 3rd Readings. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/P-2008 provides for development of Phase 2 of the Sunnybrook South neighbourhood. Rezoning for approximately 9.531 ha of land from A1 Future Urban Development District to R1 Residential Low density District, R1A Semi-detached Dwelling Residential District, R3 Multiple Family Residential and P1 Parks and Recreation District in Order to create 23 detached residential lots, 40 semi-detached residential lots, 2 public utility lots and 1 municipal reserve lot. The land use districts of bylaw 3357/P-2008 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

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

Sincerely,

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Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/P-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.

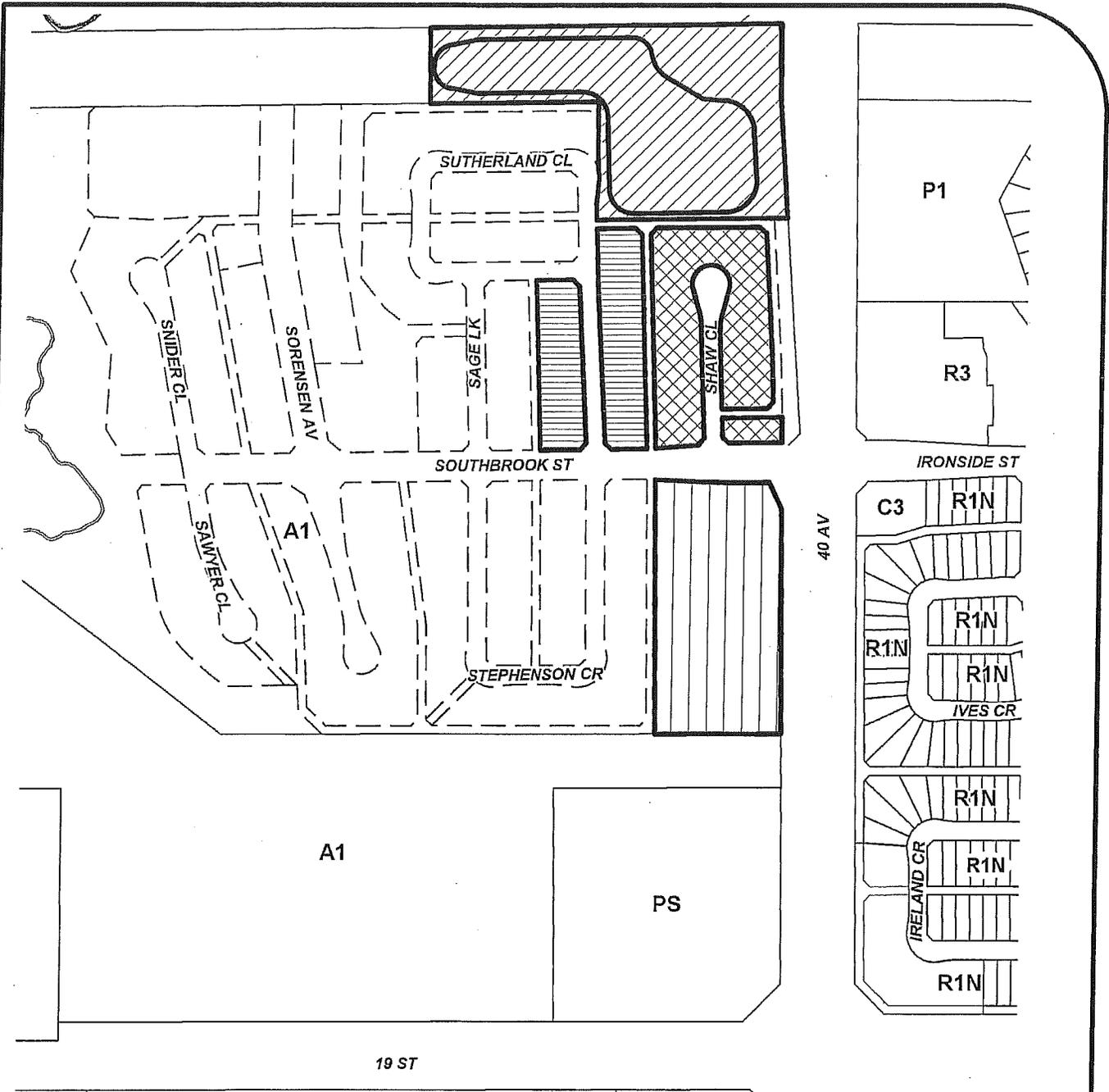
"Morris Flewwelling"

MAYOR

"Kelly Kloss"

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



40 AV

- Change District from:*
-  A1 to P1
 -  A1 to R1
 -  A1 to R1A
 -  A1 to R3

- Affected Districts:*
- A1 - Future Urban Development*
 - P1 - Parks and Recreation*
 - R1 - Residential (Low Density)*
 - R1A - Residential (Semi-Detached Dwelling)*
 - R3 - Residential (Multiple Family)*



Proposed Amendment
 Map: 12/2008
 Bylaw: 3357/P-2008

BYLAW NO. 3357/P-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

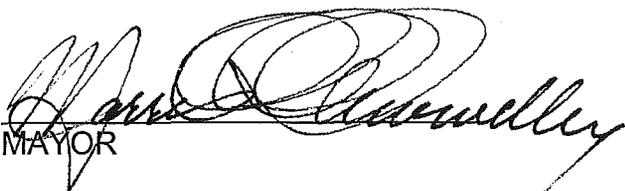
1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

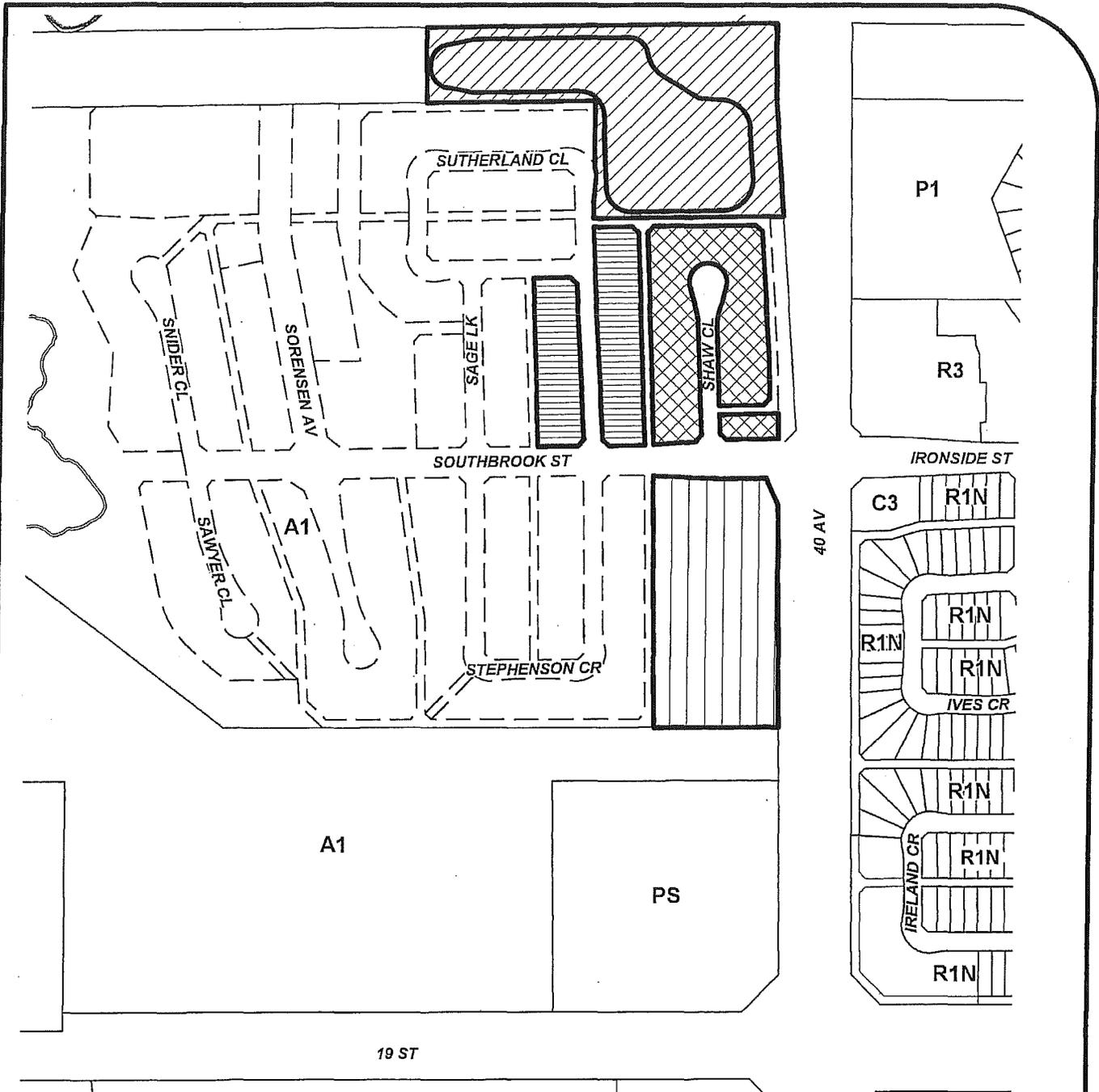
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MAYOR


CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R3 - Residential (Multiple Family)

Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A
-  A1 to R3



Proposed Amendment
 Map: 12/2008
 Bylaw: 3357/P-2008

3357/P-2008 Sunnybrook South Neighbourhood Phase 2

DESCRIPTION: Melcor Developments Ltd. – rezoning of 9.531ha

FIRST READING: May 5, 2008

FIRST PUBLICATION: May 16, 2008

SECOND PUBLICATION: May 23, 2008

PUBLIC HEARING & SECOND READING: June 16, 2008

THIRD READING: June 16, 2008

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: Melcor

ACTUAL COST OF ADVERTISING:

\$ 399.60 X 2 TOTAL: \$ 799.20

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

~~LESS DEPOSIT RECEIVED:~~ GST \$ 39.96

AMOUNT OWING/ (REFUND): \$ 839.16

INVOICE NO.: _____
BATCH NO.: _____

(Advertising Revenue to 180.5901)

LAND USE BYLAW AMENDMENT 3357/P-2008
Sunnybrook South Neighbourhood – Phase 2

City Council proposes to pass **Land Use Bylaw Amendment 3357/P -2008**, which provides for a proposed rezoning of approximately 9.531 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Semi-detached Dwelling Residential District, R3 Multiple Family Residential and P1 Parks and Recreation District in order to create 23 detached residential lots, 40 semi-detached residential lots, 2 public utility lots and 1 municipal reserve lot. The proposed land use districts of Bylaw 3357/P-2008 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

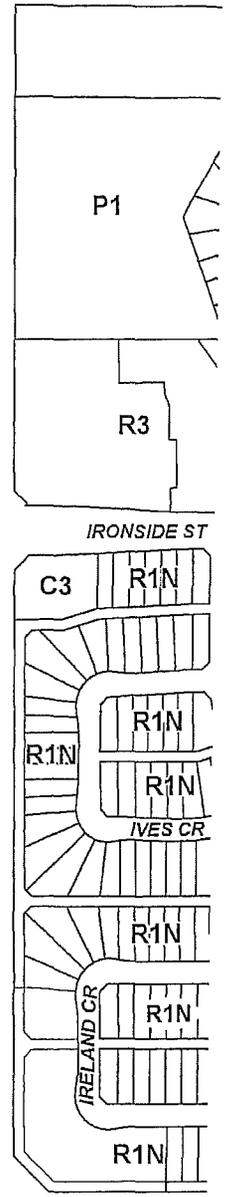
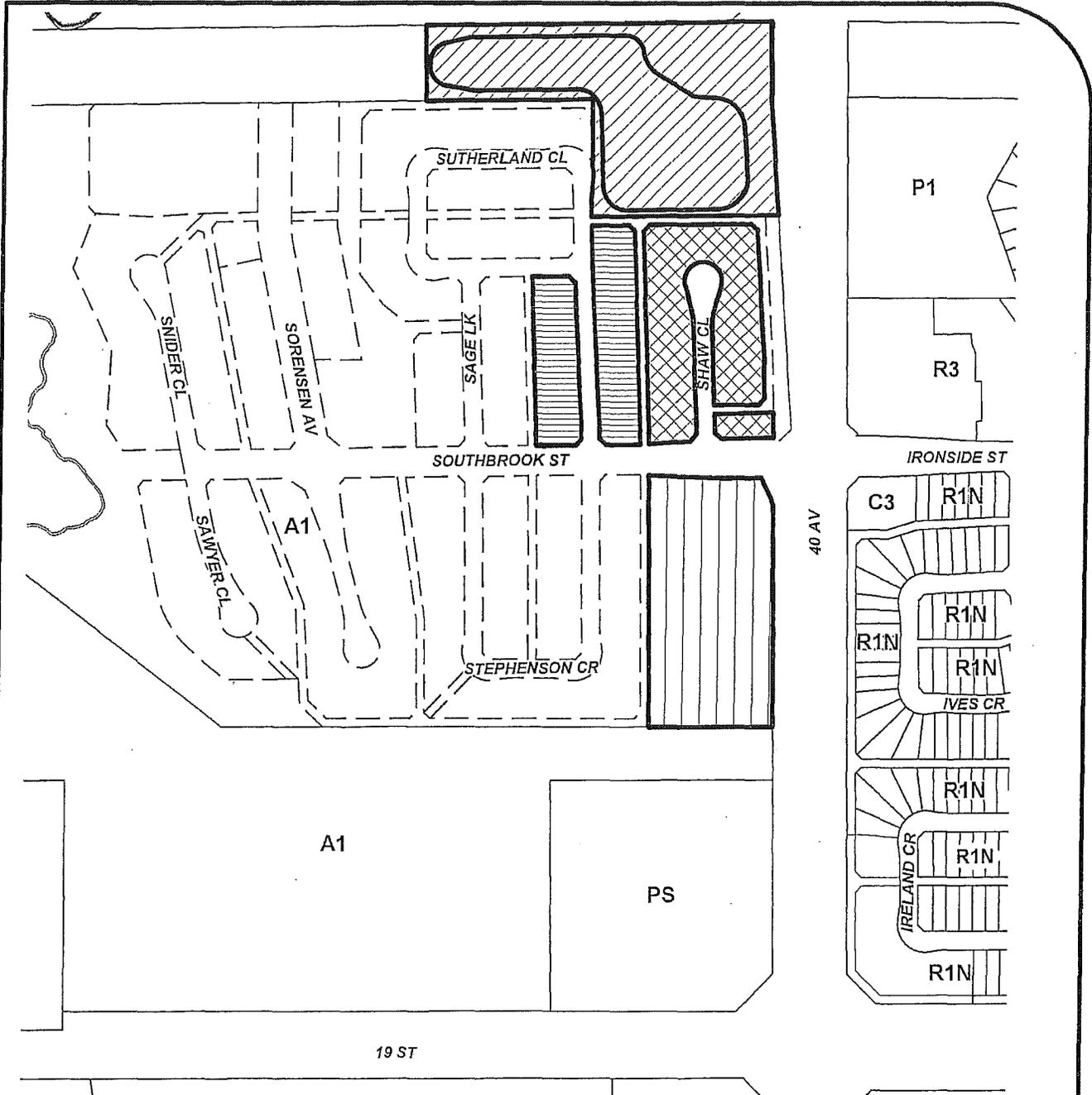
The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

“MAP” 12/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday **June 16, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday June 10, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council’s Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: May 16, 2008 and May 23, 2008)

Proposed Amendment to Land Use Bylaw 3357/2006



- Affected Districts:**
- A1 - Future Urban Development
 - P1 - Parks and Recreation
 - R1 - Residential (Low Density)
 - R1A - Residential (Semi-Detached Dwelling)
 - R3 - Residential (Multiple Family)

- Change District from:**
-  A1 to P1
 -  A1 to R1
 -  A1 to R1A
 -  A1 to R3

Proposed Amendment
Map: 12/2008
Bylaw: 3357/P-2008



Legislative & Administrative Services

DATE: June 3, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/J-2008 and
Vanier Woods Neighbourhood Area Structure Plan Bylaw
Amendment 3217/D-2008
Neufeld, 2506 19th Street, Lot 1, Block 2, Plan 932 1800

History:

At the Tuesday, May 20, 2008 meeting of Council, Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 received first readings.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaws to be held on Monday June 16, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

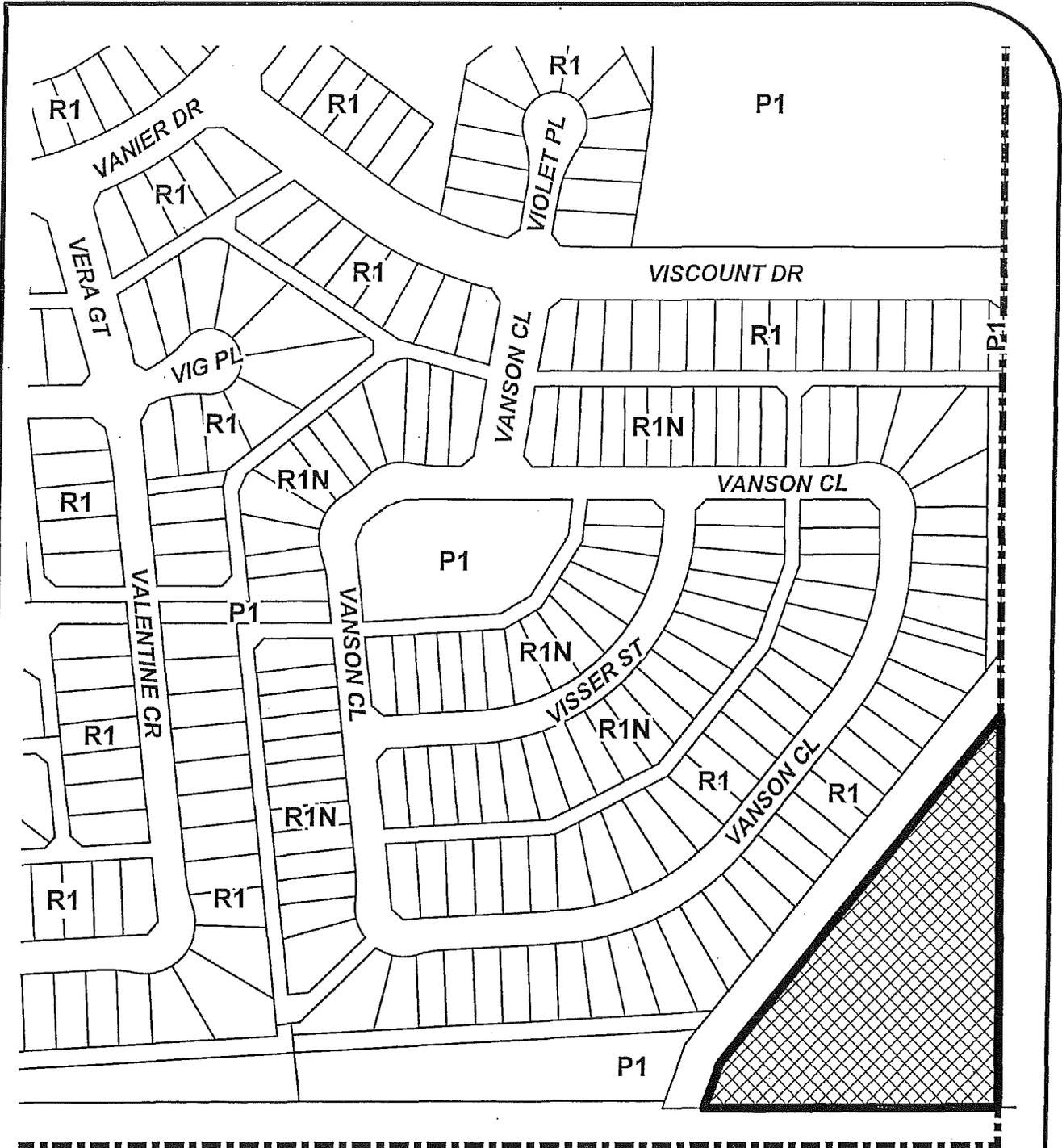
Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/J-2008 and Bylaw 3217/D-2008.

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

Kelly Kloss
Manager

Proposed Amendment to Land Use Bylaw 3357/2006



HIGHWAY 595



North
Not to Scale



Affected Districts:

- A1 - Future Urban Development
- R3- Residential (Multiple Family)

Change District from:

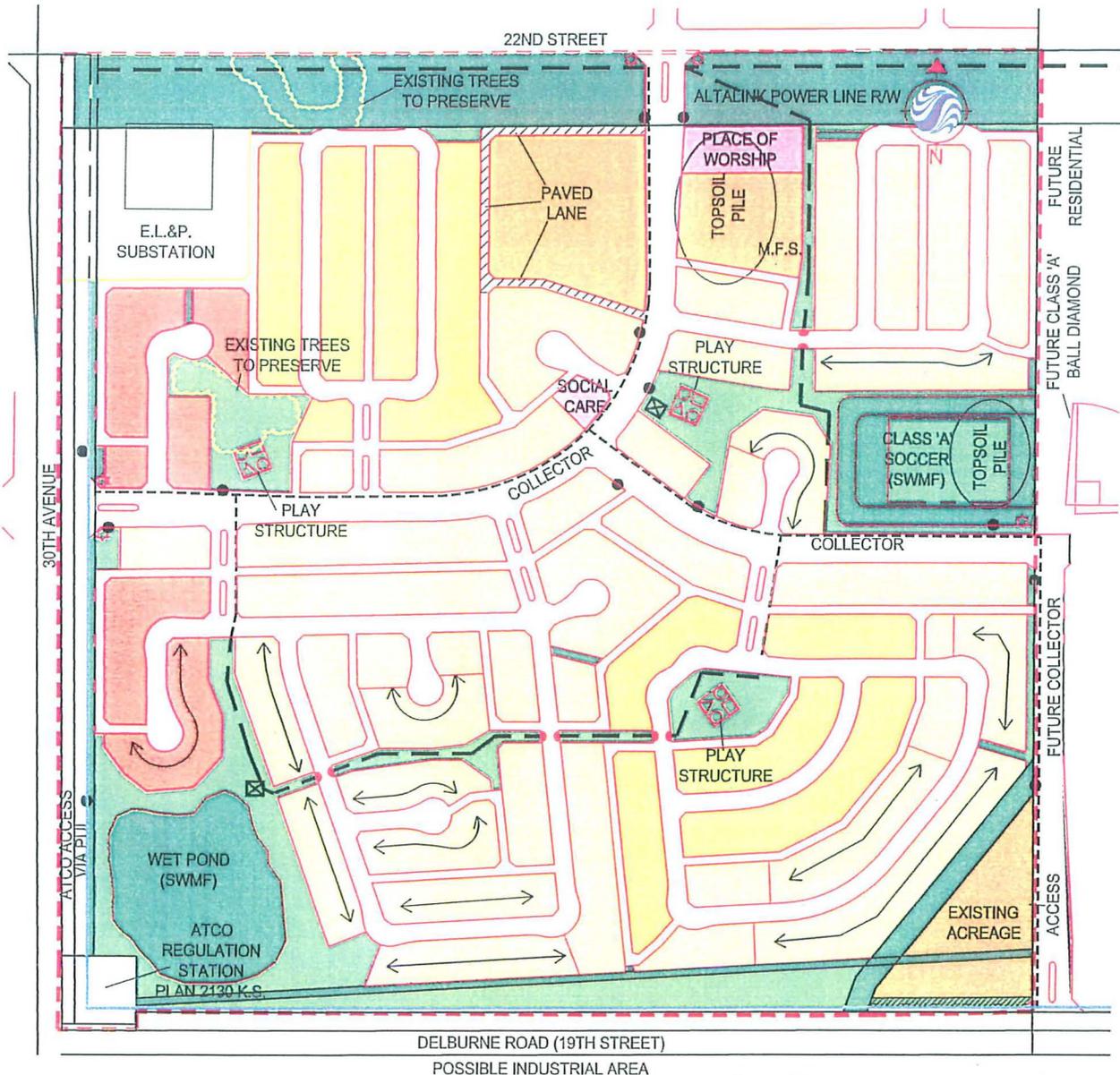


A1 to R3

Proposed Amendment

Map: 7/2008

Bylaw: 3357/J-2008



LEGEND

- | | | |
|----------------------------|--|---|
| Single Family (R1) | Public Utility | Secondary Suites Permitted |
| Single Family Narrow (R1N) | Place of Worship (R2/R3)/ Social Care Facility (R1)/ Day Care/ Retirement/ Assisted Living | Potential Bus Stop |
| Semi Detached (R1A) | ASP Boundary | Traffic Calming Measures |
| Multi Family (R2/R3) | Multi-Purpose Trail | Gathering Area |
| Municipal Reserve | Trail | Entry Feature Sign |
| | | 2 Storey Walkout |
| | | City & Landowner Agreement (Future municipal reserve if subdivision occurs) |

W:_ltd\112870943-Sabasch Quarter\dwg\ASP\70943_sabasch_ASP.dwg
2007-01-03 10:02AM By: jbeisick

FEBRUARY 2008
112870943

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project
MELCOR DEVELOPMENTS LTD.
VANIER WOODS

Figure No.
4.0

Title
DEVELOPMENT
CONCEPT REV 1



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to Council
on May 20, 2008

Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Emily Damberger, Planner

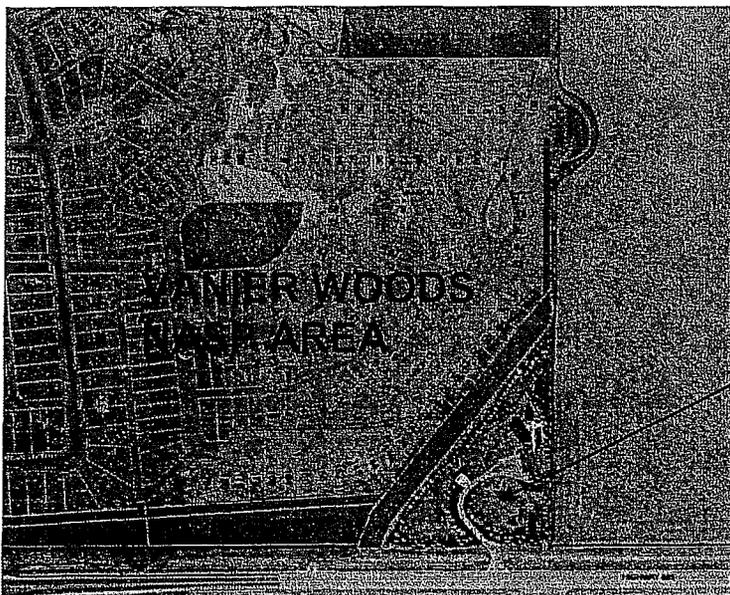
Date: May 8, 2008

**Re: Vanier Woods NASP Amendment No. 3217/D-2008
Land Use Bylaw Amendment No. 3357/J-2008
Neufeld, 2506 19th Street, Lot 1, Block 2, Plan 932 1800**

Proposed Vanier Woods NASP Amendment and Rezoning from A1 to R3

In accordance with the City's *Neighbourhood Planning Guidelines and Standards* and the Land Use Bylaw, the attached Vanier Woods Neighbourhood Area Structure Plan amendment and proposed rezoning bylaw amendment are being submitted to City Council for consideration of approval.

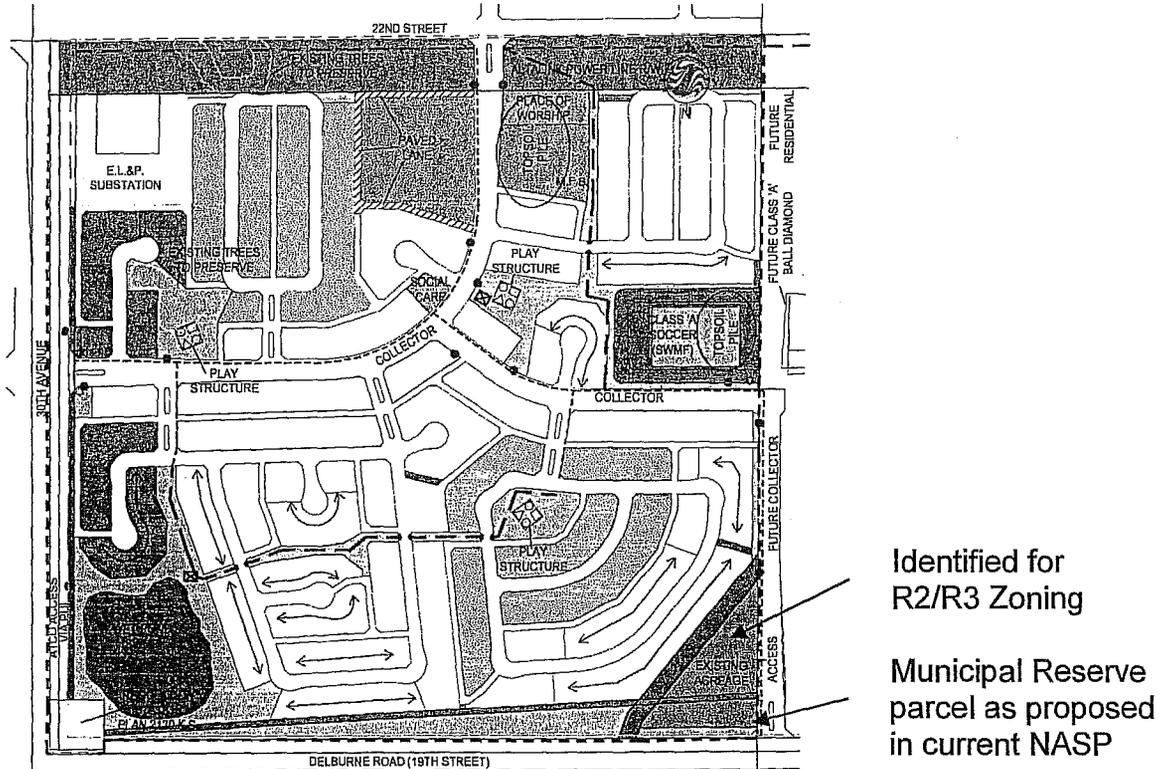
The owners of 2506 - 19th Street, an existing single dwelling acreage property in the South East corner of the Vanier Woods Neighbourhood Area Structure Plan, have submitted a request to redesignate their lot from A1 Future Urban Development District to Residential (Multiple Family) District R3. The applicants do not plan to develop the site as R3 in the near future, however they want to have the zoning in place prior to the neighbourhood being fully developed.



2506 - 19th Street
Single Dwelling
Acreage

City Council
 Vanier Wood NASP Amendment
 Page 2 of 4

NASP's when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area. The existing acreage is identified on the development concept figure of the Vanier Woods NASP for either R2 or R3 zoning and a municipal reserve (MR) strip within the southern boundary of the acreage lot.



Vanier Woods NASP Development Concept Figure 4.0

The applicant (in addition to the rezoning request) is also requesting to amend the Vanier Woods NASP to:

- Indicate the requirement for municipal reserve, identified on the Vanier Woods NASP development concept figure within boundaries of the existing acreage, be fulfilled through an agreement.
- The agreement would be between the landowner and The City.
- The agreement would be in place if rezoning of the entire existing acreage parcel to R3 (including the lands identified for MR on the acreage property) happens prior to subdivision of the parcel.

Municipal reserve is dedicated to the City at the time of subdivision and can not be dedicated through the rezoning process. The applicant has no desire to subdivide the existing acreage and the 1.3 ha size parcel is not likely to be subdivided as R3 (Multi-Family) developments could utilize the entire 1.3 ha parcel. Currently, if subdivision does not occur, the City will not be able to acquire this MR parcel.

**City Council
Vanier Wood NASP Amendment**

The municipal reserve along the south edge of this parcel is proposed in the NASP for the purpose of:

- Road widening measures (sidewalk, berm with landscaping)
- Potential location for above or below ground utilities
- Future development setback additional 10 m
- Future development access restricted from 19th Street

This portion of municipal reserve was not intended for future park use or trail use.

The applicant wishes to have the MR parcel, on the southern boundary of his acreage property, alternatively fulfilled by a legal agreement (to be stated in the NASP) in order for his rezoning proposal of the entire acreage parcel (including MR portion) to R3 Residential (Multiple Family) District to be in conformance with the Vanier Woods NASP. Currently with the MR strip being identified within his parcel of land, without a subdivision of the MR area, the proposed R3 rezoning of his entire parcel (including proposed MR strip) would not be in conformance with the NASP.

Administration in consultation with the City Solicitor and the applicant agreed upon a solution to satisfying the municipal reserve requirement. The MR designation could be achieved alternately through an amendment to the NASP and on condition that prior to the NASP amendment receiving third reading, an agreement would be entered into which would satisfy all intended requirements of the subject MR strip. Following the agreement being entered into between the applicant and The City, third reading could be given to both the proposed NASP and R3 rezoning amendments.

The agreement, to be prepared by the City Solicitor, would ensure that future road widening (sidewalk, berm and landscaping) could if required be constructed within the land agreement area, utilities could be located either below or above ground within the land agreement area, an additional development setback would be required, and access to 19th Street of any future development would be restricted.

If any City improvements, such as landscaping, or sidewalks are constructed within the land agreement area the intent of the agreement would be for The City to maintain city improvements.

In the proposed NASP amendment to Figure 4.0, Development Concept, the current MR strip will also alternatively be identified as an area subject to a City & Landowner agreement if subdivision of the existing acreage parcel does not occur. Continuing to identify the alternate future MR ensures the NASP remains flexible to still allow the MR to be taken in the event that subdivision should occur in the future.

City departments are in agreement with the proposed NASP amendment as long as the agreement is entered into and covers the intent of the original municipal reserve requirement.

Landowner Notification

Adjacent landowners within the Vanier Woods NASP were notified of the proposed NASP amendment by mail, no comments have been received.

Municipal Planning Commission

The Municipal Planning Commission has recommended the NASP amendment be approved by City Council. MPC was not asked to consider the Land Use Bylaw Amendment from A1 to R3, as City Council is the decision body for bylaw amendments.

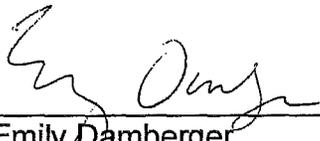
Planning Analysis

The proposed NASP amendment is a unique situation due to the existing acreage parcel size and location within the NASP. The applicant is not required and does not desire to subdivide the acreage parcel for future R3 development. If subdivision does not occur The City can not acquire the municipal reserve parcel originally intended to serve as road widening, potential location for utilities, and additional development setback and access restriction. By entering into an agreement with the applicant, The City will ensure the original MR intent is fulfilled without the applicant having to unnecessarily subdivide his land and dedicate the MR parcel.

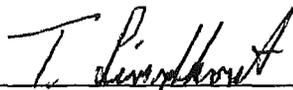
Administration supports the proposed solution that is agreeable to all parties involved.

Recommendation

It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Vanier Woods NASP Amendment No. 3217-D/2008 and Land Use Bylaw Amendment No. 3357/J-2008.



Emily Damberger
Planner



Tony Lindhout
City Planning Manager

cc: Colleen Jensen, Community Services Director
Tom Warder, Engineering Services Manager
Don Simpson, City Solicitor

Kim Woods

From: Kim Woods
Sent: June 10, 2008 12:21 PM
To: Nancy Hackett
Cc: Emily Damberger; Tony Lindhout
Subject: RE: Vanier Woods 3357/J-2008 ans 3217/D-2008

Hi Nancy:

In the email that I originally sent you with the pdf copy, the appendix 2 from Odilia and Ad Karsten has identified within the City of Red Deer Neighbourhood Planning Guidelines and Standards Section 1.2.5 "Developers shall place a sign showing the neighbourhood area structure plan development concept including secondary suite locations at the entrance way of their development to ensure that the initial and subsequent purchasers are aware of the total development proposal. This will be a requirement of the development agreement." Craig and Morris want to know if there was a sign in place.

Thank you,

Kim Woods
Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

**BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL**

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

From: Nancy Hackett
Sent: June 10, 2008 9:27 AM
To: Kim Woods
Cc: Tony Lindhout; Emily Damberger
Subject: RE:

Thanks Kim - if it helps PCPS will be pleased to respond at the hearing to the point that the public was not made aware of the R3 by explaining the availability of NASPs for any member of the public to view at our office. And also to explain the public hearing process that occurred at the time that decision was made by council to adopt the NASP.

Further, while the adjacent residents can suggest a type of zoning other than R3, an amendment to the NASP would be required.

Nancy

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Subject: RE:

June 16th. Kelly, Craig & Morris are having the agenda review this morning and I have walked in a copy to them as well.

Kim

Kim Woods
Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services

Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

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Subject: RE:

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Importance: High

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Website: www.reddeer.ca

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

From: LAS DEPT [mailto:Vanessa.Connors@reddeer.ca]
Sent: June 10, 2008 9:13 AM
To: Kim Woods
Subject:

This E-mail was sent from "RNP9D7EE7" (Aficio 3245C).

Scan Date: 06.10.2008 09:13:11 (-0600)

Tracking:

Recipient

Nancy Hackett
Emily Damberger
Tony Lindhout

Read

Read: 2008/06/10 1:06 PM
Read: 2008/06/12 8:36 AM
Read: 2008/06/10 12:39 PM

Kim Woods

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Scan Date: 06.10.2008 09:13:11 (-0600)

City of Red Deer
Attn: Manager, Legislative & Administrative Services

THE CITY OF RED DEER Legislative & Administrative Services	
RECEIVED	
TIME	9:05 am
DATE	June 10/08
BY	Vanessa C

June 9, 2009

Re: Land use bylaw, Amendment 3357/J-2008 Vanier Woods

To Whom It May Concern:

We are hereby writing this letter to oppose against the rezoning proposal of an existing acreage in Vanier Woods Lot 1, Block 2, Plan 932 1800 as posted in the Red Deer Advocate Friday May 30, 2008 (see appendix 1 for a copy of this article).

We will refer in this letter to 'area' being the acreage that is proposed for rezoning.

We have signed a building agreement with a local home builder in January 2008 and were not informed by the builder or the land developer (Melcor) about future plans for this location as described in the news paper article.

We have purchase Lot 148, Block 1, Plan 072 5873 also known as civic address 112 Vanson Close and our backyard will look out directly on the area proposed for rezoning.

After speaking with Emily from Parkland Community Planning Services on Monday June 2, 2008, we have learned that these plans were apparently known since 2006. . Emily also gave us a copy of a document (City of Red Deer Neighbourhood Planning Guidelines & Standards (see appendix 2) which clearly states that the land developers have the obligation to notify any potential home buyer of the development plans and have to place signs clearly visible on the entry of the subdivisions.

Please refer to appendix 3 for pictures recently taken and it shows there are no signs at the access roads into Vanier Woods or Vanson Close.

We have also contacted the home builder on June 5, 2008 and they were not notified by Melcor about these plans.

As a result we have made a purchase decision in January 2008 based on information presented to us at that time (see appendix 4, 2 pages) and this information did not disclose the future development for R3 zoning also known as Multi Family Services (condo units up to 4 stories).

In the Town of Blackfalds the land developer has clear signs upon entry of Panorama Estates (see appendix 5).

The sign in Blackfalds shows that a school will be developed in that area.

Potential home buyers can make a well educated decision if they wish to live close to that school or not.

In our case we were not informed about future development although there is a clear agreement between the City of Red Deer and the land developer Melcor to post signs as per the agreement in appendix 2.

Developing this area for R3 zoning will reduce our property value by at least \$15,000 to \$20,000 in the near future as our view from our backyard will be completely blocked. We have taken pictures of our current view and a potential future view when a 4 storey condo will be developed, see appendix 6.

We are realistic and understand that each resident will have to live some where in Central Alberta and do not oppose against development of normal residential homes also known as zone R1 or R1N on this area.

We believe that the local officials for the City of Red Deer have the best interest in providing the public with accurate information in a way that is accessible to all residents. As a Red Deer resident and voter we unfortunately have to disagree that in this case the public was given proper notice or information regarding the future development of this area in particular while there is a agreement in place that stipulates that signs should be placed.

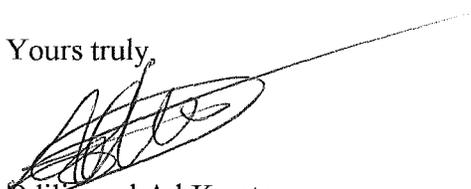
Because the land developer and the City of Red Deer did not disclose this information in a clear and visible manner to the public, we strongly feel we are misled with incorrect information.

Therefore we should not be the victim of the proposed re-zoning and clearly oppose **against the zoning proposal.**

We ask you to change the rezoning proposal from R3 into R1 or R1N.

We thank you in advance for your time and courtesy in reviewing this material.

Yours truly,



Odilia and Ad Karsten
207 Lindsay Avenue
Red Deer, T4R 3P3

Appendix 2.

41D

CITY OF PEU DEER NEIGHBOURHOOD PLANNING GUIDELINES & STANDARDS

STANDARDS

Neighbourhood Density

- 1.2.1 The overall required housing density in each neighbourhood is between the ranges of 12.35 and 17.30 dwelling units per net developable hectare¹⁴ (5-7 du/net developable acre). Achieving the maximum limit is subject to sufficient major utility infrastructure.
- 1.2.2 Lots identified for development of detached dwellings with secondary suites shall count as 1.5 dwelling units each towards the density calculation (i.e. one unit for the principal dwelling plus ½ unit for the secondary suite).

Neighbourhood Identity

- 1.2.3 Each neighbourhood shall have an identifiable centre and edge¹⁵ which contribute to establishing neighbourhood identity and a sense of place by indicating arrival to and departure from the neighbourhood.
- 1.2.4 Neighbourhood identification as described in Section 1.2.3 is limited to a maximum of two quarter sections under one identity.
- 1.2.5 Developers shall place a sign showing the neighbourhood area structure plan development concept including secondary suite locations at the entrance way of their development to ensure that the initial and subsequent purchasers are aware of the total development proposal. This will be a requirement of the development agreement.

Pedestrian Short Cuts

- 1.2.5 Where a dead end street, P-loop crescent or a curvilinear collector roadway increases the distance of indirect travel for alternative transportation modes¹⁶, the neighbourhood design must provide a short cut for these travel modes via park linkages or walkways. A lane is not an acceptable short cut for this purpose.

¹⁴ Net developable hectare: The net developable area measured in hectares, is the gross plan area less for major roads (expressways and arterials); commercial sites; industrial uses; high schools and sportfield reserve land dedicated for these purposes; and, as determined by The City, special land use sites, const (wet) ponds, or portions thereof, that have high aesthetic values.

¹⁵ Neighbourhood centre and edge: this is based on the concept of a neighbourhood unit, having an 1 boundary). The centre accommodates only neighbourhood oriented elements, usually in a combina transit stop and/or higher density housing arranged around a busy, memorable street intersection. The end of one neighbourhood and the start of the next one. The edge can be established in association feature, including elements such as an attractive arterial roadway, an open space (e.g. a park, a tree the rural landscape or countryside). The neighbourhood edge is usually permanent feature and identifi the neighbourhood. It does not have to be a continuous and unbroken feature along the entire p. Commercial land uses are usually located at the neighbourhood edge.

¹⁶ Alternative transportation modes: means alternatives to the car, e.g. walking, cycling, inline skating, using a wheelchair, etc. Since users of public transit are presumed to make use of alternative modes of transportation for at least a portion of the trip, reference to this includes the use of public transit.

Attn:
Adrien

Appendix 3

Picture taken June 8, 2008 on the corner of Vanier Drive and Viscount Drive
Viscount Drive is the main access road that leads to Vanson Close



Picture taken June 8, 2008 on the corner of Viscount Drive and Vanson Close

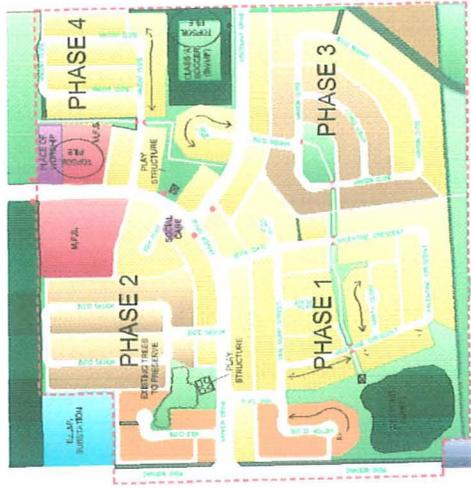


Melcor website: June 4, 2008

Vanier Woods Phase 3

Appendix 4

41F |



- Single Family
- Single Family Narrow
- Semi Detached
- R2/R3 Multi Family
- EL&P Transformer
- Shaw T.V. Cable Pedestal
- EL&P U.F.I.D. Box
- EL&P Meter
- Lamp Post
- CSD Mailbox
- Direction of Drainage
- Potential Bus Stop
- Entry Feature Sign
- Municipal Reserve
- Public Utility
- Place of Worship(R2/R3)/Social Care Facility(R1)/Day Care/Retirement/Assisted Living
- ASP Boundary
- Also Regulating Station
- Lot Area in Meters
- Walkout Lot
- WS Walkout Split Lot
- L Level Lot-Split Drainage
- LB Level Lot-Back to Front Drainage
- Traffic Calming Measures

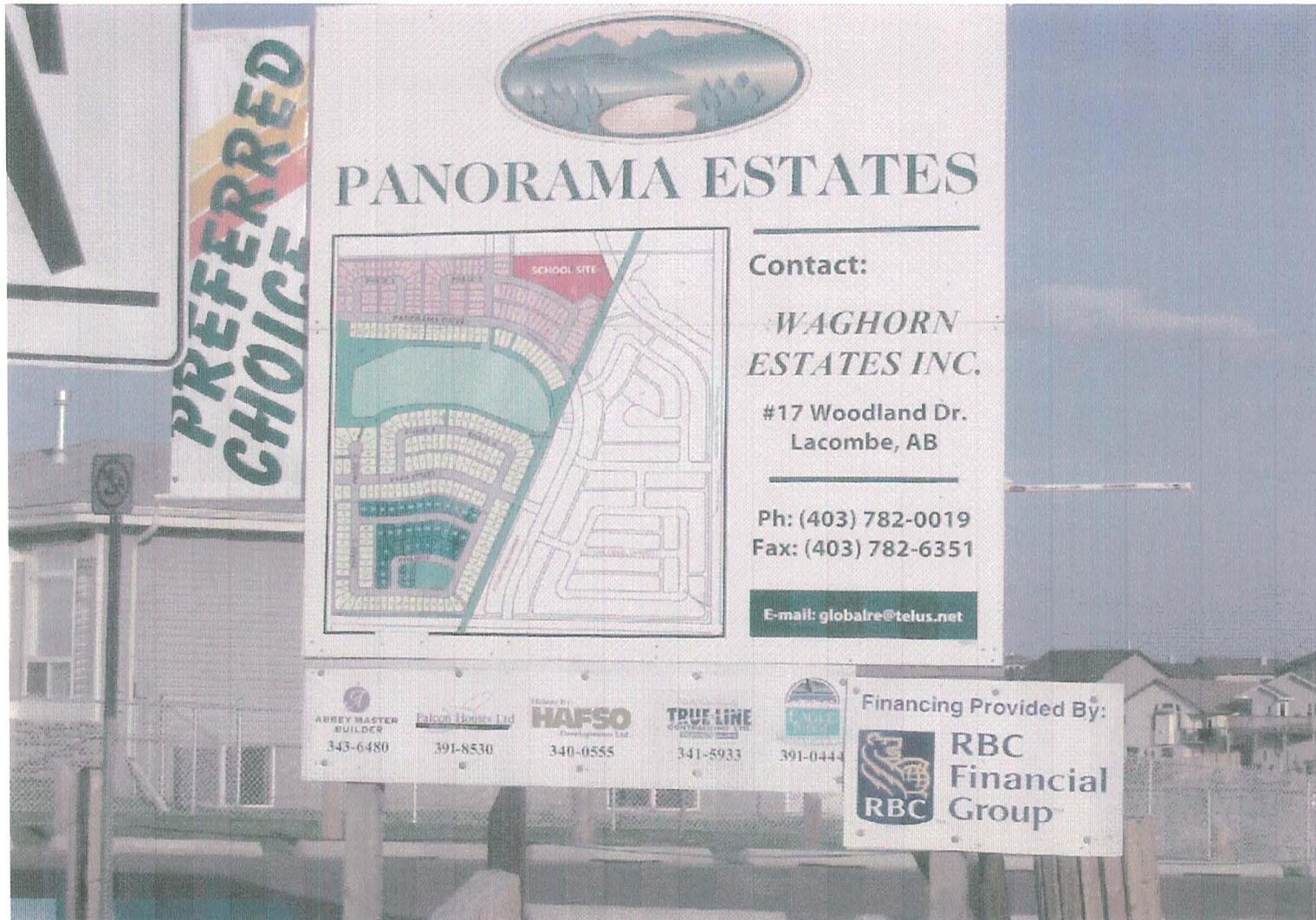
DISCLAIMER
 ILLUSTRATIONS INCLUDED IN THIS PACKAGE ARE CONCEPTUAL ONLY AND SHOULD NOT BE RELIED UPON FOR OTHER PURPOSES.
 SPECIFICALLY, LOCATION AND EXISTENCE OF ALL NEIGHBORHOOD DESIGN ELEMENTS SHOULD BE CONFIRMED IN WRITING LOT DIMENSION PLANS, LOT GRADING PLANS, HOUSE SITING PLANS, AND SHEET FURNITURE PLANS INCLUDED AS ADDENDUMS TO THIS BROCHURE. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. HOWEVER, ALL ARE SUBJECT TO CHANGE. DETAILS WHICH ARE IMPERATIVE TO YOUR PURCHASE DECISION SHOULD BE RECORDED IN WRITING.
 INFORMATION ON THE CURRENT STATUS OF SURROUNDING LAND USES SHOULD BE OBTAINED DIRECTLY FROM THE MUNICIPAL PLANNING DEPARTMENT.
 ARCHITECTURAL GUIDELINES WILL BE APPLIED TO AS CLOSELY AS POSSIBLE. HOWEVER, DEPARTURES FROM THE GUIDELINES WILL OCCASIONALLY BE APPROVED IF IN THE OPINION OF MELCOR (OR ITS REPRESENTATIVE) THE DEPARTURE IS CONSISTENT WITH THE OBJECTIVES OF THE GUIDELINES.

MELCOR
 DEVELOPMENTS LTD.



Appendix 5

Sign that clearly shows development plan in Blackfalds





Legislative & Administrative Services

FILE

DATE: June 17, 2008

TO: Emily Damberger, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Proposed Land Use Bylaw Amendment 3357/J-2008 and Vanier Woods
Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008
Neufled, 2506 19th Street, Lot 1, Block 2, Plan 932 1800

Reference Report:

Parkland Community Planning Services, dated May 8, 2008.

Bylaw Readings:

Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 both received first reading, at the Tuesday May 20, 2008 Council Meeting. A Public Hearing was advertised. The Public Hearing was held on Monday June 16, 2008. Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Bylaw Amendment both received second reading. The third reading was tabled pending an agreement with the applicant for the provision and dedication of a municipal reserve parcel.

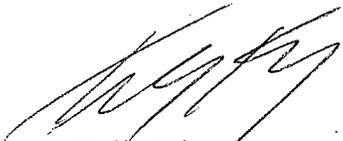
Resolution:

“Resolved that Council of the City of Red Deer hereby agrees to tabling consideration of third reading of the Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Amendment 3217/D-2008 pending entering into an agreement with the applicant for the provision and dedication of a municipal reserve parcel.”

Report Back to Council: Yes.

Comments/Further Action:

Land Use Bylaw Amendment 3357/J-2008 provides for the rezoning of an existing acreage and Vanier Woods Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 provides for allowance of an agreement with regard to the municipal reserve.



Kelly Kloss
Manager

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

FILE

DATE: June 26, 2008

TO: Emily Damberger, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Proposed Land Use Bylaw Amendment 3357/J-2008 and Vanier Woods
Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008
Neufled, 2506 19th Street, Lot 1, Block 2, Plan 932 1800

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Resolution:

“Resolved that Council of the City of Red Deer hereby agrees to tabling consideration of third reading of the Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Amendment 3217/D-2008 pending entering into an agreement with the applicant regarding easements for potential municipal services.”

Report Back to Council: Yes.

Kim Woods

From: Kelly Kloss
Sent: June 18, 2008 7:46 AM
To: Emily Damberger
Cc: Kim Woods
Subject: Vanier Woods - Follow up Information

NOT SUBMITTED TO COUNCIL
BACK UP INFORMATION

Hi Emily,

Can you let the Karsten's (letter on the agenda) know of this information if you have not already. Thanks

Kelly

From: Craig Curtis
Sent: June 12, 2008 3:08 PM
To: Kelly Kloss
Subject: FW: Vanier Woods

Please make sure this information is distributed and that Emily gets back to the author of the letter.

Craig

From: Emily Damberger
Sent: June 12, 2008 3:05 PM
To: Craig Curtis
Subject: Vanier Woods

Craig,

Regarding the letter received from resident in Vanier Woods who is opposing the R3 zoning, I have done further research to answer the question you had as to whether or not the requirement to post a land use concept map at the entrance to Vanier Woods was a requirement of the Development Agreement. I have looked further back into our older Neighbourhood Planning Guidelines and Standards that were in place at the time of the adoption of the Vanier Woods NASP (April 2006), in the version in place at time of the Vanier Woods NASP adoption, the posting of a concept map was not a requirement of the Developer and would therefore not have been a Development Agreement requirement. Unfortunately this resident who sent in the letter had to rely on the honesty of Melcor, the developer. The version I sent the resident was a most recent version November 2006 of the Neighbourhood Planning Guidelines and Standards, to indicate now as a rule the developer must post the concept map.

Please call me if you require any further clarification.

Thank you,

Emily

Emily Damberger
Planner, ACP, MCIP
Parkland Community Planning Services

Please consider the environment before printing this e-mail

AD
Doc# 761197.

Kim Woods

From: Nancy Hackett
Sent: June 10, 2008 1:07 PM
To: Kim Woods
Subject: RE: Vanier Woods 3357/J-2008 ans 3217/D-2008

Hi Kim - I've talked by phone with Kelly and Craig and Morris and am working on getting more information for the hearing on Monday night. Nancy

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Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

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

From: LAS DEPT [mailto:Vanessa.Connors@reddeer.ca]
Sent: June 10, 2008 9:13 AM
To: Kim Woods
Subject:

This E-mail was sent from "RNP9D7EE7" (Aficio 3245C).

Scan Date: 06.10.2008 09:13:11 (-0600)



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 26, 2008

FILE

Gerald & Shirley Neufeld
2506 19th Street
Red Deer, AB
T4R 2T3

Dear Sir or Madame,

**Re: Vanier Woods
Neighbourhood Area Structure Plan Bylaw Amendment No 3217/D-2008
Land Use Bylaw Amendment 3357/J-2008
Neufled, 2506 19th Street, Lot 1, Block 2, Plan 932 1800**

At the City of Red Deer Council Meeting on Monday June 16, 2008, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008*. Following the Public Hearing Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 was given 2nd Reading. For your information a copy of the bylaw is attached. Third Reading of both Bylaw amendments will be given consideration at a future Council Meeting, once an agreement has been reached with regard to easements for potential municipal reserves.

Land Use Bylaw Amendment 3357/J-2008 is proposing a rezoning from A1 Future Urban development District to Residential (Multiple Family) District R3. The Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 is an amendment to the Area Structure Plan Bylaw 3217/98.

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

Sincerely,

A handwritten signature in black ink that reads 'Kelly Kloss'.

Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/J-2008

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

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

1. The "Land Use District Map Q10" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2008 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

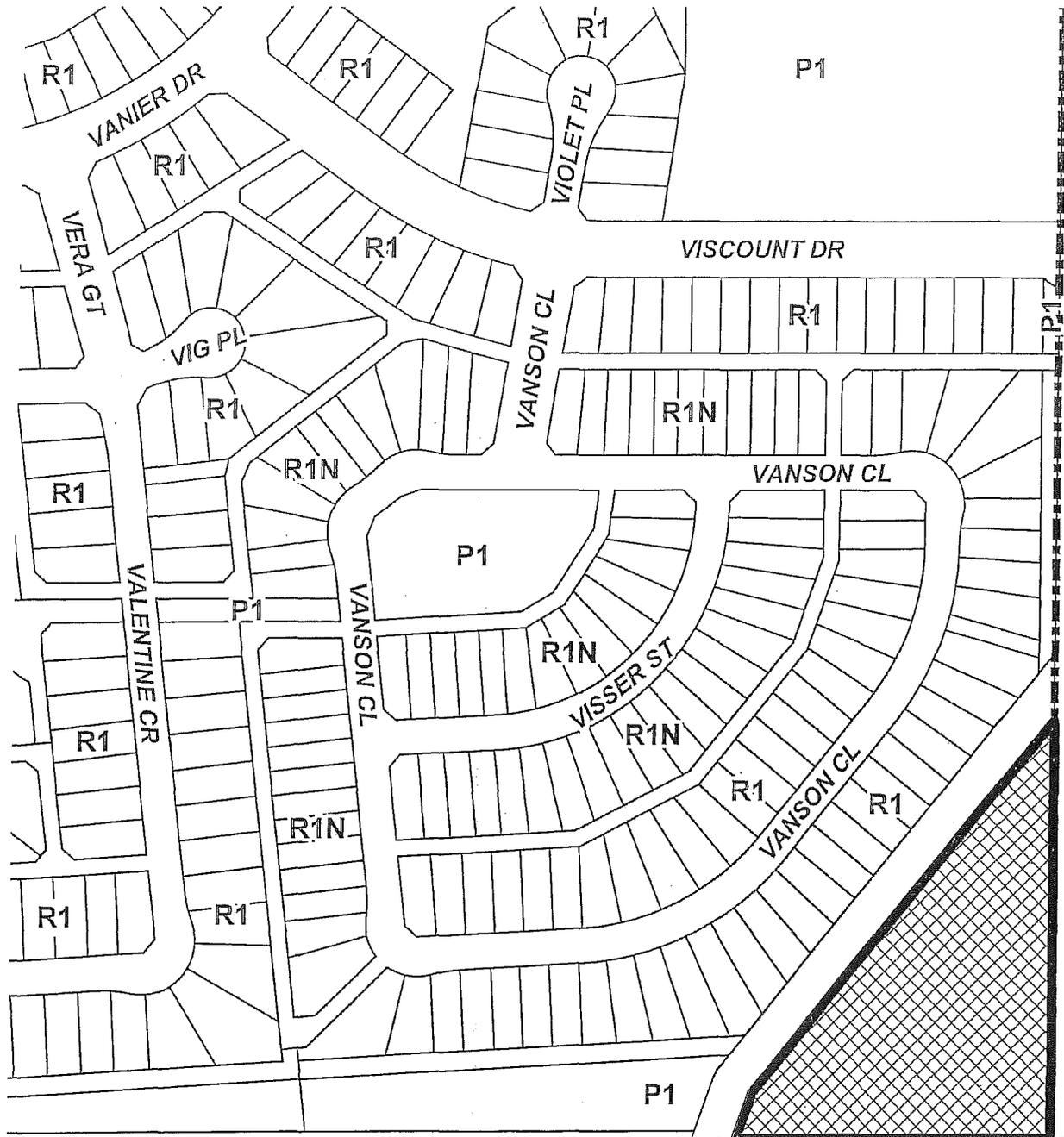
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



HIGHWAY 595



North
Not to Scale



Affected Districts:
A1 - Future Urban Development
R3- Residential (Multiple Family)

Change District from:



A1 to R3

Proposed Amendment
 Map: 7/2008
 Bylaw: 3357/J-2008

BYLAW NO. 3217/ D-2008

Being a bylaw to amend Bylaw No. 3217, Neighbourhood Area Structure Plans,

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

1. Section 4.2.4 be deleted from the Vanier Woods Neighbourhood Area Structure Plan and replaced with the following new Section 4.2.4:

“Three Multi-Family sites are proposed for this neighbourhood. The first two are situated at the north end of the development adjacent to the main collector access to 22 Street. These two sites are ideally situated to benefit from the direct roadway access to and from the development with little traffic disruption to the remainder of the neighbourhood. Also both sites are well served by adjacent linear parks, which include the power transmission line corridor. This green belt will provide an excellent link to the commercial areas in the southwest corner of Lancaster Green and the southeast corner of Aspen Ridge.

The MR parcel shown at the south end, identified on Figure 4.0 as City and Landowner Agreement Area, being a portion of the third Multi-Family site would be taken at the time of subdivision. However, if the landowner wishes to re-zone the entire existing acreage site prior to a subdivision application, such a re-zoning could be permitted, without the dedication of MR, subject to the landowner entering into an agreement satisfactory to the City to permit the City to use the future MR lands.”

3. Replace Figure 4.0 (March 2006) within the Vanier Woods Neighbourhoods Area Structure Plan with attached amended Figure 4.0 (February 2008).

READ A FIRST TIME IN OPEN COUNCIL THIS 20th day of May 2008.

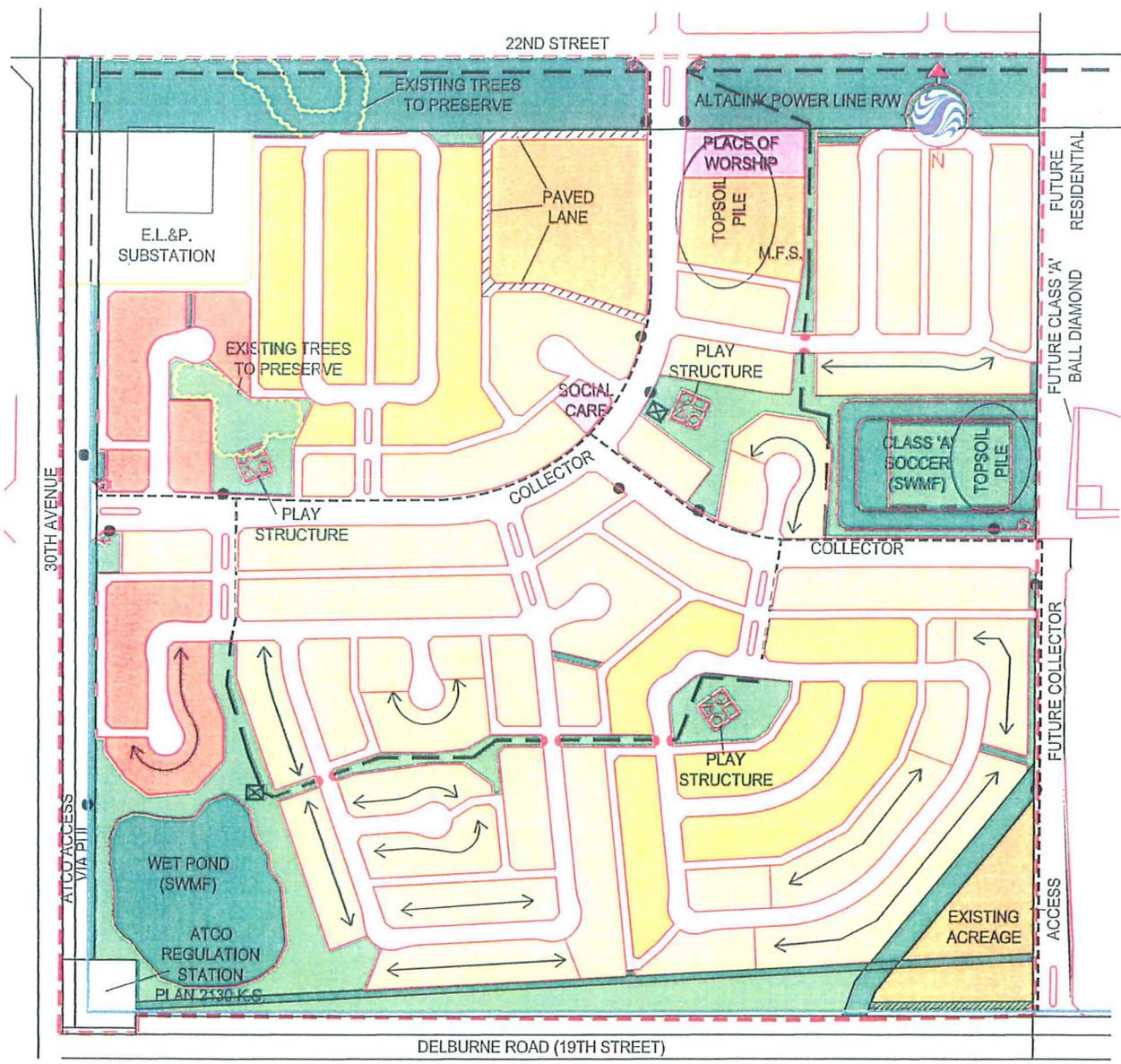
READ A SECOND TIME IN OPEN COUNCIL THIS 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL THIS day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK



LEGEND

- | | | |
|----------------------------|--|--|
| Single Family (R1) | Public Utility | Secondary Suites Permitted |
| Single Family Narrow (R1N) | Place of Worship (R2/R3)/
Social Care Facility (R1)/Day Care/
Retirement/Assisted Living | Potential Bus Stop |
| Semi Detached (R1A) | ASP Boundary | Entry Feature Sign |
| Multi Family (R2/R3) | Multi-Purpose Trail | Traffic Calming Measures |
| Municipal Reserve | Trail | Gathering Area |
| | | City & Landowner Agreement
(Future municipal reserve if subdivision occurs) |

W:_l\dd\112870943-Sabasch Quarter\dwg\ASP\70943_sabasch_ASP.dwg
2007-01-03 10:02AM By: jbeisick

FEBRUARY 2008
112870943

ORIGINAL SHEET - ANSI A



Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project
MELCOR DEVELOPMENTS LTD.
VANIER WOODS

Figure No.
4.0

Title
**DEVELOPMENT
CONCEPT REV 1**

Kim Woods

From: Emily Damberger
Sent: June 26, 2008 1:06 PM
To: Kim Woods
Subject: RE: LUB 3357/J-2008 and 3217/D-2008

Looks good thanks. ☺

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Kim Woods
Sent: June 26, 2008 11:59 AM
To: Emily Damberger
Subject: LUB 3357/J-2008 and 3217/D-2008

Hi Emily we are going with your revised resolution and I have reissued the decision letters, the minutes will be changed, those should go out on Monday. I am sending out a letter to the applicant, please have a read through and make sure it is appropriate, as noted below. Thank you.

Kim Woods

Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

June 26, 2008

Gerald & Shirley Neufeld
2506 19th Street
Red Deer, AB
T4R 2T3

Dear Sir or Madame,

Re: *Vanier Woods*
Neighbourhood Area Structure Plan Bylaw Amendment No 3217/D-2008
Land Use Bylaw Amendment 3357/J-2008
Neufled, 2506 19th Street, Lot 1, Block 2, Plan 932 1800

At the City of Red Deer Council Meeting on Monday June 16, 2008, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008*. Following the Public Hearing Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 were given 2nd Reading. For your information a copy of the bylaw is attached. Third Reading of both Bylaw amendments will be given consideration at a future Council Meeting, once an agreement has been reached with regard to easements for potential municipal reserves.

Land Use Bylaw Amendment 3357/J-2008 is proposing a rezoning from A1 Future Urban development District to Residential (Multiple Family) District R3. The Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2008 is an amendment to the Area Structure Plan Bylaw 3217/98.

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

Kim Woods

From: Kelly Kloss
Sent: June 25, 2008 5:05 PM
To: Kim Woods
Subject: RE: rewording bylaw 3357/J-2008 and NASP 3217D-2008

Okay with me

Kelly

From: Kim Woods
Sent: June 25, 2008 3:04 PM
To: Kelly Kloss
Subject: FW: rewording bylaw 3357/J-2008 and NASP 3217D-2008
Importance: High

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Hi Kelly:

I will change the wording in the resolution upon your approval.

I will re issue the decision letter as a revision.

I did not send out a letter to the applicant as of yet, since it did not receive third reading.

The minutes are about half done - so I can have the resolution changed easily.

Kim

This is the original one for your reference:

“Resolved that Council of the City of Red Deer hereby agrees to tabling consideration of third reading of the Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Amendment 3217/D-2008 pending entering into an agreement with the applicant for the provision and dedication of a municipal reserve parcel.

Kim Woods

Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

From: Emily Damberger
Sent: June 25, 2008 2:35 PM
To: Kim Woods
Cc: Tony Lindhout
Subject: rewording bylaw 3357/J-2008 and NASP 3217D-2008

Hi Kim,

I think it should read as follows:

Resolved that Council of the City of Red Deer hereby agrees to tabling consideration of third reading of the Land Use Bylaw Amendment 3357/J-2008 and Neighbourhood Area Structure Plan Amendment 3217/D-2008 pending entering into

an agreement with the applicant regarding easements for potential municipal services.

The original wording needs to be changed as the parcel will not be dedicating any MR at this time.

Thanks,

Emily

Emily Damberger
Planner, ACP, MCIP
Parkland Community Planning Services

Please consider the environment before printing this e-mail

**BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL**

Kim Woods

From: Emily Damberger
Sent: June 30, 2008 8:28 AM
To: Kim Woods
Subject: RE: Vanier Woods - Follow up Information

It's already in there, the info I sent him was in the letter he sent back, it was just a fax with the neighbourhood guidelines sheet, following a phone conversation.

From: Kim Woods
Sent: June 27, 2008 1:23 PM
To: Emily Damberger
Subject: FW: Vanier Woods - Follow up Information

Did you have correspondence with the Karsten's - I would like a copy to include in the agenda filing.

Thank you,

Kim Woods

Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

From: Kelly Kloss
Sent: June 18, 2008 7:46 AM
To: Emily Damberger
Cc: Kim Woods
Subject: Vanier Woods - Follow up Information

Hi Emily,

Can you let the Karsten's (letter on the agenda) know of this information if you have not already. Thanks

Kelly

From: Craig Curtis
Sent: June 12, 2008 3:08 PM
To: Kelly Kloss
Subject: FW: Vanier Woods

Please make sure this information is distributed and that Emily gets back to the author of the letter.
Craig

From: Emily Damberger
Sent: June 12, 2008 3:05 PM
To: Craig Curtis
Subject: Vanier Woods

Craig,

Regarding the letter received from resident in Vanier Woods who is opposing the R3 zoning, I have done further research

to answer the question you had as to whether or not the requirement to post a land use concept map at the entrance to Vanier Woods was a requirement of the Development Agreement. I have looked further back into our older Neighbourhood Planning Guidelines and Standards that were in place at the time of the adoption of the Vanier Woods NASP (April 2006), in the version in place at time of the Vanier Woods NASP adoption, the posting of a concept map was not a requirement of the Developer and would therefore not have been a Development Agreement requirement. Unfortunately this resident who sent in the letter had to rely on the honesty of Melcor, the developer. The version I sent the resident was a most recent version November 2006 of the Neighbourhood Planning Guidelines and Standards, to indicate now as a rule the developer must post the concept map.

Please call me if you require any further clarification.

Thank you,

Emily

Emily Damberger
Planner, ACP, MCIP
Parkland Community Planning Services

Please consider the environment before printing this e-mail



Legislative & Administrative Services

DATE: June 3, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/O-2008
Rezoning Existing Narrow Lot Residential Development
Kentwood Neighbourhood

History:

At the Tuesday, May 20, 2008 meeting of Council, Land Use Bylaw Amendment 3357/O-2008 received first reading.

Public Consultation Process:

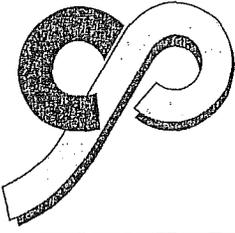
A Public Hearing has been advertised for the above noted bylaw to be held on Monday June 16, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Bylaw 3357/O-2008.

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

Kelly Kloss
Manager



DATE: May 9, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: **PROPOSED LAND USE BYLAW AMENDMENT 3357/O-2008**
Rezoning Existing Narrow Lot Residential Development
Kentwood Neighbourhood

Proposal

City Administration is proposing to rezone 73 developed residential lots from R1 Low Density Residential District to R1N Narrow Lot Residential District within the Kentwood Neighbourhood.

Background

The proposed land use bylaw amendment has been initiated due to ongoing requests by landowners for compliance certificates. These certificates are typically required for real estate transactions in order to ensure prospective buyers that the property complies with the land use bylaw.

The subject properties do not presently comply with the current R1 District. At the time of development, the developer had proposed an innovative housing type for which an appropriate land use district (R1N) did not exist and therefore these properties were approved with relaxations to minimum side yard and lot width requirements. Primarily, the two districts allow for similar types of development; however, the R1N district allows for some lesser site development requirements, as outlined below.

Requirement	Land Use District	
	R1	R1N
Site Coverage (max.)	40%	45%
Lot Frontage/Width (min.)	12.0 m	10.5 m (9.2 m at rear)
Front Yard (min.)	6.0 m	5.0 m
Side Yard (min.)	1.5 m	1.25 m
Lot Depth (min.)	30.0 m	36.6 m
Lot Area (min.)	360.0 m ²	380.0 m ²

Primarily, lesser minimum lot width and yards are required within the R1N District; however, the R1N District does require a greater minimum site area and minimum lot depth to accommodate detached garage development.

Referral

All City departments were referred to for comment and no concerns or objections were received to the proposed rezoning. Furthermore, all affected landowners were contacted by mail and no comments were received.

Inspections and Licensing strongly supports the proposed rezoning in order to assist in the Department's issuance of compliance certificates.

Planning Analysis

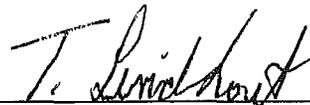
A rezoning of these properties to the now-existing R1N District would ensure their compliance with the Land Use Bylaw and would continue them to allow for low density detached dwelling development. The subject properties all contain existing detached dwelling developments that have been developed to R1N standards and requirements. The existing developments are also compatible with adjacent and vicinity land uses, as some adjacent lands are also zoned R1N.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/O-2008.



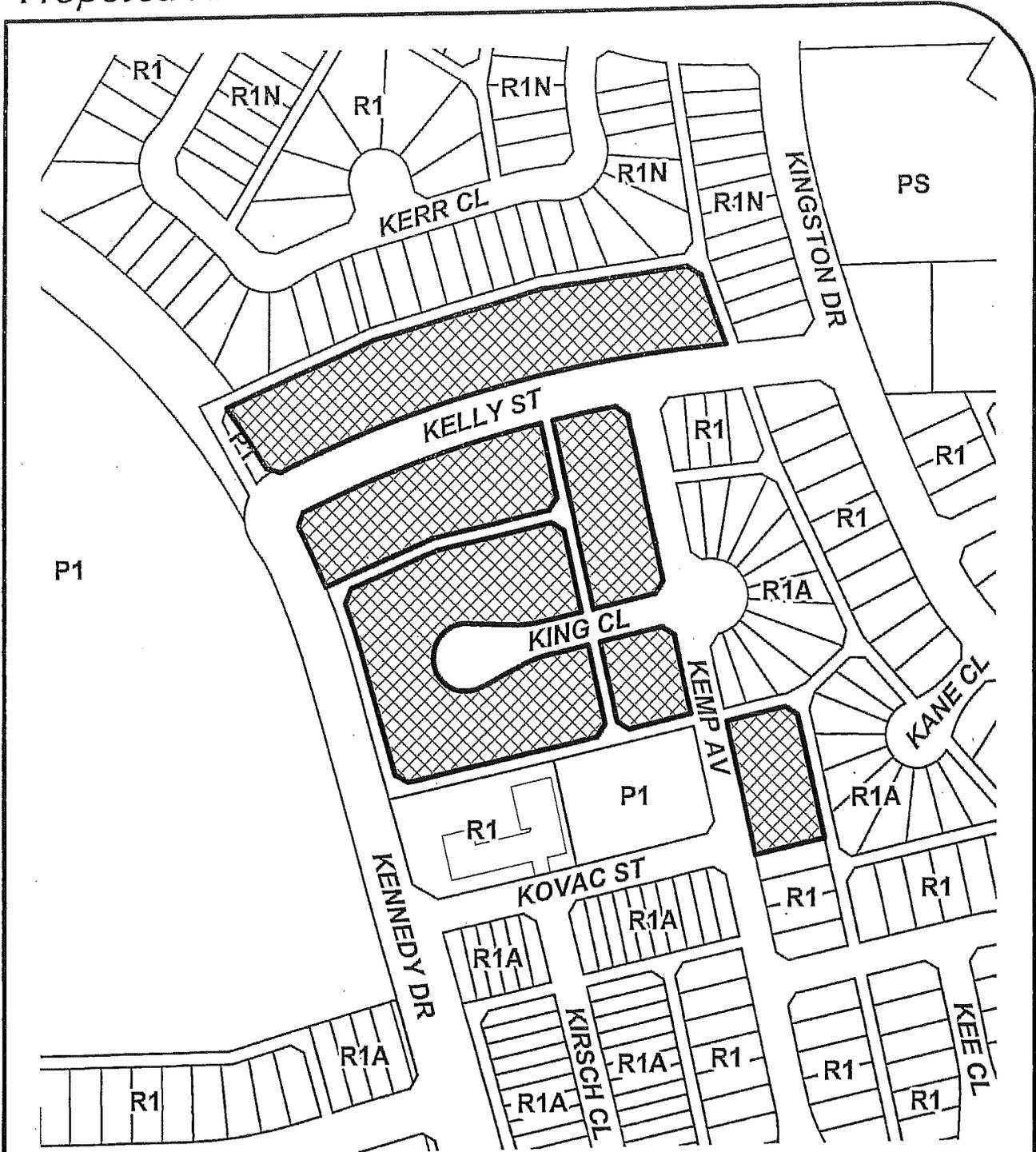
Martin Kvapil
PLANNING ASSISTANT



Tony Lindhout
CITY PLANNING MANAGER

Attachment

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
R1 - Residential (Low Density)
R1N - Residential (Narrow Lot)

Change District from:



R1 to R1N

Proposed Amendment
Map: 11/2008
Bylaw: 3357/O-2008

Legislative & Administrative Services

FILE

DATE: June 17, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Proposed Land Use Bylaw Amendment 3357/O-2008
Rezoning Existing Narrow Lot Residential Development
Kentwood Neighbourhood

Reference Report:

Parkland Community Planning Services, dated May 9, 2008.

Bylaw Readings:

Land Use Bylaw Amendment 3357/O-2008 received first reading, at the Tuesday May 20, 2008 Council Meeting. A Public Hearing was advertised. The Public Hearing was held on Monday June 16, 2008. Land Use Bylaw Amendment 3357/O-2008 received second and third readings, a copy of which is attached.

Report Back to Council: No.

Comments/Further Action:

Land Use Bylaw Amendment 3357/O-2008 provides for Rezoning Existing Narrow Lot Residential Development – Kentwood Neighbourhood – rezoning of 73 developed residential lots from R1 Low Density Residential District to R1N Narrow Lot Residential District. This office will amend the Land Use Bylaw in due course.



Kelly Kloss
Manager

attach/

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/O-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map K20 and L20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.

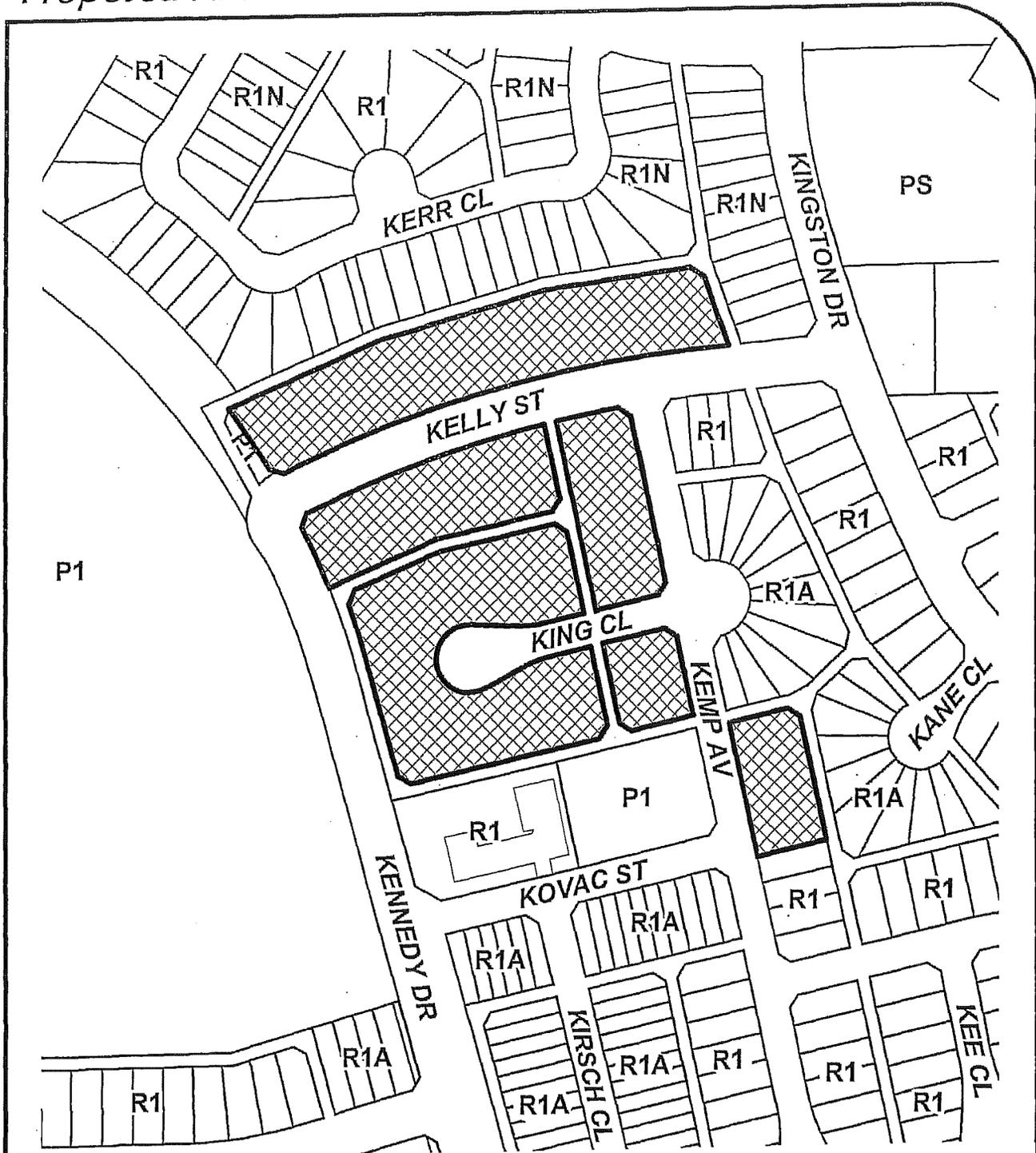
"Morris Flewwelling"

MAYOR

"Kelly Kloss"

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



P1

PS



North
Not to Scale



Affected Districts:
R1 - Residential (Low Density)
R1N - Residential (Narrow Lot)

Change District from:

 R1 to R1N

Proposed Amendment
 Map: 11/2008
 Bylaw: 3357/O-2008

BYLAW NO. 3357/O-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

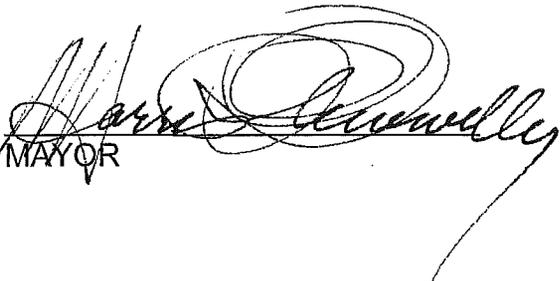
1. That "Use District Map K20 and L20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11 attached hereto and forming part of the bylaw.

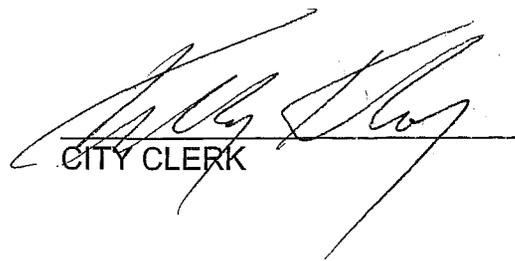
READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this 16th day of June 2008.

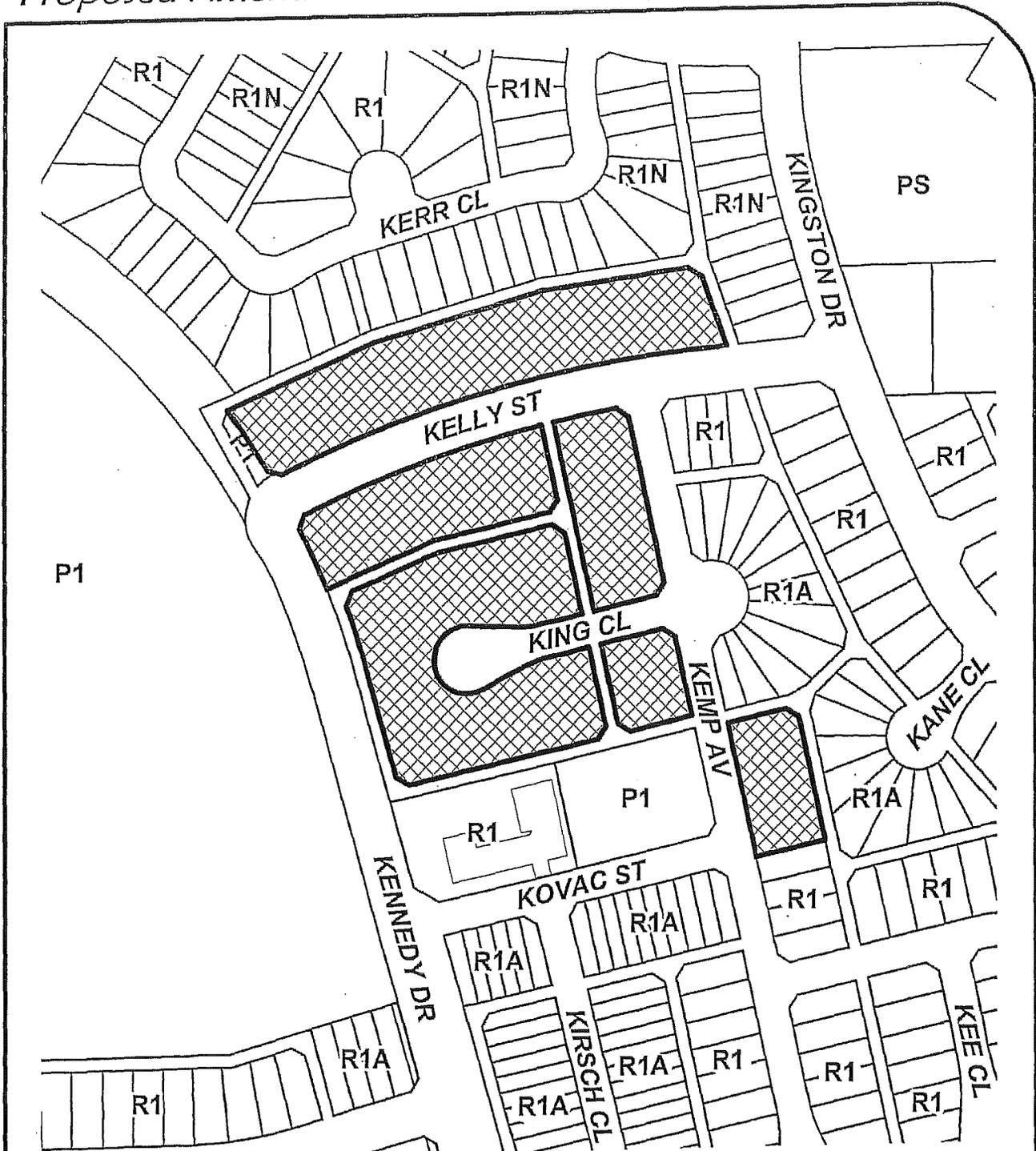
READ A THIRD TIME IN OPEN COUNCIL this 16th day of June 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 16th day of June 2008.


MAYOR


CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



P1

PS



North
Not to Scale



Affected Districts:
R1 - Residential (Low Density)
R1N - Residential (Narrow Lot)

Change District from:



R1 to R1N

Proposed Amendment
 Map: 11/2008
 Bylaw: 3357/O-2008

3357/O-2008 LUB Amendment

DESCRIPTION: Rezoning Existing Narrow Lot Residential Development
Kentwood Neighbourhood

FIRST READING: May 20, 2008

FIRST PUBLICATION: May 30, 2008

SECOND PUBLICATION: June 6, 2008

PUBLIC HEARING & SECOND READING: June 16, 2008

THIRD READING: June 16, 2008

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ 361.12 X 2 TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING / (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

LAND USE BYLAW AMENDMENT 3357/O-2008
Kentwood Neighbourhood

City Council proposes to pass **Land Use Bylaw Amendment 3357/O -2008**, which provides for a proposed rezoning of 73 developed residential lots from R1 Low Density Residential District to R1N Narrow Lot Residential District within the Kentwood Neighbourhood.

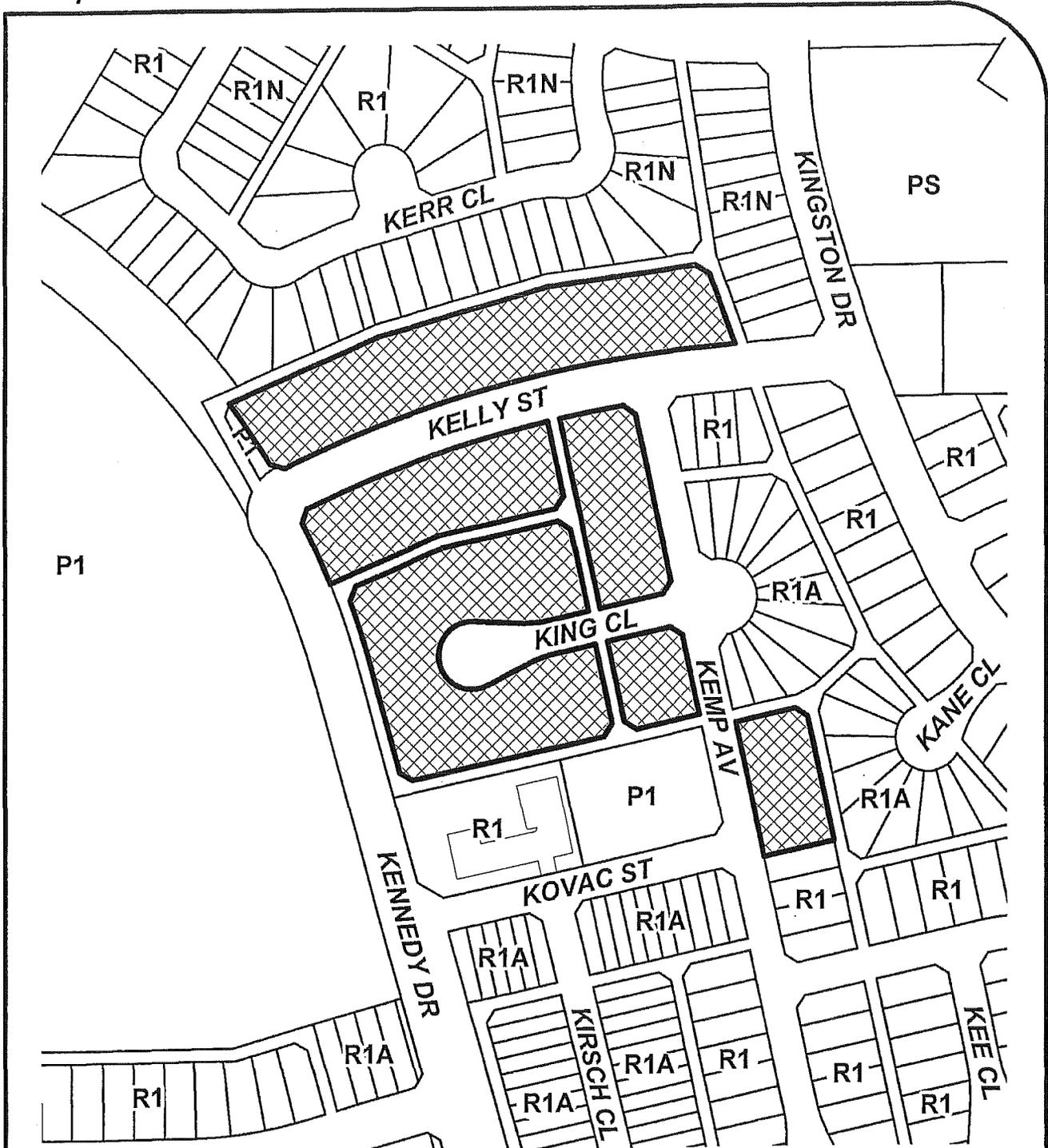
The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

“MAP” 11/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday **June 16, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday June 10, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: May 30, 2008 and June 6, 2008)

Proposed Amendment to Land Use Bylaw 3357/2006



P1



North
Not to Scale



Affected Districts:

R1 - Residential (Low Density)

R1N - Residential (Narrow Lot)

Change District from:



R1 to R1N

Proposed Amendment

Map: 11/2008

Bylaw: 3357/O-2008



RECREATION, PARKS & CULTURE

Date: June 4, 2008
To: Kelly Kloss, City Clerk
From: Kay Kenny, Recreation Superintendent
Greg Scott, Recreation, Parks & Culture Manager
Copy: Tracey McKinnon, Division Controller
Subject: 2008 River Bend Capital Reserve

Purpose:

To request approval for a change in project for use of 2008 River Bend Capital Reserve funds by the River Bend Golf & Recreation Society.

Background:

During the 2008 capital budget deliberations, City Council approved the allocation of River Bend Capital Reserve (RBCR) funding toward the following projects:

- | | |
|------------------------------|---------------|
| • trail system washout | \$ 10,000 |
| • golf course irrigation | 30,000 |
| • residence roof replacement | 5,000 |
| • curb installation | 11,000 |
| • horticultural improvement. | <u>42,000</u> |
| Total: | \$ 98,000 |

In order to build up equity in the RBCR to address other areas of need in future years, the cart path extension project, estimated at \$24,000 per year over a seven year period, was deferred to start in 2009 rather than 2008.

Current Situation:

Due to an aging irrigation system, there were some irrigation line breaks at River Bend Golf Course that caused the need for unexpected repairs on three of the 18 holes (#'s 2, 9 and 18). In order to maintain safe access to the greens by patrons, remediation and extension of the related cart paths is required.

Financial Considerations:

The total cost for restoration of the cart paths is anticipated to be \$15,000. Since this was not approved by Council as part of the 2008 capital budget, it is being brought forward for approval at this time.

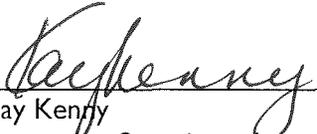
In order to maintain the total budget expenditure within the RBCR at \$98,000, the River Bend Society proposes a reduction to the scope of work that was planned for the irrigation system by \$15,000.

.../2

Although addressing the anticipated life cycle of the irrigation system is also an important consideration, it is not currently the highest priority for safety and integrity of the golf course. The requested change in project will result in a net zero change to the River Bend Capital Reserve account, but allow the emergent repairs to be addressed in 2008.

Recommendation:

That City Council approve a change in project for the River Bend Capital Reserve fund to remove \$15,000 from the golf course irrigation project, thereby reducing it from \$30,000 to \$15,000; and allocate this \$15,000 to cart path remediation.



Kay Kenny
Recreation Superintendent



Greg Scott
Recreation, Parks & Culture Manager

Comments:

We support the recommendation of the Board which reflects a priority setting process within their capital budget allocation.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

DATE: June 17, 2008

TO: Greg Scott, Recreation, Parks & Culture Manager
Kay Kenny, Recreation Superintendent

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: 2008 River Bend Capital Reserve

FILE

Reference Report:

Recreation, Parks & Culture, dated June 4, 2008.

Resolutions:

“Resolved that Council of the City of Red Deer after considering the report from the Recreation Superintendent and the Recreation, Parks & Culture Manager, dated June 4, 2008 **Re: 2008 River Bend Capital Reserve**, hereby amends the 2008 Riverbend Capital Budget as follows:

- a) Reduces the golf course irrigation project from \$30,000 to \$15,000, and
- b) Adding the “Cart Path Remediation” project in the amount of \$15,000 with funding from the Riverbend Capital Reserve.”

Report Back to Council: No.



Kelly Kloss
Manager

Cc: Colleen Jensen, Director of Community Services
Tracey McKinnon, Division Controller
Dean Krejci, Financial Services Manager
Lorraine Poth, Corporate Services Manager

Kim Woods

From: Rebecca Campbell
Sent: June 10, 2008 8:06 AM
To: Kim Woods
Subject: FW: 2008 River Bend Capital Reserve

Importance: High

Attachments: June 3 2008 - RB Capital Change Council Report.doc

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Hi Kim,

I understand you need to have this document by 9:00 a.m. today. I am forwarding you the electronic copy – I am though waiting for Greg to come in to sign it and will bring down the signed copy as soon as I catch him. Is that alright?

Rebecca Campbell

COMMUNITY SERVICES SR. ADMIN ASSISTANT
Recreation, Parks & Culture
The City of Red Deer
Ph: 403-342-8159 Fax: 403-342-8222

From: Lissa Braseth
Sent: June 09, 2008 1:10 PM
To: Rebecca Campbell
Subject: 2008 River Bend Capital Reserve
Importance: High

Hi Rebecca,

Kay has asked me to forward this document to you to have you print over there. Kay should be over there any minute and would like to have the document so she can get Greg's signature.

Thanks so much for your help!!

Lissa

Lissa Braseth
Recreation Admin. Assistant
City of Red Deer

Ph: 403-309-8424
Fax: 403-342-6073
e-mail: lissa.braseth@reddeer.ca

Kim Woods

From: Tracey McKinnon
Sent: June 10, 2008 8:18 AM
To: Kim Woods
Subject: FW: June 3, 2008 - RB Capital Change Council Report.doc

Importance: High

Here it is Kim. I am not positive Dean has seen the report but he confirmed it is necessary as the Capital Budget Policy does not allow the City Manager to approve the \$15,000 change in scope.

Tracey

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Tracey McKinnon, BCOMM, CGA
Division Controller - Community Services,
The City of Red Deer
403-342-8157

From: Kay Kenny
Sent: June 05, 2008 2:36 PM
To: Tracey McKinnon
Subject: FW: June 3, 2008 - RB Capital Change Council Report.doc
Importance: High

Colleen indicated that between us we should determine on Monday what the report should say so it can go to Kim Woods by 9 a.m. on Tuesday, June 10th.
Kay

From: Colleen Jensen
Sent: June 05, 2008 2:18 PM
To: Dean Krejci; Lorraine Poth
Cc: Kay Kenny; Tracey McKinnon
Subject: RE: June 3, 2008 - RB Capital Change Council Report.doc

I thought this might be the case, even though it seems very silly that we have much greater flexibility in our operating budget than what we have in this capital on. The option to be less specific is always there, however, it is good to have accountability for an approved plan. I think we need to determine a way (if possible) to have at least some sort of approved projects but with flexibility to change in the case of an emergent need such as this. I will look forward to the revised policy in the fall....in the mean time, I guess we have to go to Council.
CJ

From: Dean Krejci
Sent: June 05, 2008 12:32 PM
To: Colleen Jensen; Lorraine Poth
Cc: Kay Kenny
Subject: RE: June 3, 2008 - RB Capital Change Council Report.doc

Colleen,

While current policy does allow the City Manager to approve capital budget transfers up to \$50,000 this is intended to be a transfer from one approved project to another approved project. Since the cart paths are not an approved project the policy does not allow for this. The reasoning behind this provision is to prevent a department from bumping up the cost of a

project they are comfortable will be approved and then transferring up to \$50,000 of the funds to a project that they are not comfortable will be approved.

One option is to stop being so specific about what projects River Bend intends to do each year and just submit the project as River Bend 2009 Capital Improvements. Would you be comfortable in giving River Bend such free reign as this without providing some sort of planned work and will Council be comfortable with this?

A second option is to allow more flexibility to make changes within the capital budget policy. When Leslie, Shauna and FS were reviewing the policy last year we did discuss allowing the City Manager / Directors to "create" new projects, within certain dollar levels, that had not been in front of Council. As this is a Council policy I'm not sure how receptive Council will be to giving up this control.

I am hoping that Mary & Lorianne will be able to continue working on the capital budget policy over the summer. We would then bring a draft policy to the Divisional Controllers to get their input this fall. The bottom line right now, unfortunately, is that given our existing policy & current budgeting processes you will have to take this item to Council for their approval.

Dean
8204

From: Colleen Jensen
Sent: June 04, 2008 4:11 PM
To: Lorraine Poth; Dean Krejci
Cc: Kay Kenny
Subject: FW: June 3, 2008 - RB Capital Change Council Report.doc

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Lorraine and Dean

Could you provide me with an opinion on whether this needs to go to Council or not? Craig has the authority, under our current policy, to approve a capital budget change of anything under \$50,000. The proposed work is still being undertaken within the \$98,000 approved but would be used for a different project due to some unanticipated work required on the cart paths. I understand that the cart paths were not specifically part of what was outlined in the work to be done in 2008, however, the change is only \$15,000 and does not affect the bottom line. I hate going forward to Council concerning such a small amount...to me we should have the ability to approve this type of change. If our current processes do not allow this to happen, then we need to stop being so specific about the work to be undertaken by River Bend so that we have some ability to be flexible. Operationally we make this type of decision all of the time concerning the maintenance work required in RPC for example....they have a pot of money called maintenance and use it as they see fit (changes often far exceed \$15,000).

Thoughts????

CJ

From: Kay Kenny
Sent: June 04, 2008 3:06 PM
To: Colleen Jensen
Cc: Greg Scott; Ron Kraft; Tracey McKinnon
Subject: June 3, 2008 - RB Capital Change Council Report.doc

<< File: June 3, 2008 - RB Capital Change Council Report.doc >>

Hi Colleen,

I am sending this report to you for information in Greg and Tracey's absence. I understand from Kim Woods that it is due for review by the City Manager at 9 a.m. on June 10th. I will ask Tracey to review it on June 9th when she returns and Greg when he is back on June 10th, but with little time before the deadline, I wanted to share it with you to see if there are any suggested changes. I have also included the information from Tracey where she identified that we are required to complete this report (info from Finance) as follows:

"Hi Kay,

I have checked into this further and it appears the City manager can only approve (up to \$50,000) a transfer of funds from one Capital job to another. We are restricted by the MGA (248). The 2009 Capital sheet for River Bend was not approved only the 2008 sheet.

MGA 248(1) A municipality may only make an expenditure that is (a) included in an operating budget, interim operating budget or capital budget or otherwise authorized by council.

So, a report for Council would have to be prepared."

Kim Woods asked me to give her a brief description of what it is about, so I will do that in the interim.

Thanks,

Kay

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

Date: June 4, 2008

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land and Economic Development Manager

Re: **Queens Business Park Phase 1 Industrial & Commercial Land Values**

The Land and Economic Development Department is preparing a marketing brochure for Phase 1 of the Queens Business Park and we are planning for a 'Call for Proposals' in the next several weeks. Our estimated date for lot availability is by year end in 2008, subject to weather and contractor schedules. As per Council Policy 4510, City Council's approval is required to establish the purchase prices for both the industrial and commercial parcels of land.

An independent market valuation was conducted by Soderquist Appraisals Ltd.; Report No. 20082951, dated March 27, 2008 and a follow-up letter dated May 30, 2008. Our department has reviewed the estimated values and location adjustments for industrial and commercial uses and upon further discussions with the appraiser; we recommend the following values and amended adjustments as being reflective of current market conditions. Also please note that the 'Call for Proposals' process may include a provision for interested parties to submit a bid in which case these values would be the minimum acceptable.

<u>Industrial District (I1)</u>	<u>Base Price (per acre)</u>
Lots up to 1.0 acre	\$525,000
Lots from 1.0 to 3.0 acres	\$375,000
Lots over 3.0 acres	\$350,000

<u>Commercial District (C3/C4)</u>	<u>Base Price (per acre)</u>
Lots up to 1.0 acre	\$800,000
Lots over 1.0 acre	\$600,000

<u>Location Factors</u>	<u>Adjustment</u>
Exposure to Highway 2 and 11A	plus 35%
Industrial lots with exposure to arterial road	plus 15%
Commercial corner lot	plus 15%

Recommendation:

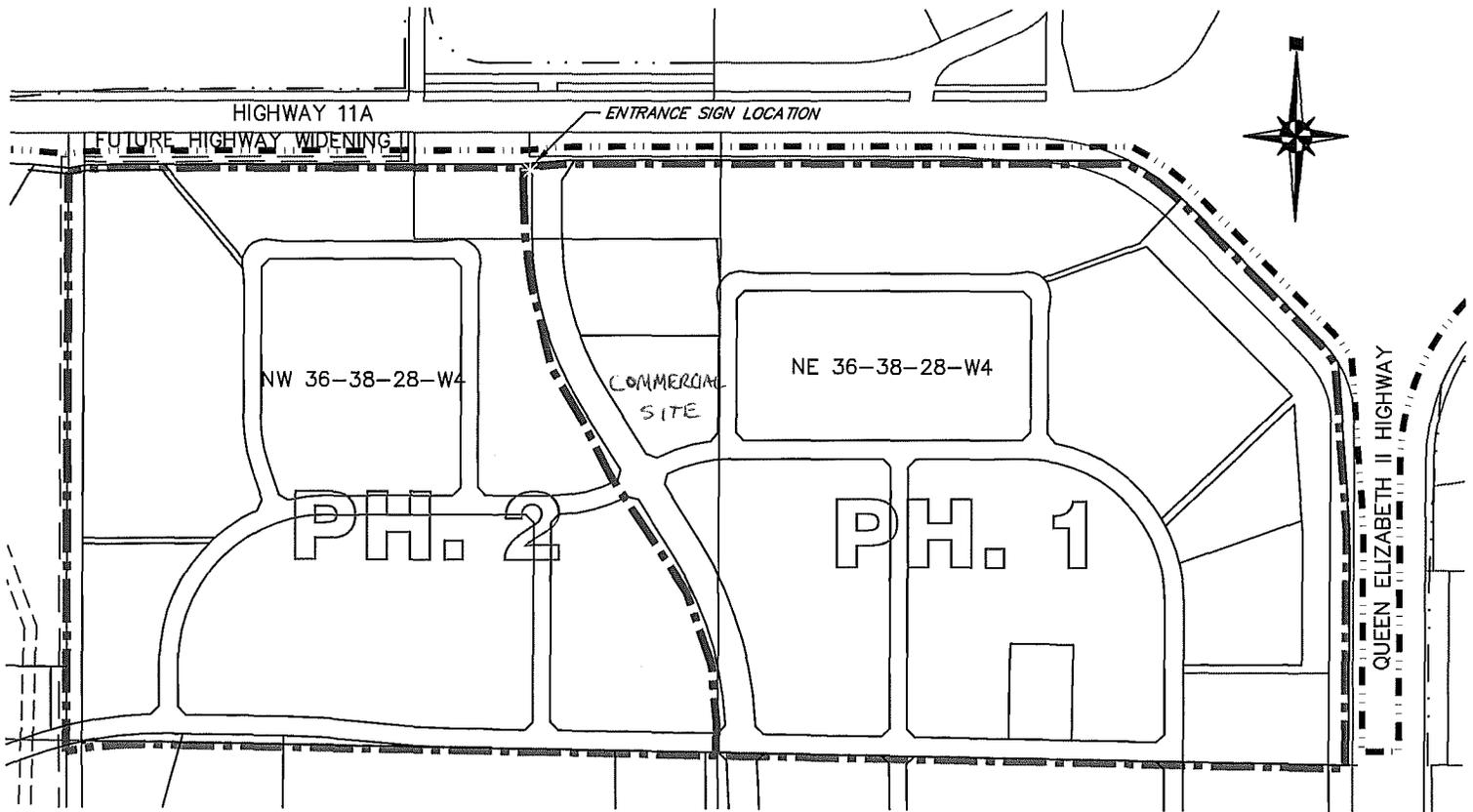
That City Council approves the market values for Queens Business Park Phase 1.


Russell Crook
Land & Appraisal Coordinator


Howard Thompson
Land and Economic Development Manager

Attach

Cc: Paul Goranson, Director of Development Services



SCALE: NOT TO SCALE

LEGEND

PHASE BOUNDARY - - - - -
 CITY BOUNDARY - . - . - .

CLIENT

CITY OF RED DEER

PROJECT

QUEENS BUSINESS PARK
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 7

FIGURE TITLE

DEVELOPMENT PHASING
NORTH 1/2 36-38-28-W4

EXH PROJECT NO

4105063

DATE

DECEMBER 2007

EXH Engineering
Services
Ltd.



Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

FILE

DATE: June 17, 2008
TO: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land and Economic Development Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Queens Business Park Phase 1 Industrial & Commercial Land Values

Reference Report:

Land & Economic Development, dated June 4, 2008.

Resolutions:

“Resolved that Council of the City of Red Deer after considering the report from the Land and Appraisal Coordinator and the Land and Economic Development Manager, dated June 4, 2008 **Re: Queens Business Park Phase 1 Industrial & Commercial Land Values**, hereby approves the market values for the Queens Business Park, as follows:

1) <u>Industrial District (1)</u>	<u>Base Price (per acre)</u>
Lots up to 1.0 acre	\$525,000
Lots from 1.0 to 3.0 acres	\$375,000
Lots over 3.0 acres	\$350,000
2) <u>Commercial District (C3/C4)</u>	<u>Base Price (per acre)</u>
Lots up to 1.0 acre	\$800,000
Lots over 1.0 acre	\$600,000
3) <u>Location Factors</u>	<u>Adjustment</u>
Exposure to Highway 2 and 11A	plus 35%
Industrial lots with exposure to arterial road	plus 15%
Commercial corner lot	plus 15%”

Report Back to Council: No.



Kelly Kloss
Manager

Cc: Paul Goranson, Director of Development Services
Nancy Hackett, Parkland Community Planning Services
Martin Kvapil, Parkland Community Planning Services
Dean Krejci, Financial Services Manager
Joanne Parkin, Assessment and Taxation Services
Brian Lutz, City Assessor
Paul Meyette, Inspections & Licensing Manager



Date: June 4, 2008

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Jeff Miller, Environmental Planning Superintendent
Tom Marstaller, Environmental Services Manager

Re: **Extension of Residential Recycling and Solid Waste Collection/Yard Waste Collection and Composting Services Contract with Waste Services Inc.**

Background

The Residential Recycling and Solid Waste Collection/Yard Waste Collection and Composting Services Contract (Contract) initiated on November 1, 2003 with Waste Services Inc. (WSI) as the Contractor. The Contract has a primary term of five years and will expire on November 1, 2008. Within the Contract, there is a provision for allowing the contract to be extended for an additional two – one year periods. If both extension periods are utilized, the Contract would expire on November 1, 2010.

Negotiation Process

On October 2, 2007, The City initiated discussions with WSI with respect to the extension of the Contract. WSI and The City then proceeded to negotiate the terms of the proposal so that the terms were acceptable for both parties. On May 13, 2008, an agreement was achieved.

Evaluation

The Planning Section of Environmental Services undertook an evaluation of the proposal. This evaluation determined the following:

- Implementation of the proposal would result in an estimated increase of roughly \$510,000 to the overall Contract cost. This represents an approximate increase of 10% in the total yearly contract price exclusive of future CPI increases.
- By extending the Contract, rate stability could be achieved for an additional two years with only CPI increases being applied over that time frame.

June 4, 2008
Legislative & Administrative Services Manager
Page 2 of 2

- An analysis of rates being paid by other municipalities (Cities of Grande Prairie, Airdrie and Edmonton) was carried out. These municipalities recently awarded contracts for similar work. The rates for these communities increased from 75% to 400% from previous contracts. Based on these cost increases, the cost increases proposed by WSI seems reasonable.
- WSI's performance is tracked by two performance measures: average number of missed pickups and reported levels of customer satisfaction/dissatisfaction based on the Waste Management Customer Satisfaction Survey. On average WSI has performed fairly consistently over the term of the Contract. 2006 was their worst year with most missed pickups. Since that time, WSI has worked at improving the quality of collection service and there has been improvement over the last two years. With respect to annual customer survey, 2004 and 2005 provided information that our Citizens were satisfied with the quality of collection services. In 2006 and 2007, the survey showed that the citizens were less than happy with WSI's performance. While there is concern with over the quality of service that is being provided, WSI is making attempts to improve customer service and their level of service.

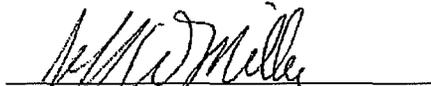
Based on the above, Environmental Services concluded that the Contract should be extended for an additional two years at the increased cost amount. The increased costs will be covered by utility rate changes through subsequent budget years.

Recommendation

We respectfully request that Council approve the two year extension of the Residential Recycling and Solid Waste Collection/Yard Waste Collection and Composting Services Contract.



Tom Marstaller M.Sc., P. Eng.
Environmental Services Manager



Jeff W. Miller, P. Eng.
Environmental Planning Superintendent



Date: June 4, 2008

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Jeff Miller, Environmental Planning Superintendent
Tom Marstaller, Environmental Services Manager

Re: **Extension of Residential Recycling and Solid Waste
Collection/Yard Waste Collection and Composting Services
Contract with Waste Services Inc.**

Background

The Residential Recycling and Solid Waste Collection/Yard Waste Collection and Composting Services Contract (Contract) initiated on November 1, 2003 with Waste Services Inc. (WSI) as the Contractor. The Contract has a primary term of five years and will expire on November 1, 2008. Within the Contract, there is a provision for allowing the contract to be extended for an additional two – one year periods. If both extension periods are utilized, the Contract would expire on November 1, 2010.

Negotiation Process

On October 2, 2007, The City initiated discussions with WSI with respect to the extension of the Contract. WSI and The City then proceeded to negotiate the terms of the proposal so that the terms were acceptable for both parties. On May 13, 2008, an agreement was achieved.

Evaluation

The Planning Section of Environmental Services undertook an evaluation of the proposal. This evaluation determined the following:

- Implementation of the proposal would result in an estimated increase of roughly \$510,000 to the overall Contract cost. This represents an approximate increase of 10% in the total yearly contract price exclusive of future CPI increases.
- By extending the Contract, rate stability could be achieved for an additional two years with only CPI increases being applied over that time frame.

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Legislative & Administrative Services

Council Decision – June 16, 2008

DATE: June 17, 2008

TO: Jeff Miller, Environmental Planning Superintendent
Tom Marstaller, Environmental Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Extension of Residential Recycling and Solid Waste
Collection/Yard Waste Collection and Composting Services
Contract with Waste Services Inc.

FILE

Reference Report:

Environmental Services, dated, June 4, 2008.

Resolutions:

“Resolved that Council of the City of Red Deer after considering the report from the Environmental Planning Superintendent and the Environmental Services Manager, dated June 4, 2008 **Re: Extension of Residential Recycling and Solid Waste Collection / Yard Waste Collection and Composting Services Contract with Waste Services Inc.**, hereby approves the two year contract extension of the Residential Recycling and Solid Waste Collection/Yard Waste Collection and Composting Services Contract to expire on November 1, 2010 based on an estimated increase of approximately \$510,000 to be received through utility rate changes in subsequent budget years. “

Report Back to Council: No.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

Cc: Paul Goranson, Director of Development Services
Dean Krejci, Financial Services Manager
Lorraine Poth, Director of Corporate Services

Kim Woods

From: Kelly Kloss
Sent: June 10, 2008 10:15 PM
To: Kim Woods
Subject: FW: solid waste contract

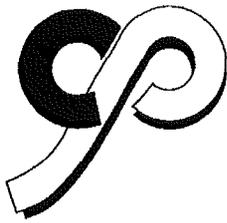
FYI

From: Dean Krejci
Sent: Tue 2008/06/10 2:32 PM
To: Kelly Kloss
Subject: solid waste contract

Kelly, I have spoken to TomM and I am fine with what is going to Council.

Dean

8204



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: June 4, 2008
TO: Kelly Kloss, Manager Legislative and Administrative Services
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/ H-2008,
Timberstone Park NASP related minor land use bylaw amendments -
Condominiums in R1, R1N and deletion of Constraints Map Q16

The following land use bylaw amendment is derived from City Department comments received through processing of the Timberstone Park Neighbourhood Area Structure Plan.

Land Use Bylaw Amendment 3357/H-2008 – Condominiums in R1 & R1N

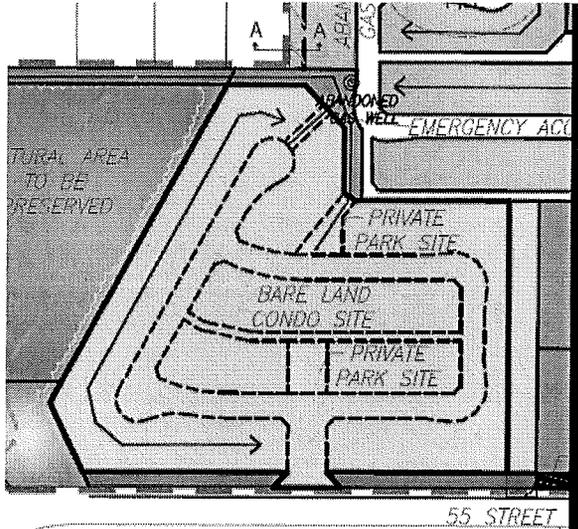
The first part of Land Use Bylaw Amendment 3357/H-2008 is proposing to include regulations, within R1 Residential (Low Density) Districts and R1N Residential (Narrow Lot) Districts, to ensure single family dwellings within bareland condominium, or other similar developments, proposed within the City of Red Deer on R1 or R1N Districts are subject to the same regulations as single family dwellings on R1 or R1N single family *lots*.

Currently the land use bylaw regulations regarding R1 and R1N single family dwellings on residential lots are based on evaluating the site plan and development with respect to the lot dimensions where the single family dwelling would be placed. Bareland condominium developments of single family detached dwellings would contain more than one dwelling on a single lot.

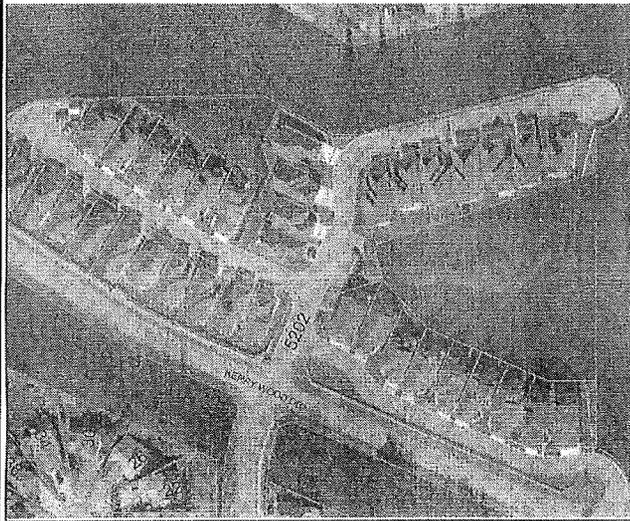
Currently the R1 & R1N regulations can not be applied to single family dwelling on bare land condominium developments. The City solicitor and Inspections and Licensing have expressed a desire, following the review of the Timberstone Park Neighbourhood Area Structure Plan containing an 82 unit single family condominium development, to have the ability to regulate single family condominium developments throughout the city.

The proposed amendment will allow single family dwelling regulations to be applied to condominium single family dwellings, and evaluate the proposed condominium development site plan. A new site plan development definition is being added to the Land Use Bylaw definitions to clarify the development items which may be required to be submitted for review by the Development Authority.

Within the city of Red Deer, an example of an existing single family detached condominium development exists north of Kerry Wood Drive and the Red Deer Golf and Country Club. The Timberstone Park Neighbourhood Area Structure Plan has proposed an R1, single family detached bareland condominium development.



Timberstone Park Condominium Site

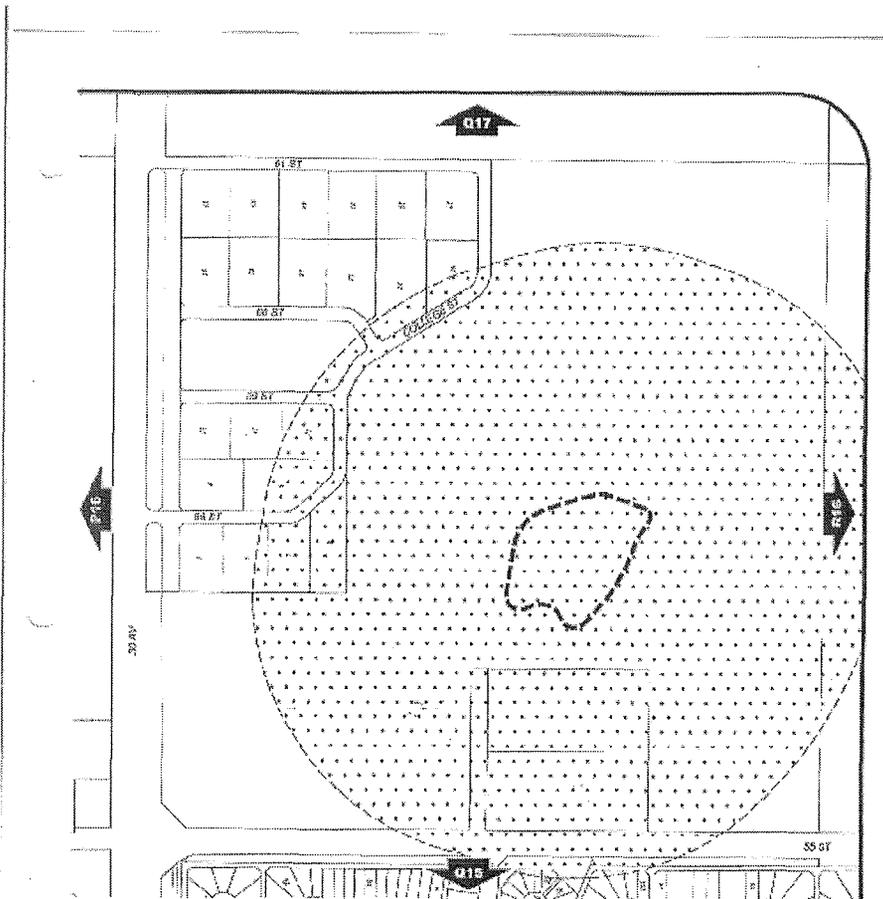


Existing Single Family Condominium Site

Land Use Bylaw Amendment 3357/H-2008 – Eliminate Hazard Site

The second part of Land Use Bylaw Amendment 3357/H-2008 has been requested by Stantec Consulting Ltd. on behalf of Laebon Developments Ltd. with regards to the future development of lands within Timberstone Park Neighbourhood Area Structure Plan.

The City of Red Deer identifies potential hazards and constraints in areas throughout the city on Land Use Bylaw constraints maps in Schedule "A". A possible landfill site was identified on Land Use Bylaw constraints Map Q16 (Timberstone Park NASP location) as a potential hazard and development setback.



Land Use Bylaw 3357/2006

 North Scale 1:5,000 © The City of Red Deer 	 Contaminated Area  Flood Fringe  Floodway  Landfill Site (Approved)  Landfill Setback  Major Entry Area  Parkade District  Core - R.M. Heritage Area  Business Revitalization Zone	 Historical Preservation Zoned  Historically Significant Sites  Historical Site Marker  City Boundary  Civic Address  Railway  Proposed Lots
	Published on Aug 14, 2006 Land Use Constraints Q16 NW4 loc23 88 27 W04	

The applicant is requesting Land Use Bylaw constraints Map Q16 be removed from the Land Use Bylaw due to the Environmental Impact Assessment for Timberstone Park NASP identifying the site as construction debris with no organic matter and a letter from Alberta Environment stating that the site is not a landfill site and does not require any development setback.

Environmental Services has reviewed the land use bylaw amendment request and supports the proposed amendment to remove Land Use Bylaw constraints Map Q16 from the Land Use Bylaw.

By removing the constraints map, the developer will be able to subdivide and develop the lands in accordance with the approved Timberstone Park NASP.

Planning Analysis

Both aspects of the proposed Land Use Bylaw Amendment have originated through processing of the Timberstone Park Neighbourhood Area Structure Plan.

Land Use Bylaw Amendment 3357/H-2008 part one, condominium development in R1 and R1N, will allow Inspections and Licensing to evaluate single family condominium developments with the same regulations as they currently review single family dwelling placed on subdivided single residential lots. This will ensure all single family dwellings, whether condominium or single lots, are under the same set of residential regulations.

Land Use Bylaw Amendment 3357/H-2008 part two will remove an unnecessary development constraint on lands within the Timberstone Park NASP and allow the developer to plan for development in accordance with the NASP.

Recommendation

It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Land Use Bylaw amendment 3357/H-2008.

Emily Damberger
Planner

Tony Lindhout
City Planning Manager

cc: Joyce Boon, Paul Meyette, Colleen Jensen, Don Simpson

Comments:

We agree with the recommendations of Parkland Community Planning Services and we recommend that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

FILE

DATE: June 17, 2008

TO: Emily Damberger, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/H-2008
Timberstone Park Neighbourhood Area Structure Plan related minor land
use bylaw amendments – Condominiums in R1, R1N and deletion of
Constraints Map Q16

Reference Report:

Parkland Community Planning Services, dated June 4, 2008.

Bylaw Reading:

Timberstone Park Neighbourhood Area Structure Plan Minor Land Use Bylaw Amendment 3357/H-2008 received 1st reading.

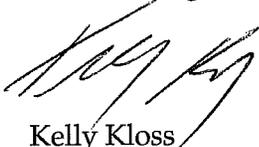
Report Back to Council: Yes.

Comments/Further Action:

Timberstone Park Neighbourhood Area Structure Plan Minor Land Use Bylaw Amendment 3357/H-2008 provides for: Part 1: including regulations within R1 Residential (Low Density) Districts and R1N Residential (Narrow Lot) Districts, to ensure single family dwellings within bareland condominium, or other similar developments proposed within the City of Red Deer are subject to the same regulations as single family dwellings on R1 or R1N single family lots and

Part 2: remove an unnecessary development constraint on lands within the Timberstone Park NASP and allow the developer to plan for development in accordance with the Neighbourhood Area Structure Plan.

A Public Hearing will be held on Monday July 14, 2008 at 6pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the public hearing.



Kelly Kloss
Manager

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/H-2008

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

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

1. New text is added to section 1.3 as follows:

“Site Plan means a plan of development for a site including but not limited to, the relationship between buildings, structures and open spaces; the provision and architecture of landscaped open space; parking layout; the layout, dimensions and construction standards of interior roads, sidewalks and street lighting; the location of utility rights of way; provision for emergency services, including access by emergency vehicles and fire suppression; the location, dimension and screening of waste containers. In addition, in the case of a residential bare land condominium development, the term “site plan” also means the configuration, size and dimensions of individual bare land condominium units and the setbacks of building locations from the boundaries of such units.”

2. New sub-section (2)(c) is added to section 4.1 R1 Residential (Low Density) District as follows:

“(c) Notwithstanding anything this in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

3. New sub-section (2)(n) is added to section 4.3 R1N Residential (Narrow Lot) District as follows:

“(n) Notwithstanding anything this in this Bylaw, the development of more than one residential dwelling on lands zoned R1N, whether by bareland condominium or otherwise, shall be subject to site plan approval by the Development Authority.

Memo

Date: May 28, 2008

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Russell Crook, Land and Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager

RE: Road Closure Bylaw (Service Road) in Queens Business Park

Background:

Land and Economic Development Department is moving forward with servicing and subdividing industrial land in Queens Business Park. Land currently occupied by the service road shown on the attached sketch is designated by the Queens Business Park Industrial Area Structure Plan (QBP IASP) to be used for a Public Utility Lot (storm pond) and development purposes. In order to proceed with subdivision, a road closure bylaw is required. Alternate access to all properties exists through the Burnt Lake Subdivision and a temporary access road will be provided within Phase 1 of the Queens Business Park prior to the actual physical closure of the service road so that full north south access between highways 11 and 11A is maintained at all times until permanent roads are constructed as outlined in the QBP IASP.

A report regarding the rezoning of the affected land appears elsewhere on this agenda.

Recommendation:

That City Council approves first reading of a bylaw having the effect of closing;

"All that portion of Road Plan 872 1700 lying within the limits of Subdivision Plan

_____ /
Excepting thereout all mines and minerals "



Russell Crook
Land and Appraisal Coordinator



Howard Thompson
Land & Economic Development Manager

Attach.

c. Tom Warder, Engineering Services Manager

ROAD PLAN 3274 JY

Highway No. 11A

Correction Line Road Allowance

Service Road
Plan 882 2057

Road Plan 872 1700

ROAD PLAN 3274 JY

Addition to Service Road

Road Plan 2082 LZ

5
1
6 PUL

4

1

1 PUL

2

Road Plan 872 1700

7

1
2

3

PART OF ROAD PLAN 872 1700
TO BE CLOSED

Allowance

Highway No. 2082 LZ

Highway No. 2082 LZ

1
4

2
3

2

1

1 PUL

C. of T.

36

38-28-4

R/W PLAN 074 0183

PLAN SHOWING
PROPOSED
ROAD CLOSURE
OF PART OF
ROAD PLAN 872 1700
WITHIN THE

N.E. 1/4 Sec. 38-38-28-4
RED DEER, ALBERTA

SCALE = 1:5000



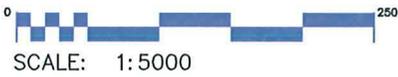
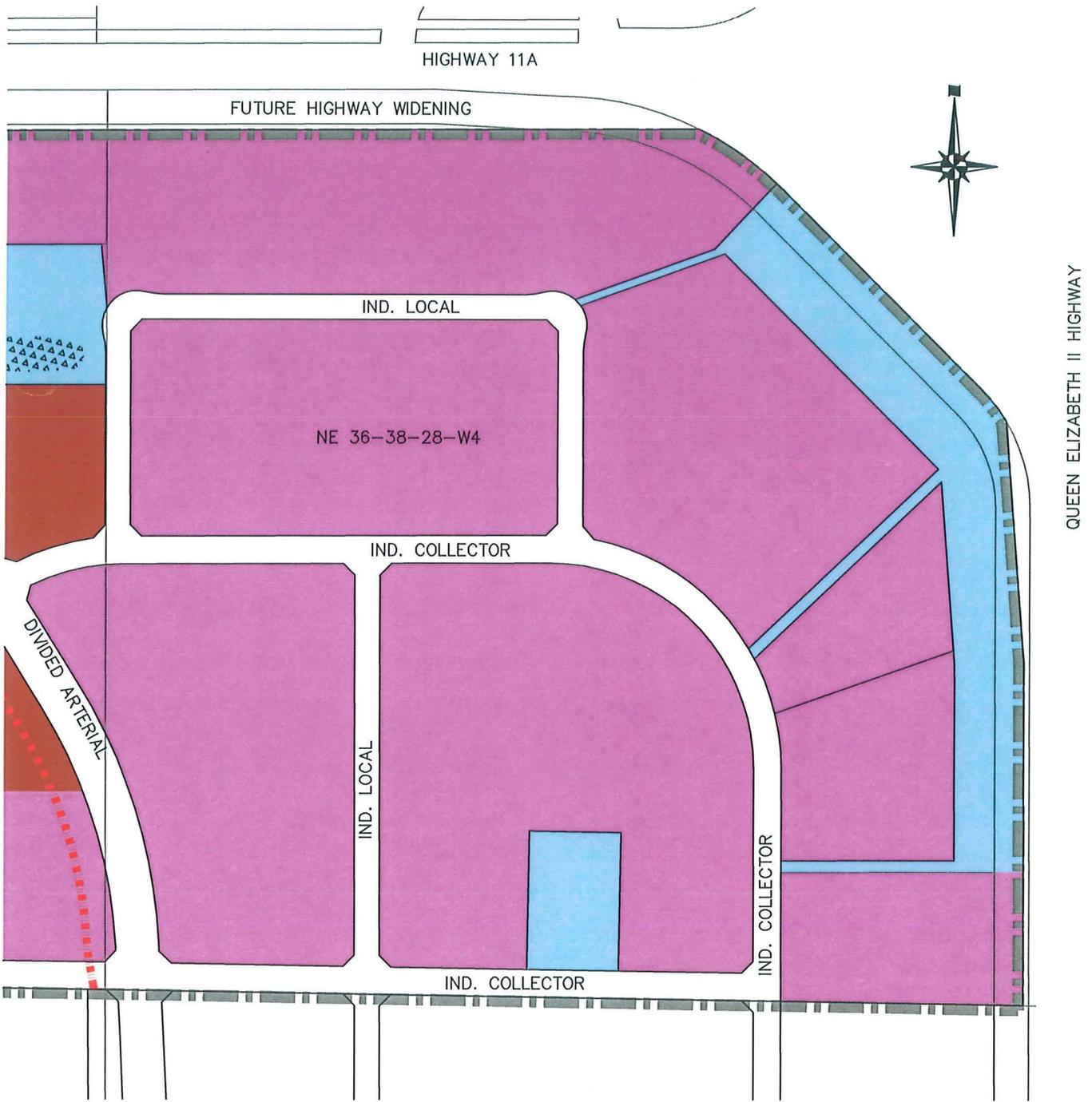
NOTES:

-Area dealt with is bounded thus 

REV	DATE	DESCRIPTION

FILE No: S-103A05 Road Closure

BEMOCO LAND SURVEYING LTD
#100, 6040-47th AVENUE
RED DEER, ALTA. PH: 342 2611



LEGEND

IASP BOUNDARY		INDUSTRIAL (I1)	
PAVED TRAIL		COMMERCIAL (C3/C4)	
PUBLIC UTILITY LOT			
NATURAL FEATURES TO BE PRESERVED			

CLIENT

CITY OF RED DEER

PROJECT

QUEENS BUSINESS PARK
INDUSTRIAL AREA STRUCTURE PLAN

FIGURE 3B

FIGURE TITLE

DEVELOPMENT CONCEPT
NE 36-38-28-W4

EXH PROJECT NO

4105063

DATE

DECEMBER 2007

Comments:

We agree with the recommendations of Administration and we recommend that Council consider first reading of the Road Closure Bylaw. A Public Hearing will be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Legislative & Administrative Services

Council Decision – June 16, 2008

FILE

DATE: June 17, 2008

TO: Russell Crook, Land & Appraisal Coordinator
Howard Thompson, Land & Economic Development Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Road Closure Bylaw (Service Road) in Queens Business Park 3410/2008

Reference Report:

Land & Economic Development, dated May 28, 2008.

Bylaw Reading:

Road Closure Bylaw 3410/2008 received first reading.

Report Back to Council: Yes.

A Public Hearing will be held on Monday July 14, 2008 at 6pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the public hearing.

A handwritten signature in cursive script that reads 'Kelly Kloss'.

Kelly Kloss
Manager

Cc: Director of Development Services
Public Works Manager
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3410/2008

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of Road Plan 872 1700 lying within the limits of
Subdivision plan _____,

Excepting thereout all mines and minerals.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

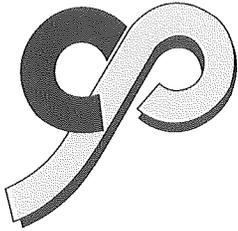
READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK



DATE: June 2, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/R-2008
Closed Portion of Road Plan 872 1700 - Queens Business Park
City of Red Deer

Proposal

Further to Land & Economics Development's applicable road closure bylaw report, The City of Red Deer is seeking to rezone that closed portion of road plan to A1 Future Urban Development District. In accordance with the West QE2 Major Area Structure Plan and Queens Business Park Industrial Area Structure Plan (IASP), the subject lands would later be rezoned in order to accommodate any further development.

The subject road plan presently accommodates a service road which provides physical access to the parcels fronting Highway QE2. As outlined in the IASP, this road plan is to be closed when further subdivision of the IASP area proceeds. This further subdivision would propose an alternate road layout which would allow for the existing parcels currently fronting Highway QE2 to be provided with a new access to their westerly boundaries via a new adjacent road. The existing physical road would remain in use until the completion of the new road.

Staff Recommendation

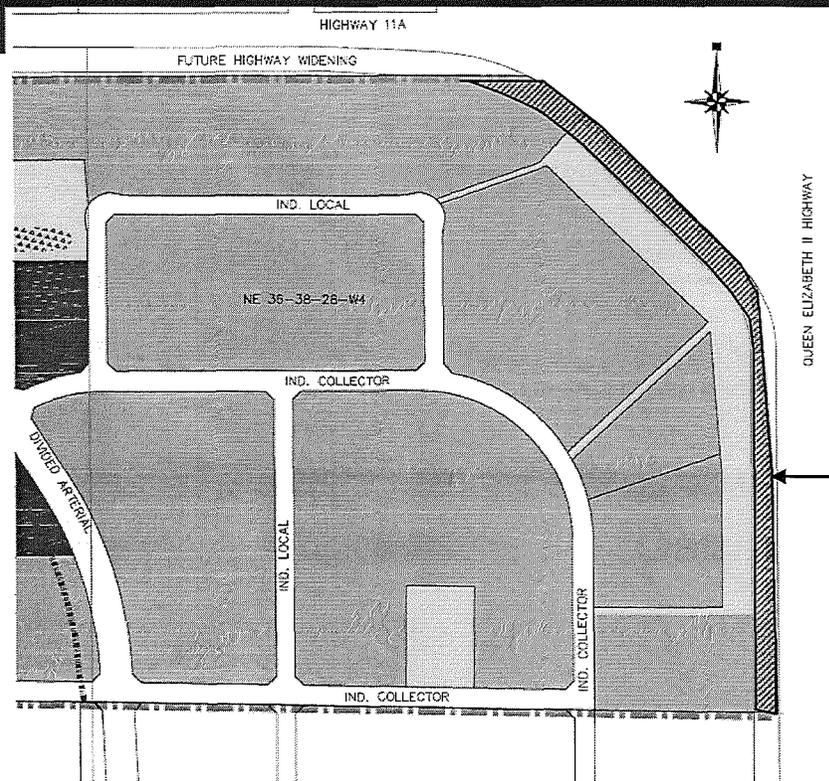
That City Council, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment No. 3357/R -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Land Use Bylaw Amendment No. 3357/R-2008



Proposed Road Closure

LEGEND		CLIENT
HSP BOUNDARY		CITY OF RED DEER
PAVED TRAIL		PROJECT
PUBLIC UTILITY LOT		QUEENS BUSINESS PARK INDUSTRIAL AREA STRUCTURE PLAN
NATURAL FEATURES TO BE PRESERVED		FIGURE 3B
	INDUSTRIAL (I1)	
	COMMERCIAL (C13/24)	

ROAD PLAN 3274 JY

Highway No. 11A

Correction Line Road Allowance

Service Road
Plan 882 2057

Road Plan 872 1700

ROAD PLAN 3274 JY

Addition to Service Road

Road Plan 2082 LZ

5
1
6 PUL

7

2

3

Road Plan 872 1700

PART OF ROAD PLAN 872 1700
TO BE CLOSED

1 PUL

Allowance

2

Highway No. 2082 LZ

4

3

2

1

C. of T.

36

38-28-4

R/W PLAN 074 0183

PLAN SHOWING
PROPOSED
ROAD CLOSURE
OF PART OF
ROAD PLAN 872 1700
WITHIN THE
N.E. 1/4 Sec. 38-38-28-4
RED DEER, ALBERTA



SCALE = 1:5000

NOTES:

-Area dealt with is bounded thus 

REV	DATE	DESCRIPTION
FILE No: S-103A05 Road Closure		

BEMOCO LAND SURVEYING LTD
#100, 6040-47th AVENUE
RED DEER, ALTA. PH: 342 2611

Comments:

We agree with the recommendations of Parkland Community Planning Services and we recommend that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Legislative & Administrative Services

Council Decision – June 16, 2008

DATE: June 17, 2008
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/R-2008
Closed Portion of Road Plan 872-1700 Queens Business Park
City of Red Deer

FILE

Reference Report:

Parkland Community Planning Services, dated June 2, 2008.

Bylaw Reading:

Land Use Bylaw Amendment 3357/R-2008 received first reading.

Report Back to Council: Yes.

A Public Hearing will be held on Monday July 14, 2008 at 6pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the public hearing.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/R -2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map H21" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

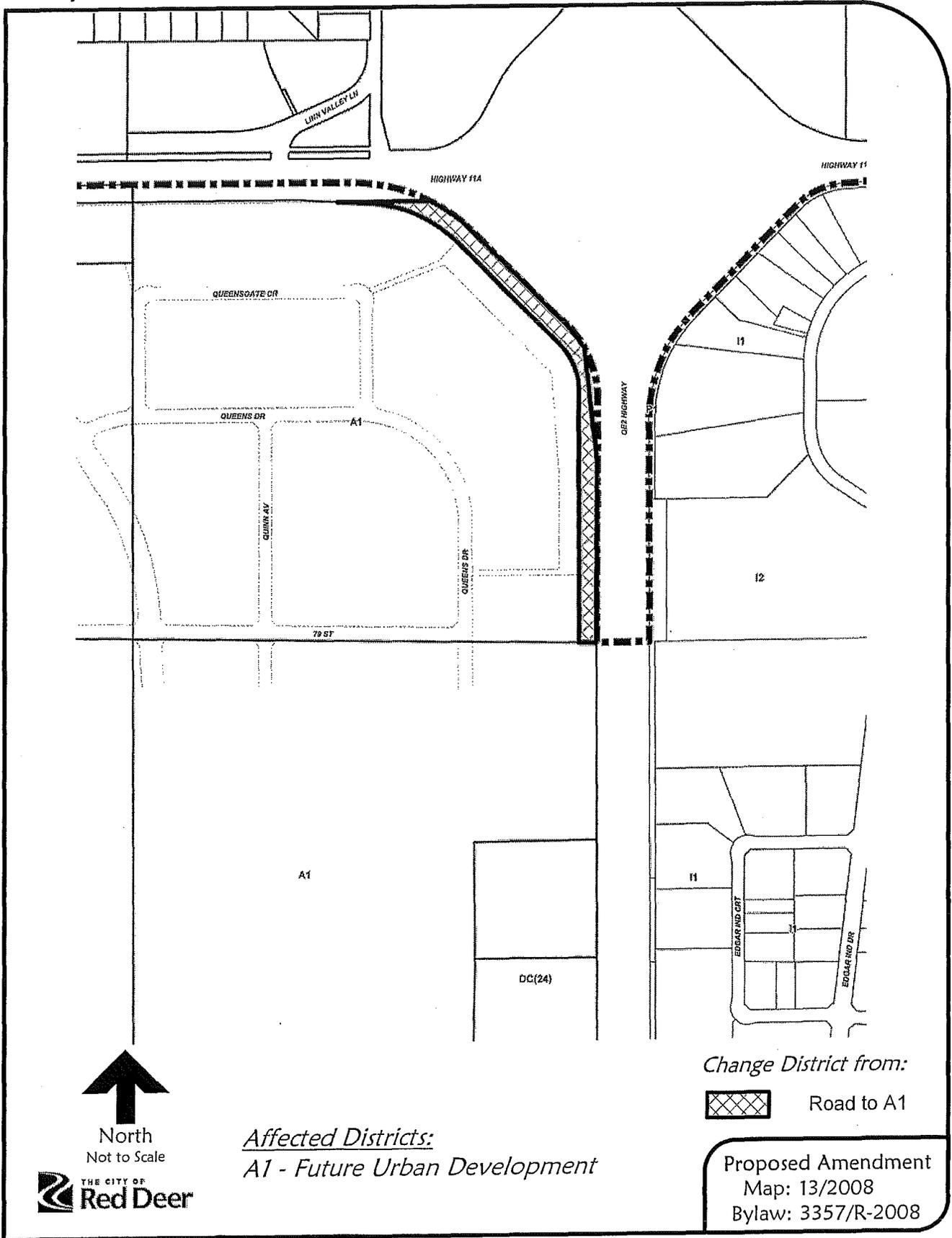
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



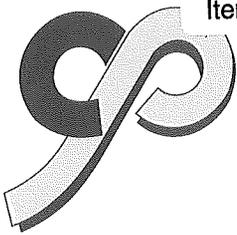
Affected Districts:
A1 - Future Urban Development

Change District from:



Road to A1

Proposed Amendment
Map: 13/2008
Bylaw: 3357/R-2008



Item No. 6

**PARKLAND
COMMUNITY
PLANNING
SERVICES**

67

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

DATE: June 2, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/S-2008
Clearview North Neighbourhood – Phase 3
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 3 of the Clearview North neighbourhood. Rezoning is being sought for approximately 15.8 ha (39.0 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Narrow Lot Residential District, R1A Semi-Detached Residential District, and P1 Parks and Recreation District in order to create 151 detached residential lots, 5 public utility lots and 1 municipal reserve lot. The proposed land use districts of Bylaw 3357/S-2008 conform with the Clearview North Neighbourhood Area Structure Plan.

Staff Recommendation

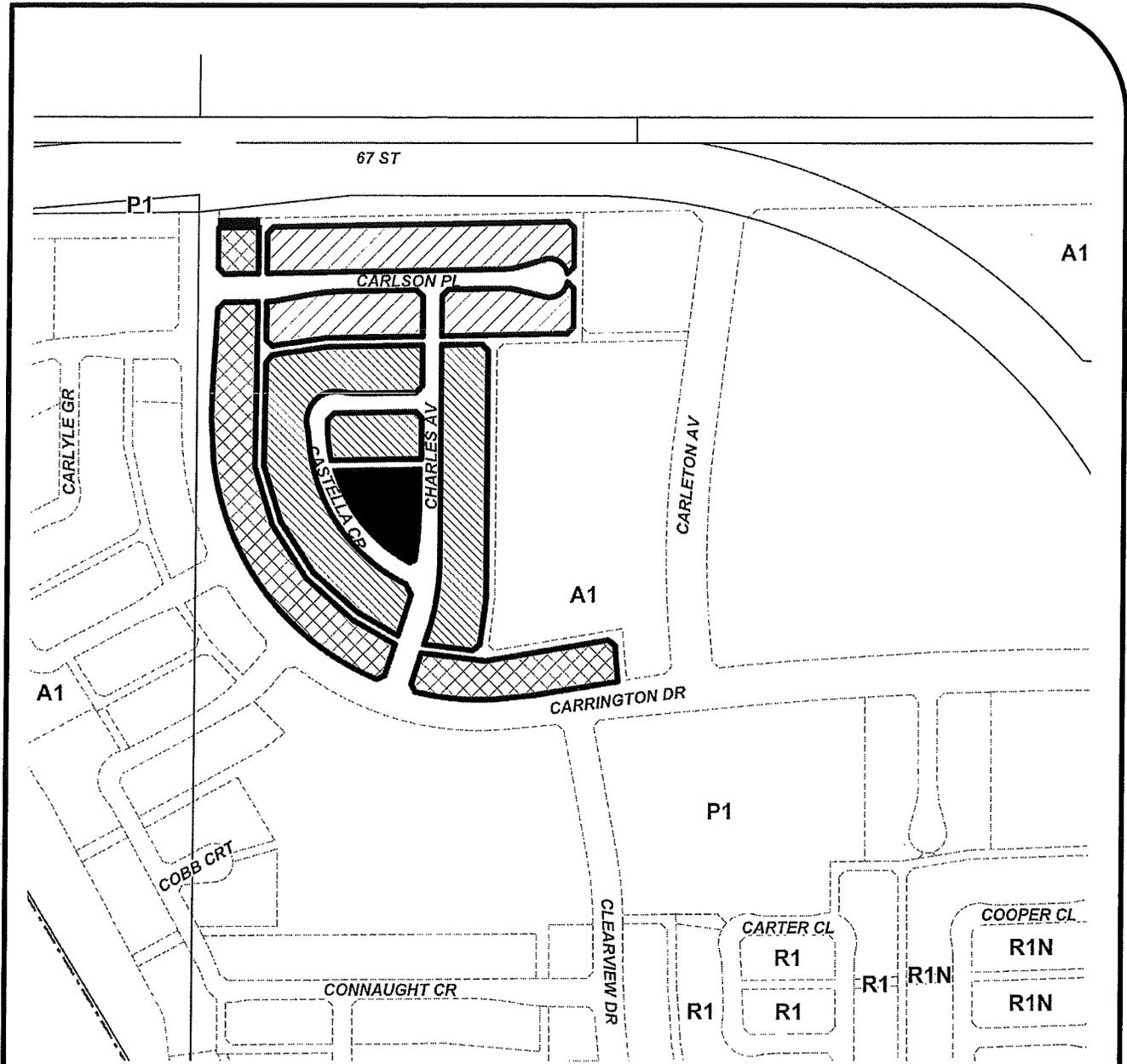
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/S -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A
-  A1 to R1N

Affected Districts:

- A1 - Future Urban Development*
- P1 - Parks and Recreation*
- R1 - Residential (Low Density)*
- R1A - Residential (Semi-Detached Dwelling)*
- R1N - Residential (Narrow Lot)*



North
Not to Scale



Proposed Amendment
Map: 14/2008
Bylaw: 3357/S-2008

Comments:

We agree with the recommendations of Parkland Community Planning Services and we recommend that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Legislative & Administrative Services

Council Decision – June 16, 2008

DATE: June 17, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/S-2008
Clearview North Neighbourhood– Phase 3
Melcor Developments Ltd.

FILE

Reference Report:

Parkland Community Planning Services, dated June 2, 2008.

Bylaw Reading:

Land Use Bylaw Amendment 3357/S-2008 received first reading.

Report Back to Council: Yes.

A Public Hearing will be held on Monday July 14, 2008 at 6pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the public hearing. Melcor Developments will be responsible for the advertising costs in this instance.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/S -2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

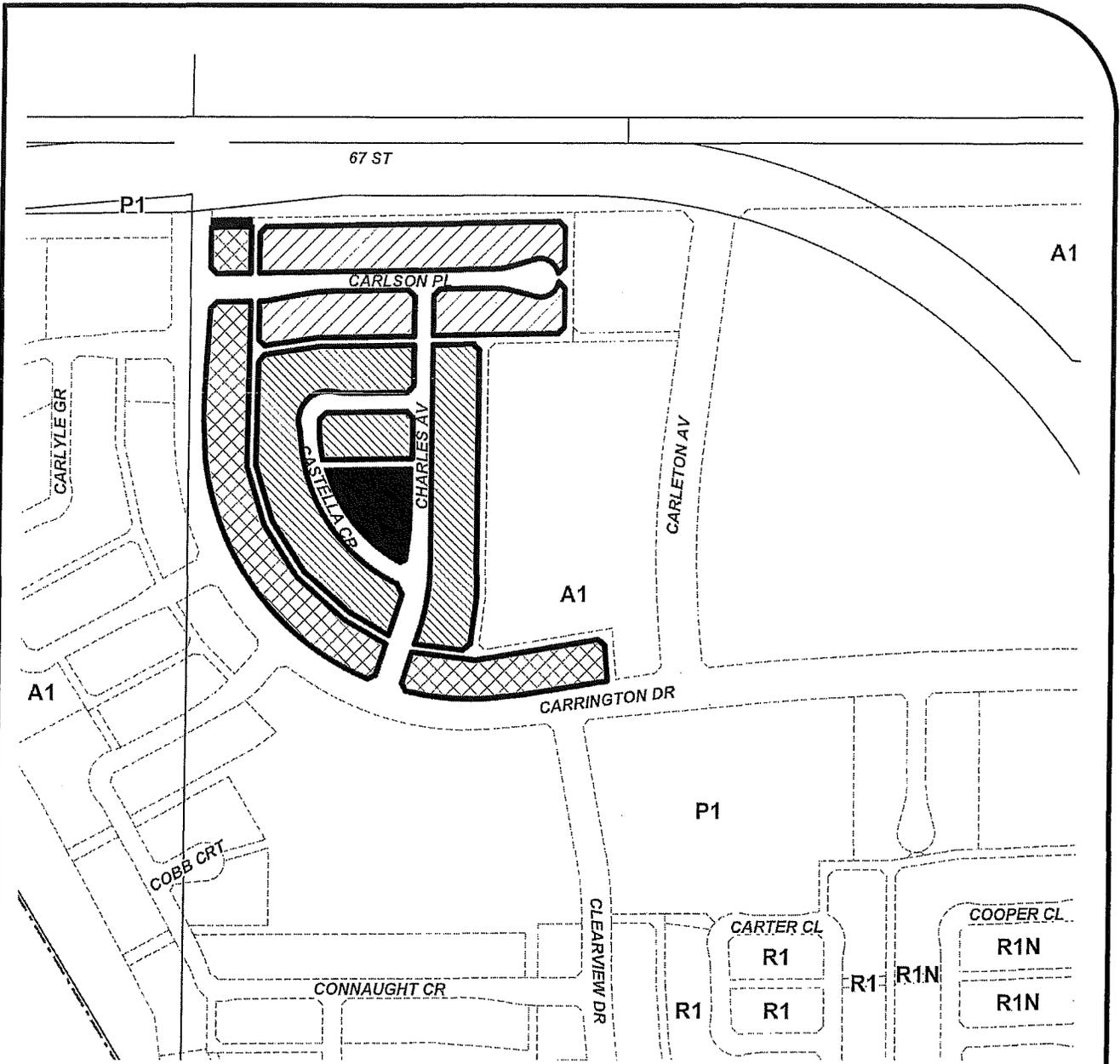
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A
-  A1 to R1N

- Affected Districts:
- A1 - Future Urban Development
 - P1 - Parks and Recreation
 - R1 - Residential (Low Density)
 - R1A - Residential (Semi-Detached Dwelling)
 - R1N - Residential (Narrow Lot)



Proposed Amendment
 Map: 14/2008
 Bylaw: 3357/S-2008



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

June 18, 2008

Mr. G. Pelletier
Melcor Developments
502, 4901-48 Street
Red Deer, AB T4N 6M4

Dear Sir,

Re: Land Use Bylaw Amendment 3357/S-2008
Clearview North Neighbourhood – Phase 3
Melcor Developments Ltd.

Red Deer City Council gave first (1st) reading to Land Use Bylaw Amendment No. 3357/S-2008 at the City of Red Deer's Council Meeting held Monday June 16, 2008. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/S-2008 is proposing to rezone approximately 15.8 ha of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Narrow Lot Residential District, R1A Semi-Detached Residential District, and P1 Parks and Recreation District in order to create 151 detached residential lots, 5 public utility lots and 1 municipal reserve lot.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 a.m. on Tuesday June 24, 2008.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a printed name and title.

Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/S -2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

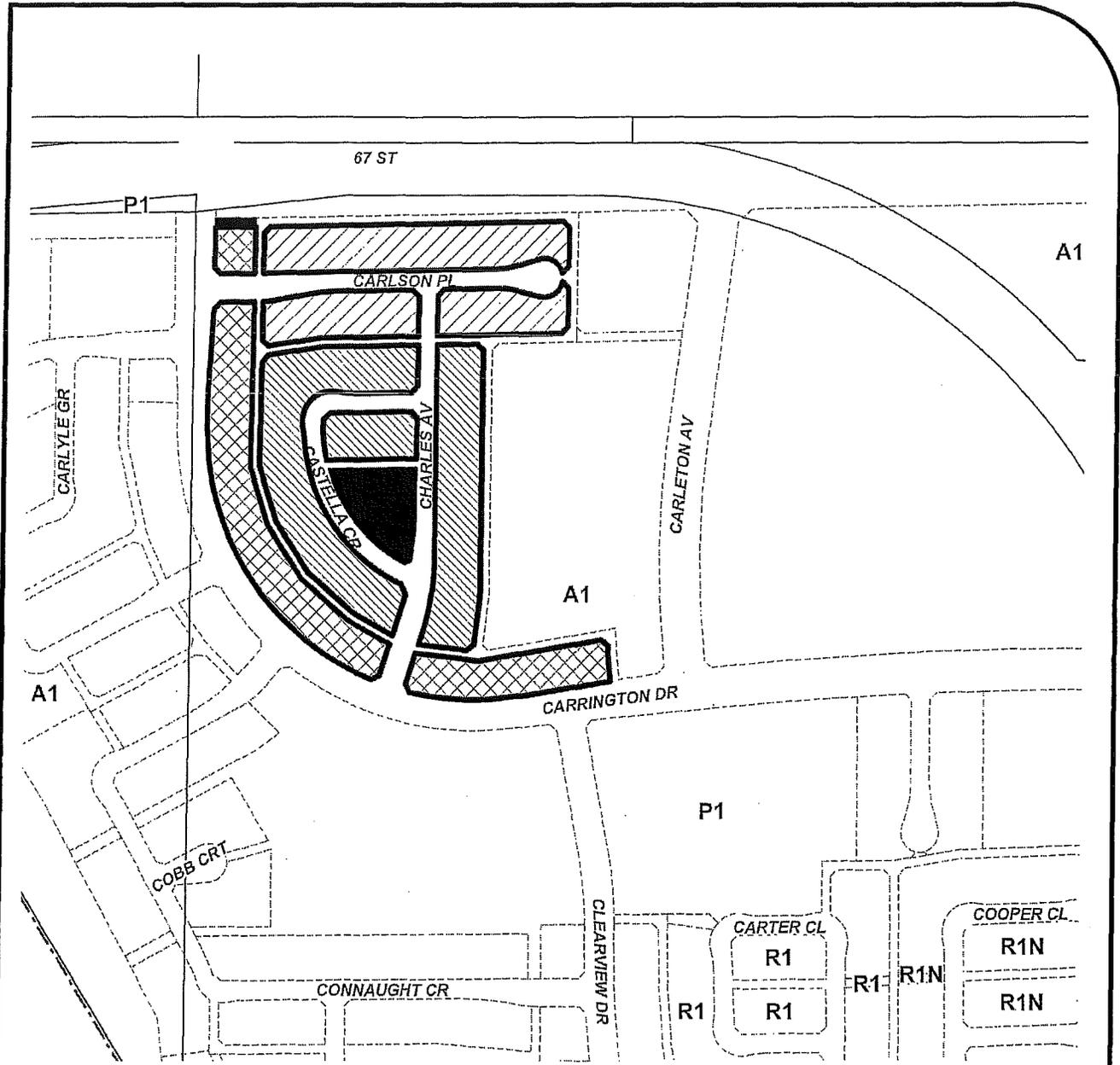
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A
-  A1 to R1N

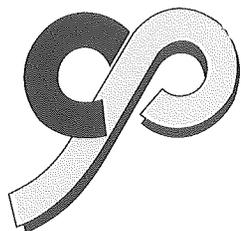
- Affected Districts:
- A1 - Future Urban Development
 - P1 - Parks and Recreation
 - R1 - Residential (Low Density)
 - R1A - Residential (Semi-Detached Dwelling)
 - R1N - Residential (Narrow Lot)



North
Not to Scale



Proposed Amendment
Map: 14/2008
Bylaw: 3357/S-2008



DATE: June 5, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/T-2008
Sunnybrook South Neighbourhood – Phase 3
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 3 of the Sunnybrook South neighbourhood. Rezoning is being sought for approximately 8.74 ha (23.55 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 113 detached residential lots, 3 public utility lots and 1 municipal reserve lot. The proposed land use districts of Bylaw 3357/T-2008 conform with the Sunnybrook South Neighbourhood Area Structure Plan.

Staff Recommendation

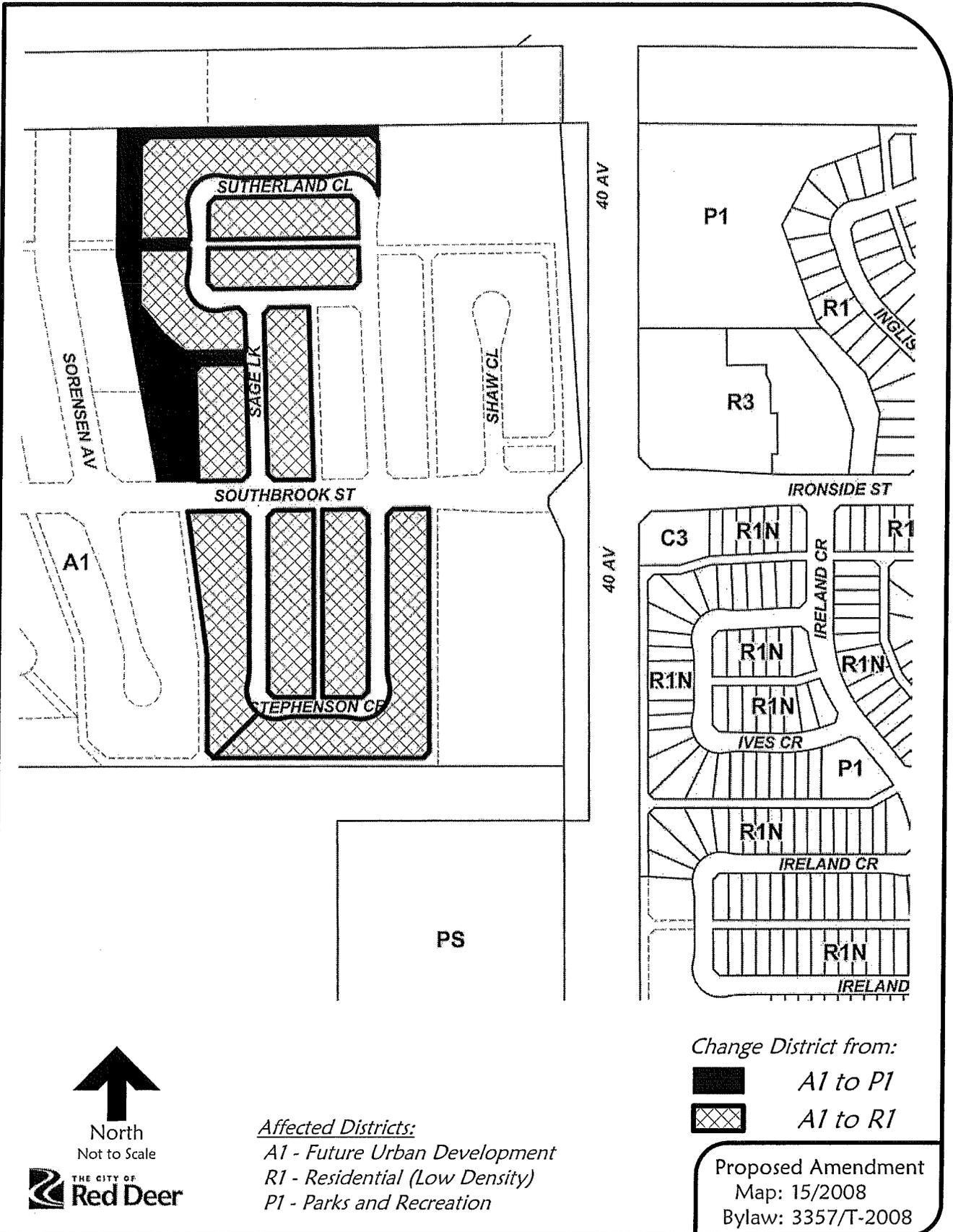
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/T -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Comments:

We agree with the recommendations of Parkland Community Planning Services and we recommend that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

DATE: June 17, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/T-2008
Sunnybrook South Neighbourhood – Phase 3
Melcor Developments Ltd.

FILE

Reference Report:

Parkland Community Planning Services, dated June 5, 2008.

Bylaw Reading:

Land Use Bylaw Amendment 3357/T-2008 received first reading.

Report Back to Council: Yes.

A Public Hearing will be held on Monday July 14, 2008 at 6pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the public hearing. Melcor Developments will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

Cc: Director of Development Services
Assessment and Taxation Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS FILE

BYLAW NO. 3357/T-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 15 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

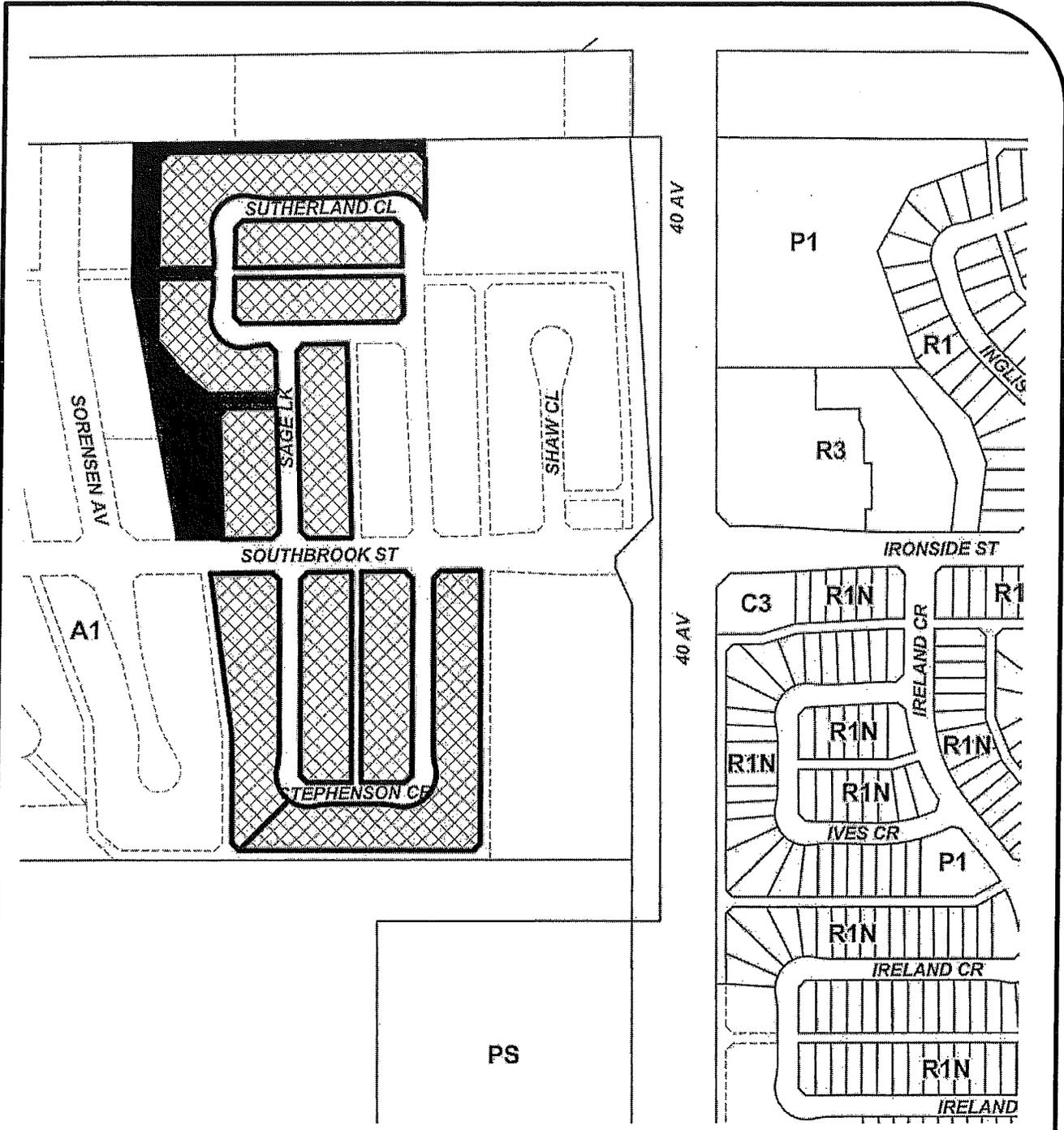
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 P1 - Parks and Recreation

Change District from:

- A1 to P1
- A1 to R1

Proposed Amendment
 Map: 15/2008
 Bylaw: 3357/T-2008



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

June 18, 2008

Mr. G. Pelletier
Melcor Developments
502, 4901-48 Street
Red Deer, AB T4N 6M4

Dear Sir,

Re: Land Use Bylaw Amendment 3357/T-2008
Sunnybrook South Neighbourhood – Phase 3
Melcor Developments Ltd.

Red Deer City Council gave first (1st) reading to Land Use Bylaw Amendment No. 3357/T-2008 at the City of Red Deer's Council Meeting held Monday June 16, 2008. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/T-2008 is proposing to rezone approximately 8.74 ha of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create 113 detached residential lots, 3 public utility lots and 1 municipal reserve lot.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday July 14, 2008 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 a.m. on Tuesday June 24, 2008.

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

Sincerely,

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

Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/T-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 15 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 16th day of June 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

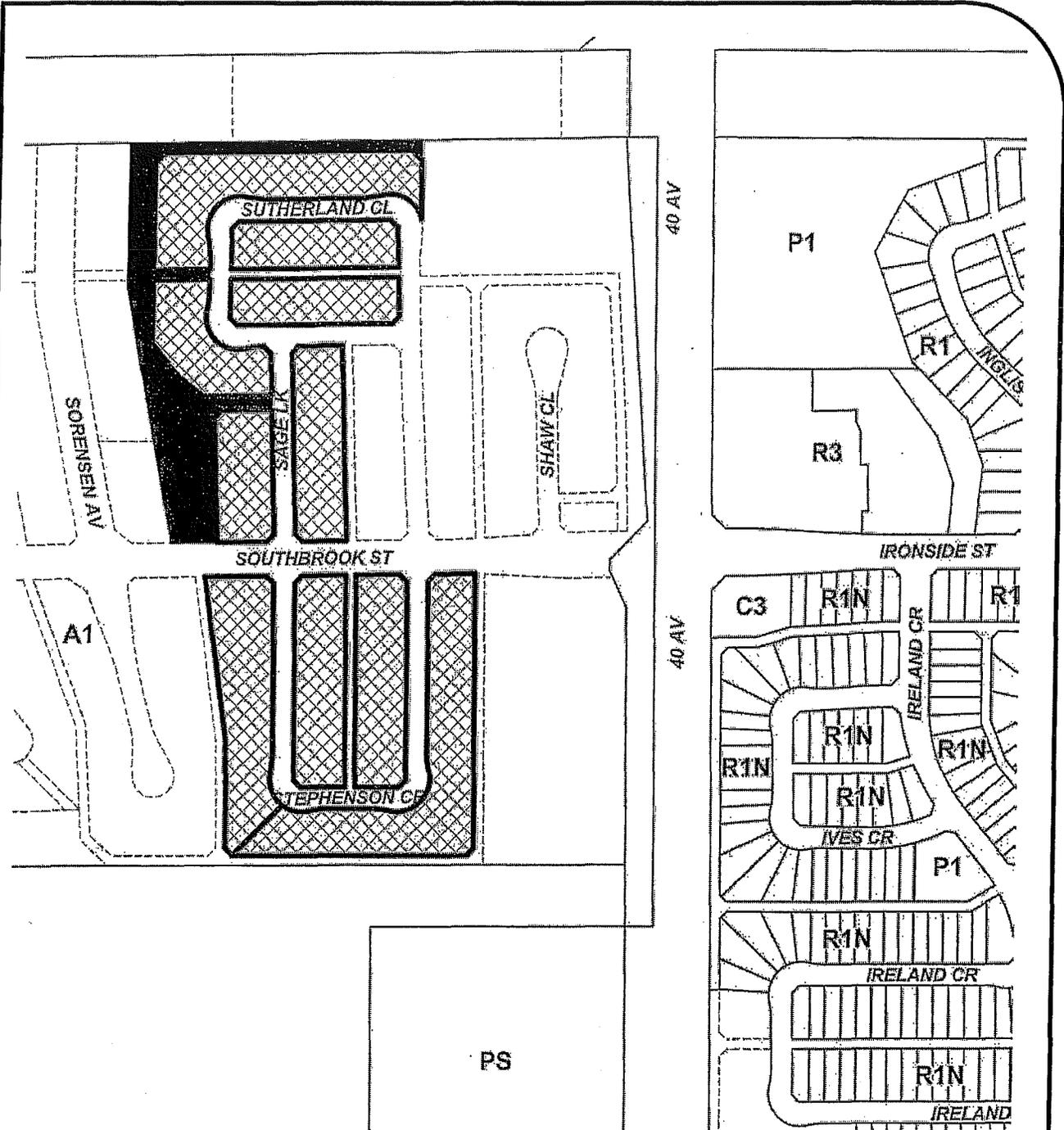
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale

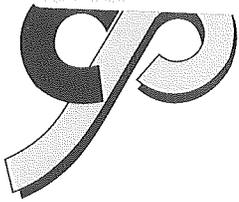


Affected Districts:
A1 - Future Urban Development
R1 - Residential (Low Density)
P1 - Parks and Recreation

Change District from:

-  *A1 to P1*
-  *A1 to R1*

Proposed Amendment
 Map: 15/2008
 Bylaw: 3357/T-2008



TO: Kelly Kloss, Manager, Legislative and Administrative Services
RE: Phase 1 Annexation Report / Application
DATE: June 11, 2008

The attached *Report on Negotiations Regarding a Proposed Annexation* is being submitted to Council for review with a request for a supporting resolution. Upon the granting of a resolution in support of the annexation application report, it will be submitted to the Municipal Government Board (MGB) for the Board's consideration.

BACKGROUND

As part of the memorandum of agreement signed between the City and the County in March 2007, the City, with the support of the County, undertook the process of annexing lands located primarily to the north and east of the City (Phase 1 annexation).

Subsequent to that agreement, the City and County adopted a new Intermunicipal Development Plan (IDP) that provides for the annexation of not only the land encompassed by Phase One, but also a larger area identified as the City Growth Area. The new IDP also identifies long term growth areas for the County, namely Gasoline Alley and the Airport/Springbrook area. Annexing the long term City growth areas over a ten year period, as provided for in the IDP, will give predictability and stability to both the City and County and allow each municipality to focus on long range planning for its respective growth areas. Unlike previous annexations that tended to be smaller in scale and more frequent as per the policies of the previous IDP, the Phase 1 annexation takes a new approach that reflects the goals and objectives expressed in the new IDP.

The Phase 1 annexation application covers approximately 3,000 hectares (7,500 acres), located primarily along the north and east sides of the City, but it also includes the Riverview Park residential area and Heritage Ranch. Current land uses in the subject areas are primarily agricultural, with several industrial areas, and both individual and grouped country residential.

ANNEXATION PROCESS

The Phase 1 annexation application process was initiated through the submission of a Notice of Intent to Annex Lands to the Municipal Government Board in July 2007, shortly after the adoption of the new IDP. A fundamental aspect of the annexation process is consultation with various stakeholders, including landowners, the County, the public, and other agencies and entities. Public consultation for Phase 1 took a number of forms: mail-outs to landowners and stakeholders, meetings with landowners, a major public meeting / openhouse, notification in local newspapers, information provided on the City's website, and one-to-one discussions.

Landowners are, perhaps, the group most directly affected by annexation. Landowner concerns were, for the most part, focused on how annexation would affect their property taxes, how municipal services would be affected, and how the current use of their land would be affected. Responses provided by staff to each of the concerns are contained in the annexation application report and are also reflected in the proposed conditions of annexation detailed in Section 10 of the annexation report. Most of the proposed conditions focus on tax related issues and reflect efforts to minimize possible tax impacts on landowners. For example, if lands remain undeveloped, it is proposed that agricultural landowners receive certain tax concessions for 25 years, and residential landowners receive a tax credit based on the difference between City and County taxes.

Landowner response to the proposed annexation was mixed with some supporting it, some not supporting and others undecided.

COMPENSATION

Another aspect of annexation is that of compensation. The *Report on Negotiations Regarding a Proposed Annexation* does not address the specifics of compensation. Rather, as noted in Section 11 (page 23) of the annexation report and in keeping with Policy 3.6.3(7) of the IDP, compensation will be addressed through a separate study that will be attached to the annexation report and forwarded to the MGB when completed and accepted by both municipalities.

COUNTY COUNCIL

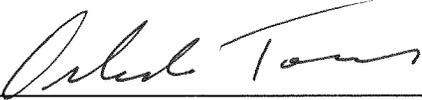
County Council considered the annexation application / report at their June 10 meeting and unanimously passed a resolution in support of the report as submitted.

NEXT STEPS

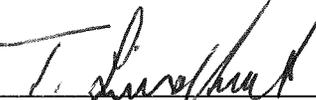
If Council supports the Phase 1 *Report on Negotiations Regarding a Proposed Annexation*, the report will then be forwarded to the Municipal Government Board for review and recommendation to the Minister. Staff anticipates that the MGB will likely hold a public hearing as part of its review process. It is anticipated that the review and decision making process will take a number of months.

RECOMMENDATION

Planning staff and City Administration respectfully recommends that City Council pass a resolution in support of the *Report on Negotiations Regarding a Proposed Annexation*.



Orlando Toews, ACP, MCIP
Planner

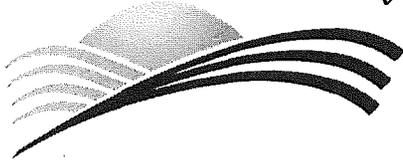


Tony Lindhout, ACP, MCIP
City Planning Manager

cc: Colleen Jensen, Director of Community Services

Attachment

Red Deer County



OFFICE OF THE MAYOR
Phone (403) 350-2295 Fax (403) 350-2164

June 11, 2008

Municipal Government Board
15th Floor, Commerce Place
10155 – 102 Street
EDMONTON, AB T5J 4L4

Ladies and/or Gentlemen

**Re: City of Red Deer / Red Deer County
Report on Negotiations Regarding a Proposed Annexation**

This letter is to confirm Red Deer County's position of support for the City of Red Deer's current proposed annexation.

The following motion was passed unanimously at the June 10, 2008, regular meeting of County Council: "Moved to approve the City of Red Deer / Red Deer County Report on Negotiations Regarding a Proposed Annexation, dated May 5, 2008, prepared by the City of Red Deer, as presented."

Yours truly

RED DEER COUNTY

Earl R. Kinsella
Mayor

nel
c City of Red Deer

Comments:

We support the recommendation of Administration.

The report is submitted as an attachment to the open agenda.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



FILE

OFFICE OF THE MAYOR

June 23, 2008

Municipal Government Board
15th Floor, Commerce Place
10155 – 102 Street
Edmonton, AB T5J 4L4

Dear Sir :

**Re: Red Deer County / City of Red Deer
Phase 1 Annexation Report / Application**

I am pleased to announce that at the June 16, 2008, City of Red Deer Council Meeting the following resolution was passed unanimously:

“Resolved that Council of the City of Red Deer after considering the report from Parkland Community Planning Services, dated June 11, 2008 Re: Phase 1 Annexation Report / Application, hereby approves the City of Red Deer /Red Deer County Report on Negotiations Regarding a Proposed Annexation dated May 5, 2008.”

Attached is a copy of a letter of support from Red Deer County Council passed at their June 10, 2008 County Council meeting.

Sincerely,

A handwritten signature in cursive script that reads 'Morris Flewelling'.

Morris Flewelling
Mayor

attch.

c. E. Kinsella, Mayor, Red Deer County

Red Deer County



OFFICE OF THE MAYOR
Phone (403) 350-2295 Fax (403) 350-2164

June 11, 2008

Municipal Government Board
15th Floor, Commerce Place
10155 – 102 Street
EDMONTON, AB T5J 4L4

Ladies and/or Gentlemen

**Re: City of Red Deer / Red Deer County
Report on Negotiations Regarding a Proposed Annexation**

This letter is to confirm Red Deer County's position of support for the City of Red Deer's current proposed annexation.

The following motion was passed unanimously at the June 10, 2008, regular meeting of County Council: "Moved to approve the City of Red Deer / Red Deer County Report on Negotiations Regarding a Proposed Annexation, dated May 5, 2008, prepared by the City of Red Deer, as presented."

Yours truly

RED DEER COUNTY

A handwritten signature in cursive script that reads "Earl R. Kinsella".

Earl R. Kinsella
Mayor

nel
c City of Red Deer

DATE: June 17, 2008
TO: Orland Toews, Parkland Community Planning Services
Tony Lindhout, City Planning Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Phase 1 Annexation Report / Application

FILE

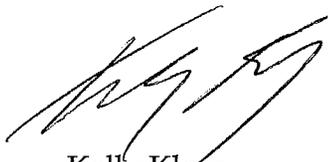
Reference Report:

Parkland Community Planning Services, dated June 11, 2008.

Resolution:

“Resolved that Council of the City of Red Deer after considering the report from Parkland Community Planning Services, dated June 11, 2008 Re: Phase 1 Annexation Report / Application, hereby approves the City of Red Deer /Red Deer County Report on Negotiations Regarding a Proposed Annexation dated May 5, 2008.”

Report Back to Council: No.



Kelly Kloss
Manager

Cc: Director of Community Services
Director of Development Services
Director of Corporate Services
Joanne Parkin, Assessment & Taxation Services Manager
Howard Thompson, Land & Economic Development Manager

Kim Woods

From: Orlando Toews
Sent: June 10, 2008 11:21 AM
To: Kelly Kloss; Craig Curtis
Cc: Kim Woods; Paul Meyette
Subject: FYI re Cover Letter for Phase 1 Annexation Report

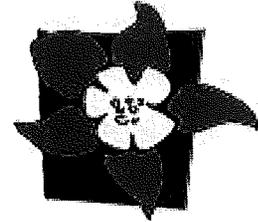
BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Kelly / Craig,

Just to let you know that Paul Meyette and I attended the County Council meeting this morning re the Phase 1 annexation. County Council gave unanimous support to the Phase 1 annexation report as submitted. Their admin report had asked for a minor amendment to section 10.3, but they said that wasn't necessary now. I believe we can get something in writing from Nancy Loughheed at the County tomorrow.

When I submitted the report and cover letter yesterday, we didn't have this information, so please let me know if you want me to update my cover letter. Thanks

Orlando Toews, ACP, MCIP
Planner
Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, AB T4N 1X5
Ph: (403) 343-3394
Fax: (403) 346-1570



May 12, 2008

Mr. Kelly Kloss
City Clerk
Legislative & Administrative Services
City of Red Deer

**Main
Street
Red Deer**

RE: Red Deer Main Street Project

Dear Kelly,

Please find enclosed a copy of the Final Report of the Red Deer Main Street Project.

As you may be aware, the Main Street Project concluded as of December 31, 2007. On May 2, 2008 a presentation was made to the Alberta Historical Resources Foundation as the last official task required under that Agreement.

On May 1st, 2008, the Red Deer Main Street Advisory Board entered into a Special Project Proposal with the Alberta Main Street Programme, in order to utilize remaining funds within the community. The special project, entitled "Legacy Year" will include a number of Statements of Significance being prepared for downtown heritage buildings. As well, we will be celebrating the work that was done by the Main Street Project, recognizing the volunteers and stakeholders for their commitment and the creation of a streetscape legacy.

At this time, we would thank Mayor and City Council for their ongoing support of the project for the past six (6) years.

Sincerely

Dorothy McLachlan
Main Street Coordinator
Red Deer Main Street Project

Comments:

This is submitted for Council's information only. We felt it appropriate that as this is the conclusion of a major program a presentation be made at the Council Meeting.

This sets the stage for future policy development within the Greater Downtown Action Plan.

The report is submitted as an attachment to the open agenda.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

June 16, 2008

Mr. Dennis Zimmer
Downtown Business Association
Second Floor, 5024 Ross Street
Red Deer, Alberta T4N 1Y3

Dear Dennis:

Re: Red Deer Main Street- Final Report

At the Monday June 16, 2008 Council Meeting, Council reviewed the Final Report of the Red Deer Main Street Project.

We want to thank you for taking the time to make a presentation at the Council Meeting. The presentation was interesting and informative.

This report is a portion of the foundation for future policy development within the Greater Downtown Action Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Legislative & Administrative Services Manager

Cc: Ed Morris, Greater Downtown Coordinator
Colleen Jensen, Community Services Director
Mayor Morris Flewwelling
Craig Curtis, City Manager



Legislative & Administrative Services

DATE: June 10, 2008
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Appointment of a Citizen-at-Large representing a Social Care Agency to the Greater Downtown Action Plan Ad Hoc Steering Committee

History

At the November 19, 2007 Council Meeting, Council reviewed a report from the City Manager regarding a review and update of the Greater Downtown Action Plan.

An ad hoc Greater Downtown Action Plan Steering Committee has been established with the following membership:

- (a) Two City Councillors (one of which will be the Chairperson appointed by the Mayor)
- (b) Two members of the Downtown Business Association (DBA) as appointed by the DBA Board of Directors
- (c) Four citizens-at-large appointed by Council, one of which will represent a social support group located in the Downtown core
- (d) City Manager
- (e) One City Planner from Parkland Community Planning Services as appointed by the City Manager

The current Citizen-at-Large representing a social support group is unable to continue with the Greater Downtown Action Plan Steering Committee. Council is now being asked to appoint another citizen-at-large to replace the out going representative.

Recommendation:

That Council consider appointing a replacement for the citizen-at-large representing a social support group.


Kelly Kloss
Manager

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

FILE

DATE: June 17, 2008
TO: Craig Curtis, Chair for the Greater Downtown Action Plan Committee
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Appointment of a Citizen-at-Large representing a Social Care Agency to the Greater Downtown Action Plan Ad Hoc Steering Committee

Reference Report:

Legislative & Administrative Services Manager, dated June 10, 2008.

Resolution:

“Resolved that Council of the City of Red Deer after considering the report from Legislative & Administrative Services Manager, dated June 10, 2008, Re: Appointment of a Citizen-at-Large representing a Social Care Agency to the Greater Downtown Action Plan Steering Committee, hereby appoints the following representative: Janice Wing to replace the existing Citizen-at-Large Trish Turnbull.”

Report Back to Council: No.



Kelly Kloss
Manager

Cc: Director of Community Services
Ed Morris, Greater Downtown Coordinator
Committee Secretary



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 16, 2008

FILE

Ms. Janice Wing
c/o Red Deer & District Community Foundation
4811 48 Street
Red Deer AB, T4N 1S6

Dear Ms. Wing:

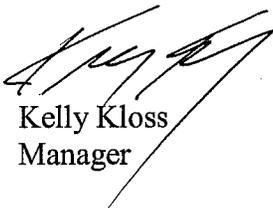
Appointment to the Greater Downtown Action Plan Ad Hoc Steering Committee – Social Care Representative

Thank you for allowing your name to stand for consideration for the Greater Downtown Action Plan Ad Hoc Steering Committee. At the City of Red Deer's Council Meeting held on Monday, June 16, 2008, you were appointed to the *Greater Downtown Action Plan Ad Hoc Steering Committee*, as outlined in the following resolution:

“Resolved that Council of the City of Red Deer after considering the report from Legislative & Administrative Services Manager, dated June 10, 2008, Re: Appointment of a Citizen-at-Large representing a Social Care Agency to the Greater Downtown Action Plan Steering Committee, hereby appoints the following representative: Janice Wing to replace the existing Citizen-at-Large Trish Turnbull.”

Congratulations on your appointment. The staff liaison for the *Downtown Action Plan Ad Hoc Steering Committee* will contact you in the near future regarding meeting dates and times. If, in the interim, you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Kelly Kloss
Manager

Item No. 2



BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Legislative & Administrative Services

DATE: January 21, 2008

TO: City Council

FROM: Legislative & Administrative Services Manager

SUBJECT: Appointment of a Citizen-at-Large representing a Social Care Agency to the Greater Downtown Action Plan Ad Hoc Steering Committee

History

At the November 19, 2007 Council Meeting, Council reviewed a report from the City Manager regarding a review and update of the Greater Downtown Action Plan.

An ad hoc Greater Downtown Action Plan Steering Committee has been established with the following membership:

- (a) Two City Councillors (one of which will be the Chairperson appointed by the Mayor)
- (b) Two members of the Downtown Business Association (DBA) as appointed by the DBA Board of Directors
- (c) Four citizens-at-large appointed by Council, one of which will represent a social support group located in the Downtown core
- (d) City Manager
- (e) One City Planner from Parkland Community Planning Services as appointed by the City Manager

At the October 29, 2007 Organizational Meeting, Councillors Cindy Jefferies and Larry Pimm were appointed to the Greater Downtown Action Plan Ad Hoc Steering Committee.

The City Manager has appointed Haley Horvath from Parkland Community Planning Services as the City Planner representative on the GDAP Ad Hoc Steering Committee.

At the January 8, 2008 Downtown Business Association (DBA) meeting, Al Gamble and Duane Smethurst were appointed as the member representatives for the GDAP Ad Hoc Steering Committee.

Council passed the following resolution at the January 14, 2007 Council Meeting, appointing three citizens-at large:

Resolved that Council of the City of Red Deer having considered the report from the Legislative and Administrative Services Manager, dated January 7, 2008 re: Appointment of Citizens at Large to the Greater Downtown Action Plan Ad Hoc Steering Committee, hereby appoints the following representatives:

- 1) Carol Craig
- 2) Shirley Hocken
- 3) (John) Paul Stewart

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Council is now being asked to appoint one citizen-at-large, representing a social support group located in the downtown core. The Director of Community Services has asked the Social Planning Manager to convene a meeting of downtown social support groups to identify applicants to the Greater Downtown Action Plan Ad Hoc Steering Committee.

Recommendation:

That Council consider appointing one citizen-at-large to the Greater Downtown Action Plan Ad Hoc Steering Committee. This appointment will represent a social support group located in the downtown core.



Kelly Kloss
Manager

PETITION FOR LOCAL IMPROVEMENT

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT A FROM _____ TO _____ AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE CITY OF RED DEER.

NAME OF PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

THE ESTIMATED COST TO CONSTRUCT THIS LANE IS \$150 - \$350/m. AN AVERAGE LOT WIDTH OF 14.2m (46ft) COULD PAY APPROXIMATELY \$110 - \$270 A YEAR FOR TWENTY YEARS OR CHOOSE A ONE TIME PAYMENT OF APPROXIMATELY \$1,500 - \$3,500. THESE COSTS ARE PRELIMINARY ONLY. PROPERTY OWNERS WOULD RECEIVE A DETAILED COST ESTIMATE AFTER A VALID PETITION IS APPROVED.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>Robert Paulx</i>	ROBERT PAULX	T4R 2x3 CR 120 ARCHIBALD	08-04-04	S. Brown
<i>Laura Henriksen</i>	Laura Henriksen	T4R 2x2 31 Alexander Cresc	April 8/08	S. Brown
<i>Laura Henriksen</i>	Laura Henriksen	T4R 2x3 128 Archibald Cresc	April 8/08	S. Brown
<i>Pete Cauveri</i>	PETE CAUVERI	T4R 2x2 55 Alexander Cresc	Apr:108/08	S. Brown
<i>Clayton Dexter</i>	Clayton Dexter	T4R 2x2 7 Ashley Ave.	Apr. 9/08	S. Brown
<i>Lori Sheffield</i>	Lori Sheffield	T4R 2x4 72 Archibald	Apr 9/08	S. Brown

NOTES:

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PETITION FOR LOCAL IMPROVEMENT

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(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

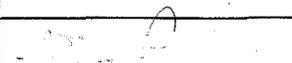
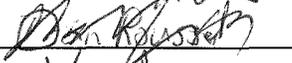
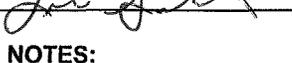
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	Steve Ford	120 Archibald	Mar 26/08	
	TIM GARDINER	T4R 2x3 136 ARCHIBALD	Mar 26/08	S. Proulx
	R. ANDERSON	T4R 2x3 132 ARCHIBALD	Mar 26/08	S. Proulx
	TIM HETTA	T4R 2x3 124 ARCHIBALD	Mar 24/08	S. Proulx
	DAN RUSSELL	T4R 2x3 116 Archibald	Mar 24/08	S. Proulx
	KARO SIMPER	T4R 2x3 100 Archibald	Mar 26/08	S. Proulx
	John Nickle	T4R 2x2 43 Alexander Cres	3/26/08	S. Proulx
	BEN MEYER	T4R 2x2 19 Alexander Cres	3/26/08	S. Proulx
	PATRY JEHR	T4R 2x3 112 Archibald	3/31/08	S. Proulx
	DAVE CHALMERS	T4R 2x2 15 ASHLEY AVE	7/07/08	S. Proulx
	LEO SCHROLL	T4R 2x4 88 ARCHIBALD	4/10/08	S. Proulx

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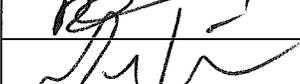
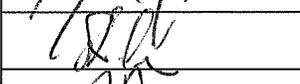
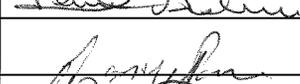
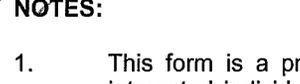
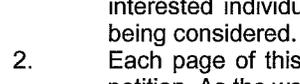
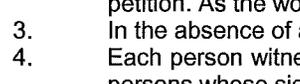
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	CHANDRA PRAKASH	T4R 2x2 39	Mar 25/08	S. Proulx
	MICHAEL GERHART	T4R 2x2 47 ALEXANDER CRES	MAR 25/08	S. Proulx
	STEVE CHOW	T4R 2x2 51 Alexander Cr	Mar 25/08	S. Proulx
	BERNIE BOISVERT	T4R 2x2 63 ALEXANDER CRES	Mar 25/08	S. Proulx
	Madeline Jordan	T4R 2x2 67 Alexander	Mar 25/08	S. Proulx
	Allison Winter	T4R 2x2 27 Alexander	Mar 24/08	S. Proulx
	EDNA SCOTT	T4R 2x2 23 ALEXANDER CRES	✓ 24/08	S. Proulx
	DENISE ANDERSON	T4R 2x2 3 ASHLEY AVE	✓ 26/08	S. Proulx
	GARY PARMA	T4R 2x2 11 ASHLEY AVE	26/08	S. Proulx
	JOSEPH KINGCOTT	T4R 2x3 148 Archibald Cres	26/08	S. Proulx

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PETITION FOR LOCAL IMPROVEMENT

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	THORSTEN ISA	14 Alexander ^{T4R 2X2}	March 25	S. Proulx
	Lara van Wyk	18 Alexander ^{T4R 2X2}	March 25	S. Proulx
	Tammy Mah	30 Alexander ^{T4R 2X2}	March 25	S. Proulx
	BOB GRELLTIS	20 Ash Close ^{T4R 2X2}	March 26	S. Proulx
	Shawna Courtney	115 Alexander ^{T4R 2X2}	March 26	S. Proulx
	FIN COLMACH	58 ALEXANDER ^{T4R 2X2}	MAR. 31	S. Proulx
	DENNIS ABERLE	50 ALEXANDER ^{T4R 2X2}	APR. 8	S. Proulx
	Maureen Williams	32 Ash Close ^{T4R 2X2}	Apr. 9	S. Proulx
	Jim Wheeler	123 Alexander ^{T4R 2X2}	Apr. 9	S. Proulx
	Jordan Coats	127 Alexander ^{T4R 2X2}	April 11	S. Proulx
	Ian Adair	46 Alexander ^{T4R 2X2}	Apr 12	S. Proulx

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PETITION FOR LOCAL IMPROVEMENT

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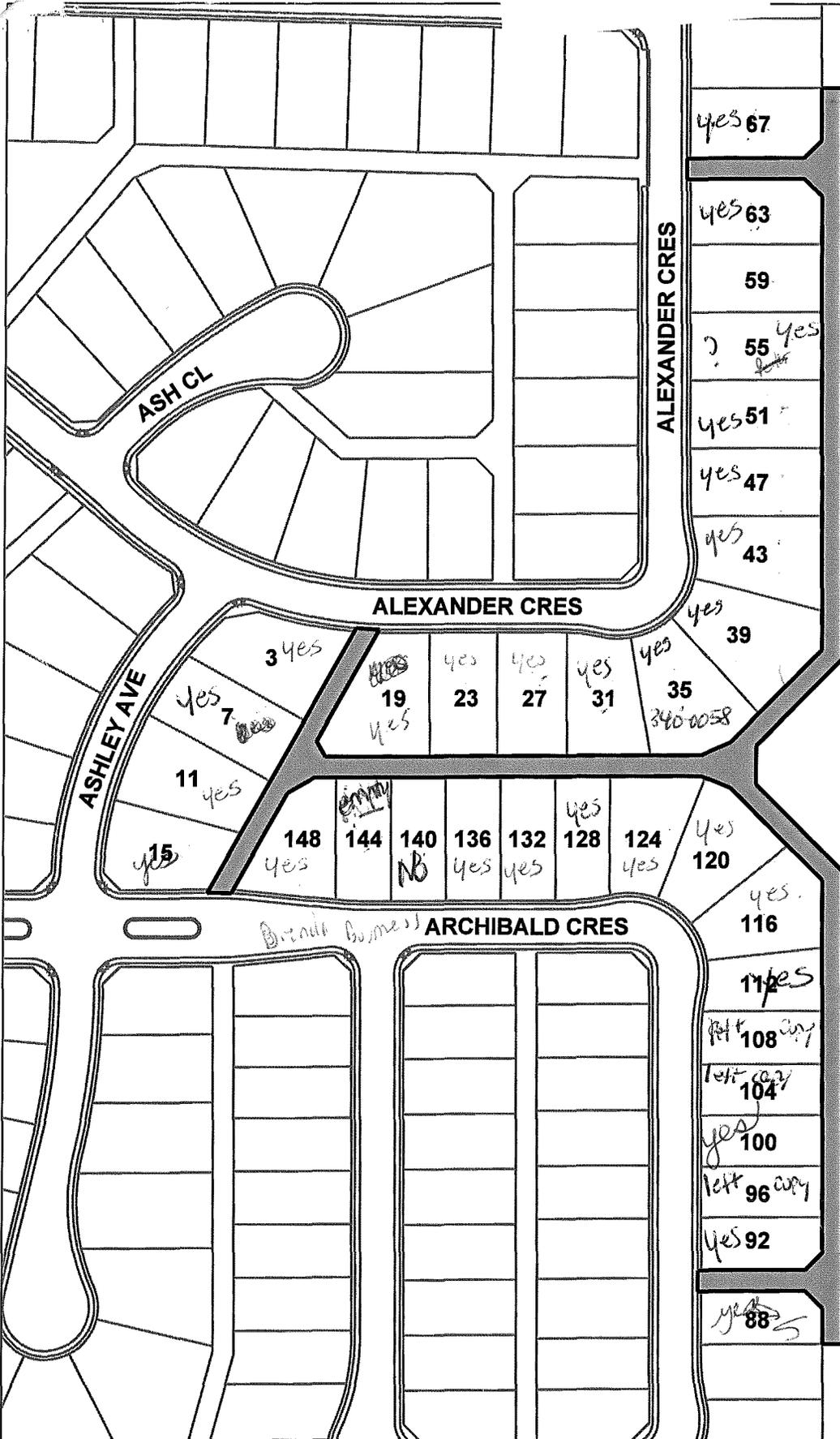
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SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Anic Stepanik	40 Alexander Cr. ^{T4R2X2}	Mar 27/08	Sydney Kroule
	Terry Codd	54 ALEXANDER CR. ^{T4R2X2}	MAR 25/08	Sydney Kroule
	Janice Mercer	62 Alexander Cr. ^{T4R2T2}	Mar 25/08	S. Kroule
	CORRY BADGER	111 ALEXANDER CR. ^{T4R2T2}	Mar. 23/08	S. Kroule
	HARDIP WAHI	119 Alex. Cr. ^{T4R2T2}	25 M/08	S. Kroule
	A.J. BURZOK	131 ALEXANDER CR. ^{T4R2T2}	25 M/08	S. Kroule
	Armette Schick	135 Alexander Cr. ^{T4R2T2}	25/3/08	AD Dardie
	Greg Davey	36 Ash Cr. ^{T4R2X2}	25/3/08	S. Kroule
	Rhonda Scott	24 Ash Cr. ^{T4R2X2}	25/3/08	S. Kroule
	TREVOR ASLIN	12 Ash Cr. ^{T4R2X2}	03/25/08	S. Kroule

NOTES:

1. This form is a prepared from suggestions by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.
2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner owns.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

27
33
26



30 AVE



DRAWN BY: SRL
 DATE: 27 SEP 07
 SCALE: NTS

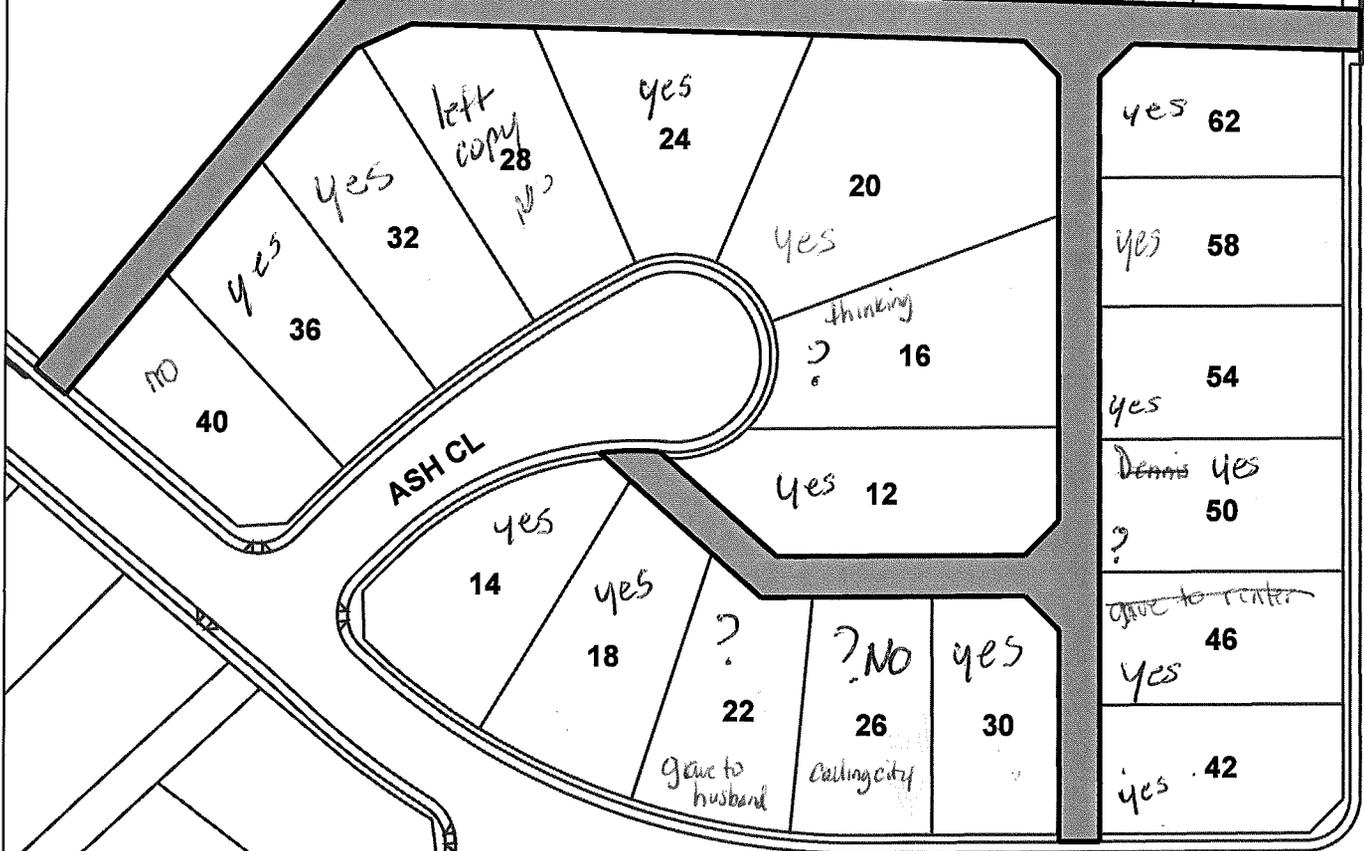
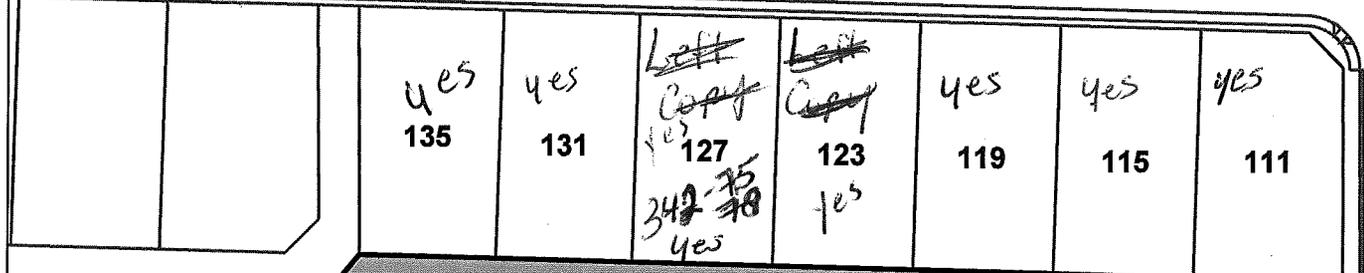
**ALEXANDER CRES, ASHLEY AVE,
 & ARCHIBALD CRES
 PROPOSED LOCAL IMPROVEMENT
 LANE PAVING**

APPROVED BY:
 (ENGINEER)
 DRAWING NO.:



~~819~~
Total 26 (21)

ALEXANDER CRES



ALEXANDER CRES

ALEXANDER CRES



DRAWN BY:
SRL

DATE:
27 SEP 07

SCALE:
NTS

**ASH CL & ALEXANDER CRES
PROPOSED LOCAL IMPROVEMENT
LANE PAVING**

APPROVED BY:

(ENGINEER)
DRAWING NO.:

AFFIDAVIT OF EXECUTION

Pursuant to Section 224(3)(b) of the Municipal Government Act Chapter M-26.1, of the RSA 1994, and amendments thereto:

I, Sylvie Proulx, of the City of Red Deer, in the Province of Alberta, MAKE OATH AND SAY:

1. That I was personally present and did witness those signatures on the attached Petition where I have signed my name as an adult person.
2. That to the best of my knowledge and belief the persons whose signatures I have witnessed on the attached Petition are electors of the municipality of the City of Red Deer, Alberta.

Sworn (or affirmed) before me at)
 Red Deer, Alberta, Alberta, this)
28 day of Apr,)
2008)
)
)
)
)
)
)

Sylvie Proulx
 (Signature of person who
 witnessed signatures on the
 the Petition)

L. Connelly
 A Commissioner for Oaths in
 and for the Province of Alberta.
 My Commission Expires Sept. 10, 2009 Connelly
 A Commissioner for Oaths in and for the Province
 of Province of Alberta.

STATEMENT OF REPRESENTATIVE OF PETITIONERS

Pursuant to Section 224(4) of the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto:

I, Sylvie Proulx, of the City of Red Deer, in the Province of Alberta, state that I am one of the Petitioners whose name appears on the attached Petition and that I represent the Petitioners and am the person to whom the municipality may direct any inquires with regard to the Petition.

Dated at the City of Red Deer, Alberta, this 28 day of April, 2008.

Sylvie Proulx
Name of Representative

April Stevenson
Name of Witness

Sylvie Proulx
Signature of Representative

A. Stevenson
Signature of Witness

Address: 120 Archibald Cr
Red Deer, AB T4R 2X3

Address: 35 Alexander Crescent
Red Deer, AB T4R 2X2



Date: June 6, 2008

To: Kelly Kloss
City Clerk

From: Tom Warder
Engineering Services Manager

Re: **Proposed Lane Paving as a Local Improvement Project Between Archibald Crescent to Alexander Crescent including Ashley Avenue**

On September 28, 2007, the Engineering Services Department provided information to Sylvi Proulx regarding a potential lane paving local improvement in two areas. (Copies of two letters attached.) The property owners submitted the attached petition in support of lane paving in both areas on April 29, 2008. The City Assessor will provide comments on the validity of the petition.

As indicated in our letters, the combined cost of these project is estimated at between \$160,000 and \$385, 000 depending on local conditions and design requirements. More refined cost estimates will be determined once detailed design is completed.

RECOMMENDATION

Subject to the petition being declared valid, we respectfully recommend that a local improvement for paving the lanes adjacent to Archibald Crescent, Alexander Crescent, and Ash Close (as illustrated on drawings 1 and 2 attached) be approved.

Subject to Council approval, we will proceed with detailed design and cost estimates and issue a "Notice of Intent" to the residents. Presuming the local improvement is not petitioned against; we will then ask Council to pass a local improvement bylaw. Once / if the bylaw is passed, construction can proceed; likely during the summer of 2009.

Yours truly,

A handwritten signature in black ink, appearing to read 'Tom C. Warder', written over a horizontal line.

Tom C. Warder, P.Eng.
Engineering Services Manager

TCM/rld

- c. Director of Corporate Services
City Assessor
Public Works Manager

September 28, 2007

Ms. Sylvie Proulx
120 Archibald Cres
Red Deer, AB T4R 2X3

Dear Ms. Proulx:

**Re: Proposed Construction of a "Paved Lane" as a Local Improvement Project
Ash Close & Alexander Crescent**

The Engineering Services Department received a request from you for information relative to construction of the above noted project as a local improvement.

In order for City Council to consider construction of this project, it will be necessary for you to do the following:

1. Contact the other property owners who will benefit from the local improvement project.
2. Inform them of the scope of work and estimated cost of the proposed project.
3. Have them indicate to you whether they are or are not in favour of local improvement project by doing the following:
 - a. By signing the enclosed petition form.or
 - b. Having them forward a letter to you outlining their position.

The proposed rates and costs shown below are based on a preliminary cost estimate. The rates and cost for each property will be confirmed once a petition is received and Council authorizes the preparation of a detailed design and cost estimate. On completion of the design, The City will send out the "Notice of Intent" informing each property owner of the applicable rates and costs for their property. We would also advise that due to the length of time required to

Ms. Sylvie Proulx
September 28, 2007
Page 2

process a local improvement project request, this project, if approved, will likely be constructed in the summer of 2008.

Please be aware that if any property owner has a fence or tree encroaching into the lane right of way they will be responsible for removing it at their own cost prior to the lane paving.

To assist you in this matter, the Engineering Services Department has prepared the attached local improvement information package that includes the following information:

- 1) A copy of "Procedures for Initiating a Petition for Construction of a Local Improvement".
- 2) A copy of "What is a Local Improvement".
- 3) A petition form.
- 4) A plan showing the limits of the project.
- 5) The estimated cost of the work is \$150.00 - \$350.00 per lineal metre of lane. Total estimated cost of construction is \$62,400.00 - 145,600.00. This works out to \$11.41 - 26.62/m of frontage based on paying annually for 20 years, or a one time payment of \$139.20 - 324.80/m of frontage for a one time payment. For example, an average 8m (26.2') wide lot could pay between \$91.28 - 212.96 a year for 20 years, or a one time payment of \$1,113.60 - 2,598.40.

If you have any concerns or require additional information with regard to this proposed local improvement, please contact Scott Lowe at (403) 342-8114.

Yours truly,



Bill Luka, P. Eng.
Streets Engineer

SRL/kyu
Att.

c. Engineering Services Manager

92

NORTH

ALEXANDER CRES

135 131 127 123 119 115 111

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ASH CL

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ALEXANDER CRES

ALEXANDER CRES

ASHLEY AVE



DRAWN BY: SRL
DATE: 27 SEP 07
SCALE: NTS

ASH CL & ALEXANDER CRES PROPOSED LOCAL IMPROVEMENT LANE PAVING

APPROVED BY:

(ENGINEER)
DRAWING NO.:

1

September 28, 2007

Ms. Sylvie Proulx
120 Archibald Cres
Red Deer, AB T4R 2X3

Dear Ms. Proulx:

**Re: Proposed Construction of a "Paved Lane" as a Local Improvement Project
Archibald Crescent, Ashley Avenue, & Alexander Crescent**

The Engineering Services Department received a request from you for information relative to construction of the above noted project as a local improvement.

In order for City Council to consider construction of this project, it will be necessary for you to do the following:

1. Contact the other property owners who will benefit from the local improvement project.
 2. Inform them of the scope of work and estimated cost of the proposed project.
 3. Have them indicate to you whether they are or are not in favour of local improvement project by doing the following:
 - a. By signing the enclosed petition form.
- or
- b. Having them forward a letter to you outlining their position.

The proposed rates and costs shown below are based on a preliminary cost estimate. The rates and cost for each property will be confirmed once a petition is received and Council authorizes the preparation of a detailed design and cost estimate. On completion of the design, The City will send out the "Notice of Intent" informing each property owner of the applicable rates and costs for their property. We would also advise that due to the length of time required to

Ms. Sylvie Proulx
September 28, 2007
Page 2

process a local improvement project request, this project, if approved, will likely be constructed in the summer of 2008.

Please be aware that if any property owner has a fence or tree encroaching into the lane right of way they will be responsible for removing it at their own cost prior to the lane paving.

To assist you in this matter, the Engineering Services Department has prepared the attached local improvement information package that includes the following information:

- 1) A copy of "Procedures for Initiating a Petition for Construction of a Local Improvement".
- 2) A copy of "What is a Local Improvement".
- 3) A petition form.
- 4) A plan showing the limits of the project.
- 5) The estimated cost of the work is \$150.00 - \$350.00 per lineal metre of lane. Total estimated cost of construction is \$101,850.00 - 237,650.00. This works out to \$11.45 - 26.72/m of frontage based on paying annually for 20 years, or a one time payment of \$139.72 - 326.02/m of frontage for a one time payment. For example, an average 8m (26.2') wide lot could pay between \$91.60 - 213.76 a year for 20 years, or a one time payment of \$1,117.76 - 2,608.16.

If you have any concerns or require additional information with regard to this proposed local improvement, please contact Scott Lowe at (403) 342-8114.

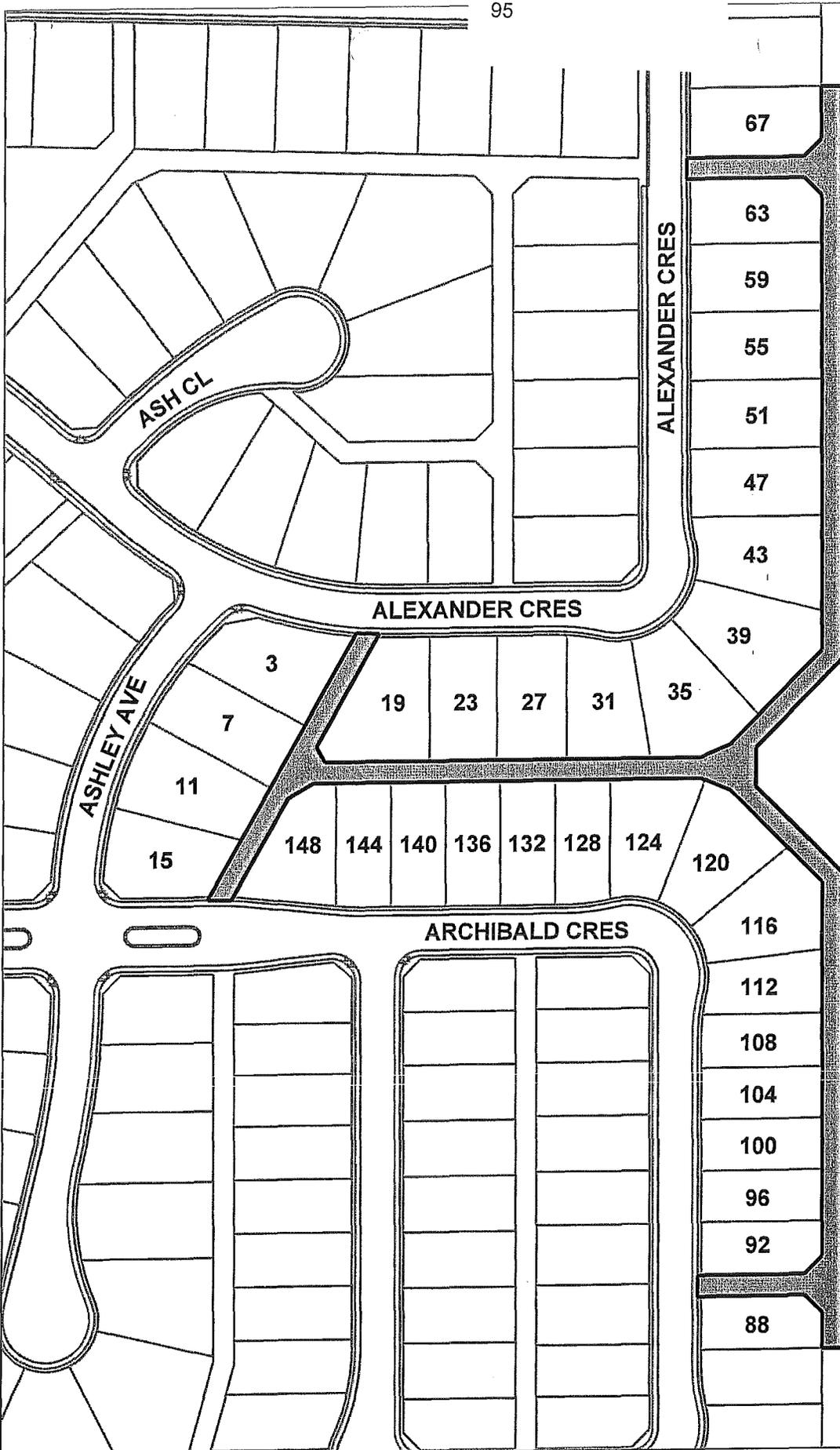
Yours truly,



Bill Luka, P. Eng.
Streets Engineer

SRL/kyu
Att.

c. Engineering Services Manager



30 AVE

**Assessment & Taxation Services**

DATE: June 4, 2008

TO: Kelly Kloss, Legislative & Administrative Services Manager

FROM: Debra Stott, Tax Collector

SUBJECT: Petition for Local Improvement – Archibald Crescent: #88-148, including Ashley Ave: #15, 11, 7 & 3 To Alexander Cres: #19 - 67 And Alexander Crescent #42 - #135 and Ash Close 14 - 40

There are 59 properties, with a total assessment value of \$38,360,800 which will be affected by this proposed local improvement. In order to be valid:

1. A minimum of 40 registered owner signatures must appear on the petition. Forty registered owners signed this petition, and
2. Assessment value of the properties whose registered owners signed the petition must total a minimum of \$19,180,400. The assessment value of the properties whose registered owners signed the petition totals \$26,927,600.

Section 392 (2) of the Municipal Government Act states:

“A petition is not a sufficient petition unless

- (a) it is signed by 2/3 of the owners who would be liable to pay the local improvement tax, and
- (b) the owners who sign the petition represent at least ½ of the value of the assessments prepared under Part 9 for the parcels of land in respect of which the tax will be imposed. “

This petition meets the above requirements of the Municipal Government Act.

Recommendation

That Council proceed with the request for construction of the paved lane.

A handwritten signature in cursive script that reads "Debra Stott".

Debra Stott, CMA
Tax Collector

Comments:

The Municipal Government Act provides that a group of owners may petition Council for a local improvement. A petition is valid if it is signed by two thirds of the owners who would be liable to pay the local improvement tax and the owners who sign the petition represent at least one half of the value of the assessment.

If the petition is valid, The City must prepare a local improvement plan which includes an estimate of the cost of the improvement for each property. This plan is sent out to all property owners affected who then have 30 days to object to the local improvement.

If a valid petition is received objecting to the local improvement, Council must not proceed with the improvement. If there is not a valid petition, Council can proceed with the improvement and pass a local improvement tax bylaw.

As we received a valid petition, we recommend that Council approve proceeding with the local improvement plan.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Legislative & Administrative Services

Council Decision – June 16, 2008

DATE: June 17, 2008
TO: Tom Warder, Engineering Services Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Petition for Local Improvement Between
Archibald Crescent to Alexander Crescent including
Ashley Ave and Ash Close

FILE

Reference Report:

Engineering Services Manager, dated June 6, 2008, Tax Collector dated June 4, 2008, and Financial Services Manager, dated June 2, 2008.

Resolution:

“Resolved that Council of the City of Red Deer having considered the petition Re: Lane Paving Between Archibald Crescent and Alexander Crescent Including Ashley Avenue and Ash Close, hereby agrees that Administration prepare a Local Improvement Plan for the proposed construction of paved lanes in the areas specified.”

Report Back to Council: Yes.

Comments/Further Action:

Please proceed with the local improvement plan as noted above.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

Cc: Director of Development Services
Deb Stott, Tax Collector
Dean Krejci, Financial Services Manager
Lee Birn, Project Engineer



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 18, 2008

FILE

Ms. Sylvie Proulx
120 Archibald Crescent
Red Deer, AB T4R 2X3

Dear Ms. Proulx:

*Re: Petition for Local Improvement – Lane Paving
Archibald Crescent including: Ashley Ave to Alexander Crescent and
Alexander Crescent and Ash Close*

At the City of Red Deer's Council Meeting held Monday June 16, 2008, Council considered the petition regarding the proposed construction of a paved lane as referenced above. Council agreed to have Administration prepare a local improvement plan for the construction of the paved lanes in the areas specified.

Once the plan is prepared that includes the approximate cost of improvements, a 'Notice of Intent' will be sent to all property owners affected. The property owners would then have 30 days to object to the local improvement. If sufficient owners object, being two thirds of the owners who represent one half of the value of the assessment, then the improvement would not proceed. If no objection is received, we would present to Council a Local Improvement Tax Bylaw so the paving could proceed we will let know when this bylaw will be presented to Council.

Please call me if you require any additional information.

Sincerely,

Kelly Kloss
Manager

Cc: Engineering Services Manager
Tax Collector
Financial Services Manager

Kim Woods

From: Kelly Kloss
Sent: June 05, 2008 12:43 PM
To: Kim Woods
Subject: FW: request for comments - local improvement

Attachments: June 2, 2008 Local Improvements Archibald, Crescent to Alexander Crescent including Ashley Avenue Lane Paving Comments.doc

For agenda

Kelly Kloss, MBA
Manager
Legislative & Administrative Services
The City of Red Deer
(403) 342-8134 Office
(403) 346-6195 FAX
kelly.kloss@reddeer.ca

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Dean Krejci
Sent: June 05, 2008 12:42 PM
To: Kelly Kloss
Cc: Lisa Francis
Subject: request for comments - local improvement

Kelly,

My comments are attached. Please advise if I need to provide a hard copy and/or electronic copy to Kim.

Dean
8204



June 2, 2008 Local
Improvement...



Legislative & Administrative Services

FILE

DATE: May 15, 2008

TO: Tom Warder, Engineering Services Manager
Deb Stott, Tax Collector
Dean Krejci, Financial Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Request for Comments: By June 6, 2008
Petition for Local Improvement – Lane Paving
Between Archibald Crescent to Alexander Crescent
Including Ashley Avenue

Please provide your comments regarding the attached Petition for Local Improvement – Lane Paving.

Deb, please advise if the attached is a valid petition, i.e. that two thirds of the owners of the properties have signed the petition.

I would appreciate your comments by **Friday, June 6, 2008** for possible inclusion on the Monday, June 16, 2008 Council Agenda.

A handwritten signature in cursive script that reads 'Kelly Kloss'.

Kelly Kloss
Manager

/attach.

Cc: Assessment & Tax Services Manager
Corporate Services Director



BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Date: April 30, 2008
To: City Clerks
From: Stacey Heit
Engineering Services
Re: **Petition for Local Improvement**

Please find attached a petition for a Local Improvement that was dropped off at our office yesterday afternoon.

Thank you.

A handwritten signature in black ink that reads 'Stacey Heit'.

Stacey Heit
Administrative Assistant



BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Date: April 30, 2008
To: City Clerks
From: Stacey Heit
Engineering Services
Re: Petition for Local Improvement

Please find attached a petition for a Local Improvement that was dropped off at our office yesterday afternoon.

Thank you.

A handwritten signature in cursive script that reads 'Stacey Heit'.

Stacey Heit
Administrative Assistant

PETITION FOR LOCAL IMPROVEMENT

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT A
FROM _____ TO _____
AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN
ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF
THE CITY OF RED DEER.

NAME OF PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE
CITY OF RED DEER.

THE ESTIMATED COST TO CONSTRUCT THIS LANE IS \$150 - \$350/m. AN AVERAGE LOT WIDTH OF
14.2m (46ft) COULD PAY APPROXIMATELY \$110 - \$270 A YEAR FOR TWENTY YEARS OR CHOOSE A
ONE TIME PAYMENT OF APPROXIMATELY \$1,500 - \$3,500. THESE COSTS ARE PRELIMINARY ONLY.
PROPERTY OWNERS WOULD RECEIVE A DETAILED COST ESTIMATE AFTER A VALID PETITION IS
APPROVED.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>Robert Paulx</i>	ROBERT PAULX	T4R 2X3 CR 120 ARCHIBALD	08-04-08	<i>S. Proulx</i>
<i>Laura Henriksen</i>	Laura Henriksen	T4R 2X2 31 Alexander Cresc	April 8/08	<i>S. Proulx</i>
<i>Laura Henriksen</i>	Laura Henriksen	T4R 2X3 128 Archibald Cresc	April 8/08	<i>S. Proulx</i>
<i>Pete Cauvert</i>	PETE CAUVERT	T4R 2X2 55 Alexander Cresc	APR 10/08	<i>S. Proulx</i>
<i>Clayton Dexter</i>	Clayton Dexter	T4R 2X2 7 Ashley Ave	APR 9/08	<i>S. Proulx</i>
<i>Bob Sheffield</i>	Bob Sheffield	T4R 2X4 92 Archibald	Apr 9/08	<i>S. Proulx</i>

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4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

PETITION FOR LOCAL IMPROVEMENT

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT A FROM _____ TO _____ AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE CITY OF RED DEER.

NAME OF PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

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THE ESTIMATED COST TO CONSTRUCT THIS LANE IS \$150 - \$350/m. AN AVERAGE LOT WIDTH OF 14.2m (46ft) COULD PAY APPROXIMATELY \$110 - \$270 A YEAR FOR TWENTY YEARS OR CHOOSE A ONE TIME PAYMENT OF APPROXIMATELY \$1,500 - \$3,500. THESE COSTS ARE PRELIMINARY ONLY. PROPERTY OWNERS WOULD RECEIVE A DETAILED COST ESTIMATE AFTER A VALID PETITION IS APPROVED.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	TIM GARDINER	136 ARCHIBALD ^{T4R 2x3}	MAR 26 08	S. Proulx
	R. ANDERSON	132 ARCHIBALD ^{T4R 2x3}	Mar 26/08	S. Proulx
	TIM HETU	124 ARCHIBALD ^{T4R 2x3}	Mar 24/08	S. Proulx
	DAN RUSSELL	116 ARCHIBALD ^{T4R 2x3}	Mar 24/08	S. Proulx
	KARO SIMPER	100 ARCHIBALD ^{T4R 2x3}	Mar 26/08	S. Proulx
	John Nickle	43 Alexander Cres ^{T4R 2x2}	3/26/08	S. Proulx
	BEN MEYER	19 Alexander Cres ^{T4R 2x2}	3/26/08	S. Proulx
	PATTY JOHR	112 ARCHIBALD ^{T4R 2x3}	3/31/08	S. Proulx
	DAVE CHALMERS	15 ASHLEY AVE ^{T4R 2x2}	3/03/08	S. Proulx
	LEO SCHRON	88 ARCHIBALD ^{T4R 2x4}	4/10/08	S. Proulx

NOTES:

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PETITION FOR LOCAL IMPROVEMENT

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT A FROM TO AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE CITY OF RED DEER.

NAME OF PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

THE ESTIMATED COST TO CONSTRUCT THIS LANE IS \$150 - \$350/m. AN AVERAGE LOT WIDTH OF 14.2m (46ft) COULD PAY APPROXIMATELY \$110 - \$270 A YEAR FOR TWENTY YEARS OR CHOOSE A ONE TIME PAYMENT OF APPROXIMATELY \$1,500 - \$3,500. THESE COSTS ARE PRELIMINARY ONLY. PROPERTY OWNERS WOULD RECEIVE A DETAILED COST ESTIMATE AFTER A VALID PETITION IS APPROVED.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Al Stevenson	T4R 2x2 35 Alexander Cresc	Mar 25/08	S. Broule
	CHANDRA PRAKASH	T4R 2x2 39	Mar 25/08	S. Broule
	MICHAEL GERHART	T4R 2x2 47 ALEXANDER CRES	MAR 25/08	S. Broule
	STEVE CHOW	T4R 2x2 51 Alexander Cr	Mar 25/08	S. Broule
	BERNIE BOISVERT	T4R 2x2 63 ALEXANDER CR.	MAR. 25/08	S. Broule
	Madeline Jordan	T4R 2x2 67 Alexander	Mar 25/08	S. Broule
	Allison Winter	T4R 2x2 27 Alexander	Mar. 26/08	S. Broule
	EDITH SCOTT	T4R 2x2 23 ALEXANDER	✓ 26/08	S. Broule
	DENISE ANDERSON	T4R 2x2 3 ASHLEY AVE	✓ 26/08	S. Broule
	LARRY PARMAR	T4R 2x2 11 ASHLEY AVE	26/08	S. Broule
	JOsh Kingcott	T4R 2x2 148 Archibald Cr	26/08	S. Broule

NOTES:

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PETITION FOR LOCAL IMPROVEMENT

Page _____

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

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WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT A
FROM _____ TO _____
AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN
ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF
THE CITY OF RED DEER.

NAME OF PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

THE ESTIMATED COST TO CONSTRUCT THIS LANE IS \$150 - \$350/m. AN AVERAGE LOT WIDTH OF 14.2m (46ft) COULD PAY APPROXIMATELY \$110 - \$270 A YEAR FOR TWENTY YEARS OR CHOOSE A ONE TIME PAYMENT OF APPROXIMATELY \$1,500 - \$3,500. THESE COSTS ARE PRELIMINARY ONLY. PROPERTY OWNERS WOULD RECEIVE A DETAILED COST ESTIMATE AFTER A VALID PETITION IS APPROVED.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	THORSTAIRSON	14 Alexander ^{T4R 2X2}	March 25	S. Broule
	Lara van Wyk	18 Alexander ^{T4R 2X2}	March 25	S. Broule
	Tammy Mah	30 Alexander ^{T4R 2X2}	March 25	S. Broule
	Bob Griff. H.S.	20 Ash Close ^{T4R 2X2}	March 26	S. Broule
	Shawna Courtney	115 Alexander Cres ^{T4R 2X2}	March 26	S. Broule
	Tim Co Lemarch	58 ALEXANDER ^{T4R 2X2}	MAR. 31	S. Broule
	DENNIS ABERLE	50 ALEXANDER ^{T4R 2X2}	APR. 8	S. Broule
	Maureen Williams	32 Ash Close ^{T4R 2X2}	Apr. 9	S. Broule
	Jim Wheeler	123 Alexander ^{T4R 2X2}	Apr. 9	S. Broule
	Jordan G. St	127 Alexander ^{T4R 2X2}	April 11	S. Broule
	Ian Adair	46 Alexander CR ^{T4R 2X2}	Apr 12	S. Broule

NOTES:

1. This form is a prepared from suggestions by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.
2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner owns.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

PETITION FOR LOCAL IMPROVEMENT

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT A
FROM _____ TO _____
AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN
ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF
THE CITY OF RED DEER.

NAME OF PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE
CITY OF RED DEER.

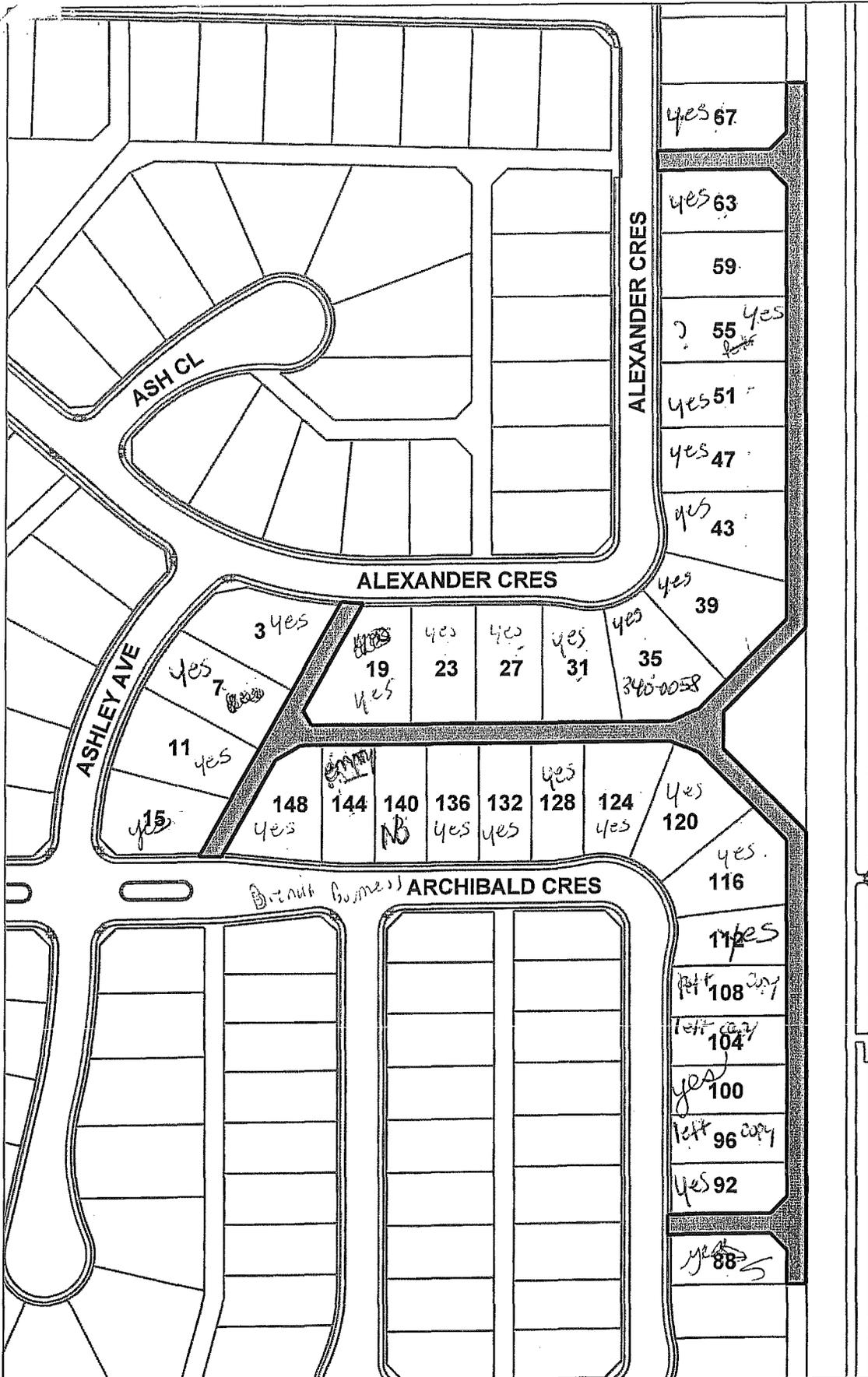
THE ESTIMATED COST TO CONSTRUCT THIS LANE IS \$150 - \$350/m. AN AVERAGE LOT WIDTH OF
14.2m (46ft) COULD PAY APPROXIMATELY \$110 - \$270 A YEAR FOR TWENTY YEARS OR CHOOSE A
ONE TIME PAYMENT OF APPROXIMATELY \$1,500 - \$3,500. THESE COSTS ARE PRELIMINARY ONLY.
PROPERTY OWNERS WOULD RECEIVE A DETAILED COST ESTIMATE AFTER A VALID PETITION IS
APPROVED.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Anic Stepanuk	40 Alexander Cr. ^{T4R2X2}	Mar 25/08	Sylvia Kroule
	Terry Codd	54 ALEXANDER CR. ^{T4R2X2}	MAR 25/08	Sylvia Kroule
	Janice Mercer	62 Alexander Cr. ^{T4R2T2}	Mar 25/08	S. Kroule
	CORRY BADGER	111 ALEXANDER CR. ^{T4R2T2}	Mar 25/08	S. Kroule
	HARDIP WAHI	119 Alex. Cr. ^{T4R2T2} Red Deer	25 M/08	S. Kroule
	A.S. BURZUK	131 ALEXANDER CR. ^{T4R2T2}	25 M/08	S. Kroule
	Armelle Schillo	135 Alexander Cr. ^{T4R2T2}	25/3/08	Ad Droule
	Greg Davey	36 Ash Cr. ^{T4R2X2}	25/3/08	S. Kroule
	Rhonda Scott	24 Ash Cr. ^{T4R2X2}	25/3/08	S. Kroule
	TREVOR ASLIN	12 Ash Cr. ^{T4R2X2}	03/25/08	S. Kroule

NOTES:

1. This form is a prepared from suggestions by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.
2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner owns.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

26 10 53 27



30 AVE

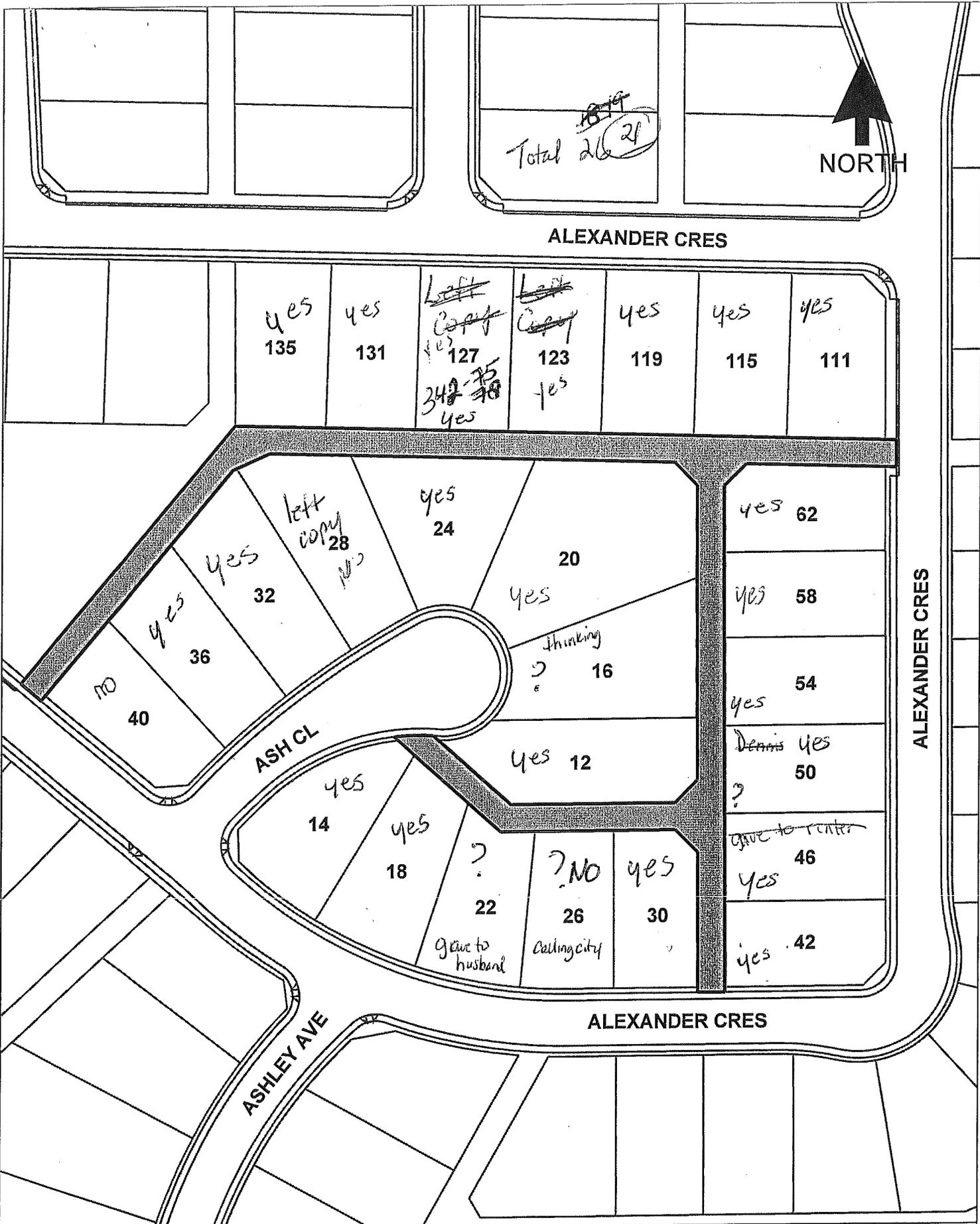


DRAWN BY:
SRL
DATE:
27 SEP 07
SCALE:
NTS

**ALEXANDER CRES, ASHLEY AVE,
& ARCHIBALD CRES
PROPOSED LOCAL IMPROVEMENT
LANE PAVING**

APPROVED BY:

(ENGINEER)
DRAWING NO.:



AFFIDAVIT OF EXECUTION

Pursuant to Section 224(3)(b) of the Municipal Government Act Chapter M-26.1, of the RSA 1994, and amendments thereto:

I, Sylvie Proulx, of the City of Red Deer, in the Province of Alberta, MAKE OATH AND SAY:

1. That I was personally present and did witness those signatures on the attached Petition where I have signed my name as an adult person.
2. That to the best of my knowledge and belief the persons whose signatures I have witnessed on the attached Petition are electors of the municipality of the City of Red Deer, Alberta.

Sworn (or affirmed) before me at
Red Deer, Alberta, Alberta, this
28 day of Apr,
2008

)
)
)
)
)
)
)
)
)
)

Sylvie Proulx
(Signature of person who
witnessed signatures on the
the Petition)

L. Connelly
A Commissioner for Oaths in
and for the Province of Alberta.
My Commission Expires Sept. 10, 2009

L. Connelly
A Commissioner for Oaths in and for the Province
of Province of Alberta.

STATEMENT OF REPRESENTATIVE OF PETITIONERS

Pursuant to Section 224(4) of the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto:

I, Sylvie Proulx, of the City of Red Deer, in the Province of Alberta, state that I am one of the Petitioners whose name appears on the attached Petition and that I represent the Petitioners and am the person to whom the municipality may direct any inquires with regard to the Petition.

Dated at the City of Red Deer, Alberta,
this 28 day of April,
2008.

Sylvie Proulx
Name of Representative

April Stevenson
Name of Witness

Sylvie Proulx
Signature of Representative

A. Stevenson
Signature of Witness

Address: 120 Archibald Cr

Address: 35 Alexander Crescent

Red Deer, AB T4R 2X3

Red Deer, AB T4R 2X2



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 15, 2008

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Sylvie Proulx
120 Archibald Crescent
Red Deer, AB T4R 2X3

Dear Ms. Proulx

**Re: *Petition for Local Improvement – Lane Paving
Between Archibald Crescent and Alexander Crescent
Including Ashley Avenue***

I am in receipt of your Petition for Local Improvement for the lane paving as described above.

Your request has been circulated to City Administration for comments and I will let you know when this item will be presented to Council.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 6, 2008

Sylvie Proulx
120 Archibald Crescent
Red Deer, AB T4R 2X3

FAX: 342-5187

FILE

Dear Ms. Proulx:

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Re: *Petition for Local Improvement
Between Archibald Crescent and Alexander Crescent
Including Ashley Avenue and Ash Close*

I am in receipt of your Petition for Local Improvement regarding paving of the back lanes on the above noted area. Your petition for Local Improvement will be placed on the Red Deer City Council Agenda of Monday June 16, 2008.

Your request has been circulated to City Administration for comments. A Copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office at City Hall on the 2nd Floor.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday June 13, 2008 and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park-side entrance and proceed to the Council Chambers on the second floor.

Your petition will be presented to an open meeting of Council and will be available to the public and media. As well, Council Meetings are open to the general public and are televised on Shaw Cable, Channel 10. Council Meetings commence at 3:00 p.m., adjourn for supper hour at 5:00 p.m. and reconvene at 6:00 p.m.. Council agendas are available to the public and media from the Legislative and Administrative Services Department as well as our website at www.reddeer.ca City Departments/ Legislative & Administrative Services / City Council / City Council Agendas.

If you have any questions or require further assistance please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'N. Housenga'.

Nona Housenga
Deputy City Clerk

* * * Communication Result Report (Jun. 9. 2008 4:26PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Jun. 9. 2008 4:25PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
7031	Memory TX	3425187	P. 2	OK	

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Reason for error

E. 1) Hang up or line fail
E. 3) No answer
E. 5) Exceeded max. E-mail size

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



P.O. Box 5006, Red Deer, Alberta T4N 3T4
Web Site: www.reddeer.ca

Legislative & Administrative Services (403) 342-6132
Email: legislativeservices@reddeer.ca

DATE: June 9, 2008

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE:

FAX TO: _____
ATTENTION: Sylvie Proulx
THEIR FAX NO: 342-5187
FROM: Kim Woods
DEPARTMENT: Legislative & Administrative Services
PHONE #: (403) 342-8201

MESSAGE AREA (if required):

Confidentiality Notice

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL BY COURIER
NO ORIGINAL WILL BE FORWARDED:

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

BYLAW NO. 3357/L-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map Q17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

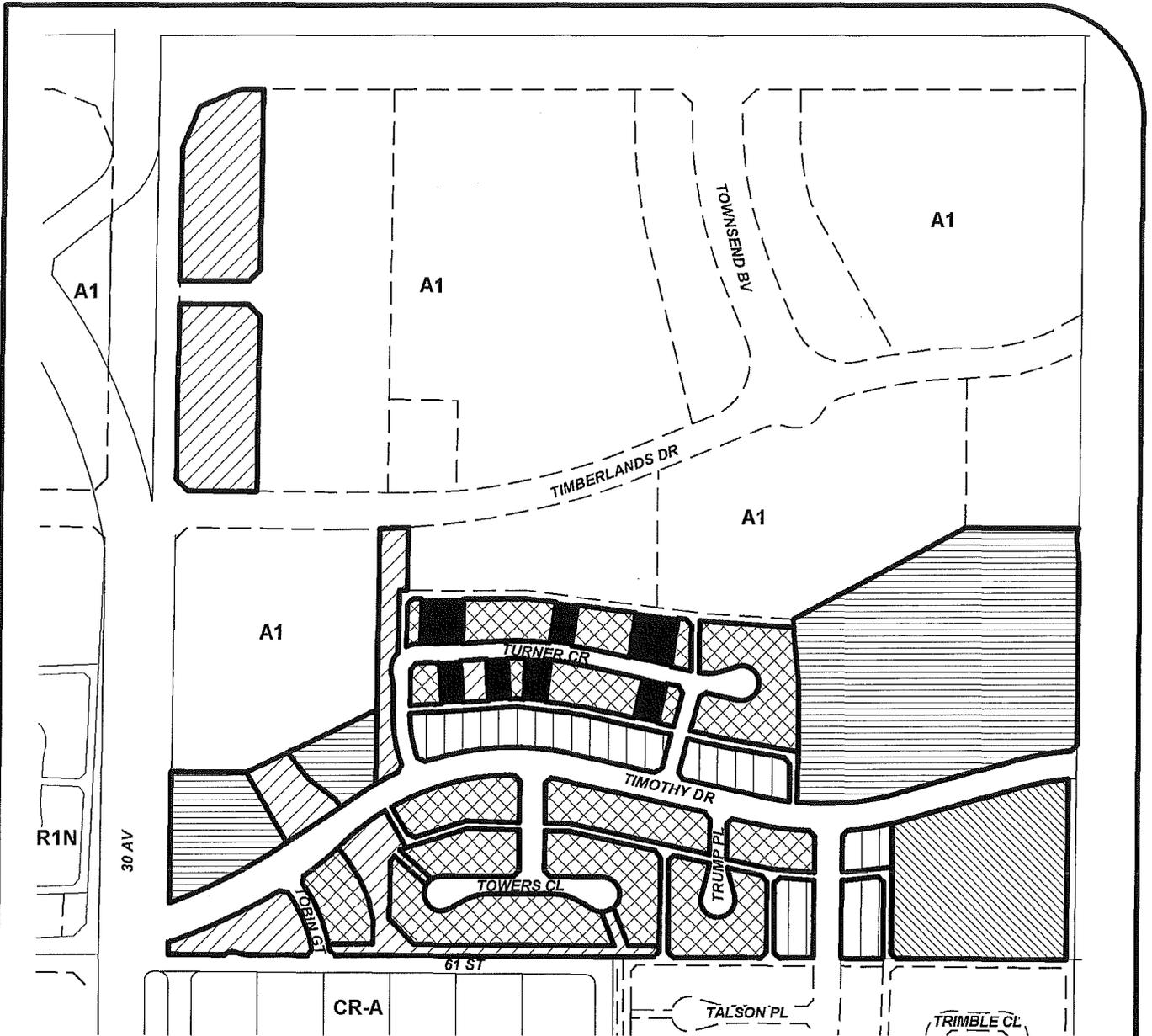
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

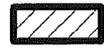
Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)
- R2 - Residential (Medium Density)

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1
-  A1 to R1A
-  A1 to R1N
-  A1 to R2



Proposed Amendment

Map: 9/2008

Bylaw: 3357/L-2008

BYLAW NO. 3357/M -2008

Being a bylaw to amend Bylaw No. 3357/06, the Land Use Bylaw of the City of Red Deer.

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

Bylaw No. 3357/06 is hereby amended as follows:

- 1 The definition of "Commercial Service Facility" in Section 1.3 is deleted and replaced with the following new definition:

"Commercial Service Facility means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include:

- (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".

- 2 The definitions of "Cremation", "Crematorium" and "Funeral Home" in Section 1.3 are deleted and replaced with the following new definitions:

"Cremation means the reduction of the deceased to ashes by heat."

"Crematorium means a facility where human bodies are cremated."

"Funeral Home means an establishment which provides for the arrangement of funerals, the holding of funeral services, and the preparation of the dead for burial or cremation, but which does not include a Crematorium or cremation chamber."

- 3 By adding to Section 2 the following new definition:

"Pet Crematorium means a facility to conduct cremations of pets or companion animals weighing less than 136 kg."

4 New Subsection 5.7(11) is added as follows:

“(11) Notwithstanding anything in this bylaw, a Funeral Home may not contain a cremation chamber or conduct cremations on its premises.”

5 The following new sub-section is added as a discretionary use to the I1 Industrial (Business Service) Use Table in section 6.1(1)(b)(xiv) as follows:

“(xiv) Pet Crematorium”

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

BYLAW NO. 3357/N-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

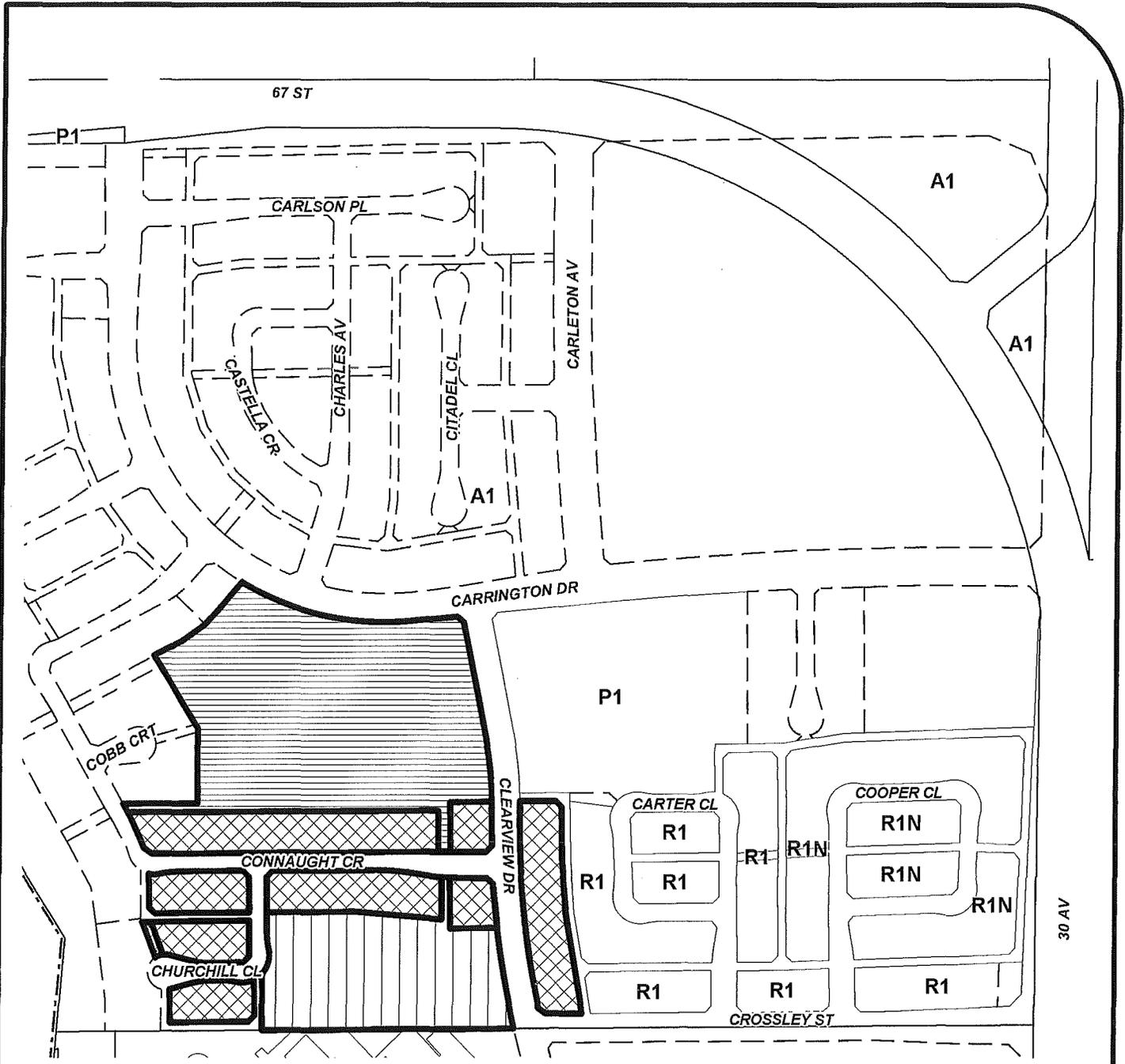
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

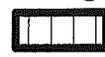
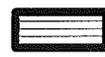
Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:

- A1 - Future Urban Development*
- P1 - Parks and Recreation*
- PS - Public Service (Institutional or Governmental)*
- R1 - Residential (Low Density)*

Change District from:

-  A1 to P1
-  A1 to PS
-  A1 to R1



Proposed Amendment
 Map: 10/2008
 Bylaw: 3357/N-2008

BYLAW NO. 3357/P-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 12 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 5th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

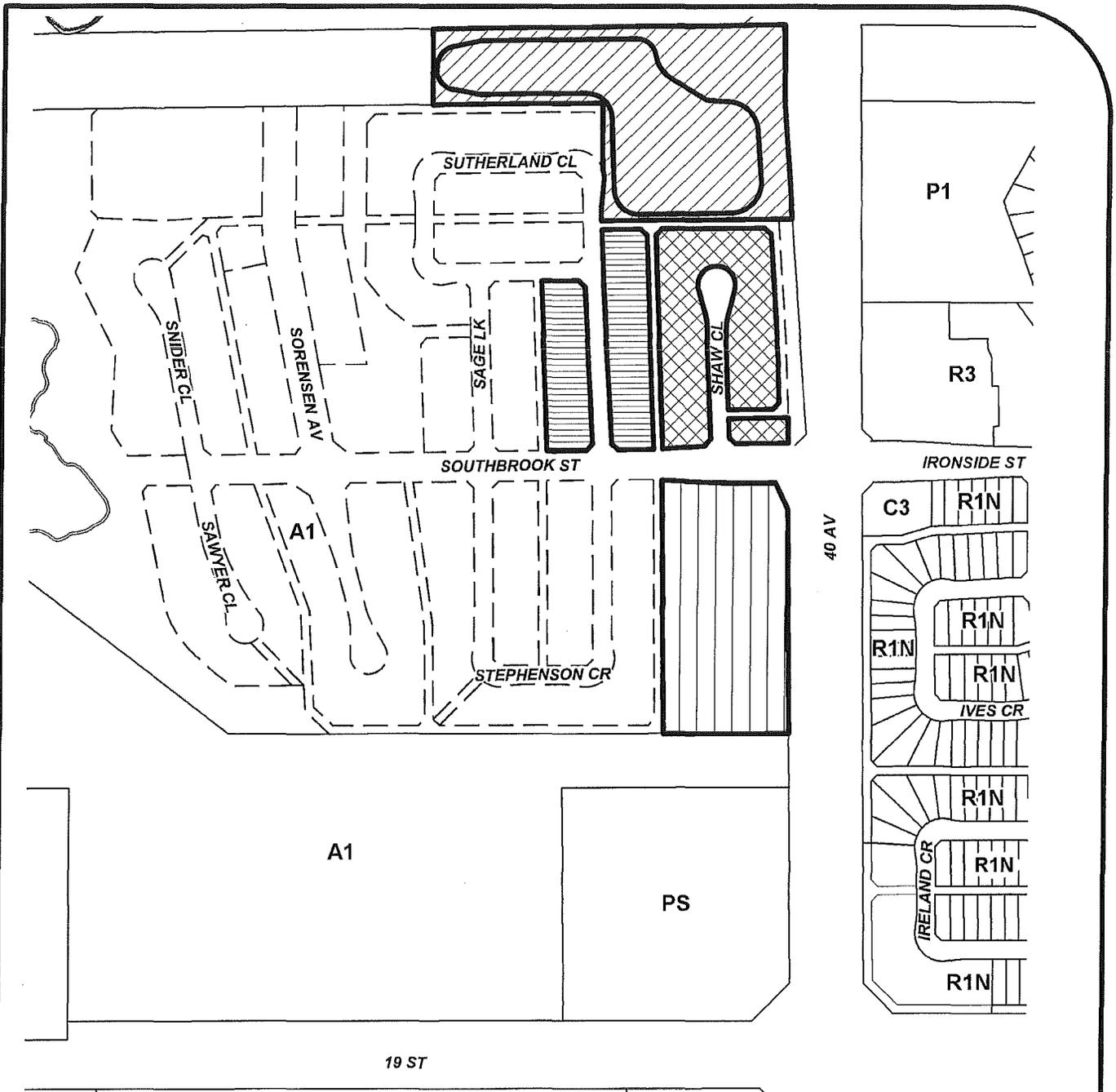
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:
A1 - Future Urban Development
P1 - Parks and Recreation
R1 - Residential (Low Density)
R1A - Residential (Semi-Detached Dwelling)
R3 - Residential (Multiple Family)

Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A
-  A1 to R3



North
Not to Scale



Proposed Amendment
 Map: 12/2008
 Bylaw: 3357/P-2008

Item No. 5

BYLAW NO. 3357/J-2008

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

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

1. The "Land Use District Map Q10" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2008 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

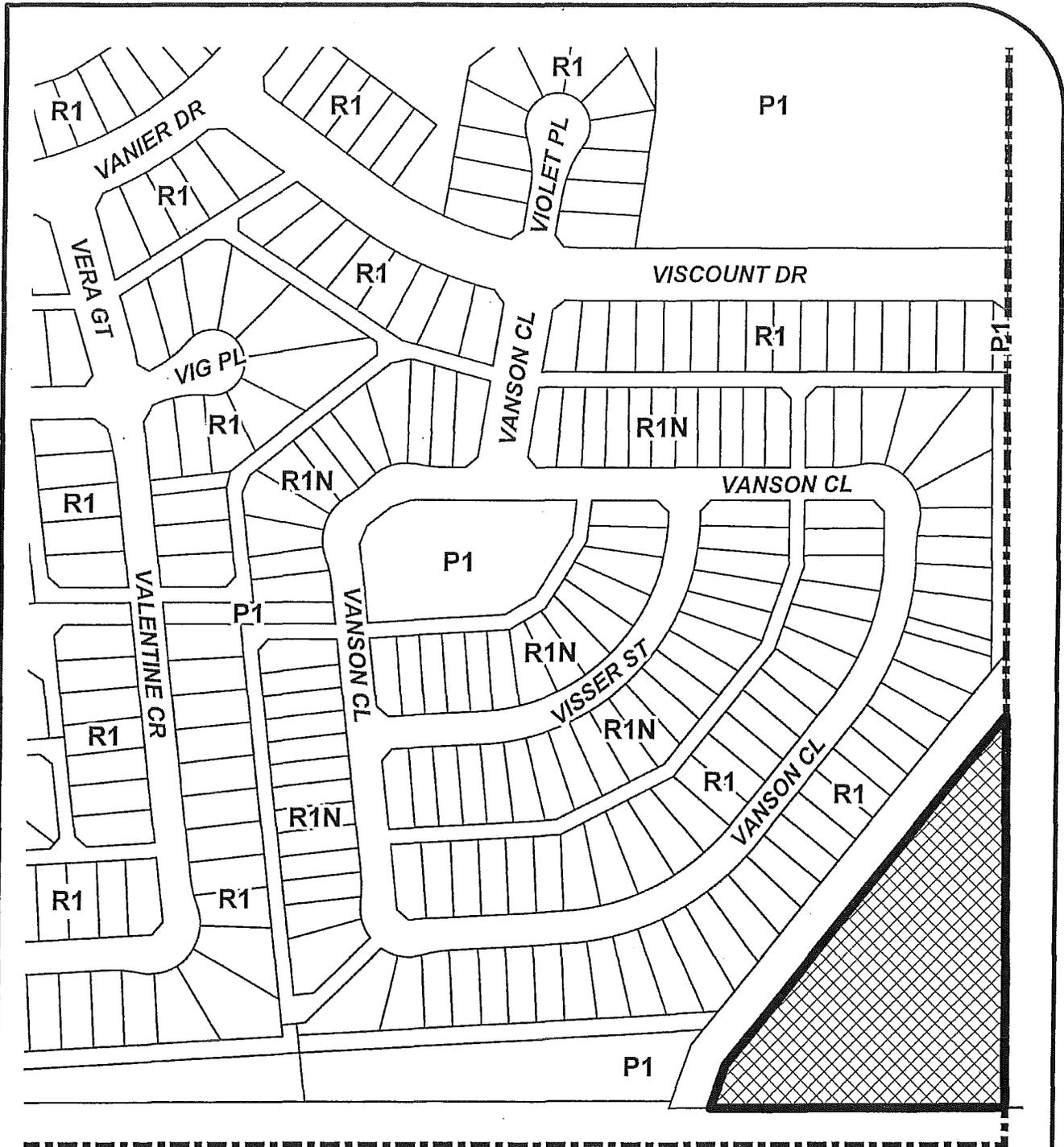
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

- A1 - Future Urban Development
- R3- Residential (Multiple Family)

Change District from:



A1 to R3

Proposed Amendment

Map: 7/2008

Bylaw: 3357/J-2008

Item No. 6

BYLAW NO. 3217/ D-2008

Being a bylaw to amend Bylaw No. 3217, Neighbourhood Area Structure Plans,

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

1. Section 4.2.4 be deleted from the Vanier Woods Neighbourhood Area Structure Plan and replaced with the following new Section 4.2.4:

“Three Multi-Family sites are proposed for this neighbourhood. The first two are situated at the north end of the development adjacent to the main collector access to 22 Street. These two sites are ideally situated to benefit from the direct roadway access to and from the development with little traffic disruption to the remainder of the neighbourhood. Also both sites are well served by adjacent linear parks, which include the power transmission line corridor. This green belt will provide an excellent link to the commercial areas in the southwest corner of Lancaster Green and the southeast corner of Aspen Ridge.

The MR parcel shown at the south end, identified on Figure 4.0 as City and Landowner Agreement Area, being a portion of the third Multi-Family site would be taken at the time of subdivision. However, if the landowner wishes to re-zone the entire existing acreage site prior to a subdivision application, such a re-zoning could be permitted, without the dedication of MR, subject to the landowner entering into an agreement satisfactory to the City to permit the City to use the future MR lands.”

3. Replace Figure 4.0 (March 2006) within the Vanier Woods Neighbourhoods Area Structure Plan with attached amended Figure 4.0 (February 2008).

READ A FIRST TIME IN OPEN COUNCIL THIS 20th day of May 2008.

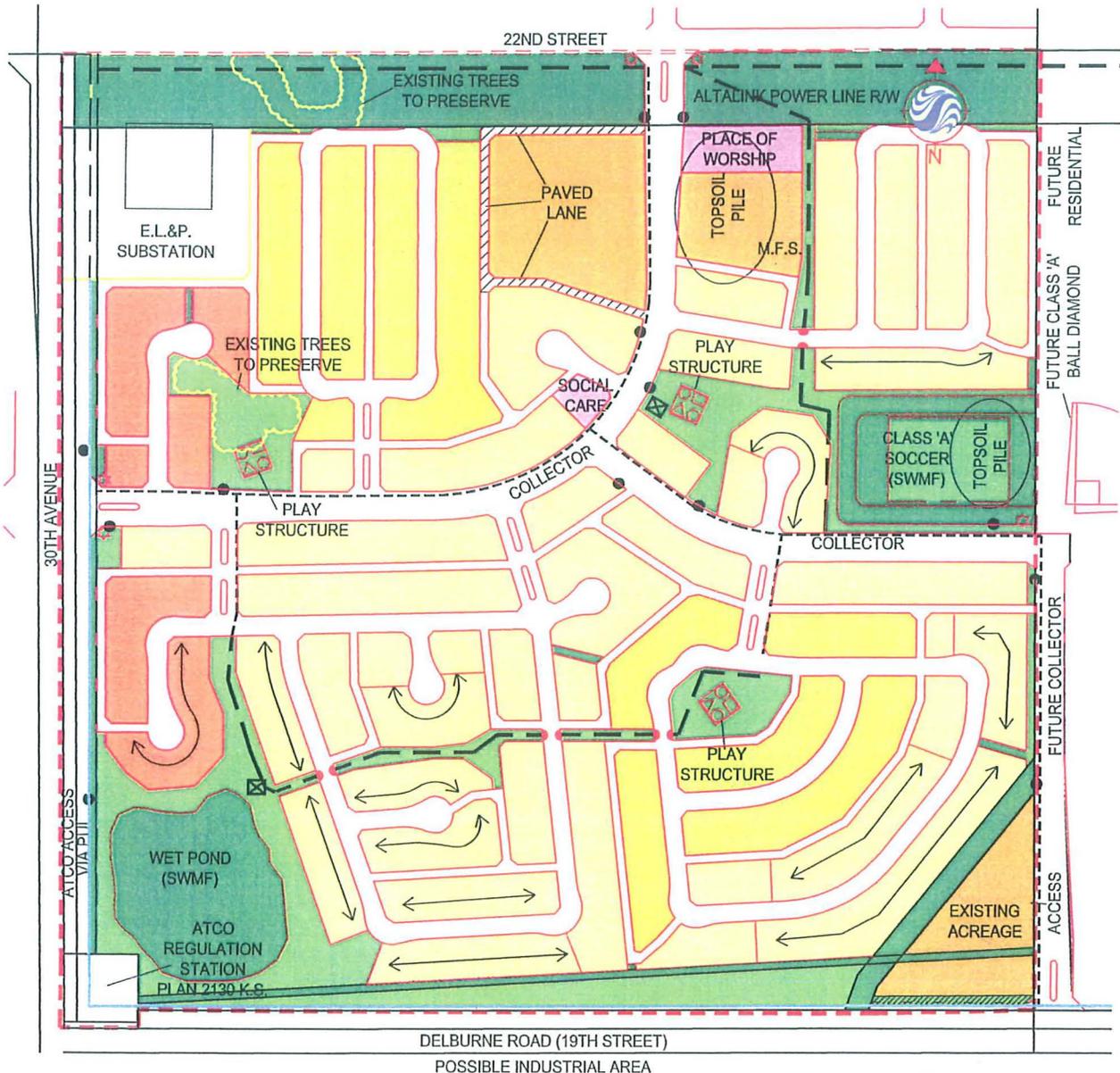
READ A SECOND TIME IN OPEN COUNCIL THIS day of 2008.

READ A THIRD TIME IN OPEN COUNCIL THIS day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK



LEGEND

- | | | |
|----------------------------|--|--|
| Single Family (R1) | Public Utility | Secondary Suites Permitted |
| Single Family Narrow (R1N) | Place of Worship (R2/R3)/
Social Care Facility (R1)/Day Care/
Retirement/Assisted Living | Potential Bus Stop |
| Semi Detached (R1A) | ASP Boundary | Traffic Calming Measures |
| Multi Family (R2/R3) | Multi-Purpose Trail | Entry Feature Sign |
| Municipal Reserve | Trail | Gathering Area |
| | | 2 Storey Walkout |
| | | City & Landowner Agreement
(Future municipal reserve if subdivision occurs) |

W:_l\dd\112870943-Sabasch Quarter\dwg\ASP\70943_sabasch_ASP.dwg
2007-01-03 10:02AM By: jbeisick

FEBRUARY 2008
112870943

ORIGINAL SHEET - ANSI A



Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project
MELCOR DEVELOPMENTS LTD.
VANIER WOODS

Figure No. 4.0
Title
DEVELOPMENT
CONCEPT REV 1

Item No. 7

BYLAW NO. 3357/O-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map K20 and L20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

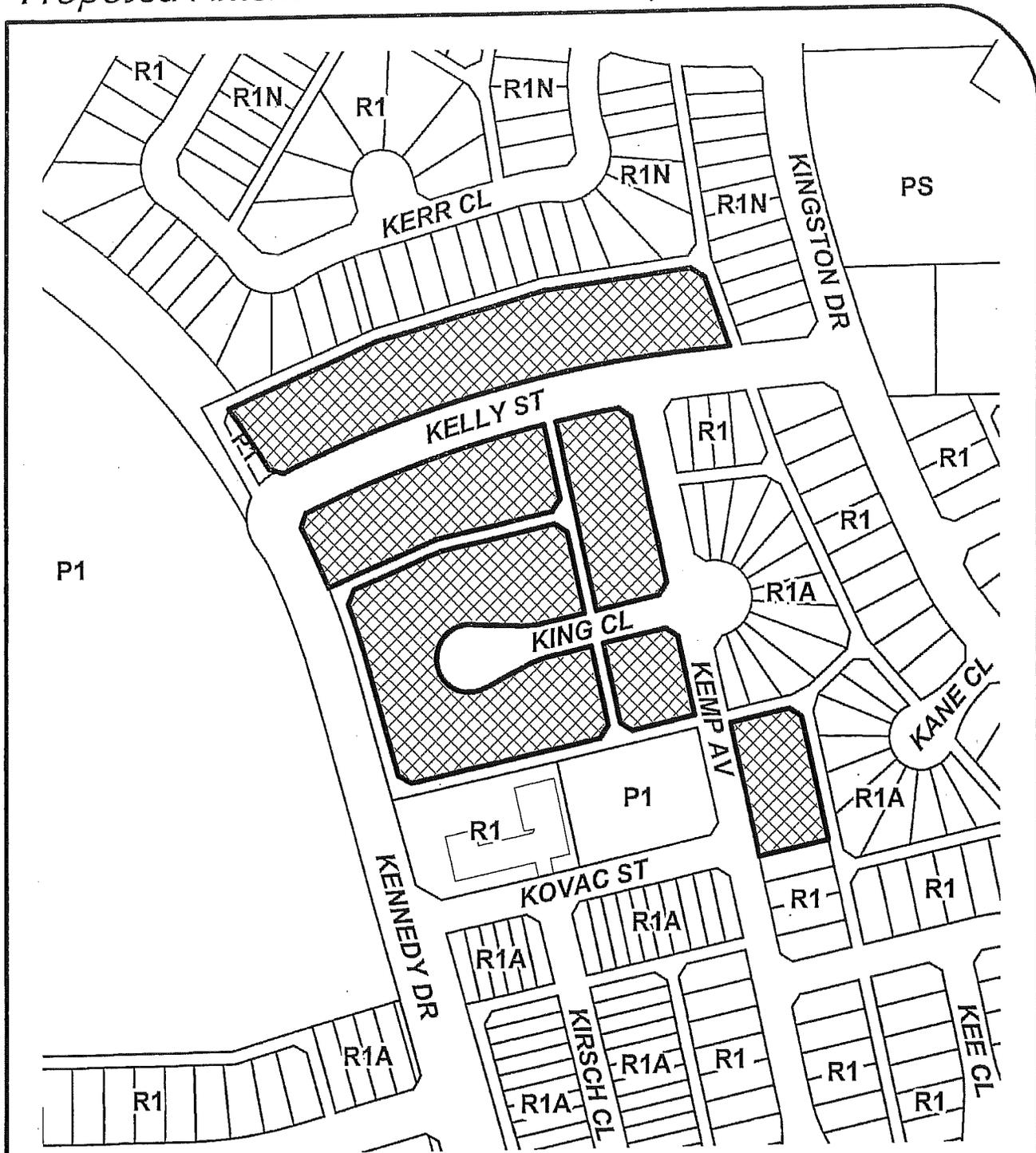
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

R1 - Residential (Low Density)

R1N - Residential (Narrow Lot)

Change District from:



R1 to R1N

Proposed Amendment
Map: 11/2008
Bylaw: 3357/O-2008

BYLAW NO. 3357/H-2008

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

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

1. New text is added to section 1.3 as follows:

“Site Plan means a plan of development for a site including but not limited to, the relationship between buildings, structures and open spaces; the provision and architecture of landscaped open space; parking layout; the layout, dimensions and construction standards of interior roads, sidewalks and street lighting; the location of utility rights of way; provision for emergency services, including access by emergency vehicles and fire suppression; the location, dimension and screening of waste containers. In addition, in the case of a residential bare land condominium development, the term “site plan” also means the configuration, size and dimensions of individual bare land condominium units and the setbacks of building locations from the boundaries of such units.”

2. New sub-section (2)(c) is added to section 4.1 R1 Residential (Low Density) District as follows:

“(c) Notwithstanding anything this in this Bylaw, the development of more than one residential dwelling on lands zoned R-1, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.

3. New sub-section (2)(n) is added to section 4.3 R1N Residential (Narrow Lot) District as follows:

“(n) Notwithstanding anything this in this Bylaw, the development of more than one residential dwelling on lands zoned R1N, whether by bareland condominium or otherwise, shall be subject to site plan approval by the Development Authority.

4. The Land Use Constraints Map Q16 contained in Schedule A of the Land Use Bylaw is hereby deleted.

READ A FIRST TIME IN OPEN COUNCIL this day of 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

BYLAW NO. 3410/2008

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of Road Plan 872 1700 lying within the limits of
Subdivision plan_____,

Excepting thereout all mines and minerals.

READ A FIRST TIME IN OPEN COUNCIL this day of 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

BYLAW NO. 3357/R -2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map H21" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

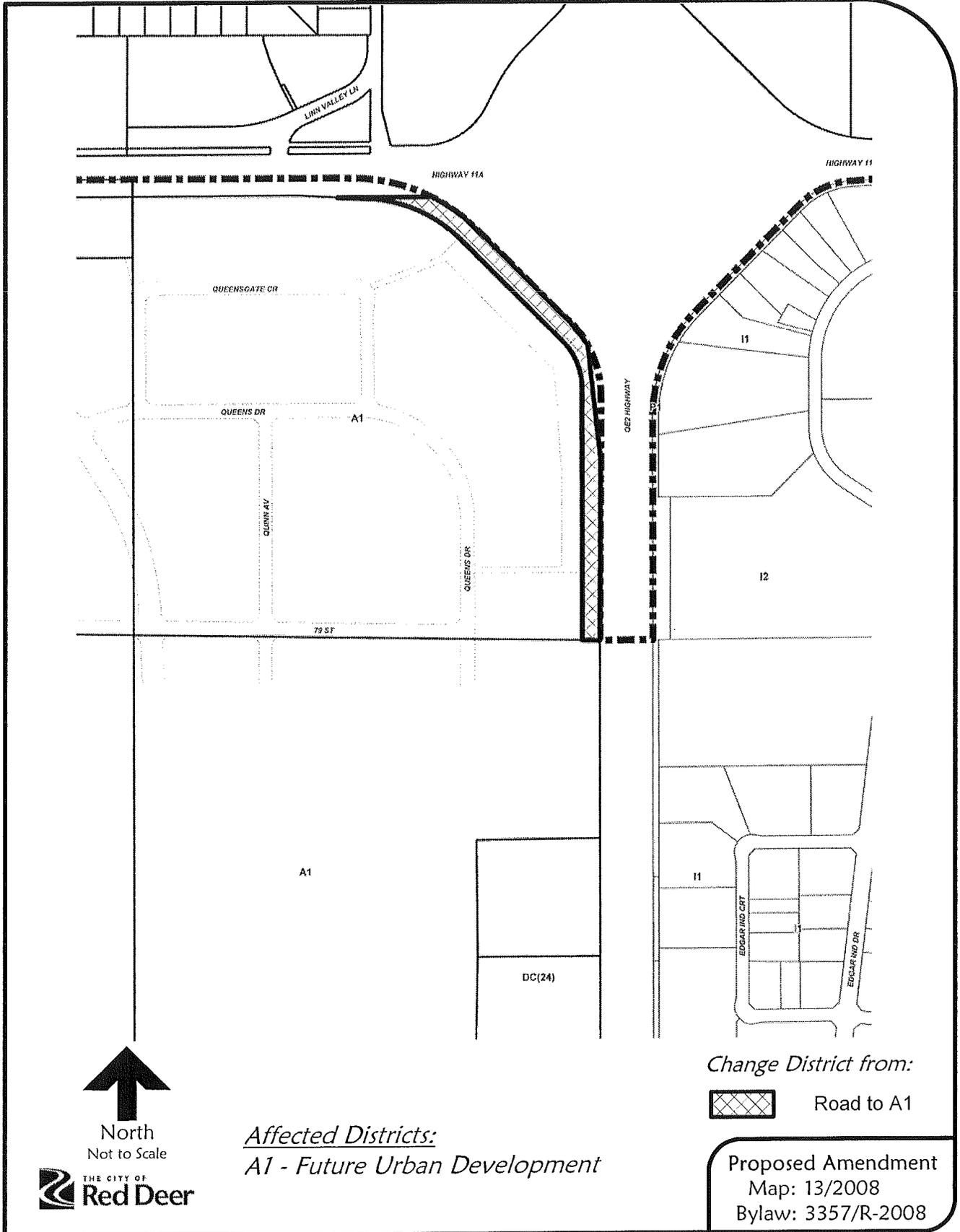
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



BYLAW NO. 3357/S -2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

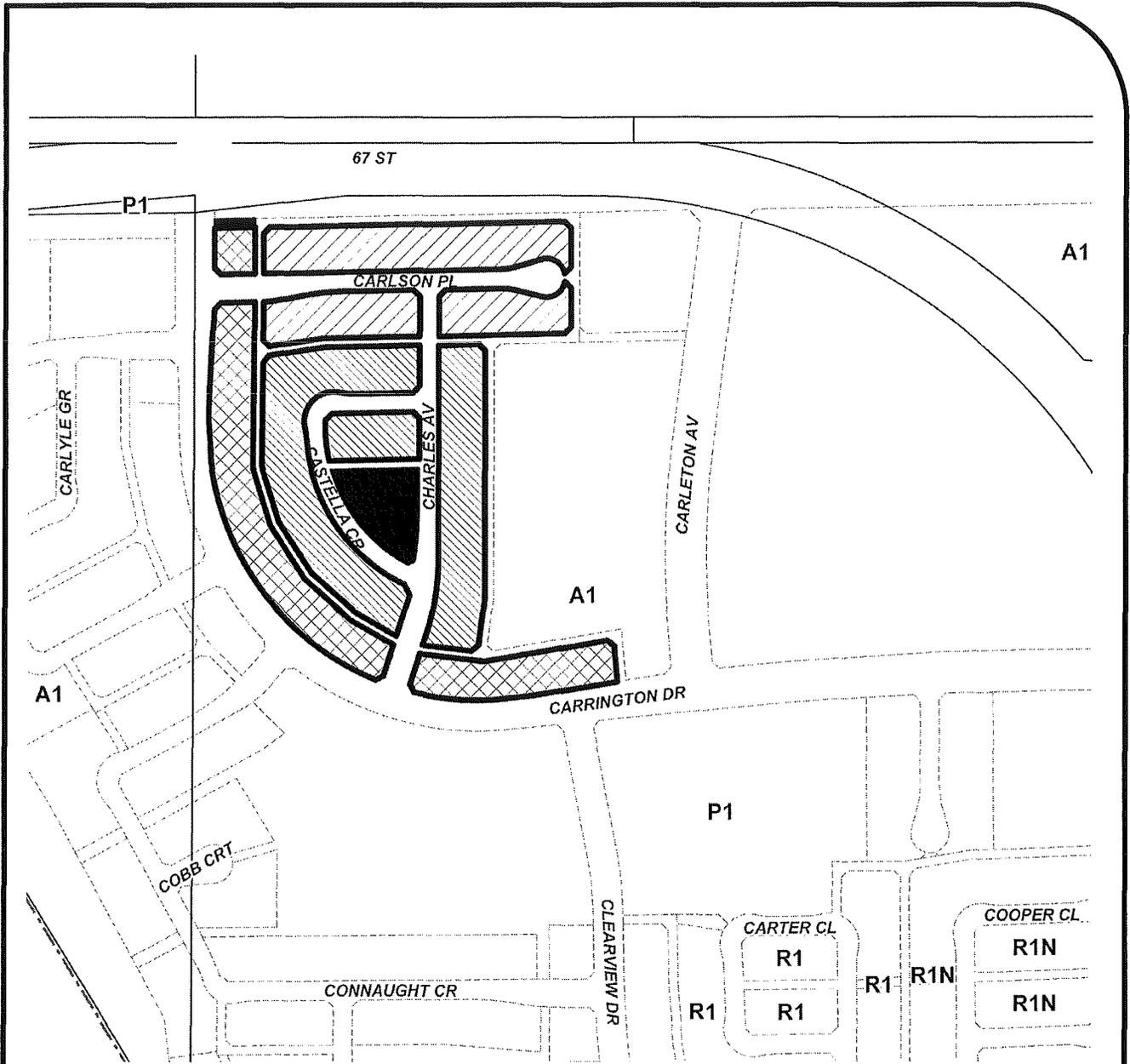
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1A
-  A1 to R1N



North
Not to Scale



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential (Narrow Lot)

Proposed Amendment
Map: 14/2008
Bylaw: 3357/S-2008

Item No. 12

BYLAW NO. 3357/T-2008

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map N10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 15 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

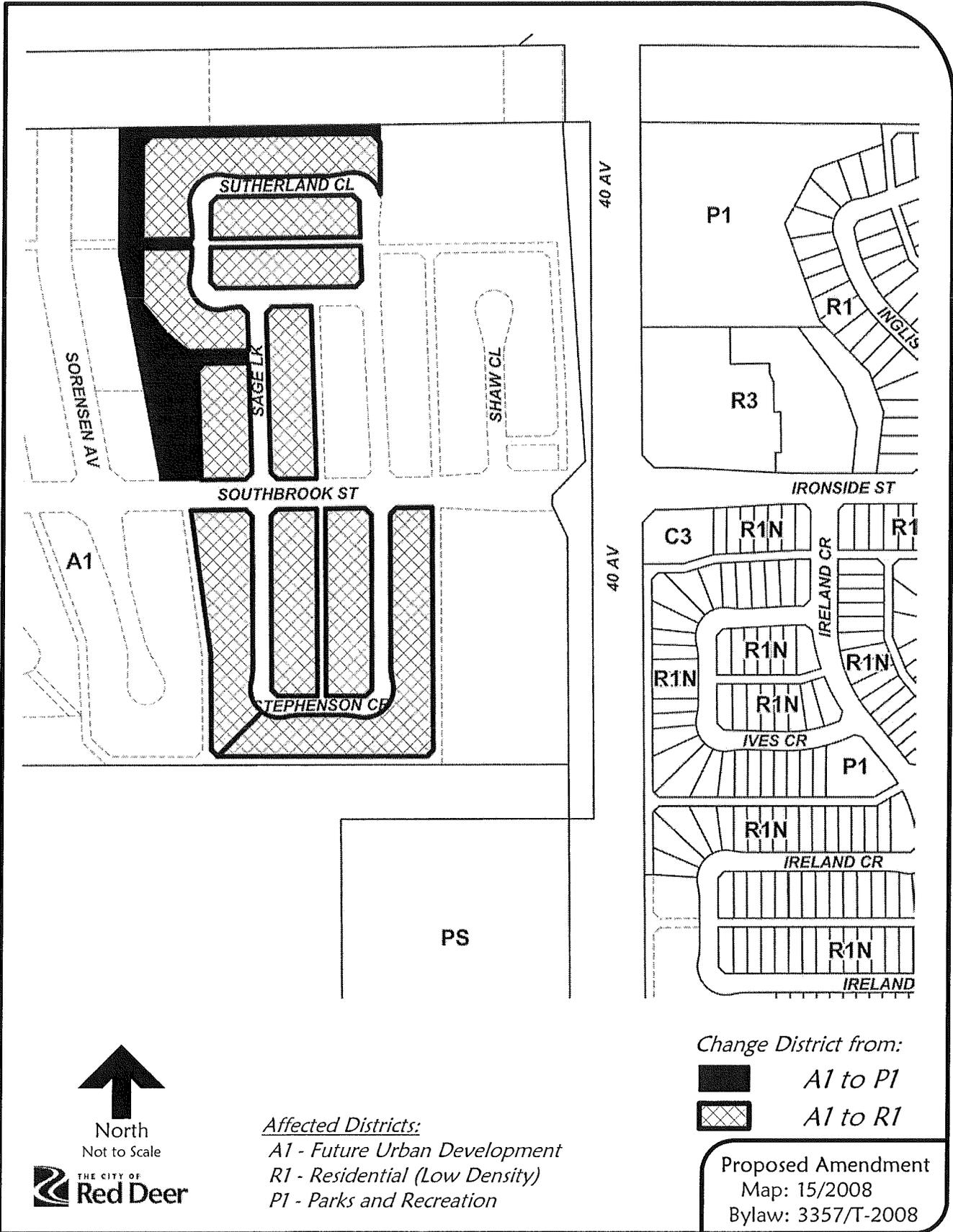
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 P1 - Parks and Recreation

Change District from:

- A1 to P1
- A1 to R1

Proposed Amendment
 Map: 15/2008
 Bylaw: 3357/T-2008