

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, AUGUST 12, 2002

COMMENCING AT 4:30 P.M.



- (1) Confirmation of the Minutes of the regular meeting of Monday, July 29, 2002.

- (2) UNFINISHED BUSINESS

- (3) PUBLIC HEARINGS
 1. Land & Economic Development Manager and Deputy City Clerk – Re: *Heritage Centre Ltd. / Land Exchange and License to Occupy / Lots 25 & 26, Plan H and Road Plan 4239 MC:*
 - (a) *Road Closure Bylaw No. 3298/2002 – Portion of Road Plan 4239 MC (Parcel A)*
(Consideration of 2nd Reading of the Bylaw) . .1

 - (b) *Land Use Bylaw Amendment 3156/LL-2002 / Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC / Rezoning of Parcel "A" from Road to C1 and Parcel "B" from C1 to Road / Heritage Centre Ltd / City of Red Deer*
(Consideration of 2nd Reading of the Bylaw) . .9

2. City Clerk – Re: *Land Use Bylaw Amendment 3156/MM-2002 / Lot A, Plan 3155 HW and Road Plan 002 1155 / NE ¼ Sec. 20-38-27-4 / Rezoning from C2 to Road / Gaetz Avenue and 67 Street / First Capital (Red Deer) Corporation / City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .12
 3. City Clerk – Re: *Proposed Lane Closure / Oriole Park West, Stage 7 / Road Closure Bylaw 3297/2002*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .20
- (4) **REPORTS**
1. Recreation, Parks & Culture Manager – Re: *Collicutt Centre – June Operating Report* . .25
 2. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/QQ-2002 / Rezoning of 7.43 ha (18.36 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Deer Park Southeast (Devonshire) – Phase 12 / Melcor Developments Ltd.*
(Consideration of 1st Reading of the Bylaw) . .30
 3. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/RR-2002 / Rezoning of Approx. 7.71 Ha (19.05 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Inglewood – Phase 2 / Melcor Developments Ltd.*
(Consideration of 1st Reading of the Bylaw) . .34
 4. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/SS-2002 / Rezoning of Approx. 6.3 ha (15.56 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District and ROAD / Rosedale Meadows – Phase 10 / Farm Air Properties Inc.*
(Consideration of 1st Reading of the Bylaw) . .43

- 5. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/TT-2002 / Rezoning of Land from A1 Future Urban Development to R1A Residential (Semi-detached) District Including Road and Lane / Aspen Ridge Phase 11 / Melcor Developments Ltd.*
(Consideration of 1st Reading of the Bylaw) . .47

- 6. Director of Development Services - Re: *Repeal Local Improvement Bylaw 3268/2000 / Bylaw 3268A-2002*
(Consideration of 3 Readings of the Bylaw) . .51

- 7. Land & Economic Development Manager – Re: *West Lake/West Park Extension / 32nd Street (Plans 2886 TR and 812 2461) and 60th Avenue Road Closures / Road Closure Bylaw 3300/2002*
(Consideration of 1st Reading of the Bylaw) . .56

- (5) **CORRESPONDENCE**

- (6) **PETITIONS AND DELEGATIONS**

- (7) **NOTICES OF MOTION**

- (8) **WRITTEN INQUIRIES**

- (9) **BYLAWS**
 - 1. *3156/LL-2002 – Land Use Bylaw Amendment / Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC / Rezoning of Parcel “A” from Road to C1 and Parcel “B” from C1 to Road / Heritage Centre Ltd / City of Red Deer*
(2nd Reading) . .59
. .9

- 2. **3156/MM-2002** – Land Use Bylaw Amendment / Lot A, Plan 3155 HW and Road Plan 002 1155 / NE ¼ Sec. 20-38-27-4 / Rezoning from C2 to Road / Gaetz Avenue and 67 Street / First Capital (Red Deer) Corporation / City of Red Deer (2nd & 3rd Readings) . .61
 . .12
- 3. **3156/QQ-2002** – Land Use Bylaw Amendment / Rezoning of 7.43 ha (18.36 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Deer Park Southeast (Devonshire) – Phase 12 / Melcor Developments Ltd. (1st Reading) . .63
 . .30
- 4. **3156/RR-2002** – Land Use Bylaw Amendment / Rezoning of Approx. 7.71 Ha (19.05 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Inglewood – Phase 2 / Melcor Developments Ltd. (1st Reading) . .65
 . .34
- 5. **3156/SS-2002** – Land Use Bylaw Amendment / Rezoning of Approx. 6.3 ha (15.56 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District and ROAD / Rosedale Meadows – Phase 10 / Farm Air Properties Inc. (1st Reading) . .67
 . .43
- 6. **3156/TT-2002** – Land Use Bylaw Amendment / Rezoning of Land from A1 Future Urban Development to R1A Residential (Semi-detached) District Including Road and Lane / Aspen Ridge Phase 11 / Melcor Developments Ltd. (1st Reading) . .69
 . .47

7. **3268/A-2002** - To Repeal Local Improvement Bylaw
3268/2000
(3 Readings) . .71
. .51

8. **3297/2002** - Road Closure Bylaw - Proposed Lane Closure /
Oriole Park West, Stage 7
(2nd & 3rd Readings) . .72
. .20

9. **3298/2002** - Road Closure Bylaw - Portion of Road Plan 4239
MC (Parcel A)/ Heritage Centre
(2nd Reading) . .73
. .1

10. **3300/2002** - Road Closure Bylaw - West Lake/West Park
Extension Road Closures / 32nd Street (Plans 2886 TR and 812
2461) and 60th Avenue
(1st Reading) . .74
. .56

DATE: August 8, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **HERITAGE CENTRE LTD.
LAND EXCHANGE AND LICENSE TO OCCUPY
LOTS 25 & 26, BLOCK 19, PLAN H AND ROAD PLAN 4239 MC
ROAD CLOSURE BYLAW 3298/2002 AND
LAND USE BYLAW AMENDMENT 3156/LL-2002**

Background:

Subsequent to my memo presented at the July 15th Council meeting, ongoing discussions have taken place with Heritage Centre Ltd. to try to finalize the terms and conditions of the Land Exchange and License to Occupy Agreement. Unfortunately, we have not reached full agreement yet and anticipate that a few minor amendments may be required to the Council resolutions passed on July 15th.

At this point, we recommend that City Council proceeds with the public hearings, as advertised, for both the road closure and rezoning bylaws but hold off on third readings until we can report back to Council on any changes to the terms of the agreement.

With regards to advertising the License to Occupy, City Clerks have not received any correspondence.

Recommendation:

That City Council proceeds with the public hearings for Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002. We further recommend that Council not proceed with considering third readings until the Administration can report back to Council on any changes to the terms of the Land Exchange and License to Occupy Agreement.



Howard Thompson

Attach.

- c. Norbert Van Wyk, City Manager
- Bryon Jeffers, Director of Development Services
- Don Simpson, City Solicitor



Office of the City Clerk

DATE: August 7, 2002
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Heritage Centre Ltd.
Land Exchange and License to Occupy
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC
Road Closure Bylaw 3298/2002
Land Use Bylaw Amendment 3156/LL-2002

History

At the Monday, July 15, 2002 meeting of Council, Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002 were given first reading.

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48th Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48th Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49th Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.

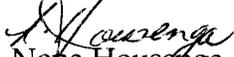
Public Consultation Process

A Public Hearing has been advertised for the above noted bylaws to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, as per the recommendations of the Land & Economic Development Manager, Council may proceed with:

1. 2nd reading of the Road Closure Bylaw 3298/2002, and
2. 2nd reading of Land Use Bylaw Amendment 3156/LL-2002


Nona House
Deputy City Clerk
/chk



Office of the City Clerk

DATE: August 7, 2002
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Heritage Centre Ltd.
Land Exchange and License to Occupy
Lots 25 & 26, Plan H and Road Plan 4239 MC

A notice regarding the License to Occupy was placed in the local newspaper for two weeks, July 26, 2002 and August 2, 2002 and no letters or comments have been received.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

NH/chk

MEMO

4

DATE: July 8, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **HERITAGE CENTRE LTD.
LAND EXCHANGE AND LICENSE TO OCCUPY
LOTS 25 & 26, BLOCK 19, PLAN H AND ROAD PLAN 4239 MC**

Background:

The Millennium Centre, owned by Heritage Centre Ltd., has received a development permit for the construction of a parkade on Lots 26 to 34, Block 19, Plan H. One of the conditions of the development permit was for Heritage to acquire a 2.13 metre strip of road right of way on 48th Street from the City (Parcel A) in exchange for a 2.13 metre strip along 49th Avenue required by the City for future road widening (Parcel B) as shown on the attached map.

The land exchange is being treated as equal although Parcel B is approximately 17.5 to 19.5 m² larger than Parcel A. Therefore instead of a minor monetary exchange from the City to Heritage, the City will be responsible for all survey, advertising and related land exchange costs, estimated to be under \$5,000.00, is to be paid from the Road Right of Way Reserve Fund. The City Solicitor has prepared a Draft Land Exchange Agreement that acknowledges the transfers of land are subject to the following conditions:

1. City Council approval of the land exchange.
2. City Council approval of a Bylaw to close a portion of Road Plan 4239MC (Parcel A).
3. City Council approval to rezone Parcel A from Road to C1 and Parcel B from C1 to Road.
4. Subdivision Authority approval of the Plan of Consolidation of Titles.

License to Occupy:

As the City does not require the use of Parcel B for road at this time, Heritage has requested to continue to utilize the southerly portion of Parcel B, adjacent to Lot 26, for off street parking as shown on the attached artists rendering. The Administration have no objections to granting a License to Occupy to run indefinitely until the right of way is required by the City. The City Solicitor has prepared a draft License to Occupy agreement that stipulates the use only for parking, has a 90 day cancellation clause and requires Heritage to carry \$2 million in liability insurance with the City named as additional insured.

.../2

Kelly Kloss
Page 2

With regard to the License fee, the Administration support using the City's standard one-time fee of \$100.00 + GST for encroachments onto City lands versus a lease with a commercial market rate. It is the opinion of the City Solicitor that a License is the most appropriate vehicle, as it does not allow the Licensee to caveat their interest in City land. However, as this agreement may run for an indefinite time frame, this agreement may be deemed as a disposal of land for less than market value under Section 70 of the Municipal Government Act and therefore the proposal must be advertised.

Recommendation:

That City Council approve:

1. The equal land exchange for a portion of Road Plan 4239 MC adjacent to Lots 26 to 34, Block 19, Plan H to Heritage Centre Ltd. for a 2.13 metre strip adjacent to Lots 25 & 26, Block 19, Plan H subject to an agreement satisfactory to the City Solicitor.
2. Road closure Bylaw described as:
 "All that portion of Road Plan 4239 MC contained within Plan _____, containing 0.014 Hectares more or less".
3. Rezoning Parcel A from Road to C1 and Parcel B from C1 to Road.
4. Survey, advertising and related land exchange costs to be charged to the Road Right of Way Reserve Fund.
5. Entering into a License to Occupy Agreement with Heritage Centre Ltd. with a one-time License Fee of \$100.00 + GST subject to advertising and an agreement satisfactory to the City Solicitor.



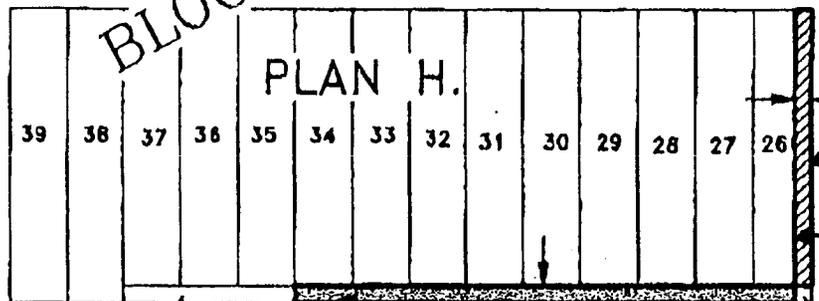
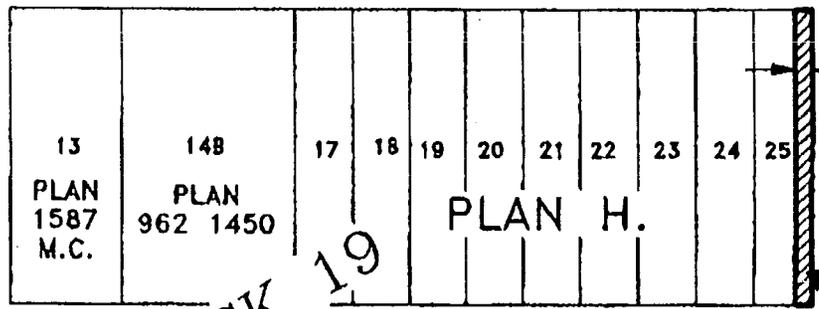
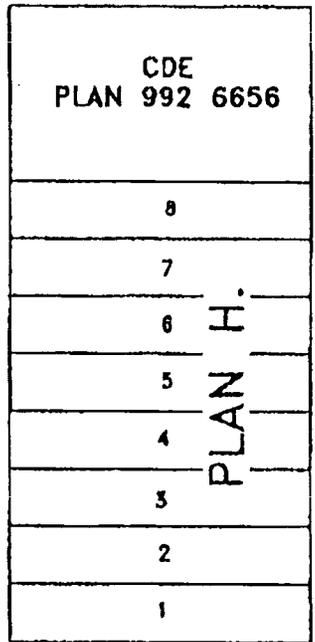
Howard Thompson

Attach.

- c. Norbert Van Wyk, City Manager
 Bryon Jeffers, Director of Development Services
 Ken Haslop, Engineering Services Manger
 Greg Scott, Inspections & Licensing Manager
 Don Simpson, City Solicitor



GAETZ AVENUE



REMAINDER OF ROAD PLAN 4239 M.C.

48th STREET

REMAINDER OF ROAD PLAN 4239 M.C.

49th AVENUE

BLOCK 19

PARCEL "B"
LICENSE TO OCCUPY AREA.

PARCEL "A"

RED DEER

Sketch Showing a Proposed Land Exchange affecting lots 25, 26 to 34 (Inclusive), Block 19, Plan H

& ROAD PLAN 4239 MC

in the N.W.1/4 SEC.16-38-27-4

LEGEND & NOTES

"A" AREA TO BE ACQUIRED FROM THE CITY (Added to Lots 26 to 34 Inclusive) IS SHADED THUS

"B" AREA TO BE GIVEN TO THE CITY IS SHADED THUS



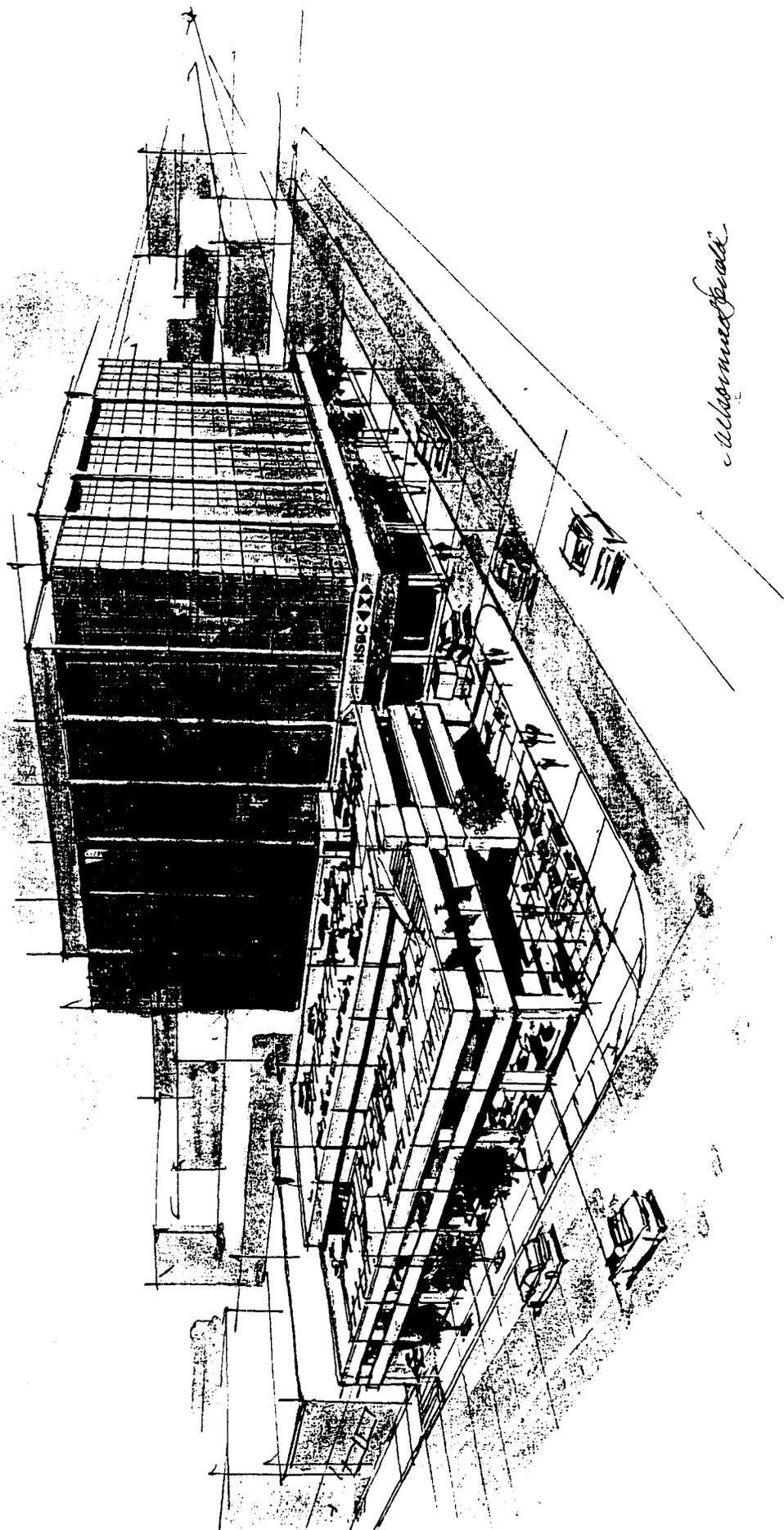
SCALE = 1:1000

10 20 40 60 80 100 Metres

BY: DIRK VANDENBRINK A.L.S.

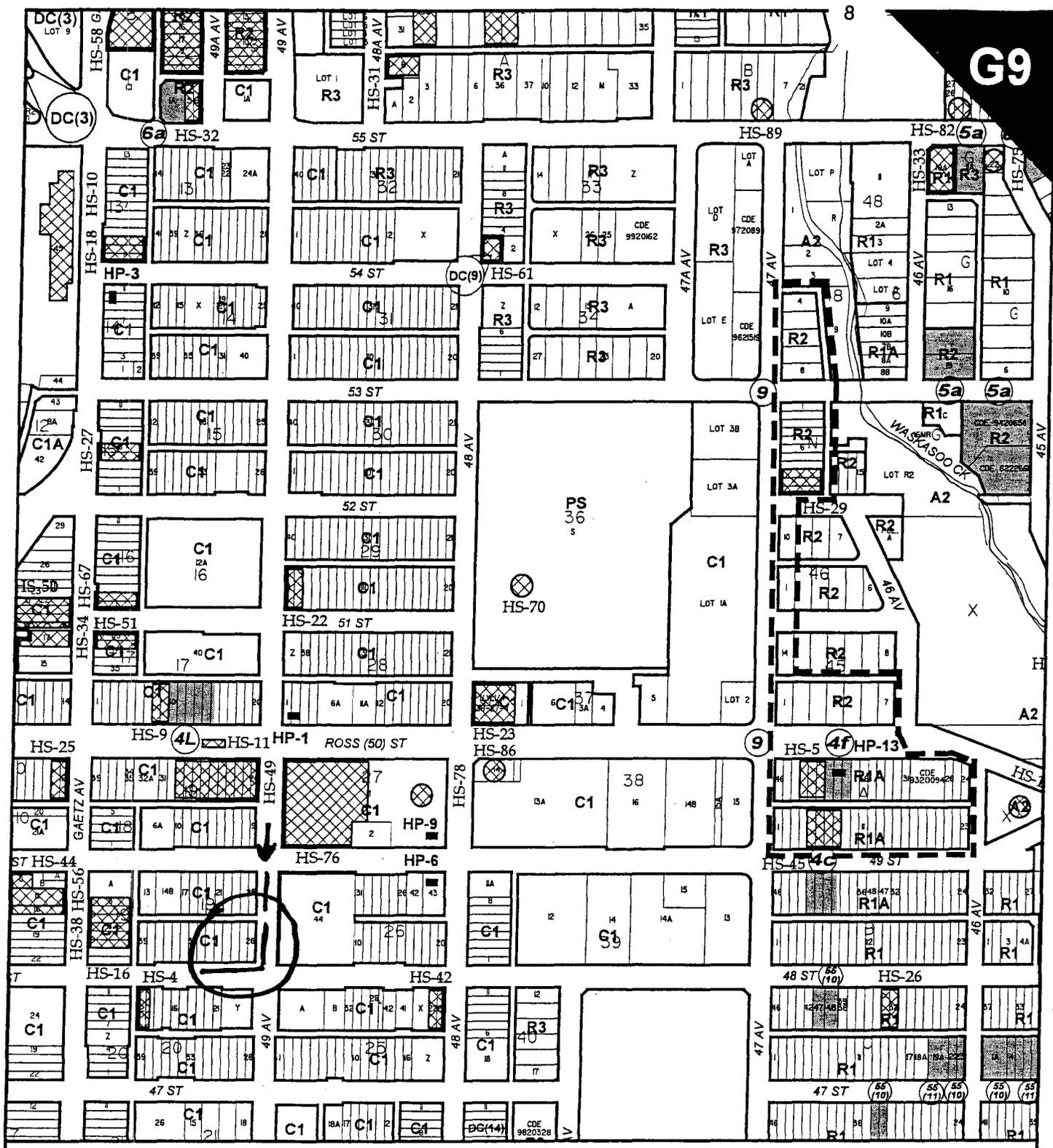
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

MAY 28, 2002
JOB No.: 1598-004



William H. Frank

G9



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

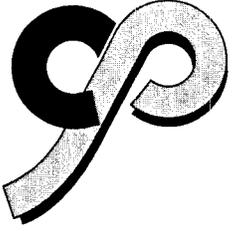
The City of Red Deer Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 16
 3156/F-99 Mar 29, 1999
 3156/LL-2001 Sept 24, 2001
 3156/U-2001 June 18, 2001

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW 1/4 Sec 16
Twp 38- Rge 27 - W4th

printed on
January 10, 2002



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

9

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: July 9, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/LL-2002
Lots 25 and 26, Block 19, Plan H and
Road Plan 4239 MC
NW ¼ Sec. 16-38-27-4
City Centre
Heritage Centre Ltd./The City of Red Deer

The City of Red Deer is in the process of completing a land exchange with Heritage Centre Ltd., owners of the Millennium Centre. The land exchange is to accommodate the development of a parkade previously approved by the Municipal Planning Commission. This rezoning proposal is part of the supporting material to the report by the Land and Economic Development Manager which appears elsewhere in the agenda.

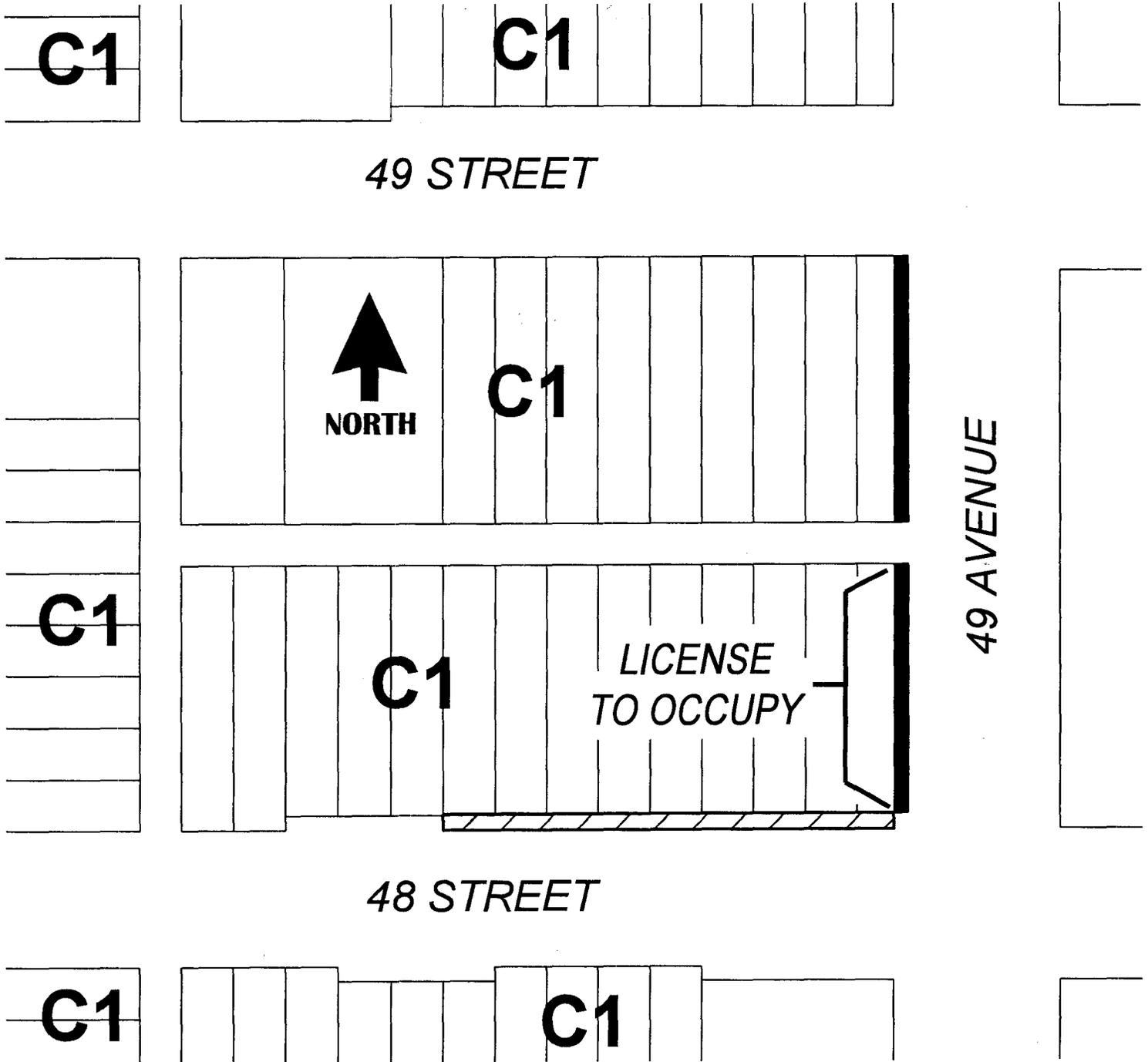
Recommendation

This land use bylaw amendment is required to allow the land exchange between The City and Heritage Centre Ltd.; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/LL-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment



AFFECTED DISTRICTS:
C1 - Commercial (City Centre)

Change from :
C1 to Road 
Road to C1 

MAP No. 40 / 2002
BYLAW No. 3156 / LL - 2002

Comments:

I concur with the recommendation of the Land & Economic Development Manager.

"N. Van Wyk"
City Manager

LAND USE BYLAW 3156/LL-2002
License to Occupy / Road Closure
Millennium Centre

DESCRIPTION: Exchange of land between The City and Heritage Centre Ltd. to accommodate the parkade, continued off-street parking and future road widening

FIRST READING: July 15, 2002

FIRST PUBLICATION: July 26, 2002

SECOND PUBLICATION: August 2, 2002

PUBLIC HEARING & SECOND READING: August 12, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ _____ NO BY: *Land & Economic*
~~Street~~ - City + ~~Heritage Centre~~

ACTUAL COST OF ADVERTISING:

1ST \$ 365.76 & 2ND \$ 365.76 TOTAL: \$ 731.52

MAP PREPARATION: \$ * 38.40 (JE917506)
B.524880

TOTAL COST: \$ 769.92 *L+Ec acct used*

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 59.5901)

Office of the City Clerk

DATE: August 13, 2002

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

SUBJECT: Heritage Centre Ltd.
Road Closure Bylaw 3298/2002
Land Use Bylaw Amendment 3156/LL-2002

Reference Report:

Deputy City Clerk, dated August 7, 2002, Land & Economic Development Manager, dated August 8, 2002 and Parkland Community Planning Services, dated July 9, 2002.

Bylaw Readings:

Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002 were given second readings. Copies of the bylaws are attached.

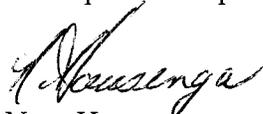
Report Back to Council:

Yes. These bylaws to be brought back to Council for third reading when negotiations for the land exchange and license to occupy are complete.

Comments/Further Action:

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48th Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48th Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49th Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.



Nona Housenga
Deputy City Clerk

/chk
attach.

c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant

BYLAW NO. 3298/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Road Plan 4239 MC contained within Plan _____, containing 0.014 Hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

BYLAW NO. 3156/LL-2002

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

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

- 1 The "Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 40/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



C1

C1

49 ST

C1

C1

49 AV

C1

48 ST

C1

C1

AFFECTED DISTRICTS:
C1 - Commercial (City Centre)

Change from :
C1 to Road 
Road to C1 

MAP No. 40 / 2002
BYLAW No. 3156 / LL - 2002

July 23, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/LL –2002 / Road Closure 3298/2002
License to Occupy – MILLENNIUM CENTRE**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Downtown area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Road Closure Bylaw 3298/2002** to provide for the closure of a portion of the road right of way on 48 Street in exchange for land along 49 Avenue for the purpose of future road widening. The exchange will also accommodate the development of a parkade at the Millennium Centre. City Council proposes to pass **Land Use Bylaw Amendment 3156/LL-2002** to allow for the exchange of the above land between The City and Heritage Centre Ltd. For more information relating to the proposed bylaw amendment, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, August 12, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 6, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

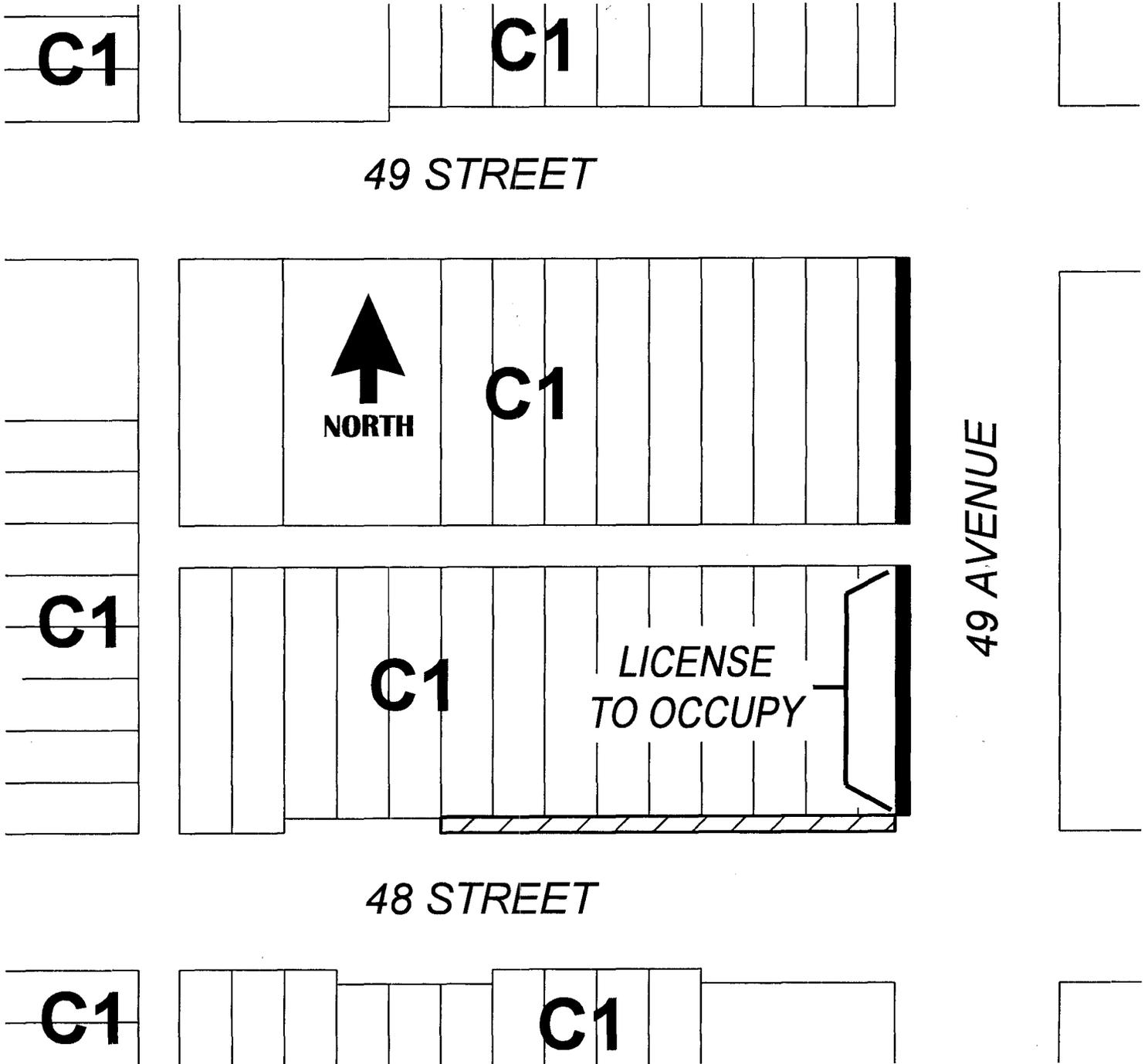
City Council further proposes to grant to the Millennium Centre a **License to Occupy** at below market value, the south portion of the road right of way located along 49 Avenue at 48 Street. This will accommodate off street parking, which currently exists at this location, until such time as the land is required for use by The City. You can submit any concerns regarding the license to occupy in writing to the Office of the City Clerk, 2nd floor, City Hall until **August 6, 2002.** A Public Hearing is NOT required in this instance.

Yours truly,



Kelly Kloss
City Clerk

att.



AFFECTED DISTRICTS:
 C1 - Commercial (City Centre)

Change from :
 C1 to Road 
 Road to C1 

MAP No. 40 / 2002
 BYLAW No. 3156 / LL - 2002

TaxRoll	OwnerName	OwnerAdd1
1620221	Heritage Centre Ltd	502 4909 49 Street
1620222	764189 Alberta Ltd	206 4807 50 Avenue
1620355	Kaylor X-Ray Management Ltd.	105 4929 50 Street
1620360	Hansum Bros. Construction Ltd.	502 4909 49 Street
1620365	Jytte Roy-Poulsen	16 Hill Crescent
1620376	277054 Alberta Ltd	601 4901 48 Street
1622515	Cosmo Land Development Ltd.	4315 46a Avenue
1623951	L-7 Inc	204 4929 50 Street

DATE: July 16, 2002
TO: Norma Lovell, Assessment
FROM: Cheryl Adams
City Clerk's Office
RE: Land Use Bylaw Amendment 3156/LL-2002 / Road Closure 3298/2002
License to Occupy – Millennium Centre

Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

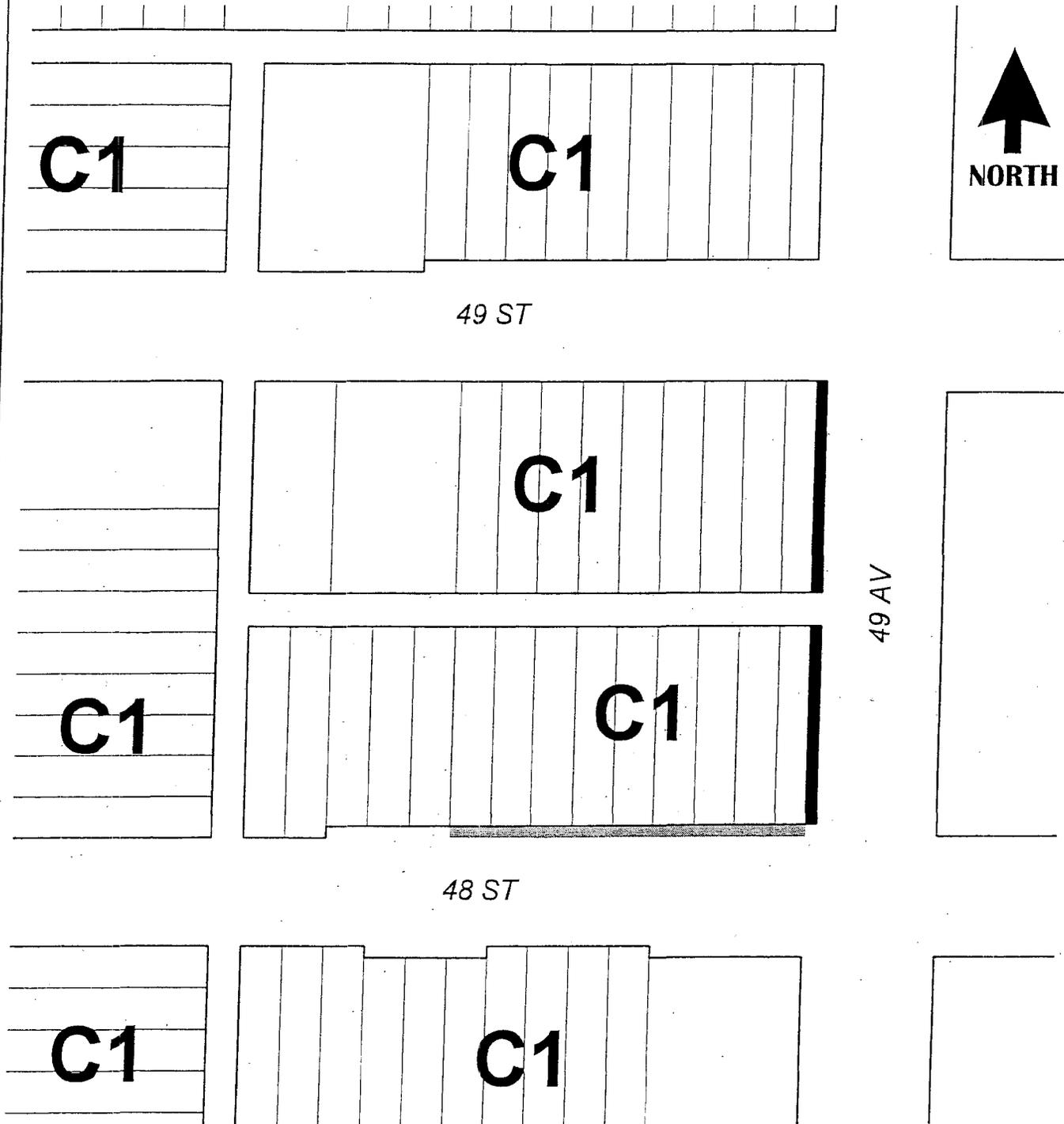
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.


C.G. Adams
City Clerks' Office

Attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
C1 - Commercial (City Centre)

Change from :
C1 to Road 
Road to C1 

MAP No. 40 / 2002
BYLAW No. 3156 / LL - 2002



Council Decision – July 15, 2002

Office of the City Clerk

DATE: July 16, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/LL-2002
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC
NW ¼ Sec. 16-38-27-4
City Centre
Heritage Centre Ltd. / The City of Red Deer

Reference Report:

Parkland Community Planning Services, dated July 9, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/LL-2002 was given first reading. A copy of the bylaw is attached.

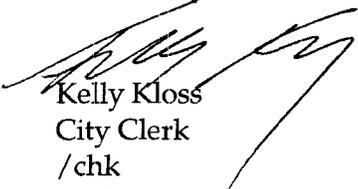
Report Back to Council: Yes

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48th Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49th Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.

This office will now proceed with the advertising for a Public Hearing. The City of Red Deer will be responsible for the costs in this instance.



Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/LL-2002

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

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

- 1 The "Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 40/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

C1

C1



49 ST

C1

49 AV

C1

C1

48 ST

C1

C1

*AFFECTED DISTRICTS:
C1 - Commercial (City Centre)*

Change from :

C1 to Road

Road to C1



*MAP No. 40 / 2002
BYLAW No. 3156 / LL - 2002*



Office of the City Clerk

July 16, 2002

Mr. Peter Hansum
Heritage Centre Ltd.
Millennium Centre
502, 4909 – 49th Street
Red Deer, AB T4N 1V1

Dear Mr. Hansum:

Re: *Heritage Centre Ltd.*
Land Exchange and License to Occupy
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC
Road Closure Bylaw 3298/2002
Land Use Bylaw Amendment 3156/LL-2002

At the City of Red Deer's Council meeting held Monday, July 15, 2002, first reading was given to Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002. Copies of the bylaws are attached for your information.

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48th Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48th Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49th Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.

The City will now proceed with the advertising for Public Hearings for the above referenced bylaws to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

Council also passed the following resolution concerning the land exchange:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby agrees to the equal land exchange for a portion of Road Plan 4239 MC adjacent to Lots 26 to 34, Block 19, Plan H to Heritage Centre Ltd. for a 2.13 metre strip adjacent to Lots 25 & 26, Block 19, Plan H subject to:

...2/

Heritage Centre Ltd.
July 16, 2002
Page 2

1. An agreement satisfactory to the City Solicitor.
2. Passing of Road Closure Bylaw 3298/2002.
3. Passing of Land Use Bylaw Amendment 3156/LL-2002.
4. Costs related to the survey, advertising and related land exchange are the responsibility of The City and charged to the Road Right of Way Reserve Fund

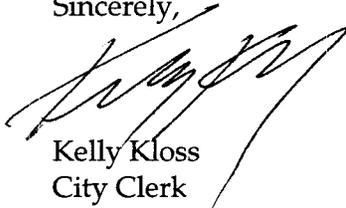
Council also passed the following resolution regarding the License to Occupy:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby directs the Administration to proceed with advertising of the License to Occupy Agreement between the City and Heritage Centre Ltd. that reflects a one-time \$100 + GST license fee for the land adjacent to the East of Lot 26, Block 19, Plan H and West of 49th Avenue.

This office will proceed with the advertising of the License to Occupy. This is a requirement for any land that the City either sells or leases for below market value.

If you have any questions, or require additional information, please contact Mr. Howard Thompson, Land & Economic Development Manager, at 342-8364.

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

- c H. Thompson, Land & Economic Development Manager
F. Wong, Parkland Community Planning Services
C. Adams, Administrative Assistant

Office of the City Clerk

DATE: July 16, 2002

TO: Howard Thompson, Land & Economic Development Manager

FROM: City Clerk

SUBJECT: Heritage Centre Ltd.
Land Exchange and License to Occupy
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC
Road Closure Bylaw 3298/2002

Reference Report:

Land & Economic Development Manager, dated July 8, 2002

Bylaw Readings:

Road Closure Bylaw 3298/2002 was given first reading. A copy of the bylaw is attached.

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby agrees to the equal land exchange for a portion of Road Plan 4239 MC adjacent to Lots 26 to 34, Block 19, Plan H to Heritage Centre Ltd. for a 2.13 metre strip adjacent to Lots 25 & 26, Block 19, Plan H subject to:

1. An agreement satisfactory to the City Solicitor.
2. Passing of Road Closure Bylaw 3298/2002.
3. Passing of Land Use Bylaw Amendment 3156/LL-2002.
4. Costs related to the survey, advertising and related land exchange are the responsibility of The City and charged to the Road Right of Way Reserve Fund

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, re: Heritage Centre Ltd., Land Exchange and License to Occupy, Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC, hereby directs the Administration to proceed with advertising of the License to Occupy Agreement between the City and Heritage Centre Ltd. that reflects a one-time \$100 + GST license fee for the land adjacent to the East of Lot 26, Block 19, Plan H and West of 49th Avenue.

City of Red Deer Council Decision of July 15, 2002
July 16, 2002
Page 2

Report Back to Council: Yes

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48th Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

This office will now proceed with the advertising for a Public Hearing and the Notice of License to Occupy. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
attchs.

- c Director of Development Services
- Director of Corporate Services
- Inspections & Licensing Manager
- Parkland Community Planning Services
- C. Adams, Administrative Assistant

BYLAW NO. 3298/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Road Plan 4239 MC contained within Plan _____, containing 0.014 Hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

33

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: July 9, 2002
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/LL-2002
Lots 25 and 26, Block 19, Plan H and
Road Plan 4239 MC
NW ¼ Sec. 16-38-27-4
City Centre
Heritage Centre Ltd./The City of Red Deer

The City of Red Deer is in the process of completing a land exchange with Heritage Centre Ltd., owners of the Millennium Centre. The land exchange is to accommodate the development of a parkade previously approved by the Municipal Planning Commission. This rezoning proposal is part of the supporting material to the report by the Land and Economic Development Manager which appears elsewhere in the agenda.

Recommendation

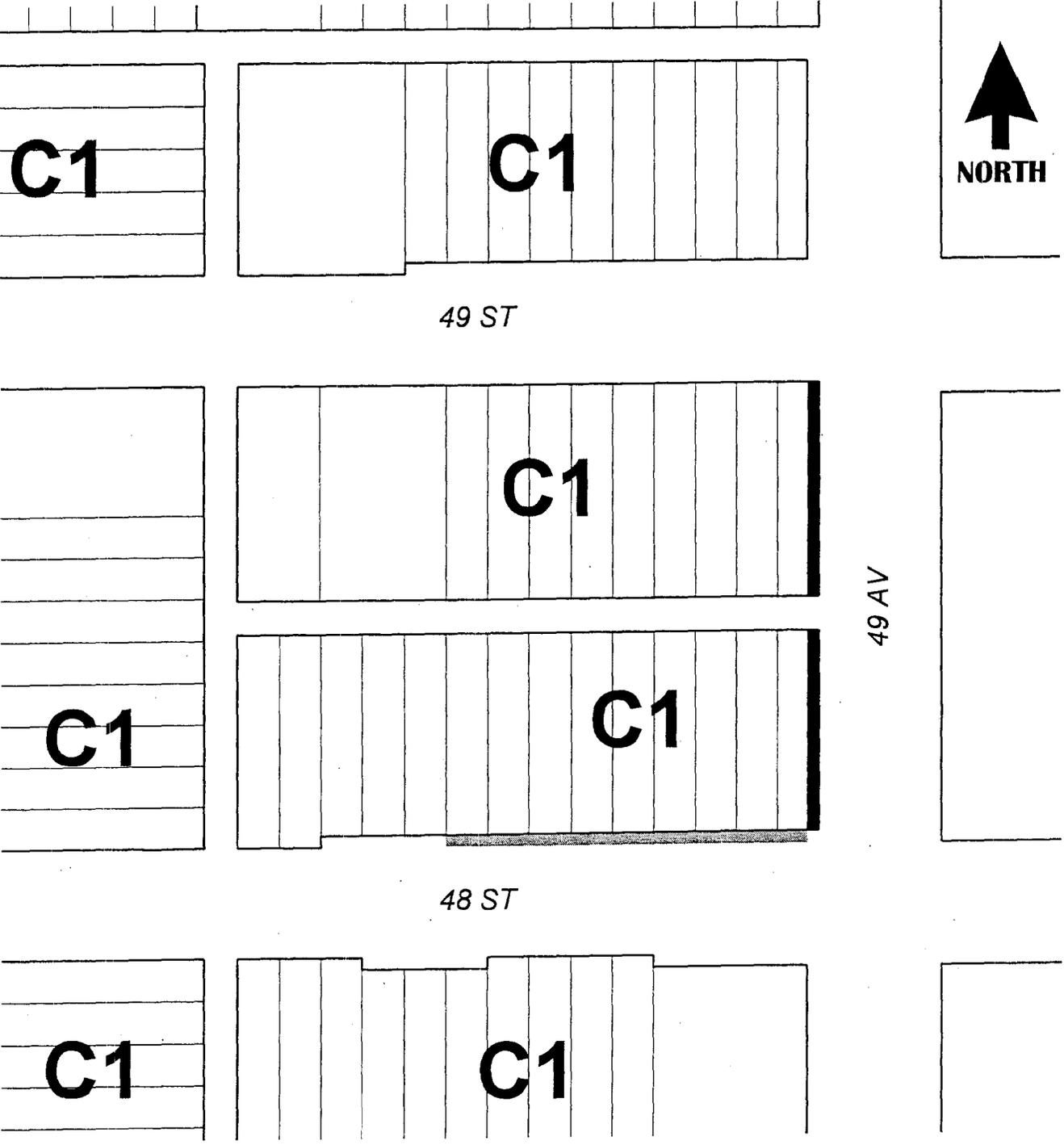
This land use bylaw amendment is required to allow the land exchange between The City and Heritage Centre Ltd.; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/LL-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
C1 - Commercial (City Centre)

Change from :
C1 to Road 
Road to C1 

MAP No. 40 / 2002
BYLAW No. 3156 / LL - 2002

MEMO

Item No. 3

28

DATE: July 8, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **HERITAGE CENTRE LTD.
LAND EXCHANGE AND LICENSE TO OCCUPY
LOTS 25 & 26, BLOCK 19, PLAN H AND ROAD PLAN 4239 MC**

Background:

The Millennium Centre, owned by Heritage Centre Ltd., has received a development permit for the construction of a parkade on Lots 26 to 34, Block 19, Plan H. One of the conditions of the development permit was for Heritage to acquire a 2.13 metre strip of road right of way on 48th Street from the City (Parcel A) in exchange for a 2.13 metre strip along 49th Avenue required by the City for future road widening (Parcel B) as shown on the attached map.

The land exchange is being treated as equal although Parcel B is approximately 17.5 to 19.5 m² larger than Parcel A. Therefore instead of a minor monetary exchange from the City to Heritage, the City will be responsible for all survey, advertising and related land exchange costs, estimated to be under \$5,000.00, is to be paid from the Road Right of Way Reserve Fund. The City Solicitor has prepared a Draft Land Exchange Agreement that acknowledges the transfers of land are subject to the following conditions:

1. City Council approval of the land exchange.
2. City Council approval of a Bylaw to close a portion of Road Plan 4239MC (Parcel A).
3. City Council approval to rezone Parcel A from Road to C1 and Parcel B from C1 to Road.
4. Subdivision Authority approval of the Plan of Consolidation of Titles.

License to Occupy:

As the City does not require the use of Parcel B for road at this time, Heritage has requested to continue to utilize the southerly portion of Parcel B, adjacent to Lot 26, for off street parking as shown on the attached artists rendering. The Administration have no objections to granting a License to Occupy to run indefinitely until the right of way is required by the City. The City Solicitor has prepared a draft License to Occupy agreement that stipulates the use only for parking, has a 90 day cancellation clause and requires Heritage to carry \$2 million in liability insurance with the City named as additional insured.

.../2

Kelly Kloss
Page 2

With regard to the License fee, the Administration support using the City's standard one-time fee of \$100.00 + GST for encroachments onto City lands versus a lease with a commercial market rate. It is the opinion of the City Solicitor that a License is the most appropriate vehicle, as it does not allow the Licensee to caveat their interest in City land. However, as this agreement may run for an indefinite time frame, this agreement may be deemed as a disposal of land for less than market value under Section 70 of the Municipal Government Act and therefore the proposal must be advertised.

Recommendation:

That City Council approve:

1. The equal land exchange for a portion of Road Plan 4239 MC adjacent to Lots 26 to 34, Block 19, Plan H to Heritage Centre Ltd. for a 2.13 metre strip adjacent to Lots 25 & 26, Block 19, Plan H subject to an agreement satisfactory to the City Solicitor.
2. Road closure Bylaw described as:
"All that portion of Road Plan 4239 MC contained within Plan _____, containing 0.014 Hectares more or less".
3. Rezoning Parcel A from Road to C1 and Parcel B from C1 to Road.
4. Survey, advertising and related land exchange costs to be charged to the Road Right of Way Reserve Fund.
5. Entering into a License to Occupy Agreement with Heritage Centre Ltd. with a one-time License Fee of \$100.00 + GST subject to advertising and an agreement satisfactory to the City Solicitor.



Howard Thompson

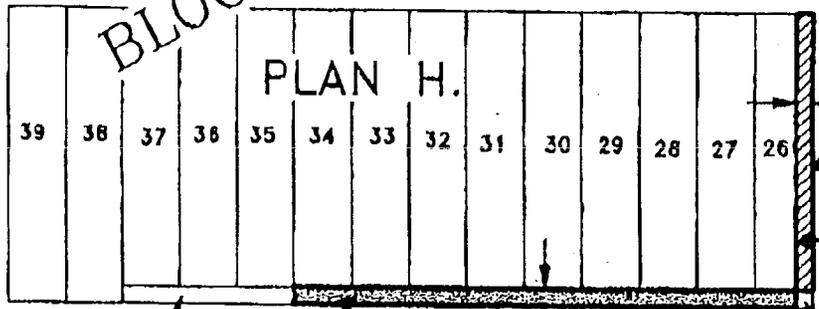
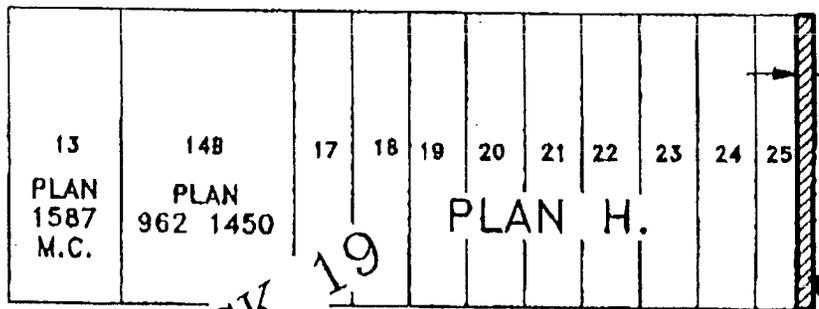
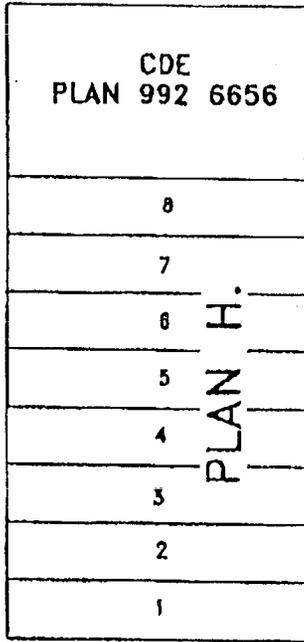
Attach.

- c. Norbert Van Wyk, City Manager
Bryon Jeffers, Director of Development Services
Ken Haslop, Engineering Services Manger
Greg Scott, Inspections & Licensing Manager
Don Simpson, City Solicitor



GAETZ AVENUE

49th STREET



2.13

4th AVENUE

2.13

PARCEL "B"

LICENSE TO OCCUPY AREA.

REMAINDER OF ROAD PLAN 4239 M.C.

48th STREET

PARCEL "A"

REMAINDER OF ROAD PLAN 4239 M.C.

BLOCK 19

RED DEER

Sketch Showing a Proposed Land Exchange

affecting

lots 25, 26 to 34 (Inclusive), Block 19, Plan H.

& ROAD PLAN 4239 MC

in the

N.W.1/4 SEC.16-38-27-4

LEGEND & NOTES

"A" AREA TO BE ACQUIRED FROM THE CITY (Added to Lots 26 to 34 Inclusive) IS SHADED THUS

"B" AREA TO BE GIVEN TO THE CITY IS SHADED THUS

SCALE = 1:1000

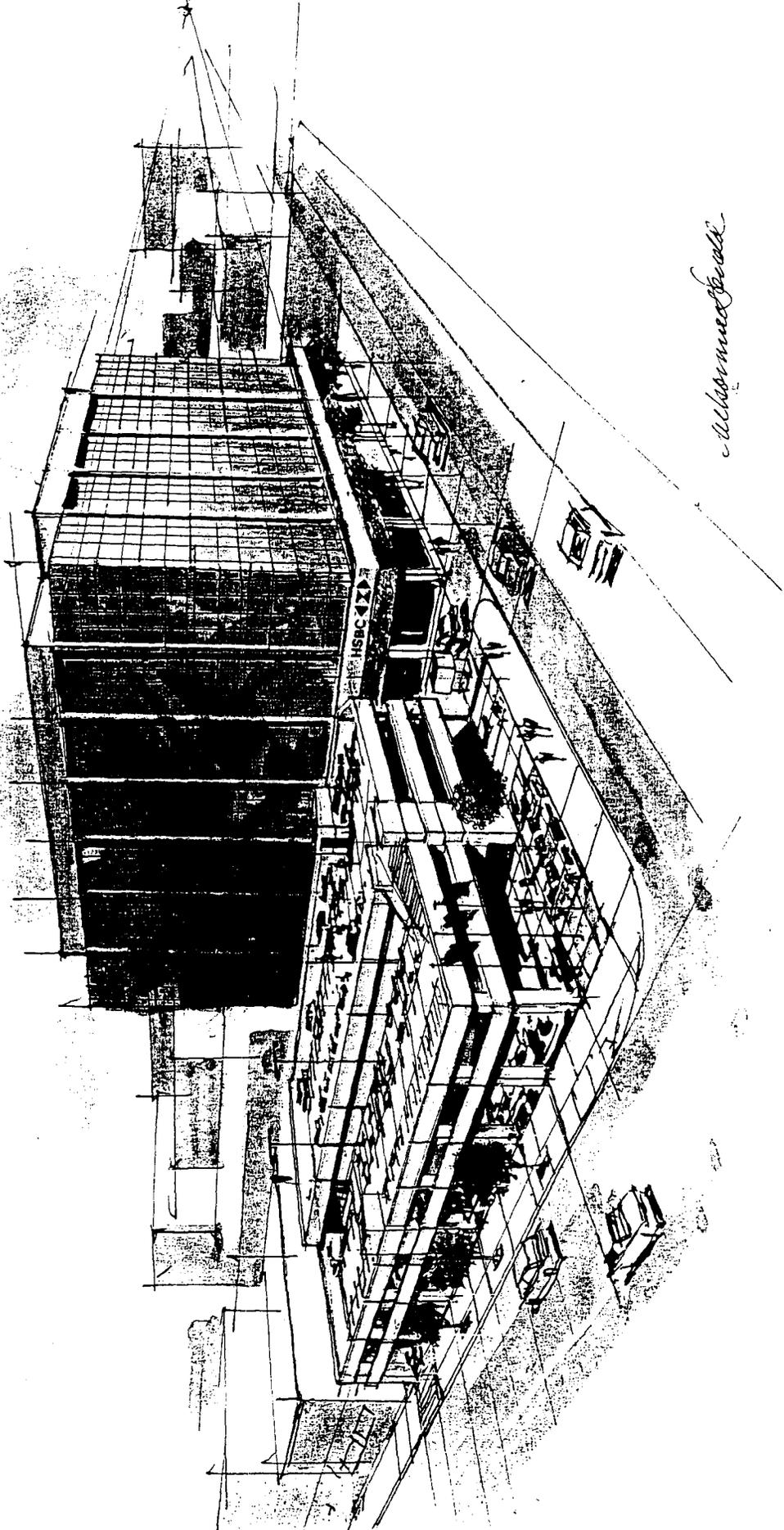


BY: DIRK VANDENBRINK A.L.S.

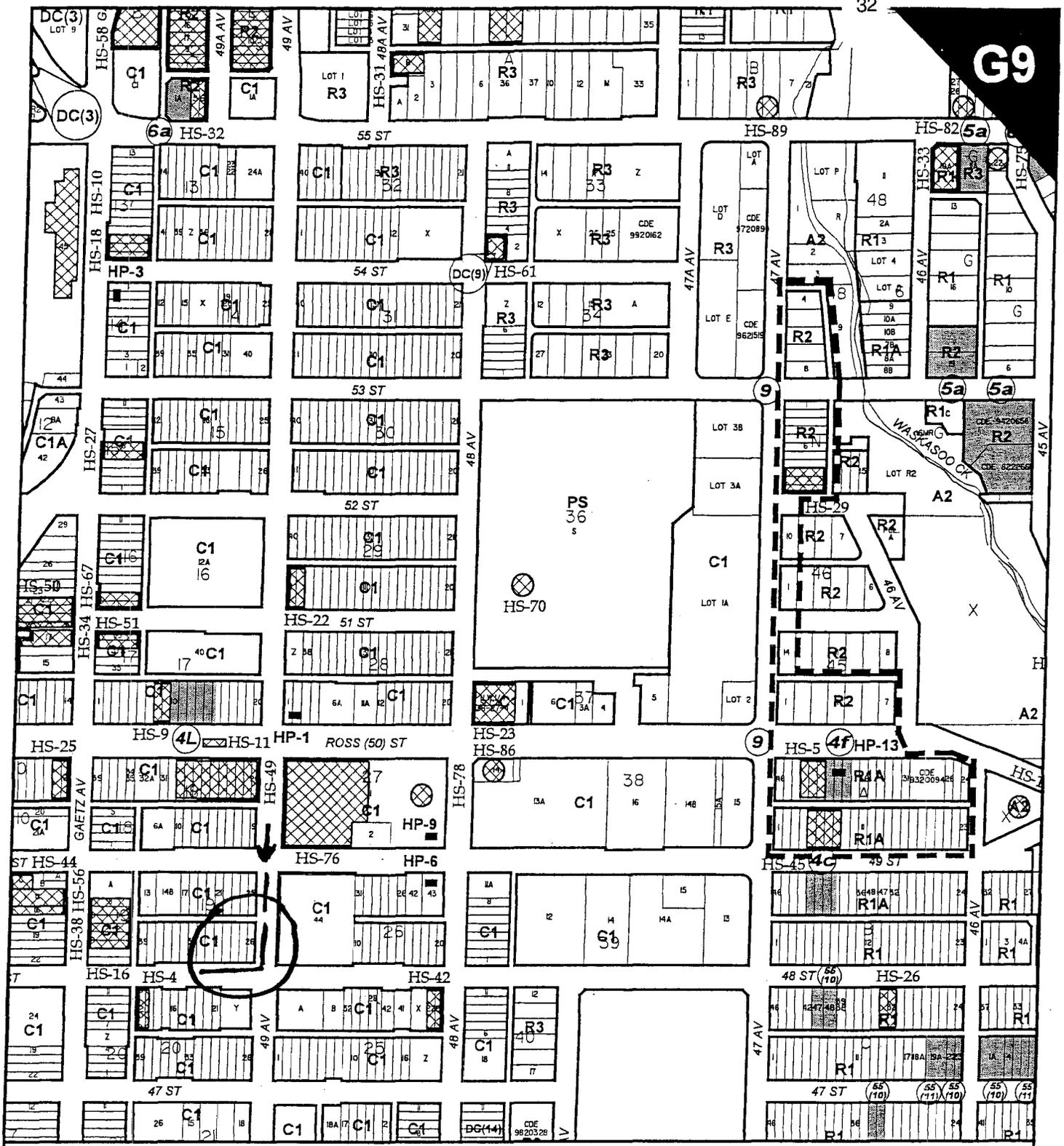
DISTANCES ARE IN METRES AND DECIMALS THEREOF.



MAY 28, 2002
JOB No.: 1598-004



с. 22



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend



NORTH
Scale 1:5,000

The City of Red Deer Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 16
 3156 / F-99 Mar 29, 1999
 3156 / LL-2001 Sept 24, 2001
 3156 / U-2001 June 18, 2001

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW 1/4 Sec 16
Twp 38- Rge 27 - W4th

printed on
January 10, 2002

FILE



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

SUBJECT: Heritage Centre Ltd.
Road Closure Bylaw 3298/2002
Land Use Bylaw Amendment 3156/LL-2002

Reference Report:

Deputy City Clerk, dated August 7, 2002, Land & Economic Development Manager, dated August 8, 2002 and Parkland Community Planning Services, dated July 9, 2002.

Bylaw Readings:

Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002 were given second readings. Copies of the bylaws are attached.

Report Back to Council:

Yes. These bylaws to be brought back to Council for third reading when negotiations for the land exchange and license to occupy are complete.

Comments/Further Action:

Road Closure Bylaw 3298/2002 provides for the closure of a 2.13 metre strip of road right of way on 48th Street (portion of Road Plan 4239 MC) and is part of a land exchange to accommodate the development of a parkade.

Land Use Bylaw Amendment 3156/LL-2002 provides for the rezoning of Parcel A (2.13 metre strip of road right of way on 48th Street) from Road to C1 and Parcel B (a 2.13 metre strip along 49th Avenue) from C1 to Road in order to accommodate a land exchange between the City and Heritage Centre Ltd. and the development of a parkade.

A handwritten signature in black ink, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk
attach.

c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant

BYLAW NO. 3298/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Road Plan 4239 MC contained within Plan _____, containing 0.014 Hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

BYLAW NO. 3156/LL-2002

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

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

- 1 The "Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 40/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

C1

C1



49 ST

C1

49 AV

C1

C1

48 ST

C1

C1

*AFFECTED DISTRICTS:
C1 - Commercial (City Centre)*

Change from :
C1 to Road 
Road to C1 

MAP No. 40 / 2002
BYLAW No. 3156 / LL - 2002



FILE

OFFICE OF THE CITY CLERK

August 13, 2002

Mr. Peter Hansum
Heritage Centre Ltd.
Millennium Centre
502, 4909 – 49th Street
Red Deer, AB T4N 1V1

Dear Mr. Hansum:

**Re: *Heritage Centre Ltd.
Land Exchange and License to Occupy
Lots 25 & 26, Block 19, Plan H and Road Plan 4239 MC
Road Closure Bylaw 3298/2002
Land Use Bylaw Amendment 3156/LL-2002***

At the City of Red Deer's Council Meeting held on Monday, August 12, 2002, Public Hearings were held with respect to Road Closure Bylaw 3298/2002 and Land Use Bylaw Amendment 3156/LL-2002. Following the Public Hearings, Council gave second reading only to Land Use Bylaw Amendment 3156/LL-2002 and Road Closure Bylaw 3298/2002.

Council will not give third readings of the above referenced bylaws until the terms of the Land Exchange and License to Occupy Agreement are finalized. Please contact Mr. Howard Thompson, Land & Economic Development Manager, at 342-8364 if you have any questions or require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nona Housenga'.

Nona Housenga
Deputy City Clerk

/chk

c Land & Economic Development Manager
Parkland Community Planning Services

Item No. 2



Office of the City Clerk

DATE: July 16, 2002
TO: City Council
FROM: City Clerk
SUBJECT: First Capital (Red Deer) Corporation
Offer to Purchase and Land Exchange
Road Plan 002 1155 and Lot A Plan 3155 HW
(Former Alberta Transportation Site)
Land Use Bylaw Amendment 3156/MM-2002
NE ¼ Sec. 20-38-27-4
Gaetz Avenue and 67 Street

History

At the Monday, July 15, 2002 meeting of Council, Land Use Bylaw Amendment 3156/MM-2002 was given first reading.

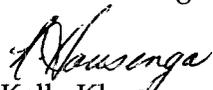
First Capital (Red Deer) Corporation intend to develop an extension of their existing property, the Village Shopping Centre. Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63rd Street intersection) Parcel C (52nd Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaws to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.


Kelly Kloss
City Clerk
/chk

DATE: July 8, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **First Capital (Red Deer) Corporation
Offer to Purchase and Land Exchange
Road Plan 002 1155 and Lot A Plan 3155 HW**

Background:

First Capital (Red Deer) Corporation has a conditional offer on Lot A, Plan 3155 HW (the former Alberta Transportation site) and has expressed interest in the attached letter to enter into an agreement to purchase the service road and exchange two areas required by the City for road widening. Their intent is to develop an extension of their existing property, the Village Shopping Centre.

The land exchange is outlined approximately by the shaded areas on the attached map with the net area that First Capital wishes to purchase being 1,695.8 m² (18,246.8 sq. ft.). The areas shown for the service road (Parcel A) less the 63rd Street intersection (Parcel B) and 52nd Avenue corner cut-off (Parcel C) are subject to minor changes based on the engineering design currently underway. In order to complete this sale, Council's consideration will also be required to rezone Parcels B, C and a portion of Plan 002 1155 (Area D) from C2 to Road.

Financial Implications:

Land and Economic Development recommend that the market value for all parcels is to be based on the same price that First Capital has offered for Lot A, Plan 3155 HW less the City's standard 50 % discount for encumbered land due to the utilities in the service road, which equals \$7.75 per square foot. Based on the net area of 18,246.8 sq. ft., more or less, approximately \$141,400.00 will be credited to the Road Right of Way Reserve Fund less and related costs for road plan surveys or advertising.

Recommendation:

That City Council approve entering into a Land Exchange and Sale Agreement with First Capital (Red Deer) Corporation for the sale of 1,974.6 m², more or less, being part of Plan 002 1155 less 278.8 m², more or less, being part Lot A, Plan 3155 HW subject to:

Kelly Kloss
Page 2

1. The purchase price to be \$7.75 per square foot with adjustments based on legal survey.
2. First Capital completing the purchase of Lot A, Plan 3155 HW.
3. City Council approval of rezoning.
4. First Capital to consolidate the service road, part of Plan 002 1155, with Lot A, Plan 3155 HW.
5. All costs for the survey, subdivision and advertising to be shared equally with First Capital.
6. First Capital agreement to grant a Utility Right of Way back to the City over the service road.
7. Net proceeds of the sale to be credited to the Road Right of Way Reserve Fund.
8. Option and Land Sale Agreement satisfactory to the City Solicitor with the option period to be 90 days from the date of City Council approval.



Howard Thompson

Attach.

- c. Bryon Jeffers, Director of Development Services
Ken Haslop, Engineering Services Manger

First Capital (Red Deer) Corporation

Mr. Kelly Kloss
 City Clerk - City of Red Deer
 4914 - 48th Avenue.
 Red Deer, Alberta
 T4N 3T4

June 12, 2002

Dear Mr. Kloss,

Re: Westfair Site & Village Shopping Centre

Please be advised that we are the registered owner of the Village Shopping Centre and we have recently entered into a Purchase and Sale agreement with Westfair Properties Ltd. to purchase the Westfair Site. (Copy of the Purchase and Sale agreement enclosed)

We would hereby request the City of Red Deer to proceed with the preparation and finalization of the following 3 documents.

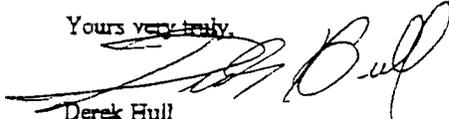
1. **Development Agreement:** It is our understanding that you will be requesting Stantec Consulting (Russ Wlad) to prepare the "final figures" with respect to the 63rd Street intersection and that the Stantec figures will be included in a Draft Development Agreement that will be prepared by the City of Red.
2. **Land Exchange Agreement:** It is our intention to Purchase from the City of Red Deer approximately 22,713 sq. ft. of land which is located east of the Westfair Property, (Former service road) In addition, it our understanding that the City of Red Deer will require a small amount of land from our Village Shopping Centre Site in order to facilitate the development of the new intersection ar . It will be our intention to have our architect Peter Bull (IBI) and Russ Wlad (Stantec) work out the exact calculation on both sites so that we can determine the exact figure that should be contained in the Land Exchange Agreement. Once this figure is calculated we will pass on the results to Howard Thompson (City of Red Deer) and he can then prepare a Draft Land Exchange Agreement.
3. **Local Improvement Tax:** It is our intention to make an application to the City of Red Deer for a local improvement tax to cover our cost of the 63rd Street intersection and all of our improvements relating to the site development along the public roadway.

We are enclosing the following information for your records.

1. Site Plan and rendering showing the proposed development.
2. A copy of a letter supporting the development from the Highland community.
3. A copy of a letter from Alberta Environment supporting the development.

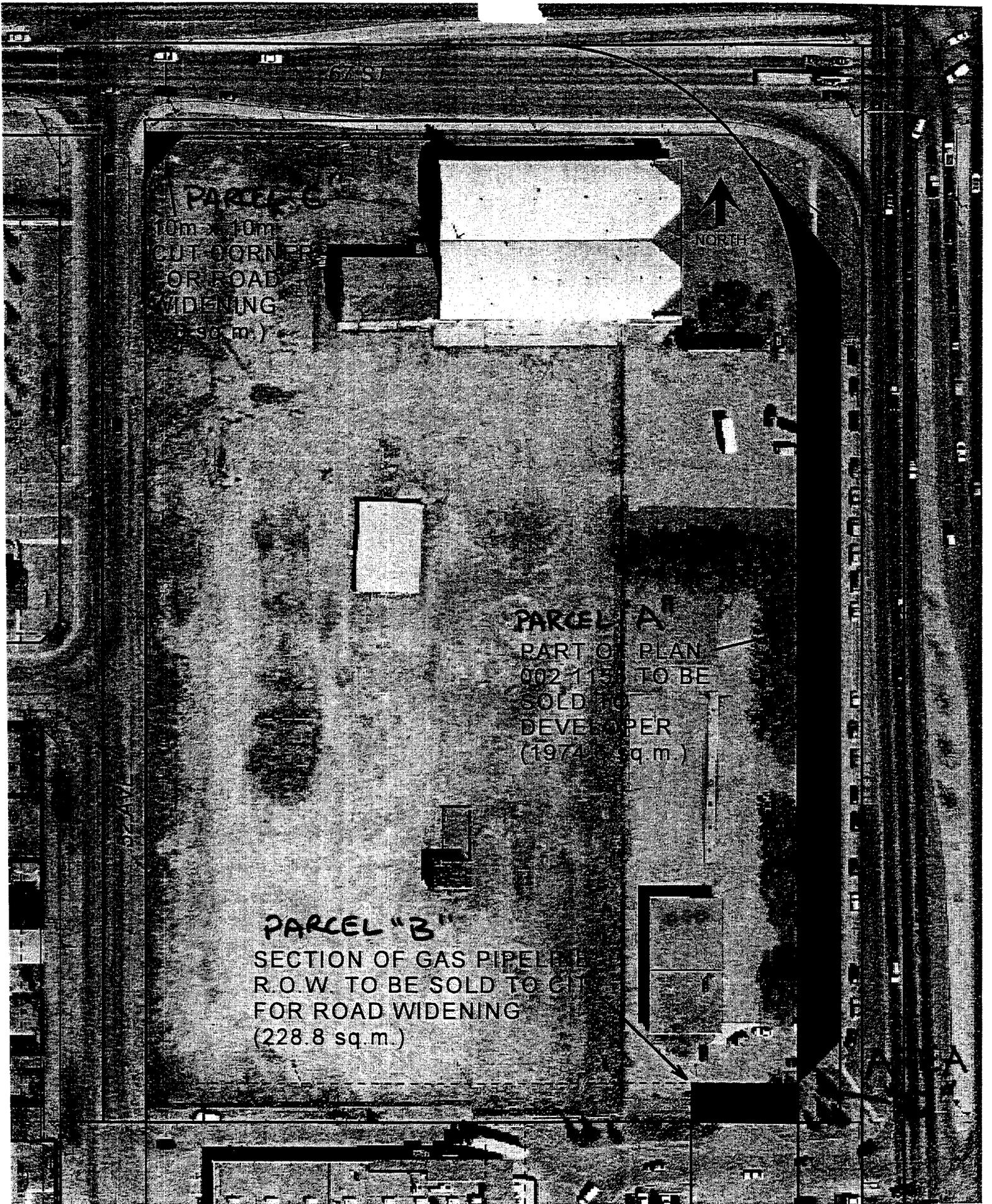
Should you have any questions or need any additional information please don't hesitate to contact our representative Mr. Mark Marshall at 403-245-9014.

Yours very truly,



Derek Hull
 First Capital (Red Deer) Corporation

First Capital (Red Deer) Corporation
 BCE Place, Canada Trust Tower
 161 Bay Street, Suite 2820 P.O. Box 219
 Toronto, ON M5J 2S1 Tel: (416) 504-4114 Fax: (416) 941-1655



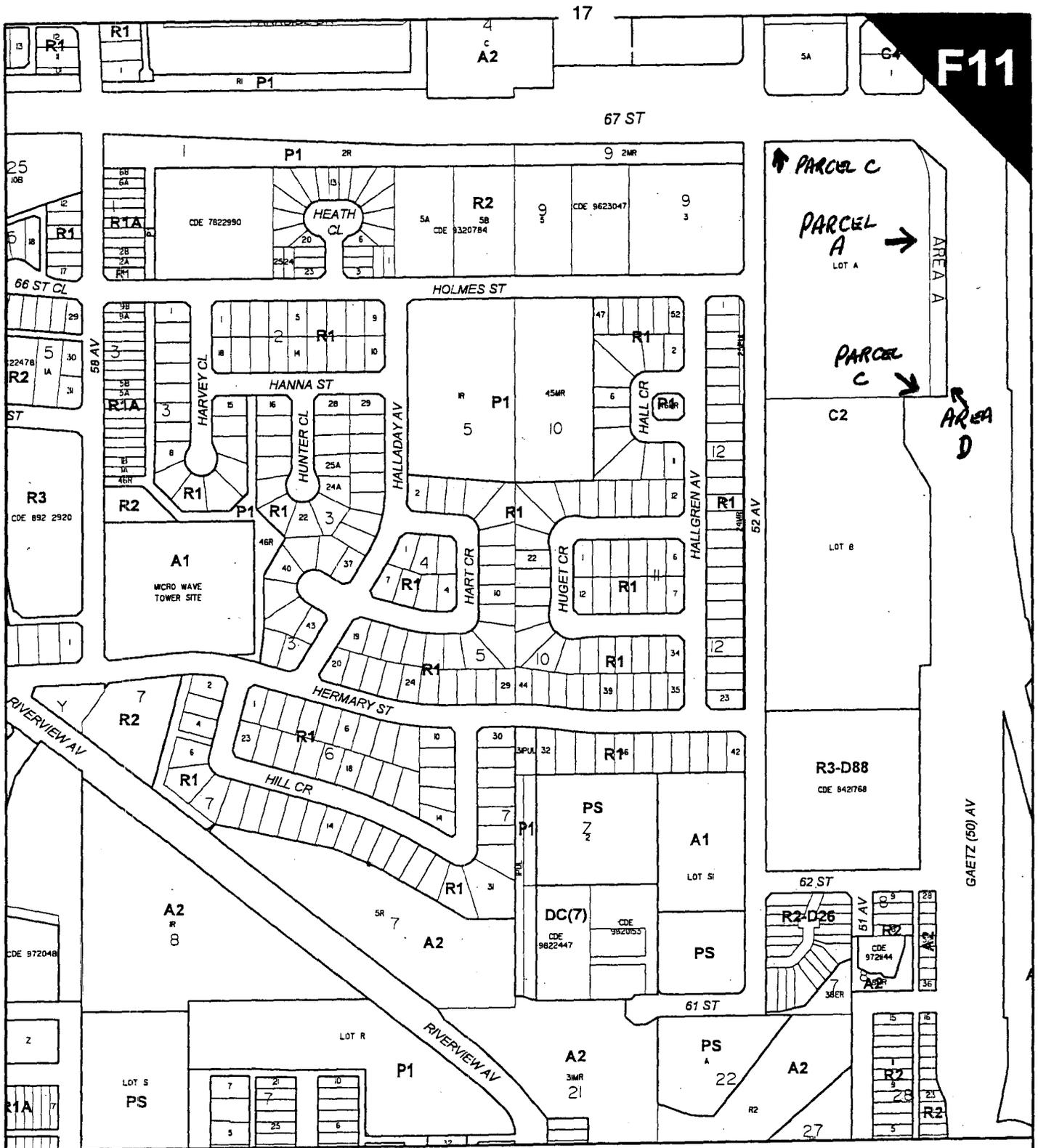
PARCEL B
10m x 10m
CUT CORNER
FOR ROAD
WIDENING
(55.0 sq. m.)



PARCEL A
PART OF PLAN
002-113 TO BE
SOLD TO
DEVELOPER
(1974.8 sq. m.)

PARCEL "B"
SECTION OF GAS PIPELINE
R.O.W. TO BE SOLD TO CITY
FOR ROAD WIDENING
(228.8 sq. m.)





F11

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

The City of Red Deer Land Use Bylaw 3156/96

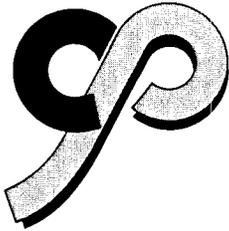
Amendments to NE 1/4 Sec 20

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

E12	F12	G12
E11	F11	G11
E10	F10	G10

NE 1/4 Sec 20
Twp 38-Rge 27 - W4th

printed on
June 26, 2002



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

18

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: July 9, 2002

To: Kelly Kloss, City Clerk

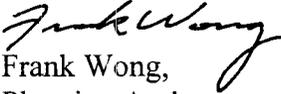
Re: Land Use Bylaw Amendment 3156/MM-2002
Lot A, Plan 3155 HW and
Road Plan 002 1155
NE ¼ Sec. 20-38-27-4
Gaetz Avenue and 67 Street
First Capital (Red Deer) Corporation/The City of Red Deer

The City of Red Deer is in the process of completing a land exchange/sale with First Capital (Red Deer) Corporation, beneficial owner of the former Alberta Transportation site. The land exchange is to accommodate the development of the approximately 4.0ha (10.0ac) site which has been vacant for about 10 years. This rezoning proposal is part of the supporting material to the report by the Land and Economic Development Manager which appears elsewhere in the agenda.

Recommendation

This land use bylaw amendment is required to allow the land exchange and sale between The City and First Capital (Red Deer) Corporation; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/MM-2002.

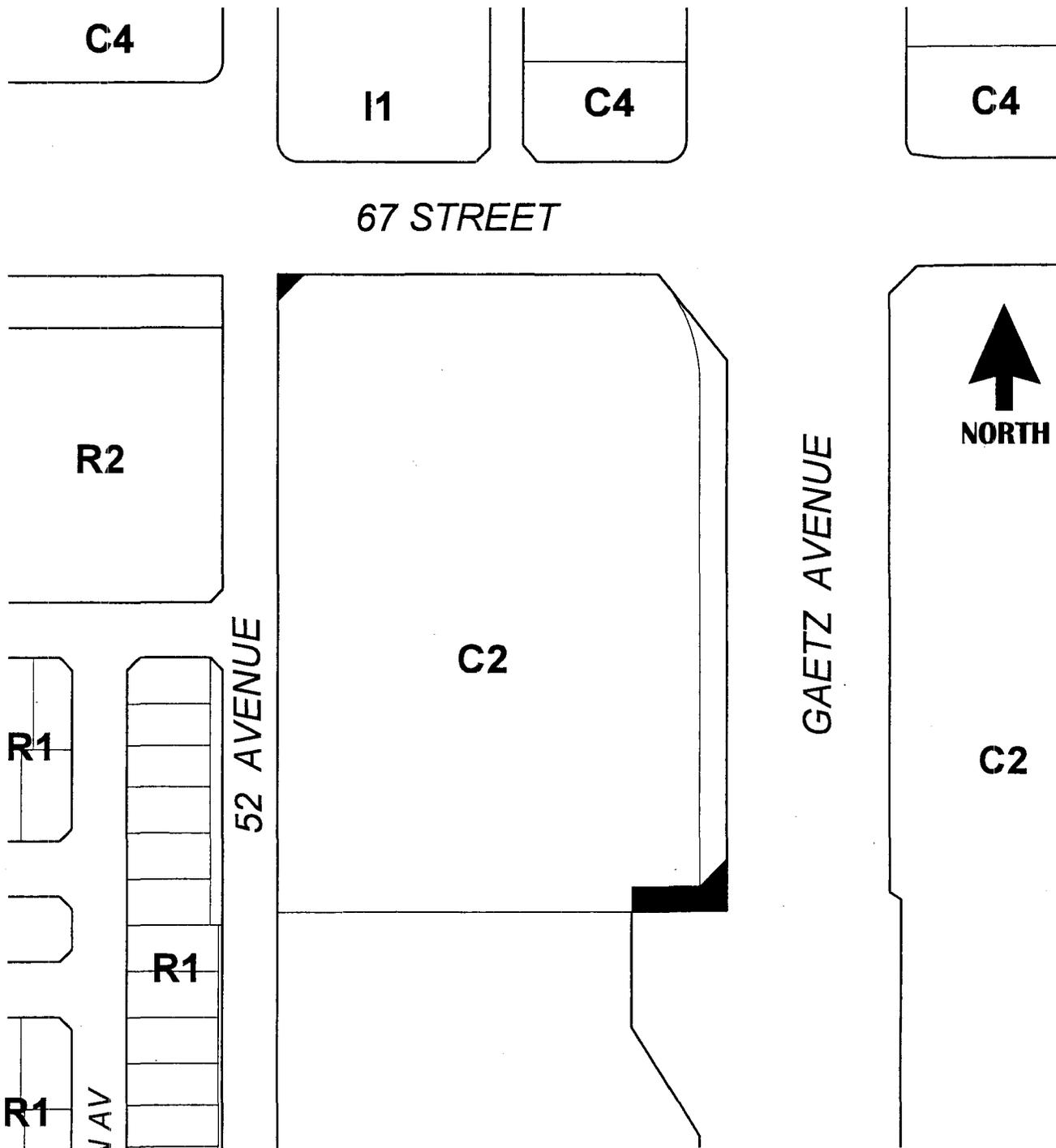
Sincerely,


Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road XXXXXXXXXX

MAP No. 41 / 2002

BYLAW No. 3156 / MM - 2002

LAND USE BYLAW 3156/MM-2002
Gaetz Avenue & 67 Street

DESCRIPTION: Rezone from C2 Commercial (Regional & District Shopping Centre) to Road (former transportation site)

FIRST READING: July 15, 2002

FIRST PUBLICATION: July 26, 2002

SECOND PUBLICATION: August 2, 2002

PUBLIC HEARING & SECOND READING: August 12, 2002

THIRD READING: AUGUST 12, 2002

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ _____ NO BY: Shared Land & Econ. / First Capital

ACTUAL COST OF ADVERTISING:

1ST \$ 312.42 & 2ND \$ 312.42 TOTAL: \$ 624.84

MAP PREPARATION: \$ 38.40 (J.E 917507 B.524880)

TOTAL COST: \$ 663.24 L+E. Dev. Acct. used

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING / (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 59.5901)



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

SUBJECT: First Capital (Red Deer) Corporation
Land Use Bylaw Amendment 3156/MM-2002
NE ¼ Sec. 20-38-27-4
Gaetz Avenue and 67 Street (Former Alberta Transportation Site)

Reference Report:

City Clerk, dated July 16, 2002, Land & Economic Development Manager, dated July 8, 2002 and Parkland Community Planning Services, dated July 9, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/MM-2002 was given second and third readings. A copy of the bylaw is attached.

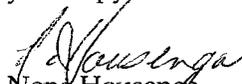
Resolutions:

Resolved that Council of the City of Red Deer hereby agrees to substitute Map 41/2002 in conjunction with Land Use Bylaw Amendment 3156/MM-2002, as presented at the Council Meeting of Monday, August 12, 2002.

Report Back to Council: No

Comments/Further Action:

First Capital (Red Deer) Corporate intend to develop an extension of their existing property, the Village Shopping Centre. Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63rd Street intersection), Parcel C (52nd Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening. This office will amend the Land Use Bylaw and distributes copies in due course. The revised Map 41/2002 is attached to your copy of Land Use Bylaw Amendment 3156/MM-2002.


Nona Housenga

Deputy City Clerk

NH/chk

/attach.

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

BYLAW NO. 3156/MM-2002

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

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

- 1 The "Use District Map F11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 41/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

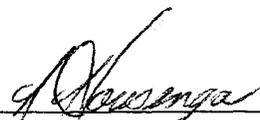
READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of August 2002.



MAYOR

DEPUTY 

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

52 AV

C4

C4



67 ST

R2

C2

GAETZ (50) AV

R1

52 AV

C2

Change from :
C2 to Road 

AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 41 / 2002
BYLAW No. 3156 / MM - 2002



OFFICE OF THE CITY CLERK

August 13, 2002

Mr. Patrick Barker
Stantec Consulting Ltd.
10160 – 112 Street
Edmonton, AB T5K 2L6

Dear Mr. Barker:

**Re: Proposed Lane Closure
Oriole Park West – Stage 7
Road Closure Bylaw 3297/2002**

At the City of Red Deer's Council Meeting held Monday, August 12, 2002, a Public Hearing was held with respect to Road Closure Bylaw 3297/2002. Following the Public Hearing, Road Closure Bylaw 3297/2002 was given second and third readings, a copy of which is enclosed.

Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

July 23, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/MM -2002
GAETZ AVENUE & 67 STREET (former transportation site)

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Gaetz Avenue / 67 Street area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/MM-2002**, to provide for the rezoning of the 63 Street intersection, the 52 Avenue corner cut-off and a portion of Plan 002-1155 from C2 Commercial (Regional & District Shopping Centre) to Road. This will accommodate a land exchange between the developer and The City to allow for the development of the former Alberta transportation site. For more information relating to the proposed bylaw amendment, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, August 12, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 6, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

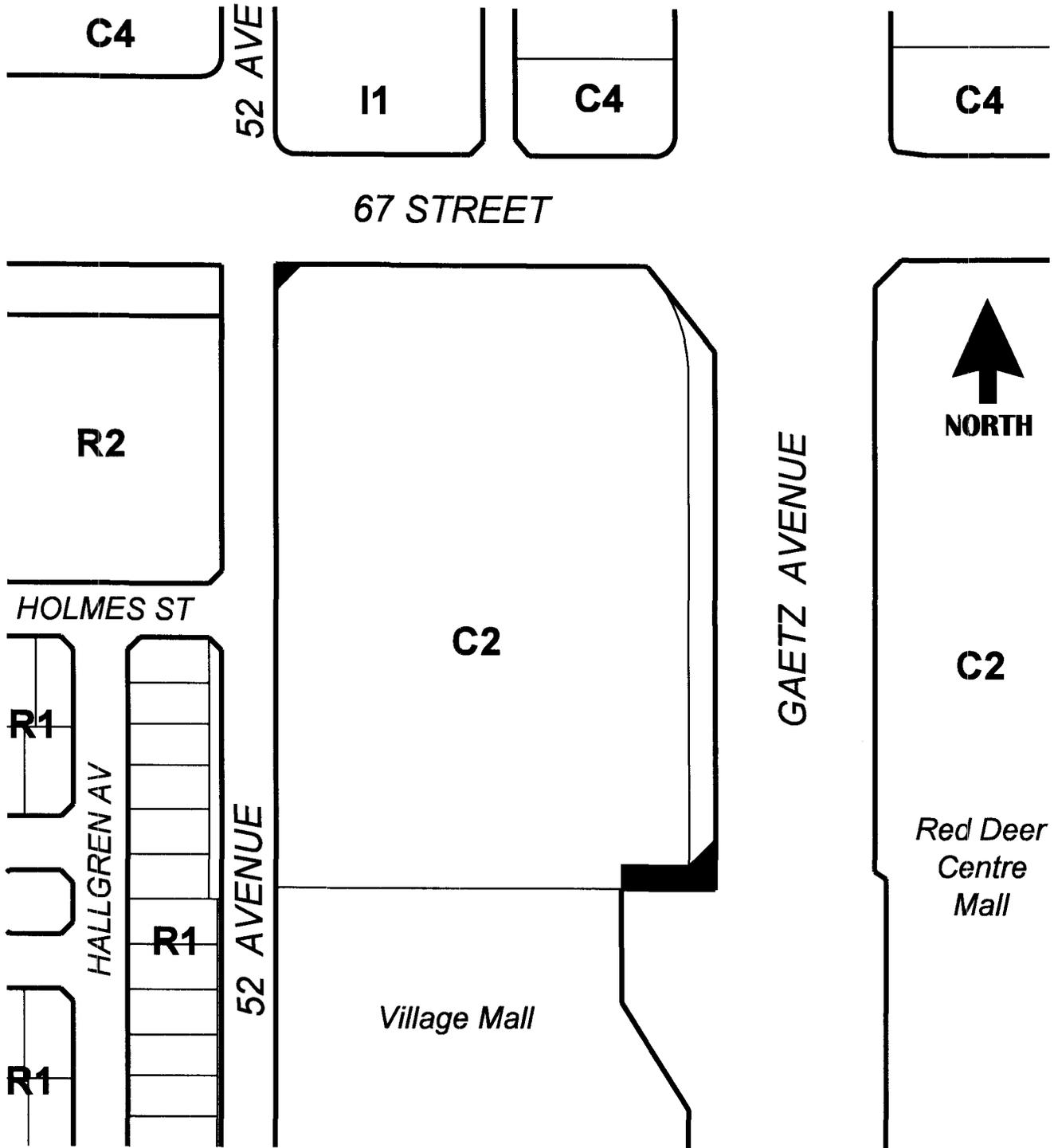
Yours truly,



Kelly Kloss
City Clerk

att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road ██████████

MAP No. 41 / 2002
BYLAW No. 3156 / MM - 2002

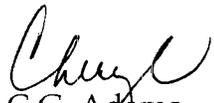
TaxRoll	OwnerName	OwnerAdd1	OwnerAdd2	Owner/
2040055	Westfair Properties Ltd	3189 Grandview Highway	VANCOUVER, BC V5M	
2040065	Centrefund Realty Corp (Red Deer)	Bce Place Canada Trust Tower	161 BAY ST SUITE 2820	TORONTO, ON
2041705	Gavin John Dumont & Kim Dawn Seery	89 Hallgren Avenue	RED DEER, AB T4N	
2041710	James Garry Minor & Sylvia Iona Thompson	5836 71 Street	RED DEER, AB T4P	
2041715	Petru & Veronica Oana	81 Hallgren Avenue	RED DEER, AB T4N	
2041720	Dennis L & Susan A Martin	77 Hallgren Avenue	RED DEER, AB T4N	
2041725	Rennie Louise Comeau	73 Hallgren Avenue	RED DEER, AB T4N	
2041730	Benny & Anja Borgman	69 Hallgren Avenue	RED DEER, AB T4N	
2041835	Alberta Housing Corporation	5024 50 Street	RED DEER, AB T4N	
2131525	Red Deer Shopping Centre Inc	c/o Morguard Real Estate Investment	1 University Avenue, Suite	TORONTO, ON
2820055	Wei's Western Wear Ltd	5115 50 Avenue	RED DEER, AB T4N	
2910010	The Bank Of Nova Scotia Properties Inc.	6704 50th Avenue	RED DEER, AB T4N	
2911690	Frederick G. Embury & Marlene M. Brault	76 Fern Road	RED DEER, AB T4N	

DATE: July 16, 2002
TO: Norma Lovell, Assessment
FROM: Cheryl Adams
City Clerk's Office
RE: Land Use Bylaw Amendment 3156/MM-2002 (Gaetz Avenue & 67 Street)

Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

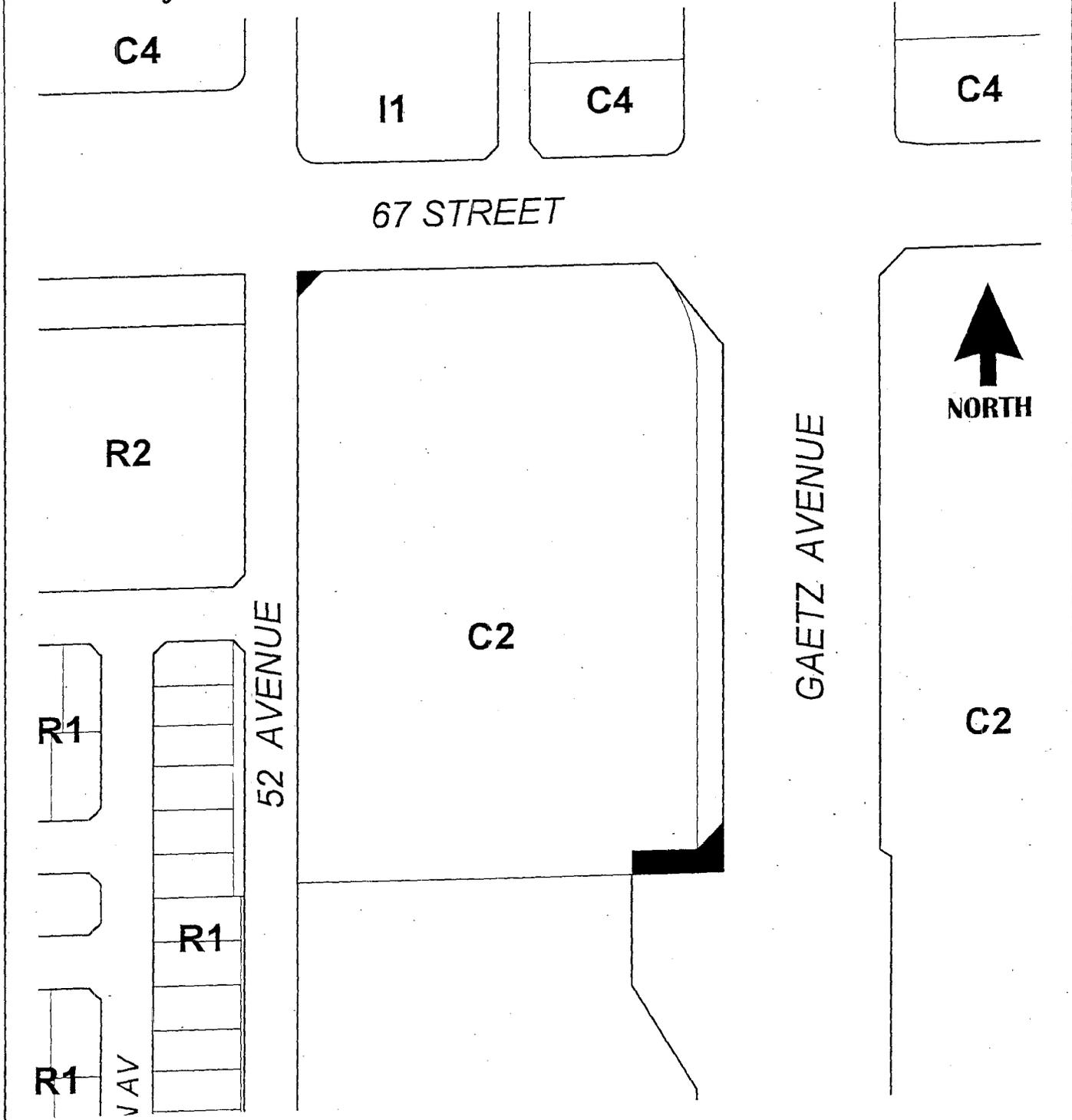
Thanks Norma.



C.G. Adams
City Clerks' Office

Attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road [REDACTED]

MAP No. 41 / 2002

BYLAW No. 3156 / MM - 2002

CHEYL



Office of the City Clerk

July 16, 2002

Fax: (416) 941-1655

Box 5008
Red Deer, Alberta
T4N 3T4

Mr. Derek Hull
First Capital (Red Deer) Corporation
BCE Place, Canada Trust Tower
161 Bay Street, Suite 2820, P.O. Box 219
Toronto, ON M5J 2S1

Dear Mr. Hull:

**RE: *First Capital (Red Deer) Corporation
Offer to Purchase and Land Exchange
Road Plan 002 1155 and Lot A Plan 3155 HW
Land Use Bylaw Amendment 3156/MM-2002***

At the City of Red Deer's Council meeting held Monday, July 15, 2002, first reading was given to Land Use Bylaw Amendment 3156/MM-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63rd Street intersection) Parcel C (52nd Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road, to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 12, 2002 at 7:00 pm. in the Council Chambers of City Hall during Council's regular meeting.

The City will pay the costs of advertising, which in this instance will be approximately \$400.00, and the Land & Economic Development Department will invoice you for half of these costs along with the costs associated with the exchange of land.

...2/

The City of Red Deer

First Capital (Red Deer) Corporation
July 16, 2002
Page 2

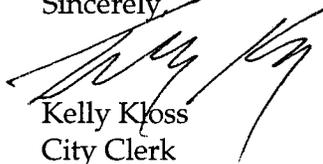
Council also passed the following resolution concerning the Offer to Purchase and Land Exchange:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager re: First Capital (Red Deer) Corporate, Offer to Purchase and Land Exchange, Road Plan 002 1155 and Lot A Plan 3155 HW, hereby approves entering into a Land Exchange and Sale Agreement with First Capital (Red Deer) Corporation for the sale of 1,974.6 m² more or less, being part of Plan 002 1155 less 278.8 m², more or less, being part of Lot A, Plan 3155 HW subject to the following:

1. The purchase price to be \$7.75 per square foot with adjustments based on legal survey.
2. First Capital completing the purchase of Lot A, Plan 3155 HW.
3. Passage of Land Use Bylaw Amendment 3156/MM-2002.
4. First Capital to consolidate the service road, part of Plan 002 1155, with Lot A, Plan 3155 HW.
5. All costs for the survey, subdivision and advertising to be shared equally between First Capital and the City.
6. First Capital agreement to grant a Utility Right of Way back to the City over the service road.
7. Net proceeds of the sale to be credited to the Road Right of Way Reserve Fund.
8. Option and Land Sale Agreement satisfactory to the City Solicitor with the option period to be 90 days from July 15, 2002.

If you have any questions or require any additional information, please contact Mr. Howard Thompson, Land & Economic Development Manager, at 342-8364.

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c H. Thompson, Land & Economic Development Manager
F. Wong, Parkland Community Planning Services

* * * Transmission Result Report (MemoryTX) (Jul.16. 2002 2:31PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Jul.16. 2002 2:30PM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
3209	Memory TX	14169411655	P. 4	OK	

Reason for error

E.1) Hang up or line fail
E.3) No answer

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



Office of the City Clerk

July 16, 2002

Fax: (416) 941-1655

Mr. Derek Hull
First Capital (Red Deer) Corporation
BCE Place, Canada Trust Tower
161 Bay Street, Suite 2820, P.O. Box 219
Toronto, ON M5J 2S1

Dear Mr. Hull:

RE: *First Capital (Red Deer) Corporation
Offer to Purchase and Land Exchange
Road Plan 002 1155 and Lot A Plan 3155 HW
Land Use Bylaw Amendment 3156/MM-2002*

At the City of Red Deer's Council meeting held Monday, July 15, 2002, first reading was given to Land Use Bylaw Amendment 3156/MM-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63rd Street intersection) Parcel C (52nd Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road, to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 12, 2002 at 7:00 pm. in the Council Chambers of City Hall during Council's regular meeting.

The City will pay the costs of advertising, which in this instance will be approximately \$400.00, and the Land & Economic Development Department will invoice you for half of these costs along with the costs associated with the exchange of land.

...2/

Office of the City Clerk

DATE: July 16, 2002

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: First Capital (Red Deer) Corporation
Offer to Purchase and Land Exchange
Road Plan 002 1155 and Lot A Plan 3155 HW
(Former Alberta Transportation Site)
Land Use Bylaw Amendment 3156/MM-2002
NE ¼ Sec. 20-38-27-4
Gaetz Avenue and 67 Street

Reference Report:

Land & Economic Development Manager, dated July 8, 2002 and Parkland Community Planning Services, dated July 9, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/MM-2002 was given first reading. A copy of the bylaw is attached.

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager re: First Capital (Red Deer) Corporate, Offer to Purchase and Land Exchange, Road Plan 002 1155 and Lot A Plan 3155 HW, hereby approves entering into a Land Exchange and Sale Agreement with First Capital (Red Deer) Corporation for the sale of 1,974.6 m² more or less, being part of Plan 002 1155 less 278.8 m², more or less, being part of Lot A, Plan 3155 HW subject to the following:

1. The purchase price to be \$7.75 per square foot with adjustments based on legal survey.
2. First Capital completing the purchase of Lot A, Plan 3155 HW.
3. Passage of Land Use Bylaw Amendment 3156/MM-2002.
4. First Capital to consolidate the service road, part of Plan 002 1155, with Lot A, Plan 3155 HW.
5. All costs for the survey, subdivision and advertising to be shared equally between First Capital and the City.
6. First Capital agreement to grant a Utility Right of Way back to the City over the service road.
7. Net proceeds of the sale to be credited to the Road Right of Way Reserve Fund.
8. Option and Land Sale Agreement satisfactory to the City Solicitor with the option period to be 90 days from July 15, 2002.

The City of Red Deer Council Decision -- July 15, 2002
July 16, 2002
Page 2

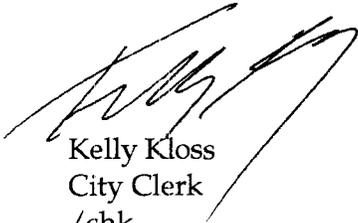
Report Back to Council: Yes

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

Comments/Further Action:

First Capital (Red Deer) Corporation intend to develop an extension of their existing property, the Village Shopping Centre. Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63rd Street intersection) Parcel C (52nd Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road, to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening.

This office will now proceed with the advertising for a Public Hearing. The City of Red Deer and First Capital (Red Deer) Corporate will share responsibility for the costs in this instance.



Kelly Kloss
City Clerk
/chk
attchs.

- c Director of Development Services
- Director of Corporate Services
- Inspections & Licensing Manager
- Parkland Community Planning Services
- C. Adams, Administrative Assistant

BYLAW NO. 3156/MM-2002

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

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

- 1 The "Use District Map F11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 41/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **15th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

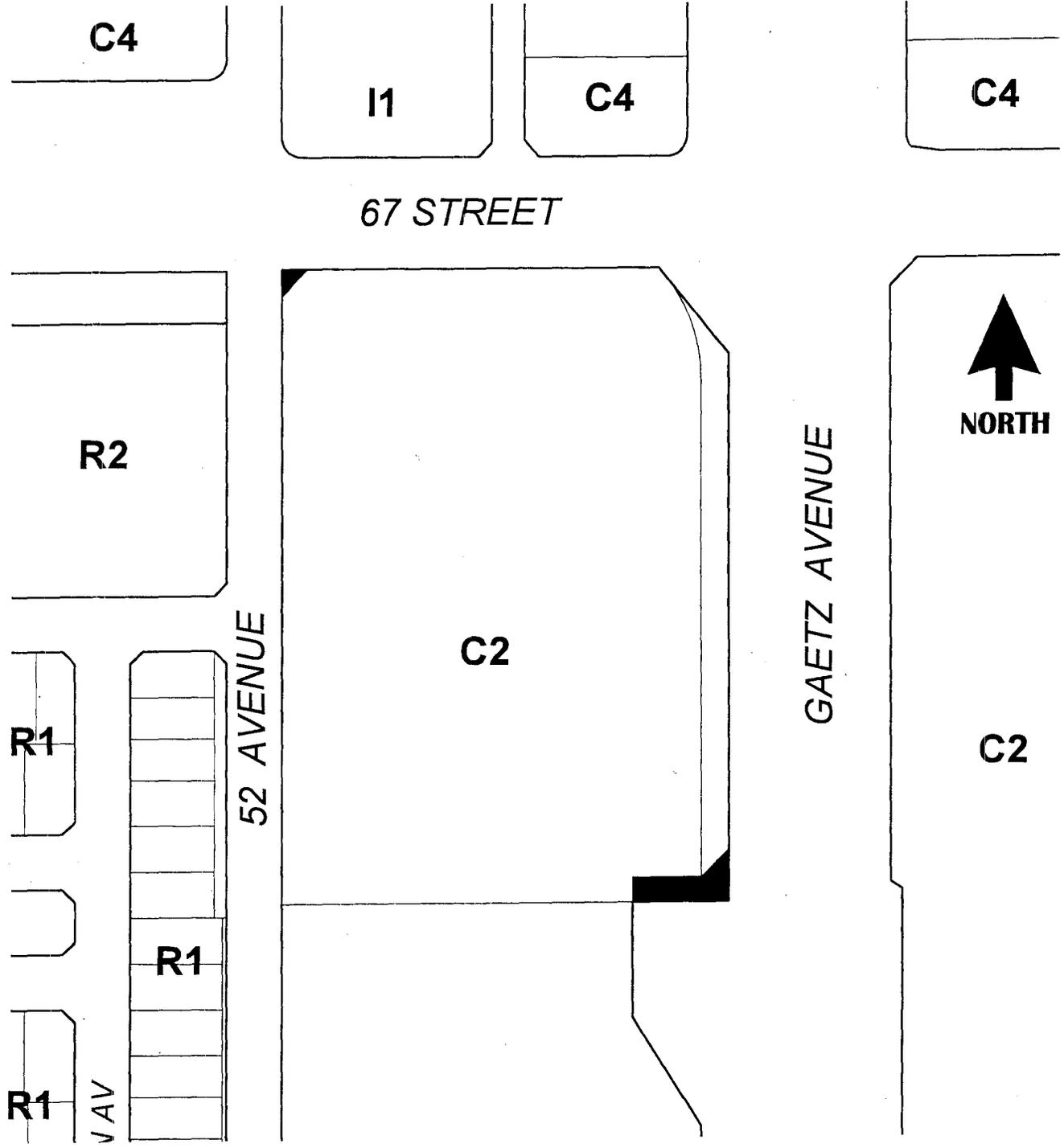
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



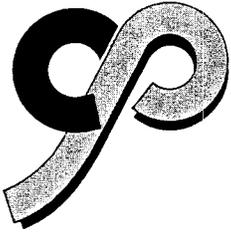
AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road [REDACTED]

MAP No. 41 / 2002
BYLAW No. 3156 / MM - 2002



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

41

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: July 9, 2002

To: Kelly Kloss, City Clerk

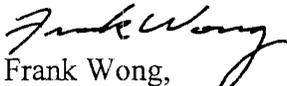
Re: Land Use Bylaw Amendment 3156/MM-2002
Lot A, Plan 3155 HW and
Road Plan 002 1155
NE ¼ Sec. 20-38-27-4
Gaetz Avenue and 67 Street
First Capital (Red Deer) Corporation/The City of Red Deer

The City of Red Deer is in the process of completing a land exchange/sale with First Capital (Red Deer) Corporation, beneficial owner of the former Alberta Transportation site. The land exchange is to accommodate the development of the approximately 4.0ha (10.0ac) site which has been vacant for about 10 years. This rezoning proposal is part of the supporting material to the report by the Land and Economic Development Manager which appears elsewhere in the agenda.

Recommendation

This land use bylaw amendment is required to allow the land exchange and sale between The City and First Capital (Red Deer) Corporation; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/MM-2002.

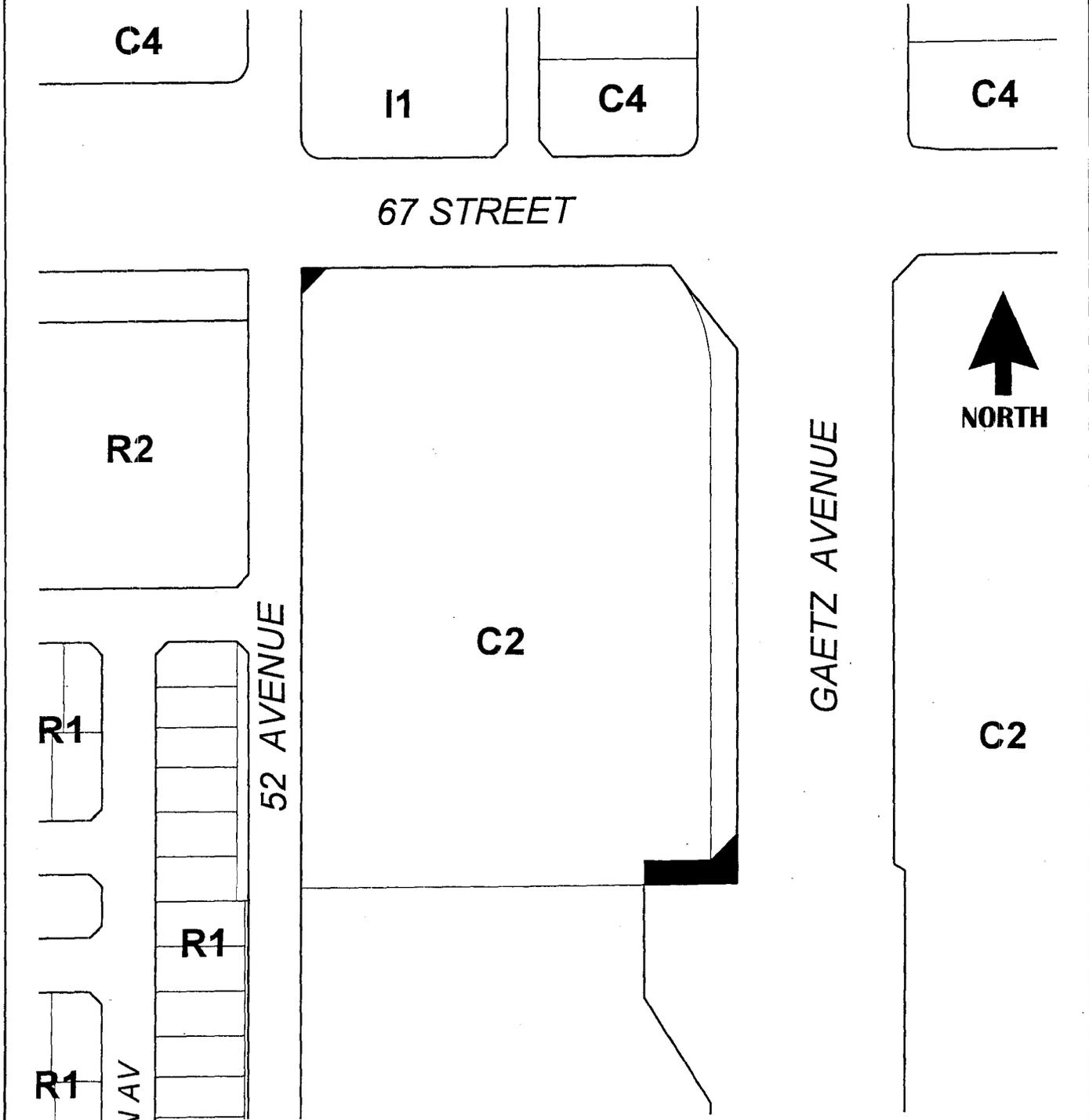
Sincerely,


Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road XXXXXXXXXX

MAP No. 41 / 2002

BYLAW No. 3156 / MM - 2002

DATE: July 8, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **First Capital (Red Deer) Corporation
Offer to Purchase and Land Exchange
Road Plan 002 1155 and Lot A Plan 3155 HW**

Background:

First Capital (Red Deer) Corporation has a conditional offer on Lot A, Plan 3155 HW (the former Alberta Transportation site) and has expressed interest in the attached letter to enter into an agreement to purchase the service road and exchange two areas required by the City for road widening. Their intent is to develop an extension of their existing property, the Village Shopping Centre.

The land exchange is outlined approximately by the shaded areas on the attached map with the net area that First Capital wishes to purchase being 1,695.8 m² (18,246.8 sq. ft.). The areas shown for the service road (Parcel A) less the 63rd Street intersection (Parcel B) and 52nd Avenue corner cut-off (Parcel C) are subject to minor changes based on the engineering design currently underway. In order to complete this sale, Council's consideration will also be required to rezone Parcels B, C and a portion of Plan 002 1155 (Area D) from C2 to Road.

Financial Implications:

Land and Economic Development recommend that the market value for all parcels is to be based on the same price that First Capital has offered for Lot A, Plan 3155 HW less the City's standard 50 % discount for encumbered land due to the utilities in the service road, which equals \$7.75 per square foot. Based on the net area of 18,246.8 sq. ft., more or less, approximately \$141,400.00 will be credited to the Road Right of Way Reserve Fund less and related costs for road plan surveys or advertising.

Recommendation:

That City Council approve entering into a Land Exchange and Sale Agreement with First Capital (Red Deer) Corporation for the sale of 1,974.6 m², more or less, being part of Plan 002 1155 less 278.8 m², more or less, being part Lot A, Plan 3155 HW subject to:

Kelly Kloss

Page 2

1. The purchase price to be \$7.75 per square foot with adjustments based on legal survey.
2. First Capital completing the purchase of Lot A, Plan 3155 HW.
3. City Council approval of rezoning.
4. First Capital to consolidate the service road, part of Plan 002 1155, with Lot A, Plan 3155 HW.
5. All costs for the survey, subdivision and advertising to be shared equally with First Capital.
6. First Capital agreement to grant a Utility Right of Way back to the City over the service road.
7. Net proceeds of the sale to be credited to the Road Right of Way Reserve Fund.
8. Option and Land Sale Agreement satisfactory to the City Solicitor with the option period to be 90 days from the date of City Council approval.



Howard Thompson

Attach.

- c. Bryon Jeffers, Director of Development Services
Ken Haslop, Engineering Services Manger

First Capital (Red Deer) Corporation

Mr. Kelly Kloss
 City Clerk - City of Red Deer
 4914 - 48th Avenue.
 Red Deer, Alberta
 T4N 3T4

June 12, 2002

Dear Mr. Kloss,

Re: Westfair Site & Village Shopping Centre

Please be advised that we are the registered owner of the Village Shopping Centre and we have recently entered into a Purchase and Sale agreement with Westfair Properties Ltd. to purchase the Westfair Site. (Copy of the Purchase and Sale agreement enclosed)

We would hereby request the City of Red Deer to proceed with the preparation and finalization of the following 3 documents.

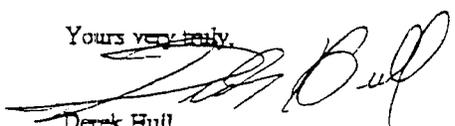
1. **Development Agreement:** It is our understanding that you will be requesting Stantec Consulting (Russ Wlad) to prepare the "final figures" with respect to the 63rd Street intersection and that the Stantec figures will be included in a Draft Development Agreement that will be prepared by the City of Red.
2. **Land Exchange Agreement:** It is our intention to Purchase from the City of Red Deer approximately 22,713 sq. ft. of land which is located east of the Westfair Property. (Former service road) In addition, it our understanding that the City of Red Deer will require a small amount of land from our Village Shopping Centre Site in order to facilitate the development of the new intersection at . It will be our intention to have our architect Peter Bull (IBI) and Russ Wlad (Stantec) work out the exact calculation on both sites so that we can determine the exact figure that should be contained in the Land Exchange Agreement. Once this figure is calculated we will pass on the results to Howard Thompson (City of Red Deer) and he can then prepare a Draft Land Exchange Agreement.
3. **Local Improvement Tax:** It is our intention to make an application to the City of Red Deer for a local improvement tax to cover our cost of the 63rd Street intersection and all of our improvements relating to the site development along the public roadway.

We are enclosing the following information for your records.

1. Site Plan and rendering showing the proposed development.
2. A copy of a letter supporting the development from the Highland community.
3. A copy of a letter from Alberta Environment supporting the development.

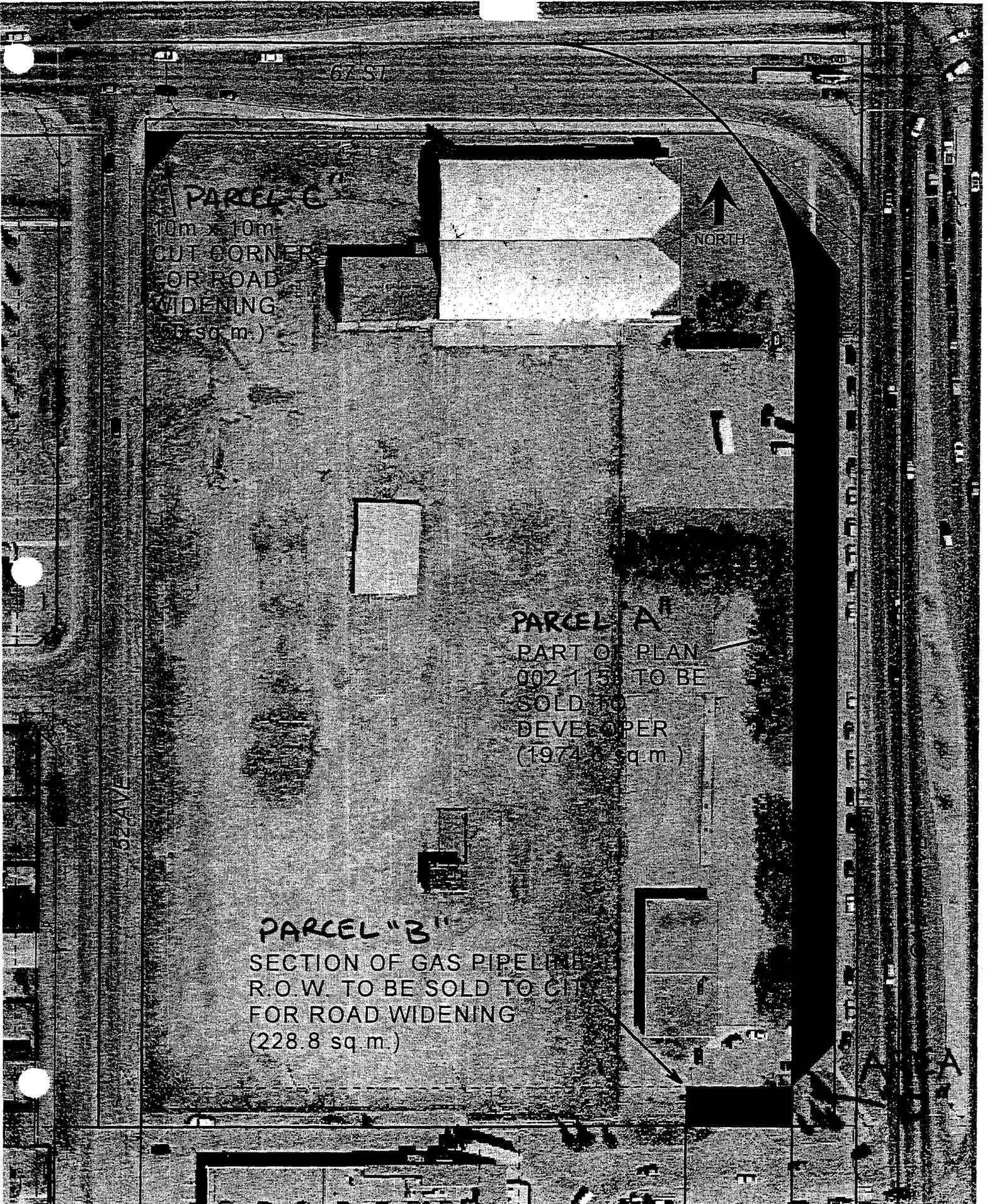
Should you have any questions or need any additional information please don't hesitate to contact our representative Mr. Mark Marshall at 403-245-9014.

Yours very truly,


 Derek Hull

First Capital (Red Deer) Corporation

First Capital (Red Deer) Corporation
 BCE Place, Canada Trust Tower
 161 Bay Street, Suite 2820 P.O. Box 219
 Toronto, ON M5J 2S1 Tel: (416) 504-4114 Fax: (416) 941-1655



67 ST

PARCEL E
10m x 10m
CUT CORNER
FOR ROAD
WIDENING
(76 sq. m.)

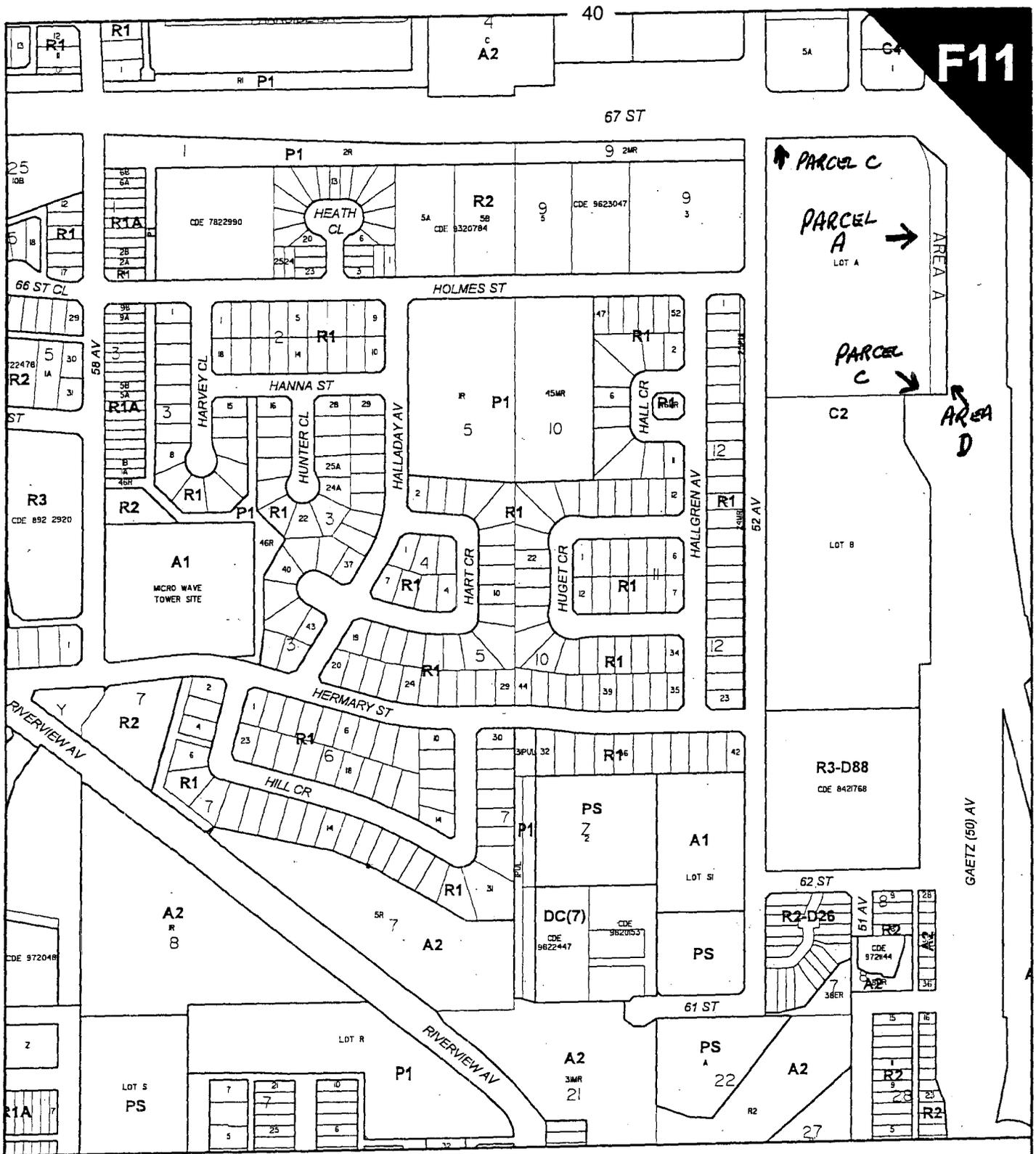


PARCEL A
PART OF PLAN
002 1133 TO BE
SOLD TO
DEVELOPER
(1974.6 sq. m.)

52 AVE

PARCEL "B"
SECTION OF GAS PIPELINE
R.O.W. TO BE SOLD TO CITY
FOR ROAD WIDENING
(228.8 sq. m.)

53 AVE



F11

Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend



NORTH
Scale 1:5,000

The City of Red Deer Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 20

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

E12	F12	G12
E11	F11	G11
E10	F10	G10

NE 1/4 Sec 20
Twp 38- Rge 27 - W4th

FILE



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

SUBJECT: First Capital (Red Deer) Corporation
Land Use Bylaw Amendment 3156/MM-2002
NE ¼ Sec. 20-38-27-4
Gaetz Avenue and 67 Street (Former Alberta Transportation Site)

Reference Report:

City Clerk, dated July 16, 2002, Land & Economic Development Manager, dated July 8, 2002 and Parkland Community Planning Services, dated July 9, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/MM-2002 was given second and third readings. A copy of the bylaw is attached.

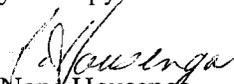
Resolutions:

Resolved that Council of the City of Red Deer hereby agrees to substitute Map 41/2002 in conjunction with Land Use Bylaw Amendment 3156/MM-2002, as presented at the Council Meeting of Monday, August 12, 2002.

Report Back to Council: No

Comments/Further Action:

First Capital (Red Deer) Corporate intend to develop an extension of their existing property, the Village Shopping Centre. Land Use Bylaw Amendment 3156/MM-2002 provides for the rezoning of Parcel B (63rd Street intersection), Parcel C (52nd Avenue corner cut-off) and a portion of Plan 002 1155 from C2 to Road at the former Alberta Transportation site to accommodate the sale of a service road to First Capital (Red Deer) Corporation, and exchange of land required by the City for road widening. This office will amend the Land Use Bylaw and distributes copies in due course. The revised Map 41/2002 is attached to your copy of Land Use Bylaw Amendment 3156/MM-2002.


Nona Housenga
Deputy City Clerk
NH/chk
/attach.

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

BYLAW NO. 3156/MM-2002

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

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

- 1 The "Use District Map F11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 41/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of August 2002.



MAYOR

DEPUTY 

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

52 AV

C4

C4



67 ST

R2

C2

GAETZ (50) AV

R1

52 AV

C2

Change from :
C2 to Road XXXXXXXXXX

AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 41 / 2002
BYLAW No. 3156 / MM - 2002



Office of the City Clerk

DATE: July 16, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Proposed Lane Closure
Oriole Park West, Stage 7
Road Closure Bylaw 3297/2002

History

At the Monday, July 15, 2002 meeting of Council, Road Closure Bylaw 3297/2002 was given first reading.

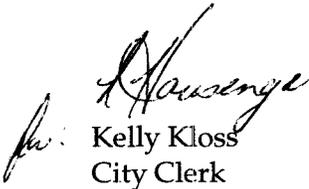
Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.


Kelly Kloss
City Clerk

/chk



Memo

DATE: July 8, 2002

TO: Kelly Kloss
City Clerk

FROM: Howard Thompson
Land & Economic Development

RE: **Proposed Lane Closure**
Oriole Park West, Stage 7

Stantec Consulting Ltd., on behalf of Reid Worldwide Corp. are applying to close a portion of lane located in Oriole Park West, within Plan 002-6605.

The closure is required as part of the development of Stage 7, referenced in the Land Use Bylaw Amendment 3156/Y-2002, approved June 17, 2002.

The lane closure and subsequent development of Stage 7 are in conformance with the "Oriole Park West Area Structure Plan".

Recommendation:

That City Council approve the proposed lane closure as follows: -

"All that portion of lane, Plan 992-6605 lying within Subdivision Plan _____, and containing 0.004 Ha more or less".

A handwritten signature in black ink, appearing to read "H. S. Thompson".

Howard Thompson, Manager
Land and Economic Development

PR/mjw

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6
Tel: (780) 917-7000
stantec.com



Stantec

11 June 2002
File: 161 30085

Tel: (780) 917-7405
Fax: (780) 917-7179
pbarker@stantec.com

City of Red Deer
Office of the City Clerk
P.O. Box 5008
Red Deer AB T4N 3T4

Attention: Ms. Christine Kenzie

Dear Ms. Kenzie:

**Reference: Proposed Lane Closure
Oriole Park West
Stage 7 Zoning & Subdivision**

Stantec Consulting Ltd., on behalf of Reid Worldwide Corporation, is applying to close a portion of lane located in the Oriole Park West area of Red Deer. The portion to be closed is shown on the attached plan and is legally described as a portion of road within Plan 992 6605.

The closure is required as part of the development of Stage 7, referenced in Land Use Bylaw amendment 3156/Y-2002. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

Buildings

Please contact the undersigned if you have any questions or require additional information.

Environment

Sincerely,

Industrial

STANTEC CONSULTING LTD.

Transportation

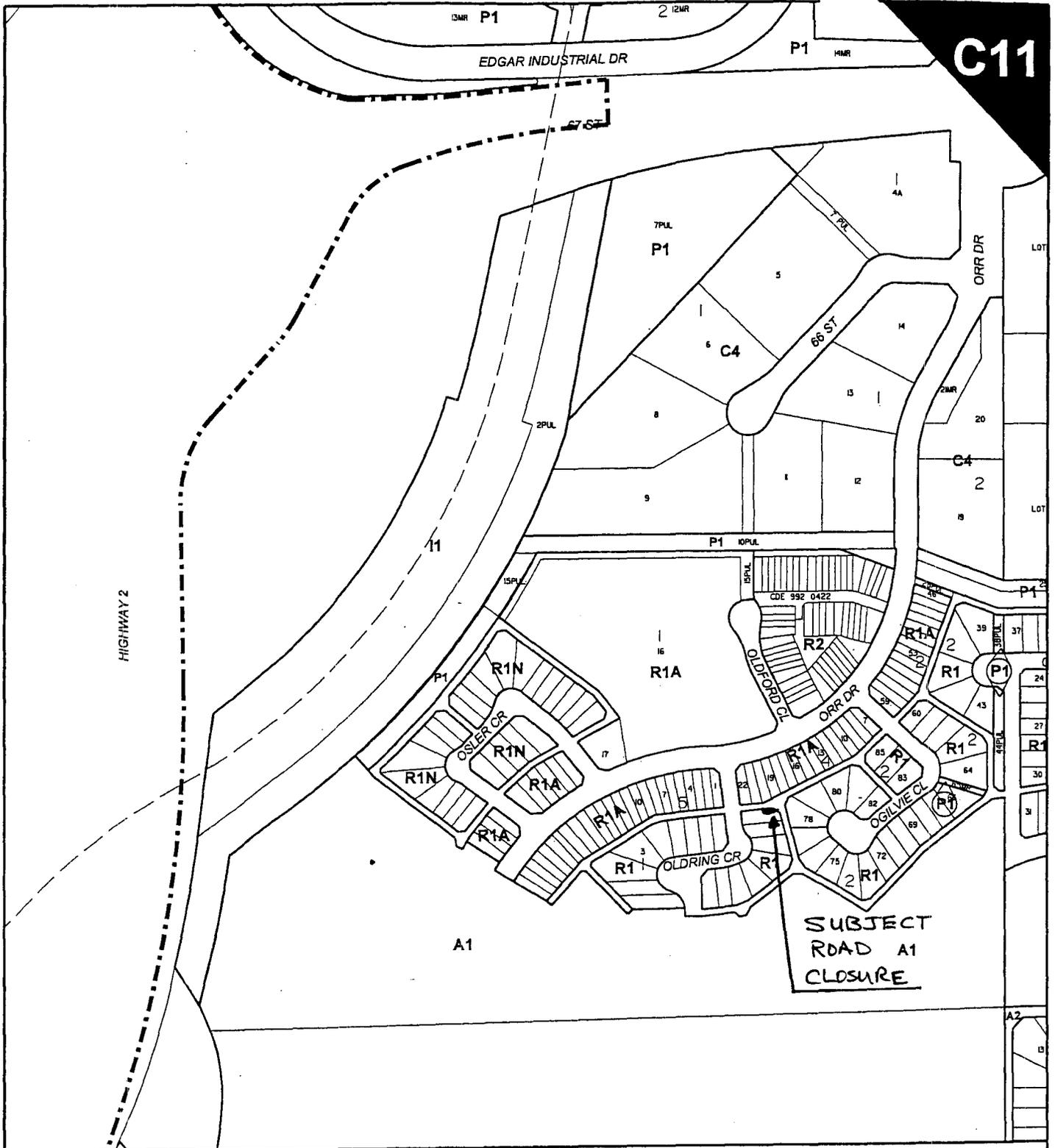
Urban Land

Patrick J. Barker
Associate, Urban Land

Attachment

c. Reid Worldwide Corporation (fax: 780-489-5293)
Frank Wong, Parkland Community Planning Services (fax: 346-1570)

C11



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend



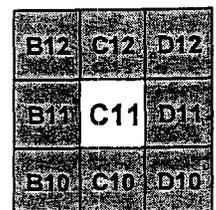
NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

The City of Red Deer Land Use Bylaw 3156/96

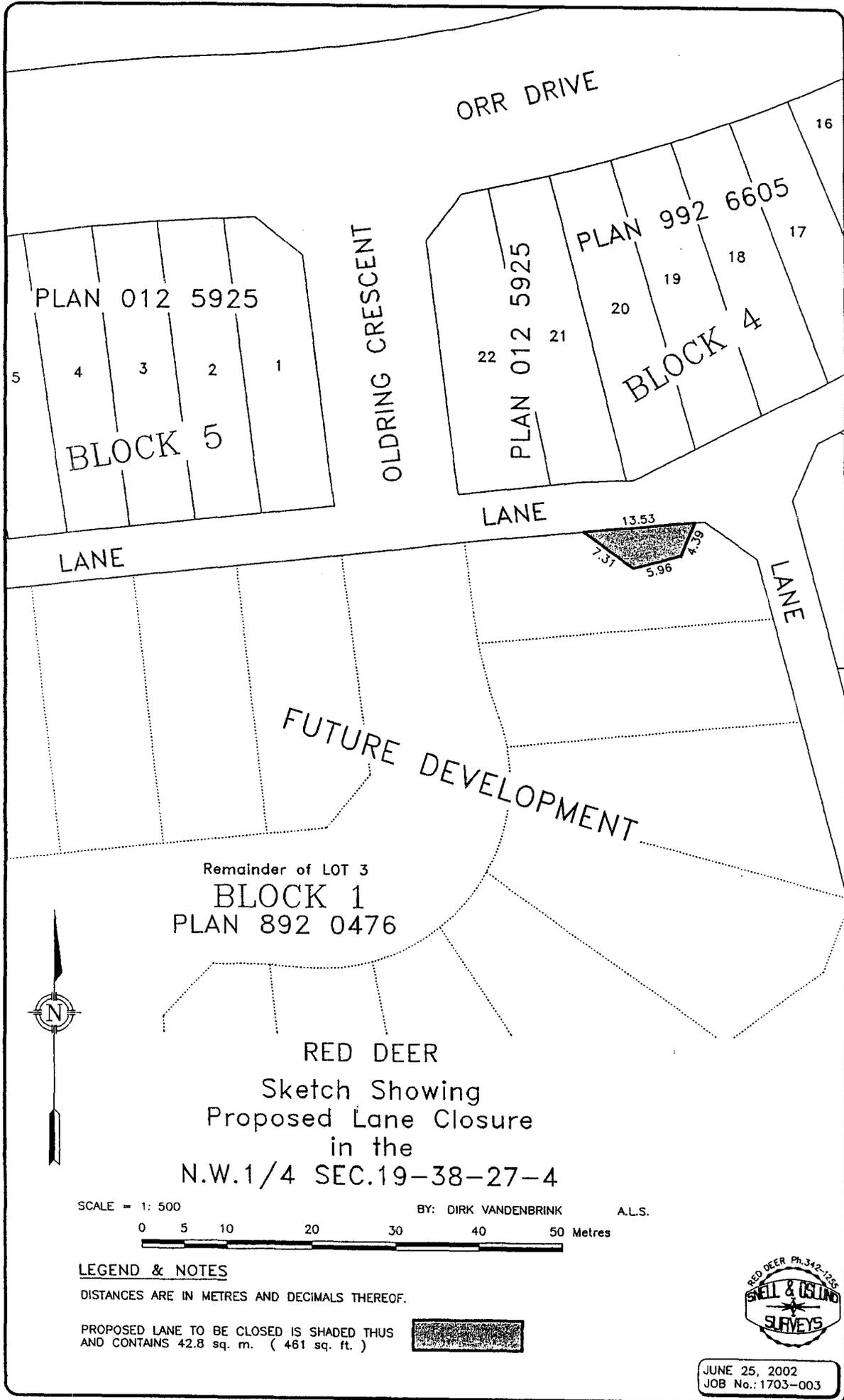
Amendments to NW¼ Sec 19

3156 / EE-97	Dec 15, 1997	3156 / Y-2002	June 17, 2002
3156 / A-98	Feb 9, 1998		
3156 / R-98	July 13, 1998		
3156 / S-98	July 13, 1998		
3156 / TT-98	Dec 21, 1998		
3156 / P-99	June 21, 1999		
3156 / AA-2000	Aug 28, 2000		
3156 / OO-2001	Nov 5, 2001		



NW¼ Sec 19
Twp 38- Rge 27 - W4th

printed on
June 26, 2002



FILE



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: Deputy City Clerk
SUBJECT: Proposed Lane Closure
Oriole Park West, Stage 7
Road Closure Bylaw 3297/2002

Reference Report:

City Clerk, dated July 16, 2002 and Land & Economic Development Manager, dated July 8, 2002.

Bylaw Readings:

Road Closure Bylaw 3297/2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan. A certified copy of Road Closure Bylaw 3297/2002 is attached for your information.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

NH/chk

/attach.

- c Director of Development Services
- Inspections & Licensing Manager
- City Assessor
- Parkland Community Planning Services
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- City Clerk's Clerk Steno

BYLAW NO. 3297/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of lane, Plan 992-6605 lying within Subdivision
Plan _____, and containing 0.004 Ha more or less."

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of August 2002.

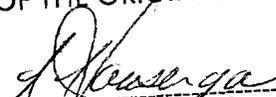
AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of August 2002.



MAYOR

DEPUTY 
CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.



CITY CLERK
DEPUTY



FILE

OFFICE OF THE CITY CLERK

August 13, 2002

Mr. Patrick Barker
Stantec Consulting Ltd.
10160 – 112 Street
Edmonton, AB T5K 2L6

Dear Mr. Barker:

*Re: Proposed Lane Closure
Oriole Park West – Stage 7
Road Closure Bylaw 3297/2002*

At the City of Red Deer's Council Meeting held Monday, August 12, 2002, a Public Hearing was held with respect to Road Closure Bylaw 3297/2002. Following the Public Hearing, Road Closure Bylaw 3297/2002 was given second and third readings, a copy of which is enclosed.

Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3297/2002

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

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READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of August 2002.



MAYOR

DEPUTY 

CITY CLERK

ROAD CLOSURE 3297/2002
Oriole Park West Stage 7

DESCRIPTION: Closure of a portion of the lane within Plan 002-6605
(Oldring Crescent)

FIRST READING: July 15, 2002

FIRST PUBLICATION: July 26, 2002

SECOND PUBLICATION: August 2, 2002

PUBLIC HEARING & SECOND READING: August 12, 2002

THIRD READING: August 12, 2002

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400. NO BY: Stantec

ACTUAL COST OF ADVERTISING:

1ST \$ 251.46 & 2ND \$ 251.46 TOTAL: \$ 502.92

MAP PREPARATION: \$ Ø

TOTAL COST: \$ 502.92

LESS DEPOSIT RECEIVED: \$ Ø

AMOUNT OWING/ (REFUND): \$ 502.92.

INVOICE NO.: ± 45496

(Account No. 59.5901) AUGUST 15, 2002.



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: Deputy City Clerk
SUBJECT: Proposed Lane Closure
Oriole Park West, Stage 7
Road Closure Bylaw 3297/2002

Reference Report:

City Clerk, dated July 16, 2002 and Land & Economic Development Manager, dated July 8, 2002.

Bylaw Readings:

Road Closure Bylaw 3297/2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan. A certified copy of Road Closure Bylaw 3297/2002 is attached for your information.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

NH/chk

/attach.

- c Director of Development Services
- Inspections & Licensing Manager
- City Assessor
- Parkland Community Planning Services
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- City Clerk's Clerk Steno

BYLAW NO. 3297/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of lane, Plan 992-6605 lying within Subdivision
Plan _____, and containing 0.004 Ha more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12th day of August 2002.



MAYOR

DEPUTY 
CITY CLERK

July 23, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Road Closure Bylaw 3297/2002 – Oriole Park West Stage 7

City Council proposes to pass **Road Closure Bylaw 3297/2002**, which provides for the closure of a portion of road within Plan 992 6605 in the Oriole Park West Subdivision, Stage 7. As a property owner in the Oriole Park West area you have an opportunity to ask questions about the intended use and to let Council know your views. For more information relating to the proposed bylaw amendment, contact the city planners at Parkland Community Planning Services 343-3394.

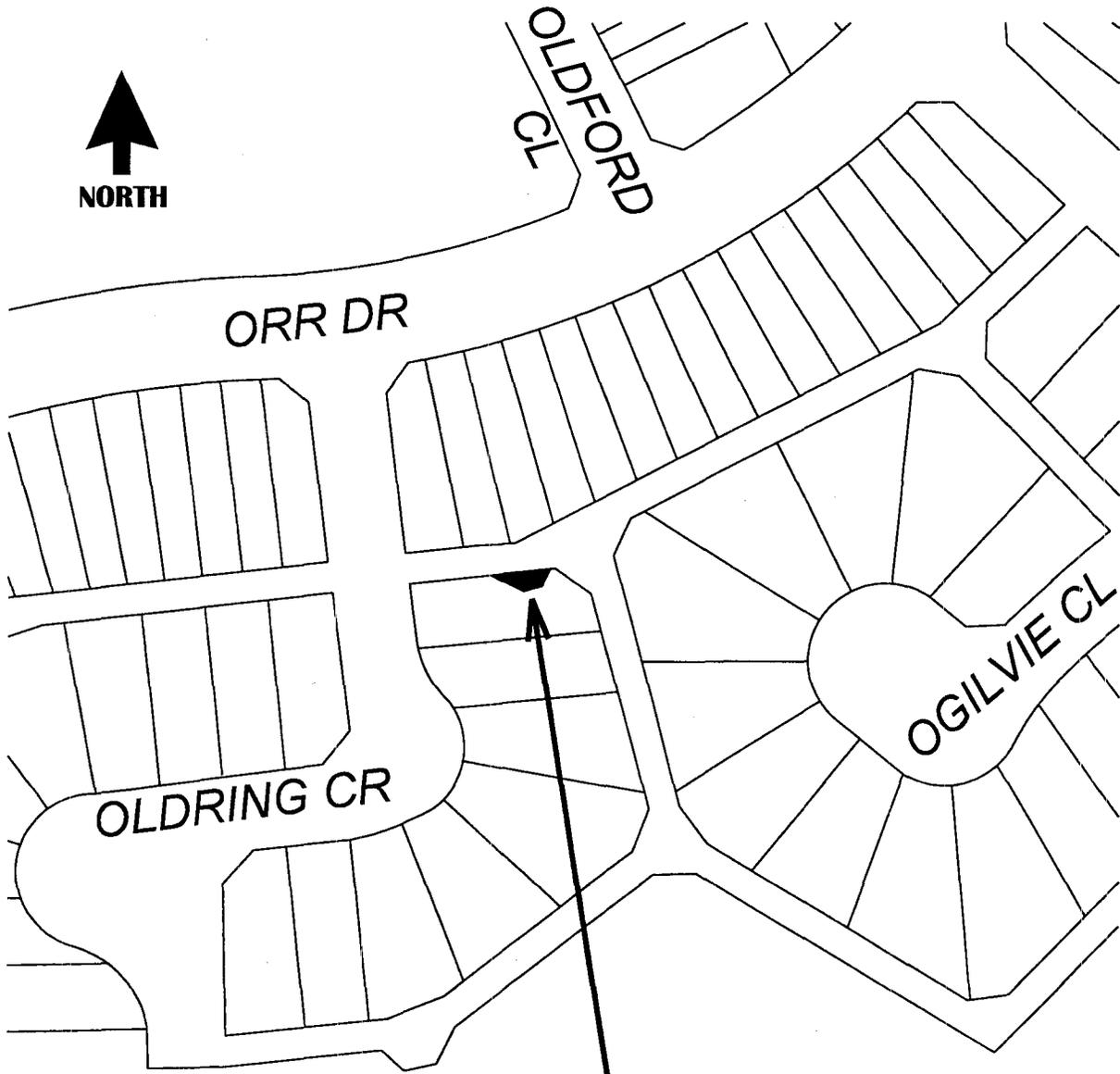
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, August 12, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 6, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,



Kelly Kloss
City Clerk

att.



SUBJECT ROAD CLOSURE

TaxRoll	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	On
1943865	Oakwood Ventures Inc	255 4819C 48 Avenue	RED DEER, AB T4N 3T2		
1944520	796598 Alberta Ltd	RR 1 SITE 11 BOX 10	RED DEER, AB T4N 5E1		
1944480	Reid Worldwide Corporation	18140 107 Avenue	EDMONTON, AB T4S 1K5		
1943020	Conwood Construction Ltd	4719 56 Street	RED DEER, AB T4N 2J9		

DATE: July 16, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: Road Closure Bylaw 3297/2002 – Oriole Park West Stage 7

Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.


C.G. Adams
City Clerks' Office

Attach.



Remainder of LOT 3
BLOCK 1
 PLAN 892 0476

RED DEER
 Sketch Showing
 Proposed Lane Closure
 in the
 N.W.1/4 SEC.19-38-27-4



SCALE = 1: 500 BY: DIRK VANDENBRINK A.L.S.
 0 5 10 20 30 40 50 Metres

LEGEND & NOTES
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.

PROPOSED LANE TO BE CLOSED IS SHADED THUS
 AND CONTAINS 42.8 sq. m. (461 sq. ft.)



JUNE 25, 2002
 JOB No.: 1703-003



Council Decision – July 15, 2002

Office of the City Clerk

DATE: July 16, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: City Clerk
SUBJECT: Proposed Lane Closure
Oriole Park West, Stage 7
Road Closure Bylaw 3297/2002

Reference Report:

Land & Economic Development Manager, dated July 8, 2002

Bylaw Readings:

Road Closure Bylaw 3297/2002 was given first reading. A copy of the bylaw is attached.

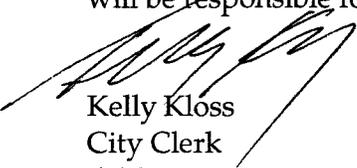
Report Back to Council: Yes

A Public Hearing will be held Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3297/2002 provides for the closure of a portion of lane located in Oriole Park West, within Plan 002-6605, as part of the development of Stage 7 of Oriole Park West. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Stantec Consulting Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3297/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of lane, Plan 992-6605 lying within Subdivision
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READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



Office of the City Clerk

July 16, 2002

Fax: (780) 917-7179

Mr. Patrick Barker
Stantec Consulting Ltd.
10160 - 112 Street
Edmonton, AB T5K 2L6

Dear Mr. Barker:

*Re: Proposed Lane Closure
Oriole Park West - Stage 7
Road Closure Bylaw 3297/2002*

At the City of Red Deer's Council meeting held Monday, July 15, 2002, first reading was given to Road Closure Bylaw 3297/2002. A copy of the bylaw is attached for your information.

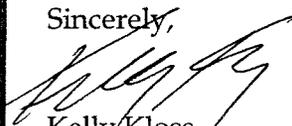
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This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 12, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no Wednesday, July 24, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,


Kelly Kloss
City Clerk's

KK/chk
/attach.

c H. Thompson, Land & Economic Development Manager
C. Adams, Administrative Assistant, City Clerk's

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4

1) CITY OF RED DEER
2) City Clerks Dept

Time: Jul.16. 2002 2:53PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
3210	Memory TX	17809177179	P. 7	OK	

Reason for error
 E.1) Hang up or line fail
 E.3) No answer

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



Office of the City Clerk

July 16, 2002

Fax: (780) 917-7179

Mr. Patrick Barker
 Stantec Consulting Ltd.
 10160 - 112 Street
 Edmonton, AB T5K 2L6

Dear Mr. Barker:

Re: *Proposed Lane Closure
 Oriole Park West - Stage 7
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If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

 Kelly Kloss
 City Clerk's

KK/chk
 /attach.
 c H. Thompson, Land & Economic Development Manager
 C. Adams, Administrative Assistant, City Clerk's

Item No. 1

Reports



Land & Economic Development

Memo

DATE: July 8, 2002

TO: Kelly Kloss
City Clerk

FROM: Howard Thompson
Land & Economic Development

RE: Proposed Lane Closure
Oriole Park West, Stage 7

Stantec Consulting Ltd., on behalf of Reid Worldwide Corp. are applying to close a portion of lane located in Oriole Park West, within Plan 002-6605.

The closure is required as part of the development of Stage 7, referenced in the Land Use Bylaw Amendment 3156/Y-2002, approved June 17, 2002.

The lane closure and subsequent development of Stage 7 are in conformance with the "Oriole Park West Area Structure Plan".

Recommendation:

That City Council approve the proposed lane closure as follows: -

"All that portion of lane, Plan 992-6605 lying within Subdivision Plan _____, and containing 0.004 Ha more or less".

A handwritten signature in cursive script, appearing to read "H. S. Thompson".

Howard Thompson, Manager
Land and Economic Development

PR/mjw

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6
Tel: (780) 917-7000
stantec.com



Stantec

11 June 2002
File: 161 30085

Tel: (780) 917-7405
Fax: (780) 917-7179
pbarker@stantec.com

City of Red Deer
Office of the City Clerk
P.O. Box 5008
Red Deer AB T4N 3T4

Attention: Ms. Christine Kenzie

Dear Ms. Kenzie:

**Reference: Proposed Lane Closure
Oriole Park West
Stage 7 Zoning & Subdivision**

Stantec Consulting Ltd., on behalf of Reid Worldwide Corporation, is applying to close a portion of lane located in the Oriole Park West area of Red Deer. The portion to be closed is shown on the attached plan and is legally described as a portion of road within Plan 992 6605.

The closure is required as part of the development of Stage 7, referenced in Land Use Bylaw amendment 3156/Y-2002. The lane closure and subsequent development of Stage 7 are in conformance with the Oriole Park West Area Structure Plan.

Please contact the undersigned if you have any questions or require additional information.

Sincerely,

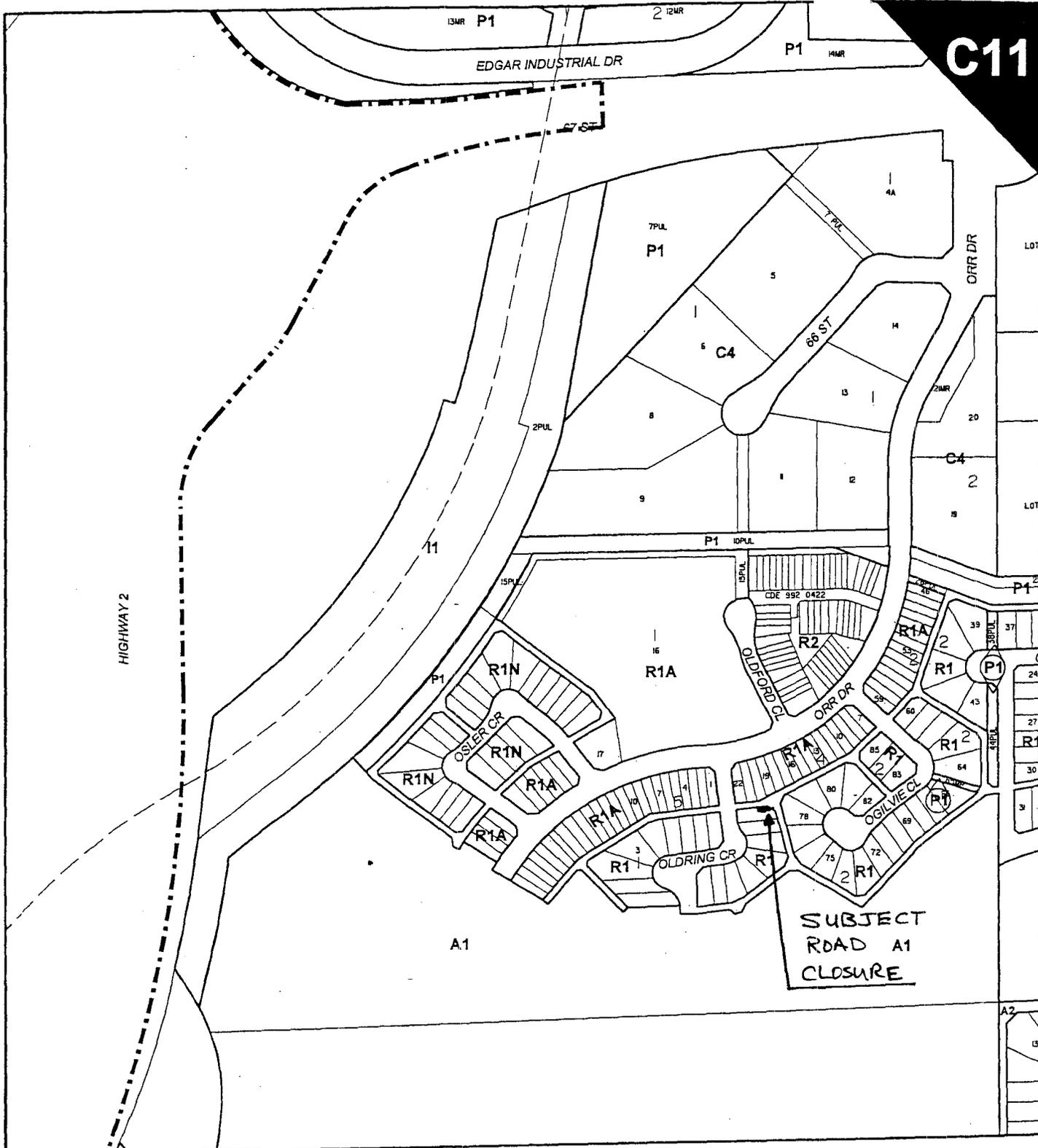
STANTEC CONSULTING LTD.

Patrick J. Barker
Associate, Urban Land

Attachment

c. Reid Worldwide Corporation (fax: 780-489-5293)
Frank Wong, Parkland Community Planning Services (fax: 346-1570)

Buildings
Environment
Industrial
Transportation
Urban Land



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

The City of Red Deer Land Use Bylaw 3156/96

Amendments to NW¼ Sec 19

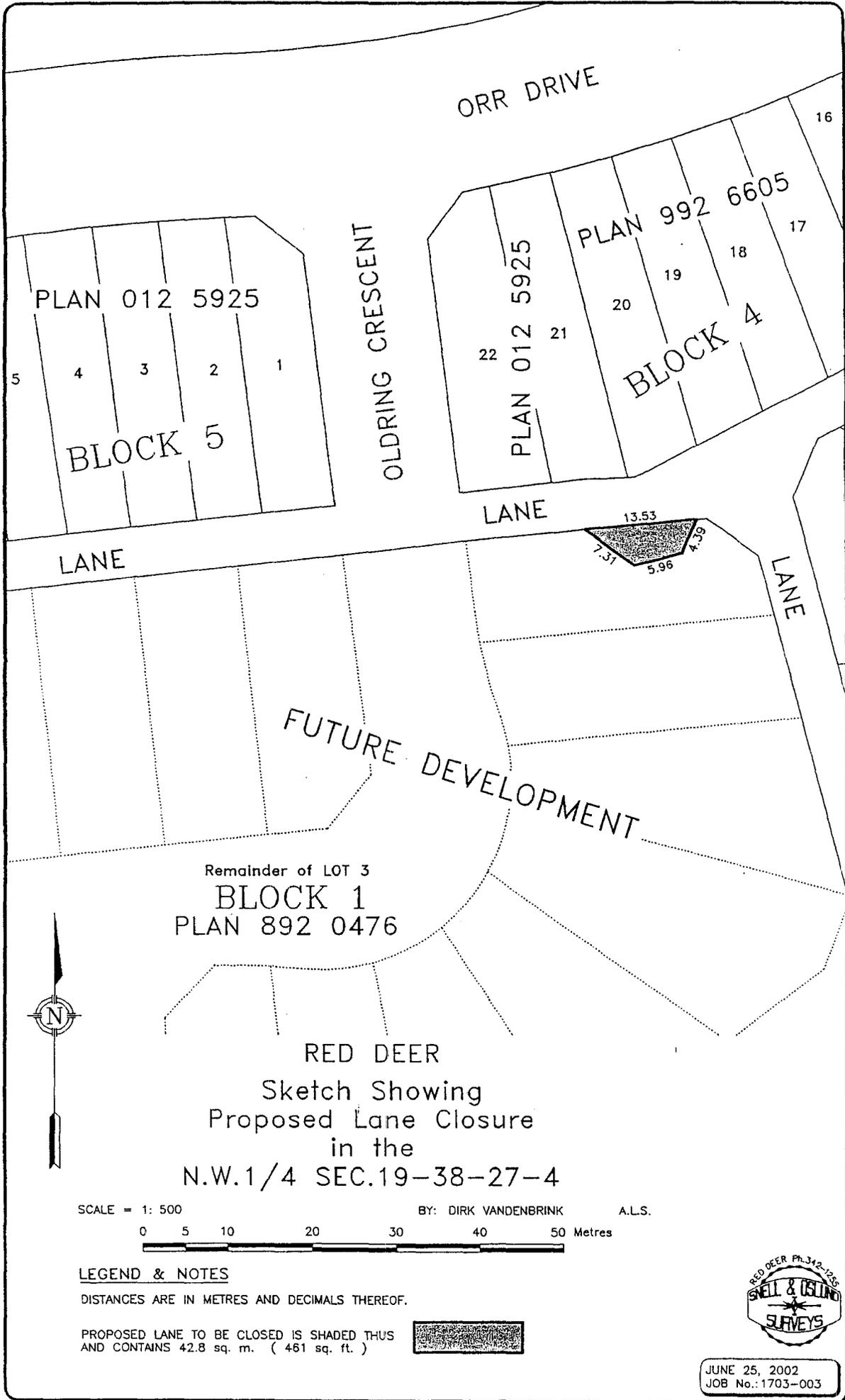
- 3156 / EE-97 Dec 15, 1997
- 3156 / A-98 Feb 9, 1998
- 3156 / R-98 July 13, 1998
- 3156 / S-98 July 13, 1998
- 3156 / TT-98 Dec 21, 1998
- 3156 / P-99 June 21, 1999
- 3156 / AA-2000 Aug 28, 2000
- 3156 / OO-2001 Nov 5, 2001

3156 / Y-2002 June 17, 2002

B12	C12	D12
B11	C11	D11
B10	C10	D10

NW¼ Sec 19
Twp 38- Rge 27 - W4th

printed on
June 26, 2002



Date: July 24, 2002
To: Kelly Kloss, City Clerk
From: Harold Jeske, Recreation, Parks & Culture Manager
Re: Collicutt Centre – June Operating Report

General Information

We have experienced a resurgence of attendance at the Water Park following the two-week maintenance shutdown. Although less than during February, March and April, attendance is really good for this time of year. This month proved to be busy with schools from Red Deer and Central Alberta renting the Water Park for their year end parties.

Summer use (non-ice) of the arena terminated this month. Installation of ice began mid month in preparation for summer and fall ice rental. Considering the demand for ice time this coming season, it may need to be operational for a period of eleven months before it can be shutdown for maintenance. As well, demand for the soccer pitches exceeds last year, thus these two venues will be very busy this fall.

Several measures to improve building security and customer service were completed this month.

- Accessible door operators were installed between the track and the second level hallway to allow track users access to the washrooms located there and return access to the track with the use of a swipe card.
- The south field house doors were equipped with alarms to prevent unauthorized entry.
- The north side exterior doors were equipped with an alarm to prevent unauthorized entry. Staff are able to enter and exit through these doors by swiping a special card issued to them.
- Stainless steel in Water Park is being maintained regularly and is looking great.
- Crowd control stantions are now in place and assist greatly in forming an organized line up at the administration/reception counter.

Kelly Kloss, City Clerk
 Collicutt Centre June Operating Report
 July 24, 2002

Budget and Financial – June 2002

	Year to Date Benchmark	Year to Date Actual	Favorable Year to Date Variance
Revenue	\$1,044,762	\$1,195,782	\$151,020
Expenditures	\$1,553,036	\$1,652,728	<\$99,692>
Deficit / Surplus	\$508,274	\$456,946	\$51,328

Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	\$207,180	\$253,329	\$46,149	\$66,777	\$20,628
February	\$404,489	\$515,313	\$110,825	\$133,546	\$22,721
March	\$630,165	\$816,350	\$186,185	\$200,324	\$14,139
April	\$901,627	\$1,097,552	\$195,926	\$267,092	\$71,166
May	\$1,077,857	\$1,334,429	\$256,572	\$366,200	\$109,628
June	\$1,195,782	\$1,652,728	\$456,946	\$508,274	\$51,328
July					
August					
September					
October					
November					
December					
Approved Budget Total	\$2,089,540	\$3,106,065		\$1,016,525	

Revenues to date are averaging approximately \$200,000/month. However, actual revenue for June was considerably less than the average. This occurrence coincides with a decrease in attendance mentioned under General Information. As mentioned in a previous monthly report, seasonal variations were anticipated and are reflected in our budget.

Volunteer Initiatives and Issues

- Number of volunteer hours - 13.75
- Two school tours were held on June 24 and 25 for 100 grade six students from West Park Middle School.
- Six youth trained to assist with summer camps. This initiative offers the youth a chance to develop skills and make community contacts, while we benefit from the additional support.

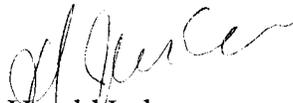
Kelly Kloss, City Clerk
Collicutt Centre June Operating Report
July 24, 2002

Major Events/Highlights

- Word of Life "Fusion" event was held at Collicutt Centre on June 21, 2002. Word of Life Centre said the event was a great success and they thoroughly enjoyed themselves. A good idea was the extra security inside and outside of the event, which kept everyone under control. Approximately 800 youth attended the event.
- Staff attended an ATA (Alberta Triathlon Association) coaching clinic in Edmonton. Encouraged the executive director of ATA to use Collicutt Centre for it's Provincial Triathlon Kids camp from July 1-5, 2003. They were sold on the idea.

Upcoming Events

- The World Horseshoe Youth Championship entertainment portion will be held at the Collicutt Centre. Forty youth are expected to attend and utilize the Water Park and meeting room C for a pizza party.



Harold Jeske

:jb
Att.

- c. Colleen Jensen, Community Services Director
Peter Duhault, Collicutt Centre Superintendent

COLLICUTT CENTRE STATISTICS - 2002 MONTHLY

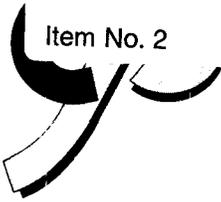
FACILITY DATA	USER GROUPS			HOURS OF USE					ATTENDANCE							
	APR-'02	MAY-'02	JUNE-'02	JUNE-'01	DEC-'01	APR-'02	MAY-'02	JUNE-'02	YTD-'02	JUNE-'01	DEC-'01	APR-'02	MAY-'02	JUNE-'02	YTD-'02	
WATER PARK																
PUBLIC SWIMMING																
Earlybird Swim					59	55	30	50	343		N/A	376	166	122	1647	
Open Swim			58		359	327	150	300	1772		10321	19201	6442	16239	96620	
Adult Swim					13	21	10	16	101		222	672	371	165	3016	
Family					15	12	6	8	66		841	1477	568	795	6189	
TOTALS			58		446	415	196	374	2282	0	11384	21726	7547	17321	107472	
FIELDHOUSE																
PUBLIC DROP-IN																
ADULT					517	517	517	500	3023		568	1904	923	748	9675	
YOUTH					517	476	484	476	2844		1003	4970	1536	1373	23623	
TOTALS			0	0	1034	993	1001	976	5867	0	1571	6874	2459	2121	33298	
PROGRAMS SERVICES																
LEARN-TO-PROGRAMS																
Adult Classes					40	107	115	2	608		116	510	557	7	2798	
Youth Classes					49	179	185	58	1060		156	959	967	452	3576	
Family Classes					9	0	0	0	84		42	0	0	0	96	
Childminding Services					149	176	175	163	1082		244	443	421	373	3032	
Birthday Party Stats		25	14	15	78	63	35	45	423		481	380	210	230	2195	
Collicutt Mainstreet					480	517	517	500	3023		N/A	12092	6946	8880	75826	
Climbing Wall		9	9	17	200	188	238	162	1254		N/A	250	290	588	3477	
Gymnastics					N/A	N/A	N/A	N/A	0		4882	6918	6654	5343	40766	
TOTALS			23	32	0	1005	1230	1265	930	7534	0	5921	21552	16045	15873	131766
SUBTOTAL PAGE 1		34	23	90	0	2484	2638	2462	2280	15683	0	18876	50152	26051	35315	272536

COLLICUTT CENTRE STATISTICS - 2002 MONTHLY

FACILITY DATA	USER GROUPS			HOURS OF USE						ATTENDANCE					
	APR-'02	MAY-'02	JUNE-'02	JUNE-'01	DEC-'01	APR-'02	MAY-'02	JUNE-'02	YTD-'02	JUNE-'01	DEC-'01	APR-'02	MAY-'02	JUNE-'02	YTD-'02
FITNESS AND WELLNESS CENTRE															
Daily Workouts					518	509	517	500	3038		6791	15883	10429	7955	84522
Personal Training (1 on 1)			13		26	35	18	13	376		26	35	18	13	376
Orientations			34		N/A	60	44	34	443		N/A	60	44	34	629
FITNESS & WELLNESS TOTALS			0	47	544	604	579	547	3857	0	6817	15978	10491	8002	85527
MEETING & SPORTS SURFACE RENTALS															
Community Savings A		0	1		1	0	0	2	8		20	0	0	80	198
Community Savings B		1	1		13	14	7	6	48		118	106	69	52	674
Community Savings A&B	2	3	4		125	125	27	19	488		2639	2922	886	711	11026
Community Room C	5	2	4		136	81	64	36	330		1199	1938	755	207	6964
Alberta Treasury Motion Studio	1	0	1		115	33	3	2	170		273	1524	163	80	3749
Prolific Group Board Room	1	1	3		94	19	1	25	66		46	62	30	29	494
B of M Room East		0	0		49	0	0	0	0		0	0	0	0	0
B of M Room West		0	0		6	0	0	0	0		65	0	0	0	0
B of M Room West & East		0	0		109	0	0	0	0		20	0	0	0	0
Soccer East	20	8	6		189	214	116	76	1031		250	7525	4015	1947	39176
Soccer West	11	5	5		149	182	96	60	860		379	6023	3135	1399	39468
Arena	4	3	5		283	66	76	56	998		7500	2066	3536	873	33678
Fieldhouse	38	10	18		8	9	102	77	215		400	287	2580	1032	4335
TOTAL		82	33	48	0	1277	743	492	359	4214	0	12909	22453	15169	6410
COLLICUTT VENUE USAGE TOTALS **		116	56	185	0	4305	3985	3533	3186	23754	0	38602	88583	51711	49727

NOTES:

- *Summertime attendance is reflected in fitness area
- *Soccer pitches reflect off season usage - Staff hours reduced
- *Climbing wall hours small relative to usage due to school wind-up's



LAND
COMMUNITY
PLANNING
SERVICES

30

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: July 30, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/QQ-2002
Remainder of the NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 12
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 12 of the Deer Park Southeast (Devonshire) Subdivision. Phase 12 consists of 93 single-family lots and 2 public utility lots. The proposal rezones the remaining 7.43 ha (18.36 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. The proposed land uses complies with the recently amended Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

Recommendation

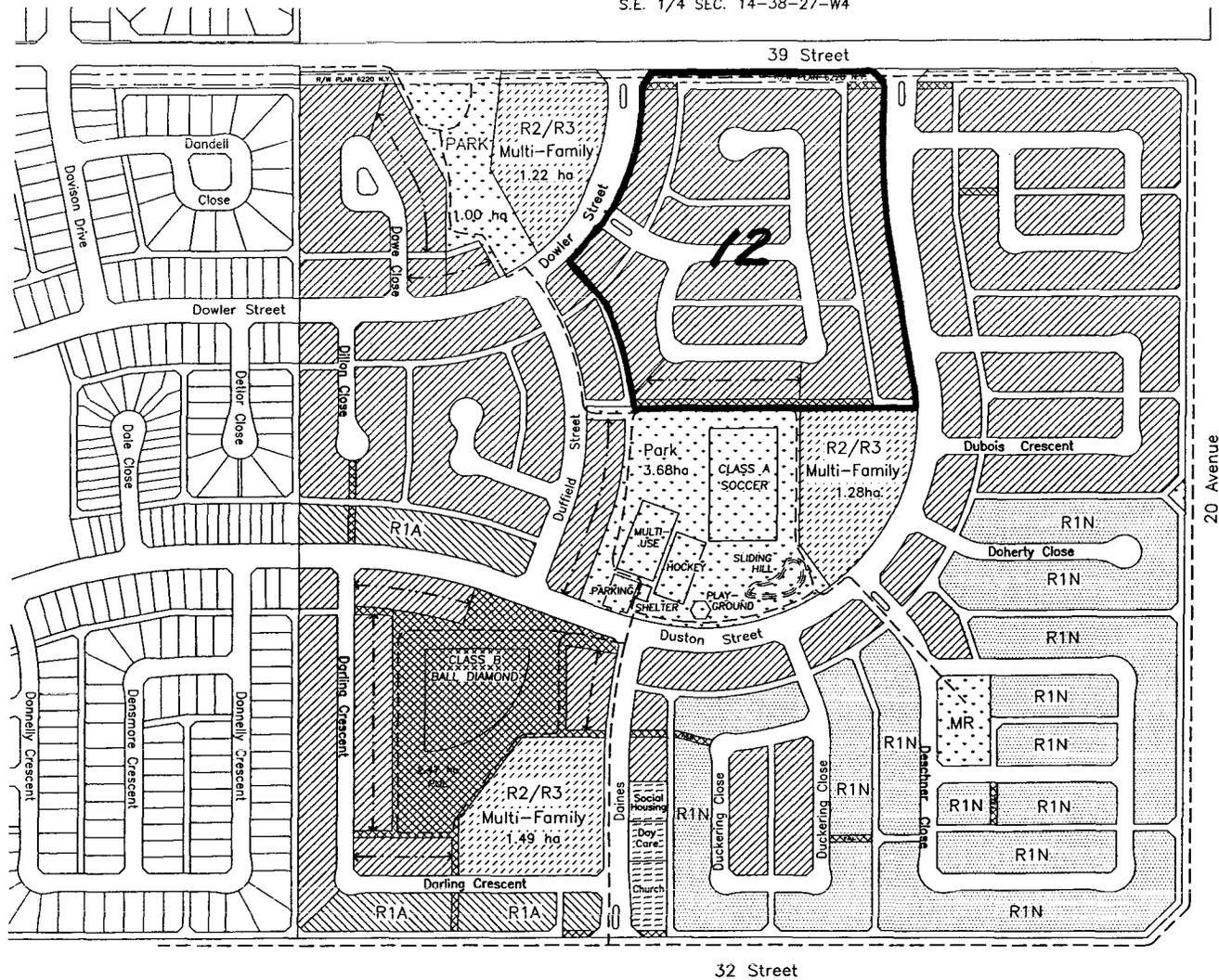
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/QQ-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

S.E. 1/4 SEC. 14-38-27-W4



32 Street

S.E. 1/4 SEC. 11-38-27-W4

LEGEND

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- Pedestrian linkages

STATISTICS

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 - Residential	22.42	37.64
R1N - Residential	8.95	15.03
R1A - Residential	1.31	2.20
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.81	2.80
Roads/Lanes	13.91	23.68



Stantec

Stantec Consulting Ltd.
400 - 4608 Ross Street
Red Deer Alberta
T4N 1Y3
Tel. 403.342.3320
Fax. 403.341.0969
www.stantec.com

CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT
LAND USE**

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

CADD FILE NAME

12870552\F163.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

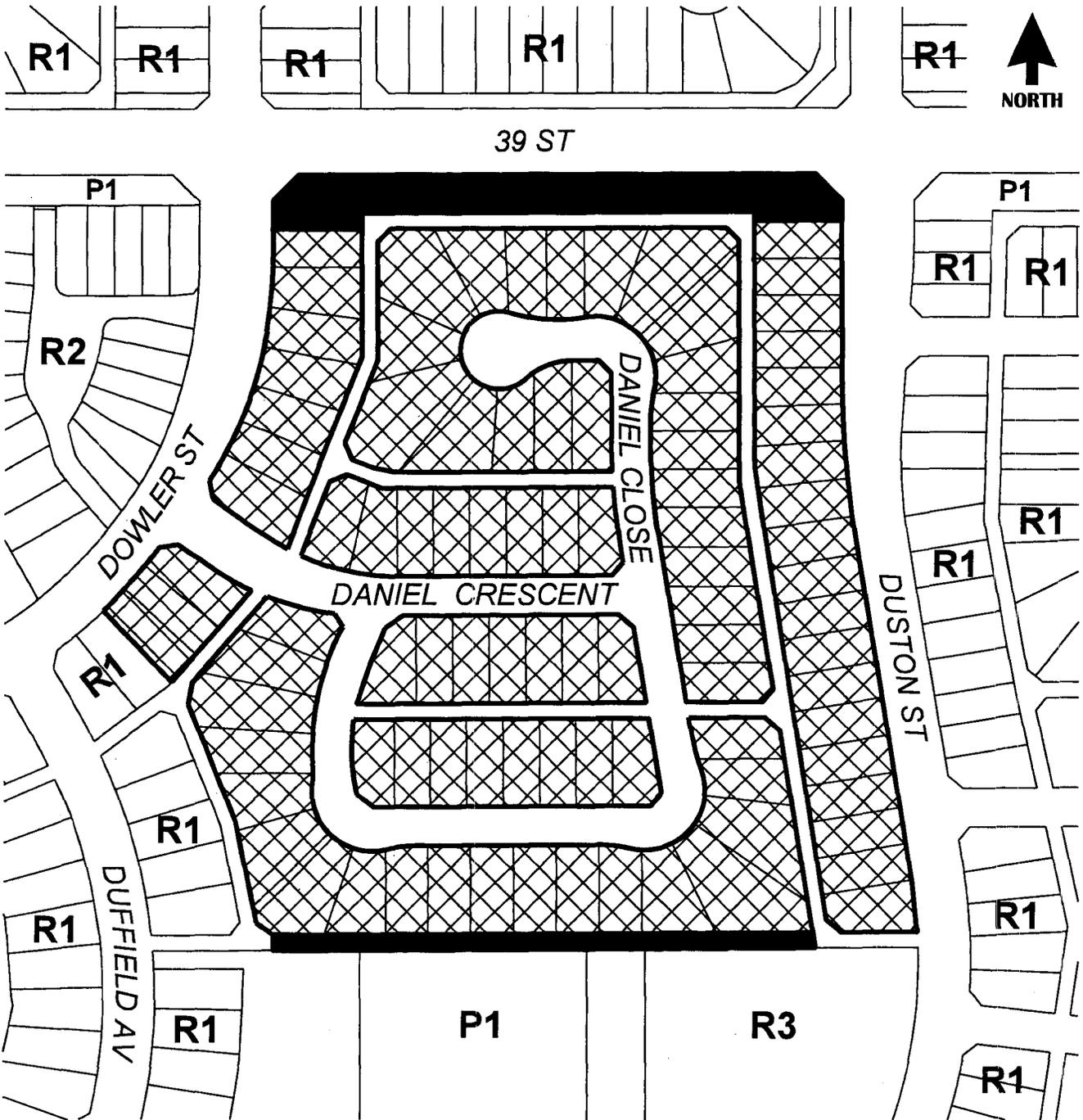
3.0

DATE DRAWN

May 2002

STATUS

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 P1 - Parks and Recreational

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 45 / 2002
 BYLAW No. 3156 / QQ - 2002

Comments:

I agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"N. Van Wyk"
City Manager



FILE
Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/QQ-2002
Remainder of the NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 12
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated July 30, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/QQ-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/QQ-2002 provides for the rezoning of 7.43 ha (18.36 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 12 of the Deer Park Southeast (Devonshire) Subdivision. Phase 12 will consist of 93 single-family lots and 2 public utility lots. The proposed land use complies with the recently amended Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.


Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant

BYLAW NO. 3156/QQ-2002

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 45/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

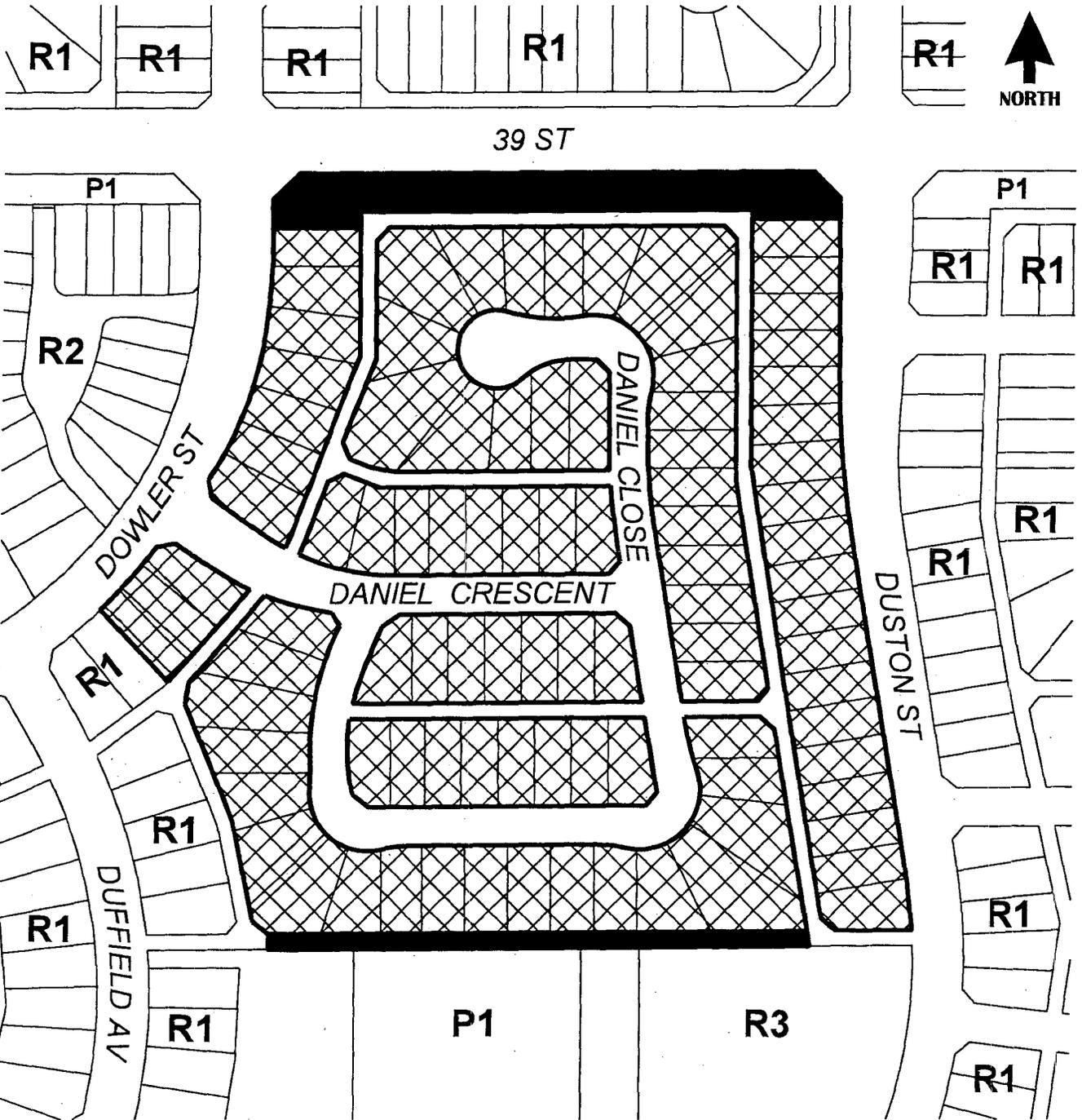
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential Low Density

P1 - Parks and Recreational

Change from :

A1 to R1 

A1 to P1 

MAP No. 45 / 2002
BYLAW No. 3156 / QQ - 2002



FILE

Office of the City Clerk

DATE: August 13, 2002
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/QQ-2002
Remainder of the NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 12
Melcor Developments Ltd.

History

At the Monday, August 12, 2002 meeting of Council, Land Use Bylaw Amendment 3156/QQ-2002 was given first reading.

Land Use Bylaw Amendment 3156/QQ-2002 provides for the rezoning of 7.43 ha (18.36 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 12 of the Deer Park Southeast (Devonshire) Subdivision. Phase 12 will consist of 93 single-family lots and 2 public utility lots. The proposed land use complies with the recently amended Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, September 9, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

A handwritten signature in black ink, appearing to read 'Nona Housenga'.

Nona Housenga
Deputy City Clerk

/chk



FILE

OFFICE OF THE CITY CLERK

August 13, 2002

Fax: 343-7510

Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/QQ-2002
Remainder of the NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 12
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, August 12, 2002, first reading was given to Land Use Bylaw Amendment 3156/QQ-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/QQ-2002 provides for the rezoning of 7.43 ha (18.36 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 12 of the Deer Park Southeast (Devonshire) Subdivision. Phase 12 will consist of 93 single-family lots and 2 public utility lots. The proposed land use complies with the recently amended Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, September 9, 2002 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, August 21, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Nona Housenga'.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/QQ-2002

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 45/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **12th** day of **August** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

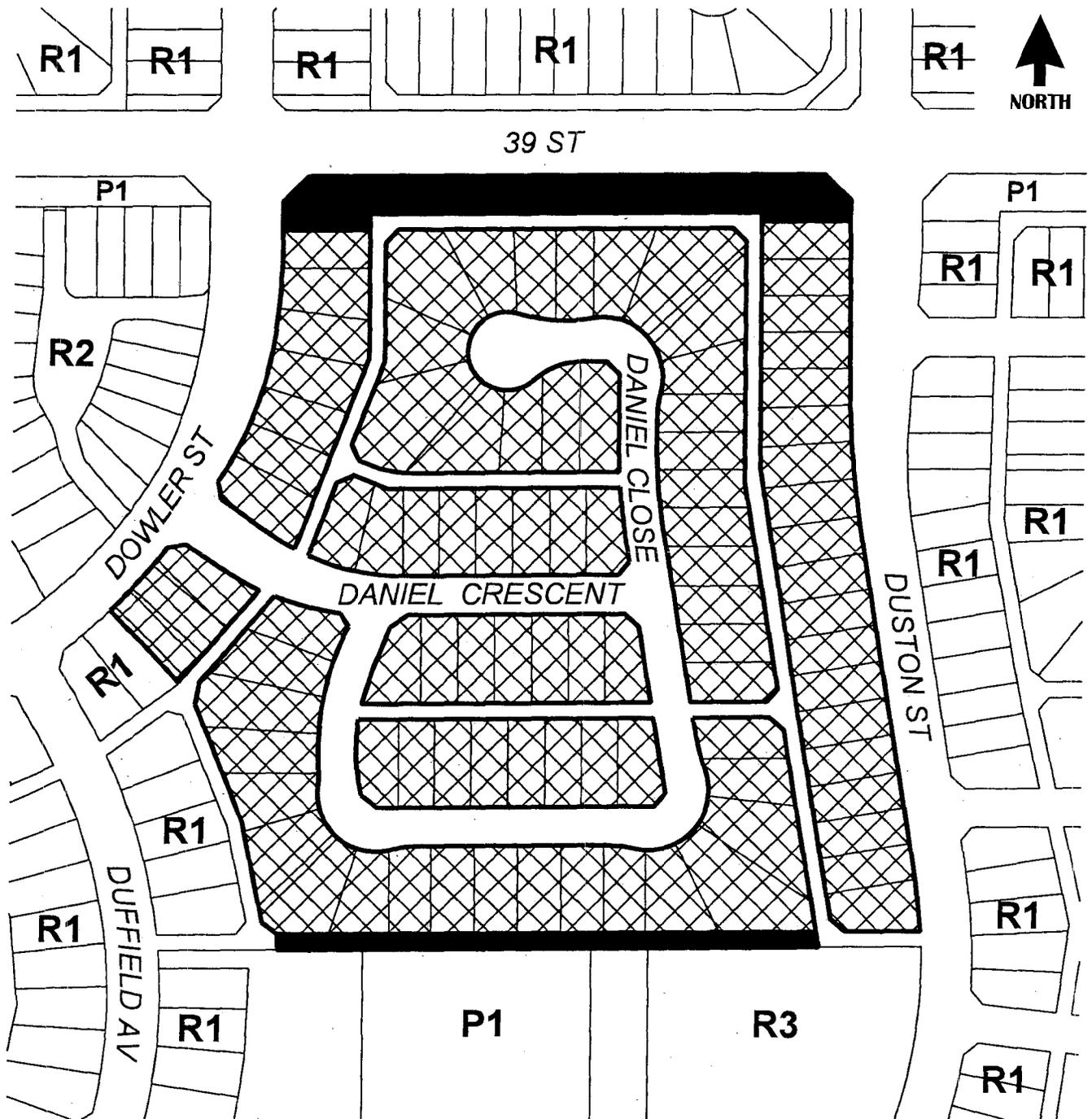
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 P1 - Parks and Recreational

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 45 / 2002
 BYLAW No. 3156 / QQ - 2002



DATE: August 6, 2002

TO: Nona Housenga, Deputy City Clerk

FROM: Johan van der Bank, Planner

RE: Land Use Bylaw Amendment No. 3156/RR-2002
Map 46/2002
Inglewood Phase 2

Background

Melcor Developments is proposing to develop Phase 2 of the Inglewood subdivision. Phase 2 consists of approximately 7.71 ha (19.05 ac) of land to be rezoned from A1 Future Urban Development District to R1 Residential (Low Density) District (17 single-family lots), R1N Residential (Narrow Lot) District (100 narrow single-family lots) and P1 Parks and Recreation District (1 municipal reserve lot). There is also 1 public utility lot. Three of the proposed single-family lots constitute the neighbourhood's designated Retirement Home/Social Care/Day Care site and will be advertised for a minimum of three months. If there is no interest in the Retirement Home/Social Care/Day Care site, it will be subdivided into 3 single family lots.

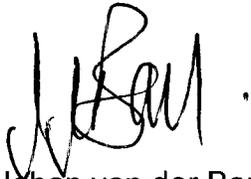
The southwest portion of the subdivision is situated within the 300 metre closed landfill setback and the 450 metre active landfill setback as defined by the provincial Subdivision and Development Regulation. The 300 metre setback will come into effect in 2003 when the old landfill site is to be completely closed (90% of the old landfill site is closed at this stage). This will be the ultimate, permanent setback for the old landfill. The 450 metre active landfill setback is measured from only a small portion (10%), which is still active, of the partially closed old landfill site, and is a temporary setback until the entire old landfill is closed in 2003.

The attached letter from Stantec Consulting Ltd. verifies that all the lots proposed to be rezoned for Inglewood Subdivision Phase 2 are situated outside the 300 metre ultimate inactive old landfill setback and the 450 metre interim setback. The letter also explains that at this stage land uses are not proposed for the southwest portion of the subdivision area and that this portion will remain in the A1 Future Urban Development District until the old landfill site is ultimately closed in 2003.

The land uses proposed for Phase 2 of the Inglewood subdivision comply with the Inglewood Neighbourhood Area Structure Plan.

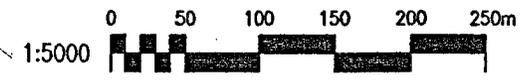
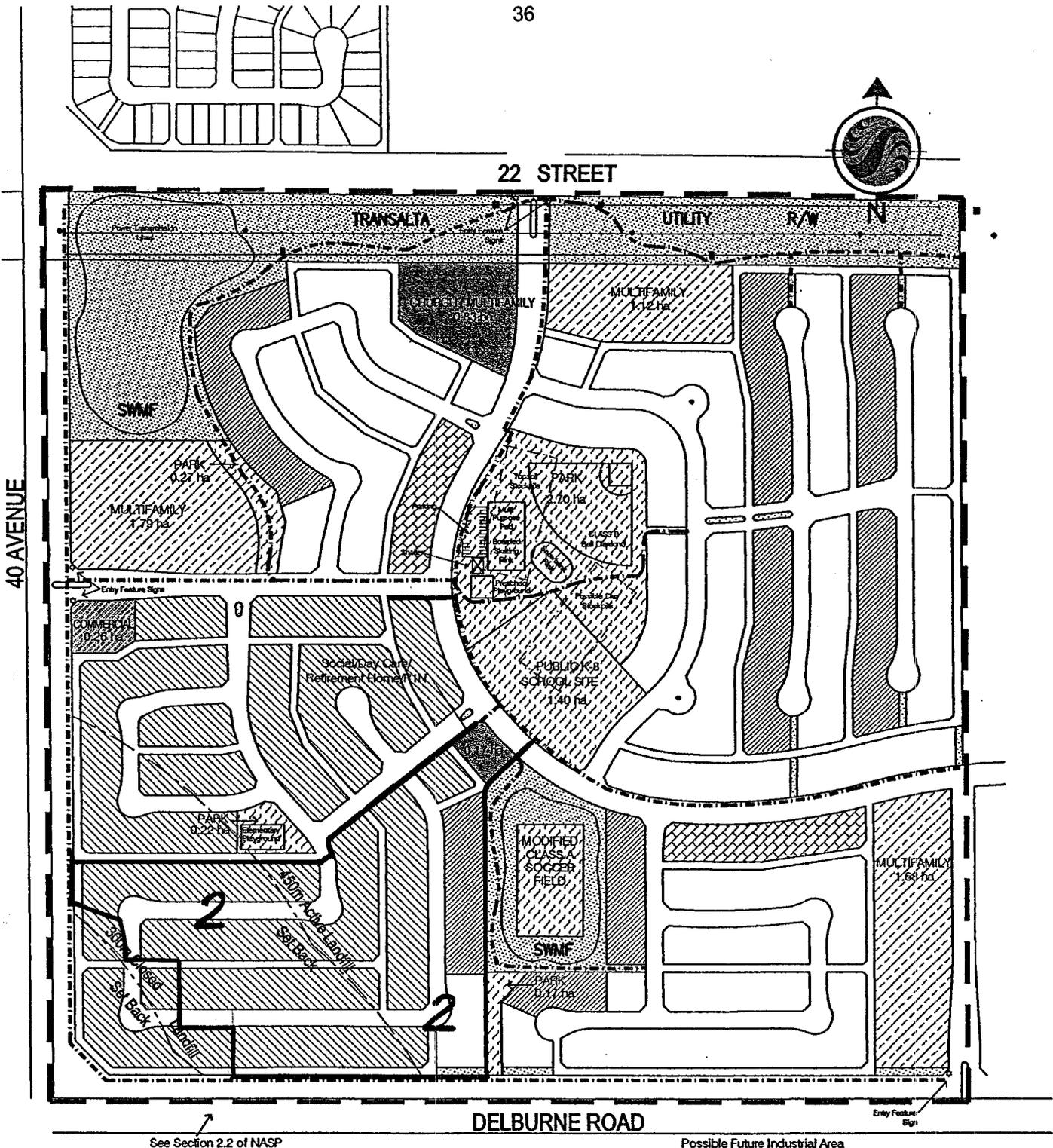
Staff recommendation

It is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/RR-2002.

A handwritten signature in black ink, appearing to read 'J van der Bank', with a period at the end.

Johan van der Bank, TRP (SA)
Planner
Attachment

cc: Colleen Jensen, Director of Community Services



 <p>Stantec</p>	<p>Legend</p> <ul style="list-style-type: none"> — ASP Boundary □ R1 Residential ▨ R1 Residential 2 Storey Walkout ▩ R1A Residential Semi Detached ▧ R1N Residential Narrow Lot ▦ R2/R3 Residential Multi Family 	<ul style="list-style-type: none"> - - - Multi-Purpose Trail ▨ PUL ▩ Park ▧ Church/Social Facility ▦ C3 Commercial — Landfill Setback • Entry Feature Sign • Power/Transmission • Poles 	<p>Client/Project</p> <p>RED DEER INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN</p> <p>Figure No. 3.0</p> <p>Title Development Concept</p> <p>November, 2001 128 70620</p>
	<p>See Section 2.2 of NASP</p> <p>Possible Future Industrial Area</p>		



Stantec

06 August 2002
File: 12870629-01-01

Tel: (403) 341-3320
Fax: (403) 342-0969
bcurrie@stantec.com

Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

Attention: Frank Wong, Planning Assitant

Dear Sir:

Reference: Inglewood West Phase 2 Proposed Subdivision

As requested we are verifying that none of the lots proposed for subdivision in Inglewood West Phase 2 encroach into the 300 meter inactive landfill setback or into the 450 active landfill setback. Please refer to attached drawing showing active and inactive landfill setback lines in relation to the proposed subdivision. These setback lines have been verified with the City of Red Deer Engineering Dept.

Also please be advised that we are not rezoning the lands south west of the proposed subdivision at this time. This area will be rezoned in 2003 once the entire landfill is closed and there is no longer an active landfill setback line, which will also enable Melcor Developments to develop 6 or 7 additional lots. .

Sincerely,

STANTEC CONSULTING LTD.

Brad Currie, P. Eng.
Project Manager

Attachment

c.

Buildings
Environment
Industrial
Transportation
Urban Land



Stantec

Stantec Consulting Ltd.

400, 4808 Ross Street
Red Deer AB Canada
T4N 1X5

Tel. 403.341.3320

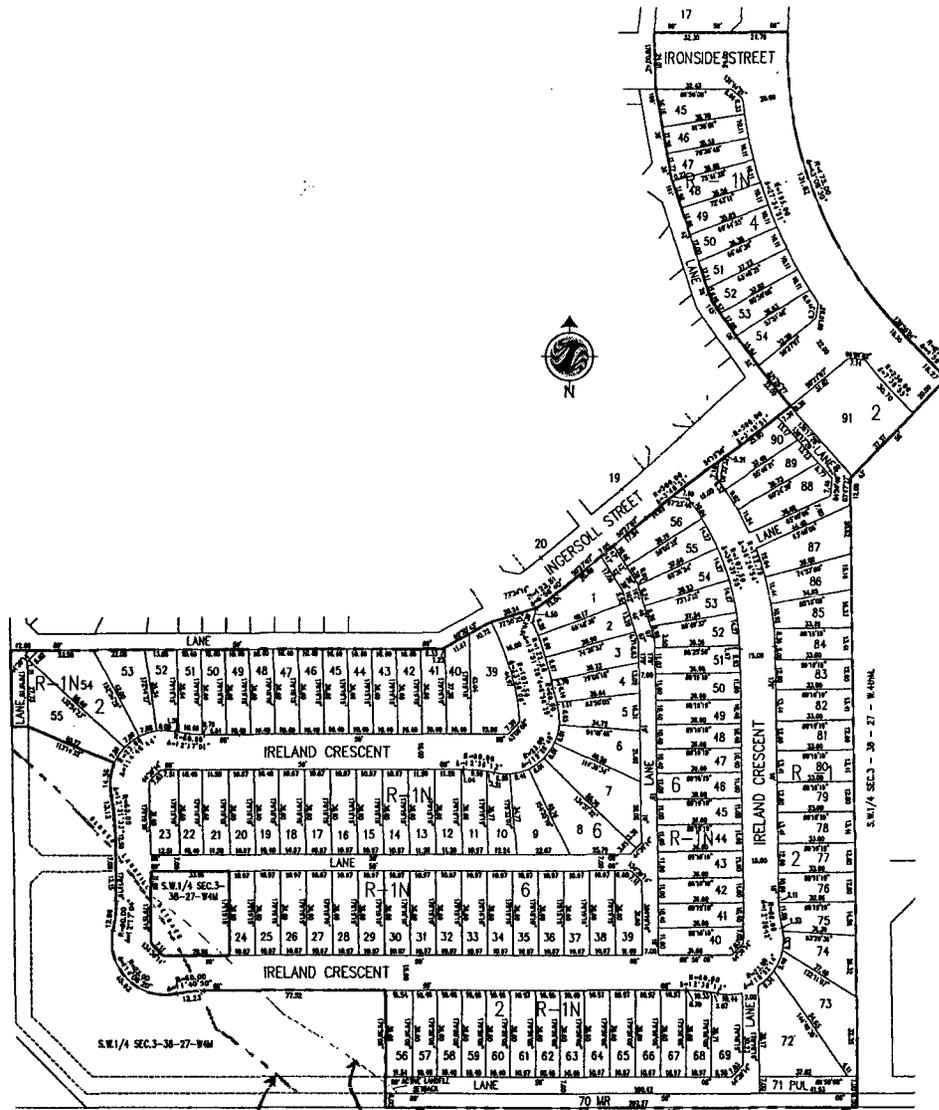
Fax. 403.342.0969

www.stantec.com

Legend

*300m ultimate
in-achio
landfill
setback*

*450m
achio
setback
line*



O:_ltd\12870629 Inglewood Ph2 Legal\dwg\Ing-ph2-legal-07-19-02.dwg
2002-07-22 05:58PM By: ccarmichael

JULY 22
128-70627

Client/Project

MELCOR DEVELOPMENTS
INGLEWOOD
PHASE II

Figure No.

1.0

Title

TENTATIVE
PLAN

**Engineering Services**

Date: August 7, 2002

To: City Clerk

From: Ken Haslop
Engineering Services Manager

**Re: Inglewood Phase 2
Map 46/2002
Land Use Bylaw Amendment No. 3156/RR-2002**

Attached is an updated City of Red Deer map illustrating the active (450 m) and the inactive (300 m) setbacks for the existing Landfill. As you will note, the small remaining working area of the Landfill is located south of the boundary of the inactive or closed portion of the site which in turn makes both the active and inactive setback line within the Inglewood Phase 2 almost the same. The 450 m active Landfill setback line shown in the current Neighborhood Area Structure Plan was based on the Landfill not being completed in the northeast area of the Landfill site. This area is now complete and closed and therefore the 450 m setback line as shown in the NASP no longer applies.

Based on the above, Map 46/2002 complies with both the active and inactive setbacks which in turn complies with the intent of the Provincial Regulations regarding residential development setbacks from landfill sites.

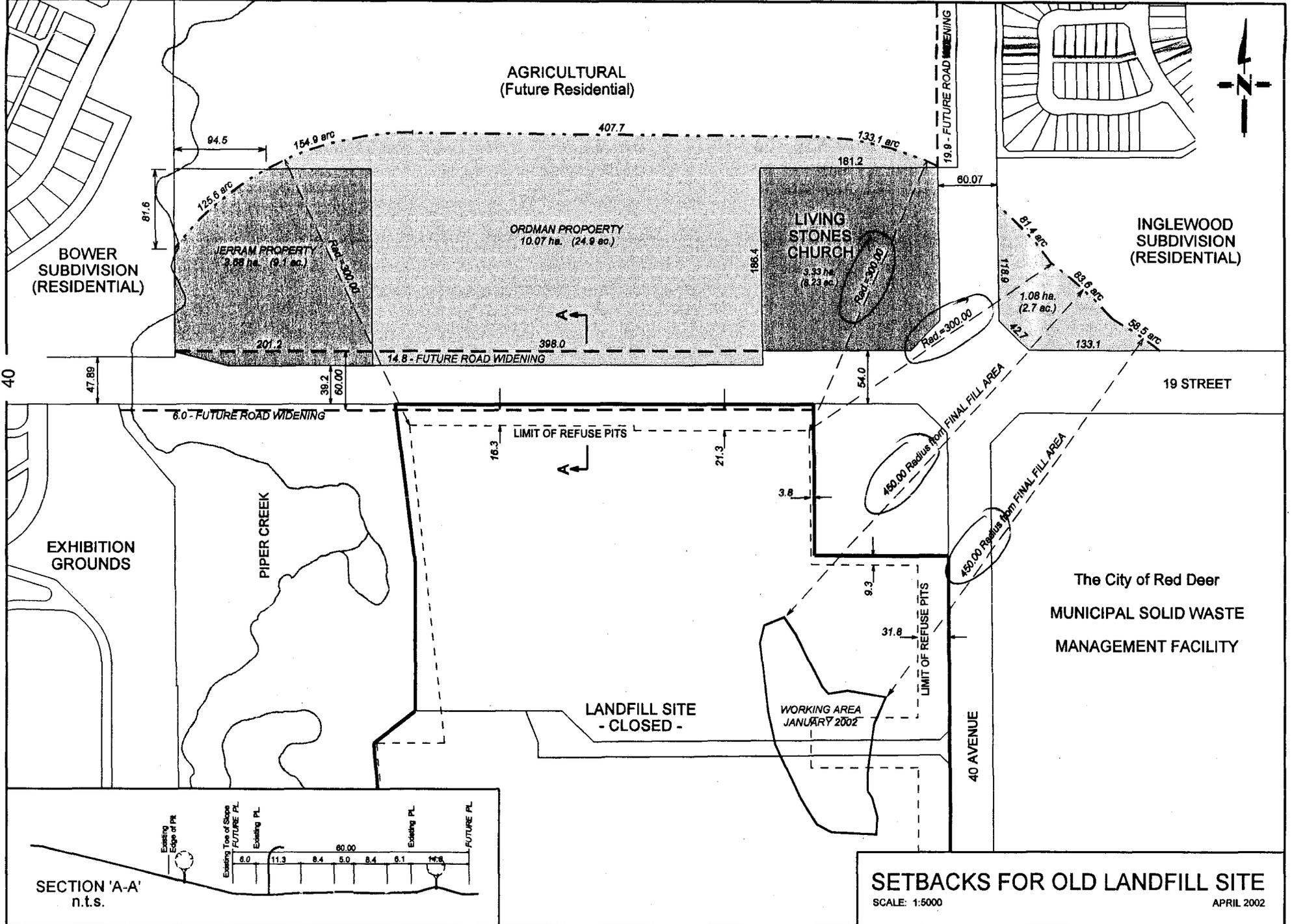
The proposed residential lots along the Delburne Road are not in violation of the 450 m active setback line from the new Landfill site as this dimension has been provided through the setback of the new Landfill south of the Delburne Road.

A handwritten signature in black ink, appearing to read 'Ken Haslop'.

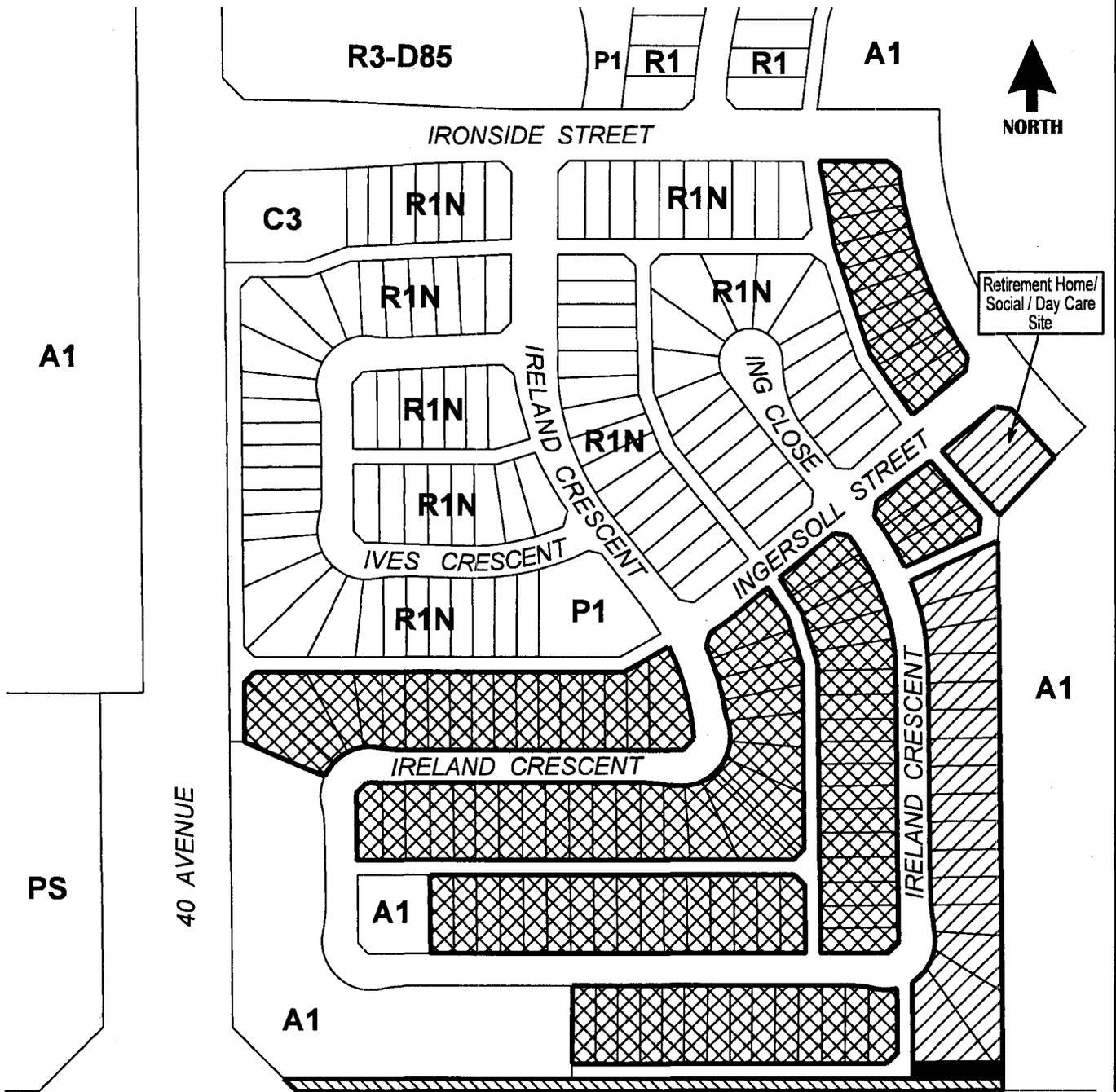
Ken Haslop, P.Eng.
Engineering Services Manager

KGH/nrc
Attach.

- c. Johan van der Bank, Planner, PCPS
Brad Currie - Stantec

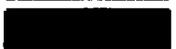


The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 R1N - Residential Narrow Lot
 P1 - Parks and Recreational

Change from :

- A1 to R1 
- A1 to R1N 
- A1 to P1 
- A1 to Road 

MAP No. 46 / 2002
 BYLAW No. 3156 / RR - 2002

Comments:

I agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"N. Van Wyk"
City Manager

FILE



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Johan van der Bank, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/RR-2002
Inglewood Phase 2
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated August 6, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/RR-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/RR-2002 provides for the rezoning of approximately 7.71 ha (19.01 ac) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District (1 Municipal Reserve Lot) and 1 Public Utility Lot in order to develop Phase 2 of the Inglewood Subdivision. Three of the proposed single-family lots constitute the neighbourhood's designated Retirement Home/Social Care/Day Care site and will be advertised for a minimum of three months. If there is no interest in the Retirement Home/Social Care/Day Care site, it will be subdivided into 3 single-family lots. The land uses proposed for Phase 2 of the Inglewood Subdivision comply with the Inglewood Neighbourhood Area Structure Plan.

...2/

This office will now proceed with the advertising for a Public Hearing. Melcor Developments will be responsible for the advertising costs in this instance.



Nona Housenga
Deputy City Clerk

/chk

/attach.

- c Director of Development Services
- Engineering Services Manager
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant

BYLAW NO. 3156/RR-2002

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 46/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

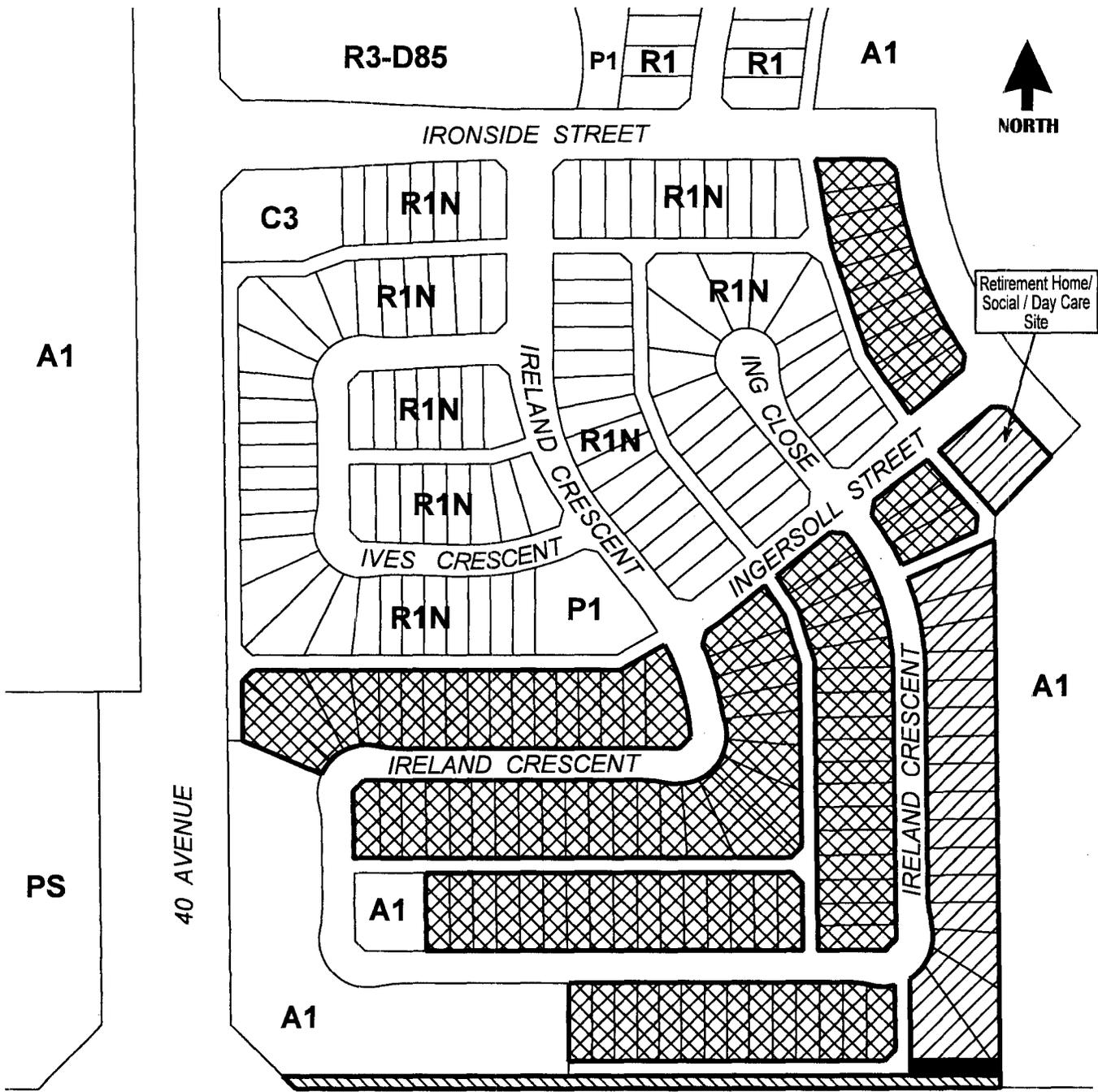
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 R1N - Residential Narrow Lot
 P1 - Parks and Recreational

Change from :
 A1 to R1 [diagonal lines /]
 A1 to R1N [cross-hatch]
 A1 to P1 [solid black]
 A1 to Road [diagonal lines \]

MAP No. 46 / 2002
 BYLAW No. 3156 / RR - 2002

FILE



OFFICE OF THE CITY CLERK

August 13, 2002

Fax: 343-7510

Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/RR-2002
Inglewood Phase 2
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held on Monday, August 12, 2002, first reading was given to Land Use Bylaw Amendment 3156/RR-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/RR-2002 provides for the rezoning of approximately 7.71 ha (19.01 ac) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District (1 Municipal Reserve Lot) and 1 Public Utility Lot in order to develop Phase 2 of the Inglewood Subdivision. Three of the proposed single-family lots constitute the neighbourhood's designated Retirement Home/Social Care/Day Care site and will be advertised for a minimum of three months. If there is no interest in the Retirement Home/Social Care/Day Care site, it will be subdivided into 3 single-family lots. The land uses proposed for Phase 2 of the Inglewood Subdivision comply with the Inglewood Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, September 9, 2002 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

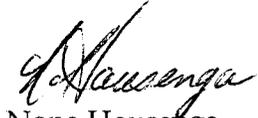
In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, August 21, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

Melcor Developments Ltd.
August 13, 2002
Page 2

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "N. Housenga".

Nona Housenga
Deputy City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/RR-2002

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 46/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

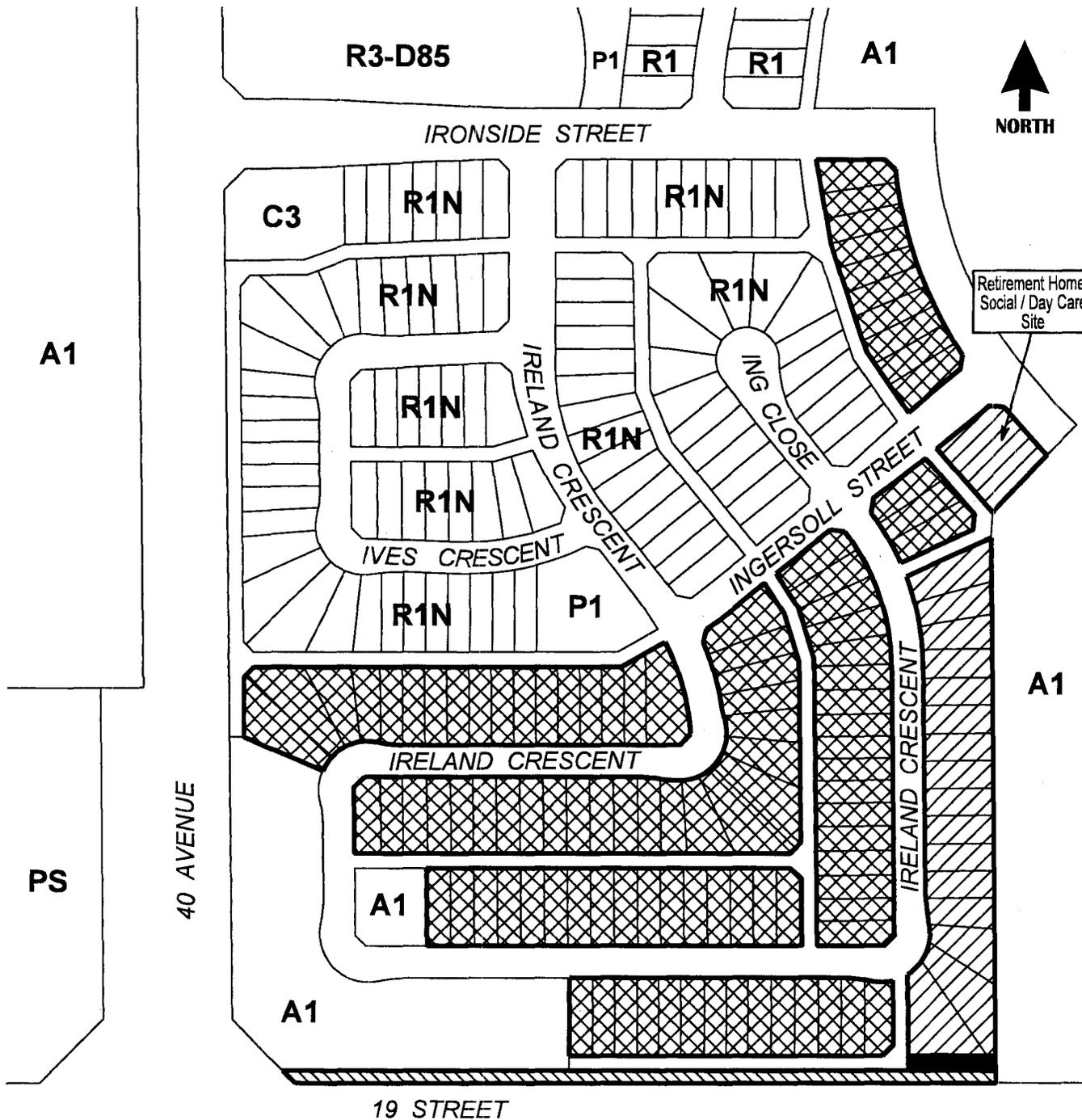
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 R1N - Residential Narrow Lot
 P1 - Parks and Recreational

Change from :
 A1 to R1 [diagonal hatching]
 A1 to R1N [cross-hatching]
 A1 to P1 [solid black]
 A1 to Road [diagonal hatching]

MAP No. 46 / 2002
 BYLAW No. 3156 / RR - 2002



Office of the City Clerk

FILE
E

DATE: August 13, 2002
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/RR-2002
Inglewood Phase 2
Melcor Developments Ltd.

History

At the Monday, August 12, 2002 meeting of Council, Land Use Bylaw Amendment 3156/RR-2002 was given first reading.

Land Use Bylaw Amendment 3156/RR-2002 provides for the rezoning of approximately 7.71 ha (19.01 ac) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District (1 Municipal Reserve Lot) and 1 Public Utility Lot in order to develop Phase 2 of the Inglewood Subdivision. Three of the proposed single-family lots constitute the neighbourhood's designated Retirement Home/Social Care/Day Care site and will be advertised for a minimum of three months. If there is no interest in the Retirement Home/Social Care/Day Care site, it will be subdivided into 3 single-family lots. The land uses proposed for Phase 2 of the Inglewood Subdivision comply with the Inglewood Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, September 9, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

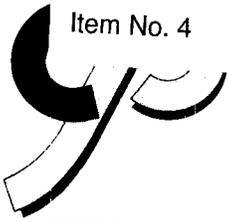
Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk



Date: August 2, 2002

To: Kelly Kloss, City Clerk

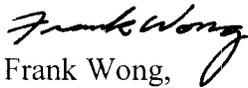
Re: Land Use Bylaw Amendment 3156/SS-2002
Part of the NE ¼ Sec. 14-38-27-4
Rosedale Meadows – Phase 10
Farm Air Properties Inc.

Farm Air Properties Inc. is proposing to develop Phase 10 of the Rosedale Meadows Subdivision. Phase 10 consists of 66 single-family lots, 1 municipal reserve lot and portions of road right-of-ways for the extension of Ross Street and 20th Avenue. The proposal rezones approximately 6.3 ha (15.56 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District and ROAD. The proposed land uses complies with the Rosedale Meadows Outline Plan. (Note: this is an older plan that preceded the use of Area Structure Plans for new quarter sections)

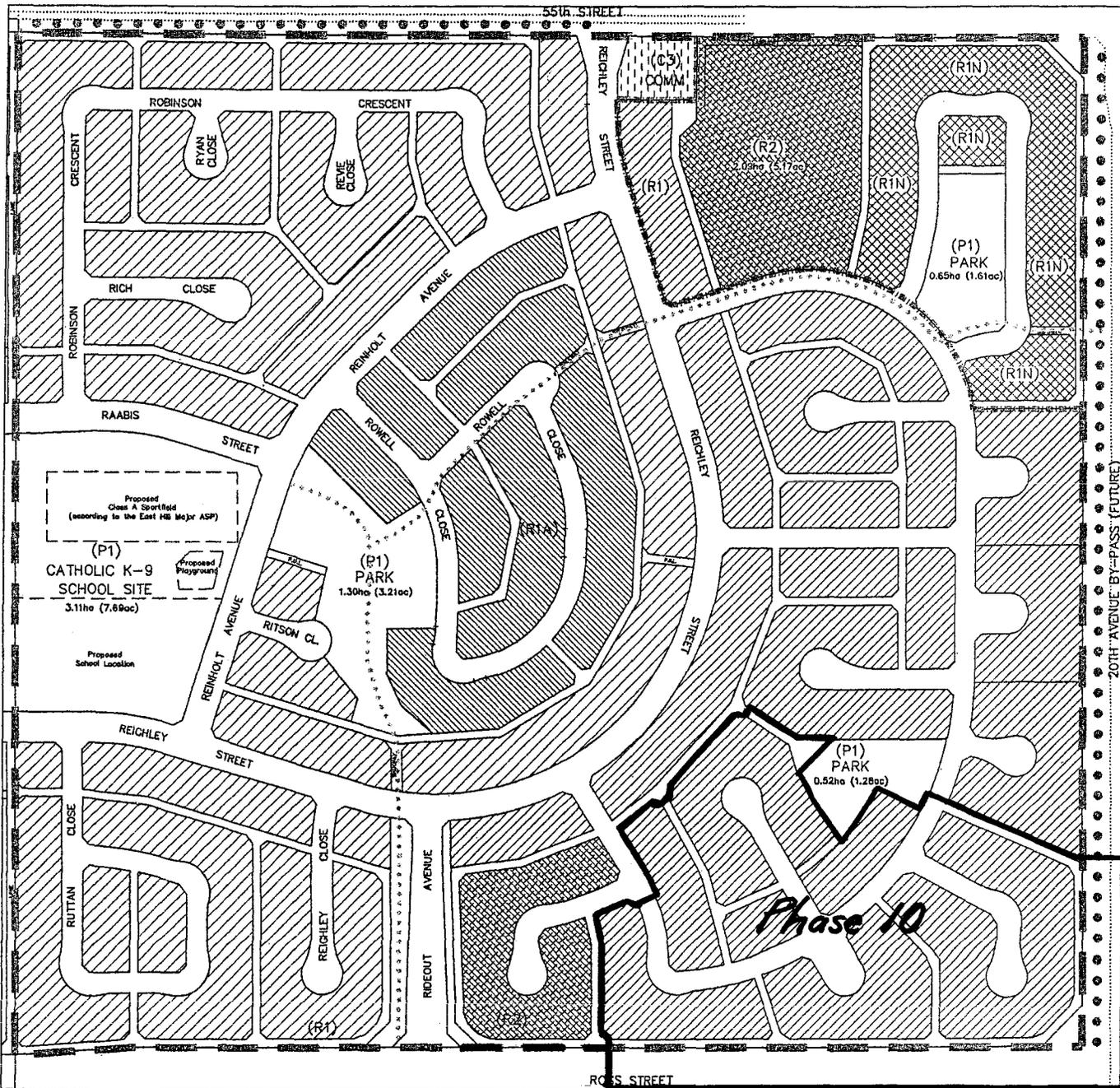
Recommendation

The proposed subdivision complies with the Outline Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/SS-2002.

Sincerely,


Frank Wong,
Planning Assistant

Attachment



LEGEND

----- OUTLINE PLAN BOUNDARY AS ADOPTED SEPTEMBER 21, 1998 (57.99ha./143.28ac.)

----- AMENDMENT APPLICATION BOUNDARY (5.73 ha./14.15 ac.)

●●●●● PEDESTRIAN/CYCLE TRAILS

..... PEDESTRIAN ROUTES

This Outline Plan is a digital reproduction of the original hand drawn plan updated to include existing subdivision plans. The statistical table reflects the current plan and most recent amendment. All statistics are approximate and to be confirmed with the preparation of plans of subdivision for the overall development area.

AMENDMENT APPLICATION STATISTICS

	HA.	AC.	%
TOTAL AREA	6.65	16.46	
CORNER CUT	0.05	0.11	
TOTAL AREA	6.60	16.35	100.0
(R1) RESIDENTIAL LOW DENSITY	0.56	1.38	8.5
(R1N) RESIDENTIAL NARROW LOT	2.09	5.17	31.6
(R2) MEDIUM DENSITY	2.09	5.17	31.6
PARK	0.65	1.61	10.2
WALKWAY	0.03	0.06	
ROAD/LANES	1.18	2.96	18.1

OUTLINE PLAN STATISTICS

	HA.	AC.	%
TOTAL AREA	57.99	143.28	
CORNER CUT	0.05	0.11	
NET DEVELOPABLE AREA	57.94	143.17	100.0
(R1) RESIDENTIAL LOW DENSITY (Existing and Proposed)	26.69	65.95	46.1
(R1A) RESIDENTIAL (Semi-detached dwelling)	3.52	8.70	6.0
(R1N) RESIDENTIAL NARROW LOT	2.09	5.17	3.8
(R2) MEDIUM DENSITY	3.16	7.81	5.5
COMMERCIAL	0.26	0.64	0.4
AREA OF RESERVE PARKS AND SCHOOL BUFFERS	5.55	13.71	10.0
ROAD/LANES	0.22	0.54	
ROAD/LANES	16.45	40.85	28.4

NOTES

- All residential roadways are 15.0m (49.2ft) or 18.0m (52.5ft).
- All collector roadways are 20.0m (65.6ft) or 22.0m (72.2ft).



UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Edmonton, Alberta
T6N 3K5



Project

ROSEDALE MEADOWS

PREPARED FOR: ROSEDALE MEADOWS DEVELOPMENT INC.

Title

OUTLINE PLAN

Design: N.T.S. Drawn: DB

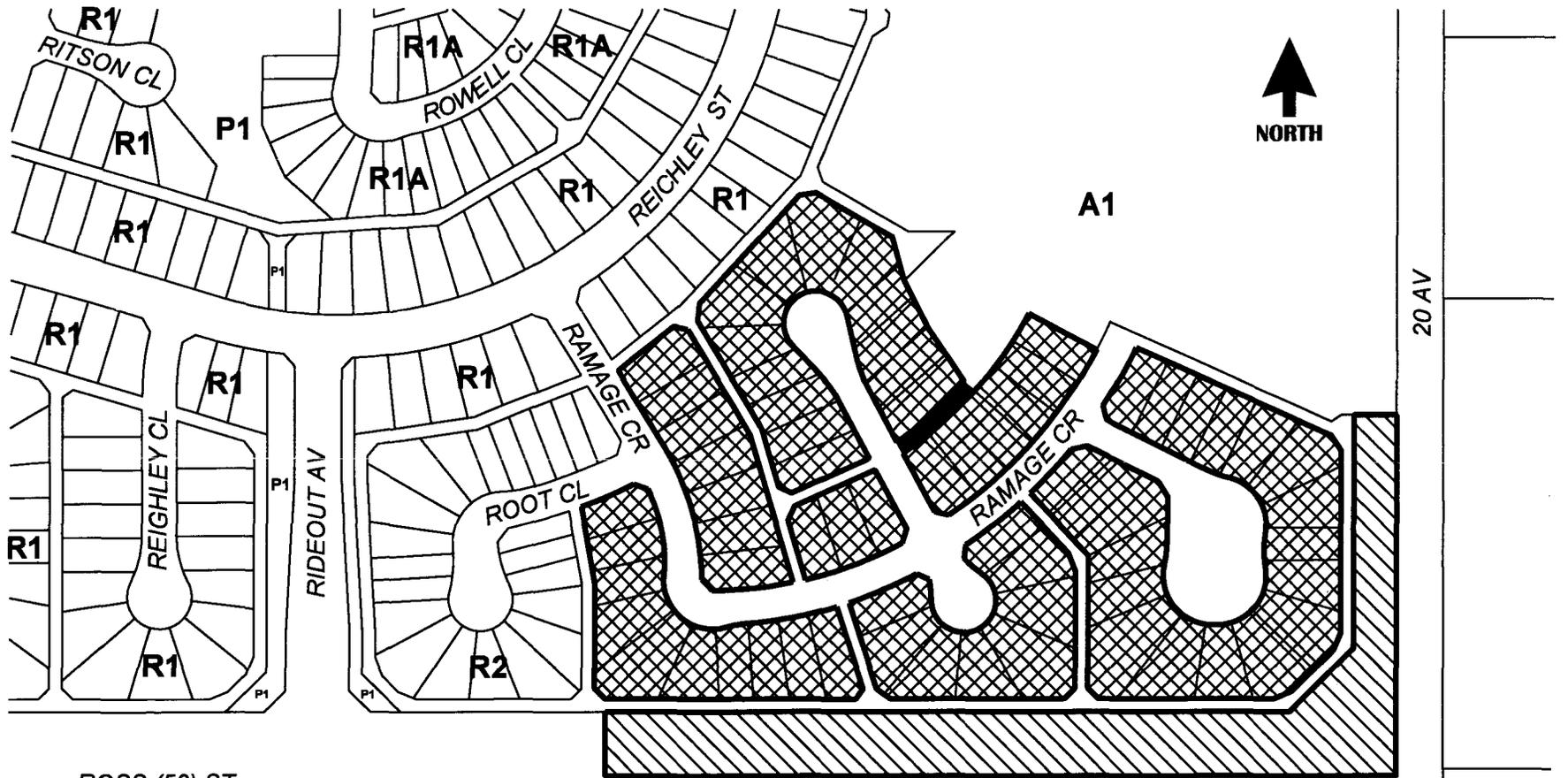
Scale: 0 25 50 100m

Date: 7/24/00 Dwg. No. 1A

10.JULY.00 6537 024 00 01 1A

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



45



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential Low Density

P1 - Parks and Recreational

Change from :

A1 to R1 

A1 to Road 

A1 to P1 

MAP No. 47 / 2002
 BYLAW No. 3156 / SS - 2002

Comments:

I agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"N. Van Wyk"
City Manager



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/SS-2002
Part of the NE ½ Sec. 14-38-27-4
Rosedale Meadows – Phase 10
Farm Air Properties Inc.

Reference Report:

Parkland Community Planning Services, dated August 2, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/SS-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/SS-2002 provides for the rezoning of approximately 6.3 ha (15.56 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District and ROAD in order to develop Phase 10 of the Rosedale Meadows Subdivision. Phase 10 will consist of 66 single-family lots, 1 municipal reserve lot and portions of road right-of-ways for the extension of Ross Street and 20th Avenue.

This office will now proceed with the advertising for a Public Hearing. Farm Air Properties Inc. will be responsible for the advertising costs in this instance.


Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant

BYLAW NO. 3156/SS-2002

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

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

- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 47/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **12th** day of **August** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

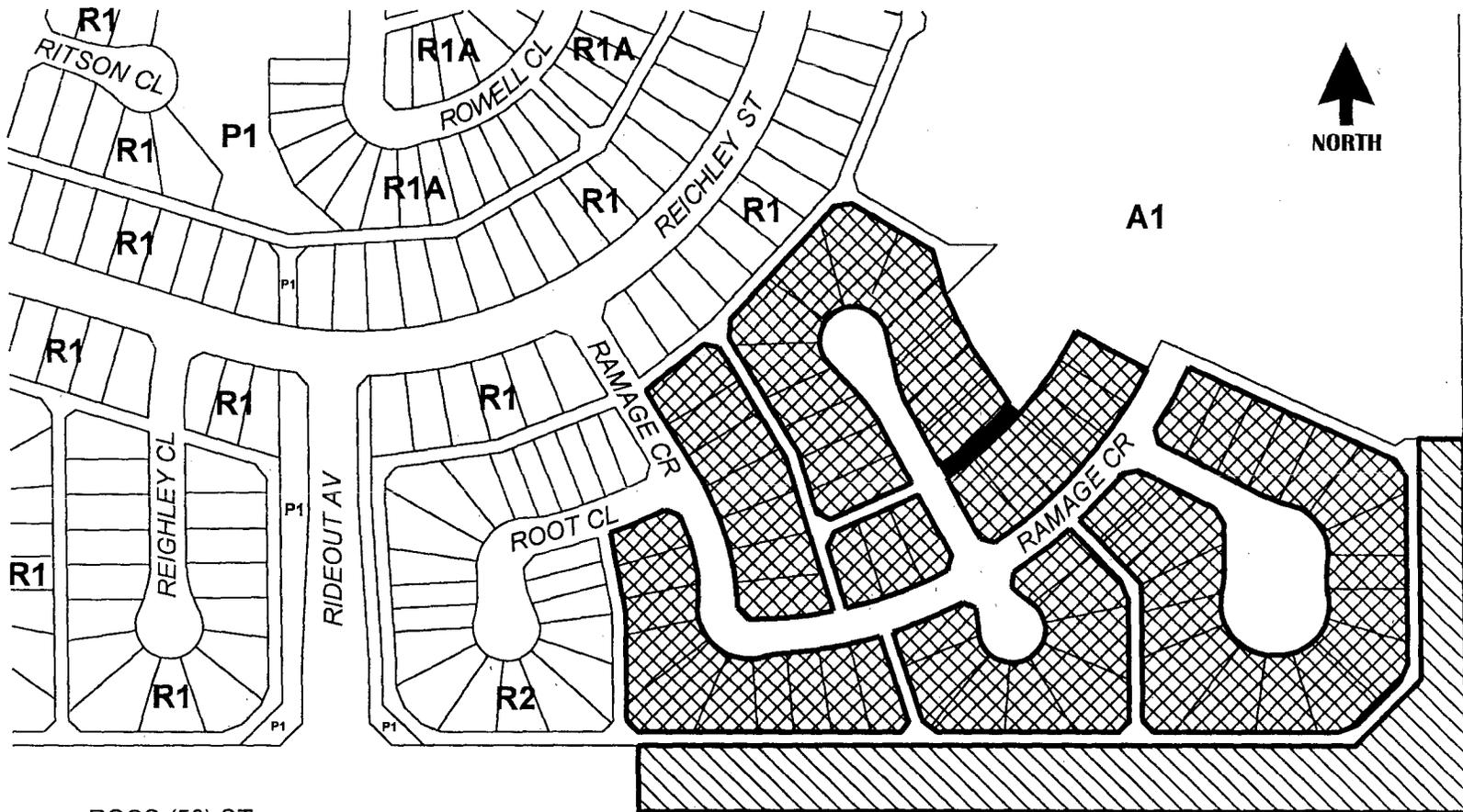
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential Low Density
- P1 - Parks and Recreational

Change from :

- A1 to R1
- A1 to Road
- A1 to P1

R4

MAP No. 47 / 2002
 BYLAW No. 3156 / SS - 2002

FILE



OFFICE OF THE CITY CLERK

August 13, 2002

Fax: (780) 438-2632

Mr. Charles Allard, c/o
Farm Air Properties Inc.
Suite 210, 5324 Calgary Trail
Edmonton, AB T6H 4J8

Dear Mr. Allard:

**Re: Land Use Bylaw Amendment 3156/SS-2002
Part of the NE ¼ Sec. 14-38-27-4
Rosedale Meadows – Phase 10
Farm Air Properties Inc.**

At the City of Red Deer's Council meeting held Monday, August 12, 2002, first reading was given to Land Use Bylaw Amendment 3156/SS-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/SS-2002 provides for the rezoning of approximately 6.3 ha (15.56 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District and ROAD in order to develop Phase 10 of the Rosedale Meadows Subdivision. Phase 10 will consist of 66 single-family lots, 1 municipal reserve lot and portions of road right-of-ways for the extension of Ross Street and 20th Avenue.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, September 9, 2002 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, August 21, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Nona Houseriga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/SS-2002

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

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

- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 47/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **12th** day of **August** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

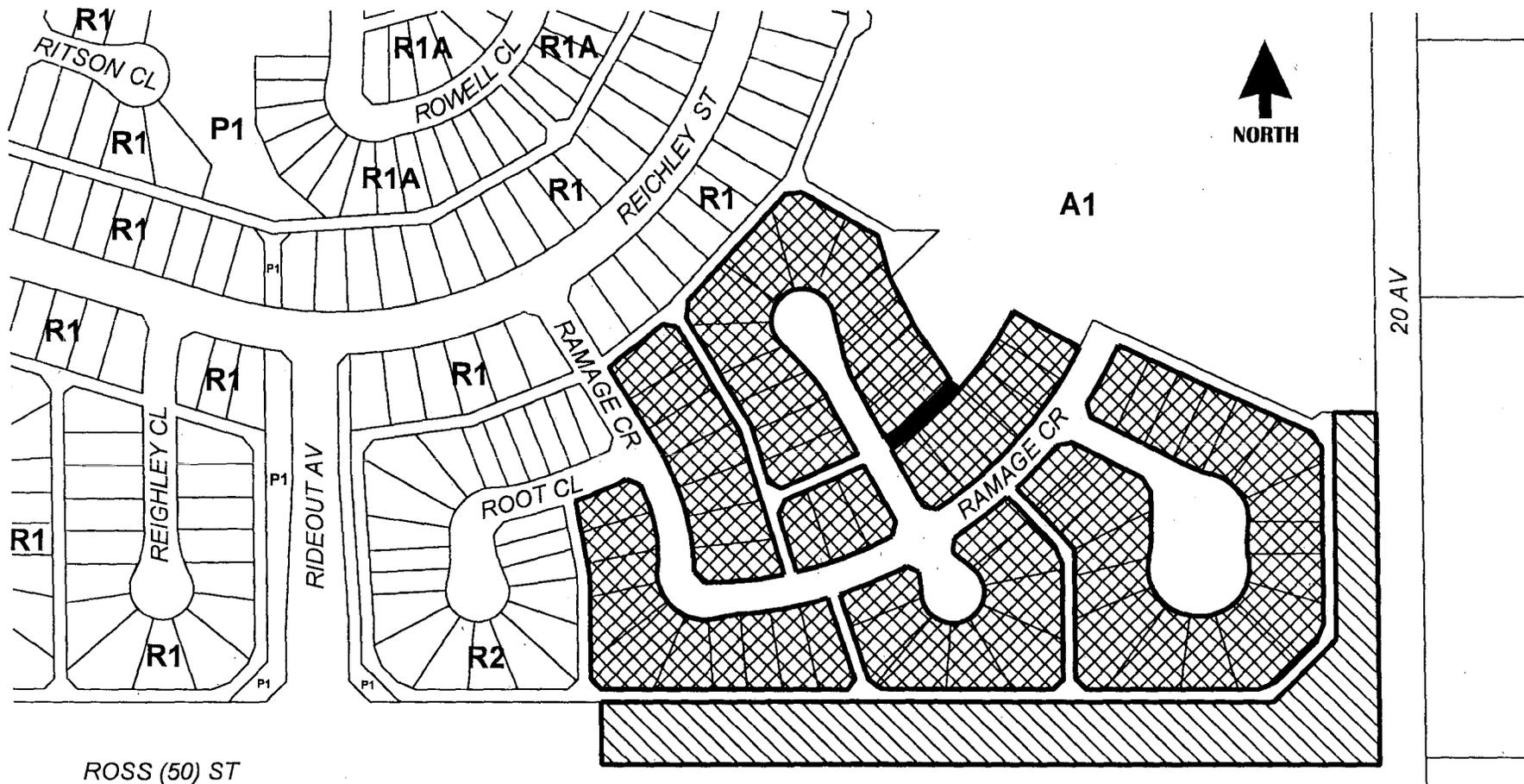
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential Low Density
- P1 - Parks and Recreational

Change from :

- A1 to R1 
- A1 to Road 
- A1 to P1 

R4

MAP No. 47 / 2002
 BYLAW No. 3156 / SS - 2002



FILE

Office of the City Clerk

DATE: August 13, 2002
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/SS-2002
Part of the NE ¼ Sec. 14-38-27-4
Rosedale Meadows – Phase 10
Farm Air Properties Inc.

History

At the Monday, August 12, 2002 meeting of Council, Land Use Bylaw Amendment 3156/SS-2002 was given first reading.

Land Use Bylaw Amendment 3156/SS-2002 provides for the rezoning of approximately 6.3 ha (15.56 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District and ROAD in order to develop Phase 10 of the Rosedale Meadows Subdivision. Phase 10 will consist of 66 single-family lots, 1 municipal reserve lot and portions of road right-of-ways for the extension of Ross Street and 20th Avenue.

Public Consultation Process

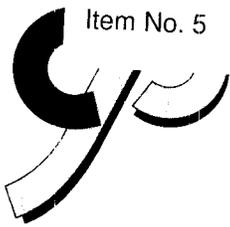
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, September 9, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.


Nona Housenga
Deputy City Clerk

/chk



DATE: August 6, 2002

TO: Nona Housenga, Deputy City Clerk

FROM: Johan van der Bank, Planner

RE: Land Use Bylaw Amendment No. 3156/TT-2002
Map 48/2002
Aspen Ridge Phase 11

Background

Melcor Developments, being the landowner/developer of the undeveloped lands in Aspen Ridge, is proposing to redistrict land to facilitate subdivision and development of Phase 11. This application proposes that land be redistricted from A1 Future Urban Development District to R1A Residential (Semi-detached) District, including road and lane. The attached Map 48/2001 reflects the redistricting proposals. The area to be rezoned contains 22 R1A lots.

Four of the R1A lots to be rezoned constitute the neighbourhood's designated Day Care site. In accordance with a previous version of the City's *'Planning & Subdivision Guidelines'* the Aspen Ridge Neighbourhood Area Structure Plan shows separate Day Care and Social Care sites. The current version of the City's *'Planning & Subdivision Guidelines'* have been amended to require only one combined site for Retirement Home/Day Care/Social Care. Melcor Developments Ltd has a prospective buyer for the Social Care site which is situated in Phase 10, and by developing this site, the Aspen Ridge subdivision will comply with the City's current standard of one Retirement Home/Social Care/Day Care site per neighbourhood. Therefore, deleting the Day Care site to allow the districting of the 22 R1A lots in Phase 11 would be in accordance with the City's current *'Planning & Subdivision Guidelines'*. It would thus not be necessary that these four lots be advertised as a Day Care site for three months. The development of the Social Care site will be ensured through the processing of the subdivision plan endorsement for Phase 10.

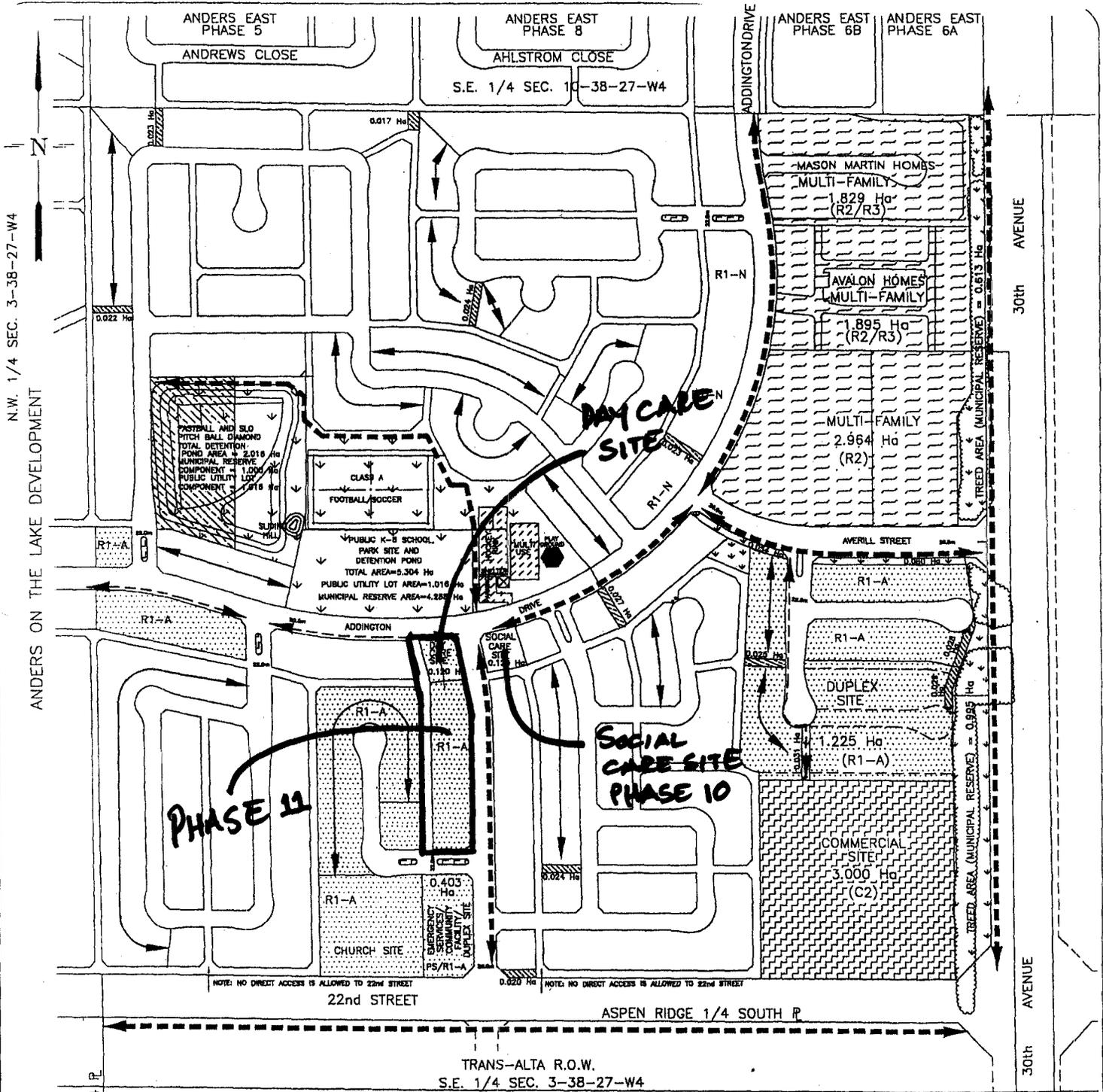
The land uses proposed for Phase 11 of the Aspen Ridge subdivision comply with the Aspen Ridge Neighbourhood Area Structure Plan.

Staff recommendation

It is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/TT-2002.

Johan van der Bank, TRP (SA)
Planner
attachment

cc: Colleen Jensen, Director of Community Services



LEGEND:

- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- COMMERCIAL
- PUBLIC UTILITY LOTS
- SCHOOL, PARKS, AND PUBLIC OPEN SPACE
- MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
- MAIN PEDESTRIAN WALKWAYS

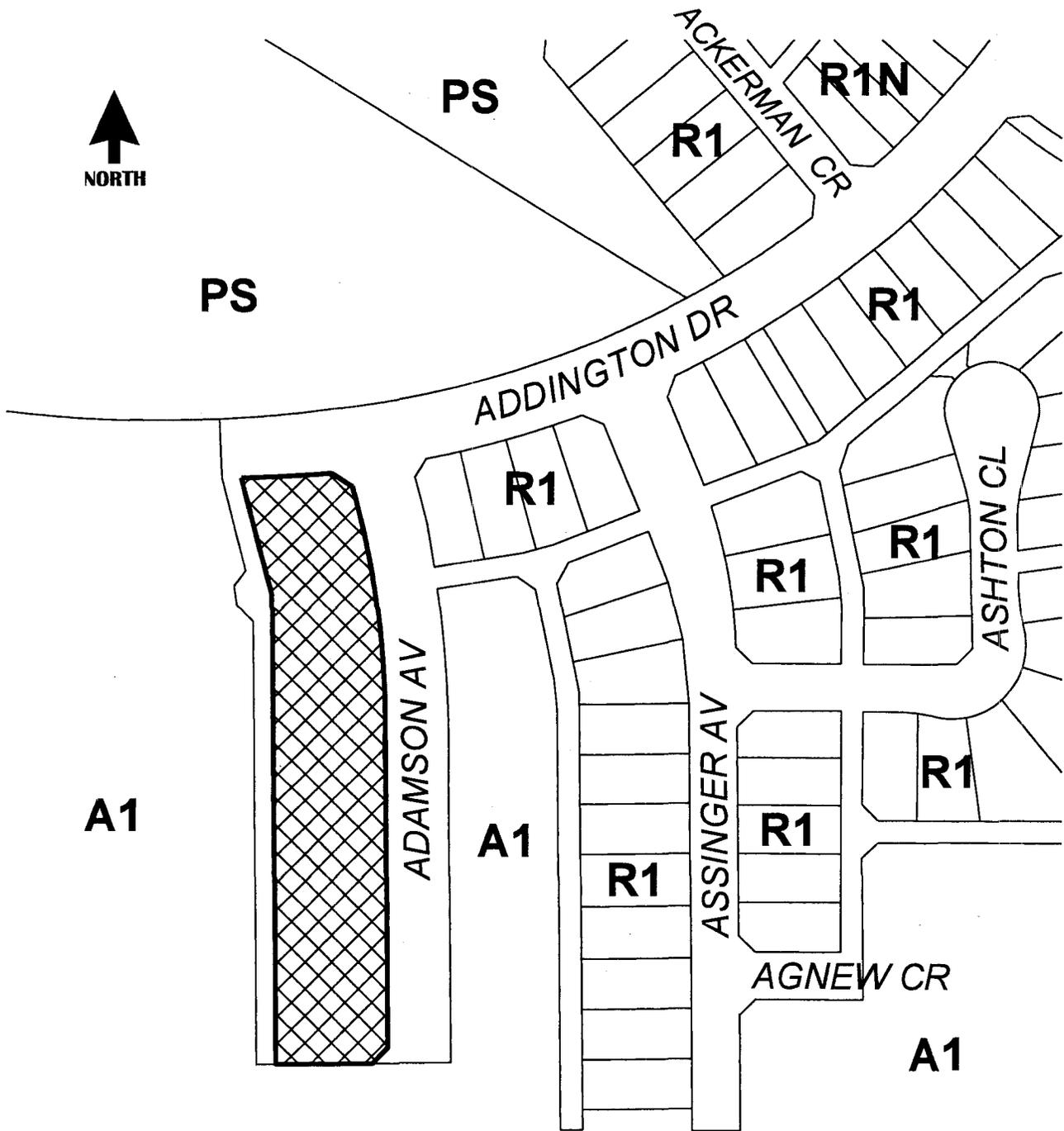
TOTAL AREA OF ORIGINAL 1/4 SECTION	64,878 Ha	160.31 Ac	
28th STREET AND 30th AVENUE WIDENING	4,827 Ha	11.43 Ac	
DEVELOPABLE AREA	60,249 Ha	148.88 Ac	100%
SINGLE FAMILY- DETACHED (R1)	22,506 Ha	55.61 Ac	37.4%
SINGLE FAMILY- NARROW (R1-N)	1,088 Ha	2.68 Ac	1.8%
MULTIPLE FAMILY (R2/R3)	3,724 Ha	9.20 Ac	6.2%
MULTIPLE FAMILY (R2)	2,985 Ha	7.33 Ac	4.9%
COMMERCIAL (C2)	3,000 Ha	7.41 Ac	5.0%
EMERGENCY SERVICES/COMMUNITY FACILITY/ DUPLEX SITE (PS/R1-A)	0.402 Ha	0.99 Ac	0.7%
DUPLEX LOTS (R1-A)	5,382 Ha	13.30 Ac	8.9%
CHURCH SITE (R1-A)	0.811 Ha	2.00 Ac	1.3%
DAY CARE SITE (R1-A)	0.120 Ha	0.30 Ac	0.2%
SOCIAL CARE SITE (R1)	0.121 Ha	0.30 Ac	0.2%
PUBLIC K-B SCHOOL, PARK AND WALKWAYS (P1)	4,530 Ha	11.19 Ac	7.5%
TREED AREA ALONG 30th AVENUE (P1)	1,609 Ha	3.98 Ac	2.7%
STORM DETENTION POND (PS)	1,018 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS (PS)	0,258 Ha	0.63 Ac	0.4%
ROADS	12,722 Ha	31.43 Ac	21.1%

FIGURE 3 DEVELOPMENT CONCEPT

SCALE 1:5000

REVISED APR 09/01

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1A 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

MAP No. 48 / 2002

BYLAW No. 3156 / TT - 2002

Comments:

I agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"N. Van Wyk"
City Manager



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Johan van der Bank, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/TT-2002
Aspen Ridge Phase 11
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated August 6, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/TT-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/TT-2002 provides for the rezoning of land to accommodate the subdivision and development of Phase 11 in the Aspen Ridge Subdivision. Land will be rezoned from A1 Future Urban Development District to R1A Residential (Semi-Detached) District, including road and lane. The area to be rezoned contains 22 R1A lots. Four of the R1A lots to be rezoned constitute the neighbourhood's designated Day Care site. This Day Care site will be deleted to allow the rezoning of the 22 R1A Lots in Phase 11, as a Social Care site exists in Phase 10, and it complies with the City's current standard of one Retirement Home/Social Care/Day Care site per neighbourhood.

This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.

A handwritten signature in black ink, appearing to read 'Nona Housenga'.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant

BYLAW NO. 3156/TT-2002

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 48/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **12th** day of **August** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

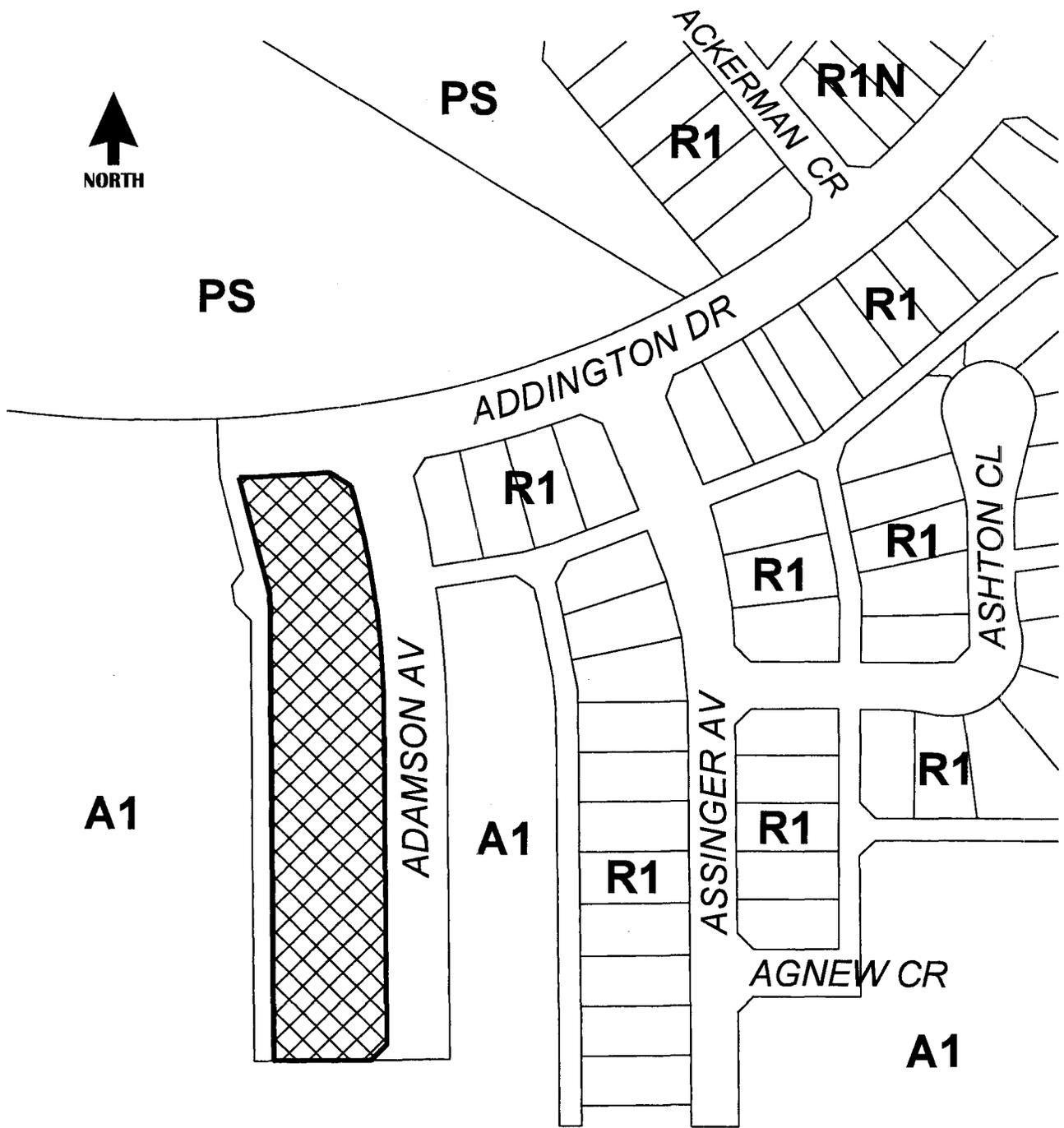
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1A 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached Dwelling)

MAP No. 48 / 2002

BYLAW No. 3156 / TT - 2002



FILE

OFFICE OF THE CITY CLERK
August 13, 2002

Fax: 343-7510

Melcor Developments Ltd.
502, 4901 - 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/TT-2002
Aspen Ridge Phase 11
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, August 12, 2002, first reading was given to Land Use Bylaw Amendment 3156/TT-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/TT-2002 provides for the rezoning of land to accommodate the subdivision and development of Phase 11 in the Aspen Ridge Subdivision. Land will be rezoned from A1 Future Urban Development District to R1A Residential (Semi-Detached) District, including road and lane. The area to be rezoned contains 22 R1A lots. Four of the R1A lots to be rezoned constitute the neighbourhood's designated Day Care site. This Day Care site will be deleted to allow the rezoning of the 22 R1A Lots in Phase 11, as a Social Care site exists in Phase 10, and it complies with the City's current standard of one Retirement Home/Social Care/Day Care site per neighbourhood.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, September 9, 2002 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, August 21, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/TT-2002

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 48/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **12th** day of **August** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

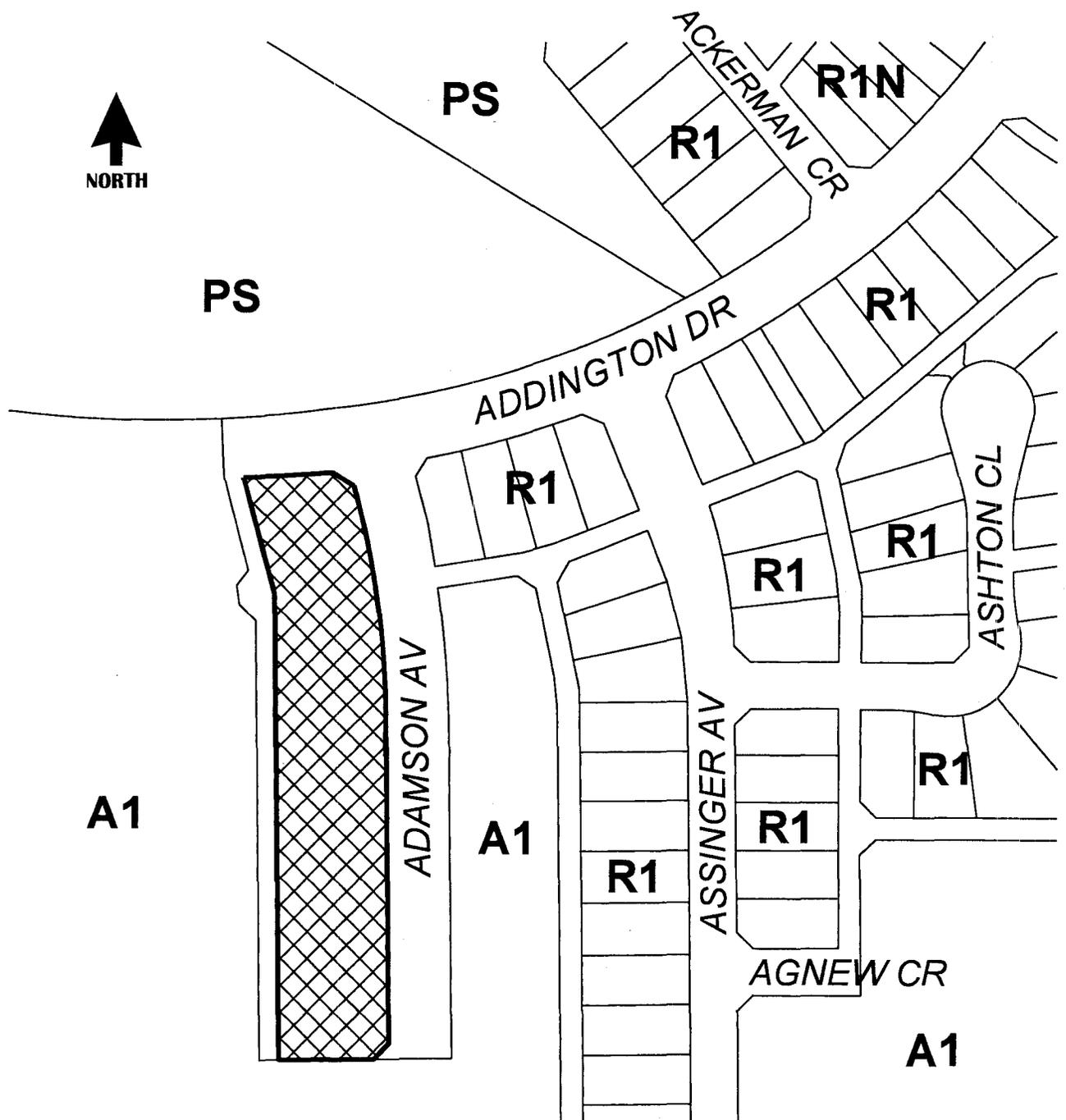
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)

Change from :

A1 to R1A 

MAP No. 48 / 2002
BYLAW No. 3156 / TT - 2002



FILE

Office of the City Clerk

DATE: August 13, 2002
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/TT-2002
Aspen Ridge Phase 11
Melcor Developments Ltd.

History

At the Monday, August 12, 2002 meeting of Council, Land Use Bylaw Amendment 3156/TT-2002 was given first reading.

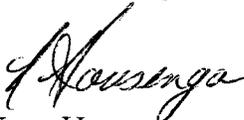
Land Use Bylaw Amendment 3156/TT-2002 provides for the rezoning of land to accommodate the subdivision and development of Phase 11 in the Aspen Ridge Subdivision. Land will be rezoned from A1 Future Urban Development District to R1A Residential (Semi-Detached) District, including road and lane. The area to be rezoned contains 22 R1A lots. Four of the R1A lots to be rezoned constitute the neighbourhood's designated Day Care site. This Day Care site will be deleted to allow the rezoning of the 22 R1A Lots in Phase 11, as a Social Care site exists in Phase 10, and it complies with the City's current standard of one Retirement Home/Social Care/Day Care site per neighbourhood.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, September 9, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.


Nona Houseriga
Deputy City Clerk

/chk

Date: August 1, 2002
To: City Clerk
From: Director of Development Services
Re: Local Improvement By-law No. 3268 - 2000

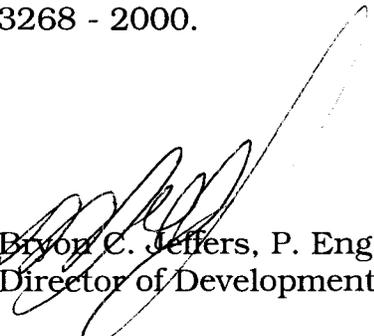
At the time Council was contemplating the construction of a parkade above the new transit facility, The City had entered into an Agreement with the Millennium Centre for the long-term lease of 200 stalls for a period of 20 years. The agreed upon compensation was to be recovered through the subject Local Improvement By-law.

Subsequent to the By-law being prepared and passed by Council, the Millennium Centre withdrew from their participation in the project. Council, because of higher than anticipated costs, and the withdrawal of the Millennium Centre, decided to not proceed with the project.

The By-law is, therefore, no longer required.

RECOMMENDATION

It is restfully recommended that Council repeal Local Improvement By-law 3268 - 2000.



Bryon C. Jeffers, P. Eng.
Director of Development Services

BCJ/emr

BYLAW NO. 3268/2000

Being a bylaw of The City of Red Deer to impose a Local Improvement Tax with respect to Lots 17 to 25, Block 19, Plan H in Red Deer.

WHEREAS The City of Red Deer proposes to construct a parkade at the southeast junction of 49 Avenue and 49 Street, Red Deer;

AND WHEREAS Heritage Centre Ltd. is the registered owner of Lots 17 to 25, Block 19, Plan H in Red Deer (the "said lands") located near the site of the proposed parkade and wishes The City to construct an additional 200 parking stalls in the parkade to be leased by Heritage Centre Ltd. for a period of 25 years.

AND WHEREAS the construction of the 200 additional stalls will be of particular benefit to the said lands;

AND WHEREAS the cost to construct the 200 additional stalls is estimated to be One Million, Nine Hundred and Twenty Thousand Dollars (\$1,920,000.00) of which One Million, Seven Hundred Thousand Dollars (\$1,700,000.00) or 88.5% is to be recovered by way of a Local Improvement Tax to be levied against the said lands and to be paid by the owners of the said lands and the remaining balance of Two Hundred and Twenty Thousand Dollars (\$220,000.00) or 11.5% is to be paid by the City as a whole;

AND WHEREAS The City may impose a Local Improvement Tax pursuant to the provisions of the Municipal Government Act, R.S.A., 1994, as amended;

AND WHEREAS The City will be using Capital Project Reserve funds in the amount of \$1,700,000.00 to finance the cost of constructing the additional 200 parking stalls until the Local Improvement Taxes are received;

AND WHEREAS, pursuant to the provisions of Section 393 of the Municipal Government Act, R.S.A., 1994, as amended, Council has given proper notice of intention to recover part of the cost of construction of 200 parking stalls, by way of a Local Improvement Tax in accordance with the attached Schedule "A", and no sufficiently signed and valid petition against the said proposals has been received by Council.

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

SHORT TITLE

1 This bylaw may be cited as the "Local Improvement Tax Bylaw".

- 2 A Local Improvement Tax of \$1,700,000.00 is hereby imposed and assessed against Lots 17 to 25, Block 19, Plan H in Red Deer, excepting thereout all mines and minerals, pursuant to section 397 of the Municipal Government Act, R.S.A. 1994, in accordance with the terms set out in Schedule "A" to this bylaw.
- 3 The sum of \$1,700,000.00 assessed under this bylaw together with interest thereon at the rate of 6 ³/₄% per annum calculated annually, shall be amortized over a period of 25 years in annual payments in accordance with Schedule "A" annexed hereto.
- 4 The tax imposed by this bylaw may be prepaid in full at any time but otherwise is payable at the same time and the same manner as annual property taxes.
- 5 The sum of One Million, Seven Hundred Thousand Dollars (\$1,700,000.00) may be advanced from The City's Capital Project Reserve Fund to pay for the cost of constructing the 200 additional parking stalls until the Local Improvement Taxes are collected.

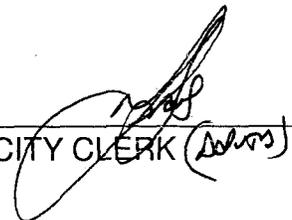
READ A FIRST TIME IN OPEN COUNCIL this 14th day of August A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this 14th day of August A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this 14th day of August A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this 14 day of August A.D. 2000.


MAYOR


CITY CLERK (Mrs)

Schedule "A"

LOCAL IMPROVEMENT TAX

FOR THE CONSTRUCTION OF 200 ADDITIONAL PARKING STALLS IN THE PARKADE TO BE CONSTRUCTED BY THE CITY OF RED DEER AT THE SOUTH-EAST CORNER OF 49th AVENUE AND 49th STREET.

1	Property to be assessed	Lots 17 to 25, Block 19, Plan H
2	Total Local Improvement Tax	\$ 1,700,000.00
3	Local Improvement Tax charged to each lot to be payable with interest calculated at 6 ³ / ₄ % per annum over a period of 25 years	\$ 142,607.70
4	Annual charge to each lot	\$15,845.30

Comments:

I concur with the recommendation of the Director of Development Services.

"N. Van Wyk"
City Manager

FILE



Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Director of Development Services
FROM: Deputy City Clerk
SUBJECT: Bylaw 3268/A-2002
To Repeal Local Improvement Bylaw 3268/2000

Reference Report:

Director of Development Services, dated August 1, 2002.

Bylaw Readings:

Bylaw 3268/A-2002 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Bylaw 3268/A-2002 repeals Local Improvement Bylaw 3268/2000 as with the withdrawal of Millennium Centre from the proposed parkade project above the new transit facility, Local Improvement Bylaw 3268/2000 is no longer required.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c

BYLAW NO. 3268/A-2002

Being a bylaw to amend Bylaw No. 3268/2000, a Local Improvement Bylaw of the City of Red Deer.

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

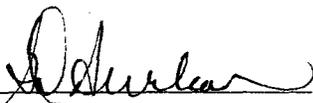
1. That Bylaw 3268/2000 be repealed.

READ A FIRST TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A SECOND TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 12th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 12 day of August 2002.



Mayor

DEPUTY 

City Clerk

MEMO

Date: August 2, 2002

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: **WEST LAKE / WEST PARK EXTENSION ROAD CLOSURES
32ND STREET (PLANS 2886 TR and 812 2461) AND 60TH AVENUE**

Further to Parkland Community Planning Services memo of July 23, 2002 and City Council's approval for first reading of Land Use Bylaw Amendment 3156/PP-2002, the city administration recommends the following road closures as shown on the attached plan. The closures are in accordance with the West Park Extension NASP to accommodate the new intersection of Webster Drive with 32nd Street and will also allow for the re-designation of a portion of 32nd Street east of Webster Drive to Municipal Reserve.

Recommendation:

That City Council proceeds with first reading of a road closure bylaw as follows:

1. "All that portion of Road Allowance lying east of and adjacent to the east boundary of Section 7-38-27-4, and lying within plan _____, containing 0.123 hectares more or less.
2. All that portion of 32 Street as shown on Plan 2886TR lying within plan _____, containing 0.499 hectares more or less.
3. All that portion of 'Addition to 32nd Street' as shown on Plan 8122461 lying within plan _____, containing 0.054 hectares more or less."



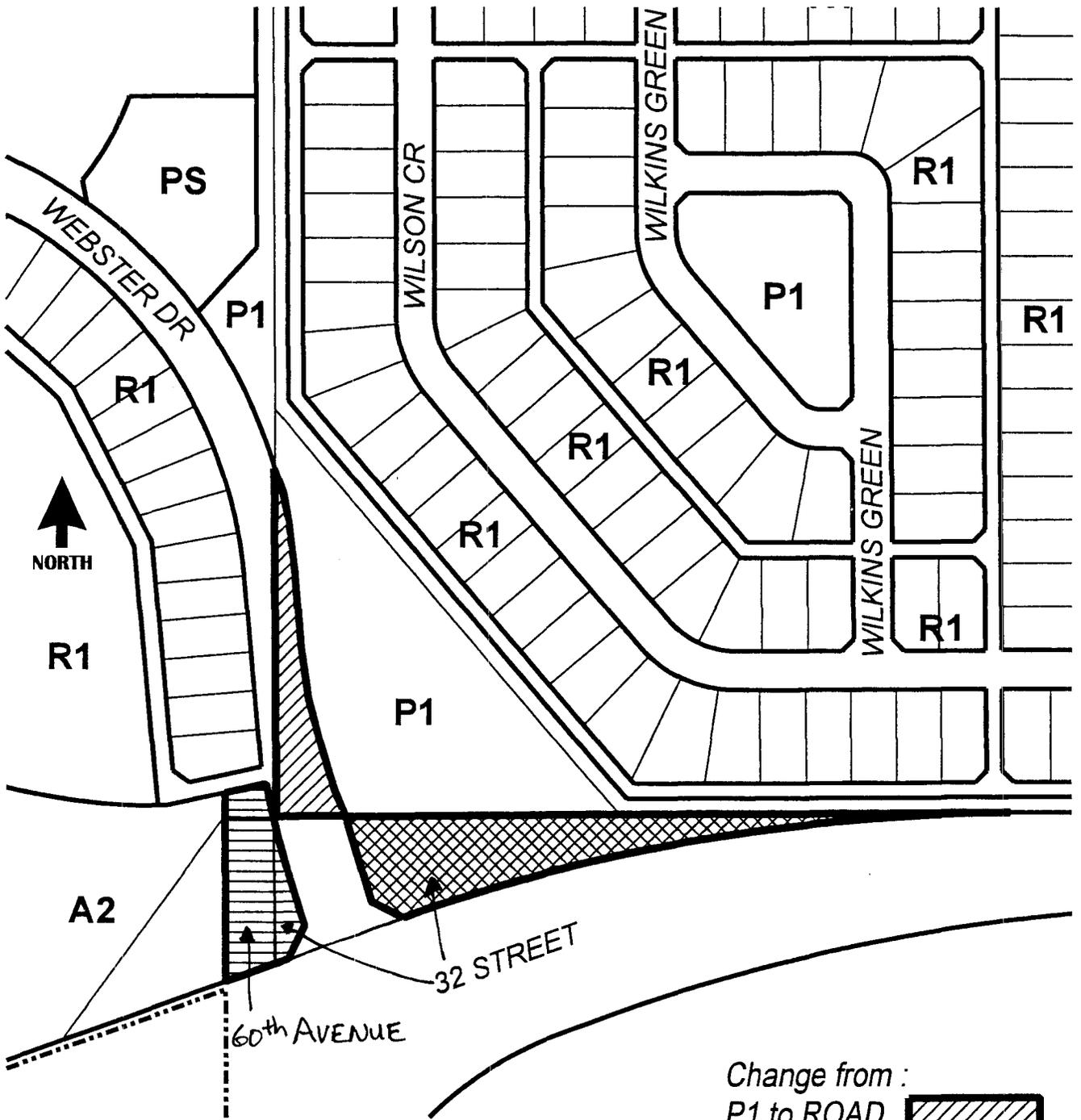
Howard Thompson

Attach.

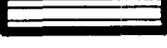
- c. Director of Development Services
Frank Wong, PCPS

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 P1 - Parks and Recreational
 A2 - Environmental Preservation

Change from :
 P1 to ROAD 
 ROAD to P1 
 ROAD to A2 

Road Closure {

Comments:

I concur with the recommendations of the Land & Economic Development Manager that Council proceed with First Reading of the Road Closure Bylaw. A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"N. Van Wyk"
City Manager



FILE

Council Decision – August 12, 2002

Office of the City Clerk

DATE: August 13, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: Deputy City Clerk
SUBJECT: West Lake / West Park Extension Road Closures
32nd Street (Plans 2886 TR and 812 2461) and 60th Avenue
Road Closure Bylaw 3300/2002

Reference Report:

Land & Economic Development Manager, dated August 2, 2002.

Bylaw Readings:

Road Closure Bylaw 3300/2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 9, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3300/2002 accommodates the new intersection of Webster Drive with 32nd Street and will also allow for the re-designation of a portion of 32nd Street East of Webster Drive to Municipal Reserve in the West Park Extension (West Lake) Subdivision.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3300/2002

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

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

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

“All that portion of Road Allowance lying east of and adjacent to the east boundary of Section 7-38-27-4, and lying within Plan _____, containing 0.123 hectares more or less.”

“All that portion of 32 Street as shown on Plan 2886TR lying within Plan _____, containing 0.499 hectares more or less.”

“All that portion of ‘Addition to 32nd Street’ as shown on Plan 8122461 lying within Plan _____, containing 0.054 hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 12th day of August 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



FILE

Office of the City Clerk

DATE: August 13, 2002
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Road Closure Bylaw 3300/2002
West Lake / West Park Extension Road Closures
32nd Street (Plans 2886 TR and 812 2461) and 60th Avenue

History

At the Monday, August 12, 2002 meeting of Council, Road Closure Bylaw 3300/2002 was given first reading.

Road Closure Bylaw 3300/2002 accommodates the new intersection of Webster Drive with 32nd Street and will also allow for the re-designation of a portion of 32nd Street East of Webster Drive to Municipal Reserve in the West Park Extension (West Lake) Subdivision.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, September 9, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

A handwritten signature in black ink, appearing to read 'Nona Houseriga'.

Nona Houseriga
Deputy City Clerk

/chk

BYLAW NO. 3156/LL-2002

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

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

- 1 The "Use District Map G9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 40/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

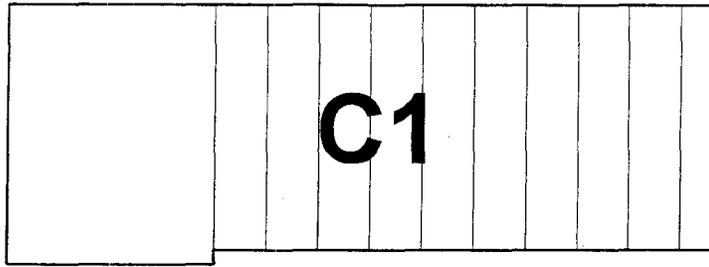
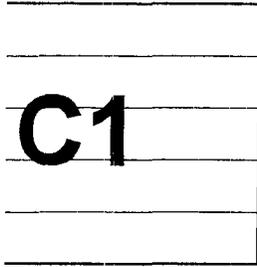
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

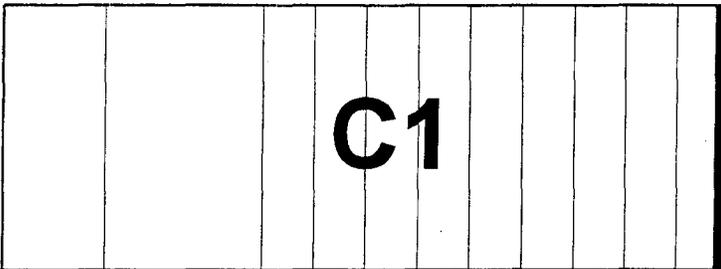
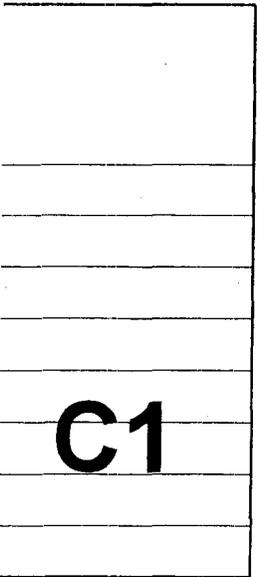
MAYOR

CITY CLERK

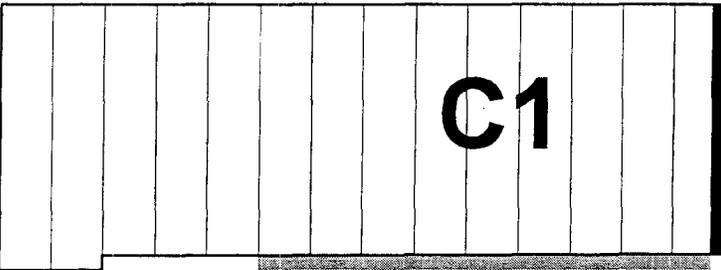
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



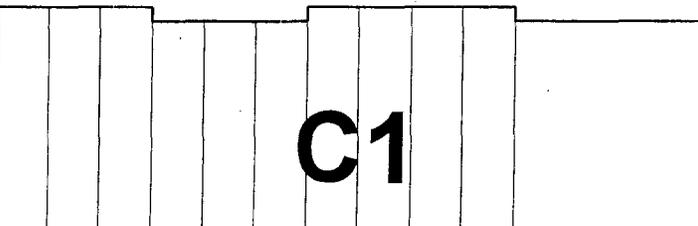
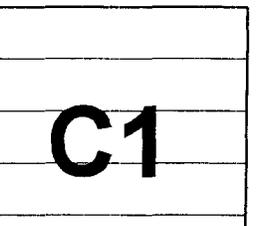
49 ST



49 AV



48 ST



AFFECTED DISTRICTS:
C1 - Commercial (City Centre)

Change from :
C1 to Road 
Road to C1 

MAP No. 40 / 2002
BYLAW No. 3156 / LL - 2002

BYLAW NO. 3156/MM-2002

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

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

- 1 The "Use District Map F11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 41/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **15th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

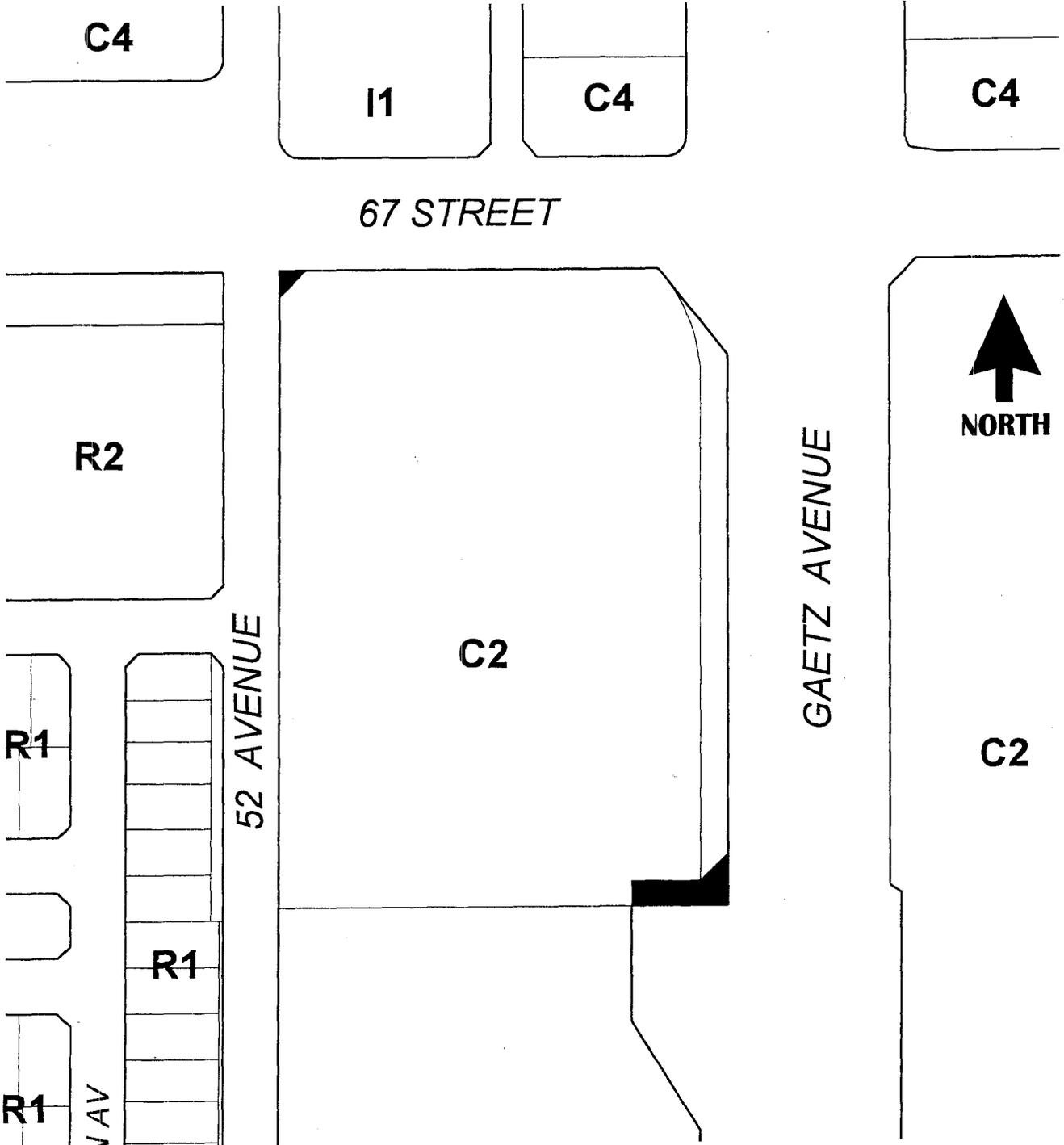
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road XXXXXXXXXX

MAP No. 41 / 2002

BYLAW No. 3156 / MM - 2002

BYLAW NO. 3156/QQ-2002

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 45/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

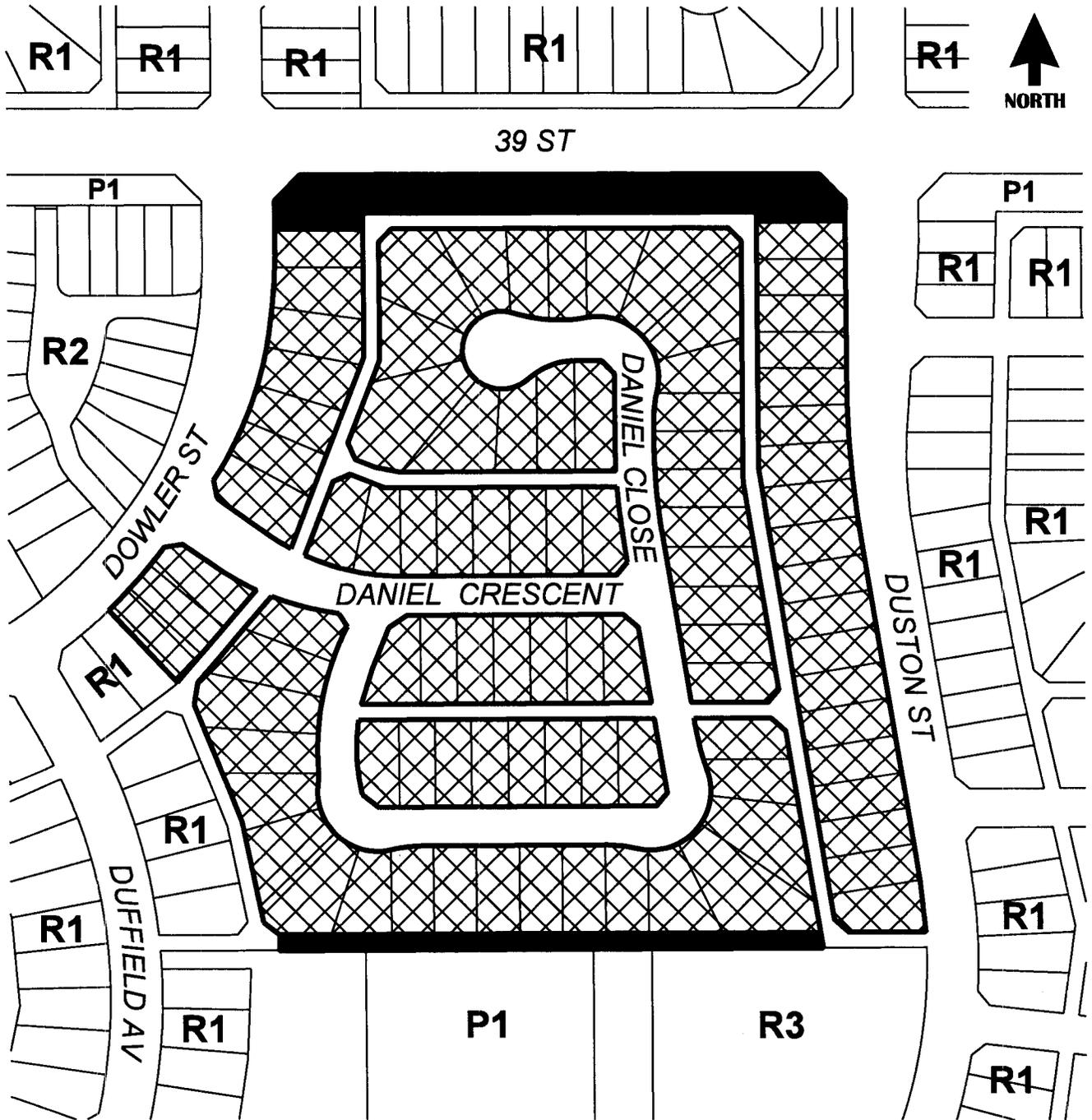
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 P1 - Parks and Recreational

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 45 / 2002
 BYLAW No. 3156 / QQ - 2002

BYLAW NO. 3156/RR-2002

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 46/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

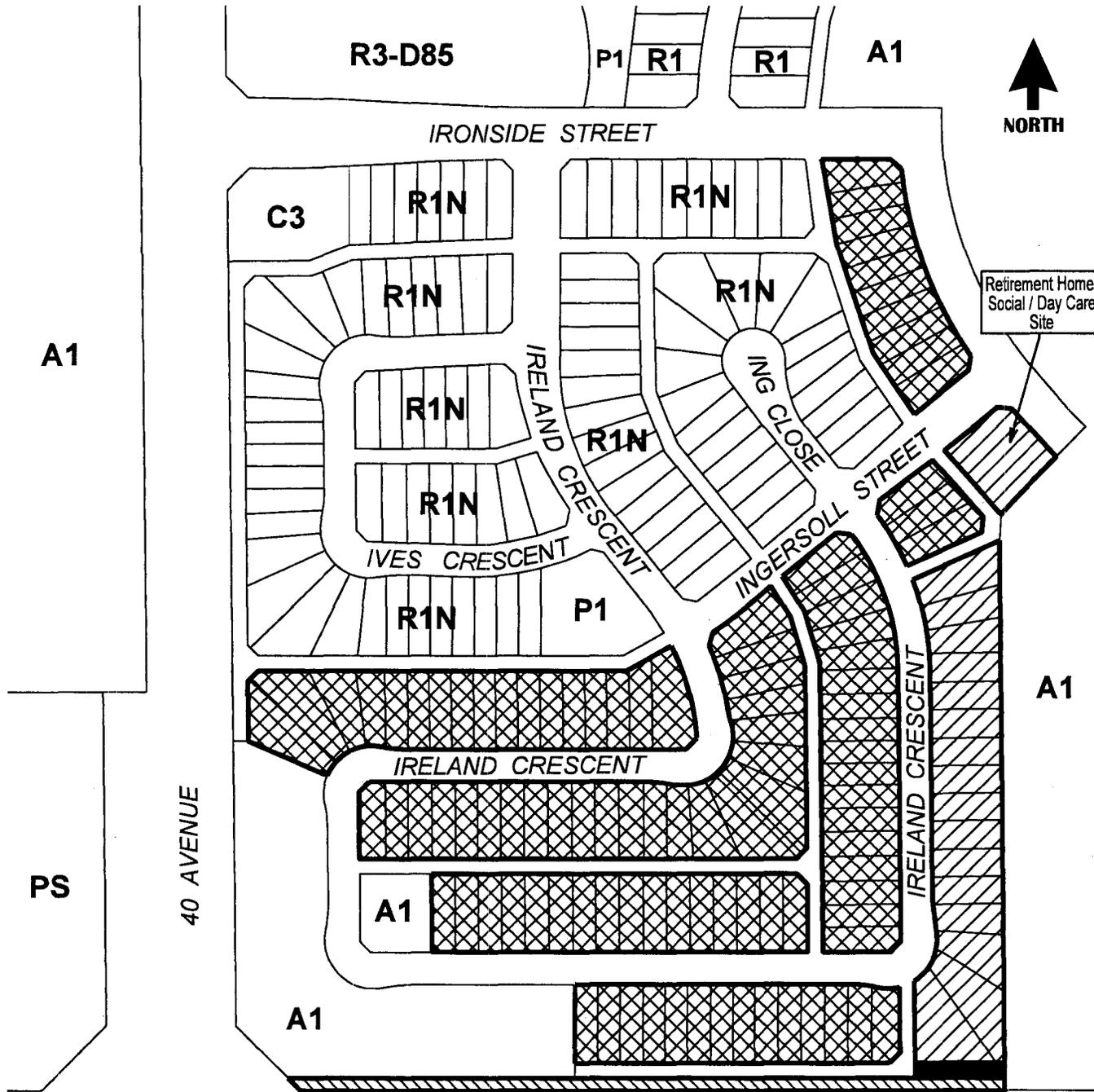
MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Retirement Home/
Social / Day Care
Site



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 R1N - Residential Narrow Lot
 P1 - Parks and Recreational

Change from :
 A1 to R1 [diagonal lines /]
 A1 to R1N [cross-hatch /x]
 A1 to P1 [solid black]
 A1 to Road [diagonal lines \]

MAP No. 46 / 2002
 BYLAW No. 3156 / RR - 2002

BYLAW NO. 3156/SS-2002

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

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

- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 47/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

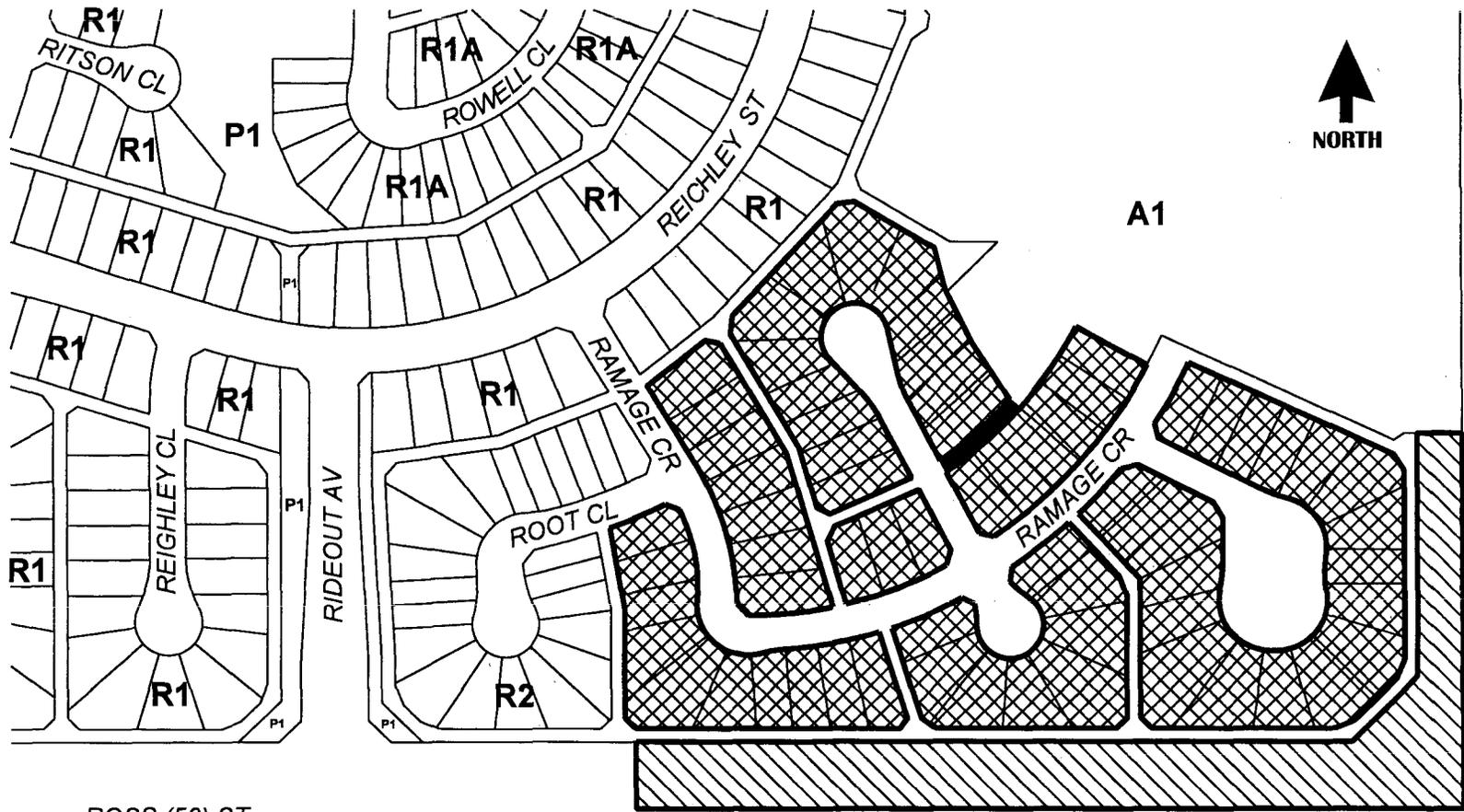
MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

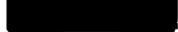
68



20 AV



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential Low Density
 P1 - Parks and Recreational

Change from :
 A1 to R1 
 A1 to Road 
 A1 to P1 

MAP No. 47 / 2002
 BYLAW No. 3156 / SS - 2002

BYLAW NO. 3156/TT-2002

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 48/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

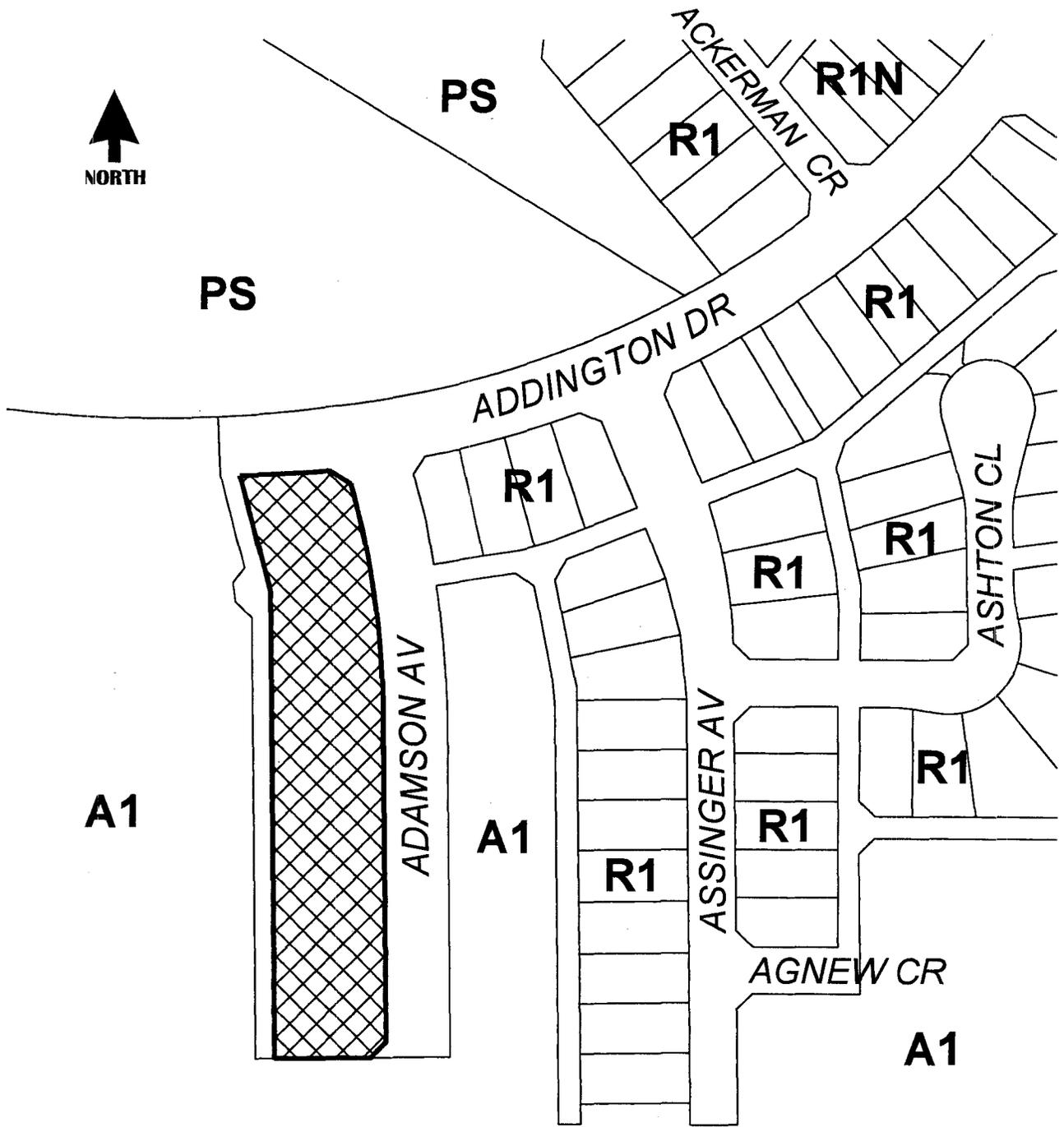
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1A 

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)

MAP No. 48 / 2002
BYLAW No. 3156 / TT - 2002

BYLAW NO. 3268/A-2002

Being a bylaw to amend Bylaw No. 3268/2000, a Local Improvement Bylaw of the City of Red Deer.

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

- 1. That Bylaw 3268/2000 be repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

Mayor

City Clerk

BYLAW NO. 3297/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of lane, Plan 992-6605 lying within Subdivision Plan _____, and containing 0.004 Ha more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

Item No. 9

BYLAW NO. 3298/2002

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of Road Plan 4239 MC contained within Plan _____, containing 0.014 Hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 15th day of July 2002.
 READ A SECOND TIME IN OPEN COUNCIL this day of 2002.
 READ A THIRD TIME IN OPEN COUNCIL this day of 2002.
 AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

BYLAW NO. 3300/2002

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

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

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

“All that portion of Road Allowance lying east of and adjacent to the east boundary of Section 7-38-27-4, and lying within Plan _____, containing 0.123 hectares more or less.”

“All that portion of 32 Street as shown on Plan 2886TR lying within Plan _____, containing 0.499 hectares more or less.”

“All that portion of ‘Addition to 32nd Street’ as shown on Plan 8122461 lying within Plan _____, containing 0.054 hectares more or less.”

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK