

FILE

DATE: December 8, 1998
TO: All Departments
FROM: City Clerks
RE: *PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES*

SUMMARY OF DECISIONS



FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, DECEMBER 7, 1998

COMMENCING AT **4:30 P.M.**



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, November 23, 1998

DECISION - Confirmed as transcribed

PAGE #

(2) **UNFINISHED BUSINESS**

1. Bruce Hallman - Re: Request for Exception to Land Use Bylaw - Two Basement Suites at 3314 - 49 Avenue / Lot 14, Block 7, Plan 3935 H.W. / Land Use Bylaw Amendment 3156/UU-98 / (Consideration of First Reading)

.. 1

DECISION - It was agreed to add a clause to the previous Council resolution of November 9, 1998 which requires an inspection of the property to ensure that the dwelling and basement suites comply with the Building Code. Land Use Bylaw given 1st Reading.

(3) **PUBLIC HEARINGS**

1. 3156/AA-98 - Land Use Bylaw Amendment / Notification of Appeal Hearings (Subdivision and Development Appeal Board) / (Consideration of 2nd & 3rd Readings) . . 8
2. 3156/OO-98 - Land Use Bylaw Amendment / Compilation of Various Amendments / (Consideration of 2nd & 3rd Readings) . . 9
3. 3156/PP-98 - Land Use Bylaw Amendment / Deer Park Northeast - Part of Stage 1A / Lots 9 - 12 inclusive, Block 1, Plan _____ / SE ¼ 14-38-27-4 / Parkside Holdings Ltd. / (Consideration of 2nd & 3rd Readings) . . 14
4. 3156/QQ-98 - Land Use Bylaw Amendment / Request for Rezoning to Allow for Additional Use as Automotive Repair / Plan 721-9563, Block 1, Lot 34 / (Consideration of 2nd & 3rd Readings) . . 16
5. 3156/RR-98 - Land Use Bylaw Amendment / - Charlie Li (o/a United Global Enterprises Inc.) / Request for Rezoning From R2 to Direct Control / 3731-50 Avenue (Former Elks Club) / (Consideration of 2nd & 3rd Readings) . . 18
6. 3156/SS-98 - Land Use Bylaw Amendment / Greg Thomson, Bar T5 Agra Services Inc. / Request for Addition of Discretionary Use to I1 Industrial (Business Service) District at 6519-67 Street (Lot 7, Plan 782-3347) / (Consideration of 2nd & 3rd Readings) . . 21
7. 3217/98 - Adopt to adopt Outline Plans as Area Structure Plans / (Consideration of 2nd & 3rd Readings) . . 23
8. 3218/98 - Road Closure Bylaw / City Kentwood West Subdivision - Phase 1 / Request to Close Portion of Kennedy Drive / (Consideration of 2nd & 3rd Readings) . . 26

(4) **REPORTS**

1. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/VV-98 / Lots 17 to 30, Block 13, Plan 982-3362 / SE ¼ 10-38-27-4 / Anders East - Part of Stage 7A / Anders East Developments Ltd. / - 1st Reading .. 29

DECISION - This bylaw was given first reading. A Public Hearing will be held Monday, January 18, 1999 at 7:00 p.m. in the Council Chambers of City Hall prior to this bylaw being presented to Council for consideration of 2nd and 3rd Readings

2. City Clerk - Re: Red Deer Regional Airport Authority / Appointment of Citizen-at-large .. 32

DECISION - Agreed to appoint Wayne Fawcett as a citizen-at-large to the Red Deer Regional Airport Authority for a term to expire December 31, 2001

3. Parkland Community Planning Services - Re: City of Red Deer Planning and Subdivision Guidelines .. 33

DECISION - This report was received as information and it was agreed that any future update or amendments to the Guidelines be approved by the City Manager

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 3156/AA-98 - Land Use Bylaw Amendment / Notification of Appeal Hearings (Subdivision and Development Appeal Board) / - 2nd & 3rd Readings .. 36
.. 8
DECISION - Bylaw as amended given 2nd and 3rd readings
2. 3156/OO-98 - Land Use Bylaw Amendment / Compilation of Various Amendments / - 2nd & 3rd Readings .. 38
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3. 3156/PP-98 - Land Use Bylaw Amendment / Deer Park Northeast - Part of Stage 1A / Lots 9 - 12 inclusive, Block 1, Plan _____, SE ¼ 14-38-27-4 / Parkside Holdings Ltd. / - 2nd & 3rd Readings .. 43
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4. 3156/QQ-98 - Land Use Bylaw Amendment / Request for Rezoning to Allow for Additional Use as Automotive Repair / Plan 721-9563, Block 1, Lot 34 / - 2nd & 3rd Readings .. 45
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7. 3156/UU-98 - Land Use Bylaw Amendment / Mr. Bruce Hallman - Request for Exception to Land Use Bylaw - Two Basement Suites at 3314 - 49 Avenue / Lot 14, Block 7, Plan 3935 H.W. / - 1st Reading .. 50
.. 1
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8. 3156/VV-98 - Land Use Bylaw Amendment / Lots 17 to 30, Block 13,
Plan 982-3362 , SE ¼ 1038-27-4, Anders East - Part of Stage 7A,
Anders East Developments Ltd. / - 1st Reading . . 51
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DECISION - Bylaw given 1st reading

9. 3217/98 - Adopt Outline Plans as Area Structure Plans to comply with
M.G.A. / - 2nd & 3rd Readings . . 53
.. 23

DECISION - Bylaw given 2nd and 3rd readings

10. 3218/98 - Road Closure Bylaw / City Kentwood West Subdivision -
Phase 1 / Request to Close Portion of Kennedy Drive / - 2nd & 3rd
Readings .. 54
.. 26

DECISION - Bylaw given 2nd and 3rd readings

..

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, DECEMBER 7, 1998

COMMENCING AT **4:30 P.M.**

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10. 3218/98 - Road Closure Bylaw / City Kentwood West Subdivision - Phase 1 / Request to Close Portion of Kennedy Drive / - 2 nd & 3 rd Readings	... 54 .. 26
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Committee of the Whole:

- (a) Committee Matter

DATE: December 2, 1998

TO: City Council

FROM: City Clerk

RE: *Request for Exception to Land Use Bylaw - Two Basement Suites at 3314-49 Avenue, (Lot 14, Block 7, Plan 3935 H.W.), Land Use Bylaw Amendment 3156/UU-98*

At the Council Meeting of **November 9, 1998**, Council passed the following resolution with respect to the above item:

“RESOLVED that Council of The City of Red Deer, having considered correspondence from Mr. Bruce Hallman dated October 8, 1998, re: Request for Exception to Land Use Bylaw - Two Basement Suites at 3314 - 49 Avenue (Lot 14, Block 7, Plan 3935 H.W.), hereby agrees that said request be approved subject to:

1. the passage of the appropriate Land Use Bylaw Amendment;
2. the provision of three offstreet parking stalls being installed on the subject site,

and as presented to Council November 9, 1998.”

At the Council Meeting of **November 23, 1998**, Council considered the following resolution:

“RESOLVED that Council of The City of Red Deer hereby agrees to amend the Council resolution of November 9, 1998, re: Bruce Hallman - Request for Exception to Land Use Bylaw - Two Basement Suites at 3314 - 49 Avenue, by adding the following clause:

- “3. An inspection of the property to ensure that the dwelling and basement suites comply with the Alberta Building Code.”

Prior to voting on the above resolution, and at the request of Mr. Hallman, *Council agreed to table consideration of this item until the December 7, 1998 meeting of Council.*

As a result of this item being tabled, Land Use Bylaw Amendment 3156/UU-98, which provides for an exception to the Land Use Bylaw to allow more than one basement suite in an R2 District at 3314-49 Avenue, was not considered.

City Council
December 2, 1998
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As of the date of the preparation of this agenda. I have not been advised by Mr. Hallman on how he wishes to proceed.

Recommendation

1. That Council lift from the table the resolution of November 23, 1998.
2. That consideration be given to either:
 - (a) First Reading of Land Use Bylaw Amendment 3156/UU-98, or
 - (b) Withdrawing consideration of Land Use Bylaw Amendment 3156/UU-98.

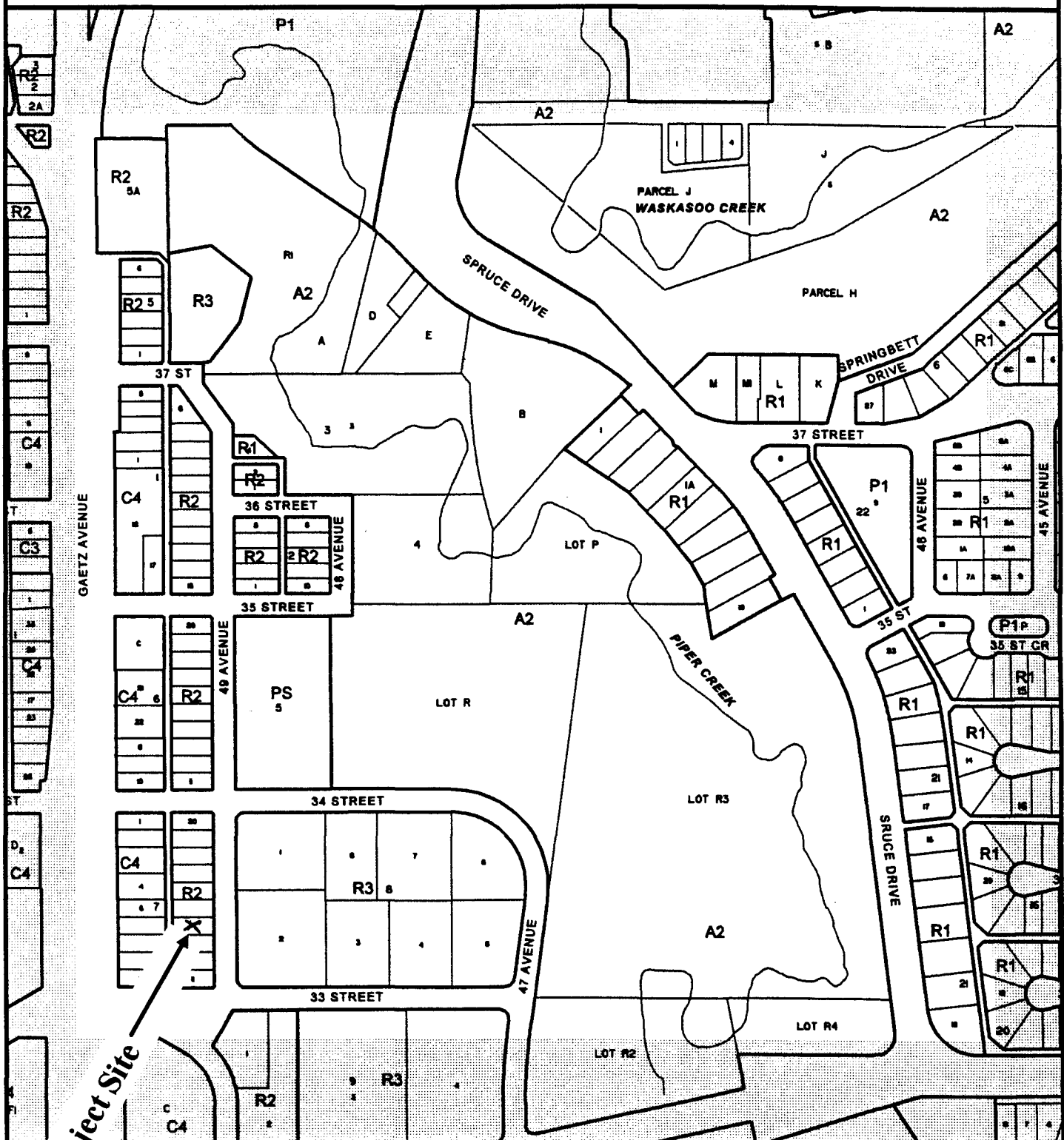


Kelly Kloss
City Clerk

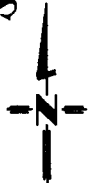
/clr
attchs.

THE CITY OF RED DEER - LAND USE BYLAW LAND USE DISTRICTS

G7



Subject Site



SCALE 1:5000
11-JAN-1996

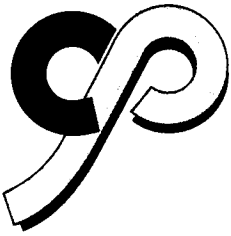
BYLAW NUMBER - 3156/96

AMENDMENTS:

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

F8	G8	H8
F7	G7	H7
F6	G6	H6

N.W.¼ - 9-38-27-4



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

4

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: 11/17/98

To: Kelly Kloss
City Clerk

From: Paul Meyette
Principal Planner

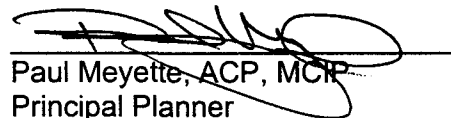
Re: Bylaw 3156/UU-98 Two Basement Suites at 3314 – 49 Avenue

Planning staff are enclosing an amendment to the Land Use Bylaw which will allow two basement suites at 3314 – 49 Avenue.

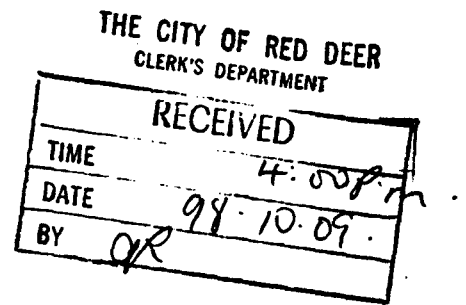
Planning Comments

At the Council meeting of November 9, 1998 Council requested that a Land Use Bylaw amendment be prepared to allow two basement suites at 3314 – 49 Avenue. This amendment is necessary because the Land Use Bylaw only allows one basement suite in an R2 District.

Planning staff caution Council against adopting this amendment. Council's discussion focused around the issue of whether two suites were ever legal on this site and whether the two basement suites may have been approved as far back as 1953. For Council's information, the former Red Deer Regional Planning Commission approved all development permits for the City of Red Deer until 1969. As far as we have been able to determine there was never more than one basement suite ever approved at this residence. Planning staff are concerned with the legalization of an illegal suite in the absence of any argument which would distinguish this property from other R2 properties in the City.


Paul Meyette, ACP, MCP
Principal Planner

cc. L. Hodgson



October 8, 1998

The City of Red Deer
Inspections and Licensing Department

RE: Letter from Sept 9, 1998
3314 - 49 Ave
Lot 14 Bldg 7 plan 3935 H.W.

In response to the stated letter, when we offered to purchase the above property with existing suites in the basement we were told that everything was proper. That they were nonconforming but not illegal.

The suites were fully rented when we purchased the property in December 1990 and have been continually rented since then.

Judging by the age of the plumbing in the suites, I would say the suites have been in existence since the house was built in 1953.

The neighbourhood is obviously not a typical single family neighbourhood with large seniors complexes across the street and a business center across the back alley. Therefore I would like to apply to city council for an exception to the existing bylaw.

Yours sincerely,
Bruce Hallma

343-7829
4617-48 Street
T4N1S4

Inspections & Licensing Department

September 9, 1998

Bruce & Joanne Hallman
4617-48 Street
Red Deer, Alberta
T4N 1S4

Dear Sir/Madam:

**RE: 3314-49 AVENUE
LOT 14, BLOCK 7, PLAN 3935 H.W.**

It has been brought to the City's attention that two (2) possible basement suites are in existence at the above referenced dwelling, which is contrary to the requirements of City Bylaws. The site is zoned R2 in which **one** basement dwelling unit per detached dwelling is a permitted use.

You are therefore notified that if two suites exist, one shall be removed forthwith, and the unit converted back to its approved use.

Failure to comply will result in legal action being taken by the City. An inspection of the subject site is to be requested by yourselves within thirty (30) days of this notice. Please telephone 342-8190 to arrange for the inspection.

Your co-operation in this matter is appreciated.

Yours truly,

Vicki J. Swainson
Customer Service Clerk
INSPECTIONS & LICENSING DEPARTMENT

/vs

Comments: - Nov. 23, 1998

This bylaw is being presented for consideration of first reading as per Council's instructions. Provided that first reading is given to the bylaw, we recommend that Council pass an amendment to their resolution of November 9, 1998, as noted in the memo from the Deputy City Clerk, by adding the following clause:

- "3. An inspection of the property to ensure that the dwelling and basement suites comply with the Alberta Building Code."

The amendment will assist in ensuring that all parties are aware that if the rezoning is approved the dwelling must meet all Building Code requirements before occupancy will be allowed.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

DATE: November 10, 1998

TO: City Council

FROM: City Clerk

RE: (1) *Subdivision & Development Appeal Board:*
(a) *Appeal and Advertising Fees*
(b) *Issuance of Subdivision Application Decisions*
(2) *Land Use Bylaw Amendment 3156/AA-98*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/AA-98 provides for the addition of reference to notification of appeal hearings.

Recommendation

That following the Public Hearing, Land Use Bylaw Amendment No. 3156/AA-98 may be given 2nd and 3rd readings.



Kelly Kloss
City Clerk

/clr
attchs.

FIL

Office of the City Clerk

December 8, 1998

Mr. Bruce Hallman
4617-48 Street
Red Deer, AB T4N 1S4

Dear Mr. Hallman:

Re: Request for Exception to Land Use Bylaw - Two Basement Suites at 3314-49 Avenue / Lot 14, Block 7, Plan 3935 H.W. / Land Use Bylaw Amendment 3156/UU-98

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, Council once again considered the above noted item. Prior to consideration of Land Use Bylaw Amendment 3156/UU, Council passed the following resolution.

"RESOLVED that Council of The City of Red Deer hereby agrees to amend the Council resolution of November 9, 1998, re: Bruce Hallman - Request for Exception to Land Use Bylaw - Two Basement Suites at 3314 - 49 Avenue, by adding the following clause:

"3. An inspection of the property to ensure that the dwelling and basement suites comply with the Alberta Building Code."

Council then gave that Bylaw first reading, a copy of which is attached hereto.

As indicated to you during our phone conversation of December 7th, the normal process followed would now include advertising this bylaw amendment and subsequently holding a Public Hearing four weeks from now. However, as you have requested time to have your property inspected to determine whether or not it currently meets building code requirements, I will hold this item until you have either:

- 1) submitted to me the \$500.00 advertising deposit; or
- 2) advised that you do not wish to proceed with this Land Use Bylaw amendment.

If you do not proceed with this Land Use Bylaw amendment you will be required to remove one of your basements suites to conform with the current zoning.

.../2

Box 5008
Red Deer, Alberta
T4N 3T4

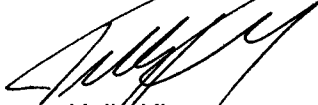
The City of Red Deer



Mr. Bruce Hallman
December 8, 1998
Page 2

Please advise this office, at your earliest convenience, of your decision in this regard.

Sincerely,

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

Kelly Kloss
City Clerk

/clr
attchs.

- c Director of Development Services
 Director of Community Services
 Land and Economic Development Manager
 Inspections & Licensing Manager
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 Insp. G. Guertin, O.i/c Red Deer City Detachment R.C.M.P.
 City Assessor
 Principal Planner
 Administrative Assistant, S. Ladwig

BYLAW NO. 3156/UU-98

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

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

- 1 Section 55 "Exceptions Respecting Land Use" is hereby amended by addition of the following subsection:

"(7) (d) detached dwelling with 2 basement suites on:

- (i) Lot 14, Block 7, Plan 3935 H.W. (3314 – 49 Avenue) subject to the construction and maintenance of three parking stalls in the rear of the property"

READ A FIRST TIME IN OPEN COUNCIL this 7 day of ~~December~~ A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998

TO: Sandra Ladwig,
Administrative Assistant

FROM: City Clerk

RE: *Subdivision & Development Appeal Board / Notification of Appeal
Hearings / Land Use Bylaw Amendment 3156/AA-98*

Reference Report:

City Clerk dated November 10, 1998

Bylaw Readings:

Land Use Bylaw Amendment 3156/AA-98 was given second and third readings, a copy of which is attached hereto.

Report Back to Council Required:

No

Comments/Further Action:

Land Use Bylaw Amendment 3156/AA-98 provides for the addition of reference to notification of appeal hearings.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/AA-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

- c Director of Community Services
- Director of Corporate Services
- Director of Development Services
- Inspections & Licensing Manager
- City Assessor
- Land and Economic Development Manager
- Doug Kutinsky, Graphics Designer
- C. Rausch

Municipal Planning Commission
Red Deer Subdivision & Development Appeal Board

DATE: November 10, 1998
TO: City Council
FROM: City Clerk
Re: *Land Use Bylaw Amendment 3156/OO-98,
A Compilation of Various Amendments*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/OO-98 provides for various amendments to the Land Use Bylaw. These amendments are outlined in the attached memo from Parkland Community Planning Services dated November 2, 1998.

Recommendations

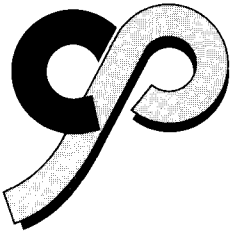
That following the Public Hearing Land Use Bylaw Amendment 3156/OO-98 may be:

- (a) Amended in accordance with the recommendation of the Principal Planner;
- (b) Given second and third readings as amended.



Kelly Kloss
City Clerk

/clr
attchs.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

10

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: November 19, 1998

To: Kelly Kloss
City Clerk


From: Paul Meyette
Principal Planner

RE: LAND USE BYLAW AMENDMENT 3156/00-98

At the public hearing stage, Land Use Bylaw amendment 3156/00-98 requires two small amendments to Section 14 - adding the word "metres" at the end of the section and changing Section 172(5) to 174(5). The new Section 14 would read as follows:

14. In Section 164(5), 169(5) and 174(5), the following phrase is added at the end of the section "Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres"

The intent of Section 14 remains unchanged.



Paul Meyette, ACP, MCIP
Principal Planner

/tb

enc.



Date: November 2, 1998

To: Kelly Kloss
City Clerk

From: Paul Meyette
Principal Planner

Re: Bylaw 3156/00-98 (Various Amendments to the Land Use Bylaw)

Planning staff are enclosing several amendments to the Land Use Bylaw. In order to understand the implications of the amendments, this memo will explain the amendments section by section.

1. Amended and Deleted Definitions

The definition of dwelling unit is amended to provide greater clarity.

It had been our intent to eliminate the reference to household in the definition of dwelling unit; the definition of household restricts the number of people that live in a single family home based upon their relationship to each other. The definition allows an unlimited number of people if they are part of a family unit; if they are not part of a family unit, only five people are allowed to live in the residence. Based on court cases, it does not appear that the City has the power to restrict the number of people in a residence based upon their relationship to one another however, the City's Municipal Planning Commission has requested that the dwelling unit definition maintain a reference to household. The Municipal Planning Commission has indicated a desire to maintain control over the number of unrelated people in a dwelling unit notwithstanding any rulings by the courts. The reference to household has therefore been maintained in Bylaw 3156/00-98.

The term social care residence is virtually unchanged in the bylaw although the order of the wording has been altered to improve clarity.

2. New Definitions

Two new definitions have been added. The term retirement home has been added and will be allowed in the R1A, R2 and R3 districts. The term basement suite has been amended to secondary suite. This may undergo further change as we implement the Municipal Development Plan.

A definition for Public and Quasi-Public Buildings has been added. Although this term is used throughout the Land Use Bylaw, it has never been defined.

3. Parking Standards

Based upon some concerns with the parking requirements for bingo facilities, we have reviewed the parking standards and are adding a set of new parking standards for a number of commercial recreation facilities.

4. In Section 4, there has been a restriction added into the C4 district, which will prohibit freestanding bars or casinos near a residential area. Where the bar or casino is ancillary to the main use in the C4 District, the applicant will be required to produce an impact statement indicating the measures which will be taken to ensure that the neighbouring residential area is not negatively affected.
5. In Section 5, where a bar or casino is ancillary or the main use in the C1, C1A and C2, the applicant will be required to produce an impact statement indicating the measures which will be taken to ensure that the neighbouring residential area is not negatively affected.
6. Based upon legal advice, the term "Outline Plan" is being deleted from the Land Use Bylaw and replaced with "Area Structure Plan". All new Outline Plans are being re-adopted as Area Structure Plans. Land Uses in all Residential and the C4 District will be subject to compliance with the Area Structure Plan.
7. Section 7 inserts the requirement to comply to Area Structure Plans for permitted uses in the R1A and C4 land use districts.
8. Section 8 inserts the requirement to comply to Area Structure Plans for discretionary uses in the R1A, R4 and C4 land use districts.
9. The next major change is to eliminate any new "special residential" from the Residential Land Use Districts. It has been our practice to designate new special residential uses such as schools, social care residences or churches as Public Service. This ensures that any special residential uses are either preplanned or that the public has an opportunity to comment through the public hearing process if a change in use is proposed in an older neighbourhood. No existing uses will be affected by this change.
10. Section 10 changes the term "fire protection" to "emergency services".
11. At the request of the Municipal Planning Commission, Section 11 includes a brand new land use district which will allow for 10.4 metre (34 foot lots). There are some significant differences with this district from the R1 District. The first difference the site coverage is higher (45%), lot depth and area are increased, while the maximum height is decreased and there are a series of special regulations which require off street parking, a common architectural theme, no front driveways or garages, a requirement for lanes and a restriction on the amount of this form of housing. Another significant difference is that there are no relaxations allowed by the Development Officer from these standards.

12. Sections 12 and 13 propose to add the uses secondary suite and retirement home to the land use bylaw. Section 14 increases the side yard setback at the intersection of two streets in the R1, R1A and R2 Districts.

Recommendation

Planning staff recommend that Council give first reading to land Use Bylaw Amendment 3156/00-98.



Paul Meyette, ACP, MCIP
Principal Planner

cc. L. Hodgson

FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/OO-98, A Compilation of Various Amendments*

Reference Report:

Memos from the City Clerk dated November 10, 1989 and Principal Planner dated November 19, 1998.

Resolution:

Prior to consideration of second and third readings of Land Use Bylaw Amendment 3156/OO-98, the following resolution was passed amending the bylaw:

“RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated November 10, 1998, re: Land Use Bylaw Amendment 3156/OO-98 / Compilation of Various Amendments, hereby agrees to amend Land Use Bylaw No. 3156/OO-98 prior to consideration of 2nd and 3rd Readings, by deleting Section 14 in its entirety and replacing it with the following new Section 14:

‘14 In Section 164(5), 169(5) and 174(5), the following phrase is added at the end of the section:

“Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.” “

Bylaw Readings:

Subsequent to the passage of the above resolution, Land Use Bylaw Amendment 3156/OO-98 was given second and third readings. Please find attached a copy of the amended bylaw as passed.

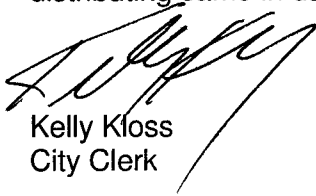
Report Back to Council Required: No

Principal Planner
December 8, 1998
Page 2

Comments/Further Action:

Land Use Bylaw Amendment 3156/OO-98 provides for various amendments to the Land Use Bylaw.

Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

- c Director of Development Services
- Director of Community Services
- Director of Corporate Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land & Economic Development Manager
- Inspections & Licensing Manager
- Administrative Assistant, S. Ladwig

Item No. 3

DATE: November 10, 1998**TO:** City Council**FROM:** City Clerk

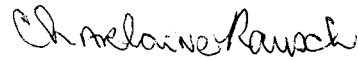
Re: *Land Use Bylaw Amendment 3156/PP-98,
Lots 9 - 12 inclusive, Block 1, Plan _____, SE ¼ 14-38-27-4,
Deer Park North East - Part of Stage 1A, Parkside Holdings Ltd.*


A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/PP-98 provides for the redesignation of the above approved but as yet unregistered lots from R1 Residential Low Density District to R1A Residential (Semi-detached Dwelling) District. The amendment will allow for the resubdivision of the above four single family lots into six semi-detached lots.

Recommendations

That following the Public Hearing, Land Use Bylaw Amendment 3156/PP-98 may be given second and third readings.



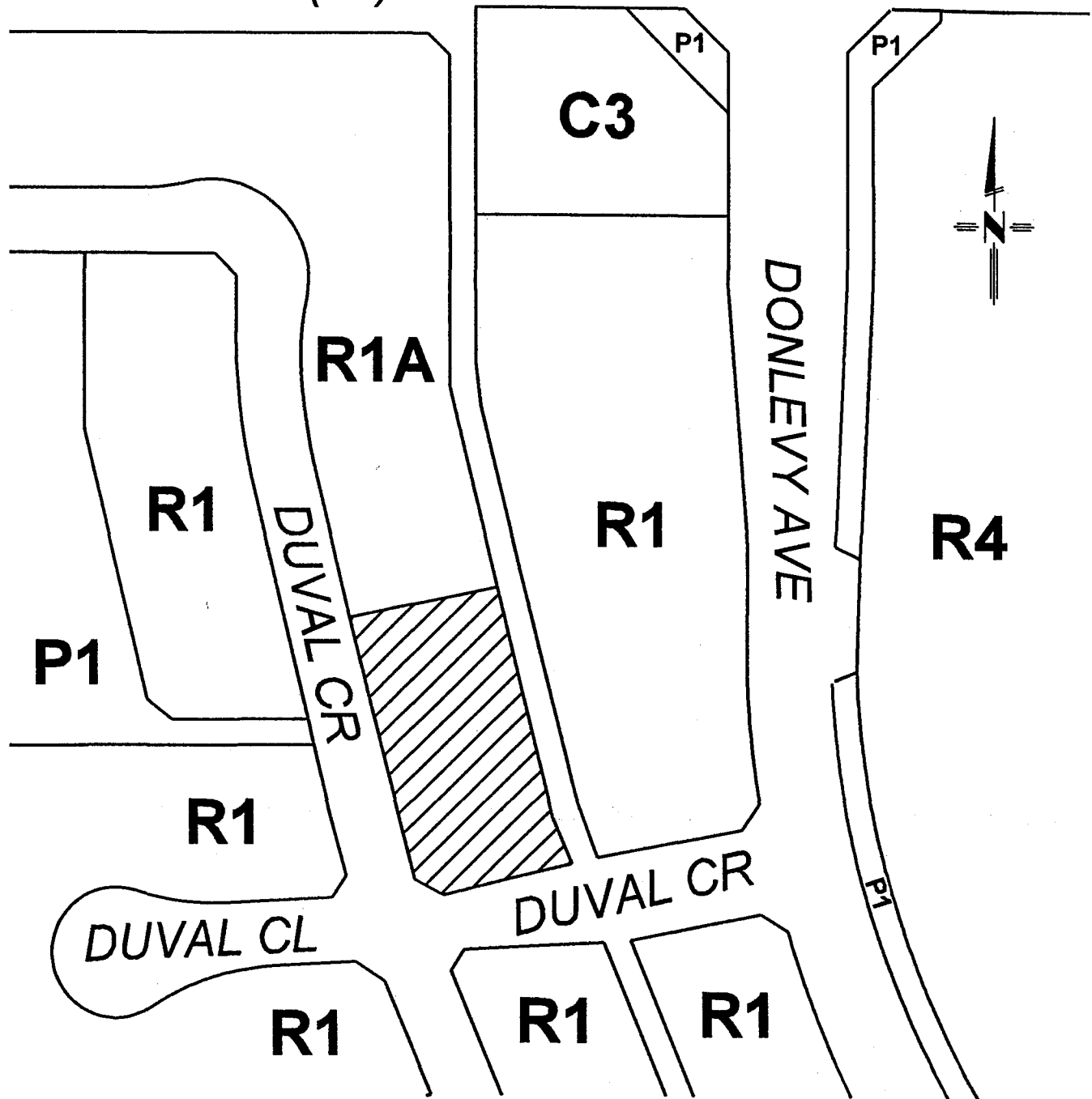
 Kelly Kloss
City Clerk

/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT


ROSS (50) ST



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

Change from: R1 to R1A 

MAP No. 32 / 98
BYLAW No. 3156 / PP-98

FILE

Office of the City Clerk

December 8, 1998

Box 5008

Red Deer, Alberta

T4N 3T4

Mr. John Ratzke
Parkside Holdings Ltd.
18, 7895 - 49 Avenue
Red Deer, AB T4P 2B4

Dear Mr. Ratzke:

**Re: Land Use Bylaw Amendment 3156/PP-98,
Lots 9 - 12 inclusive, Block 1, Plan _____, SE ¼ 14-38-27-4,
Deer Park North East - Part of Stage 1A, Parkside Holdings Ltd.**

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/PP-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/PP-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/PP-98 provides for the redesignation of the above approved but as yet unregistered lots from R1 Residential Low Density District to R1A Residential (Semi-detached Dwelling) District. The amendment allows for the resubdivision of the above four single family lots into six semi-detached lots.

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

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Land & Economic Development Manager
Administrative Assistant, S. Ladwig

FIL

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/PP-98,
Lots 9 - 12 inclusive, Block 1, Plan _____, SE ¼ 14-38-27-4,
Deer Park North East - Part of Stage 1A, Parkside Holdings Ltd.*

Reference Report:

City Clerk dated November 10, 1998

Bylaw Readings:

Land Use Bylaw Amendment 3156/PP-98 was given second and third readings, a copy of which is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/PP-98 provides for the redesignation of the above approved but as yet unregistered lots from R1 Residential Low Density District to R1A Residential (Semi-detached Dwelling) District. The amendment allows for the resubdivision of the above four single family lots into six semi-detached lots.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/PP-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor

Administrative Assistant, S. Ladwig

Item No. 4

DATE: November 10, 1998

TO: City Council

FROM: City Clerk

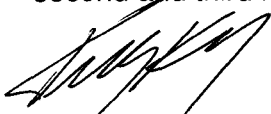
Re: *Request for Rezoning to Allow for Additional Use of Automotive Repair at
4009 Ross Street (Plan 721-9563, Block 1, Lot 34) /
Land Use Bylaw Amendment 3156/QQ-98*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/QQ-98 provides for the rezoning of 4009 Ross Street to allow for an additional use of automotive repair. This is a use which has been on the site previously as an ancillary use.

Recommendations

That following the Public Hearing, Land Use Bylaw Amendment 3156/QQ-98 may be given second and third readings.



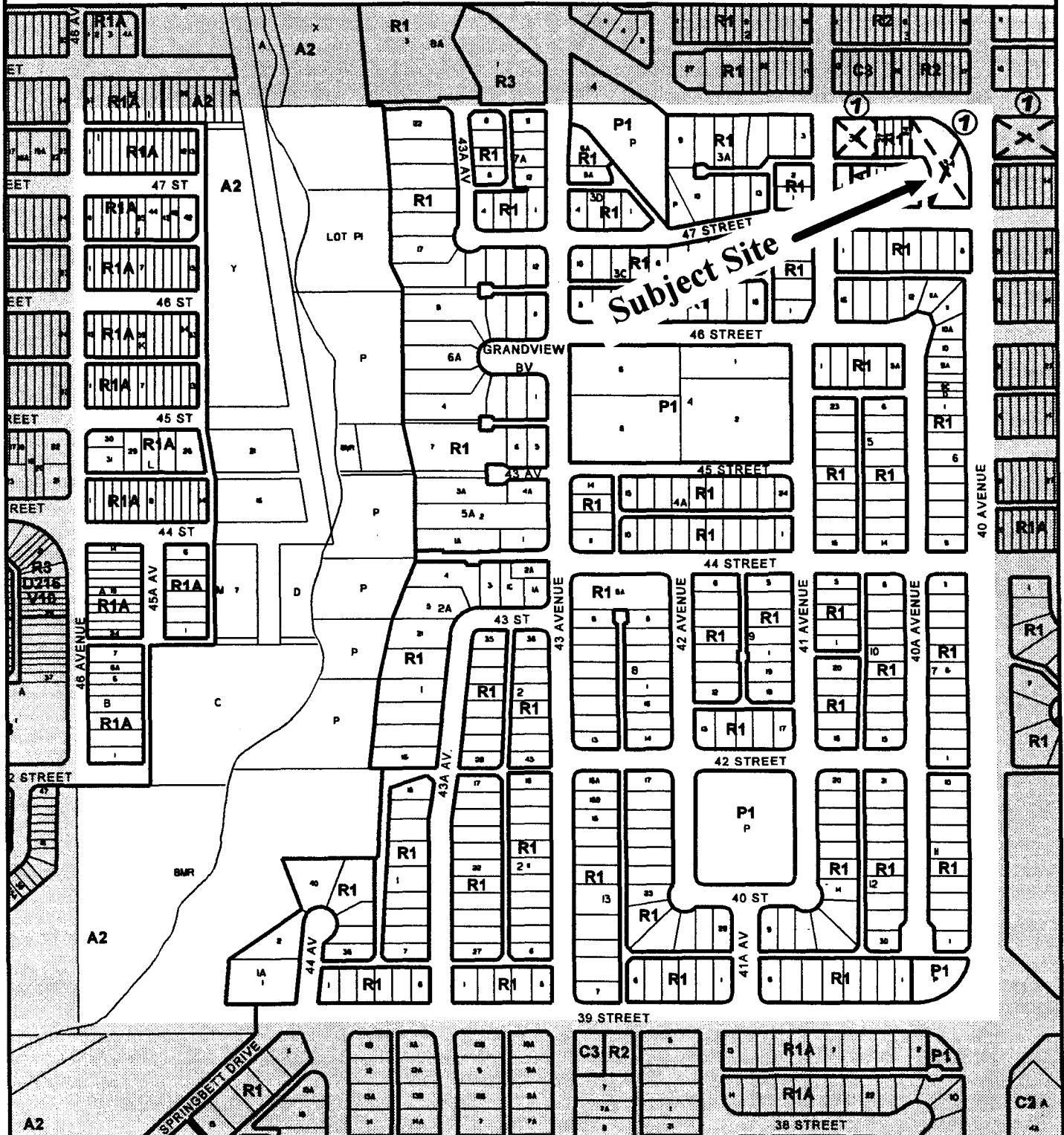
Kelly Kloss
City Clerk

/clr
attchs.

THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

H8



BYLAW NUMBER - 3156/96

AMENDMENTS:

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

G9	H9	I9
G8	H8	I8
G7	H7	I7

S.E. ¼ -16-38-27-4

SCALE 1:5000
26-AUG-1996 11:32

FILE

Office of the City Clerk

December 7, 1998

Petro-Canada
P.O. Box 2844
Calgary, AB T2P 3E3

Faxed To: (403) 296-4114

Att: Mr. Ken Ogston

Dear Sir:

**Re: Request for Rezoning to Allow for Additional Use of Automotive Repair at
4009 Ross Street (Plan 721-9563, Block 1, Lot 34) / Land Use Bylaw Amendment
3156/QQ-98**

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/QQ-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/QQ-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/QQ-98 provides for the rezoning of 4009 Ross Street to allow for an additional use of automotive repair. This is a use which has been on the site previously as an ancillary use.

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

Sincerely,


Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998
TO: Principal Planner
FROM: City Clerk
RE: Request for Rezoning to Allow for Additional Use of Automotive Repair at 4009 Ross Street (Plan 721-9563, Block 1, Lot 34) / Land Use Bylaw Amendment 3156/QQ-98

Reference Report:

City Clerk dated November 10, 1998

Bylaw Readings:

Land Use Bylaw Amendment 3156/QQ-98 was given second and third readings, a copy of which is attached hereto.

Report Back to Council Required:

No

Comments/Further Action:

Land Use Bylaw Amendment 3156/QQ-98 provides for the rezoning of 4009 Ross Street to allow for an additional use of automotive repair. This is a use which has been on the site previously as an ancillary use.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/QQ-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor

Administrative Assistant, S. Ladwig

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1236
 CONNECTION TEL 14032964114
 SUB-ADDRESS
 CONNECTION ID
 ST. TIME 12/09 14:46
 USAGE T 01:00
 PGS. 2
 RESULT OK

FILE

FILE

Office of the City Clerk

December 7, 1998

Petro-Canada
 P.O. Box 2844
 Calgary, AB T2P 3E3

Faxed To: (403) 296-4114

Att: Mr. Ken Ogston

Dear Sir:

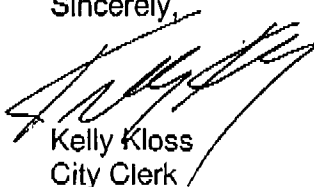
**Re: Request for Rezoning to Allow for Additional Use of Automotive Repair at
 4009 Ross Street (Plan 721-9563, Block 1, Lot 34) / Land Use Bylaw Amendment
 3156/QQ-98**

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/QQ-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/QQ-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/QQ-98 provides for the rezoning of 4009 Ross Street to allow for an additional use of automotive repair. This is a use which has been on the site previously as an ancillary use.

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

Sincerely,


 Kelly Kloss
 City Clerk

/clr
 attche



DATE: December 2, 1998

TO: City Council

FROM: City Clerk

RE: *3731 - 50 Avenue (Former Elks Club) / Rezoning from R2 to Direct Control / Land Use Bylaw Amendment 3156/RR-98*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/RR-98 provides for the addition of a DC(4) Direct Control District to the Land Use Bylaw as it relates to the above property and its existing uses.

Due to an oversight, the reference to the map which applies to this rezoning was not included in the amending bylaw. A resolution will need to be passed to provide for this reference.

Recommendation

That following the Public Hearing:

- (a) a resolution be passed to amend Land Use Bylaw Amendment 3156/RR-98 to include reference to Map No. 33/98;
- (b) Land Use Bylaw Amendment 3156/RR-98 may be given 2nd and 3rd Readings as amended.



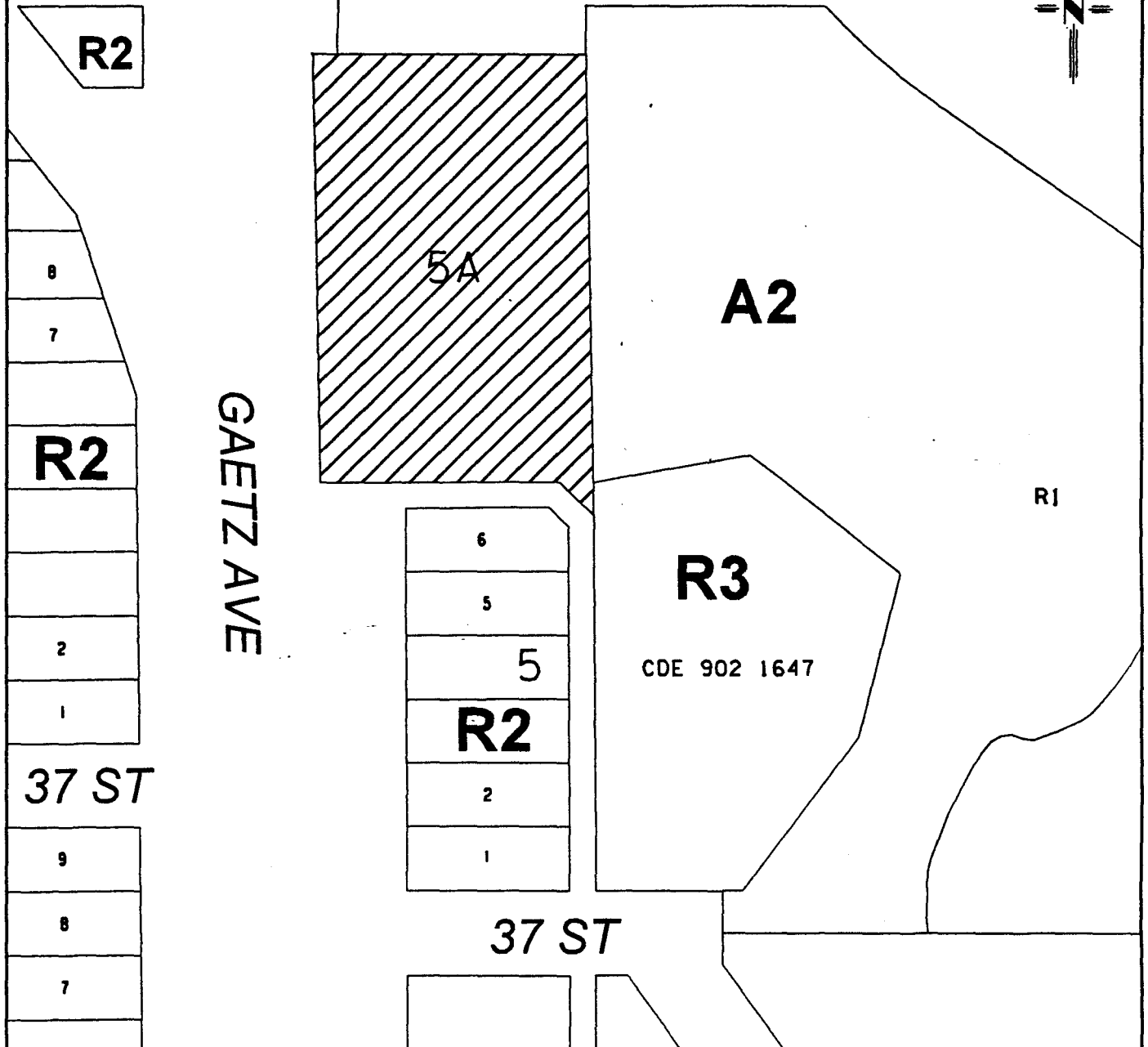
Kelly Kloss
City Clerk

/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT


P1



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

DC(4) - Direct Control District No. 4

Change from: R2 to DC(4) 

MAP No. 33 / 98
BYLAW No. 3156 / RR-98

FILE

Office of the City Clerk

December 8, 1998

Mr. Charlie Li
o/a United Global Enterprises Inc.
38 Ansett Crescent
Red Deer, AB T4R 2L9

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/RR-98,
3731 - 50 Avenue (Former Elks Club) / Request for Rezoning from R2
to Direct Control**

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/RR-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/RR-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/RR-98 provides for the addition of a DC(4) Direct Control District as it relates to the existing uses at 3731 - 50 Avenue (Former Elks Club).

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

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

The City of Red Deer

Box 5008

Red Deer, Alberta

T4N 3T4



Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/RR-98 / 3731 - 50 Avenue
(Former Elks Club) / Request for Rezoning from R2 to Direct Control*

Reference Report:

City Clerk dated December 2, 1998

Resolution:

Prior to consideration of second and third readings of Land Use Bylaw Amendment 3156/RR-98, the following resolution was passed amending the bylaw by adding Map 33/98:

“RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated December 2, 1998 re: Land Use Bylaw Amendment 3156/RR-98 / Charlie Li (o/a United Global Enterprises Inc.) / Request for Rezoning from R2 to Direct Control / 3731 - 50 Avenue (Former Elks Club), hereby agrees that prior to consideration of 2nd & 3rd Readings of Land Use Bylaw Amendment 3156/RR-98, that same be amended by adding the following new clause:

- ‘2 The Land Use District Map G7 contained in Schedule “B” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/98 attached hereto and forming part of the bylaw.’ “

Bylaw Readings:

Following the Public Hearing and subsequent to the passage of the above resolution, Land Use Bylaw Amendment 3156/RR-98 was given second and third readings. A copy of the amended Land Use Bylaw is attached for your information.

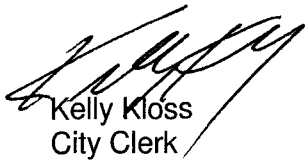
Report Back to Council Required: No

Principal Planner
December 8, 1998
Page 2

Comments/Further Action:

Land Use Bylaw Amendment 3156/RR-98 provides for your property to be rezoned as DC(4) Direct Control District, to allow for the existing uses only.

Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor
 Administrative Assistant, S. Ladwig

Item No. 6

DATE: November 10, 1998

TO: City Council

FROM: City Clerk

RE: *Land Use Bylaw Amendment 3156/SS-98, Request by Mr. Greg Thomson,
Bar T5 Agra Services Inc. / 6519 - 67 Street (Lot 7, Plan 782-3347)
Request for Addition of Discretionary Use to I1 Industrial
(Business Service) District*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/SS-98 will accommodate a proposed distribution facility for the sale and service of horse, stock, flatdeck and cargo type trailers at 6519-67 Street. This site is currently designated I1 Industrial (Business Service) District, however, although the current bylaw allows for the distribution and repair of the types of trailers to be associated with this new light trailer distribution facility, it does not specifically identify the sale of these items. The proposed use is very similar to other allowable uses within the industrial district and with uses that are already established in the vicinity, including the sale of heavy trucks, construction equipment and machinery.

Recommendations

That following the Public Hearing, Land Use Bylaw Amendment 3156/SS-98 may be given second and third readings.



Kelly Kloss
City Clerk

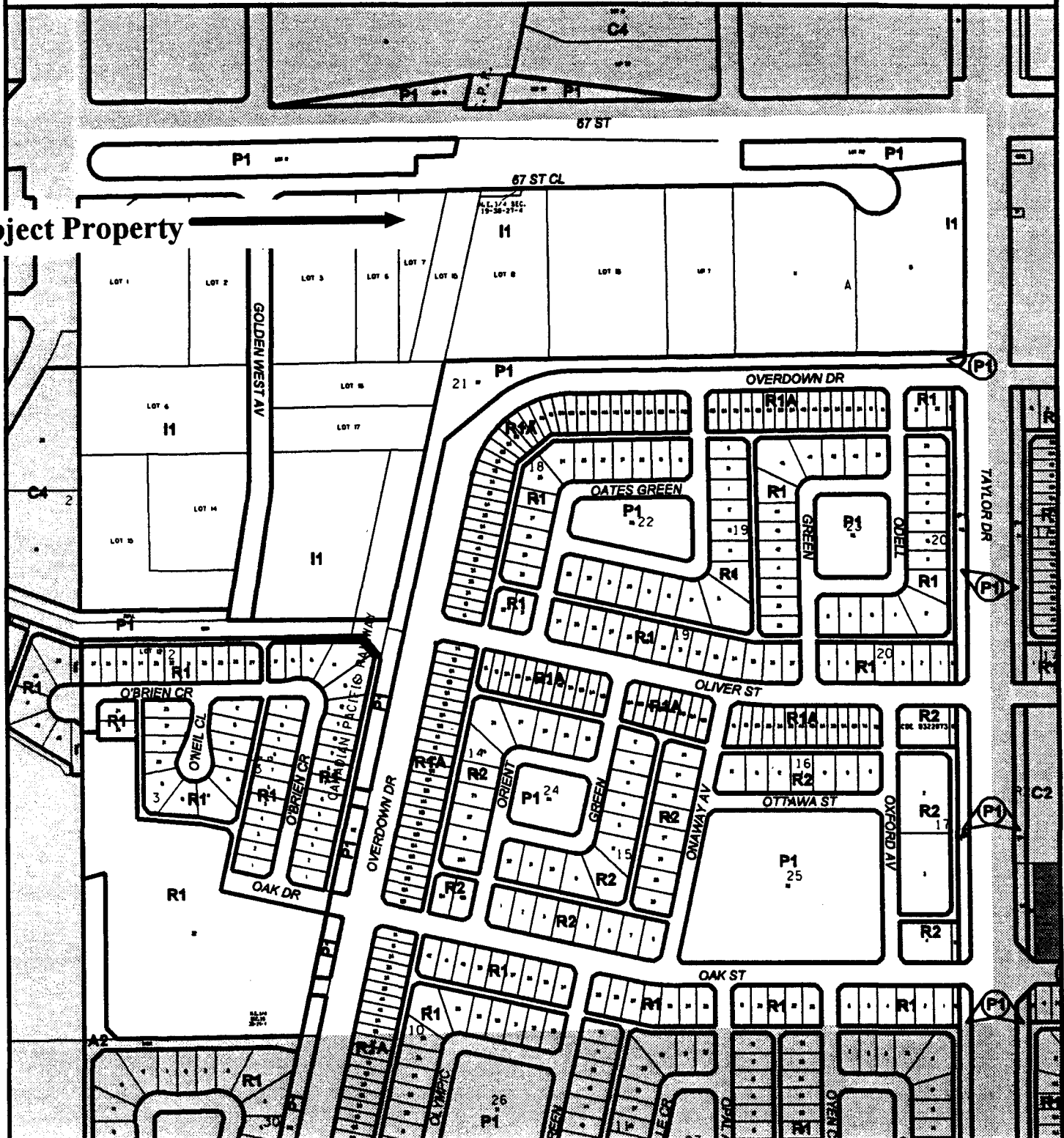
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attchs.

THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

D11

Subject Property



BYLAW NUMBER - 3156/96

AMENDMENTS:

3156 / A - 98

9 February 1998



1:5,000
27-JUL-1998

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

C12	D12	E12
C11	D11	E11
C10	D10	E10

N.E. 1/4 -19-38-27-4

FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/SS-98 / 6519 - 67 Street (Lot 7, Plan 782-3347), Request for Addition of Discretionary Use to I1 Industrial (Business Service) District*

Reference Report:

City Clerk dated November 10, 1998

Bylaw Readings:

Following the Public Hearing Land Use Bylaw Amendment 3156/SS-98 was given second and third readings, a copy of which is attached hereto.

Report Back to Council Required:

No

Comments/Further Action:

Land Use Bylaw Amendment 3156/SS-98 will accommodate a proposed distribution facility for the sale and service of horse, stock, flatdeck and cargo type trailers at 6519-67 Street. This site is currently designated I1 Industrial (Business Service) District, however, although the current bylaw allows for the distribution and repair of the types of trailers to be associated with this new light trailer distribution facility, it does not specifically identify the sale of these items. The proposed use is very similar to other allowable uses within the industrial district and with uses that are already established in the vicinity, including the sale of heavy trucks, construction equipment and machinery.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/SS-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor

Administrative Assistant, S. Ladwig

FILE

Office of the City Clerk

December 8, 1998

Mr. Greg Thomson
Bar T5 Agra Services Inc.
Box 61, Site 2, RR8
Calgary, AB T2J 2T9

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/SS-98 / 6519 - 67 Street (Lot 7, Plan 782-3347)
Request for Addition of Discretionary Use to I1 Industrial (Business Service)
District**

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/SS-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/SS-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/SS-98 will accommodate a proposed distribution facility for the sale and service of horse, stock, flatdeck and cargo type trailers at 6519-67 Street. This site is currently designated I1 Industrial (Business Service) District, however, although the current bylaw allows for the distribution and repair of the types of trailers to be associated with this new light trailer distribution facility, it does not specifically identify the sale of these items. The proposed use is very similar to other allowable uses within the industrial district and with uses that are already established in the vicinity, including the sale of heavy trucks, construction equipment and machinery.

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

Sincerely,


Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



DATE: December 2, 1998

TO: City Council

FROM: City Clerk

RE: **Bylaw No. 3217/98 - Adoption of Outline Plans as Area Structure Plans**

A Public Hearing has been advertised for the above noted Bylaw, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Bylaw No. 3217/98 provides for the adoption of Outline Plans as Neighbourhood Area Structure Plans.

Recommendation

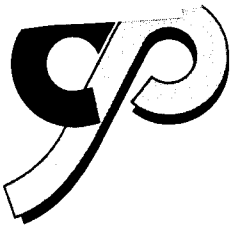
That following the Public Hearing, Bylaw No. 3217/98 may be given 2nd and 3rd Readings.



Kelly Kloss
City Clerk

/clr
attchs.

Note: Schedule "A" of Bylaw No. 3217/98 (the actual Outline Plans) is approximately 250 pages in length. As a result, copies have not been made for distribution. However, Schedule "A" is available in the City Clerk's Office should you wish to peruse same.



Date: November 2, 1998

To: Kelly Kloss
City Clerk

From: Paul Meyette

RE: **BYLAW 3217/98 (ADOPTION OF OUTLINE PLANS AS AREA STRUCTURE PLANS)**

Planning staff are proposing that City Council re-adopt several Outline Plans as Area Structure Plans.

Background Information

When City Council first adopted the process of Outline Plans in October, 1991, it was intended to provide some degree of certainty to people moving in to new neighbourhoods. The primary feature of the plans were the proposed road network and the land uses. Over the years since the first Outline Plans, the complexity of the plans has increased. Features such as servicing, identification of environmental hazards, environmental preservation, development details (walkout basements, design of a manufactured housing park etc), park designs, commitments for innovative housing and other features have been included into the Outline Plans. These more complex documents are used as the basis of sales to the public and guide the City's approval process.

Over the years, since we began this process, there have been challenges to the Outline Plan. In all cases these have been settled through discussions and either an amendment has been made to an existing Outline Plan or the proposal dropped. In no case has an Outline Plan been challenged in court.

Why Switch to Area Structure Plans?

In order to enforce Outline Plans, they were tied to the Land Use Bylaw in 1995. All Permitted and Discretionary Uses in the Residential Districts had to conform to the Outline Plan. This enforcement was deemed necessary because during the public participation process, agreements were often made with the existing neighbourhood in terms of development features or design that altered the normal development requirement or prohibited certain uses; developers also began to make commitments through the Outline Plan for new residents (for instance whether or not there will be walkout basements) which needed to be enforced by the City.

While this process has worked well over time, it may not be legally enforceable. Our legal advice is that since the Outline Plans are adopted by resolution and since they can change the Land Use Bylaw by restricting uses or development standards, they may not be enforceable through the court system. The concern is based upon a simple concept – the Land Use Bylaw cannot be changed by resolution, it must be changed by Bylaw; if the Outline Plan alters the Land Use Bylaw by a resolution, rather than a Bylaw, it appears to be contravening the Municipal Government Act which clearly prescribes that all changes to the Land Use Bylaw must be by Bylaw.

In order to address this concern, most of the Outline Plans are proposed to be re-adopted as neighbourhood Area Structure Plans. The old Outline Plans do not meet the requirements of an Area Structure Plan, do not contain development requirements and are nearing development completion; therefore these are not being adopted as Area Structure Plans.

What Are the Implications of this Change?

The advantage of an Area Structure Plan is that it is legally recognized under the Municipal Government Act as a Planning document. It is adopted by Bylaw in the same way as the Land Use Bylaw. It will provide the City with a much more effective way of enforcing the provisions of Neighbourhood Plans. This is necessary in order to maintain the confidence of new and adjoining communities in terms of the planning and public participation process.

The disadvantage of an Area Structure Plan is that there is a longer adoption period – it will add another four weeks to the process. A further disadvantage is that both major and minor amendments will require a Bylaw amendment; currently Planning staff have the authority to allow two minor changes – realignments of roads and changes from semi-detached to single family housing without reference to Council. In addition to the foregoing, there will be an added cost. As with all Bylaw adoptions, the public hearing will have to be advertised.

Recommendation

Planning staff recommend that City Council adopt Bylaw 3217/98. The ability of the City to enforce neighbourhood plans is fundamental to the process of planning and public participation. While there may be additional delays in adoption and increased costs, the benefits of being able to legally enforce these plans far outweigh the negative aspects of this bylaw.



Paul Meyette, ACP, MGP
Principal Planner

FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998

TO: Principal Planner

FROM: City Clerk

RE: *Bylaw No. 3217/98 - Adoption of Outline Plans as Area Structure Plans*

Reference Report:

Memo from City Clerk dated December 2, 1998 and Principal Planner dated November 2, 1998.

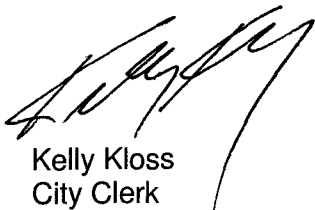
Bylaw Readings:

Following the Public Hearing, Bylaw No. 3217/98 was given second and third readings, a copy of which is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Bylaw No. 3217/98 provides for the adoption of Outline Plans as Neighbourhood Area Structure Plans.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor

Administrative Assistant, S. Ladwig

Anders On



The Lake

OUTLINE PLAN

Prepared For
REDBROOK GROUP 2

Prepared By
Uma

Adopted: January 26, 1998

ANDERS ON THE LAKE
OUTLINE PLAN

Prepared for:
Redbrook Group 2

Prepared by:
UMA Engineering Ltd.
January 1998
File No: 2505-001-00-05

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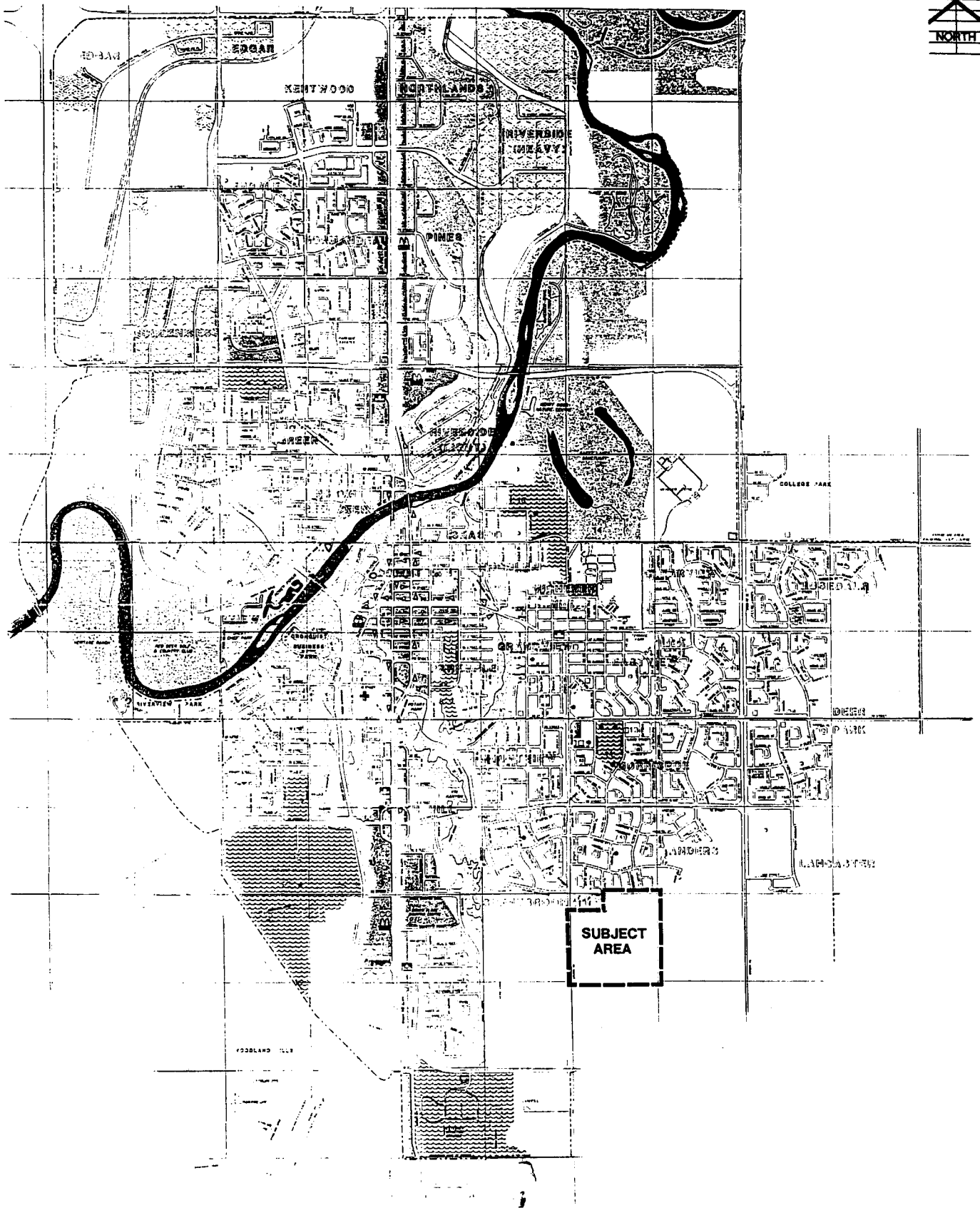
Appendix

1. THE SITE

The study area consists of the quarter section NW ¼ Sec. 3-38-27-W4 located within the City of Red Deer. The site is bordered on the west by 40 Avenue; to the south by the TransAlta right-of-way (north portion of quarter section SW ¼ Sec. 3-38-27-W4); to the east by the quarter section NE ¼ Sec. 3-38-27-W4, owned but as yet undeveloped, by Melcor Properties Ltd.; and to the north by the existing subdivision referred to as Anders Park. The study area's location relative to the City of Red Deer can be found on the attached Location Plan, Figure 1.

At present, the site can be considered under six ownerships. The developed portion in the northwest corner of the quarter section falls under individual homeowners. The Red Deer Christian School owns 3.41 ha; the New Hope Evangelical Missionary Church owns 2.02 ha; Meadowglen Developments Ltd. owns 6.85 ha; The City of Red Deer owns 0.64 ha of previously designated MR land; and the remainder of the section (43.7 ha) is under a conditional agreement to develop between Redbrook Group 2 and Thorvald Nielsen/594544 Alberta Ltd.

The entire parcel consists of 57.93 ha (143.14 ac). The northwest corner (Anders South) was developed in 1987, with 52 single-family lots constructed, sold and, for the most part, has reached build-out. It is important to note that we are considering the development of the remaining undeveloped quarter section. Preliminary analysis has determined that the configuration of the south arterial road, as depicted in the Area Structure Plan and on earlier outline plans, and the current layout of the school and church sites do not allow for the utilization of the existing slough for storm water collection, nor does it allow for technically sound planning. We also feel constraints imposed by the location of existing collector road patterns severely limits the developability of the original 43.7 ha (108 ac) being considered by the developers (Redbrook Group 2).



UMA Engineering Ltd.
 Engineers, Planners, Surveyors
 2540 Kensington Road N.W.
 Calgary, Alberta T2N 3S3

**ANDERS ON THE LAKE
 LOCATION PLAN**

Figure 1

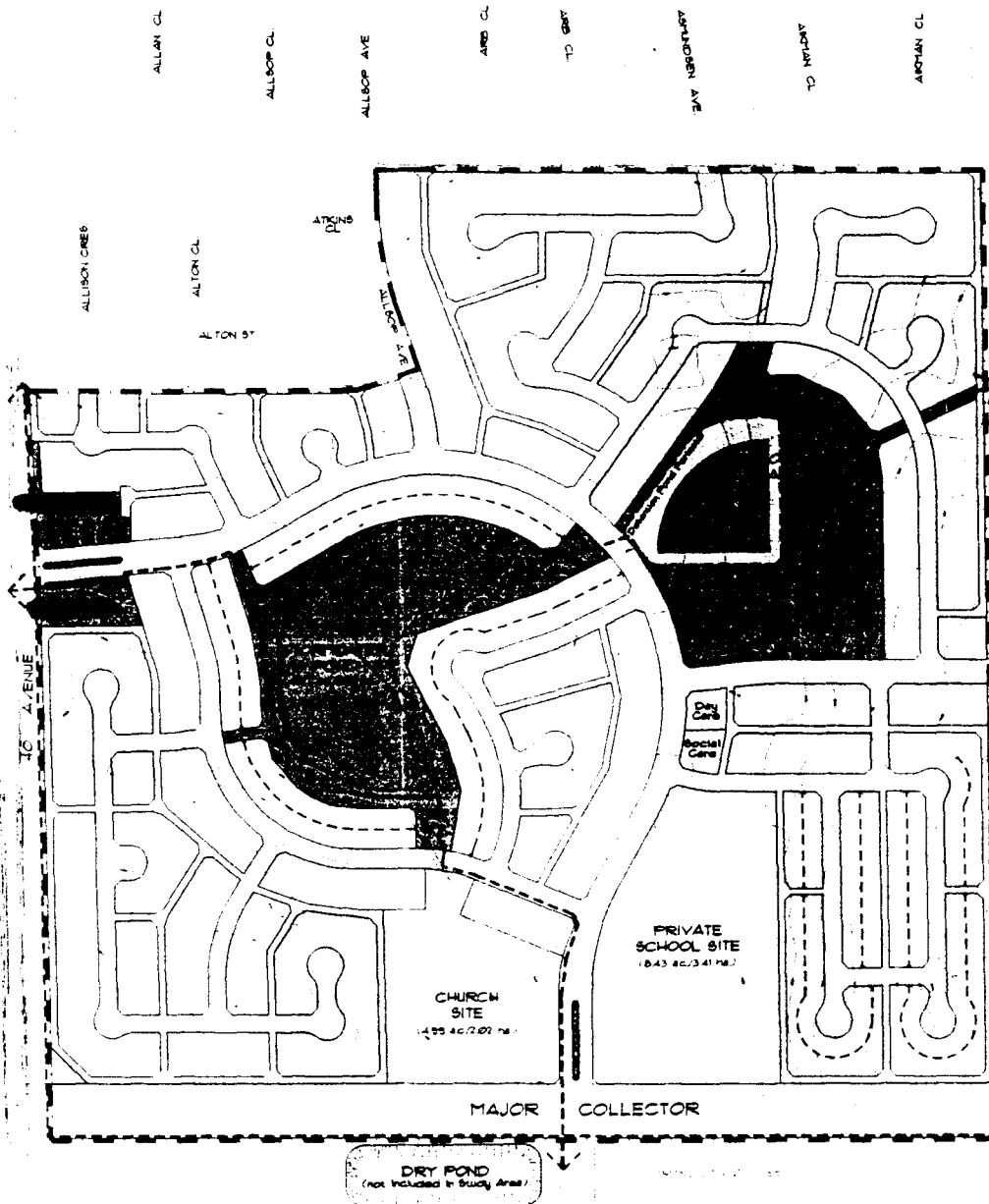
2. LAND USE

The Outline Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 57.93 ha (143.14 ac)
- 19.17 ha (47.37 ac) are planned for R1 - Residential (Low Density) District
- 2.99 ha (7.38 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.00 ha (12.35 ac) for R2 - Residential (Medium Density) District
- 14.15 ha (34.95 ac) are planned as roads/lanes
- 8.58 ha (21.20 ac) are planned as P1 - Parks and Recreation District
- 0.61 ha (1.52 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school
- 2.01 ha (4.97 ac) set aside for a church
- 2.01 ha (4.97 ac) designated as the storm water pond



LEGEND

STUDY AREA BOUNDARY
(14314 ac/9193 ha)

LAND USES

- (R1) RESIDENTIAL (Low Density) DISTRICT
- (R1-A) RESIDENTIAL (Semi-Detached Dwelling) DISTRICT
- (R2) RESIDENTIAL (Medium Density) DISTRICT
- CHURCH SITE
- (P) PARKS AND RECREATION DISTRICT
- SCHOOL SITE
- STORMWATER POND
- ROADS/LANES
- PUL - LIFT STATION/DRY POND
- TWO STOREY RESIDENCES WITH WALKOUT BASEMENTS PERMITTED
- PEDESTRIAN/CYCLE PATH

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	14314	9193	100.0
(R1) RESIDENTIAL	4737	1917	33.0
(R1-A) RESIDENTIAL	738	299	5.0
(R2) RESIDENTIAL	1235	500	9.0
ROADS/LANES	3495	1415	24.0
PARKS AND RECREATION DISTRICT	2120	858	15.0
STORMWATER POND	4.97	2.01	3.5
SCHOOL SITE	9.43	3.81	6.0
CHURCH SITE	4.97	2.01	3.5
PUL/DRY PONDS	152	61	1.0

Revised
13 Jan 97 Redesign of NE cell revised statistics

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FILED

ANDERS ON THE LAKE

PORTION OF NW 1/4 SECTION 3-38-21-W4M

PREPARED FOR REDBROOK GROUP 2

OUTLINE PLAN - LAND USE

DATE	2005	DRAWN
BY	01	CFM
DATE	2005	DRAWN
BY	2001 2005 00 00 05	2

3. RESIDENTIAL

3.1 Sizing

The majority of the site is intended to be R1, single-family residential, with lots ranging in size from 13.7 - 19.8 m (45' - 65') and with a relatively standard depth of 32 - 35 m (105' - 115'). This will maintain the integrity of the existing Anders South and Anders Park subdivision developments north of the quarter. These lots are sized and will be sold with the intention of constructing homes of similar size, style and quality as those existing in the Anders South subdivision. Areas have been designated as R1A and R2 for the inclusion of high-end duplex and townhouse development. Market conditions may dictate that these areas are ultimately designed for single-family residential units.

3.2 Layout

The subdivision has been planned so that the lots along the periphery of the quarter section back onto 40 Avenue, the major collector and the adjacent sections. This eliminates residential access to these major thoroughfares, provides a buffer from the traffic noise generated, and defines the subdivision as an autonomous community. The use of cul-de-sacs and other cluster groupings are incorporated to improve the aesthetic value of the subdivision. The access points off of 40 Avenue and the major collector will entail a full entrance treatment with signage, landscaping, fencing and divided median. It is the developer's intention to plant one full-sized tree per lot in cooperation with the landowner. This will be done with the intention of bringing the subdivision to aesthetic maturity sooner than the normal growth period for freshly planted saplings.

3.3 Walkouts

The lots backing onto the storm water pond are planned to accommodate two storey houses with walk-out style basements. This was considered when the elevations for the normal and high water levels were being evaluated for the pond. Potential walk-outs have also been identified in the southeast corner of the quarter. The existing topography is conducive to this type of development. Housing for the rest of the subdivision is deemed to be of a normal design with full basements.

3.4 Density

As depicted on the Land Use Plan, we are proposing three land use types for the study area. Using assumed averages of 3.4 persons/unit of R1, 3.3 persons/unit of R1A, and 3.0 persons/unit of R2, estimated density is 30 persons/gross ha of development for a total of approximately 1,850 persons.

3.5 Architectural Controls

In keeping with the vision of a high-end marquis development, the developer will impose a strict set of architectural controls. Understanding that Anders South is currently regulated architecturally, consideration will be given to establishing a transition zone between developments, maintaining the integrity and theme of both areas.

4. NATURAL AND CULTURAL HERITAGE

The ecological profile prepared for this particular quarter section identified three significant features. One is the existing stand of trees located along 40 Avenue about the mid-point of the quarter section. The original south arterial alignment falls directly within the stand, and inevitably would result in the loss of at least one bank of trees. This influenced the decision to realign the major collector along the south boundary of the site, thus preserving the trees.

The second feature entails the existing low area that serves as a natural storm water retention pond for most of the quarter. Again, the originally proposed alignment of the south arterial runs through the low area and raises a variety of concerns. One involves the vertical alignment of the road and remedial measures that may be required, as well as the desire to utilize the existing low area as the location of the storm water management facility, whether it be a wet or dry pond. The third feature is the tree line falling along the east quarter line. We worked in cooperation with the adjacent landowner (Melcor) and reviewed a number of alternatives to retain the trees. Our final conclusion determined retention of the trees to be unfeasible based on the following facts:

- (1) Utilization of a lane, regardless of positioning, will result in substantial tree loss due to deep and shallow servicing cuts, property pins, fencing, and access points.
- (2) The tree quality and nature of the growth would most likely result in the eventual removal by individual property owners.
- (3) Experience dictates that property owners usually remove trees regardless of efforts to retain them by the developer. As a result, the developer intends on removing and transplanting the salvageable trees with the use of a tree spade.
- (4) Required grading for servicing and drainage may result in cutting or filling near the trees causing them to die.

Existing topography and natural ponding areas, as well as the tree stand, are depicted on Figure 3.

5. ENVIRONMENTAL HAZARDS

As required with all new developments, a Level I Environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Outline Plan.

6. TRANSPORTATION

6.1 Arterials and Collectors

At the onset of plan preparation for the Anders on the Lake development, the major road system was defined by existing development, as well as the East Hill Area Structure Plan. The Anders Park subdivision to the north was developed on the premise that two collector roads (Allsop and Asmundsen) would continue south into the study quarter directing traffic flow onto the arterials. The Area Structure Plan also identifies a collector that will connect this site with quarter sections to the east. It also identified an arterial that would cross the quarter from the southeast corner and angle up to meet the west limit at the midpoint of the quarter line and continue west through the Bower property and ultimately connect up to Molly Bannister Drive. The only existing arterial currently servicing the site is 40 Avenue bordering the west limit. Designated as a divided arterial requiring a 60 m right-of-way, it will allow for four travel lanes, walkways and sound attenuation berms on both sides. Land to accommodate a road widening has been purchased along the west limit of the site. Land for the widening of the west side of 40 Avenue has not been purchased at this stage.

Some liberties were taken in realigning the proposed arterial from a position bisecting the section in an angular direction, to a new position running parallel to, and north of, the TransAlta Utilities right-of-way. This was done for a number of reasons as noted below:

- The original alignment runs directly across the current low area (slough) which hinders efforts to utilize the existing topography for storm water management facilities.
- It would result in construction difficulties in terms of the fill and earth movement required to build up the road and to develop a dry pond north of the right-of-way.

- The aesthetic benefit of lots backing onto a storm water pond is lost because the required area for the storm water pond limits the size of the developable envelope around the pond.
- The proposed alignment runs through the cluster of trees on the west side of the section and will ultimately result in at least one bank of the stand being destroyed.
- Discussions with the City acknowledged that the true nature of the road was consistent with a major collector, and thus would be classified and constructed as such, as it was recently determined that it would only extend the length between 30 and 40 Avenues. By requiring a noise attenuation berm on the north side of the arterial only, the width has been reduced from the original 60 m.
- It is also felt that the new alignment parallel to the utility right-of-way provides a buffer from the power lines and improves the aesthetics of the subdivision. We are acknowledging health concerns related to residential development in the immediate vicinity of high voltage power lines.
- Location along the south boundary of the quarter section conforms to the City's standard of major roadways on section lines.
- The proposed alignment is not conducive to proper planning as it segregates an odd shaped parcel of land in the southwest corner between the two arterials and the power lines. It also leaves the north parcel restricted due to collector road alignments, storm water management facilities and topography.
- The recent decision by City Council has resulted in elimination of the south arterial crossing Piper Creek connecting to Molly Bannister.

6.2 Collectors

The continuation of the collector road, Allsop, the collector running from the major collector and curving to the west and out to 40 Avenue, as well as the yet unnamed collector running east into the adjacent quarter, will be 20 m rights-of-way directing traffic to the arterial. The two collectors directing traffic to the undeveloped quarters will do so, at approximately the midpoint allowing for flow

into the adjacent quarters. All of these roads are planned according to the City of Red Deer Roadway Design Standards regarding minimum radii, intersection offsets, and corner cuts. Most of the planned development has easy access to these collectors and out to the arterial. Allsop will feed onto the circular collector that will route traffic west to 40 Avenue or to the major collector, and away from routes through Anders Park. Asmundsen Avenue will not connect directly into the 'Anders on the Lake' community and thus has been downgraded to a local road status.

Understanding that the development of the 'Anders on the Lake' community will add additional traffic flow north into the Anders Park area, particularly towards the school and playing fields, our initial traffic analysis forecasts that some of the existing volume will be re-routed south reducing the demand on the existing network. As is expected with new development, traffic flows are concentrated on a limited number of roads until full development is reached. For this area, the completion of Victoria Park, Anders on the Lake and the Melcor quarter will create a road network that will take the emphasis off the existing collectors in Anders Park. Under the alignment laid out by the current East Hill Area Structure Plan, the traffic flow originating out of the Melcor quarter would be directed in a northwesterly direction, up Asmundsen and through Anders Park. Our proposed realignment takes that flow and directs it west out to 40 Avenue within Anders on the Lake.

We have made a conscious effort to align the west access point within the existing stand of trees in order to be able to preserve them within two MR parcels. This will accent the developer's intention to create a defined community entrance with centre medians, extensive landscaping, signage and perimeter fencing. The collector configuration will also allow for accessible transit servicing to all portions of the quarter. It is understood that the proposed changes to the road network will require an amendment to the East Hill Area Structure Plan. We hope to be pursuing this concurrently with the Outline Plan approval process.

6.3 Local Roads

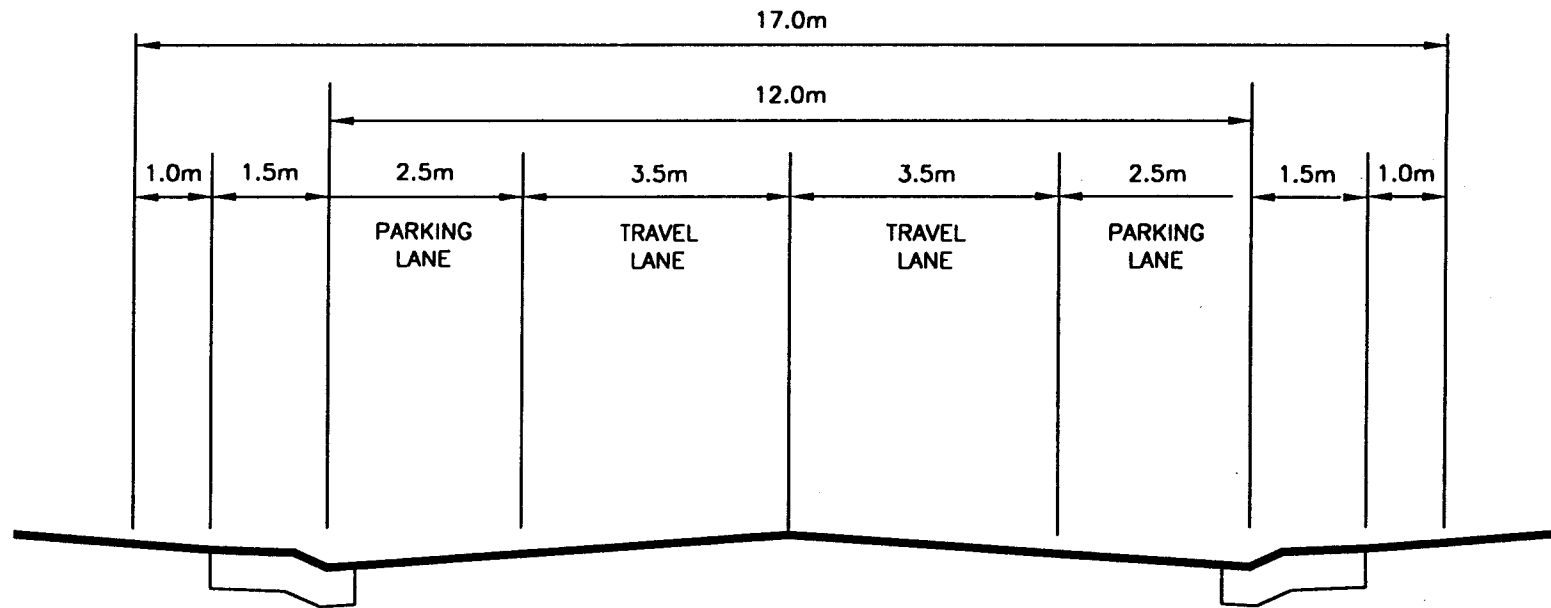
The local roads are planned with 15 m rights-of-way, routing traffic onto the collectors. The loop road west and south of the pond and the roads closer to the higher density development may be designed with a 17 m ROW allowing for a larger 12 m carriageway to handle possible shortcutting and increased traffic flow. This will be decided during the tentative plan stage through discussions with the City's Engineering staff. A typical cross section is included as Figure 4. None of the cul-de-sacs exceed the 230 m maximum length, and have lane access within 90 m of the bulb. Cul-de-sacs have been utilized because of their aesthetic value, as well as conduciveness to pedestrian and child safety.

6.4 Lanes

The majority of the subdivision is designed with access to rear laneways that are 6 m wide. The only variation is behind those lots backing onto the storm water pond, as well as the lots backing onto the neighbourhood park.

6.5 Trail System

The last transportation consideration is the inclusion of the pedestrian/cycle trail as outlined within the Area Structure Plan. The trail, as diagrammed within the Area Structure Plan, allowed for an east-west alignment within the utility ROW, as well as a branch veering to the northwest within the arterial ROW. With the modification to the road network, the trail system was altered slightly. The east-west connection will be maintained on the south side of the major collector within the ROW. From the major collector, the trail will cross at the intersection point with the collector road, travel north and west into the MR adjacent to the storm water pond. The trail will circle the pond with an arm running west along the south side of the circularis collector, access 40 Avenue at the intersection, and join up to the trail on the east side of 40 Avenue. A second arm will lead east across the circularis collector into the neighbourhood park, eventually



meandering in a northeast direction moving into the adjacent quarter within the easement established for the sanitary force main. The proposed trail alignment is depicted on Figure 2. Trails planned along collectors or the major collector will be constructed of asphalt or incorporated into the sidewalk construction at a width of 2.5 m. Trails planned around the pond and within the neighbourhood park area will be constructed of crushed shale to a width of 1.5 m.

7. PUBLIC FACILITIES

We have identified the relocation of the private school and church sites of equivalent areas within this Outline Plan from the previously approved Outline Plan. Both are located on adjacent sides of a collector road and next to the arterial. The school site is located next to the collector for easy accessibility, as well as being within a short walking distance of the neighbourhood park and the facilities located there. Included within the park is a dry pond that will be utilized as a playing field and park space, reducing maintenance costs, and maximizing the efficiency of the open space.

The Neighbourhood Park, as depicted in Figure 2, has been laid-out with the cooperation of the City of Red Deer, Community Services Department. Full consideration was given to the Community Services Master Plan guidelines for facilities, setbacks and positioning. We have included a full 100 m x 60 m soccer pitch, a ball diamond with a 92 m outfield, a community shelter, multi-purpose asphalt pad for both summer activities and a winter hockey rink, a basketball court, playgrounds of both pre-school and elementary level, a sliding hill that capitalizes on the dry pond side slopes, space for a winter snow-bank rink, and adequate parking. In addition, the park will be traversed by the trail system and benches will be added for aesthetic as well as user enjoyment.

This plan is precedent setting for the City of Red Deer in that it incorporates a storm water pond central to the subdivision that serves aesthetic and storm water management purposes. The pond is approximately 2.01 ha (4.97 ac) in area. As a storm water management facility, usability is restricted to non-body contact. A setback from the rear property lines will allow for appropriate side slopes, as well as a 1.5 m wide trail encompassing the pond.

A second dry pond is planned within the TransAlta Utilities right-of-way. This utilizes normally unusable land and maximizes the yield that can be expected from the development, as well as reduces the land costs when developing the pond.

8. SOCIAL FACILITIES

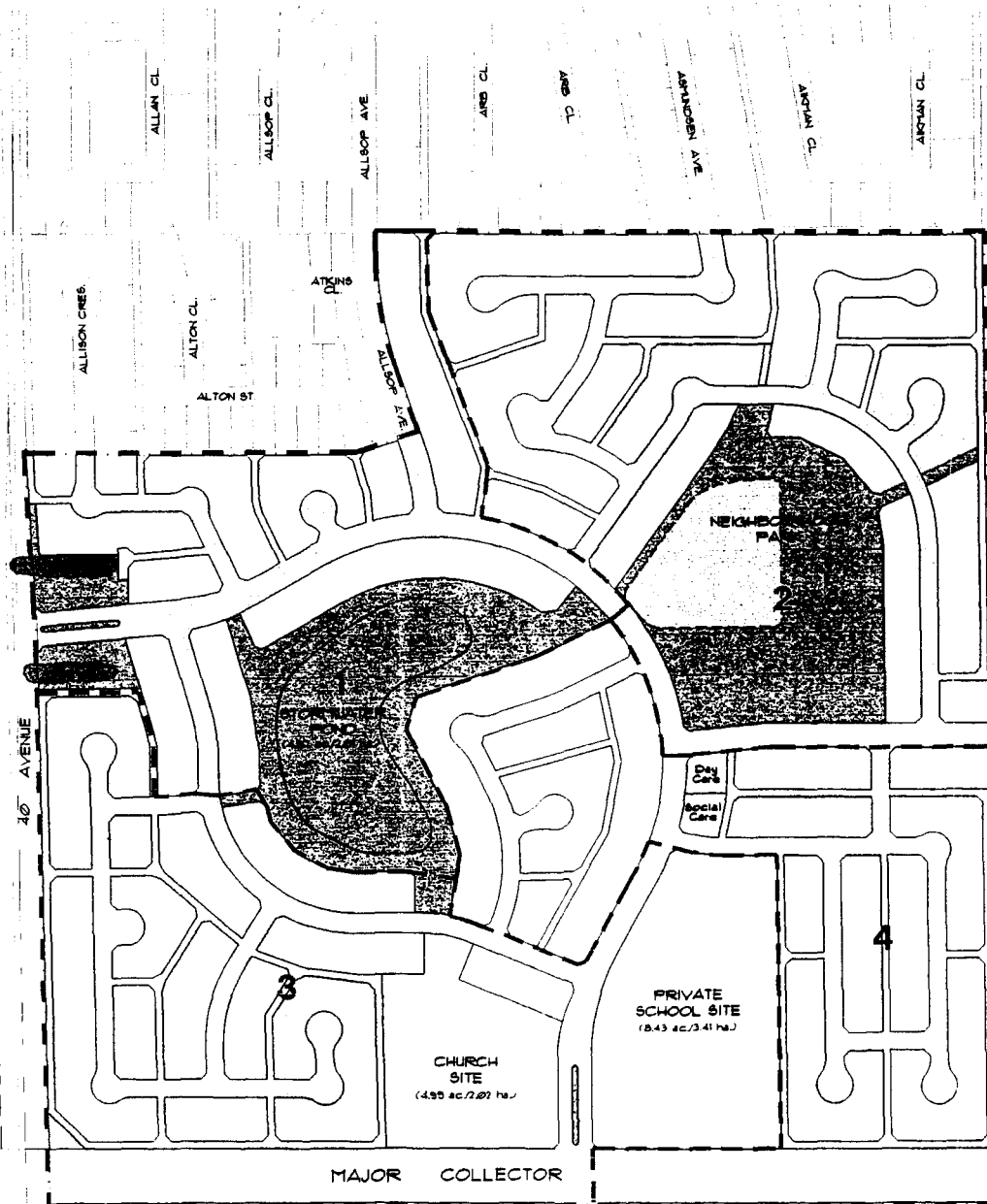
We have identified specific locations for a social care residence and a day care facility as outlined within the City Planning and Subdivision Guidelines. Positioned next to each other on the circularis collector at the intersection with the collector accessing the east quarter, they meet the City requirements for location on a collector road, on a corner site and the day care facility is across the road from the neighbourhood park.

In the event that these sites cannot be sold and/or developed for their intended use, the alternative land use would be for residential as shown on Figure 2.

9. STAGING

As depicted in Figure 5, the proposed staging for Anders on the Lake is as follows:

- Stage One, as identified on the staging plan, consists of the lands in the northwest corner of the study area. This includes approximately 13 lots fronting the east side of the already constructed portion of Allsop Avenue. Other areas to be developed include the lots south of the existing Anders South subdivision; the collector accessing 40 Avenue, extending east to approximately the neighbourhood park; the north portion of the northeast loop road; and the storm water pond. Access will be provided north via Allsop Avenue and west along the collector to 40 Avenue. This will allow for the closure of the temporary access currently in use in Anders South in turn keeping construction traffic away from the existing subdivisions. Besides the pond, other features to be developed within the first stage include the entrance treatment at 40 Avenue, construction of show homes, and the development of approximately 76 single-family lots including 23 pond side lots. The total area for Stage One is approximately 11.91 ha (29.43 ac).
- Stage Two progresses in a easterly direction to include the northeast corner of the quarter section. The west-to-south collector would be extended to the intersection of the collector heading east into the Melcor quarter. Asmundsen Avenue will be terminated just south of the quarter line. Stage Two will entail the construction of the dry pond and the dedication of the reserve area to the City for the neighbourhood park. Overall, Stage Two encompasses approximately 16.25 ha (40.15 ac), including R-1, R-1A, and R-2 residential land use.
- Stage Three will see development move towards the southwest corner of the quarter including the servicing of the proposed church and school sites. The entrance at the major collector will provide another main access point to the subdivision. Besides portions of the major collector, major development will include approximately ten more pondside lots, an R-2 cluster grouping on the west boundary of the quarter, and a fully landscaped entrance.



LEGEND

- STUDY AREA BOUNDARY (143.14 ac/57.93 ha.)
- STAGING BOUNDARIES

LAND USES

- [Pattern] (R1) RESIDENTIAL (Low Density) DISTRICT
- [Pattern] (R1-A) RESIDENTIAL (Semi-Detached Dwelling) DISTRICT
- [Pattern] (R2) RESIDENTIAL (Medium Density) DISTRICT
- [Pattern] CHURCH SITE
- [Pattern] (P1) PARKS AND RECREATION DISTRICT
- [Pattern] SCHOOL SITE
- [Pattern] STORMWATER POND
- [Pattern] ROADS/LANES
- [Pattern] P.U.L. - LIFT STATION/DRY POND

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	143.14	57.93	100.0
(R1) RESIDENTIAL	47.37	19.17	33.2
(R1-A) RESIDENTIAL	7.38	2.99	5.2
(R2) RESIDENTIAL	12.35	5.00	9.2
ROADS/LANES	34.35	14.15	24.2
PARKS AND RECREATION DISTRICT	21.20	8.58	15.2
STORMWATER POND	4.97	2.01	3.5
SCHOOL SITE	8.43	3.41	6.2
CHURCH SITE	4.97	2.01	3.5
P.U.L./DRY PONDS	1.52	0.61	1.2

Revisions

- 13 Jan 97 Redesign of NE cell, revise statistics

UMA

UMA Engineering Ltd.
 Engineering, Planning, Consulting
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 Calgary, Alberta
 T2C 1P4



Project

ANDERS ON THE LAKE
 PORTION OF NW 1/4 SECTION 3-36-21-W4M
 PREPARED FOR: REDBROOK GROUP 2

Title

STAGING PLAN

Design	Scale	Drawn
DJT	0 50 100 150m	CFM
Date	File	Eng. No.
13 JAN 98	2102 2505 001 00 05	5

- Stage Four concludes development with two specific areas on either side of the main collector (to be completed during this stage). One area is the R-1 residential block adjacent to the pond which includes the final pondside lots and other higher end lots. The second area is the block between the school site and the east quarter line. This will include R-1, R-1A, and R-2 residential development. The completion of this area will create the parcels allocated for the day care and social care sites. The major collector will be completed as part of Stage Four.

It is assumed that within each of the stages outlined, there will be phases that are determined by market forces, financing, servicing availability, and time of year. Recognizing that under existing plans, the school and church sites can be serviced with a temporary access to 40 Avenue, wells, and septic tanks. We have reviewed alternative methods to offer full servicing under the new configuration by extending the services to be developed with Phase 1.

10. SITE SERVICES

10.1 Sanitary Sewer

10.1.1 Off-Site Sewer

Sanitary service to the area closely follows a servicing scheme developed for the City of Red Deer entitled "The City of Red Deer, Red Deer South Areas Servicing Study", dated June 1990, prepared by Al-Terra Engineering Ltd. in association with J.N. Mackenzie Engineering Ltd. The report examined several alternatives for servicing the south portion of the City, extending to Delburne Road between Piper Creek and 20 Avenue. The report recommended sewage from the study area, plus Section 3 and the east half of Section 4-38-27-W4, be collected in a central location and pumped into the East Red Deer trunk system. The servicing scheme presented here follows this recommendation. As noted on Figure 6, a centrally located lift station in the southwest corner of the study area will collect sewage from the four quarters of land and pump the effluent via a force main to the northeast corner and across a portion of the NE ¼, Section 3 into the East Red Deer trunk system presently located at the south edge of the Anders East Subdivision.

10.1.2 On Site Sewer

The land generally slopes from a high point along the east boundary of the study area to a central low, and then rises slightly to the west to two higher land forms near the west boundary; one at the centre point and the other at the southwest corner. A trunk sewer extending from the proposed lift station in the southwest corner, east along the south arterial and then northeast through the study area, will service the easterly portion. A second trunk sewer, heading north from the lift station, will service the remainder of the area. Based on the overall servicing scheme for the study area, the trunk sewers will be sized to service the study area only except a portion of trunk main on the south arterial,

which will service a portion of the SW ¼, Section 3. Internal mains will service the development, as shown on Figure 6. Servicing will be in accordance with City of Red Deer standards.

For the lots backing onto existing lanes in the Anders Park Subdivision, and Anders South, servicing to individual lots will come from the existing sewer mains in the lanes. Because the downstream trunk sewer servicing the Anders Park subdivision is at capacity, we are proposing the diversion of flows from these mains into the sewage collection system in the study area, thus eliminating the potentially negative impact the study area could have on downstream mains for existing trunk sewers.

10.2 Water Services

10.2.1 Off-Site Services

The recent upgrading of the water distribution system servicing the east portion of the City, (expanding pressure zone #2), places the study area within this higher pressure zone. Pressures are adequate to provide both domestic and fire flows to the study area. No off-site service extensions are required to the area other than the continuation of the major trunk main grid.

10.2.2 On Site Services

The existing 300 mm water trunk main will continue along 40 Avenue, as will a 250 mm main along the east boundary of the study area. There will be one 250 mm link between these mains and all other mains (150 or 200 mm), as required to meet domestic and fire flows. Internal layout is shown on Figure 6.

10.3 Storm Drainage

10.3.1 Off-Site Services

The study area is not serviced with a storm sewer and will, therefore, require a new storm trunk system. The Red Deer South Area Servicing Study examined the south portion of the City and in Scenario D1 recommended the study area plus most of the NE ¼, Section 3, a small portion of the NW ¼, Section 2, a small portion of the SW ¼, Section 3, and all of the NE ¼, Section 4 east of Piper Creek be included in one service basin. The report further recommends a storm water storage facility be included in the study area which services approximately ½ of the NE ¼, Section 3 and the small portion of the SW ¼, Section 3, plus the study area. The storm water storage facility is intended to store storm water from the site and release the water at a controlled rate of 0.00164 m³/s/ha, via an outfall line to Piper Creek.

The proposed storm sewer system for the study area generally follows this concept. Three storm water storage facilities are proposed for the site for the minor and major storm events, with one off-site trunk line to Piper Creek controlling the rate of release. The alignment of the off-site trunk main will either cross the NE ¼ or SE ¼, Section 4, requiring an easement with the final alignment based on the ability to negotiate with other landowners. Alternately, an alignment within the TransAlta Utilities right-of-way to the south is possible, although an alignment will be difficult due to location of electrical towers.

10.3.2 Storm Water Storage Facilities

Three storm water storage facilities consisting of one wet pond and two dry ponds are proposed for this site, as noted on Figure 7. Storm water from the minor storm will be collected and piped into the wet pond, designed with a capacity to store the minor storm volume. The dry ponds will collect overland flows from the major storm.

The wet pond is centrally located on the site in a natural low area that ponds water for most of the year. Previous studies identified this location for storm water storage facilities. Present City policy is for dry ponds only and, therefore, a wet pond facility will require the City to make an exception to their policy. In our opinion, the wet pond in this location has the following benefits:

- The existing slough where the pond is to be located is believed to be at or near the groundwater elevation and, therefore, a dry pond at this location will require an expensive subsurface drainage system to maintain a dry surface for recreational use.
- The quality of storm water entering Piper Creek will be enhanced after flowing through a wet pond.
- This area was designated previously as the location for a central park and storm water management facility. With the low rate of release permitted to Piper Creek, a dry pond would be flooded with water from only a short duration rain, thus reducing the usable time for recreational use.
- It provides a visual amenity and increases property values in the area.
- More recreation time will be available in the two connected dry ponds as all minor flows will bypass the dry ponds and discharge directly into the wet pond.

The facility will be designed to store the minor storm event from the entire site and adjacent areas, plus the major storm for a small area immediately adjacent to the pond. A small diameter line to Piper Creek, with a controlled outlet, will release the storm water at a controlled rate of $0.00164 \text{ m}^3/\text{s}/\text{ha}$ as determined by Alberta Environmental Protection. The facility will be designed to maintain a constant water level during normal operation and will rise a maximum of 1.8 m during a major storm event. Water quality will be considered during the design, including adequate depth to minimize weed growth, aeration, makeup water from domestic supplies, turnover of water in the facility, and other factors. The pond will be constructed such that the high water level will be below the footing of surrounding houses. Adequate setbacks will be provided with a minimum of

5 m to the property lines from the high water elevation. Safety will also be incorporated in the design, including maintaining minimal side slopes of 7:1, delineating the normal water level, signage warning of fluctuating water levels, locating park benches, etc., above the high water marks and not utilizing the lake as a recreation facility.

The dry ponds will only function as a storage facility for storm events beyond the minor storm event. The storm collection and overland drainage system will be designed so that when a storm event in excess of the minor storm occurs, storm water will back up onto the streets or other areas. The storm water will then flow overland and enter the dry ponds. There will be no direct connection to the dry ponds to the minor pipe system, thus permitting the dry ponds to be constructed at a higher elevation, eliminating surcharging of storm sewers and weeping tiles for building foundations. Outlet pipes will control outflow and direct the flow from the dry pond to the wet pond for release into Piper Creek.

One dry pond is located in a natural low area in the NE corner of the study area and will collect the major overland flow from the NE part of the study area and part of the NE $\frac{1}{4}$ of Section 3. The facility will also accommodate a ball diamond as part of the Neighbourhood Park.

A second dry pond is proposed in a natural low area located in TransAlta's right-of-way immediately adjacent to the south boundary of the study area. The area within the right-of-way is frozen for any type of development and, therefore, could accommodate a dry pond. We have obtained written agreement from TransAlta to construct this facility within their right-of-way. Similar facilities have been permitted by TransAlta in other communities with the provision that clearance from overhead wires is provided and access to and stability of poles or towers is maintained. This pond would service the south portion of the study area, plus the small portion of the SW $\frac{1}{4}$, Section 3.

10.3.3 Minor Storm System

The five year minor storm will be collected in an underground pipe storm collection system and directed to the wet pond. Two outlets are proposed into the wet pond with corresponding trunk mains. One trunk main will service the north part of the study area, another the south half. The collection system will be designed according to City of Red Deer standards. Location of the storm sewer mains, including 200 mm lines for weeping tile drainage collection, are shown on Figure 7.

10.3.4 Major Overland Flow

During a storm event in excess of the minor storm, control outlets on catch basins will cause water to pond on the streets in trapped lows or flow overland. The major drainage route will be designed to direct water from trapped lows and overland along streets, lanes or drainage routes to the dry ponds. Design of the streets and drainage routes will permit trapped lows for the storage of surface water, to maximum depths permitted for safety, plus allowable maximum velocity for surface water flowing on the streets. Design will consider protection of buildings from flooding during a major event. The major overland drainage routes are shown on Figure 7.

10.4 Shallow Utilities Servicing

Preliminary discussions with the appropriate agencies revealed no major servicing concerns when it came to shallow utilities. It is understood that servicing extensions will be brought south from either the existing Anders Park, or Anders South subdivisions in an orderly manner based on the staging plan presented earlier. The only exception possibly being a hook up to the Telus lines running within the TransAlta right-of-way.

10.5 Solid Waste Disposal

Solid waste disposal and collection will be an extension of the existing City servicing. Collection locations will be in the rear lanes and curb-side where necessary. The study site is located within a quarter section of the landfill site allowing for an easy addition to the collection system.

10.6 Police/Fire Protection

The location within the City of Red Deer boundaries dictates that Police and Fire protection will be derived from the normal City of Red Deer servicing. The water system will include fire hydrants supplying adequate water flows for fire protection. The proposed firehall within the Melcor quarter will place this development within the immediate vicinity of fire protection.

11. THE STORM WATER POND

Due to the precedent setting nature of this proposed development, we are including a description and brief explanation as to the various issues involved with the construction and operation of this pond. It is imperative to note that the pond's primary function is to serve as a storm water management facility.

In order to obtain final approval of the system, the developer is requesting an exception to City policy #4310 - Storm Water Management. Specifically, we are seeking relief from clause (B) Storage Facilities, whereby it states that "where storage facilities are to be maintained by the City, they should be of the dry detention pond type...". By granting the developer an exception to the policy, the City will be better able to monitor and evaluate the effectiveness of this facility before allowing the development of additional storm water ponds.

The reasoning behind the proposed pond is found in the following points. The size of the catchment area, combined with the minimal release rate permitted into Piper Creek, would result in standing water within a dry pond for a lengthy period after most rain events. Discussions with other municipalities have indicated that dry ponds that are frequently saturated are expensive and difficult to maintain because access is limited and repairs frequent. It was felt that aesthetically, the creation of a wet pond would be far more pleasant than a frequently saturated dry pond. Being a storm water facility, the pond is not conducive to body-contact activities. Lakes used for swimming and related activities are recreational only and are not fed by the collection of storm water. At normal operating levels, the maximum depth of water is approximately 3.0 m with a fluctuation range of an additional 1.8 m. Fluctuation changes of this magnitude would pose somewhat of a risk to swimmers if swimming was permitted.

Environmentally, the use of a wet pond over a dry pond will improve the quality of water discharged to Piper Creek. Access to the pond will be permitted to all community members via the open space links and path system. It is our belief, based on discussions with other entities involved with wet and dry ponds, that a wet pond is actually a safer facility. Water bodies are recognized as safety concerns and people are more cautious

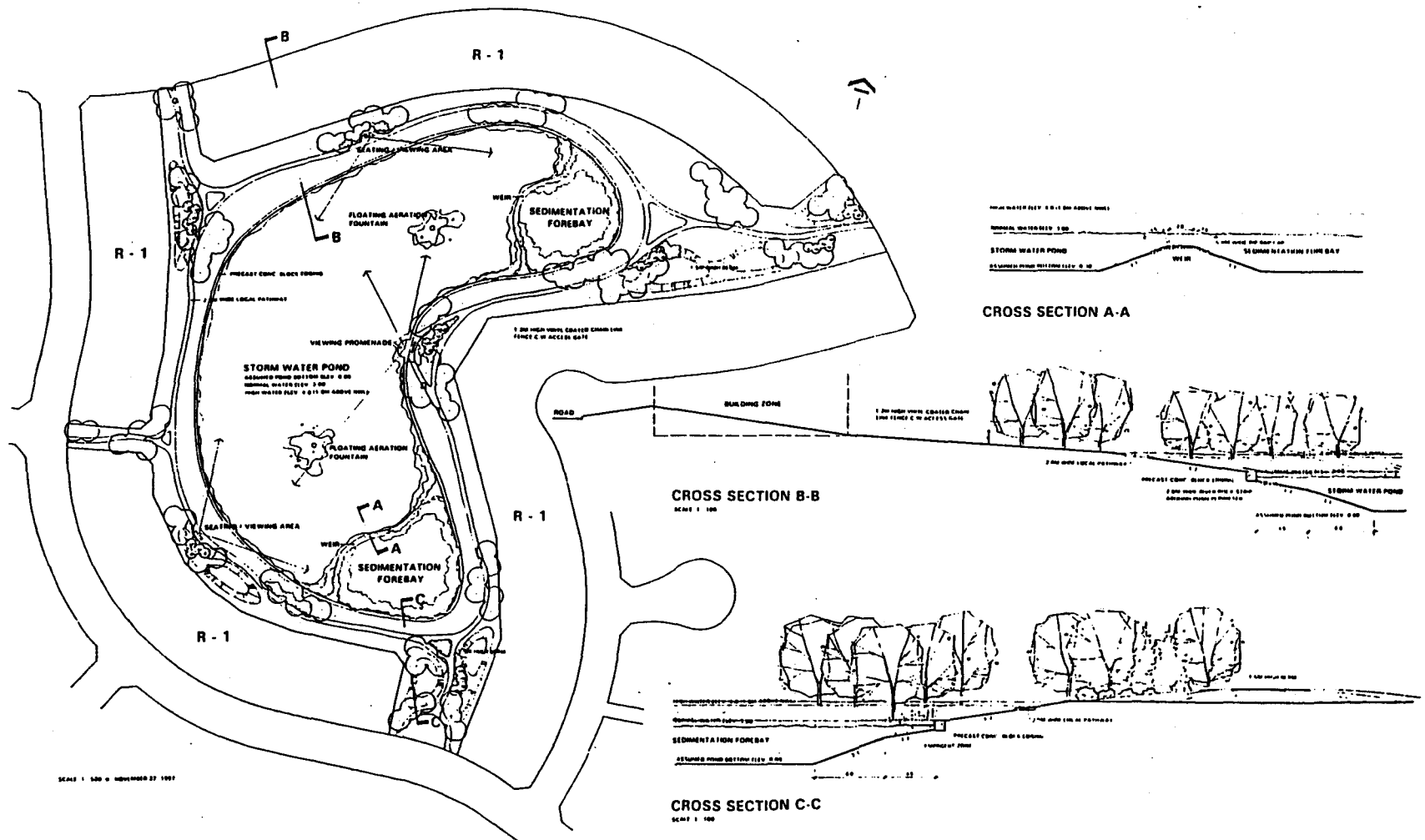
around them, especially with regard to children. With dry ponds, people assume they are a dry park space and fail to realize that during and after a storm, they do retain a fair amount of water.

Safety is also a prominent factor affecting the design of storm water ponds. Figure 9 includes a typical storm water pond cross section. For this particular facility, the developer intends on incorporating a 0.76 m high retaining wall that will define the pond's edge at the normal water level. Normal water level will only be 0.3 m deep along the wall. The exact design and materials have yet to be determined, and will be decided in cooperation with the City Engineering Department at the point of detailed design. The hard edge of the retaining wall reduces weed growth around the perimeter and allows for a manicured edge treatment that fits with the vision of the developer. In and around the sedimentation forebays, the developer will create a more natural edge with the inclusion of native vegetation such as cattails and sedge grasses.

Figure 8 also entails a cross sectional view of the proposed pond and adjacent development including normal and high water levels, and building envelopes. This depicts the spatial relationship between the pond, dedicated park space and the residential development.

11.1 Operation and Maintenance

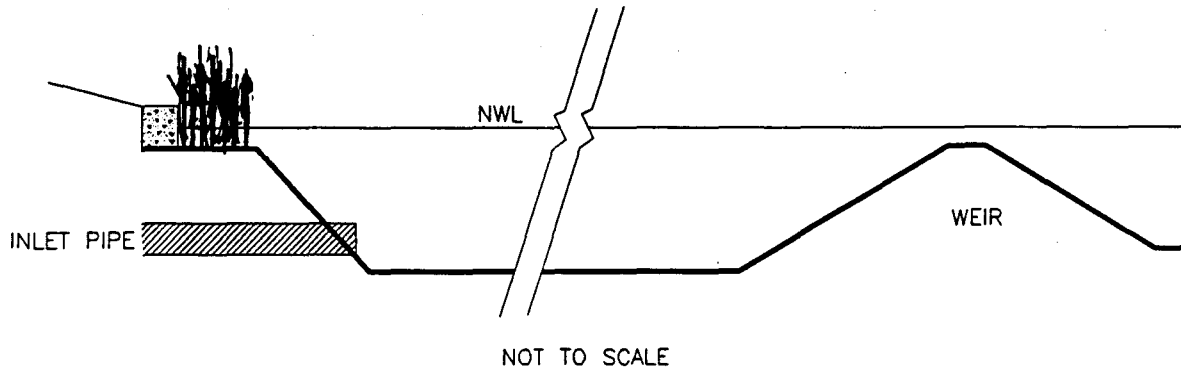
A conscious effort is being made to design the pond to minimize the amount of operation and maintenance required. Specifically, the urban runoff collected via the storm system will be piped by gravity through two submerged inlets into the pond. The inlets are located at the narrower ends of the pond, respectively. Each end will serve as a sedimentation forebay. The sedimentation forebay, as diagrammed below, is a collection area approximately 4 m deep where the runoff is directed allowing sediment and silts to settle. As this settlement occurs, the cleaner water rises and flows over the weir, constructed approximately 30 m from the mouth of the inlet pipe.



PARK / STORM WATER POND CONCEPT PLAN

Figure 8





Due to the concentration of nutrients in this area, we are designing the side slopes to accommodate the growth of mature wetland vegetation. We are incorporating the hard edged retaining wall in this area for slope stability and erosion control, particularly with regards to ice force and wave action. Over time, the built up sediment will need to be excavated and the original depth restored. With a proper sediment control program during construction, sediment removal will only be required approximately every 10 years and can be accomplished with a backhoe.

Once the water has made the open body, it will be circulated and aerated by the use of aeration fountains before release through the outlet structure. Aeration and circulation improves water quality, eliminates odours, and retards weed and algae growth. Except for a gradual slope near the retaining wall, the pond will reach maximum depth as quickly as possible which also reduces weed growth and improves water quality. The outlet structure will be a submerged pipe that will direct the outflow towards Piper Creek.

Along with sedimentation removal, other operation and maintenance items include the regular collection of debris that will inevitably flow into the pond, and

the deployment and collection of the fountains in the spring and fall, respectively. This can be done by hand with a small row boat.

The costs associated with these items include annual maintenance costs of \$3,000 to \$8,000 for mainly weed and algae control. The operation costs are limited to electricity for the fountain and is projected to be \$2,000 annually. Building a slush fund to cover miscellaneous items such as landscaping and vandalism repair brings the yearly total to approximately \$12,000. It is important to note that these numbers do not reflect a reduction representative of the annual operation and maintenance costs associated with a dry pond.

11.2 Financing

The precedent setting nature of this pond requires some innovative solutions to both the design and financing questions being raised. We have met many of the design concerns and will continue to throughout the detailed design stage. The capital costs associated with the construction of a wet pond over a dry pond in this location will be covered by the developer. The developer is also proposing a financing plan to cover the operation and maintenance costs that will take the onus off the City and guarantee the longevity of this facility.

Based on the structure utilized in various communities to finance the operation and maintenance costs of amenity items, funding is collected through an encumbrance on the residential lots in the area. For the Anders on the Lake community, each lot developed within the 143.14 acre study area will have an encumbrance on the title pursuant to the provisions of the Land Titles Act (Alberta). The proposed church site and private school will not be encumbered unless they are further subdivided for residential purposes. There is also no vehicle in place to encumber the lots currently developed as Anders South, or as part of any adjacent quarter.

The increased property value for pond side lots is the justification for collecting 50% of the projected \$12,000 annual operating budget. This works out to

approximately \$115 per year per lot. The balance would be divided equally among the remaining lots equating to a yearly charge of approximately \$25 per year. In the case of a condominium complex, the encumbrance would be calculated per unit. A copy of a typical encumbrance agreement is included in the Appendix. This encumbrance will be based on the Consumer Price Index to calculate increases to meet inflation.

For the first five years, the developer will assume responsibility for the collection of encumbrances and will cover the balance while the community develops. After five years, there are a couple of options. Firstly, the operation and maintenance of the pond, including the collection of encumbrances, can be turned over to the City. Secondly, a community association can be created and the responsibilities turned over to their directors. These details can be worked out with the City during the first few years of operation.

Besides the increased property value associated with the pond, the amenity value will be evident to all community members including those residing nearby in adjoining quarters. The pond is also serving its primary function as a storm water management facility for the entire quarter along with portions of the adjacent quarters. Because of this, it will be imperative that the City include the lot encumbrances as part of the development agreement for any other landowner that may look to develop as part of the Anders on the Lake community as depicted on the Outline Plan.

APPENDIX

SCHEDULE I-4

ENCUMBRANCE

To secure an annual rent charge of _____
DOLLARS (\$_____) plus the Adjustment Amount (as hereinafter defined),
pursuant to the Land Titles Act:

_____, as Encumbrancer (hereinafter called the "Owner")
being registered as owner of an estate in fee simple in possession, subject
however, to such encumbrances, liens and interests as are notified by
memorandum endorsed hereon or expressed or implied in the existing
certificate(s) of title of that land situate in the Province of Alberta, Canada, being
composed of:

[Legal Description of lot]

EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter called the "Lands"), and desiring to render the Lands available for
the purpose of securing the rent charge hereinafter mentioned to and for the
benefit of _____ Council (hereinafter called the "Council"), as
Encumbrancee, do hereby encumber the Lands in favour of and for the benefit of
the Council with the annual rent charge of _____ DOLLARS
(\$_____) plus the Adjustment Amount (as hereinafter defined), for each
twelve (12) consecutive months commencing the 1st day of January, 1995 to be
paid to the Council in lawful money of Canada, at the Council's office at Suite
800, 839 - 5th Avenue, S.W., Calgary, Alberta, T2P 3C8, in the City of Calgary, (or
such other place in the said City as the Council may from time to time or at any
time designate in writing) on or before the 1st day of January in each and every
year thereafter. The "Adjustment Amount" as used herein shall mean, in
respect of each calendar year commencing January 1, 1996, that sum of money
equal to the product obtained by multiplying _____ DOLLARS
(\$_____) by the percentage increase, if any, in the "all items" consumer price
index (or its equivalent from time to time) for the City of Calgary as issued by
Statistics Canada, from that annual figure most recently reported. There shall be
no adjustment for any decrease from time to time in such index.

And in consideration of the Owner's covenants hereinafter set out,
the Council hereby covenants and agrees with the Owner and with the
mortgagees registered against the certificate of title to the Lands:

- (a) that this encumbrance and the rent charge secured hereby are
subordinate to and are hereby postponed to each and every
mortgage and every other security and to each and every advance
made thereunder, whenever and however granted, where such
mortgagee or the holder of such other security was at the time of

granting or making thereof or at any time prior thereto, a holder of a security that was granted or made pursuant to the National Housing Act (Canada) or any act passed or enacted in amendment thereof or substitution therefor or otherwise, and whenever requested so to do, the Council shall, without delay, execute and deliver to such mortgagee a postponement of this encumbrance to such mortgage or other security in the form prescribed by the Land Titles Act (Alberta) or any other act passed or enacted in amendment thereof or substitution therefor; and

- (b) that the obligation to pay the said rent charge shall be and is hereby suspended and the amount thereof shall abate for such period or periods as the Lands may be owned by such lender or by such approved lender or by Canada Mortgage and Housing Corporation pursuant to a claim against it under a mortgage insurance policy issued under the National Housing Act (Canada) or any act passed or enacted in amendment thereto or substitution therefor.

And the Owner does hereby covenant, acknowledge and agree that:

1. The true consideration for the granting of this Encumbrance and for the covenant to pay the rent charge hereby secured is the sale by the previous registered owner of the Lands to the Owner or the payment by the Council to the Owner of One (\$1.00) Dollar and other good and valuable consideration (the receipt or sufficiency of which by the Owner being hereby acknowledged);
2. The Owner shall pay the said rent charge at the times and place hereinbefore set forth without deduction or defalcation; and that any amount in default shall bear interest at the rate of five (5%) percent per annum in excess of the prime rate of interest charged by The Toronto-Dominion Bank and being a variable per annum reference rate of interest (as announced and adjusted by The Toronto-Dominion Bank from time to time) for loans made by The Toronto-Dominion Bank in Canada in Canadian dollars, calculated yearly not in advance and payment of such rent charge and such interest is secured by these presents;
3. The Council shall be entitled to and is hereby granted the right of distress together with all powers and remedies of an Encumbrancee under the Land Titles Act (Alberta);
4. Any discretion, option, decision or opinion hereunder on the part of the Council shall be sufficiently exercised or formed if exercised or formed by or subsequently ratified by the manager, acting manager or an executive officer of the Council or any officer or agent appointed by the Council for such purpose;
5. Any notice to be given by the Council to the Owner may either be delivered to the Owner's address or be forwarded by ordinary mail addressed to

the Owner at the civic address of the Lands or to the last post office address of the Owner known to the Council and shall be deemed to have been received by the Owner when delivered or three (3) business days following the letter being deposited, postage prepaid, in a post office;

6. If any provision of this Encumbrance shall be determined by a Court of competent jurisdiction to be invalid or unenforceable to any extent, the remainder of this Encumbrance shall not be affected thereby and each provision hereof shall be enforced to the fullest extent permitted by law;

7. All legal costs, as between a solicitor and his own client, and taxable court costs, incurred in respect to the enforcement of this Encumbrance are secured hereby, and shall constitute a charge on the Lands;

8. The words in the hereinbefore contained covenants, provisos, conditions and agreements referring to the Owner which import the singular number shall be read and construed as applied to each and every Owner male or female and to his or her executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Owner, the said covenants, provisos, conditions and agreements shall be construed and held to be several as well as joint;

9. These presents shall enure to the benefit of the Council its successors and assigns and shall be binding upon the Owner and the Owner's assigns and successors in title, PROVIDED HOWEVER that on conveyance of its interest in the Lands, provided it is not in default of these presents as regards the Lands, the Owner without any further written agreement, shall be freed and released of liability under its covenants and obligations contained herein;

10. The Owner shall require any purchaser or transferee of the Lands to execute in favour of the Council an encumbrance in the form of this Encumbrance, as a condition to any such purchase or transfer; and

11. The Owner shall not negative the implied covenants and conditions contained in section 62(1) of the Land Titles Act (Alberta), it being agreed that this provision shall run with the Lands, binding the Lands and each and every part thereof, and each successor in title to the Lands from time to time.

IN WITNESS WHEREOF the Owner has subscribed, affixed the
Owner's seal and delivered these presents as the Owner's deed, this ____ day of
_____, 199__.

Signed, sealed and delivered by the)
Owner in the presence of:)

_____) _____ seal
Print Name:)

_____)
Print Name:) _____ seal
Print Name:)

OUTLINE PLAN

ASPEN RIDGE

(ANDERS SOUTHEAST)

**NE 1/4 Section 3, Township 38
Range 27, West of 4**

**Adopted by Council
City of Red Deer
July 27, 1998**

Prepared for:

Melcor Developments Ltd.

Prepared by:

Interplan Strategies Inc.

Al-Terra Engineering Ltd.

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1.0 INTRODUCTION AND PURPOSE

The subject site, Aspen Ridge, is located in southeast quadrant of the City at the intersection of 30th Avenue and 22nd Street (See Figure 1). To the north is the Anders East Outline Plan Area which is presently under development. To the west is the proposed Anders on the Lake Outline Plan area. To the east is the future 30th Avenue arterial road right of way and to the south the future 22nd Street undivided arterial road right of way.

The site is situated within the East Hill Area Structure Plan adopted by Council on April 20, 1998. The site, containing 160 acres (64.9 ha) more or less, is legally described as the NE ¼ Section 3, Township 38, Range 27, West of the 4th Meridian.

Interplan Strategies Inc is hereby submitting, on behalf of Melcor Developments Ltd., an application for Outline Plan approval for primarily residential and associated land uses. The plan submitted acknowledges the known edge conditions on all four sides of the site.

The following sections of this report discuss policy framework, site characteristics, proposed land uses, development densities, municipal reserve, and open space requirements, transportation considerations, proposed site servicing and development phasing.

2.0 POLICY FRAMEWORK

On April 20, 1998 City of Red Deer Council adopted the revised East Hill Area Structure Plan (Bylaw 3207/98). The Area Structure Plan allows for the primary use of land for residential purposes.

Other land uses indicated in the Area Structure Plan include a public middle school site in conjunction with a neighbourhood centre and a fire hall site along 22nd Street. The road network shows both 30th Avenue on the east and 22nd Street on the south as arterial roads. The network also shows a collector street loop through the site connecting from Anders East on the north to the future Anders on the Lake to the west. Collector links to 30th Avenue and the future 22nd Street are also shown. The City of Red Deer has established the precise location for the intersection of the collector link with 30th Avenue.

The East Hill Area Structure Plan is implemented by Outline Plans for each quarter section.

Other City documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and the Land Use Bylaw govern the more detailed elements of the planning process.

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the NE ¼ Section 3, Township 38, Range 27 West of the 4th Meridian. The quarter section is comprised of two titles:

- A twenty-one acre parcel in the northeast corner is owned by five individuals, each with an undivided 1/5 interest. Melcor Developments Ltd. have an interest in the land by virtue of an agreement for sale (Caveat 972 173 418).

ASPEN RIDGE OUTLINE PLAN

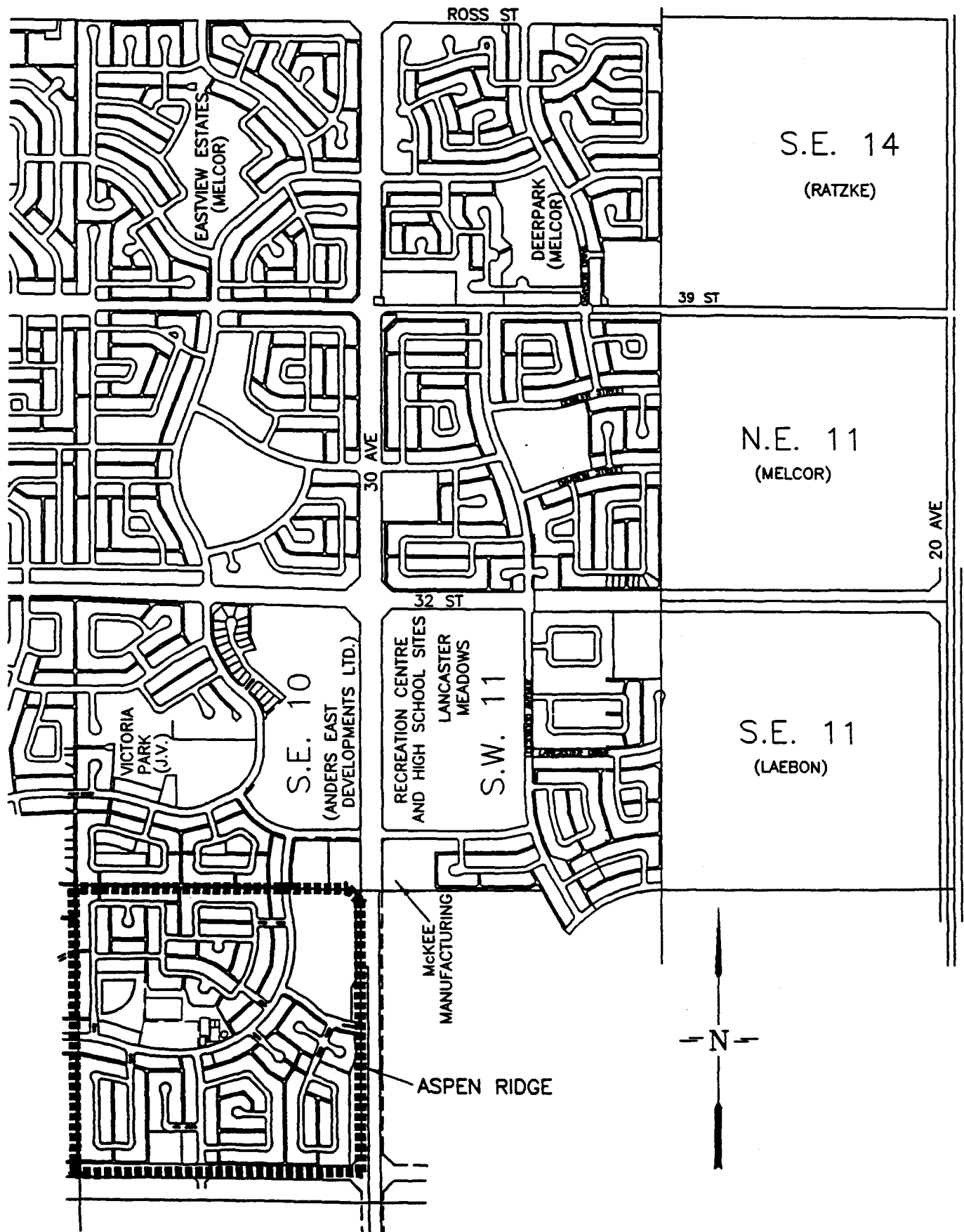


FIGURE 1
LOCATION

SCALE 1:15000
REVISED JULY 16/98

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY: **AL-TERRA**
ENGINEERING LTD.

EDMONTON

RED DEER

- The balance of the quarter section is owned by Melcor Developments Ltd.

The appropriate titles are included in Appendix 1.

3.2 Site Area

The site area is as follows:

Total Site	160.31 Ac (64.88 Ha)
Less – Major Road Widening	<u>(11.43 Ac) (4.63 Ha)</u>
Developable Area	148.88 Ac (60.25 Ha)

3.3 Existing Land Use

The subject site is presently under cultivation. There are two existing residences on the site. One is on the 21 acre parcel in the north east corner, the other is located further to the south.

The entire quarter section is presently designated A-1 Future Urban Development District by The City of Red Deer Land Use Bylaw No. 3156/96. The general purpose of this District is

“to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan”

A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

3.4 Land Form

The site generally slopes from east to northwest from an elevation of approximately 909.5m on the eastern edge to an elevation of 889.5m in the northwest corner (see Figure 2). A fairly prominent ridge is located in the east central portion of the site. There is also a significant row of trees along the eastern boundary of the site extending from section line at the north to the future 22nd Street right of way at the south. The recently completed Ecological Profile for the area identified the trees as a northwest poplar and caragana windbreak. Recommendation R5-a of the Profile states that all of the large poplar trees along the west side of 30th Avenue should be maintained.

The Profile also identifies a natural poplar windbreak along the north and west boundaries of the site. While recommendation R6-b recommends that the present natural stand of trees in the northeast corner be preserved, recommendation R6-a acknowledges that preservation of the windbreak trees along the west and north boundary is not possible due to servicing and development requirements.

ASPEN RIDGE OUTLINE PLAN

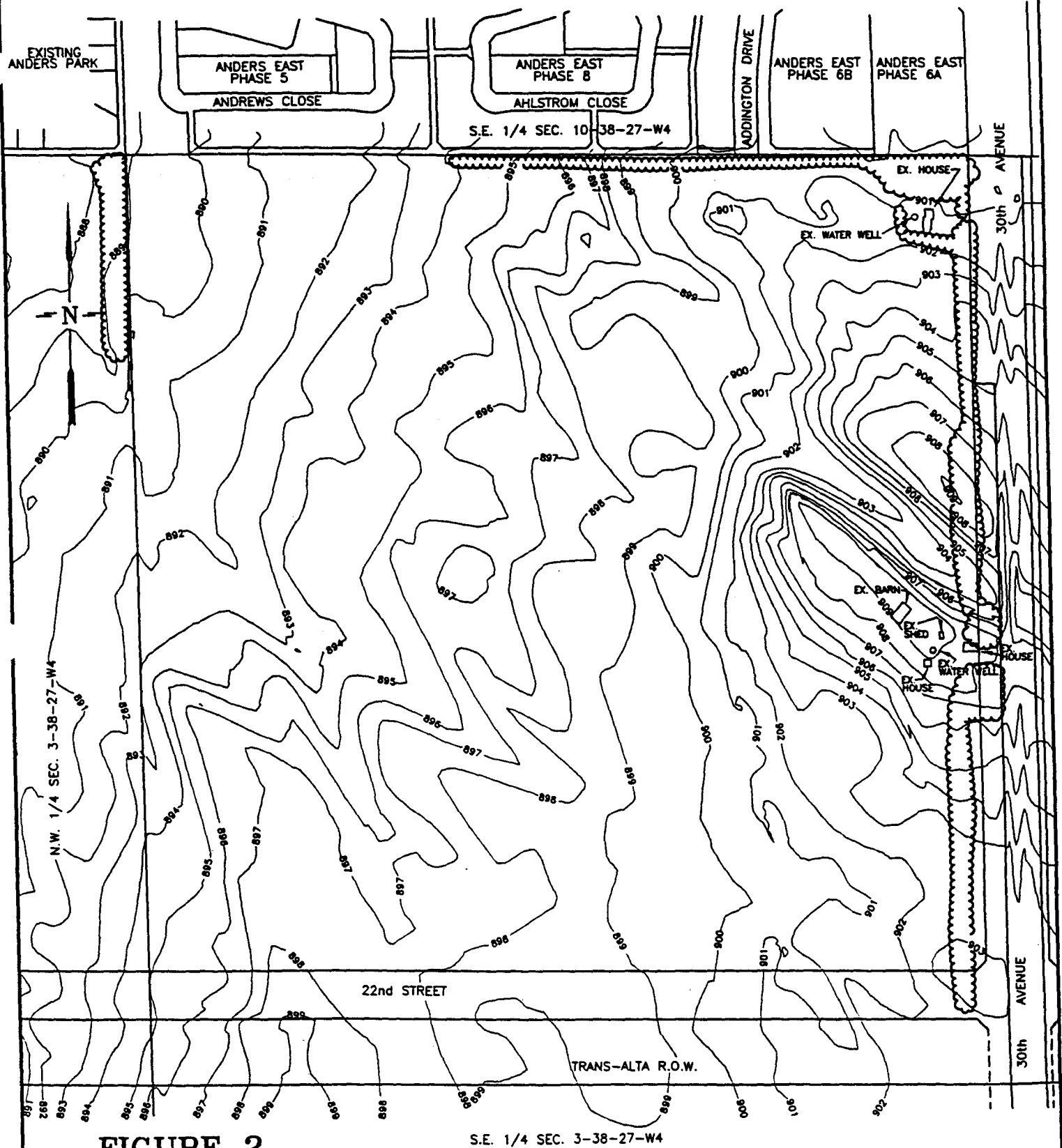


FIGURE 2
SITE FEATURES

LEGEND:

-  ORIGINAL GROUND CONTOURS
-  ORIGINAL TREELINE

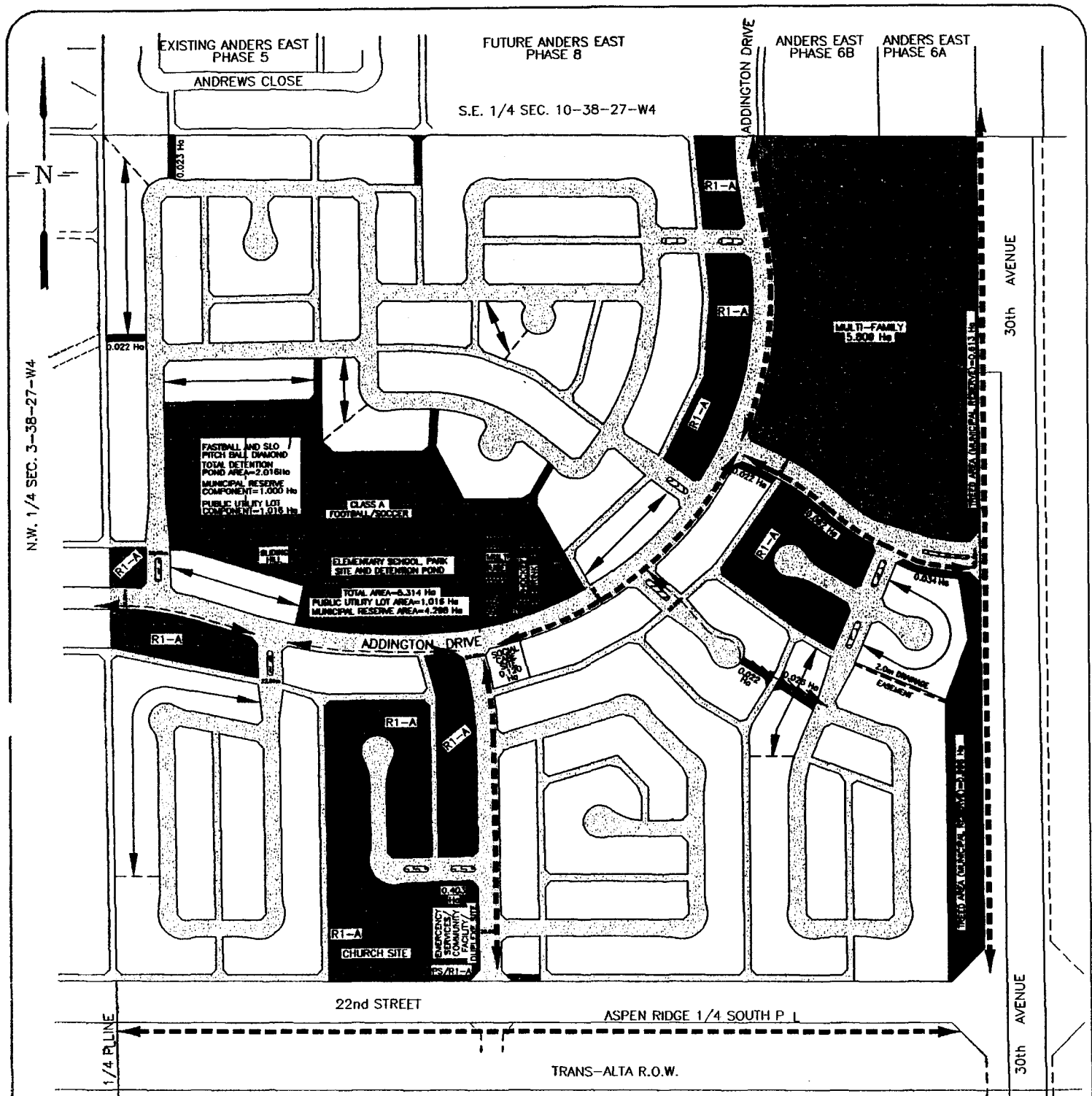
SCALE 1:5000

REVISED JULY 16/98

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER



LEGEND:

— TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED

— SINGLE FAMILY

— MULTI-FAMILY

— DUPLEX

— PUBLIC UTILITY LOTS

— SCHOOL, PARKS, AND PUBLIC OPEN SPACE

— MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS

— MAIN PEDESTRIAN WALKWAYS AND BIKE PATHS

— CHILDREN'S PLAYGROUND

FIGURE 3 DEVELOPMENT CONCEPT

SCALE 1:5000
REVISED SEPT 22/98

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

Recommendation R7 also suggests that an attempt should be made to incorporate the landscaping and present trees around the existing two residences in a comprehensive housing development.

3.5 Access

Access to the site is presently available from 30th Avenue, and from the north south collector stub from Avery Street. An ultimate access location to 30th Avenue has been established at approximately the midpoint along 30th Avenue.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from existing utilities immediately adjacent.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed.

3.8 Existing Power Line

There is an existing TransAlta overhead power line right of way situated immediately to the south of subject parcel. This power line will remain in its present location.

3.9 Road Widening

A road widening of 20 metres is required along the eastern boundary of the subject site south of the 21 acre parcel (the 20m widening has already been provided adjacent the 21 acre parcel). This widening is required to provide the necessary right of way for the future arterial street.

A 37.5 metre right of way is required along the southern boundary of the site, adjacent to and north of the TransAlta right of way. The right of way is required for the future 22nd Street arterial. A reduction in right of way width from the typical 60 metres to 37.5 metres is possible because of the relationship to the power right of way, which can serve as the southerly buffer/berm.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's intent, City policies, and site characteristics, an Outline Plan has been prepared for Aspen Ridge. The components of the Outline Plan are development concept, density and population, open space, transportation, servicing and phasing.

4.1 Development Concept

The intent of the design of overall Aspen Ridge area is to provide a comprehensively planned residential community with an emphasis on integrating land uses, preserving existing trees and at the same time capitalizing on the potential of a good transportation infrastructure.

The Aspen Ridge Outline Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guideline and policy documents. The Plan, based to a large extent on the client's concept, is intended to provide the opportunity for a variety of residential product types. This is an especially important factor when considering the dynamics of the present day market.

The proposed Outline Plan is contained in Figure 3.

4.2 Neighbourhood Structure

The plan places a possible emergency services/community facility, possible church site, and other possible public facilities such as the daycare and social care at or near a future main entrance to the community. These neighbourhood amenities and the central neighbourhood park are intended to create the focus of the community and are therefore strategically located in terms of both vehicular and pedestrian networks.

Allowance is made in the plan for higher density housing in the northeast portion of the plan area adjacent to amenity provided by the tree stand that is incorporated into the plan. It is anticipated that this residential cluster will be targeted toward the mature adult segment of the market with the intent to preserve most of the significant trees in the housing development.

Single family detached houses and possibly some semi-detached housing will be distributed throughout the remainder of the community. Although the vast majority of these units will be provided with rear lanes, a small percentage that back onto open space such as parks, storm retention facilities and the treed area will be laneless. As indicated in Figure 3, a portion of the lots is intended to accommodate 2 storey residences with walkout basement.

The lot size, which will be determined at the subdivision stage, is intended to vary in width, thus encouraging a variety of residential building product.

4.3 Land Use Distribution

Aspen Ridge is a comprehensively planned residential community comprised of residential and ancillary land uses. Table 1 below outlines the land use distribution for the Outline Plan Area.

N.W. 1/4 SEC. 3-38-27-W4

ANDERS ON THE LAKE DEVELOPMENT

ANDERS EAST
PHASE 5
ANDREWS CLOSE

ANDERS EAST
PHASE 8
AHLSTROM CLOSE
S.E. 1/4 SEC. 10-38-27-W4

ANDERS EAST
PHASE 6B

ANDERS EAST
PHASE 6A

ADDINGTON DRIVE

30th AVENUE

30th AVENUE

MULTI-FAMILY
5.809 Ha
(R2/R3)

FAIRBALL AND SLOW
PITCH BALL DIAMOND
TOTAL DETENTION
POND AREA = 2.516 Ha
MUNICIPAL RESERVE
COMPONENT = 1.000 Ha
PUBLIC UTILITY LOT
COMPONENT = 1.016 Ha

CLASS A
FOOTBALL/SOCCER

ELEMENTARY SCHOOL
PARK SITE AND
DETENTION POND
TOTAL AREA = 8.314 Ha
PUBLIC UTILITY LOT AREA = 1.016 Ha
MUNICIPAL RESERVE AREA = 4.286 Ha

HEALTH
CLINIC

REHABILITATION

CHURCH SITE

EMERGENCY
SERVICES
COMMUNITY
FACILITY

DUPLICATE SITE

NOTE: NO DIRECT ACCESS IS ALLOWED TO 22nd STREET

NOTE: NO DIRECT ACCESS IS ALLOWED TO 22nd STREET

22nd STREET

ASPEN RIDGE 1/4 SOUTH P

TRANS-ALTA R.O.W.

S.E. 1/4 SEC. 3-38-27-W4

LEGEND:



TWO STOREY RESIDENTIAL WITH
WALKOUT BASEMENTS PERMITTED



SINGLE FAMILY



MULTI-FAMILY



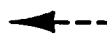
DUPLEX



PUBLIC UTILITY LOTS



SCHOOL, PARKS, AND
PUBLIC OPEN SPACE



MINOR PEDESTRIAN WALKWAYS
AND BIKE PATHS



MAIN PEDESTRIAN WALKWAYS
AND BIKE PATHS



CHILDREN'S PLAYGROUND

FIGURE 3 DEVELOPMENT CONCEPT

SCALE 1:5000
REVISED SEPT 22/98

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RED DEER

Table 1**Outline Plan Statistics**

Land Use	Acres	Hectares	Percentage
Single Family Detached (R1)	69.18	28.00	46.5
Duplex Lots (R1-A)	10.81	4.37	7.3
Residential – Multi-family (R2/R3)	14.35	5.81	9.6
Church Site (R1-A)	2.05	0.83	1.4
Day Care Site (R1-A)	0.30	0.12	0.2
Social Care Site (R1)	0.30	0.12	0.2
Emergency Services/Community Facility/Duplex Site (PS/R1-A)	1.00	0.40	0.7
School Site, Park & Walkways (P1)	10.91	4.42	7.3
Storm Detention Ponds (PS)	2.51	1.02	1.7
Treed along 30 th Avenue (P1)	3.97	1.61	2.7
Public Utility Lots (PS)	0.23	0.09	0.2
Streets and Lanes	33.27	13.46	22.3
TOTAL DEVELOPABLE AREA	148.88	60.25	100.0

Table 1 illustrates that 63.37 per cent of the Outline Plan Area is for residential uses, 11.7 per cent for open space including a storm detention pond, 22.35 per cent for dedicated streets and lanes and the balance for other related uses.

4.4 Residential

The low density residential areas are proposed for predominately R1 single detached dwellings and a portion R1-A which may accommodate semi detached dwellings as well as detached dwellings.

The residential (R2/R3) medium density area in the northeast portion of the Outline Plan Area is proposed for a mix of product type. The actual mix is very much dependent upon the prevailing market conditions and will be finalized at the subdivision stage. As previously noted, a portion of the medium density area is intended as a mature adult community.

The residential density allocated for the area in the East Hill Area Structure Plan is approximately six (6) units per gross acre.

The Outline Plan, depending upon the actual lot size and land use, is anticipated to accommodate 690 to 770 dwelling units and a population of 2070 to 2310 persons. Given this estimated unit count the overall density for the Outline Plan Area is approximately 4.3 to 4.8 units per gross acre.

4.5 Open Space

The key components of the Open Space provisions in the Outline Plan are discussed below, followed by a statement of municipal reserve calculations.

- Components

The components of the proposed Aspen Ridge open space which are cited below, include a neighbourhood school and park centre, east side linear park, and a dry storm detention facility.

- a) Neighbourhood School and Park Facility

A 10.6 acre (4.30 ha) central neighbourhood school and park site is provided in the location indicated in the East Hills Area Structure Plan.

- b) Linear Park

A 3.97 acre (1.61 ha) north south linear park, ranging from 13 to 30 metres in width, is proposed along the eastern edge of the quarter. The primary purpose for this park is to retain the existing tree stand.

A small 6.0 foot (2m) wide municipal reserve strip connects to the major linear park. In addition to providing this connection, this strip will serve to separate the rear of the residential lots and the collector roadway.

- a) Storm Detention Facility

A storm detention facility is proposed to be part of the overall central park site. The total detention pond area is 4.99 acres (2.02 Hectares) of which 2.47 acres (1 hectare) is municipal reserve.

Municipal Reserve

In order to realize the open space network illustrated in the Plan, there will be a municipal reserve dedication of 14.88 acres (6.02 ha) which is 10 per cent of the developable area. This dedicated municipal reserve is comprised of the following elements:

	Acres (+/-)	Ha (+/-)
• Neighbourhood school and park	10.62	4.30
• Local Parks	0.29	0.12
• Linear Park (treed area)	3.97	1.61

4.6 Public Facilities

The Plan provides for a possible emergency services/community facility site, a church site, a daycare site and a social care site.

4.7 Environmental Considerations

As indicated in Section 3.4 of this report and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer identifies the larger poplar trees along 30th Avenue and in the northeast corner as a Priority “A” for preservation. Most of the trees are included in the proposed municipal reserve strip. The remainder, where possible, will be incorporated in the development of the site. In addition, Recommendation R5-b of the Ecological Profile indicates that a 2.5 metre walking/biking trail be established along the west side of 30th Avenue. The Plan endeavours to accommodate these recommendations.

5.0 TRANSPORTATION

5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Outline Plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be one arterial roadway, and one major collector roadway adjacent to the quarter section:

- 30th Avenue, along the east boundary of the quarter section will be an arterial roadway
- 22nd Street, along the south boundary of the quarter section will be a major collector roadway

Funds for construction of both roadways will come from the City of Red Deer off site levy fund.

Figure 3 illustrates the proposed roadway pattern for the subject quarter section. As illustrated, a looped collector road, Addington Drive, will extend from the Anders East quarter section, through the subject lands, and into the Anders On The Lake quarter section, which is located directly west of the subject quarter section. Collector roads will connect Addington Drive to 30th Avenue, and Addington Drive to 22nd Street.

30th Avenue currently exists as a two lane paved road with a rural cross section. 22nd Street is currently just a cultivated area.

Access to the subject lands for the first few phases of development will come from the Addington Drive collector road, located within Anders East, and from 30th Avenue. The Addington Drive collector road in the Anders East quarter section will be constructed in 1998.

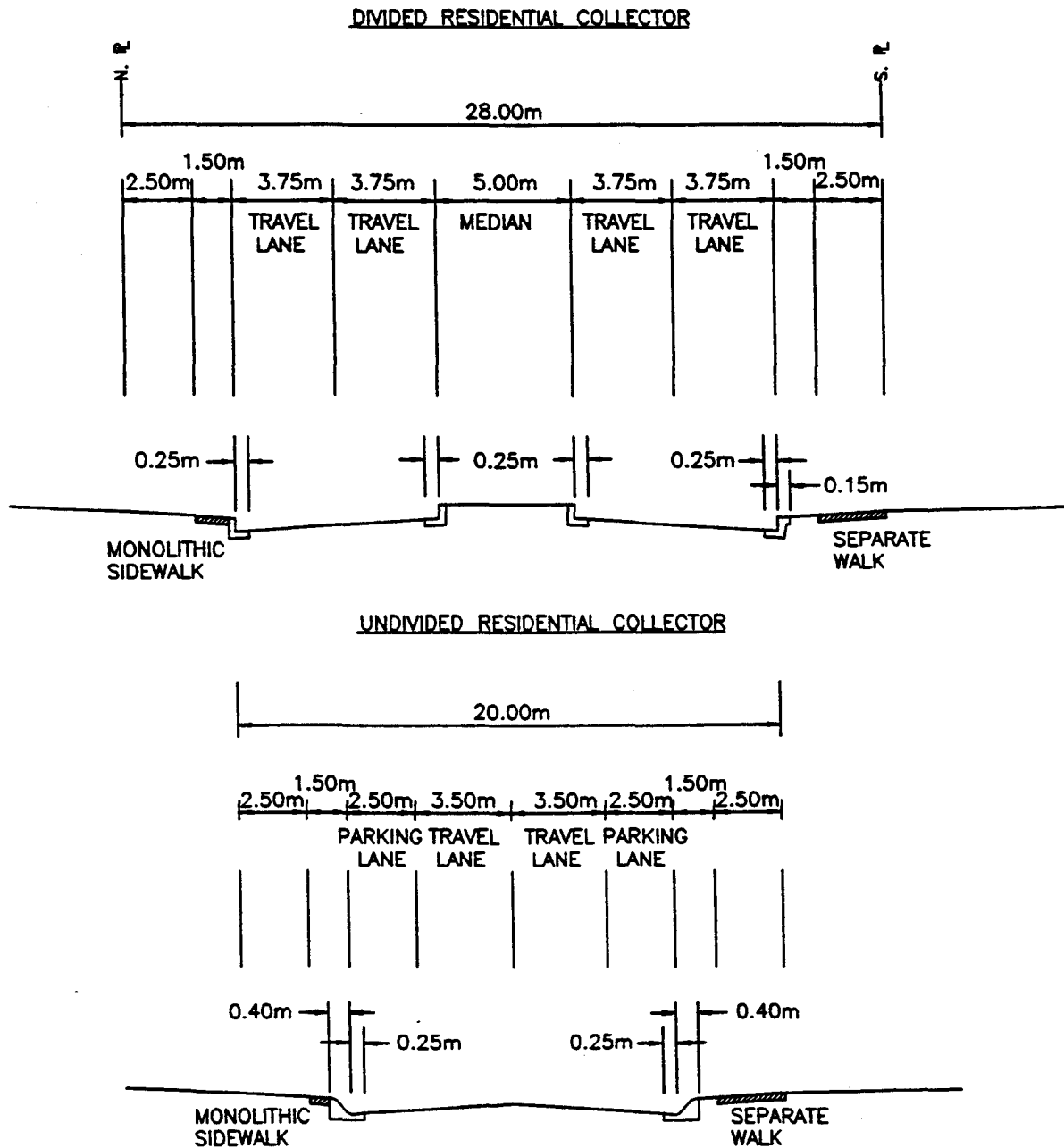
For the P-loops, and long cul-de-sacs, accesses with medians are proposed to provide a divided access, in case of emergencies, where one side of the access is blocked by an obstruction.

5.2 Pedestrian Circulation Patterns

Figure 3 illustrates a continuous integrated pedestrian system throughout the quarter section, and along 30th Avenue and 22nd Street. Figure 4 illustrates the cross sectional details for the collector roadways. As illustrated on Figure 4:

- A 2.5 metre wide separate sidewalk will be installed along the east side of Addington Drive to where Addington Drive intersects with the collector roadway going south to 22nd Street. A monolithic sidewalk will be installed along the west and north side of Addington Drive.

ASPEN RIDGE OUTLINE PLAN



NOTE: THE 2.5m SEPARATE SIDEWALK WILL BE LOCATED ALONG THE EAST AND SOUTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

**FIGURE 4
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL**

PREPARED BY:

**AL-TERRA
ENGINEERING LTD.**

REVISED JULY 16/98

EDWARDS

RED BOOK

- A 2.5 metre wide separate sidewalk will be installed along the south side of the collector road extending from Addington Drive to 30th Avenue. A monolithic sidewalk would be installed on the north side of this collector road.
- A 2.5 metre wide separate sidewalk will be installed along the east side of the collector roadway extending from Addington Drive to 22nd Street.
- As part of the arterial road construction for 30th Avenue, the pedestrian linkage will be continued along the west side of 30th Avenue. As part of the major collector road construction for 22nd Street, a 2.5m wide asphalt or concrete pedestrian linkage will be installed within the TransAlta right of way. The proposed locations are illustrated on Figure 3.

Two minor pedestrian linkages are illustrated on Figure 3. One linkage provides continuity along Addington Drive west to the collector road that connects Addington Drive to 22nd Street. The second provides a pedestrian linkage between the central park site and the southeast quadrant of the quarter section.

The pedestrian linkage system illustrated on the Outline Plan connects key neighbourhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing. The exception is the storm trunk system. The remaining services are a direct extension of services located along the north boundary of the quarter section.

6.1 Storm Sewer System

The existing storm trunk system, which is routed through the Anders East quarter section, has capacity for 17.0 hectares of the subject quarter section. The remaining storm drainage, from the remainder of the quarter section, and the adjacent arterial roadways, must be routed to the storm detention pond located north of Addington Drive, toward the west side of the quarter section. The storm detention pond is combined with the neighbourhood school and park. From this storm detention pond, the allowable discharge will be routed westward, through storm sewer mains, ultimately to Piper Creek. The allowable discharge is as follows:

- 0.0013 cu.m/sec/ha for the 1 in 5 year storm
- 0.0036 cu.m/sec/ha for the 1 in 100 year storm event.

Approximately 46 hectares of land will drain into this storm detention pond. The pond must be sized to accommodate the runoff from a one in 100 year storm. The storage volume required in the detention pond, to accommodate this runoff, is approximately 27,000 cubic metres.

6.1.1 Minor Drainage System

Figure 5 illustrates the conceptual layout for the storm sewer system. Runoff for storms up to a one in five year event will be handled via a gravity, piped system. Even for the one in five year storm event, some storm water storage is required in the Anders East storm detention pond, or in the detention pond located within the Aspen Ridge quarter section.

Consideration will be given to providing a weeping tile drainage system for all lots. The storm system design will be completed in accordance with the City of Red Deer Design Guidelines.

6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow to either the storm detention in the Anders East quarter section, or to the proposed storm detention pond in the Aspen Ridge quarter section. Some ponding will also occur within the roads, lanes and municipal reserve lots. The detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated on Figure 6.

6.1.3 Storm Detention Pond Cross Section

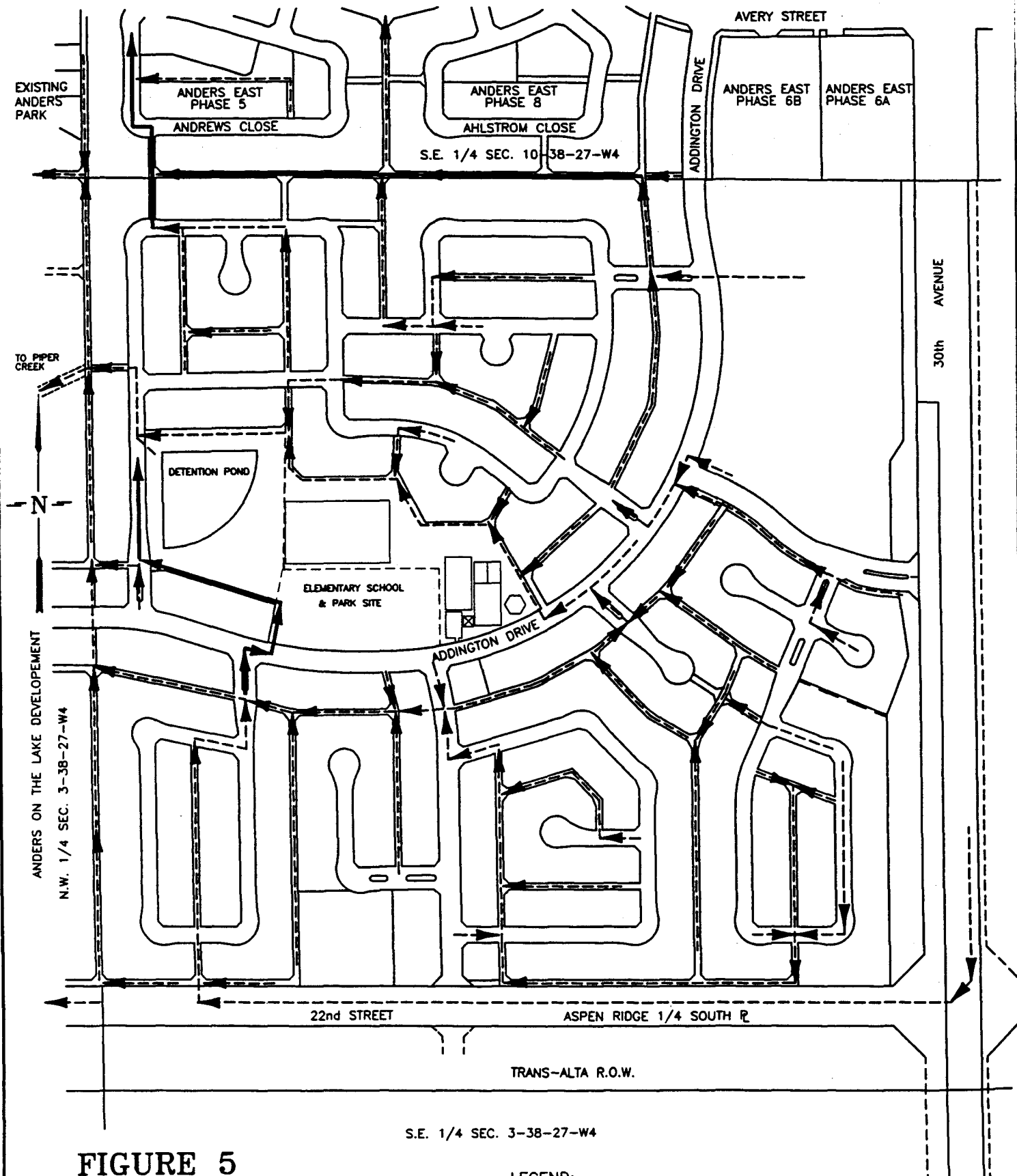
The City of Red Deer Recreation Parks and Culture Department requested that a cross section be provided to illustrate how the storm detention pond grades tie into the central park grades. Figure 6a illustrates this cross section and the location it is based on.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Anders East quarter section, which is located directly to the north of the Aspen Ridge quarter section.

A 525 millimetre diameter sanitary sewer is stubbed into the northwest corner of the Aspen Ridge quarter section. The sanitary trunk system will be extended partially through the Aspen Ridge quarter section, and then will be routed westward, into the lane which abuts the west boundary of the Aspen Ridge quarter section. The sanitary sewer trunk will service this quarter section, and six additional quarter sections, located to the south, east and west of the Aspen Ridge quarter section. Figure 7 schematically illustrates the proposed layout for the sanitary sewer system. This drawing illustrates the proposed routing for the extension of the sanitary trunk system through the Aspen Ridge quarter section. It also illustrates the proposed location where the sanitary sewer force main will

ASPEN RIDGE OUTLINE PLAN



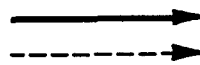
**FIGURE 5
STORM SEWERS**

SCALE 1:5000

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LEGEND:

STORM TRUNK
STORM SEWER



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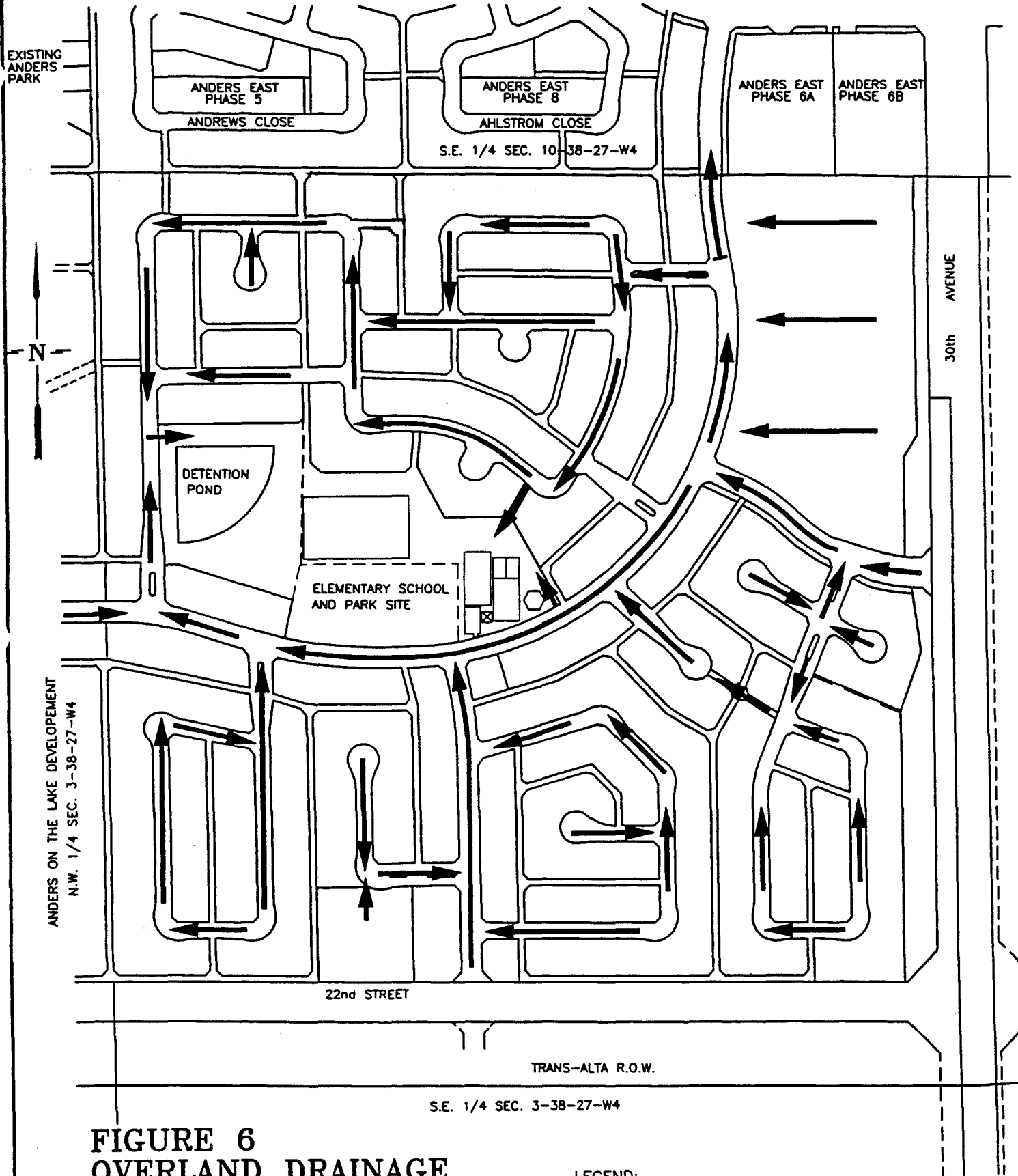


FIGURE 6
OVERLAND DRAINAGE
GREATER THAN 1:5
YEAR STORM EVENT

LEGEND:
DIRECTION OF FLOW

SCALE 1:5000

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RED DCE

tie into the sanitary sewer trunk system. The sanitary sewer force main will extend from a sanitary lift station located on the NW ¼ Sec. 3-38-27-W4. This sanitary lift station will service four quarter sections of land located to the west and south of the Aspen Ridge quarter section.

All facilities required for the sanitary sewer system will be designed in accordance with City of Red Deer Design Guidelines.

6.3 Water Distribution System

The water distribution system required to service the Aspen Ridge quarter section is a direct extension of the water distribution system for the Anders East quarter section, located directly to the north. The largest water supply mains include:

- A 400 millimetre diameter water main stubbed off at the northwest corner of the quarter section. This water main will be extended along the west side of 30th Avenue.
- A 250 millimetre diameter water main which is existing or will be extended along the south property line of the Anders East quarter section.
- Water feeder mains will also be located along the north side of 22nd Street, and in the lane located adjacent to the west boundary of the Aspen Ridge quarter section.

Figure 8 conceptually illustrates the water feeder main routing, and the water distribution system for the quarter section. Computer modelling will be utilized to evaluate actual water main sizes within the quarter section.

All facilities for the water distribution system will be designed in accordance with City of Red Deer Design Guidelines.

6.4 Shallow Utilities

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Outline Plan.

7.0 REPORTS FROM SPECIALIZED CONSULTANTS

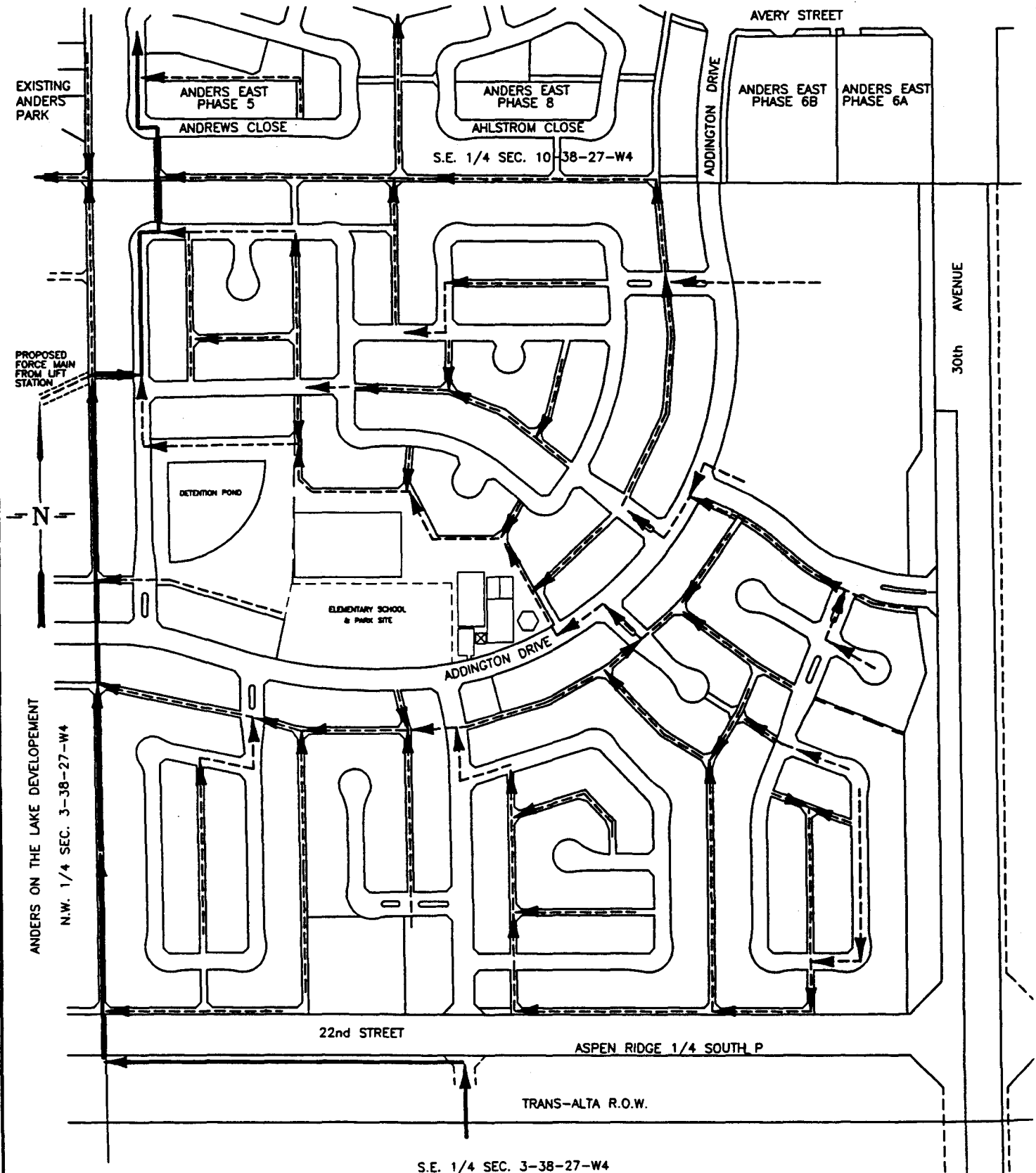
7.1 Geotechnical Report

The geotechnical report, prepared by Agra Earth & Environmental Ltd, was submitted to the City of Red Deer Engineering Department on April 03, 1998.

7.2 Phase 1 Environmental Site Assessment

The Phase 1 Environmental Assessment, prepared by Agra Earth & Environmental Ltd., was submitted to the City of Red Deer Engineering Department and Community Planning Services on April 07, 1998.

ASPEN RIDGE OUTLINE PLAN



**FIGURE 7
SANITARY SEWERS**

SCALE 1:5000

REVISED JULY 16/98

LEGEND:

SANITARY TRUNK ———→
200mm SANITARY - - - - -→

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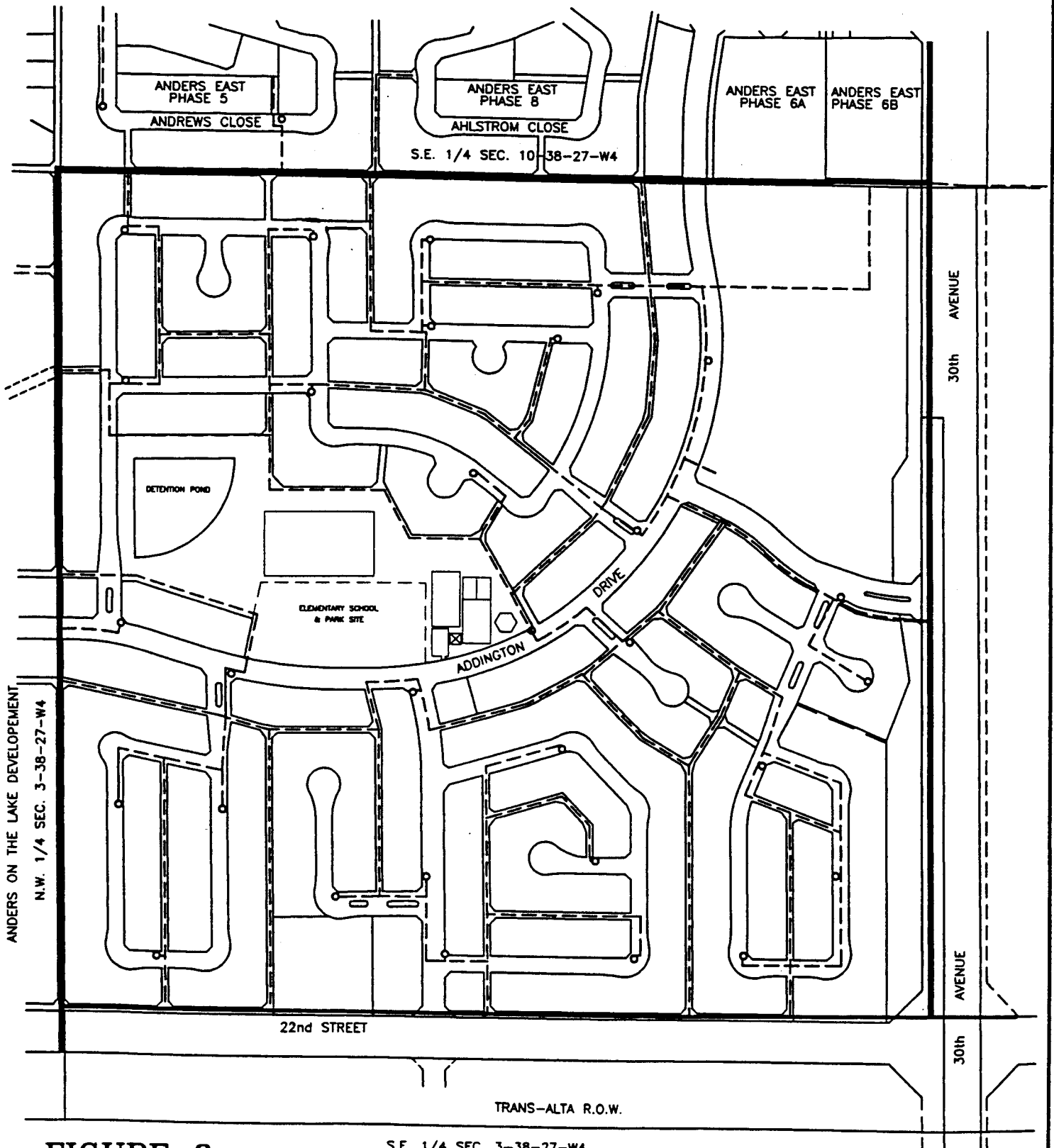


FIGURE 8
WATER DISTRIBUTION

LEGEND

FEEDER WATER MAIN —————
WATER MAIN - - - - -
HYDRANT ○

SCALE 1:5000

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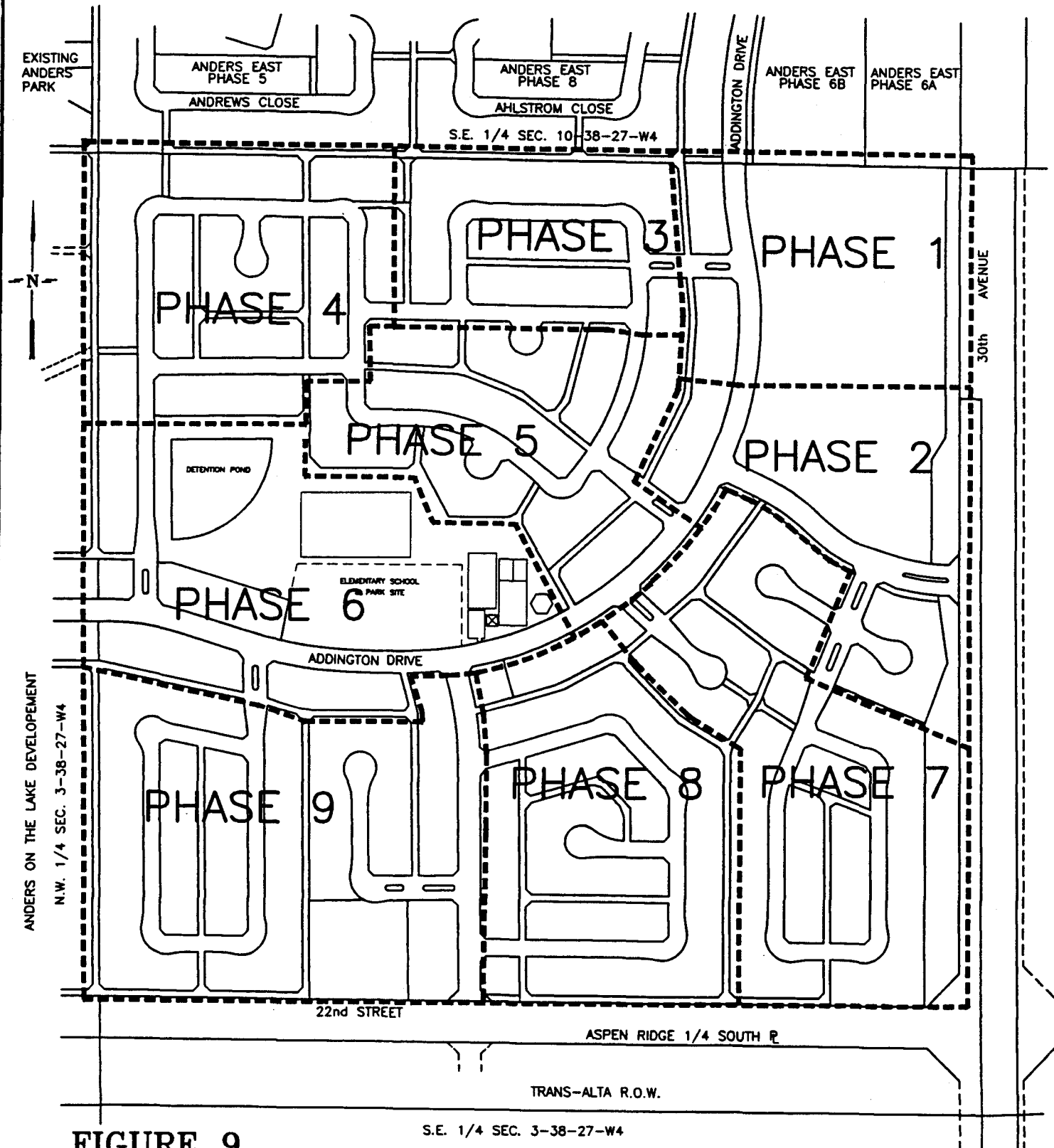
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8.0 PHASING OF DEVELOPMENT

Figure 9 illustrates the proposed phasing for development. The present location of utilities dictates the first few phases of development. Market conditions will influence the actual phasing of later development.

ASPEN RIDGE OUTLINE PLAN



**FIGURE 9
PHASING CONCEPT**

LEGEND:

PHASE BOUNDARY -----

SCALE 1:5000

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APPENDICES

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 08/07/1997

S

LINC SHORT LEGAL
0016 811 408 4;27;38;3;NE

TITLE NUMBER
862 180 462

LEGAL DESCRIPTION

THE NORTH EAST QUARTER OF SECTION THREE (3)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
8.50 HECTARES (21 ACRES) MORE OR LESS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE
SOUTHERLY ALONG THE EAST BOUNDARY THEREOF SIX HUNDRED AND NINETY THREE
(693) FEET, THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST
BOUNDARY THIRTEEN HUNDRED AND TWENTY (1320) FEET THENCE NORTHERLY AND
PARALLEL TO THE SAID EAST BOUNDARY TO A POINT ON THE NORTH BOUNDARY OF
THE SAID QUARTER SECTION, THENCE EASTERLY ALONG THE SAID NORTH BOUNDARY
TO THE POINT OF COMMENCEMENT.
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

D.C.T. ISSUED: NO

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
862 180 462	25/08/1986			\$1,668,000

OWNERS

MELCOR DEVELOPMENTS LTD..
OF #900, 10310 JASPER AVENUE, EDMONTON
ALBERTA T5J 1Y8

(CONTINUED)

PAGE 2
862 180 462

PARTICULARS

TOTAL INSTRUMENTS: 003 *END OF SEARCH * SR# - J077551 /AR0534
YOUR FILE #: WALKIN

**OUTLINE PLAN REPORT
FOR
DEER PARK NORTH EAST**

SE ¼ SEC. 14-38-27-W4

(John & Alida Ratzke Quarter)

PREPARED FOR:

PARKSIDE HOLDINGS LTD.

PREPARED BY:

AL-TERRA ENGINEERING LTD.

Adopted by Council
City of Red Deer
June 1, 1998

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1.0 INTRODUCTION:

This outline plan has been prepared on behalf of Parkside Holdings Ltd. This plan has been prepared so it complies with the East Hill Area Structure Plan, and the City of Red Deer Design Guidelines. The one feature which differentiates the development from others is the proposal, by Parkside Holdings Ltd., to install an upscale manufactured home park in the north east corner of the quarter section, for retirement aged residents. Mr. John Ratzke, the President of Parkside Holdings Ltd., has a world wide reputation for developing these upscale, and very innovative manufactured home parks. His intent is to make this manufactured home park his best project to date.

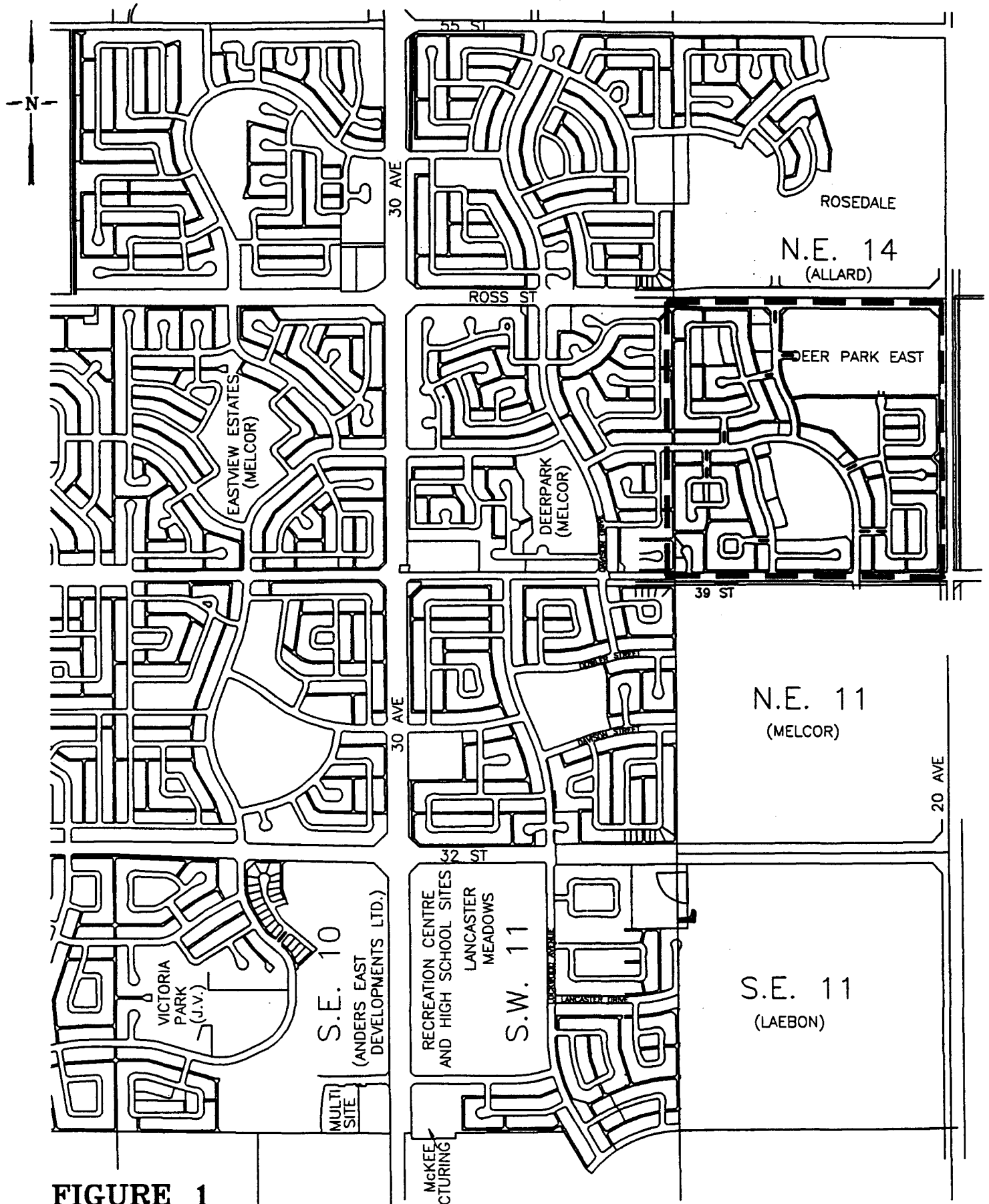
The overall intent is to surround the manufactured home park with neighborhoods which are typical for south east Red Deer, so as to blend in well with the existing area developments.

2.0 SITE LOCATION AND LAND OWNERSHIP:

2.1 Site Location and Adjacent Development:

The subject quarter section is located within the south east quadrant of the City of Red Deer, and is legally described as the SE ¼ SEC. 14-38-27-W4. Most commonly, it is known as the Ratzke quarter section. Figure 1 illustrates the location of this quarter section. Ross Street abutts the north boundary, 20th Avenue abutts the east boundary, 39th Street abutts the south boundary, and Melcor's Deer Park quarter section abutts the west boundary of this quarter section. Development is occurring, or will proceed to occur shortly, on three sides of the subject land. Melcor Developments Ltd. has developed the last phase of 17 residential lots in their quarter section. The Rosedale Meadows quarter section, located to the north, has development completed on approximately one half of its area. The N.E. ¼ SEC. 11-38-27-W4, located to the south, (by Laebon Developments Ltd.) will develop a first phase in 1998.

DEER PARK EAST OUTLINE PLAN



**FIGURE 1
LOCATION**

SCALE 1:15000

REVISED SEPT 22/98

PREPARED BY: **AL-TERRA**
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2.1 Site Location and Adjacent Development (continued)

The lands located to the east of the subject quarter section and east of 20th Avenue will not be developed for some time. Major sanitary and storm trunk system extensions are required before development can proceed east of 20th Avenue.

Accordingly, this quarter section is situated at an ideal location for development to proceed .

2.2 Land Ownership:

The quarter section contains 65.026 hectares (160.68 acres). Parkside Holdings Ltd. owns all but 1.62 hectares (4.0 acres) of this quarter section. The remaining 1.62 hectares are owned by John and Alida Ratzke personally.

Figure 2 illustrates the 1.62 hectare parcel owned by John and Alida Ratzke. Certificate of Title 882 079 506 describes the limits of this land parcel. A house and shed occupy this property. John and Alida Ratzke maintain their residence on this acreage. The outline plan for the overall quarter section addresses how this 1.62 hectare land parcel could be incorporated into the total development scheme. Copies of remote land title searches, and the Certificates of Title are included in Appendix "A".

DEER PARK EAST OUTLINE PLAN

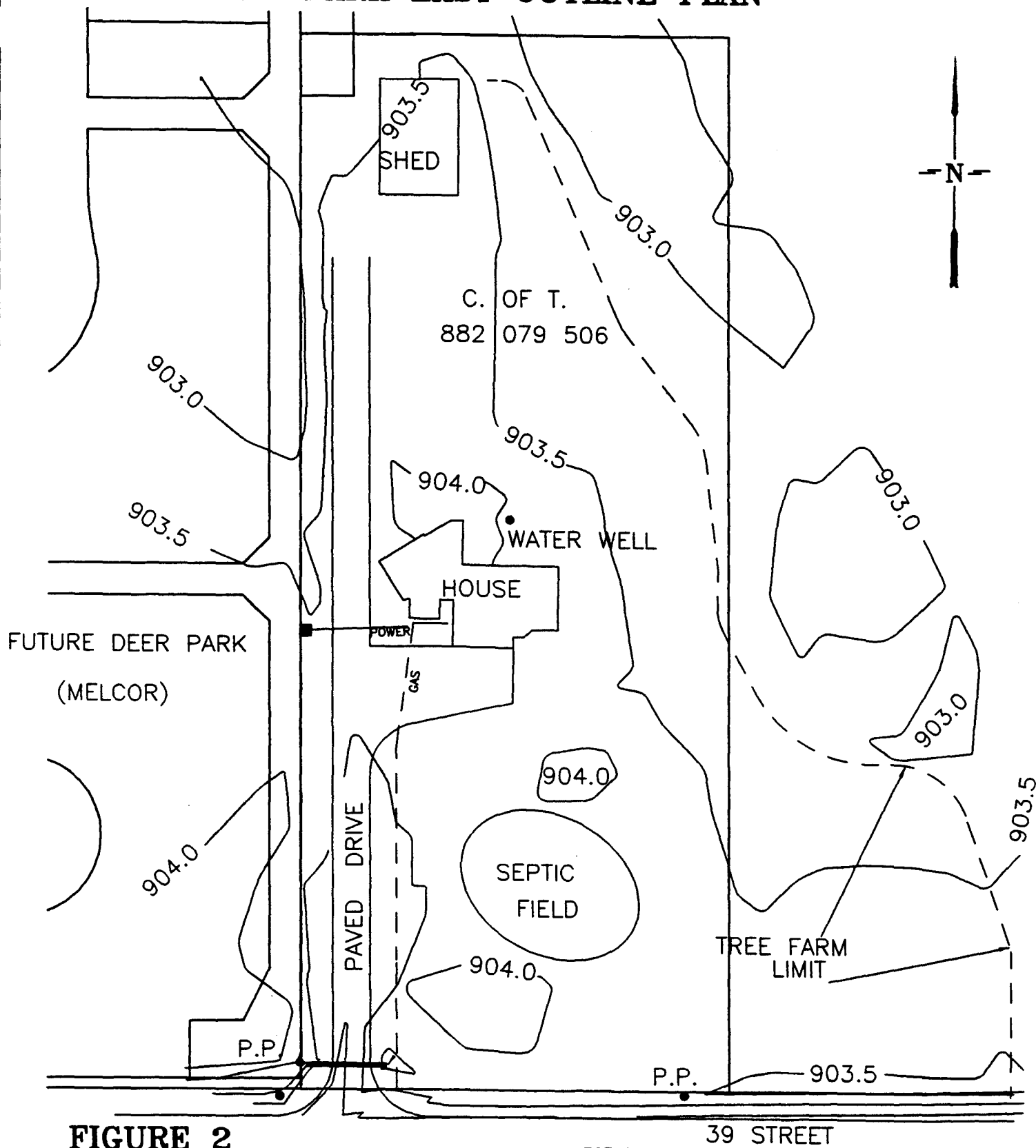


FIGURE 2
EXISTING ACREAGE
SOUTH WEST CORNER
OF QUARTER SECTION

SCALE 1:1000

REVISED MAY 21/98

LEGEND:

— 901 — ORIGINAL GROUND CONTOURS

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3.0 POLICY FRAMEWORK; CONFORMANCE TO GUIDELINES:

The City of Red Deer adopted the East Hill Area Structure Plan on September 14, 1992 via Bylaw 3075/92. Subsequent revisions were made to the plan via Bylaw 3075/A-93, on April 26, 1993 and Bylaw 3075/B-93 on November 22, 1993. Further revisions to this plan are being reviewed at this time. All revisions to the ASP made during the current review will be adopted (as applicable), within the planning framework of this quarter section. As defined in the area structure plan, the principal purpose of the land is for residential purposes. An elementary school site is proposed within the central park site. A 0.25 hectare local convenience commercial site is proposed along Ross Street, at the north entrance to the quarter section.

Some of the other City of Red Deer documents consulted for reference in the preparation of this outline plan included the City of Red Deer Design Guidelines, the Ecological Profiles of the Ratzke/Deer Park Natural Areas, the Community Services Master Plan, and the City of Red Deer Planning And Subdivision Guidelines. The outline plan, as prepared, is generally in accordance with the direction provided in these documents.

4.0 SITE CHARACTERISTICS:

4.1 Site Features And Access To The Quarter Section:

With the exception of the 1.62 hectare acreage located at the south west corner of the property, the remaining lands within the quarter section are farmed, and are currently in a cultivated state.

The site generally slopes from east to west, with an elevation difference across the quarter section of approximately 7.0 to 8.0 metres.

4.1 Site Features And Access To The Quarter Section (continued)

39th Street exists as a cold mix asphalt road along the south boundary of the quarter section. 20th Avenue exists as a 5.0 metre wide graveled road along the east boundary of the quarter section. The west half of Ross Street is currently under construction. The east half exists in a cultivated state, with no road development on it, along the north boundary of the quarter section.

No trees exist within the actual limits of the quarter section except for the ones located within the 1.62 hectare acreage.

4.2 Existing Acreage

Figure 2 illustrates the existing acreage on which the residence of John and Alida Ratzke is located. The acreage is very nicely landscaped, with mature trees planted throughout, and with mature shrub beds. A row of mature popular trees exists along most of the west boundary of the acreage. We expect this row of trees can be saved and incorporated into lots, if this acreage parcel is subdivided. The remaining trees on this acreage may or may not be salvageable, if development occurs, depending on where they would be located in a development scheme for this acreage.

The south east corner of the acreage is planted with a number of rows of young spruce trees.

Figure 2 also illustrates the location of the paved driveway, the storage shed and work shop, the septic field, the water well, and where the power and gas services are located, to service the existing residence. Access from the existing residence is onto 39th Street.

4.3 Ecological Profile Of The Quarter Section:

4.3.1. 20th Avenue Tree Band:

The City of Red Deer Recreation Parks & Culture Department, and Community Services, have produced a report dated September, 1997, which provides ecological profiles of south east Red Deer, including the Ratzke/Deer Park natural area. This report illustrates an existing band of trees, located along the east property line, and within the Ratzke quarter section. These trees however, are not located within the boundaries of the subject property. Figure 3, site features, illustrates where these trees actually exist, within the existing 20.12 metre (66 foot) right of way for 20th Avenue. The trees exist between the east property line of the Ratzke quarter section and the west edge of the existing 5.0 metre wide graveled road. The width of this band of trees varies from 6.0 metres to 8.0 metres. The trees principally consist of old and dying poplars, mature poplars, young poplars and undergrowth, including some dogwood and willow species, and wild flowering plants.

An overhead power line is located along the east side of the existing 20th Avenue graveled road. As a result any mature trees which may have existed there were removed. At present, only some sporadic brush exists along the east side of 20th Avenue, within the existing 20.12 metre right of way.

4.3.2. Planted Trees Along The North Boundary Of The Quarter Section

Just north of the north property line of the Ratzke quarter section, a single row of poplar trees has been planted. They are not located on the Ratzke quarter section as illustrated in the City of Red Deer Ecological Profile report. They are spaced fairly sparsely and are still relatively young. At their present location they are in the middle of the future 60 metre wide Ross Street right of way. No other ecological features of any interest exist on this quarter section.

DEER PARK EAST OUTLINE PLAN

EXISTING
ROSEDALE

ROSEDALE MEADOWS
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

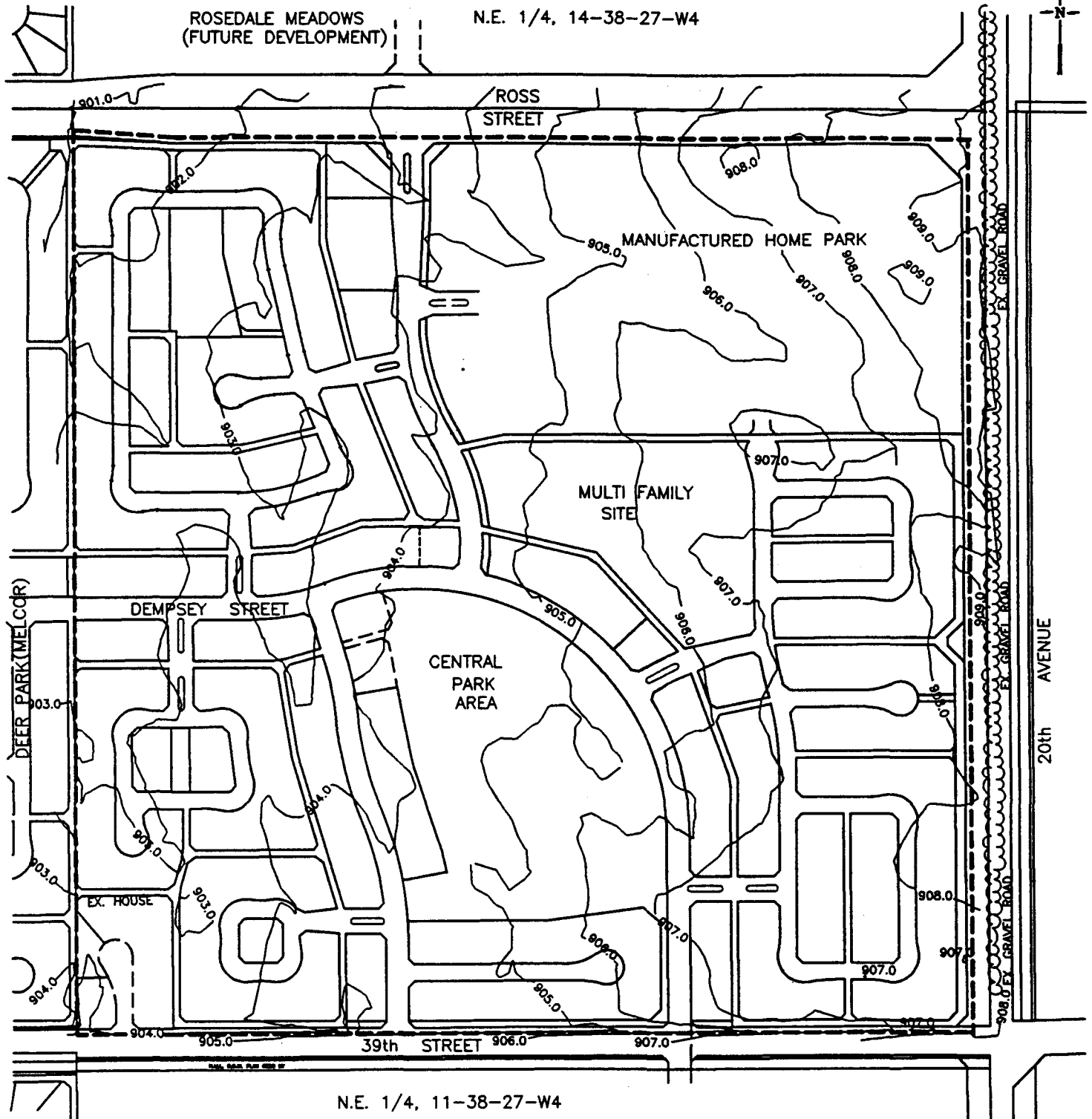


FIGURE 3
SITE FEATURES

SCALE 1:5000

LEGEND:

- OUTLINE PLAN BOUNDARY
- 901 — ORIGINAL GROUND CONTOURS
- ~~~~~ ORIGINAL TREELINE

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5.0 DEVELOPMENT PROPOSAL

5.1 Road Widening:

Based on the outline plan as proposed, road widening will have to be provided on two sides of the quarter section, namely:

- * Along the east side of the quarter section for the future development of an arterial roadway, namely 20th Avenue.
- * Along the north side of the quarter section for the future extension of an arterial roadway, namely Ross Street.

The land area required for these two road widenings, as proposed, is 3.985 hectares (9.85 acres).

As clarified in section 4.3.1. of this report, the \pm 8.0 metre wide band of trees exists within the existing 20.12 metre (66 foot) road right of way. It is assumed that these particular trees will not be preserved and that the 20th Avenue road widening will be required.

5.2 Development Concept:

Figure 4 illustrates the proposed development concept for this subdivision. The principal concept for this outline plan was to create neighborhoods within the community, with an emphasis on integrating land uses, and addressing the market trends presently existing in Red Deer. With this in mind, we created a plan which includes cul de sac's, P-Loops, and crescent road systems. The internal road system design typically discourages through traffic, thus creating the desirable quiet neighborhoods. The internal roadway system then ties into collector roads, and collector roads tie into arterial roads, thus addressing the typical hierarchy of roadway systems for the City of Red Deer.



REVISÉD SEPT 22/98













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EDMONTON

RED DEER

OUTLINE PLAN
FOR
DEER PARK EAST
S.E. 1/4, 14-38-27-W4
(RATZKE QUARTER)
FOR
PARKSIDE HOLDINGS LTD.
SCALE: 1:4000 METRIC
SCALE: 8 1/2x11 NOT TO SCALE

NOTE: ROAD RIGHT OF WAY WIDTHS ARE 15m
UNLESS OTHERWISE NOTED.

- SINGLE FAMILY (R1) 
- MULTI-FAMILY/APARTMENT (R2/R3) 
- DUPLEX LOTS (R1-A) 
- TWO STOREY HOUSES WITH WALKOUT BASEMENTS 
- PUBLIC UTILITY LOTS 
- WALKWAYS, LOCAL PARKS AND CENTRAL PARK 
- NEIGHBOURHOOD COMMERCIAL 
- CHURCH SITE 
- ROADS AND LAHES 
- MEDIANS FOR COLLECTOR OR RESIDENTIAL ROADS 
- MAIN PEDESTRIAN LINKAGE 
- MINOR PEDESTRIAN LINKAGE 
- TOTAL MUNICIPAL RESERVE (INCLUDING CENTRAL PARK SITE) 6.287 Ha

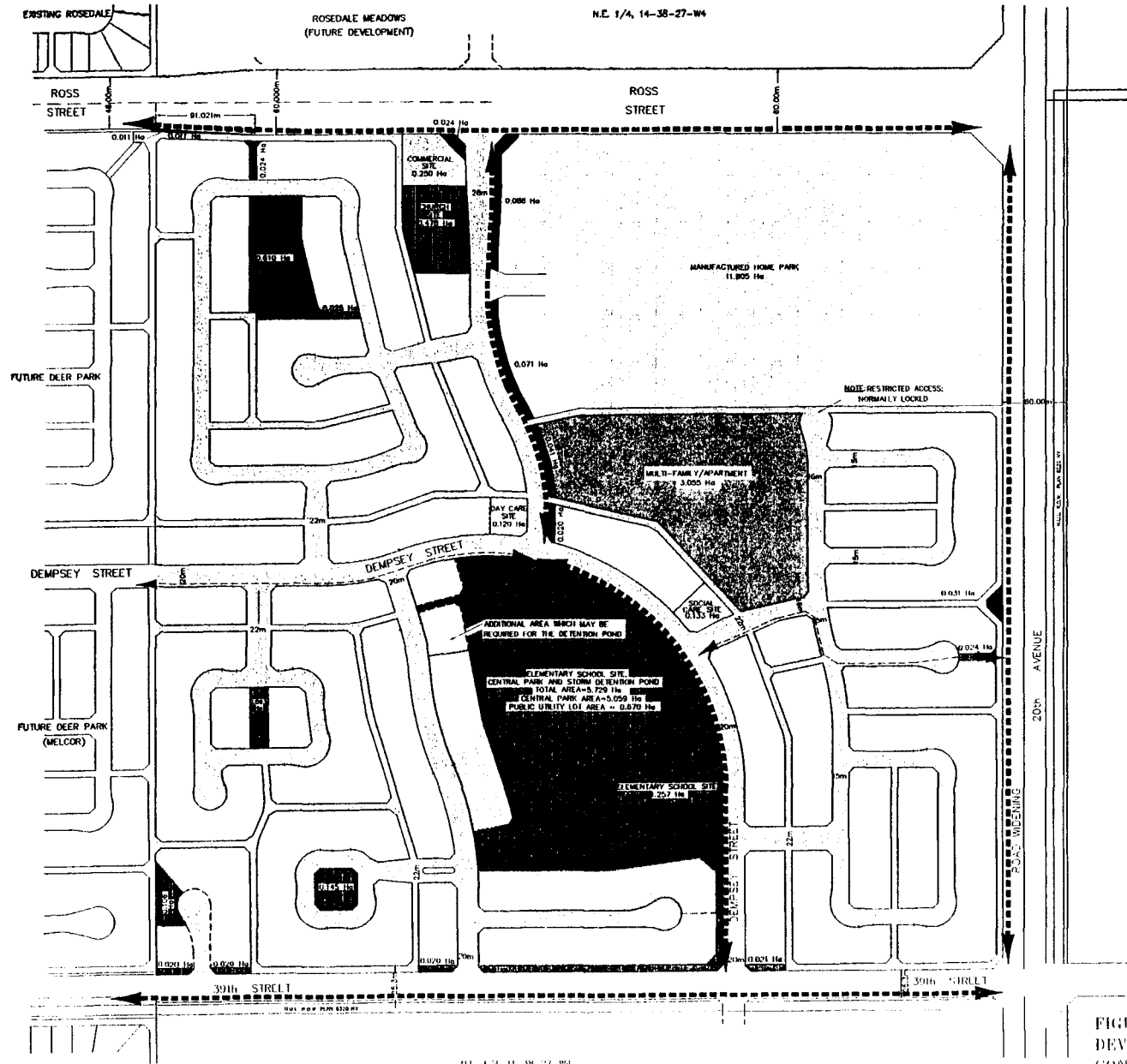
TOTAL AREA OF ORIGINAL 1/4 SECTION	65.026 Ha	160.68 Ac
ROSS STREET AND 20th AVENUE WIDENING	3.087 Ha	9.85 Ac
DEVELOPABLE AREA	61.039 Ha	150.83 Ac
SINGLE FAMILY (R1)	24.572 Ha	61.22 Ac
MANY ACQUIRED HOME PARK (H4)	11.900 Ha	29.16 Ac
MULTIPLE FAMILY (R2/R3)	3.000 Ha	7.50 Ac
DUPLEX LOTS (R1-A)	1.500 Ha	3.75 Ac
NEIGHBOURHOOD COMMERCIAL (C5)	0.250 Ha	0.62 Ac
DAY CARE SITE (R1)	0.123 Ha	0.30 Ac
SCHOOL CARE SITE (R1)	0.135 Ha	0.33 Ac
CHURCH SITE (R1)	0.471 Ha	1.16 Ac
CENTRAL PARK (P1)	9.059 Ha	22.50 Ac
LOCAL PARKS AND WALKWAYS (P1)	1.226 Ha	3.03 Ac
STORM DETENTION POND (P5)	0.670 Ha	1.66 Ac
PUBLIC UTILITY LOTS (P5)	0.151 Ha	0.37 Ac
ROADS	12.017 Ha	29.70 Ac
COLLECTOR	2.386 Ha	5.91 Ac
RESIDENTIAL	6.251 Ha	15.45 Ac
LAHES	2.460 Ha	6.08 Ac

DATE: SEPTEMBER 21, 1998

ACAD. 10-1000-1000-1000-1000-1000

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FIGURE 4
DEVELOPMENT
CONCEPT



EXISTING DEER PARK
(CITY OF EDU DEER)

ILL. 1/4, 14-38-27-W4

5.2 Development Concept: (continued)

The concept, as proposed, provides for a variety of housing types and a local convenience commercial site to service the daily needs of residents in this area.

5.2.1. Manufactured Home Park (R4):

The primary element which will make this quarter section unique in Red Deer is the proposed 11.800 hectare (29.16 acre) manufactured home park to be located in the north east corner of the subject property. Parkside Holdings Ltd. have won awards and numerous compliments for similar parks in other locations. The most recent of these is nearing completion in Lethbridge, Alberta. Their intent is to make this manufactured home park their best yet.. It will be major asset to the community.

The general intent of this portion of the development is to provide a safe and attractive community for retirement aged residents and empty nesters, reasonably 'protected' from the rest of the surrounding neighborhoods. The park will be enclosed by a 1.83 metre (6 foot) high, sculptured stucco fence, accented with large decorative pillars. Security gates with access cards will provide access to owners and guests. Emergency service vehicles will also be provided with access codes and keys. A total of 172 manufactured home units are proposed for the park, providing a site density of only 14.57 units per hectare (5.90 units per acre). Given the traditionally low 'per unit' occupancy population of these parks (average of 1.7 persons per unit), the population density of the park is approximately 25 persons per hectare - substantially less than even traditional single family detached residential land uses. The proposed layout of the park is noted in Figure 4a.

The manufactured home park will be detailed with a variety of landscaping features, including: rock gardens, flower beds, shrub beds, shale walkways, accent berms and flowering trees.

5.2.1. Manufactured Home Park (R4): (continued)

Traditional grassed areas will be utilized throughout the unit locations, which will be arranged in planning 'clusters'. Typical clusters consist of four (4) units, but the east side corners will have seven (7) and six (6) units in the north and south portions respectively. Each cluster will have a minimum of 42% 'green' space with that percentage potentially increasing up to 62% depending on the size of the particular units involved. Planning calls for the homes to vary in size from 16' x 76' (4.88 m x 23.16m) to 29' x 76' (8.84m x 23.16m), with 12 variations in between. Each cluster will also provide parking for up to 3 cars per unit (1 in each garage and 2 in driveways). Additional parking of some 70 spaces is provided along the street adjacent to the buffer zones, 34 spaces on the roads in front of grassed areas and a further 21 off street spaces at the site amenities complex. As proposed, as many as 641 spaces are available within the manufactured home park site.

In its entirety, the manufactured home park (as noted in Figure 4a) has a total landscaped and amenity area of just under 60,400 m² or 51.2% of the useable space. If smaller units are used, this proportion will increase. When taking into account the 'usefulness ratios' of 4:1 for the Club House, 3:1 for the tennis courts and shuffleboard areas and 2:1 for the playground and horseshoe pits, the numbers suggest an equivalent 52.7% . Again, this represents a general minimum given the residential unit sizes indicated on Figure 4a.

Other site amenities will include a storage compound and shed for the residents, occupying some 2435 m² which will provide an average of 14.15m² per unit - far above minimum requirements, and linkage walkways set amongst the detailed landscaping. Maintenance of the 'public' areas (which total a further 9.0% of the Manufactured Home Park site - over and above the previous

5.2.1. **Manufactured Home Park (R4):** (continued)

municipal reserve allowance for the quarter section) will be closely monitored and controlled.

Undoubtedly, the site will be a quality development which will set a new standard.

A detailed area breakdown for the site is as follows:

Total Manufactured Home Park	118,000 m ²	100%
‘Public’ Areas: Roads	14,189 m ²	12.0%
Amenities (1)	4,297 m ²	3.7%
Landscaped (2)	6,770 m ²	5.7%
‘Private’ Areas: Driveways:	11,902 m ²	10.1%
Landscaped	49,297 m ²	41.8%
Units	31,548 m ²	26.7%

(1) Indicates Club House, tennis courts, storage compound, playgrounds etc.

(2) Includes walkways, grasses buffer zones, flower beds etc.

Servicing elements for the manufactured home park are noted in section 7.0 following.

MANUFACTURED HOME
PARK AREA=11.805 Ha

ROADWAYS/ LANES

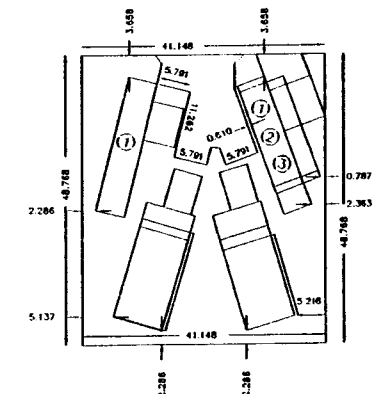
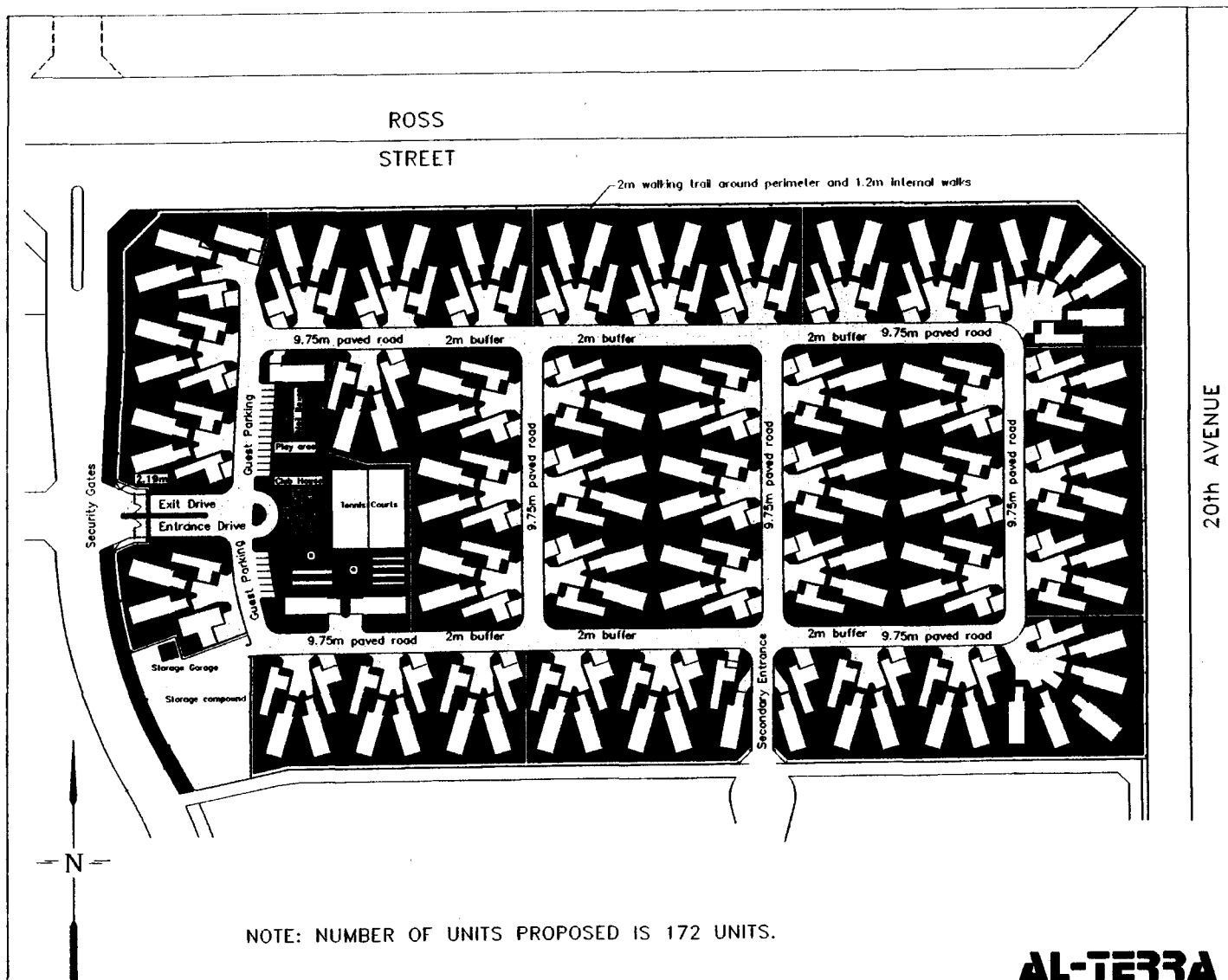


FIGURE 4a

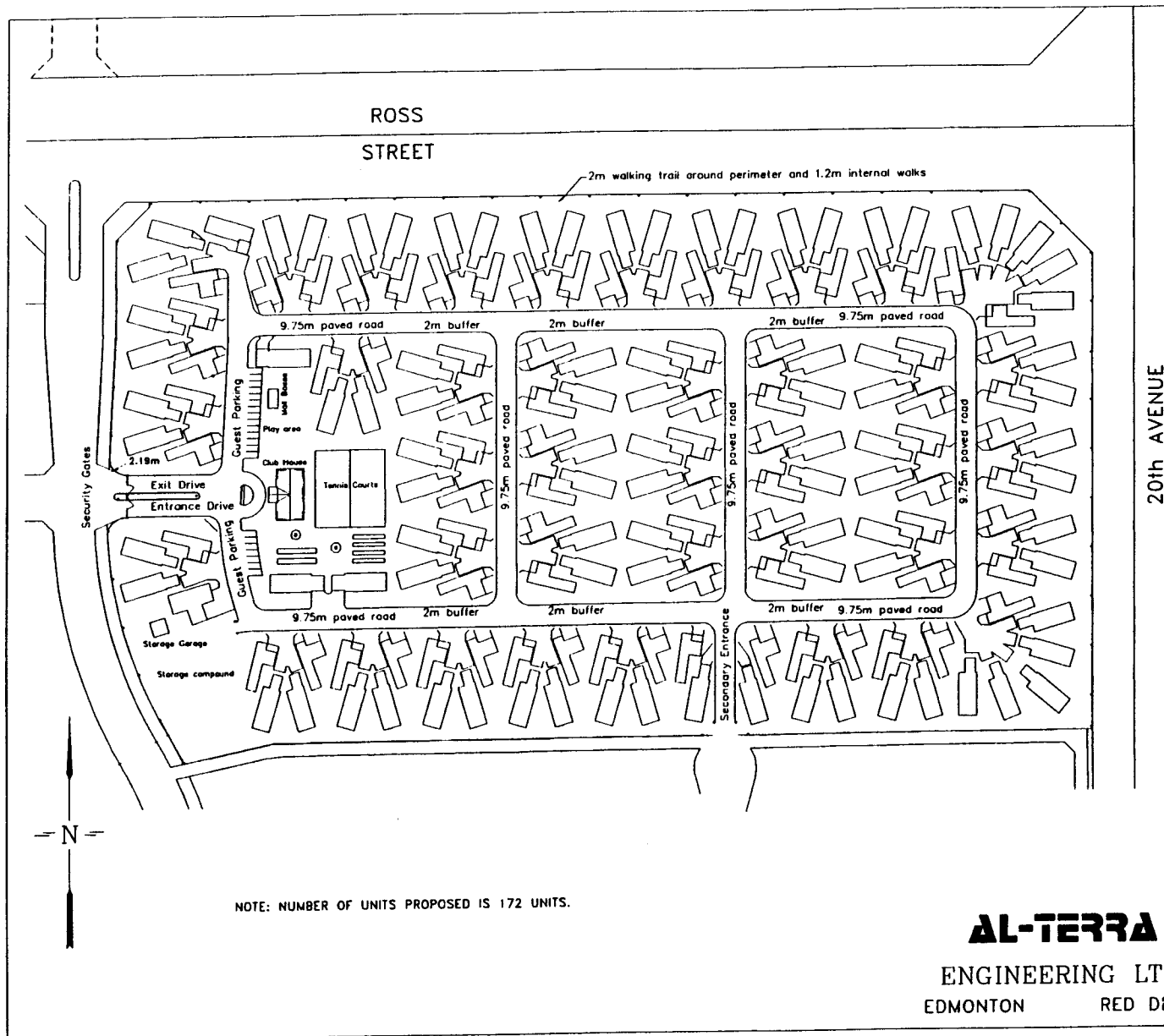


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EDMONTON RED DEER

PARKSIDE HOLDINGS LTD.
SCALE: 1:2000 METRIC

[illegible]

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EDMONTON RED DEER



5.2.2. Local Convenience Commercial Site (C3):

The 0.25 hectare local convenience commercial site will be a major asset to this community, particularly since some of the retired residents of the manufactured home park will no longer be driving. Accordingly, items they require on a daily basis, such as a carton of milk, or renting a video, will be easy to access.

Similarly the commuter coming home from a day's work can stop by the local convenience outlet and pick up what is needed, without going out of their way to complete this shopping.

The local convenience commercial site will be a significant asset to this community, since it will provide what the name implies, "convenience" for the adjacent residents.

5.2.3. Duplex Lots - RI-A:

The duplex lots for this subdivision have been located in the northwest corner of the quarter section, adjacent to the Deer Park (Melcor) duplex lots, thus creating compatible land uses.

5.2.4. Central Park Site; Tot Lots; Detention Pond:

A 5.729 hectare (14.16 acre) combined municipal reserve area and public utility lot is provided within this outline plan, to create the central park and storm detention pond site. The intent is that the 0.67 hectare public utility lot, and 1.000 hectare of the municipal reserve area will be utilized for a storm detention pond.

The 5.059 hectare (12.5 acre) municipal reserve portion of this central park site is designated to include an elementary school and the required neighborhood recreation facilities. There is good road exposure for this park site along Dempsey Street. The central location of the park site makes it so all residents within the quarter section require only a short walk to use the central park facilities.

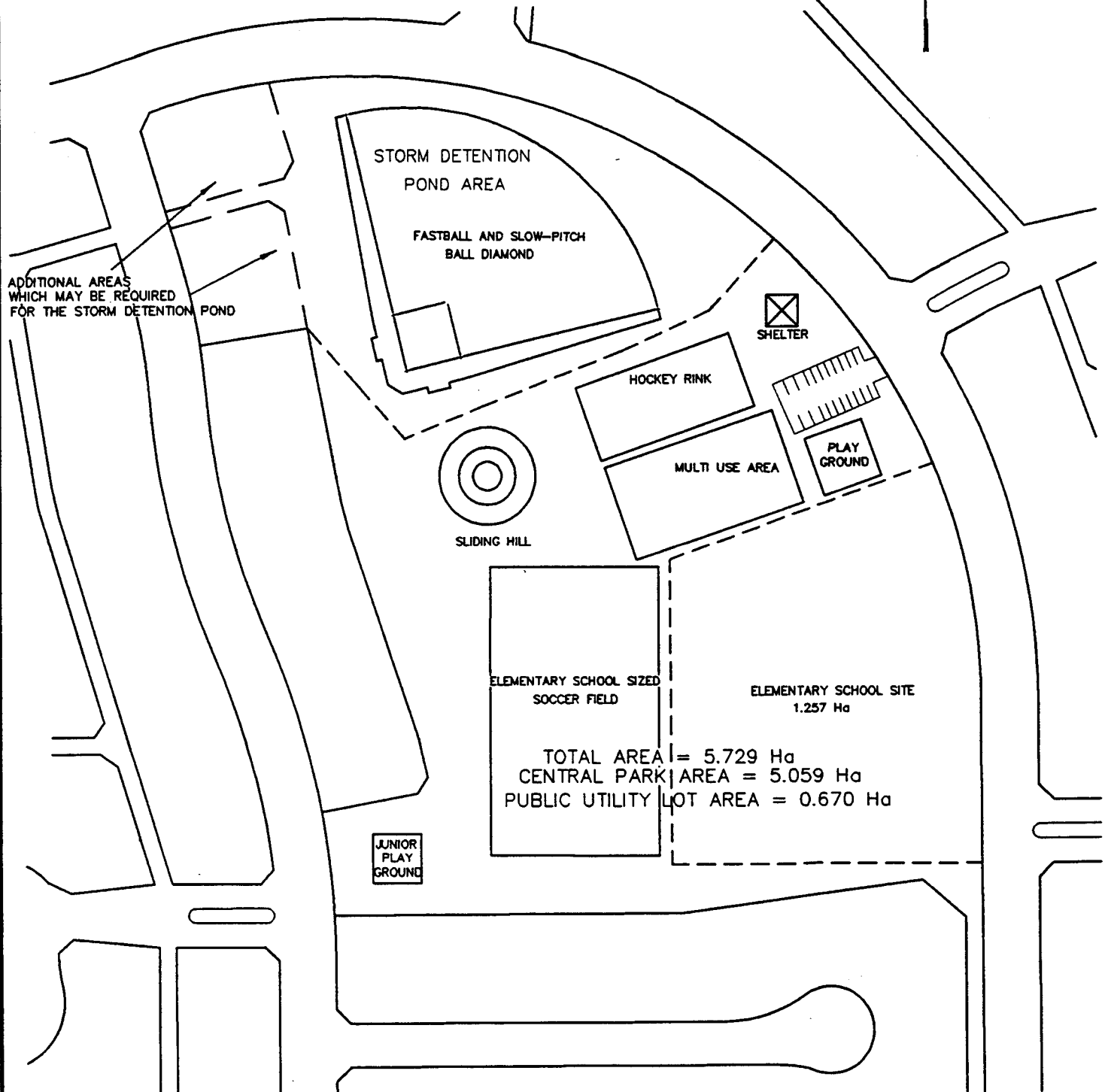
5.2.4. Central Park Site; Tot Lots; Detention Pond: (continued)

Figure 4b indicates the proposed park layout.

Four tot lots, strategically located within the quarter section, will provide park facilities, and a neighborhood gathering focal point for particular neighborhoods.

The primary storm detention pond will be located in the north west corner of the Central Park. As is now typical in Red Deer, this storm detention pond will be part public utility lot, and part municipal reserve. Section 7.1.1 and 7.1.2 of this report clarify the engineering circumstances with respect to this storm detention pond. A second smaller detention pond, needed as a result of the site topography, is to be located in an area park located in the north west portion of the quarter section. The northwest corner storm detention pond will only have water storage in it if the storm event is greater than a 1 in 5 year storm. At all other times it will function as a normal tot lot.

DEER PARK EAST OUTLINE PLAN



**FIGURE 4b
CENTRAL PARK**

SCALE 1:2000

PREPARED MAR 26/98
REVISED SEPT 22/98

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

5.3 Land Use Distribution:

Table 1 illustrates the land use distribution for the outline plan area.

TABLE 1. OUTLINE PLAN STATISTICS:

TOTAL AREA OF ORIGINAL ¼ SECTION	65.026 Ha	160.68 Ac	
Ross Street and 20th Avenue Widening	3.987 Ha	9.85 Ac	
DEVELOPABLE AREA	61.039 Ha	150.83 Ac	100%
Single Family (R1)	24.572 Ha	61.72 Ac	40.3%
Manufactured Home Park (R4)	11.800 Ha	29.16 Ac	19.3%
Multiple Family (R2 / R3)	3.055 Ha	7.55 Ac	5.0%
Duplex Lots (R1-A)	1.508 Ha	3.73 Ac	2.5%
Neighborhood Commercial (C3)	0.250 Ha	0.62 Ac	0.4%
Day Care Site (R1)	0.123 Ha	0.30 Ac	0.2%
Social Care Sites (R1)	0.135 Ha	0.33 Ac	0.2%
Church Site (R1)	0.471 Ha	1.16 Ac	0.8%
Central Park (P1)	5.059 Ha	12.50 Ac	8.3%
Detention Pond	0.670 Ha	1.66 Ac	1.1%
Local Parks and Walkways (P1)	1.228 Ha	3.03 Ac	2.0%
Public Utility Lots (PS)	0.151 Ha	0.37 Ac	0.2%
Roads	12.017 Ha	29.70 Ac	19.7%
Collector	3.306 Ha	8.17 Ac	
Residential	6.251 Ha	15.45 Ac	
Lanes	2.460 Ha	6.08 Ac	

The total municipal reserve area, including the central park site, and excluding the main detention pond area is approximately 6.287 hectares (15.54 acres). This represents some 10.30% of the developable land area. As addressed in Section 5.2.1, there will also be a significant amount of landscaped area within the manufactured home park.

5.3 Land Use Distribution: (continued)

We believe the land use distribution, as proposed, illustrates a well balanced development, with sufficient duplex and multifamily area (7.50% percent of the developable land area) to create some density, for the quarter section. Meanwhile the single family component is 40.3 percent of the developable land area. Actual lot sizes and land uses will determine final densities. An approximate dwelling unit and population density for the quarter section is as follows:

Residential Uses:

ITEM	No. of Units	Persons/Unit	Population	Population Density
Single Family	450 - 480	3.4	1530 - 1632	61 - 65/Ha
Duplex	34	3.3	112	74/Ha
Multi Family	110 - 140	2.8	308 - 392	102 - 130/Ha
Manufactured Home	172	1.7	292	25/Ha
Total Site	766 - 826	—	2242 - 2428	37 - 40/Ha

The outline plan also provides for the following required facilities and alternative usage sites:

- * Day Care Site: 0.123 Hectares (single family)
- * Social Care Site: 0.135 Hectares (single family)
- * Church Site: 0.471 Hectares (single family)

6.0 TRANSPORTATION:

6.1 Transportation Circulation Pattern

The traffic circulation pattern proposed in the outline plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be two arterial roadways adjacent to the quarter section:

- * Ross Street along the northern boundary of the quarter section, and
- * 20th Avenue along the eastern boundary of the quarter section.

6.1 Transportation Circulation Pattern (continued)

The internal transportation system will ultimately tie into Ross Street and 39th Street. There is no collector road connection proposed to 20th Avenue.

An internal collector loop street will tie into the existing Dempsey Street along the west boundary of the quarter section, and into 39th Street at the south limit of the quarter section.

Ross Street has been extended to the midpoint of the Ratzke quarter section in 1998, and, as a result, will provide the principal access to the quarter section. 39th Street is also expected to extend easterly to tie into 20th Avenue some time in the near future.

6.2 Collector Road Cross Sections:

Figures 5 and 5a illustrate the cross sections proposed for the divided and undivided residential roads. Figure 5 illustrates the typical collector road cross sections for a 28.0 m wide divided right- of-way (applicable at site access from Ross Street only) and the 20.0m typical undivided collector. These cross sections conform to the City of Red Deer Design Guidelines drawing B5 and B6. The intent is that the 2.5 metre wide separate sidewalk, or paved walkway, would be located on the same side of the collector road as the 6.0 metre wide municipal reserve strip. This would apply to the collector road from Ross Street to Dempsey Street, and, along Dempsey Street, from 39th Street. Figure 5a illustrates the typical divided 22.0m wide local road and standard 15.0m undivided local road within the interior sections of the development.

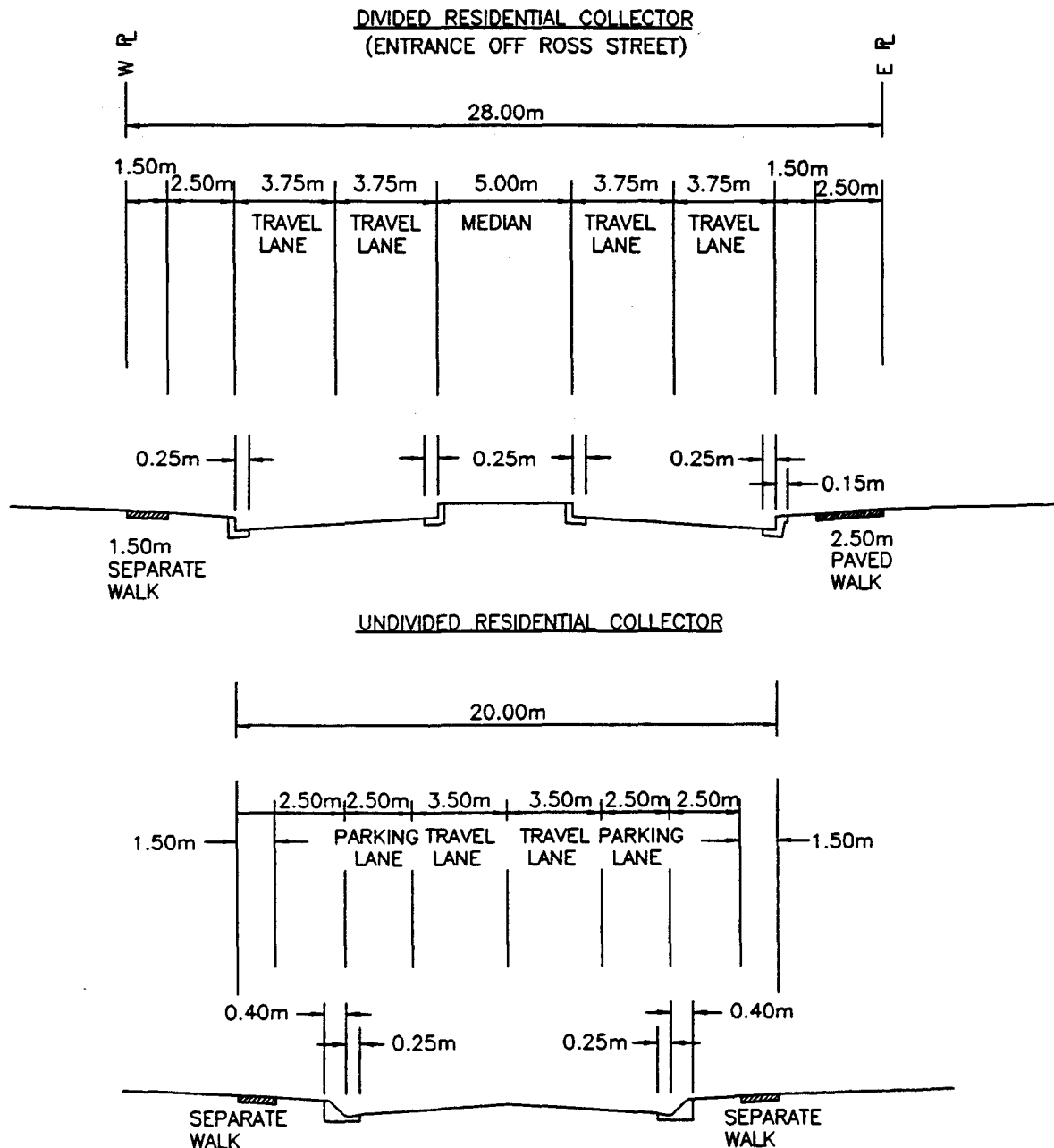


FIGURE 5
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

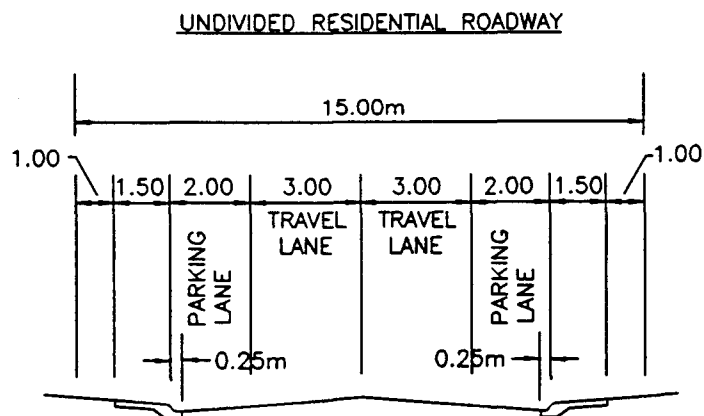
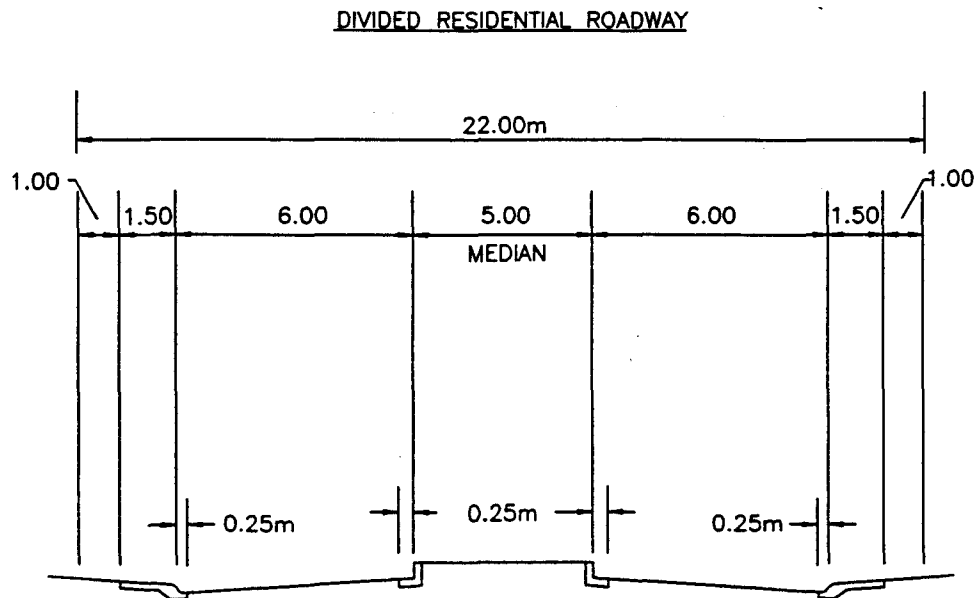


FIGURE 5a
DIVIDED AND UNDIVIDED RESIDENTIAL
LOCAL ROADWAY DETAIL

PREPARED BY:

AL-TERRA
 ENGINEERING LTD.

6.3 Pedestrian Circulation Patterns:

Figure 4 illustrates a continuous integrated pedestrian system throughout the quarter section. As assumed for this report, and as illustrated on Figure 4 and, for cross sectional details, on Figure 5:

- * We assume the City of Red Deer will provide a pedestrian walkway system along 39th Street, along Ross Street, and along 20th Avenue as these roads are upgraded.
- * The pedestrian linkage will be continued, along Dempsey street, from Melcor's Deer Park Subdivision.
- * A 2.5 metre wide pedestrian linkage will be provided from Ross Street to Dempsey Street, and along Dempsey Street, to 39th Street.
- * We propose to provide a pedestrian linkage from Dempsey Street to 20th Avenue, toward the mid point of the quarter section.

The pedestrian linkage system on the outline plan connects the key neighborhood elements and will enable residents to walk, run, or ride bicycles through the community on a system of walkways, or sidewalks. The pedestrian movement patterns are designed for both internal and external pedestrian flows.

7.0 MUNICIPAL SERVICING CONSIDERATIONS:

The municipal services required to service this subdivision are existing, and are located directly along the west boundary of the subject quarter section, within the lane that runs all along the east boundary of the Deer Park Melcor quarter section. Accordingly, to service the Ratzke quarter section requires only a direct extension of these services.

7.1 Storm Sewer System:

7.1.1. Minor Drainage System:

The existing storm sewer trunk line downstream from this quarter section is undersized to handle any significant storm events. Our preliminary findings suggest a maximum capacity based on a 1 in 2 to 3 year storm for the area is available. Actual capacities, based on the City of Red Deer's computer model analysis, provided a 1 in 3 year event, and will be used to complete detailed design work. Connection locations to the existing trunk system are provided within the east-most lane of the Deer Park (Melcor) quarter section, as follows:

- * At the north west corner of the Ratzke quarter section.
- * In the lane located just north of Dempsey Street, at approximately the mid point of the quarter section, and
- * Toward the south end of the quarter section.

Figure 6 illustrates the conceptual layout for the minor, piped storm sewer system. A weeping tile drainage system will be provided for all lots. Mr. John Ratzke of Parkside Holdings Ltd. advises that weeping tile drainage systems are also installed under his manufactured home units. The storm sewer design will be completed in accordance with the City of Red Deer design guidelines.

7.1.2. Major Overland Drainage System

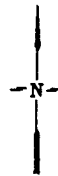
Major overland drainage exists in all areas where an inadequate (or no) underground storm sewer system is in place to handle the particular storm intensity. As was noted earlier, the existing trunk line does not have ample capacity to handle a storm event of one in five years. The actual capacity of the system is one in three years as determined by the City of Red Deer's modeling study.

DEER PARK EAST OUTLINE PLAN

EXISTING
ROSEDALE

ROSEDALE MEADOWS
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4



ROSS
STREET

MANUFACTURED HOME PARK

MULTI FAMILY
AREA

CENTRAL PARK AREA
AND DETENTION POND

DEMPSEY STREET

DEER PARK
(MELCOR)

20th AVENUE

39th STREET

N.E. 1/4, 11-38-27-W4

FIGURE 6
STORM SEWERS

LEGEND:

— STORM TRUNK
- - - STORM LINE

SCALE 1:5000

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7.1.2. **Major Overland Drainage System** (continued)

To accommodate the inevitable runoff over and above the system's capacity, roads and lanes will be designed to route the excess storm runoff to a storm detention pond located within the central park system, or to a smaller detention pond located in the northwest corner of the quarter section. These ponds will be designed to accommodate the necessary quantities of water directed to it from a 1 in 100 year storm event.

Figure 7 illustrates the major overland flow routes for this quarter section. As illustrated, approximately 80% of the storm runoff from a major storm event can be directed towards the central park site. A further 16% will drain to the secondary site in the north west corner of the quarter section. The topography of the quarter section dictates what can and cannot be drained to the central park area. The remaining overland flow runoff would drain southward, onto 39th Street, or eastward, onto Dempsey Street.

Minor detention facilities will be incorporated into the manufactured home park area. These will be formed by a "V" section profile roadways set at about 3%, producing 'collection bowls' for ponding within the roads themselves. Unit clusters will be graded to maintain elevations over that required for the 1 in 100 year storm events. City of Red Deer Guidelines will be followed throughout the design work where applicable.

7.2 **Sanitary Sewer System:**

The sanitary sewer system required to service the subject quarter section is a direct extension of the existing sanitary sewer system located in the Deer Park (Melcor) quarter section. Figure 8 conceptually illustrates the proposed tie-in points into the existing sanitary sewer system.

DEER PARK EAST OUTLINE PLAN

EXISTING
ROSEDALE

ROSEDALE MEADOWS
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

ROSS
STREET

MANUFACTURED HOME PARK

MULTI FAMILY
SITE

CENTRAL PARK AREA
AND DETENTION POND

DEMPSEY STREET

DEER PARK
(MELCOR)

20th AVENUE

39th STREET

N.E. 1/4, 11-38-27-W4

FIGURE 7
OVERLAND DRAINAGE
GREATER THAN 1:5
YEAR STORM EVENT

LEGEND:

← DIRECTION OF FLOW

SCALE 1:5000

REVISED SEPT 22/98

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DEER PARK EAST OUTLINE PLAN

EXISTING
ROSEDALE

ROSEDALE MEADOWS
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

N

ROSS
STREET

MANUFACTURED HOME PARK

MULTI FAMILY
AREA

DEMPSEY STREET

CENTRAL PARK AREA

39th STREET

N.E. 1/4, 11-38-27-W4

20th AVENUE

FIGURE 8
SANITARY SEWERS

LEGEND:

— 250mm SAN
- - - 200mm SAN

SCALE 1:5000

REVISED SEPT 22/98

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RED DEER

7.2 Sanitary Sewer System: (continued)

Figure 8 also conceptually illustrates the proposed routing of the sanitary sewer system within the subject quarter section, and the proposed pipe sizes.

Sanitary system modeling, to the sanitary trunk tie-in points, will be completed as part of the preliminary engineering analysis for this quarter section.

All facilities required for the sanitary sewer system, which will become the responsibility of the City of Red Deer to maintain, will be designed in accordance with the City of Red Deer design guidelines.

7.3 Water Distribution System:

The water distribution system required to service the subject quarter section is a direct extension of the existing water distribution system located in the Deer Park (Melcor) quarter section. Figure 9 conceptually illustrates the proposed tie-in points into the existing water distribution system. Figure 9 also conceptually illustrates the proposed routing of the water distribution system within the subject quarter section, and the proposed pipe sizes.

Water supplies within the manufactured home park will consist of 150mm feeds to hydrants and 50mm sub-feeds to residential units tapped from a 200mm main from Ross Street. Individual homes will have a standard 20m (3/4") domestic feed, while the Club House facility will be supplied by 25mm (1") line.

DEER PARK EAST OUTLINE PLAN

EXISTING
ROSEDALE

ROSEDALE MEADOWS
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

N

ROSS
STREET

MANUFACTURED HOME PARK

MULTI FAMILY
SITE

DEMPSEY STREET

CENTRAL PARK AREA

20th AVENUE

39th STREET

N.E. 1/4, 11-38-27-W4

FIGURE 9
WATER DISTRIBUTION

SCALE 1:5000

REVISED SEPT 22/98

LEGEND:

- 300mm WATER
- 250mm WATER
- 200mm WATER
- 150mm WATER
- o HYDRANT

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RED DEER

7.3 Water Distribution System: (continued)

All facilities required for the water distribution system, which will become the responsibility of the City of Red Deer to maintain, will be designed in accordance with the City of Red Deer Design Guidelines.

7.4 Shallow Utilities

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Outline Plan.

8.0 REPORTS FROM SPECIALIZED CONSULTANTS:

8.1 Geotechnical Investigation:

The geotechnical report for this quarter section was prepared by HBT Agra Limited in August of 1993. Copies of this report have been submitted to the City of Red Deer Engineering Department on December 17, 1997.

8.2 Phase 1 Environmental Site Assessment:

A Phase 1 Environmental site assessment was completed for this quarter section, by Agra Earth & Environmental Ltd. in September of 1997. A copy of this report was submitted to Parkland Community Planning Services on October 22, 1997.

9.0 PHASING OF DEVELOPMENT:

Figure 10 illustrates the proposed phasing of development. The present location of utilities dictates the initial few phases of development. Market conditions or trends will influence the actual phasing of later development.

Parkside Holdings Ltd. proposes to develop a first phase of the manufactured home park in 1998. As indicated on Figure 10, Mr. John Ratzke has assumed that development of the manufactured home park will occur in three phases. Development will proceed from west to east.

10.0 CLOSURE

This report addresses the key component of the Deer Park East (Ratzke) quarter section outline plan. The concept, as proposed, should create another novel community within the City of Red Deer. We expect that, following the completion of the development of the manufactured home park, by Parkside Holdings Ltd., the expectation for these facilities, in Central Alberta, will change.

DEER PARK EAST OUTLINE PLAN

EXISTING
ROSEDALE

ROSEDALE MEADOWS
(FUTURE DEVELOPMENT)

N.E. 1/4, 14-38-27-W4

N

ROSS STREET

PHASE 1A

MANUFACTURED HOME PARK

3 INTERNAL PHASES

FIRST PHASE (1a ± 40 UNITS)
TO BE DEVELOPED IN 1998

PHASE 1B

PHASE 1C

MULTI FAMILY
SITE

PHASE 3

DEMPSEY STREET

PHASE 2A

PHASE 8A

PHASE 8B

CENTRAL PARK AREA

PHASE 4

PHASE 6

PHASE 7

PHASE 2B

PHASE 5B

PHASE 5A

PHASE 5C

39th STREET

20th AVENUE

N.E. 1/4, 11-38-27-W4

FIGURE 10
PHASING PLAN

PREPARED BY:

AL-TERRA

ENGINEERING LTD.

SCALE 1:5000

REVISED SEPT 22/98

EDMONTON

RED DEER

APPENDICES:

APPENDIX "A"

- * Certificate of Title**
- * Remote Land Title Search**

APPENDIX "A":

Certificate of Title

Remote Land Title Search

NORTH ALBERTA LAND REGISTRATION DISTRICT

CERTIFIED COPY OF

R E M O T E L A N D T I T L E S E A R C H

S		
LINC	SHORT LEGAL	
0016 093 494	4;27;38;14;SE	
		TITLE NUMBER
		932 394 813
		TRANSFER OF LAND
		DATE: 17/12/1993

AT THE TIME OF THIS CERTIFICATION

PARKSIDE HOLDINGS LTD.
OF R.R. 3
RED DEER
ALBERTA T4N 5E3

IS THE OWNER OF AN ESTATE IN FEE SIMPLE
OF AND IN

THE SOUTH EAST QUARTER OF SECTION FOURTEEN (14)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT: ALL THAT PORTION OF THE WESTERLY EIGHTY AND
FORTY SEVEN HUNDREDTHS (80.47) METRES IN PERPENDICULAR WIDTH
THROUGHOUT OF THE SAID QUARTER SECTION WHICH LIES TO THE SOUTH OF
A LINE WHICH IS PARALLEL TO AND TWO HUNDRED AND ONE AND SEVENTEEN
HUNDREDTHS (201.17) METRES NORTHERLY THEREFROM THE SOUTH BOUNDARY
OF THE SAID QUARTER SECTION CONTAINING 1.62 HECTARES (4.00 ACRES)
MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
932 394 813

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

912 105 791 03/05/1991 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF RED DEER.
AS TO PORTION OR PLAN:9121347

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN. IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THIS 16 DAY OF DECEMBER ,1997

REGISTRY AGENT

PER: _____

SUPPLEMENTARY INFORMATION

D.C.T. ISSUED: NO VALUE: \$1,300,000

CONSIDERATION: \$1,300,000

MUNICIPALITY: CITY OF RED DEER

REFERENCE NUMBER:

882 079 506 A

SEARCH NBR: J714673 /AR0367 /TOTAL INSTS.: 001

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

CERTIFIED COPY OF

R E M O T E L A N D T I T L E S E A R C H

S
LINC SHORT LEGAL
0016 093 502 4;27;38;14;SE

TITLE NUMBER
882 079 506
DATE: 18/04/1988

AT THE TIME OF THIS CERTIFICATION

JOHN RATZKE (PLUMBER)
OF R.R. 3
RED DEER
ALBERTA

AND
ALIDA RATZKE
OF R.R. #3
RED DEER
ALBERTA T4N 5E3
AS JOINT TENANTS
(DATA UPDATED BY: CHANGE OF NAME 912105789)

ARE THE OWNERS OF AN ESTATE IN FEE SIMPLE
OF AND IN

ALL THAT PORTION OF THE WESTERLY EIGHTY AND FORTY SEVEN HUNDREDTHS
(80.47) METRES IN PERPENDICULAR WIDTH THROUGHOUT OF THE
SOUTH EAST QUARTER OF SECTION FOURTEEN (14)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
WHICH LIES TO THE SOUTH OF A LINE WHICH IS PARALLEL TO AND TWO
HUNDRED AND ONE AND SEVENTEEN HUNDREDTHS (201.17) METRES NORTHERLY
THEREFROM THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION
CONTAINING 1.62 HECTARES MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

912 105 791 03/05/1991 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF RED DEER.
AS TO PORTION OR PLAN:9121347

I CERTIFY THE ABOVE TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TIT
REPRESENTED HEREIN. IN WITNESS WHEREOF I HAVE SUBSCRIBED MY NAME AND AFFIXED
MY OFFICIAL SEAL THIS 16 DAY OF DECEMBER ,1997

REGISTRY AGENT

PER: _____

SUPPLEMENTARY INFORMATION

T.C.T. ISSUED: NO

CONSIDERATION: SEPARATION

MUNICIPALITY: CITY OF RED DEER

SEARCH NBR: J714679 /AR0367 /TOTAL INSTS.: 001

DEER PARK SOUTHEAST

(Devonshire)

Outline Plan



Prepared for:



Melcor Developments Ltd.

Prepared by:



Stanley
Consulting

Stanley Consulting Group Ltd.

City of Red Deer
Approved by City Council
May 19th, 1998

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CONTOURS**

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1.0 Introduction

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1.0 Introduction

1.1 PURPOSE

The purpose of this Outline Plan is to describe the land use pattern and development objectives for a proposed 64.3 hectare neighbourhood unit within the East Hill Area Structure Plan (ASP) in the City of Red Deer (see Figure 1.0 - Location Plan).

The Outline Plan will implement the general land use framework and development objectives set out in the East Hill ASP by identifying the type, size and location of various land uses, density of development, natural features, public facilities, location of collector and local roadways, conceptual servicing designs and the proposed sequence of development.

The Outline Plan has been prepared on behalf of Melcor Developments Ltd., owners of the land within the proposed plan area.

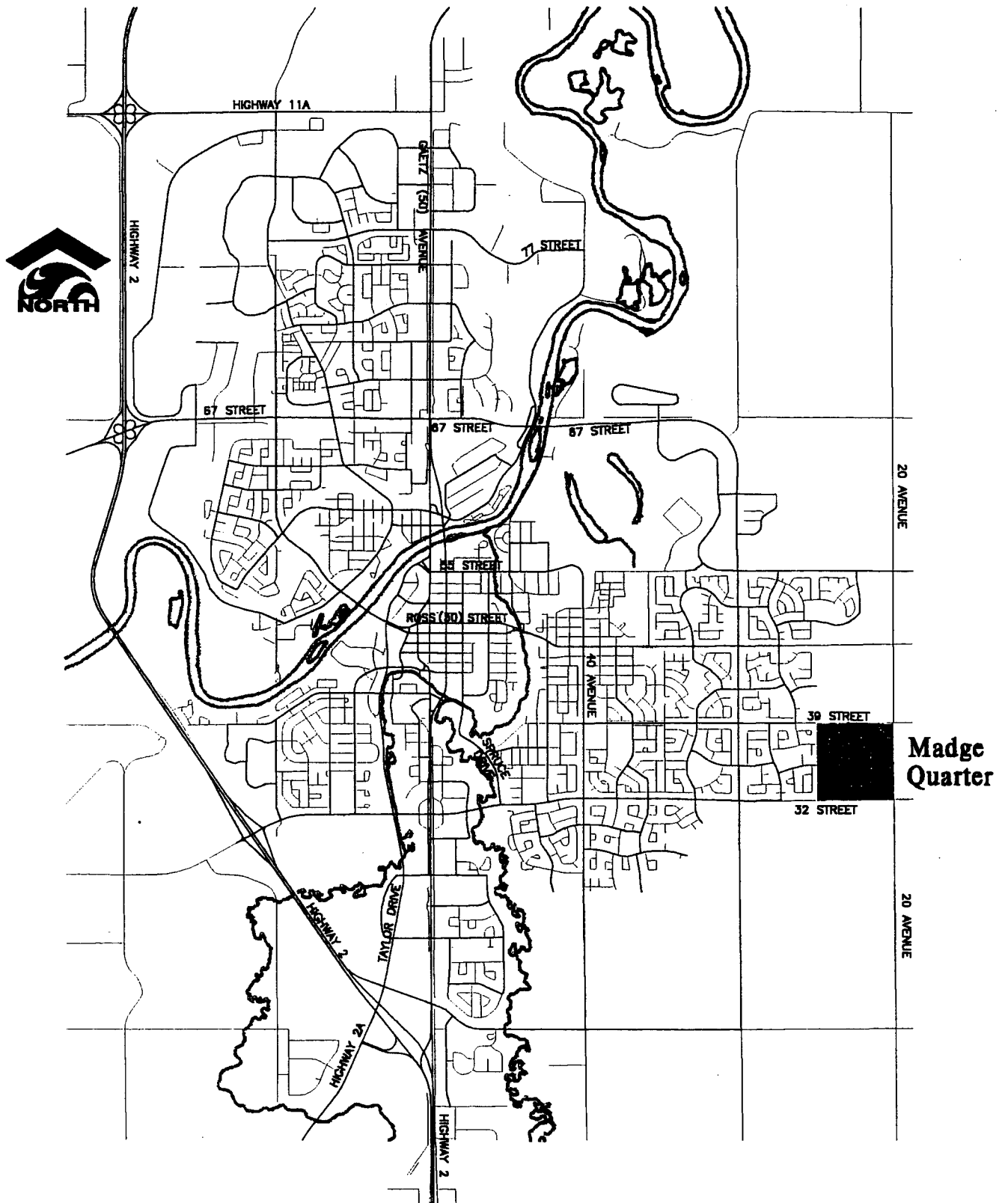
1.2 BACKGROUND

The East Hill Concept Plan was initially prepared in 1977-78 and adopted by Red Deer City Council in June 1978. The Concept Plan was subsequently revised in 1985 and 1989 to incorporate revisions to the plan boundaries, proposed land uses and the transportation network.

The East Hill Concept Plan was eventually adopted as an Area Structure Plan under Bylaw No. 3075/92 in September 1992 and subsequently revised by Bylaw No. 3075/A-93 in April 1993, Bylaw No. 3075/A-97 on January 26, 1998, in November 1993 under Bylaw No. 3075/B-93 and furthermore, Bylaw No. 3207/98 adopted APRIL 20 is the new revised East Hill ASP.

Development has taken place west of 30 Avenue in the East Hill ASP in the neighbourhoods of Clearview, Eastview, Morrisroe and Anders and east of 30 Avenue in the neighbourhoods of Rosedale, Deer Park and Lancaster.

A number of Outline Plans, including this one, are in progress for quarter-sections further east of existing development all the way to the City boundary.



1.3 DEFINITION OF PLAN AREA

The proposed Outline Plan is comprised of the NE 1/4 of Section 11-38-27-4 containing 64.3 hectares. As shown on Figure 1.0 - Location Plan, the Outline Plan is defined by the following general boundaries:

Northern Boundary	Existing 39 Street
Eastern Boundary	Future 20 Avenue (current boundary between the City of Red Deer and the County of Red Deer)
Western Boundary	Existing residential development in Deer Park
Southern Boundary	Future extension of 32 Street

The Outline Plan constitutes a logical planning unit with respect to identifiable plan boundaries, land ownership and servicing considerations.

1.4 STATUTORY PLAN CONTEXT

The East Hill Area Structure Plan provides general guidelines to facilitate the orderly development of the plan area in terms of proposed land uses, density of development, location of major roads and facilities and the sequence of development. The proposed Outline Plan is a more detailed extension of the land use framework described in the ASP and is consistent with the objectives of that document, namely:

- to provide a framework and guidance for neighbourhood land use planning leading to subdivision and development.

The Outline Plan provides a more detailed description of the proposed land uses consistent with the East Hill ASP as described in Sections 3.0 - Development Objectives & Principles and Section 4.0 - Development Concept.

- to guide City expansion in an orderly and economical manner with respect to the agricultural resources of the area.

The Outline Plan describes a plan area contiguous with existing development in the Deer Park neighbourhood and is proceeding in conjunction with Outline Plans to the

north and south. Services to this Outline Plan can be extended in an economical fashion as described in Section 5.0 - Engineering Services.

- to outline the location of roads, in keeping with the City's Transportation Study.

The Outline Plan identifies the proposed collector and local roadway pattern and their relationship to the existing and proposed arterial roadway system.

- to provide for an open space and trail system, in keeping with the Community Services Master Plan.

The Outline Plan reflects the legislative and policy requirements of the Municipal Government Act and the City of Red Deer Community Services Master Plan with respect to the dedication and use of municipal and environmental reserves.

2.0 Site Context & Development Considerations

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2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY AND NATURAL FEATURES

The topography of land within the proposed Outline Plan is generally flat with elevations of 903 m in the west rising to 907 m on the east side of the quarter section as shown on Figure 2.0 - Site Features/Existing Contours. The land is cleared and currently used for agricultural purposes with the exception of a few low lying wetland areas in the northwest, northeast and southwest portions of the plan.

The City of Red Deer's *Ratzke/Deer Park Natural Area Ecological Profile* identifies four environmental zones within the proposed Outline Plan and provides descriptions, development considerations and recommendations for each site:

2.1.1 Zone 2 (H9 - 1TE)

This zone is the site of the Milstead Residence, an old farm house in the northwest corner of the plan area surrounded by a permanent wetland with several mature trees, natural vegetation and a variety of wildlife species.

The ecological profile recommends retaining the Milstead area as a park and considers retaining the residence as a youth club, woman's shelter or historical site. Given the age and condition of the dwelling, there may be only limited opportunities for conversion to another use.

2.1.2 Zone 2 (H9 - 1WE)

This zone in the northwest corner of the plan area is the site of the permanent wetland adjacent to the Milstead Residence.

Based on its size and natural aspects, the ecological profile recommends the retention of this site, particularly if the Ratzke Residence and surrounding wetland north of the quarter section remain intact to provide a large natural area.

2.1.3 Zone 4 (H9 - 3TE & 4TE)

This zone is a tree windbreak along the eastern edge of the plan area within the proposed 20 Avenue R/W. The profile recommends preserving the windbreaks and incorporating them into a linear bicycle path system along the edge of the plan.

2.1.4 Zone 5 (H9 - 3WE)

This zone is the site of a temporary wetland in the northeast corner of the Outline Plan. The ecological profile recommends the retention of this area for use as a small natural park and integration along the proposed bikeway system.

2.2 EXISTING LAND USES

The quarter section is currently districted as A1 (Future Urban Development) District. It is being used for agricultural purposes and contains an older farmhouse in the northwest corner.

The farmhouse is currently occupied by Mrs. Lily Madge who has a short term lease with Melcor Developments Ltd. to occupy the house until July 1, 2000 (or earlier if she chooses to vacate the premises).

2.3 EXISTING TRANSPORTATION NETWORK

Roadway access to the quarter section is available via 39 Street which is currently built to a rural standard. 32 Street and 20 Avenue have not been developed adjacent to the Outline Plan. The future collector roadway access points from the west are built to urban standard up to the eastern boundary of the quarter section.

See Section 4.3 for a discussion on the future transportation network in and adjacent to the Outline Plan.

2.4 ENVIRONMENTAL LEVEL ONE ASSESSMENT

AGRA Earth & Environmental completed a Phase I Environmental Site Assessment (ESA) for the subject lands in July, 1997. The assessment consisted of a historical review of the site and surrounding properties, interviews with local municipal and provincial agencies, a site inspection of the property and buildings and the preparation of a summary report. The ESA found no evidence of any significant environmental concerns and the property was rated as "low" in terms of environmental risk.

39 ST



GASLINE R/W
PLAN 6220 N.Y.

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

20 AV

32 ST

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



**STANLEY
CONSULTING
GROUP LTD.
PH. (403) 341-3320**

CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

**MADGE QUARTER SECTION
NE 1/4 SEC. 11-38-27-W4**

SUBJECT

SITE FEATURES EXISTING CONTOURS

SCALE

t:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

CADD FILE NAME

12870120\FIG2.DWG

SHEET No.	
-----------	--

OF

JOB No.

128-70120

REVISION	
----------	--

FIGURE

DATE DRAWN

FEBRUARY, 1998

11

STATUS

2.0

3.0 Development Objectives & Principles

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3.0 Development Objectives & Principles

3.1 DEVELOPMENT OBJECTIVES

The Outline Plan has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the natural features and the location attributes of the area.

The main objectives of the Outline Plan are:

- to develop a plan consistent with the general intent and purpose of The East Hill Area Structure Plan.
- to provide a framework to deliver a high quality, comprehensively planned residential area by defining the collector and arterial roadway network, the type, size and location of land uses, linkages, location of park sites/open space, servicing designs and development staging.
- to integrate natural features of the area into the plan where feasible and environmentally sustainable.
- to allow implementation of the plan on an orderly, staged basis with flexibility to adapt to changing market conditions.

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Outline Plan is defined through the following general principles:

3.2.1 Residential

- Provide for a mixture of low and medium density housing forms consistent with consumer preferences and in conformance with municipal standards and policies.
- Identify the proposed zoning of the residential areas and ensure a smooth transition of lot sizes and housing forms within the Outline Plan and with respect to existing residential development to the west.

- Establish sufficient overall densities to support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit both within the Outline Plan (where applicable) and the East Hill Area Structure Plan.
- Locate residential development so as to take advantage of natural and man-made features such as stormwater management facilities, walkways and park space.

3.2.2 Transportation

- Provide a safe, logical and efficient hierarchy of transportation systems within the plan area to address the pedestrian, bicycle, public transit and automobile transportation needs of residents moving to, from and within the Outline Plan.

3.2.3 Parks & Open Space

- Provide a central park site and open space linkages within the Outline Plan through the dedication of municipal reserves and in conjunction with walkways to address the active and passive recreation needs of residents.
- Incorporate unique and sustainable environmental areas into the open space and park system where practicable through the dedication of municipal reserves.
- Investigate the feasibility of incorporating the Milstead Residence and surrounding property into the parks and open space system.
- Incorporate park space into the stormwater management system with the application of dual use facilities.

3.2.4 Social Facilities

- Provide sites for a public day care facility, a social care residence and a church in appropriate locations within the Outline Plan consistent with the requirements of the Community Services Master Plan.

4.0 Development Concept

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4.0 Development Concept

The development concept for the Outline Plan has been prepared in response to current and anticipated residential market trends in the City of Red Deer.

The following sections describe the development concept for the Outline Plan in response to the development objectives and principles outlined in Section 3.0 and contained within the East Hill Area Structure Plan.

4.1 NEIGHBOURHOOD UNIT

The Outline Plan is comprised of 64.3 hectares and is bound on three sides by existing and proposed arterial roadways and on the fourth side by existing residential development to create a logical planning unit as shown on Figure 3.0 - Development Concept / Land Use.

4.2 RESIDENTIAL

The majority of land within the Outline Plan is intended for residential development as shown on Figure 3.0. The pattern of the collector and local roadways allows the development of residential land uses in clusters to help distinguish the various segments and to provide a greater sense of identify of these sub-units with the plan.

On the western edge of the Outline Plan where the property adjoins the existing residential development in Deer Park, similar zoning has been applied to ensure a smooth transition of development and to maintain the character of the neighbourhood.

A mix of low and medium density residential dwelling units is proposed and will be further refined based on market conditions and consumer preferences at the time of development. The following Table outlines predicted populations for the development based on the landuse areas and densities.

Land Use	Area (Ha) (net)	Density (Units/Ha)	Density Persons/Unit	Population
R1	29.70	20	3.4	2020
R1A	2.96	35	3.3	340
R2/R3	4.61	50	3.0	690

4.2.1 Residential Low Density District (R1)

As shown on Figure 3.0, single detached low density housing developed under the R1 District has been generally located throughout the neighbourhood to take advantage of the amenity offered by the stormwater management facilities, walkways and parks/open space.

Lot dimensions within the R1 District will adhere to the Land Use Bylaws and are envisioned to be in the range of 12.0 m to 15.0 m in width and approximately 32.0 m to 35.0 m in depth. New development adjacent to the existing housing in Deer Park to the west will reflect similar housing styles and sizes.

4.2.2 Residential (Semi-Detached Dwelling) District (R1A)

As shown on Figure 3.0, a number of small blocks of semi-detached housing development have been identified within the Outline Plan in the southwest portion of the plan.

Semi-detached housing has been located along the proposed 20th Avenue and collector road contiguous with the existing semi-detached housing located in Deer Park. Other segments of semi-detached housing have been located adjacent to the stormwater management facility in the southwest to provide opportunities for more up-scale housing with amenity views.

Dimensions of R1A lots will adhere to the requirements of the Land Use Bylaw and will typically range in width from 8.0 m to 10.0 m (per unit) in width and 32.0 m to 35.0 m in depth.

4.2.3 Residential (Multiple Family) District

Three R2/R3, multiple family parcel has been identified in the southwest, northwest and central portion of the plan along the main collector roadway adjacent to the park site. These sites will provide for medium density housing opportunities within the Outline Plan while ensuring that the additional traffic generated by the site will not significantly impact on the low density areas in the rest of the neighbourhood.

Opportunities for walkout basements are envisioned for lots backing onto the stormwater management facility in the southwest portion of the neighbourhood and potentially adjacent to the existing natural area in the northwest.

Areas designated for R1, R1A and R2/R3 development are shown in Figure 3.0.

4.3 PARKS & OPEN SPACE

A number of park and open space amenities have been identified within the Outline Plan including a 3.68 hectare park in the central portion of the neighbourhood along the collector road.

A small, 0.37 hectare park site has been located in the southeast corner of the neighbourhood within the centre of the “neo-traditional” cell to create the feeling of a “town square.”

The wetland and natural area surrounding the Milstead Residence in the northwest has been dedicated as 1.0 hectares of municipal reserve in order to preserve the features and to provide a pleasant amenity for residents of the neighbourhood.

A 1.0 hectare portion of the stormwater management facility in the southwest portion of the neighbourhood has been identified as municipal reserve.

4.4 SOCIAL FACILITIES

As directed by the Community Services Master Plan, a 0.12 hectare Social Care Residence and a 0.13 hectare Public Day Care Facility have been designated in the Outline Plan in the south central portion of the neighbourhood along the main collector roadway. These sites were selected for their easy access while at the same time integrated within the community.

A 0.19 hectare Church site has also been identified in the plan along the collector road at the intersection of 32nd Street. This site provides easy access to the Church from a

main arterial and limits the amount of traffic entering the neighbourhood. Should these sites not be purchased for their intended use, then they would be developed as residential R1 or R1A.

4.5 PROPOSED TRANSPORTATION NETWORK

A hierarchy of roadways and pathways are proposed for the Outline Plan to provide convenient, safe and efficient access for residents traveling to, from and within the neighbourhood.

4.5.1 Arterial Roadways

The Outline Plan is bound on two sides by proposed arterial roadways: 32 Street and 20 Avenue. As noted earlier in the report, only 39 Street currently exists and it is only developed to a rural standard. There are no roadways currently built within the 32 Street and 20 Avenue road right-of-ways.

4.5.2 Collector Roadways

There are two collector road loops within the proposed Outline Plan as directed by the East Hill Area Structure Plan. The main collector is an extension of Duston Street coming east from Deer Park and loops its way through the middle of the site and north to 39 Street with one access south to 32 Street. The secondary collector loop is an extension of Dowler Street and segments the northwest portion of the plan as it winds its way north to 39 Street.

The collector roadways have been designed according to City standards and range from 20.0 m wide for undivided to 28.0 m wide for divided roadways. Medians will be employed at the entrances to the collectors off 39 Street and 32 Street as well as at select locations throughout the plan to provide for entrance features. These medians are shown on Figure 3.0.

4.5.3 Local Roadways

The local roadway system provides access to most of the individual lots throughout the neighbourhood. Local roadways have been designed according to City standards and the right-of-way widths range from 15.0 m for undivided roads to 22.0 m for portions with median dividers.

In locations where cul-de-sac designs have been employed, their length is within City standards.

4.5.4 Laneways

The vast majority of lots within the neighbourhood have been planned with rear laneways with the exception of most of the lots backing on to the stormwater management facility and park space. Rear laneways will be designed according to City of Red Deer standards and are shown as 6.0 m in width.

4.5.5 Bicycle/Pedestrian Pathways

As directed in the Community Services Master Plan, a bicycle/pedestrian pathway has been identified along the southern and eastern boundaries of the Outline Plan.

Internal pathways have been designed to accommodate pedestrian movements between park spaces throughout the development. These internal pathways also link to the City's major trail system along 32nd Street and 20th Avenue. Figure 3.0 illustrates the location of these pathways.

4.6 NEIGHBOURHOOD PARK PLAN

The Neighbourhood Park Plan shown in Figure 3.0 identifies the arrangement of various playing fields and park facilities in the park areas provided, including a skating rink, ball diamond, soccer field, playground and sliding hill. This plan was developed in cooperation with the City of Red Deer Community Services.

5.0 Engineering Services

	Page
5.0 ENGINEERING SERVICES	5.1
5.1 Stormwater Drainage	5.1
5.2 Sanitary Drainage	5.1
5.3 Water Distribution	5.3
5.4 Shallow Utilities	5.3
5.5 Development Staging	5.4

5.0 Engineering Services

5.1 STORMWATER DRAINAGE

5.1.1 Site Drainage

The existing Madge 1/4 section (64.3 ha.) topography generally slopes from the Northeast to the Southwest with a small portion of the Northwest corner (9 ha.) sloping to the North. The servicing plan developed for the City of Red Deer in the study entitled "The City of Red Deer, Red Deer South Areas Servicing Study", prepared by Al-Terra Engineering Ltd. in association with J. N. MacKenzie Engineering Ltd. dated June, 1990 has been closely followed for developing the stormwater drainage concepts for this area. The report recommends development of a stormwater detention facility in the southwest corner of the quarter section, to capture runoff from the area and release it at a controlled rate to the City storm sewer to the south across 32nd Street.

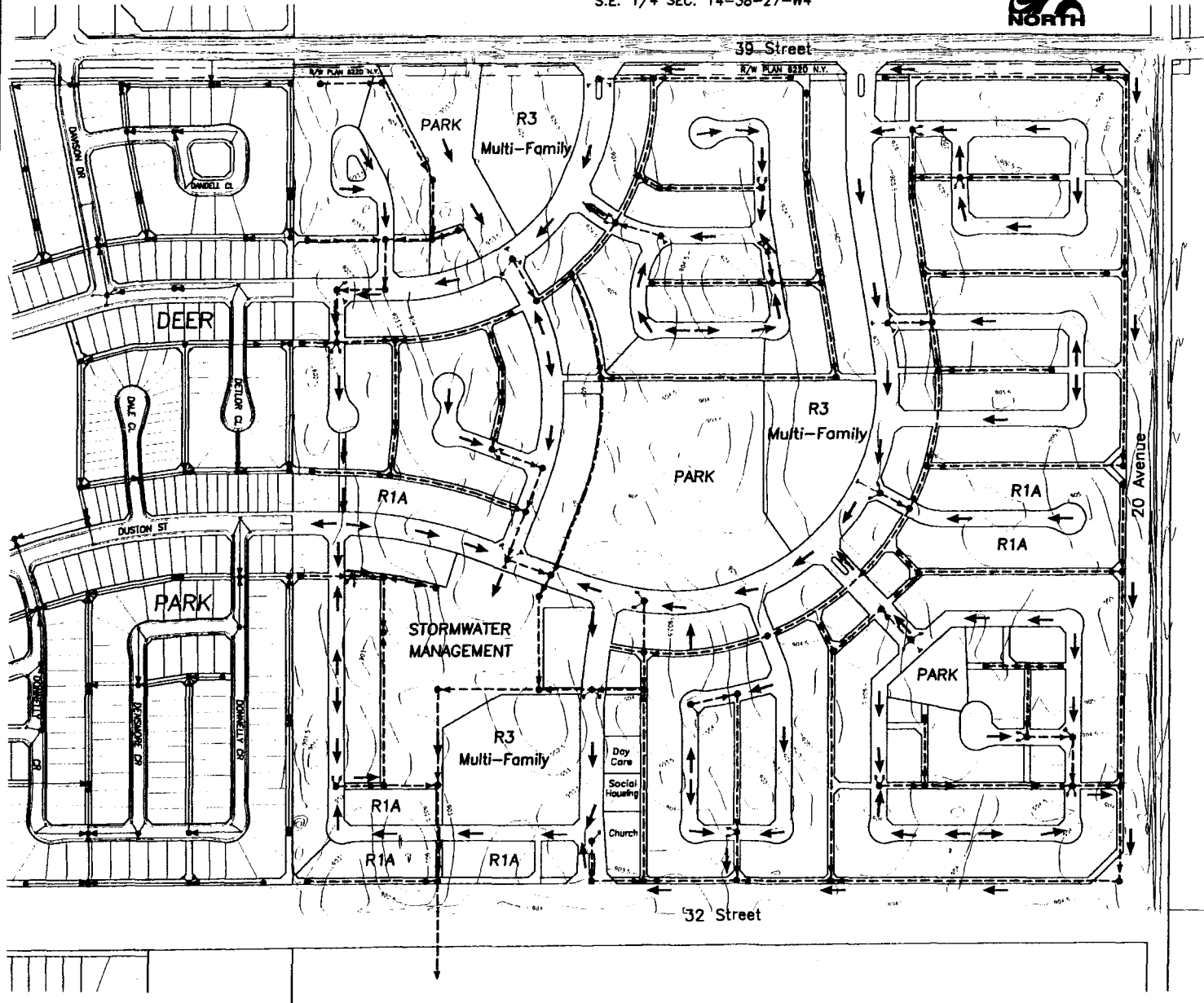
The South Area Servicing Study also identified a small area (approximately 9 ha) in the northwest corner of the development, to drain north across 39th Street. It is however our understanding that City modeling has shown there is no additional capacity remaining in the storm system to the Northwest. Although there is a small wetland storm retention area proposed for the Northwest corner we have allowed for the majority of the flows from this area to be included in the Southwest stormwater detention facility.

There is an additional 16.5ha. of land in the existing Deerpark subdivision to the west which drains overland to the Southwest corner of this subdivision. The City have identified that runoff in excess of the minor system from this area must be included in the sizing of the stormwater detention pond.

5.1.2 Stormwater Storage Facilities

The detention pond in the Southwest area will function as a storage facility for storm events in excess of the required release rate from the development. The minor storm system (underground pipes) and the major storm system (overland flow) will be designed so that storm events in excess of the design minor storm event will back up onto the streets and the stormwater detention pond. The detention pond will then

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



LEGEND

- EXISTING GROUND CONTOUR
- - - - - PROPOSED STORM SEWER MAIN
- MANHOLE
- └─┘ CATCHBASIN & LEAD
- DIRECTION OF MAJOR OVERLAND FLOW



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PROJECT

**MADGE QUARTER SECTION
N.E. 1/4 SEC. 14-38-27-W4**

SUBJECT

**SITE SERVICING
STORM SEWER**

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

OF

CADD FILE NAME

12870120\FGS.DWG

JOB No.

128-70120

DATE DRAWN

MAY, 1998

REVISION

FIGURE

4.0

STATUS

release water at the controlled release rate of 0.1174m³/s, via a small diameter pipe, to existing City facilities in the Lancaster Meadows subdivision.

5.1.3 Minor Storm System

The minor storm system shown in figure 4.0 will consist of underground pipes designed to accommodate a 1:5 year storm event. The minor storm system for this development is proposed to consist of 3 collection systems converging in the stormwater detention area with one overflow inlet/outlet structure. The study area does not currently have any storm sewer servicing and will therefore require a new trunk storm sewer system to connect from the stormwater pond facility to the existing south area City storm system thru the Lancaster Meadows subdivision.

5.1.4 Major Storm System

The major storm system will be designed to convey stormwater in excess of the minor storm, overland to the stormwater detention pond. Water ponding because of flow controls in catch basins will be directed overland along streets, lanes or other designated routes to the stormwater detention pond. Design of streets, lanes and other drainage routes will allow for the storage of stormwater in trapped lows, while ensuring that buildings will be protected from flooding during a major storm event.

5.2 SANITARY SEWER

5.2.1 Off-Site Sanitary Sewer

Sanitary sewer service to the area closely follows the system developed in the Red Deer South Area Servicing Study. The majority of the site will be serviced by a sanitary sewer trunk in the Southwest corner of the site connected to the City system thru the Lancaster Meadows Subdivision. The small area (approximately 9 ha) in the Northwest corner that was originally designed to connect to the sanitary sewer trunk to the north across 39th st. will be connected to the existing Deer Park sewer system to the west. A review of the capacity of the existing sanitary sewer system in the Deer Park subdivision to the west indicates there is additional capacity to accomodate these flows.

5.2.2 On-Site Sewer System

The general slope of the land is from a high elevation in the northeast corner of 907 to a low elevation in the southwest corner of 901. The sanitary sewer system will be



EXISTING GROUND CONTOUR
PROPOSED STORM SEWER MAIN
MANHOLE



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PROJECT

**MADGE QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING
SANITARY SEWER**

SCALE

£4000

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	
SHEET No.	

CADD FILE NAME	
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12870120\FIG8.DWG

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128-70120

DATE DRAWN

MAY, 1998

REVISION	
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FIGURE

5.0

STATUS

designed as 3 separate systems that merge together on the development, at the southwest corner and flow to the Lancaster Meadows sewer system. Small portions of the development abutting the existing Deer Park subdivision to the west, will flow into the existing sewer system in that subdivision.

5.3 WATER DISTRIBUTION

5.3.1 Off-Site Water Services

No off-site water service extensions are required to service this development. The major trunk main grid installed in the Deer Park Development to the west, will be continued in this development.

5.3.2 On-Site Water Services

The existing 250mm diameter water trunk mains along 32nd Street and 39th Street will be extended to 20th Avenue. A 300mm diameter trunk main along 20th Avenue will connect these two trunk mains. There will be a 200mm diameter link through the development between the existing Deer Park Development on the west to the 300mm diameter trunk main on 20th Avenue, as well as a 200mm diameter trunk main link through the development between 32nd Street and 39th Street. The trunk mains and the internal water distribution system is shown on Figure 6.0

5.4 SHALLOW UTILITIES

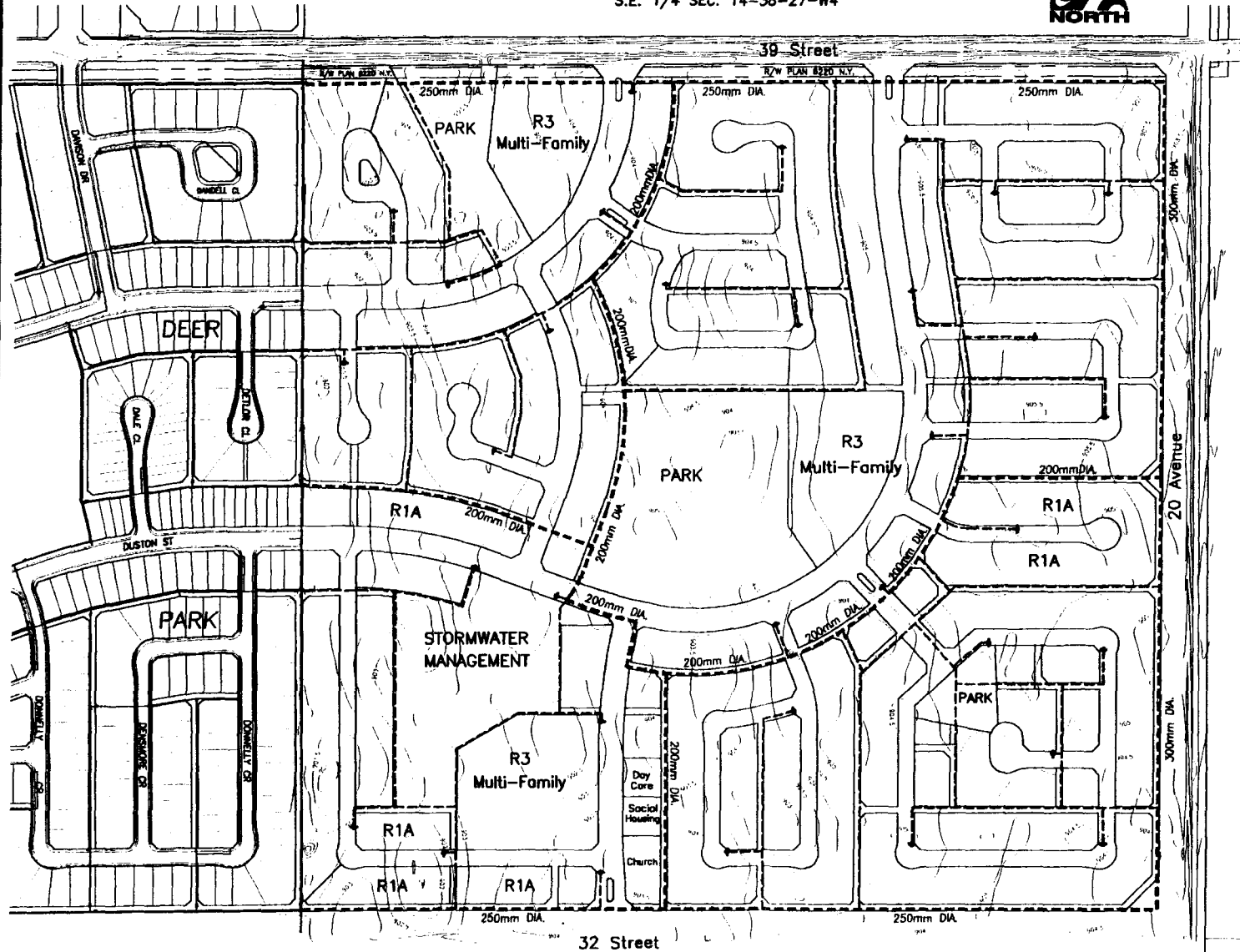
There are no major servicing concerns regarding shallow utilities. All shallow utilities will be extensions of those already in place.

5.5 DEVELOPMENT STAGING

The attached Figure 7.0 outlines the proposed staging for the Development.

The Proposed Staging Plan is based on availability of servicing and economics of development. The initial Stage 1 is shown in the southwest corner of the development and will include construction of the stormwater management pond facility and extension of the storm and sanitary sewer trunk mains from 32nd Street. The remainder of the stages have been set out in a logical orderly fashion. However, it may be necessary to adjust these stages in the future based on market driven needs or economics.

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



LEGEND

- EXISTING GROUND CONTOURS
- PROPOSED WATERMAIN 150mm DIAMETER
- PROPOSED WATERMAIN LARGER DIAMETER
- PROPOSED FIRE HYDRANT & LEAD

NOTE:

ALL PROPOSED WATERMAINS 150mm DIA. UNLESS NOTED OTHERWISE.



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MADGE QUARTER SECTION
NE 1/4 SEC. 11-38-27-W4

SUBJECT

SITE SERVICING
WATER

SCALE

1:4000

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DRAWN BY	F.C.
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APPROVED BY	
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MAY, 1998

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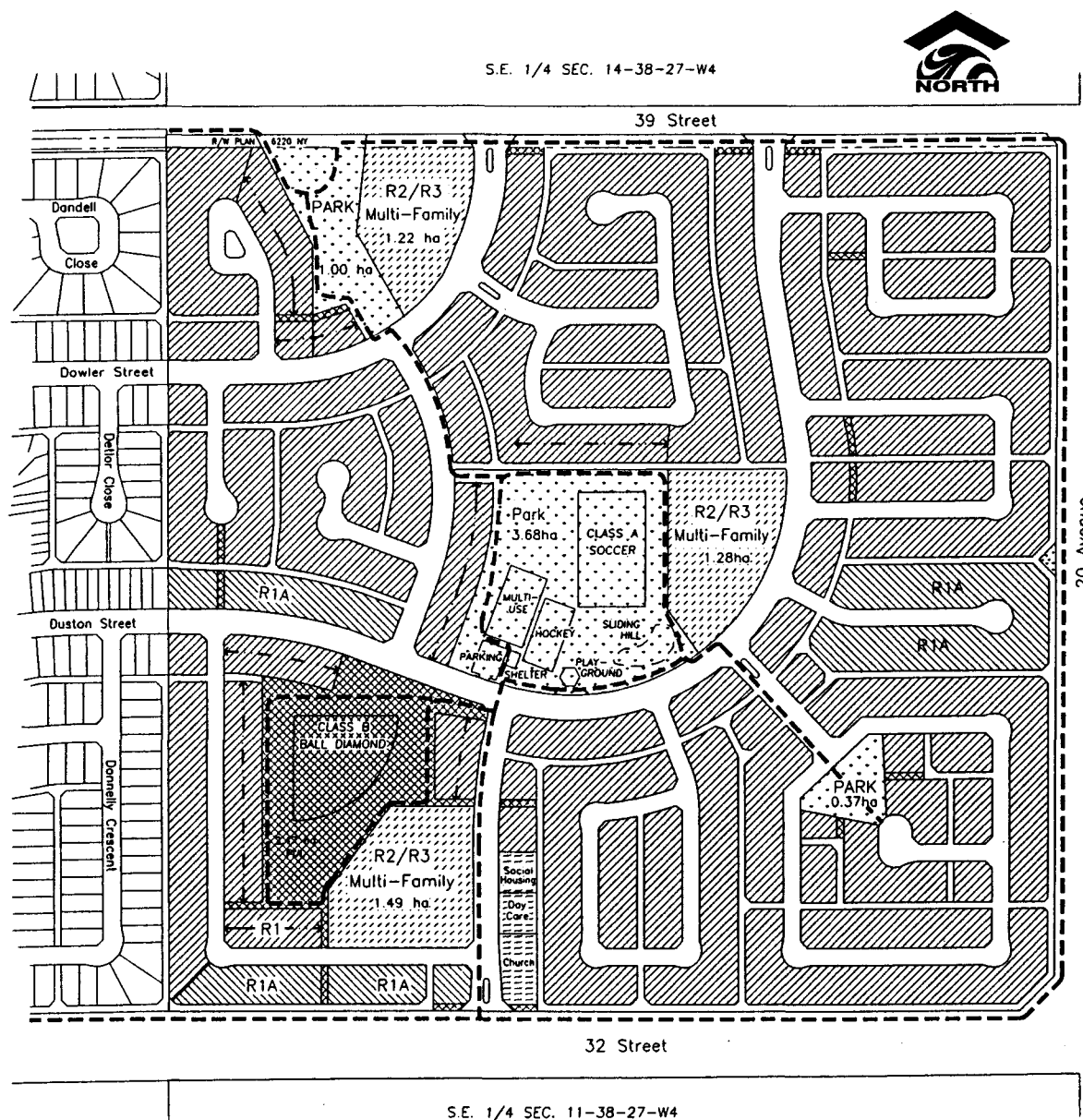
FIGURE

6.0

STATUS

The area shown as Stage 3 can not be developed before the year 2000 due to an existing lease contract to the resident at the Lily Madge homestead.

Each of the stages may be broken down further into smaller construction phases based on consumer demand.



LEGEND

- R1 - Residential (Low Density)
- 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	29.70	49.87
R1A - Residential	2.96	4.97
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	5.05	8.48
PUL - Public Utility Lot	2.72	4.57
Roads/Lanes	14.07	23.62



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MADGE QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT CONCEPT
LAND USE

SCALE	DESIGNED BY	R.W.
1:4000	DRAWN BY	F.C.
CADD FILE NAME	CHECKED BY	
12870120\FIG3.DWG	APPROVED BY	
JOB No.	REVISION	FIGURE
128-70120		3.0
DATE DRAWN	STATUS	
SEPTEMBER, 1998		

Glendale

OUTLINE PLAN

Prepared by
PARKLAND COMMUNITY PLANNING SERVICES
For
THE CITY OF RED DEER

Approved by City Council

March 9, 1998

GLENDALE

Outline Plan

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3.0 Environment Hazards	1
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Figure 1 - Ownership & Existing Features

Figure 2 - Land Use Concept

Figure 3 - Staging and Servicing

Figure 4 – Neighbourhood Park & School Parking Plan

1.0 Introduction

The current Glendale Outline Plan, approved by City Council on November 6, 1995, requires amendment in order to bring it in line with the City's 1996 Transportation Plan Update. Due to the recent re-alignment of Taylor Drive in this area and the construction of 75th Street as a new access into the Glendale subdivision, the current Glendale Outline Plan requires revision. The newly constructed 75th Street connection between Taylor Drive and 59th Avenue replaces the previous concept of extending Gunn Street west to Taylor Drive as is still shown in the current Outline Plan. These road changes were presented and discussed with the Glendale community during open house meetings related to the City's Transportation Plan Update process. The proposed changes to the existing Outline Plan have been processed in accordance with the City of Red Deer's 1996 ***Planning and Subdivision Guidelines***. Outline Plans are required by the City of Red Deer as a pre-condition to subdivision of larger land areas.

The Glendale Outline Plan (NW ¼ 29-38-27-W4 and NE ¼ Section 30-38-27-W4) is located in the northwest corner of the Glendale neighbourhood, a northside community in the City of Red Deer. This Outline Plan is bordered on the west by the realigned Taylor Drive; to the north by 77th Street; to the east by 59th Avenue; and to the south by an existing subdivision developed by Avalon Homes in the early 1980's. The Glendale Outline Plan conforms with the land uses that are prescribed in the approved Northwest Area Structure Plan.

The Glendale Outline Plan area is comprised of three landowners, the City of Red Deer, Red Deer School District #104 and Mr. Harry Dentoom. Excluding developed roadways, the City of Red Deer owns ± 4.589 ha (11.34 acres) of land, the Red Deer School District owns the 0.67 ha (1.64 acres) parking area west of Glendale Middle School and Mr. Dentoom owns the remaining ±1.65 ha (4.06 acres) of land. Land ownership is shown on Figure 1.

2.0 Existing Features

As shown on Figure 1, the Dentoom lands contain an existing residence and green house operation while the City of Red Deer lands are undeveloped with the exception of a water reservoir and pump station located southeast of the 76th Street and 59th Avenue intersection. All of the roadways in this area are constructed including 75th, 76th, and 77th Streets, Taylor Drive and 59th Avenue.

Much of the westerly edge of the site, being lands owned by the City of Red Deer, is tree covered within which exists a unique native treed area containing significant spruce and poplar trees, and wild rose and dogwood vegetation. The Johnstone Park Ecological profile, completed in 1997 and including this outline plan area, identifies the natural features and recommends that this unique area be retained by the City of Red Deer and incorporated into the future open space and park requirements of the neighbourhood.

3.0 Environmental Hazards

The City of Red Deer is not aware of any environmental hazards being present within the Plan area. This document, being an update of the November 6, 1995 Glendale Outline Plan and due to the fact that this site is relatively small compared to the amount of land normally contained within an outline plan, no Level 1 Environmental Assessment has been undertaken. However, when a Level 1 Environmental Assessment is undertaken for the adjoining proposed Kentwood

Outline Plan area, this Glendale site is to be simultaneously included as part of the City of Red Deer lands to be contained within the Kentwood Environmental Assessment.

4.0 Land Use

The Land Use Concept as illustrated in Figure 2 is the result of a series of conceptual design alternatives examined in consultation with area landowners. Factors affecting site serviceability and public input regarding land uses received during the adoption of the 1995 Glendale Outline Plan were also taken into account as part of the design process. The primary land use for the area will be residential. The only other land use identified is for open space purposes, being a combination of park, recreation, buffer areas and utility corridors (public utility lots) for the provision of servicing infrastructure.

4.1 Residential Areas

All residential development will be in the form of single-family detached residences under the R1, Residential Low Density District of the City's Land Use Bylaw. In total, ± 3.1 hectares (7.7 acres) of land could be developed for single-family development. Using a density of 13.5 single-family residential units per net hectare, the plan area could yield ± 42 housing units. Based on 3.4 persons per average single-family housing unit, the population yield is estimated at ± 143 persons. Due to the large amount of open space areas, the proposed ± 127 persons population results in a density of only 15.3 persons per gross hectare over the entire plan area, which is well below the City's engineering design criteria and maximum standard of 45 persons per gross hectare.

The eventual development of the residential cul-du-sac, on lands presently occupied by the greenhouse operation, could end up being a joint venture development between the City of Red Deer and the owner of the greenhouse property. As an intermediate step due primarily to this area not currently being all in one ownership, when the Dentoom lands are initially subdivided the area immediately to the west of the greenhouses could be dedicated as the 10% municipal reserve requirement under the Municipal Government Act. The City of Red Deer would then remove (cancel) the municipal reserve designation on this parcel and transfer and register, as municipal reserve, an equal amount of land on the adjoining City lands containing the treed area that is to be preserved. This would then free up all the lands required to facilitate the development of cul-du-sac in accordance with the concept plan as illustrated on Figure 2. The City would then have the option of selling their portion of land (former reserve) to a private developer or jointly participate in the cul-du-sac development.

4.2 Open Space Areas

All lands identified as open space areas will be used for park, recreation and buffer areas or, for public utility lots containing utility servicing infrastructure. In all cases, these publicly accessible lands will be landscaped and/or grassed forming part of the neighbourhood's open space area. The previously identified unique native treed area will be retained and incorporated into the neighbourhood park area.

Based on previous public consultation undertaken during adoption of the initial 1995 Glendale Outline Plan, the large open space area west of the Glendale Middle School will be developed for community play fields and recreation areas as shown on Figure 4. The development of this new recreational area will be an extension and enhancement of existing open space areas and facilities located in conjunction with the area's two schools and the City's water reservoir site.

5.0 Transportation

The proposed road network is based primarily on the established roadways in the area including the newly re-aligned Taylor Drive. Incorporated into the proposed road network are the transportation concepts identified in the City's 1996 Transportation Plan Update including the decision to leave the Gunn Street and 59th Avenue connection as a T-intersection rather than extending Gunn Street west to Taylor Drive.

5.1 Traffic Circulation

The transportation and access concepts illustrated on Figure 2 are based on both Taylor Drive and 77th Street ultimately being constructed to a four lane divided arterial standard. In the interim, some present access situations are temporary. The present all turns access at 76th Street will ultimately be replaced with vehicle right-in and right-out only turn movements for accessing and exiting 76th Street. Presently the only vehicular access to the Glendale Middle School parking lot is via 76th Street. Upon completion of 77th Street to a four lane divided arterial roadway, a new right-in and right-out only access to and from the parking lot will be added.

The Taylor Drive and 75th Street intersection will ultimately become a full all-turns intersection allowing unrestricted access into both the existing Glendale neighbourhood and the proposed new future Johnstone Park development area west of Taylor Drive.

5.2 Pedestrian Circulation

The proposed pedestrian and bike trail system along the north and west boundaries of the Plan will form part of the larger City wide community trail system identified in the City's Northwest Area Structure Plan and the Community Services Master Plan. A proposed shale trail between Taylor Drive and Good Crescent will facilitate convenient pedestrian movement from the Glendale neighbourhood to the major trail system along the east side of Taylor Drive.

6.0 Public Services

Due to the relatively small amount of land contained within this Outline Plan, no school site is designated within the Plan area as a developed school site already exists adjacent to this outline plan area. However, considerable additional active recreation areas are proposed under this plan. As illustrated in Figure 4, the large open area to the west of Glendale Middle School parking lot will be developed for park and recreational purposes in conjunction with the City's Recreation, Parks & Culture Department and possible user groups such as the Red Deer Soccer Association. Facilities proposed for this site include a Class A sports field (soccer), a multi-purpose pad, tennis courts and possible shelter building. Any future changes made to the actual type and/or number of sports fields and other public related facilities proposed for this site would not constitute an Outline Plan amendment. Development of public uses on this site will complement and enhance the community facilities that already exist at the nearby schools

Ultimately, the Glendale Middle School parking area could be expanded including the addition of a limited access (right in/right out only) to 77th Street. The City's water reservoir site, located to the southwest of the Glendale Middle School, has already been developed as active open play space in the form of grass and slope areas that are used as toboggan runs in the winter season.

Passive park areas will include buffer strips adjacent to the east side of Taylor Drive and a treed park area to the west of the existing Dentoom residence and greenhouse, an area which will preserve the unique native tree feature that currently exists at that location.

7.0 Social Services

No church site, day care or social care sites are required within this Outline Plan due to the small area of land contained within the plan. These services have been provided for, or are already present within the existing larger Glendale community.

8.0 Staging and Servicing

As indicated on Figure 3, the availability and extension of municipal utility infrastructure determines the staging sequence within the Outline Plan area. Electrical, gas and telephone and cable services all exist within the immediate area and can logically be extended to facilitate development of this land. The relocation of an existing aerial power line will be required.

The proposed open space, park and recreation areas at the north end of the Plan area have automatically been designated as Stage 1. These lands are already partially developed for their intended use and do not depend upon the installation and/or extension of any water or sewer services. The large recreational site west of Glendale Middle School has already been pre-graded and, subject to funding, will be completed with the installation of sports fields. The timing of any modification and/or expansion of the existing school parking area is subject to the availability of funding.

Stage 2 comprises of two separate areas (2a & 2b) designated for residential development. Development of Stages 2(a) and 2(b) are independent of each other as each is to be fully serviced from a different direction. Services for Stage 2(a) will be extended from the north while servicing for Stage 2(b) will come from the south. The separate portions of Stage 2 could be developed independently from each other as each portion is individually serviced. Stages 2 (a & b) are inter-changeable as either could be developed ahead of the other.

Stage 3, also for residential development, cannot be developed until the servicing for both portions of Stage 2 are in place and subsequently extended from both directions to service Stage Three.

Glendale Outline Plan

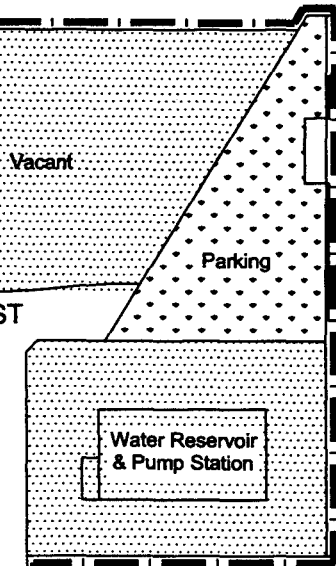
77 STREET

Native
Treed Area

Undeveloped

Glendale
Middle
School

76 ST



Vacant

PUL

TAYLOR DRIVE

Undeveloped

Abandoned Road

GRIMSON ST

GISH ST

GISH ST

GRIEG DR

75 ST

GODDALL AVE

GLENDALÉ BV

Residence

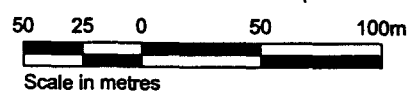
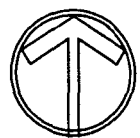
Greenhouses

59 AVE

GUNN ST

GODDACE CL

Native
Treed Area



Ownership & Existing Features

- Outline Plan Boundary
- City Owned Lands
- Privately Owned Lands
- Public School Board Lands

March 1998

Figure 1

Glendale Outline Plan

77 STREET

Trees To Be Retained

Neighbourhood Park
(See Figure 4)

Parking

Glendale
Middle
School

76 ST

Water Reservoir
& Pump Station

PUL

TAYLOR DRIVE

GRIMSON ST

GISH ST

GISH ST

GRIEG DR

GOODALL AVE

75 ST

All Turns
Intersection

Residence

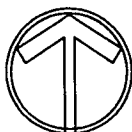
59 AVE

GUNN ST

GOODACRE
CL

GLENDALÉ BV






Trees To Be Retained



50 25 0 50 100m

Scale in metres

Land Use Concept

-  Outline Plan Boundary
-  Pedestrian/Bike Trails
-  Park, Open Space, PUL's
-  Single Family Residential
-  2 Storey Residences With Walkout Basement Permitted

March 1998

Figure 2

Glendale Outline Plan

77 STREET

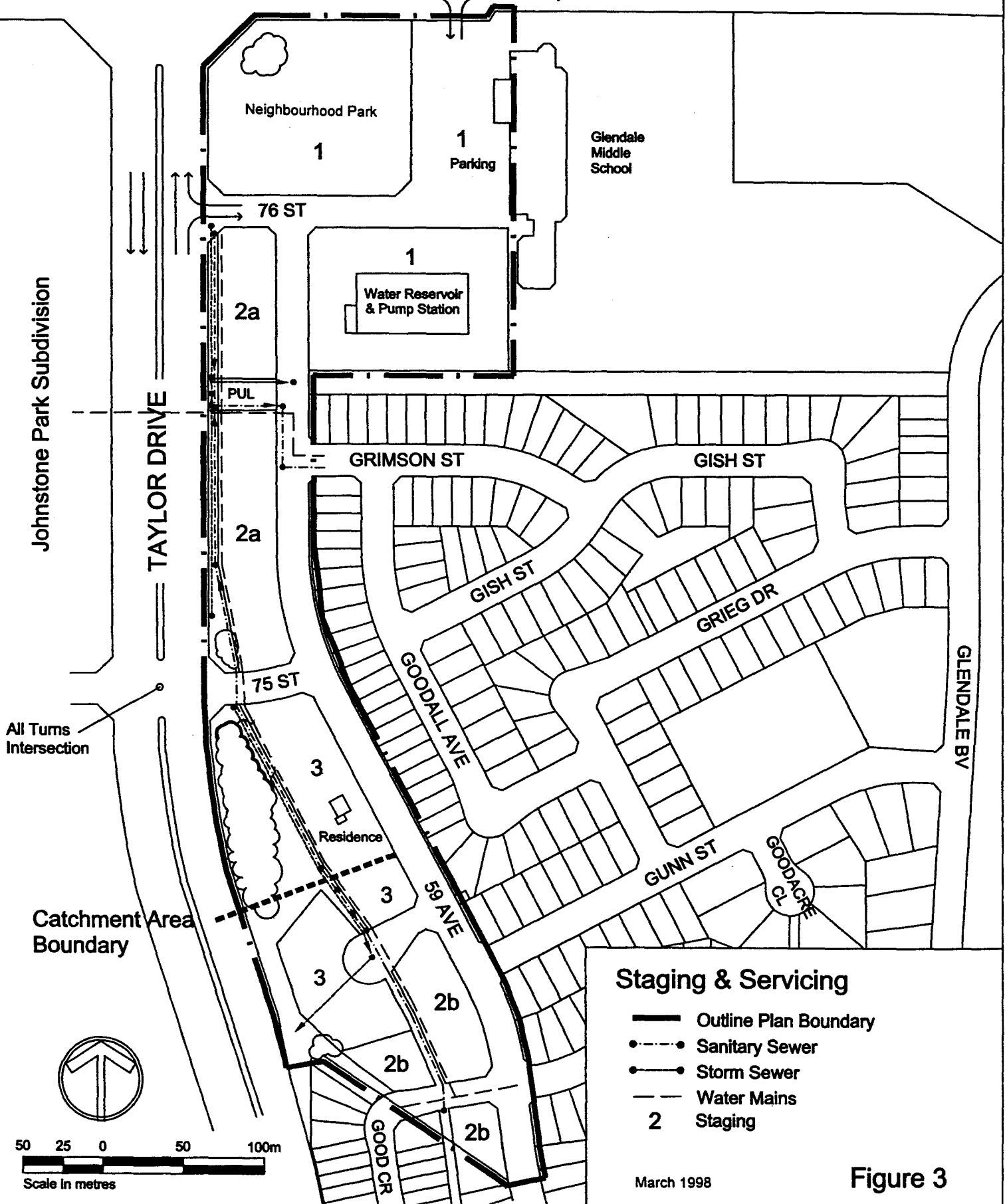
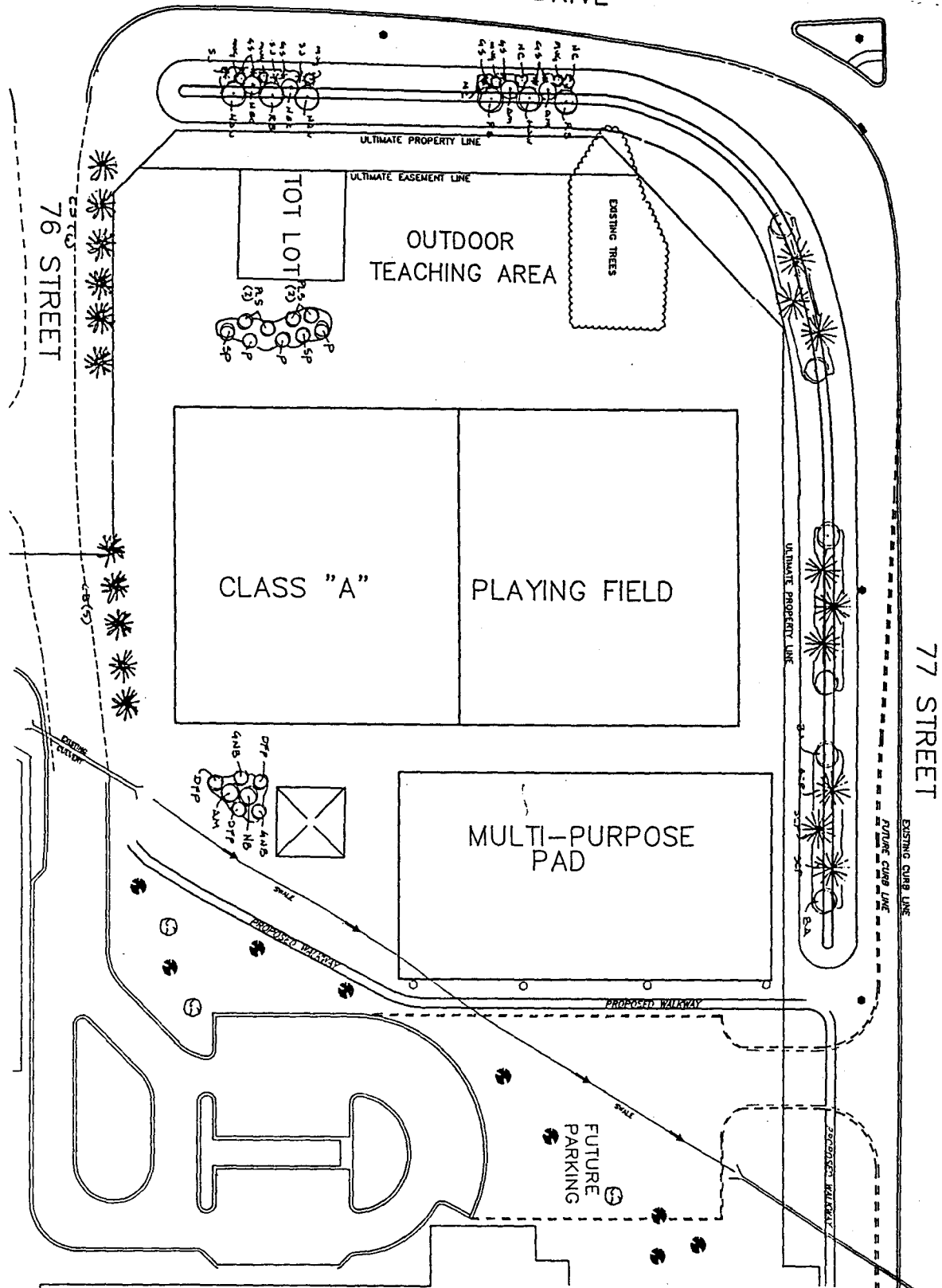


Figure 3

Glendale Outline Plan



Neighbourhood Park Plan & School Parking Expansion Area

Figure 4

Highland Green Outline Plan

City of Red Deer/
Parkland Community Planning Services

Adopted by City Council, March 10, 1997
Amended March 24, 1997

Authorization

At their meeting of May 8, 1995, Red Deer City Council authorized the preparation of an outline plan to look at land use and development issues in the Highland Green Estates neighbourhood. This neighbourhood is defined as east of 59th Avenue, north of the escarpment, west of Gaetz Avenue and south of 67th Street (see Map #1). The primary purpose of the plan is to define acceptable land uses for the undeveloped sites within the Highland Green Estates neighbourhood; other issues which have surfaced during the planning process have been addressed as they have arisen or alternately, are addressed through this plan.

Process

In order to prepare this outline plan, all of the owners of vacant parcels as well as a committee of Highland Green residents (selected by the residents) were invited to four meetings. At these meetings, the issues were identified, discussed and recommendations made. Most of the issues have been resolved through consensus between the respective owners and the neighbourhood; some issues have not been resolved.

All of the meetings were hosted by Parkland Community Planning Services. The Engineering Department, Recreation, Parks and Culture Department, Inspections and Licensing Department, City Solicitor, and Electric Light and Power Department have been involved on a referral basis and have assisted in resolving a number of outstanding issues in the neighbourhood.

History

The Highland Green neighbourhood was originally part of the Village of North Red Deer. The neighbourhood was annexed into the City in 1957. A substantial part of the neighbourhood was redeveloped in the late 1970's and early 1980's. In the late 1980's and through the 1990's, development has continued in the neighbourhood, albeit at a slower pace. The number of vacant parcels in the neighbourhood have led to an ongoing situation where the neighbourhood residents and the development industry have clashed on development standards, density and the nature of proposed developments.

Characteristics of the Neighbourhood

The Highland Green neighbourhood reflects a higher than usual rate of transiency with only one third of the residents having been there longer than five years according to the 1995 census. Residents in single family homes tend to be the most stable with greater transiency in the higher density forms of housing. The average household size is 2.63 persons. Highland Green has a younger than average neighbourhood with 72% of the neighbourhood under the age of 40.

The Highland Green Estates neighbourhood is in the top one third of City neighbourhoods in terms of density; Highland Green Estates has an average density of 34.98 persons per hectare compared

to the City average of 25.5 persons per hectare (third highest in the City /the full Highland Green neighbourhood is the sixth highest - see Appendix A). Although no information has been calculated for the Highland Green Estates area, the full Highland Green neighbourhood has a higher than average number of rental units (fifth highest in the City - see Appendix A).

Land Use Issues related to Vacant Parcels in the Neighbourhood

There were five vacant parcels identified at the outset of the planning process in the Highland Green neighbourhood; these parcels are identified on Map #1

Telus Site

This 1.97 hectare site is located at the northeast corner of 58th Avenue and Hermary Street. Communications towers are located on the site. The site is currently zoned A1 - Reserved for Future Urban Development.

The neighbourhood would like to see the site remain in its current use and discussions with Telus Real Estate Planning and Administration indicate that the site will be maintained as a transmission tower site for a minimum of five years and potentially for a period well beyond that time. If the site is redeveloped, the neighbourhood had indicated that they would like to see the site redeveloped for single family housing; they had indicated that they would like the housing to be of a similar quality to the houses located east of the site. Discussions with Telus (R. Burak) confirmed that they have no objection to the site being designated for single family housing provided it would not impede their ability to move communication towers in or out of the site. Both the City Parks Department and the neighbourhood would like to preserve some of the trees on the site. Since this initial neighbourhood recommendation, the newly formed community association has completed a survey in the neighbourhood which suggested that the site be designated as park.

Policy #1

The Telus site is designated for single family housing in the Outline Plan. Any development proposal should include provisions to preserve as many trees as possible within the context of the development plan. This plan also supports the creation of a park on the property if terms acceptable to the City can be reached.

Belzerowski Site

This 0.18 hectare site is located on 51 Avenue south of 62nd Street. The site extends over the escarpment. Part of the site is designated A2 - Environmental Preservation District and the other part of the site is designated R2 to permit an 8 unit development. The City will not allow any development on the A2 designated portion of the site.

The neighbourhood is opposed to development of eight units on the site. They would like to see a lower density development on the site. The developer has been unable to market the parcel for an eight unit development and was willing to look at alternate forms of lower density development. A proposal was agreed to between Planning Services, the Recreation, Parks and Culture Department, the owner and the neighbourhood wherein the site would be developed to a maximum

of four units. As part of this proposal, the owner has agreed to transfer all of the A2 zoned land to the City in return for a portion of the road right of way located west of his property; this land exchange will create a larger development site. The landowner has no objection to the rezoning of the site to allow a maximum of four units, in conjunction with the land transfer.

Policy # 2

The four units are already under construction. This plan supports the completion of the land transfer to allow the City to acquire the escarpment.

Ecole St. Louis de Montfort Site

The 1.59 hectare Ecole St. Louis de Montfort site is located at the corner of 61st Street and 52nd Avenue. The site consists of the school building and play fields located north of the school. The play fields are located on the site of a former landfill. The school building is zoned PS - Public Service while the play fields are zoned A1 - Reserved for Future Urban Development. The neighbourhood would like to see a uniform zoning on the site. Both the school board and the neighbourhood have agreed that the site should be zoned PS - Public Service. The long term use of this site is unclear. At some point the school board may wish to sell the site and would like to have this plan to clarify how the site could be redeveloped. The school board initially indicated that they would like to have the flexibility to sell the site for single family, semi-detached, seniors' development similar to the Village Park Estates development (located east of Ecole St. Louis de Montfort) or for townhouse development. The neighbourhood agreed with all of the proposed uses with the exception of townhouse development; they have instead suggested adding a seniors' centre or health centre to the list of uses permitted through the plan. The school board has concurred with these suggestions.

The neighbourhood would like to retain the play fields located on the north side of the lot. In view of the restrictions associated with development of the former landfill site, it is unlikely that this site would be sold for development purposes in the foreseeable future. Any subdivision or development on the south site (school site) would however be subject to the review and approval of Alberta Environment and the David Thompson Health Authority because of the proximity of the site to a former landfill. Offsite and boundary improvement charges would be assessed only when the parcel is subdivided into smaller parcels.

Policy #3

The entire site is designated for Public Service use in the plan. A seniors' centre, health or fitness centre or other public service use in the existing school building, park, single family housing, duplex or seniors' housing, (single family duplex or townhouse - similar to Village Park Estates) could be considered on the southern portion of the site if the site is no longer required for school purposes, providing Alberta Environment and the David Thompson Health Authority have no objections to development of the site. The north portion of the site would remain in park use.

Knights of Columbus Site

This 2.23 hectare site is located at the west end of 61st Street. It is designated R3D216 - Residential Multiple Family District on the north side of the site and PS Public Service along the south boundary. The north portion of the site which is zoned for multiple family contains a former landfill site; it is leased by the City for park purposes.

There is currently an option to purchase on the Knights of Columbus site. A development proposal covering the Knights of Columbus and Boomer/Carfantan property has been approved by Alberta Environment. The proposal consists of 57 units - 2 duplexes (4 units) and an apartment (53 units). The proposed development is concentrated on the southern portion of the property and proposes to maintain the existing park through a long term lease to the City. The proposal is for an adult (no children) condominium marketed to seniors with all units being owner occupied.

The neighbourhood would like to maintain the existing park but have no objection to a development at the south end of the site. The neighbourhood is strongly supportive of a seniors oriented condominium which is oriented to home ownership. The Community Association has indicated however, that the neighbourhood is opposed to any development over two storeys.

Both the Recreation Parks and Culture Department and Parkland Community Planning Services want to maintain the existing park area. Planning staff are supportive of a proposal which is oriented to home ownership as it will add stability to the Highland Green neighbourhood (note - ownership cannot be controlled through the land use bylaw). The proposal for a seniors' oriented development is also supported by planning staff in order to complement the existing neighbourhood characteristics wherein 72% of the neighbourhood is under the age of 40. Parkland Community Planning Services has advocated the development of the Boomer/Carfantan property in conjunction with the Knights of Columbus property; it is our understanding that the neighbourhood also supports one comprehensive development. Both the neighbourhood and the developer are in agreement on the issues of maintaining the existing park, a seniors oriented development, a development oriented to home ownership and a single comprehensive development covering both development sites (Knights of Columbus and Boomer/Carfantan).

The two issues in contention between the developer and the community appear to be density and building height. The existing zoning would allow up to 104 two bedroom units, 130 one bedroom units or 195 bachelor units and a 10,000 ft.² hall or clubhouse on the Knights of Columbus and/or Boomer/Carfantan property. The neighbourhood feels that this existing zoning would allow too many residential units. They feel that the proposed zoning which would allow 57 units is also too high.

In terms of building height, the Community Association would like to see a height restriction of two storeys on any building. The proposed Hafso apartment building is 4 1/2 storeys. The existing zoning does not contain any height restrictions.

Policy # 4

The plan supports the proposal for 57 units for the site subject to an arrangement being reached where the northern portion of the property is preserved for park use; this will be

enforced through a long term lease with the City. The development area shall be zoned "Direct Control" to ensure that the development proposal is not altered. The northern portion shall be designated for park, as agreed by the developer.

This policy is not supported by all residents. While we respect the community's wishes in terms of the height of the building, we are concerned that other development proposals may not have all of the features contained in this development including preservation of the park, development of an adult (no children) condominium marketed to seniors, home ownership, single development for the two sites and a higher quality development. We do not believe that leaving the existing zoning is a viable option as this could lead to higher density in the long term while creating a great deal of uncertainty in the interim.

Boomer/Carfantan Property

The 0.184 hectare Boomer/Carfantan property is currently zoned R3D216 - Residential Multiple Family District. The current zoning would allow for a small apartment building with surface parking. Underground or offsite parking would allow a larger number of units.

The owners, at the outset of the planning process, proposed an eight storey seniors' apartment. There was strong opposition in the neighbourhood to this level of development. The residents in the area initially accepted the existing land use designation on the site however there have been recent indications from the community association that they would seek to have the site rezoned to R2D85 from its current R3D216 and that a height restriction of two storeys be implemented. Since this site is south of the former landfill located on the Knights of Columbus property, any development on the site is subject to review and approval by the Alberta Environment and the David Thompson Health Authority.

As this plan was being completed, a proposal was received to develop the Knights of Columbus land jointly with the Boomer/Carfantan site and the foregoing recommendation addresses this. Alberta Environment and David Thompson Health Authority letters, which would permit development, have been received.

Density

The Highland Green Estates neighbourhood already has the third highest density in the City. This density will increase when the vacant parcels in the neighbourhood are developed, as proposed in this Outline Plan. At their meeting of March 24, 1997, City Council agreed to restrict any further R2 or R3 sites.

Policy # 5

No additional R2 or R3 sites shall be designated in Highland Green Estates, except where permitted through the Highland Green Estates Outline Plan.

Traffic Issues Related to the Plan Area

While a number of specific issues related to traffic were resolved during the plan preparation, the neighbourhood continues to have a concern about traffic volumes of Hermary Street and Hallgren Avenue specifically as it relates to traffic from other neighbourhoods using this route as a shortcut. The community association will be dealing with this issue separately from this plan. The Engineering Department has committed to working with the neighbourhood to determine a solution.

Electric Light and Power Issues

Above Ground Power Line/Street Lighting

- Residents of Village Park Estates asked whether the power line on the east side of the property would be placed underground eventually. They also asked whether a street light could be installed at the entrance to the subdivision (there was a pole at the entrance but no light).

The Electric Light and Power Department has upgraded the street lighting as requested. The power line is intended to remain as an above ground power line.

Recreation, Parks and Culture Issues

A number of issues related to landscaping, and park maintenance surfaced during the planning process. Most of these issues which included tree planting behind the Village Mall and trail maintenance were addressed during the planning process. Two issues are not yet implemented and are listed below:

Development of a Trail System along the Escarpment

- The Bicycle Master Plan indicates that trails will be built on the escarpment connecting to the trail system leading to Bower Ponds. There has been no work to complete this trail system due to lack of funds.

Policy # 6

The recreation levy generated from development in the area should be used to complete the trail system. The specific location of the trail should be based upon neighbourhood input.

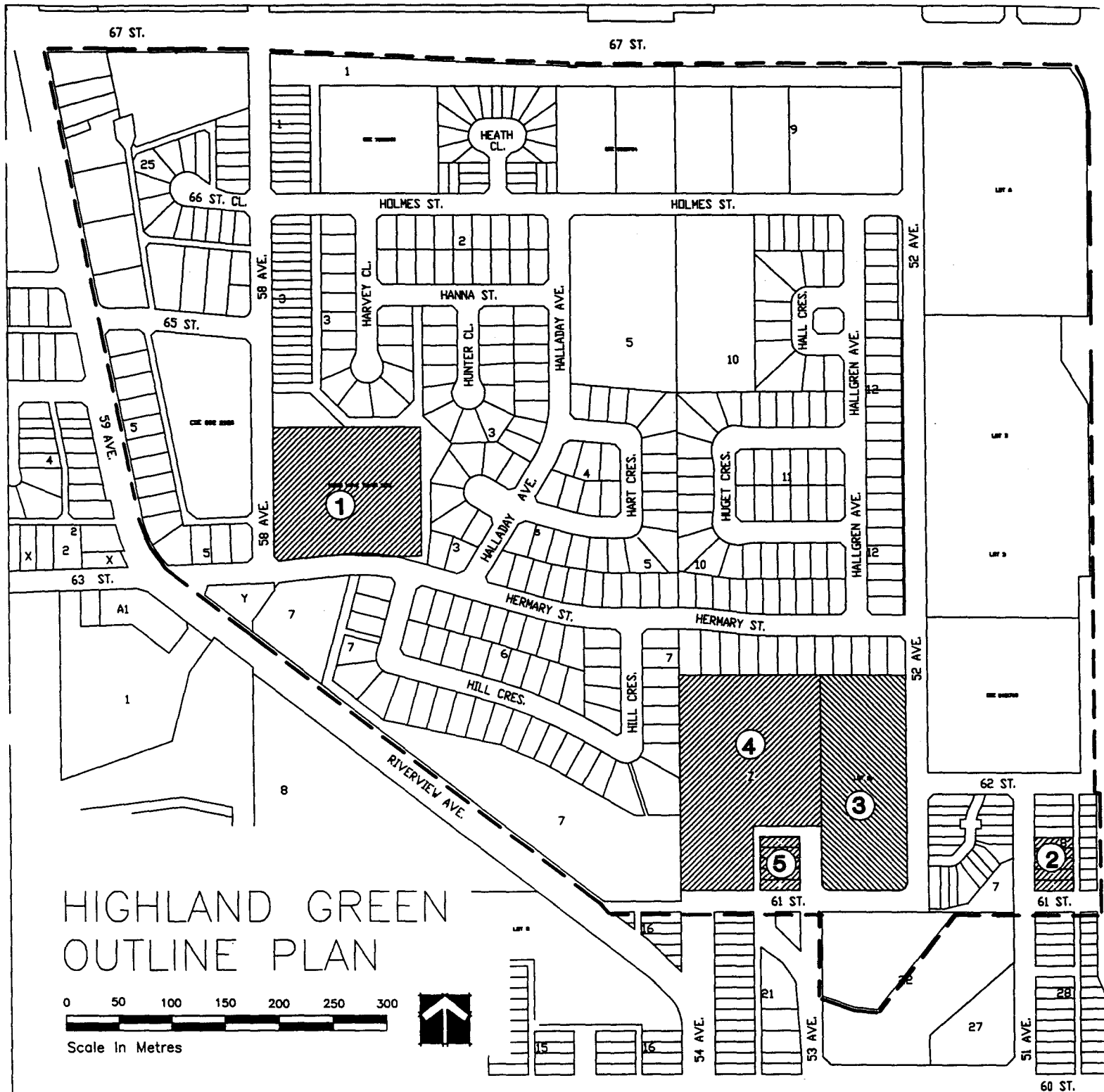
Conclusion

It is unusual in the City of Red Deer to develop an outline plan for an older neighbourhood where that neighbourhood has been subject to development or redevelopment pressures; outline plans have hitherto been used exclusively for new neighbourhoods. Older neighbourhoods have received very little in the way of planning; this has led to ongoing confrontations between developers and residents when a development is proposed. This outline plan was authorized by

developers and residents when a development is proposed. This outline plan was authorized by Council because the Highland Green neighbourhood took the initiative to request a long term plan; the plan has been developed in conjunction with landowners and neighbourhood residents.

The intent of the process was not necessarily to satisfy everyone involved but rather to resolve as many issues as possible and to provide a clear direction in terms of future land use. The approach of Planning staff was to look at developments which would be complementary and enhance the existing neighbourhood. This plan is intended to guide all future land use on the sites identified and therefore reduce or eliminate the confrontations related to development which have occurred in the past.

(outline.hg)



SUBJECT SITES

-- Plan Area

- ① AGT Site
- ② Belzerowski Site
- ③ Ecole St. Louis de Montfort Site
- ④ Knights of Columbus Site
- ⑤ Carfantaine/Boomer Site

KENTWOOD NORTHEAST (KINGSGATE) OUTLINE PLAN

PREPARED FOR:

LAEBON DEVELOPMENTS LTD.

and

QUANTUM IV DEVELOPMENTS INC.

SEPTEMBER 1998

RFM SMITTEN CONSULTING
RED DEER, ALBERTA



ENGINEERING Ltd.
RED DEER, ALBERTA

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(1) INTRODUCTION

This Outline Plan has been prepared on behalf of Laebon Developments Ltd. and Quantum IV Developments Inc. in accordance with the City of Red Deer's 1996 Planning and Subdivision Guidelines and as a precondition for redesignation and subdivision.

1.1 Location and Landownership

The plan area is generally located west of Gaetz Avenue, south of Highway 11A, southeast of the Canadian Pacific Railway and north of the existing Kentwood subdivision (as shown on Figure 1). Specifically the plan area encompasses two separate areas described as follows:

- (1) Block 3 Plan 2122 HW
The area is 6.779 hectares in size and is owned by Quantum IV Developments Inc. It is located immediately southwest of the intersection of Gaetz Avenue and Highway 11A.
- (2) N ½ of 32-38-27-4
The area is 39.131 hectares in size and encompasses two parcels. One parcel, owned by Jack's Men's Wear (Red Deer) Ltd, is 37.632 hectares in size. A second parcel of 1.499 hectares is owned by the City of Red Deer. The 37.632 hectare parcel is the subject of an agreement for sale between Jack's Men's Wear (Red Deer) Ltd. and Laebon Developments Ltd. The existing titles are bound by the Kentwood subdivision on the south, railway plan C & E 1 on the west, an 18.96 hectare parcel, under separate ownership, on the north and an existing commercial parcel (Plan 800 HW) on the east.

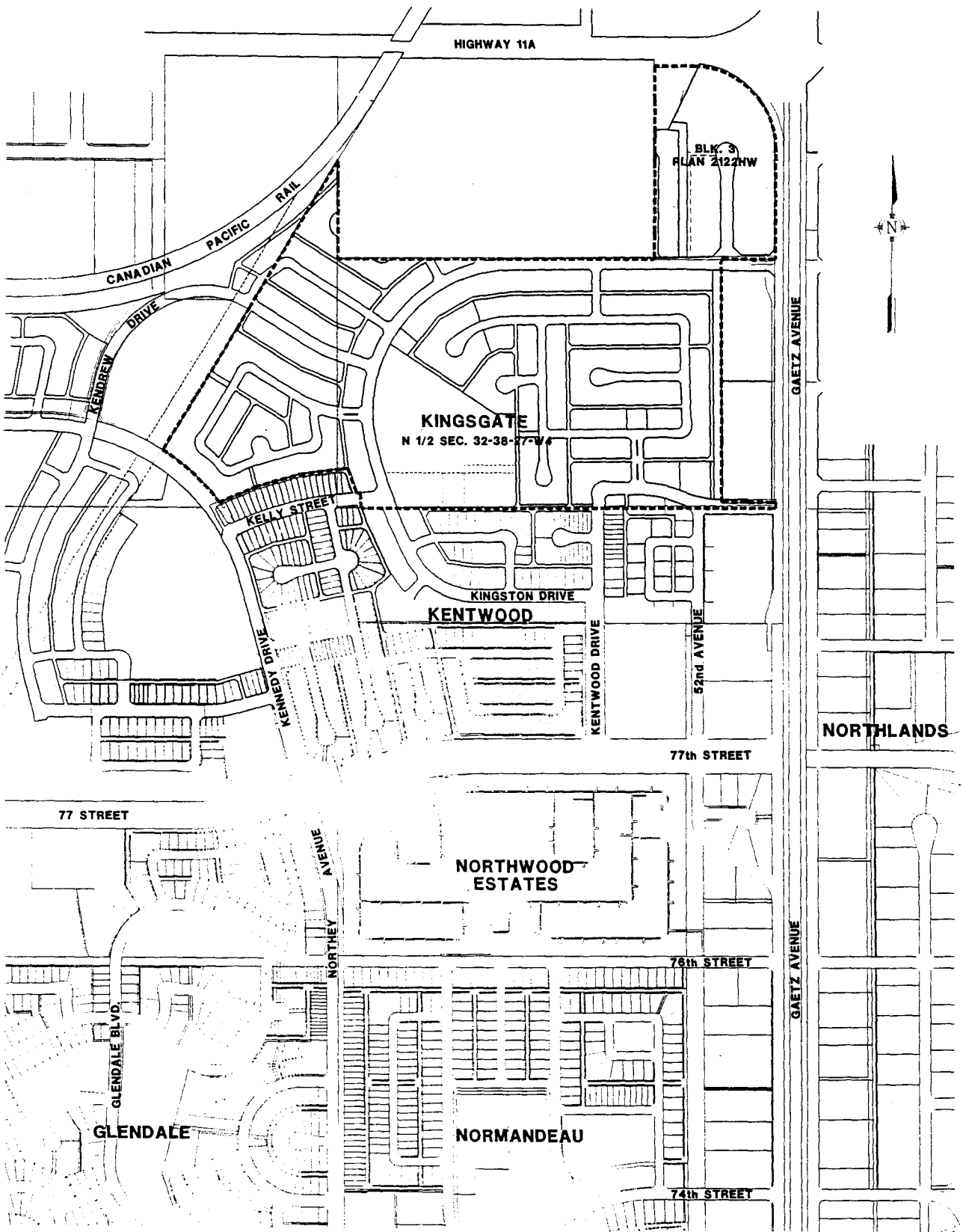
The existing land ownership pattern is shown on Figure 2 and the appropriate titles are included in Appendix A.

(2) SITE CHARACTERISTICS

2.1 Existing Land Use

The plan area is presently designated A-1, Future Urban Development District under the City of Red Deer Land Use Bylaw 3156/96. The general purpose of this District is:

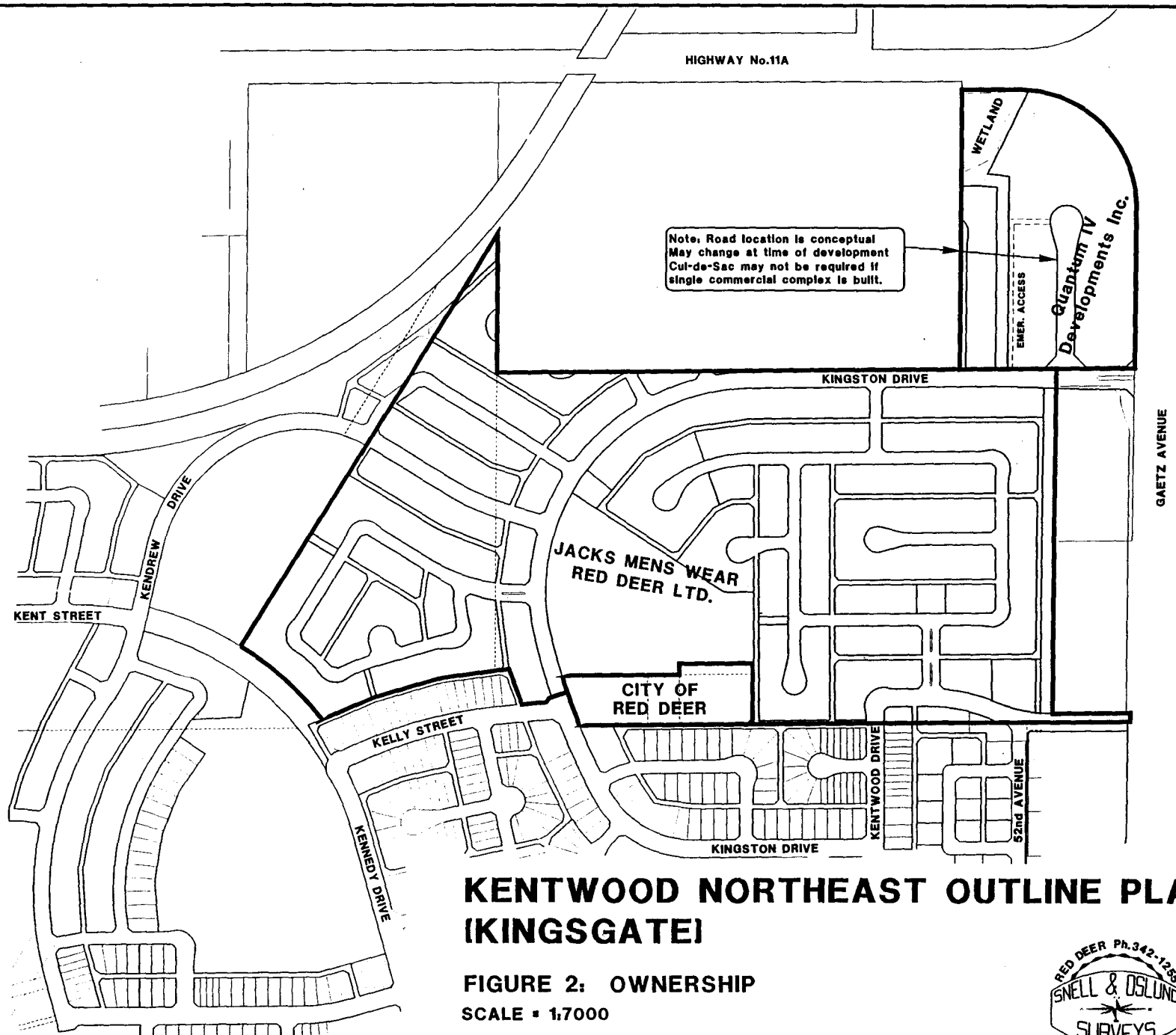
“.... to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan.”



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 1: LOCATION PLAN

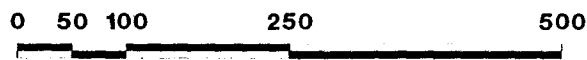
SCALE 1: 10000



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 2: OWNERSHIP

SCALE = 1:7000



The plan area is situated within the boundary of, and is consistent with the objectives of the Northwest Area Structure Plan.

Redesignation to appropriate residential and commercial districts will be required before development can occur.

2.2 Natural Features

This Outline Plan encompasses lands which are generally flat with elevations ranging from a high point of 881 metres on the west portion to a low point of 874 metres on the east portion (see Figure 3). The plan area is presently a mixture of cultivated land, tree covered areas and wetlands.

The City of Red Deer's Ecological Profile of the North Kentwood Natural Area identifies five zones within the Outline Plan area (Appendix B) and provides priority rankings for each zone, for the preservation of natural areas (A is top priority, C is low priority).

- A) Zone 6 (old drive-in site) - Priority A - Recommendation R1. The area is covered by a sporadic growth of poplars intermixed with willows which also line the eastern part of the section. The area is characterized by diverse vegetative growth and is populated by a wide variety of birds. The profile encourages the preservation of as much of the natural habitat as possible.

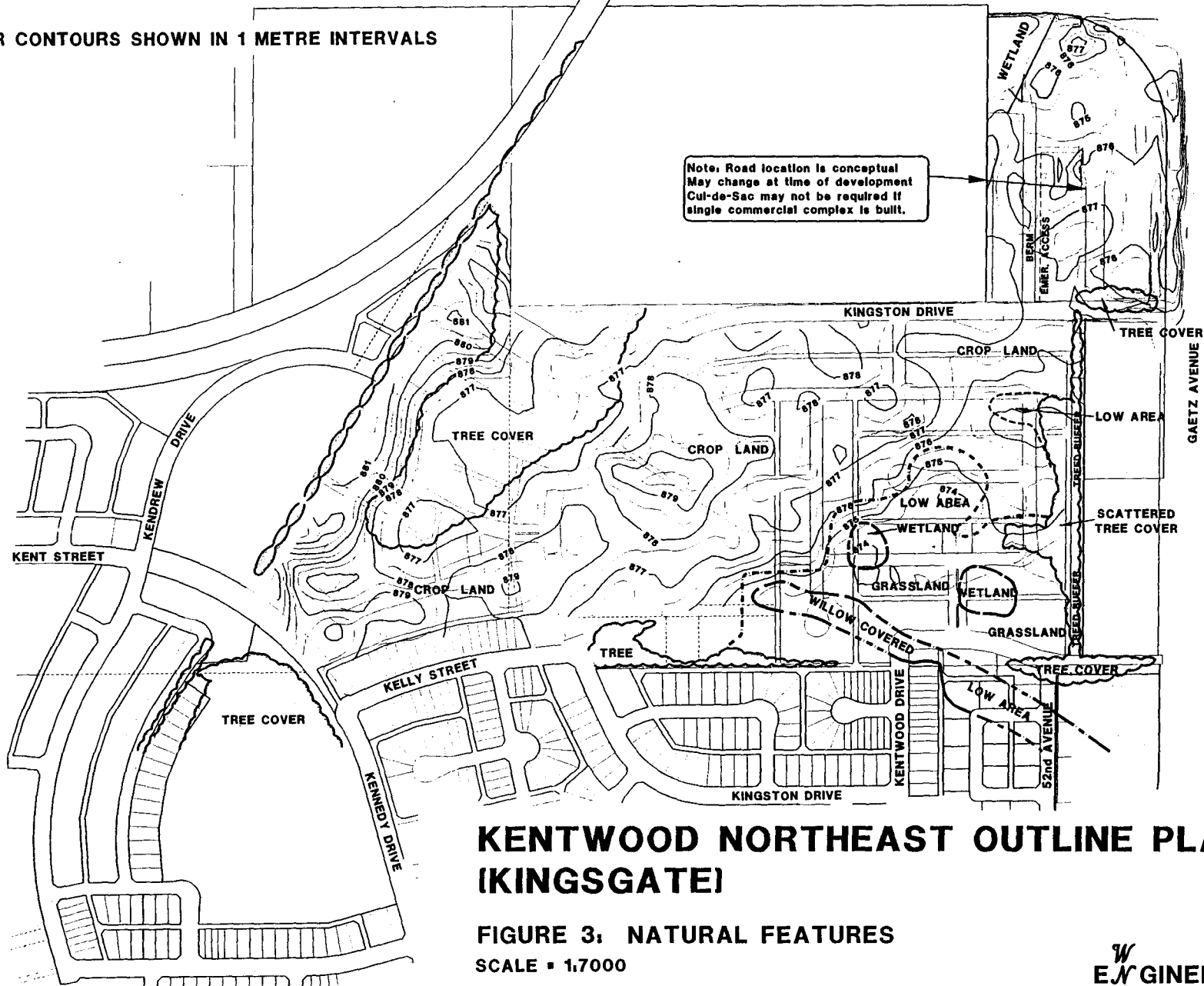
Wetland areas will be retained in their near natural state and will be used for storm water detention/retention during rainfall events which exceed the 1:5 year event. Many of the other features outlined in the Ecological Profile will be lost as a result of commercial and semi-detached housing development.

- B) Zone 7 - Priority A - Recommendation R2. A large mature northwest poplar wind break lines the north boundary of a commercial sales lot at the north end of Zone 7. The western edge of the commercial lot is lined with Manitoba Maple, Aspen Balsam and Willow. A stand of mixed poplar trees runs north to south connecting Zones 6 and 7 along the boundary between the commercial lots on the west side of Gaetz Avenue and the Outline Plan area. The profile encourages preservation of mature poplar tree stands running east and west located at the north and south ends of Zone 7. The ecological profile recommends retaining the tree stands in their entirety and for use as entrance features at the two collector road accesses into the neighbourhood (i.e at the Kingston Drive/Gaetz Avenue intersection and the Kentwood Drive/Gaetz Avenue intersection).

MAJOR CONTOURS SHOWN IN 1 METRE INTERVALS

HIGHWAY No.11A

Note: Road location is conceptual
May change at time of development
Cul-de-Sac may not be required if
single commercial complex is built.



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 3: NATURAL FEATURES

SCALE = 1:7000

0 50 100 250 500

W
E **N** **G** **I** **N** **E** **E** **R** **I** **N** **G** **L** **T** **D.**
M RED DEER, ALBERTA

The Kingston Drive/Gaetz Avenue intersection requires that additional lands be obtained from third party land owners. The details by which this land may be obtained are outlined elsewhere in this Outline Plan, however it should be noted that the City of Red Deer is currently developing roadway concepts for the Kingston Drive/ Gaetz Avenue intersection. Only those trees which need to be removed to accommodate construction of the roadway will be cleared. The remaining tree stand may be augmented by planting after construction.

Similar efforts to retain as much of the tree stand located at the Kentwood Drive/Gaetz Avenue intersection will be taken. Only those trees which need to be removed to accommodate road construction in the area will be cleared.

Collector road locations are established by the Northwest Area Structure Plan and cannot be changed in this Outline Plan.

The poplar wind break identified along the west edge of the existing commercial area lies in a buffer area as identified in the Outline Plan. The wind break is to be retained in the buffer and a 1.5 metre wide walking trail is proposed to extend from the south end of the buffer to the north end of the buffer.

- C) Zone 8 - Priority B - Recommendation R3. This area is primarily made up of a large tree stand surrounded by a cultivated field. The north and west sides of the zone contain mainly aspen, poplar and various willow species while the east side consists of mixed poplars and a few spruce trees. The profile recommends that the southeast portion of poplar trees be incorporated into residential housing, where possible.

The north side of the zone extends into properties outside of the boundaries of the Outline Plan area and, it is assumed, will remain intact until development in these properties takes place. Extensive grading is required to accommodate residential development in the south east portion of the zone, therefore it is unlikely that the tree cover can be incorporated into the planned residential housing.

- D) Zone 12 - Priority A - Recommendation R4. A small band of poplar trees on the south portion of the area should be dedicated as a walkway lot and municipal reserve.

This zone lies on the south edge of the proposed park/school site and it is feasible to retain a large portion of the stand during development of the park/school site. Where the zone extends eastward from the school site along the rear of proposed residential lots, a four (4) metre wide municipal reserve is provided for. It is understood that services for the proposed residential lots will be extended from the south side to the north side of the four (4) metre treed municipal reserve. The services will be extended through the four (4) metre strip by clearing only those trees which must be cleared to facilitate the lot servicing.

- E) Southeast Wetland - Priority B - Recommendation R5. The area contains a dugout and drainage channel surrounded by semi-aquatic grasses and a number of good quality willows and is part of a habitat area that was removed in 1997. The profile encourages preservation of this area and incorporation into future development as a linear drainage channel and passive walking area or incorporation into a future buffer.

The location of proposed collector roads and development of adjacent lands may impact significantly on the ability to preserve this natural feature. Service mains and roadways planned to access the Outline Plan area will bisect this zone and, therefore, it is anticipated that significant alteration to the natural habitat will result.

2.3 Servicing

Existing municipal water, sanitary sewer and storm water facilities are in place on three sides of the Outline Plan area. Water mains, sanitary sewer trunks and mains and storm sewer trunks and mains will be extended through the Outline Plan areas so as to enable servicing of properties to the north and which are not part of this Outline Plan. The municipal services will be constructed of such size and capacity so as to ensure that existing facilities which are located at the boundaries of the Outline Plan area are fully utilized.

It is the intent of the owners of the Outline Plan properties to maximize the potential for future development of properties outside of the plan area by constructing water, sanitary sewer and storm sewer trunks and mains which can provide service to properties beyond their own.

The site can be serviced with municipal water, sanitary sewer and storm water utilities. An engineering study, required to establish the details of the servicing, will be completed prior to construction taking place in the area. Size and capacity of the municipal water, sanitary sewer and storm sewer trunks and mains will be established by the engineering study.

The Outline Plan area currently has an estimated Emergency Services response time of greater than six and one half (6.5) minutes.

2.4 Access

The existing 6.779 hectare parcel in the northeast corner of the plan area (Quantum IV lands) presently has access from the existing service roads on the west side of Gaetz Avenue. The remainder of the plan area can be accessed via Kelly Street in the southwest and Kentwood Drive in the southeast.

2.5 Environmental Assessment

A Level 1 Environmental Assessment has been completed by UMA Engineering and submitted to the City of Red Deer under separate cover. The environmental site assessment revealed no significant sources of contamination of the subject property, therefore, no remedial activities are required.

Based on the proximity of industrial/commercial uses to the east, the report encourages further investigation to monitor the impact of nearby commercial land uses and to study the migration of potential contaminants from nearby quarter sections. Monitoring of the areas adjacent to commercial subdivisions where contaminants could originate will continue as development proceeds and encroaches on those areas.

A noise assessment study, undertaken jointly with the City of Red Deer, may be required prior to development of Phases 2 and 7 of the Outline Plan Area. The noise assessment study may be required to establish noise levels impacts due to the proximity of the proposed residential development to industrial lands and the rail line. Municipal reserve areas, slated for use as buffers from the industrial/rail lands, may require enlargement to accommodate construction of berms in an effort to mitigate the noise impacts. The requirement for enlargement (widening) of the municipal reserve areas will be determined by the noise assessment study, should it be undertaken.

The developer of lands near the industrial/rail lands will ensure that homes constructed in the vicinity of industrial/rail lands will be constructed in accordance with reasonable standards which will maximize noise proofing of the homes. Such standards will be based on Canada Mortgage and Housing Corporation guidelines which are currently under review for areas in proximity to rail rights-of-way.

3.0 DEVELOPMENT CONCEPT

The proposed Outline Plan incorporates policies contained in the Northwest Area Structure Plan and other City of Red Deer guidelines and policy documents.

3.1 Land Distribution

The land use and development concept proposed for the outline plan area is shown on Figure 4. The majority of the plan area is proposed for single family residential with some semi-detached development. The northeast portion of the plan area proposes commercial and semi-detached housing land uses. The land use distribution for the outline plan is shown in Table 1.

3.2 Residential

The residential areas will consist mainly of R1 single detached dwellings with some R1A zoning areas which accommodate semi-detached dwellings. The R1A uses are proposed adjacent to collector roads in the north, northwest and northeast portions of the plan area.








It is feasible that the Church Site, shown near the intersection of Kentwood Drive and Gaetz Avenue, will not be required for the proposed use. In that eventuality, the site may be suitable for R2 (Multi Family) zoning.

3.3 Commercial

A 4.297 hectare (10.62 ac) area in the northeast portion of the plan area, on lands owned by Quantum IV Developments, is proposed for C4 Commercial (major arterial) zoning. Development on the Quantum IV property shall be complimentary to the residential development to the west. Uses such as nightclubs and licensed lounges, other than those ancillary to restaurants, which may have a detrimental noise impact will not be allowed. Landscaping and/or berming shall be used to enhance the visual appearance of the commercial development, as viewed from other areas. Landscaping and/or berming will also be used to control the noise impact of commercial development on the residential development.

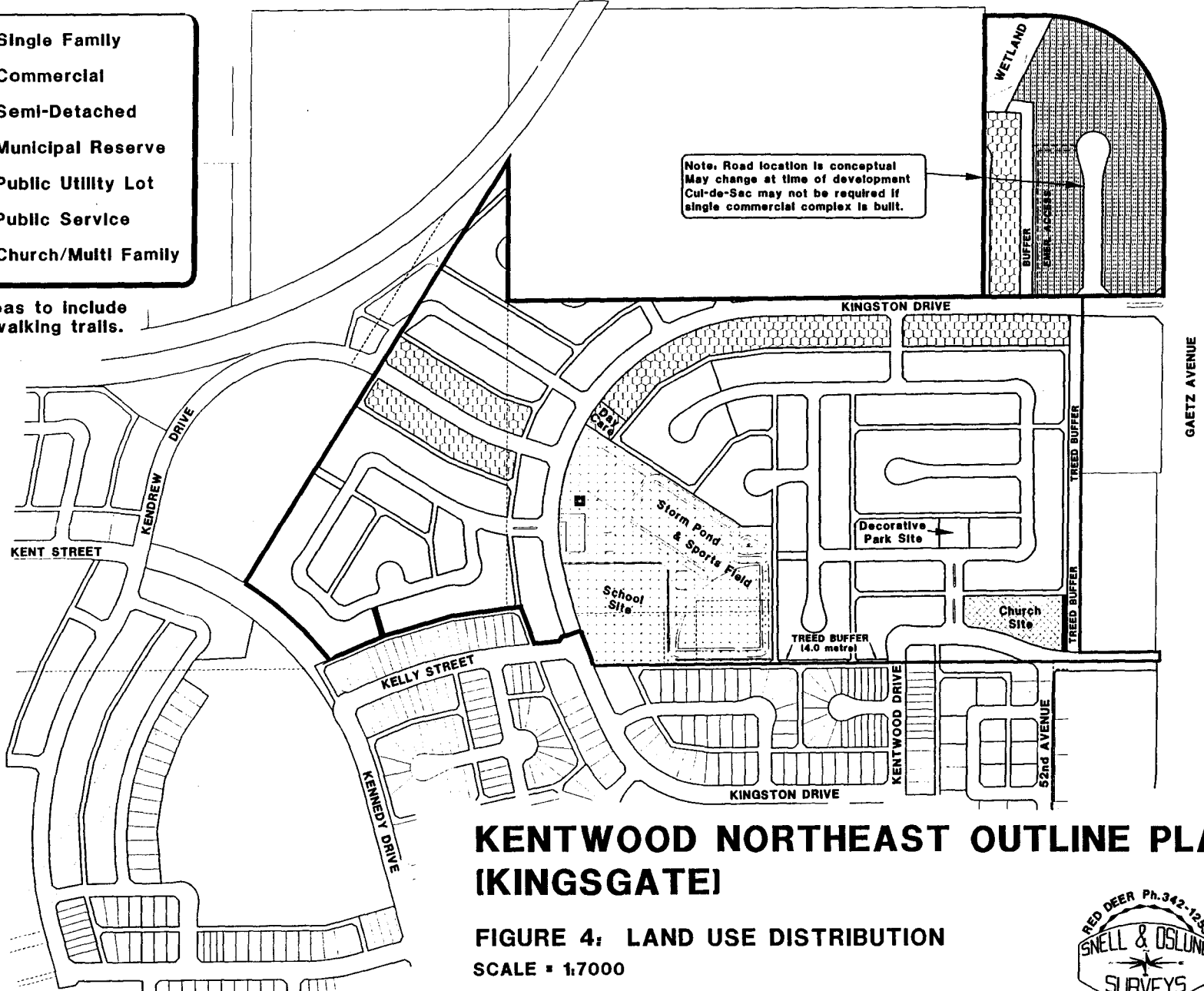
Development which will affect the wetland/retention pond located in the northwest corner of the Quantum IV Development lands will not be allowed until detailed engineering is completed to define the operation of the storm water retention function of the wetland and to establish acceptable water levels for the wetland areas. The detailed engineering will be completed in consultation with the adjoining landowners to the west.

HIGHWAY No.11A

- | | | |
|---|-------|---------------------|
|  | R-1 | Single Family |
|  | C-4 | Commercial |
|  | R-1A | Semi-Detached |
|  | MR | Municipal Reserve |
|  | PUL | Public Utility Lot |
|  | PS | Public Service |
|  | CH/R2 | Church/Multi Family |

Treed Buffer areas to include
1.5 metre wide walking trails.

Note: Road location is conceptual
May change at time of development
Cul-de-Sac may not be required if
single commercial complex is built.



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 4: LAND USE DISTRIBUTION

SCALE = 1:7000

0 50 100 250 500



TABLE 1: OUTLINE PLAN STATISTICS - BY OWNER

JACK'S MEN'S WEAR LANDS

LAND USE	ACRES + -	HECTARES + -	PERCENTAGE
Residential - Single family detached dwellings (R1)	45.340 ac	18.349 ha	46.89%
Residential - Semi-detached dwellings (R1A)	8.691 ac	3.517 ha	8.99%
Day Care/Social Care	0.297 ac	0.120 ha	0.30%
Church	1.458 ac	0.590 ha	1.51%
Elementary School / Park Site (Jack's Men's Wear)	9.479 ac	3.836 ha	9.80%
Elementary School / Park Site (City of Red Deer)	3.704 ac	1.499 ha	3.83%
Municipal Reserve, Walkway and Berm	3.855 ac	1.560 ha	3.99%
Streets/Lanes/PUL	23.862 ac	9.657 ha	24.68%
Commercial	0.007 ac	0.003 ha	0.01%
Totals	96.693 ac	39.131 ha	100.00%

QUANTUM IV DEVELOPMENTS LANDS

LAND USE	ACRES + -	HECTARES + -	PERCENTAGE
Residential - Semi-detached dwellings (R1A)	2.046 ac	0.828 ha	12.21%
Commercial	10.610 ac	4.294 ha	63.34%
Municipal Reserve, Walkway and Berm	0.924 ac	0.374 ha	5.52%
Streets/Lanes/PUL	1.636 ac	0.662 ha	9.77%
Wetlands	1.534 ac	0.621 ha	9.16%
Totals	16.750 ac	6.779 ha	100.00%

NOTE: All areas are approximate and may vary prior to final registration.

3.4 Density

Using the approximate area calculations shown in Table 1, it is estimated that the Outline Plan can accommodate about 368 single family dwellings and 124 duplex dwellings.

Applying the Bylaw standard of 3.4 persons per single family dwelling and 3.3 persons per semi-detached dwelling a total predicted maximum population of about 1,660 can be accommodated in the plan area. A maximum population density of about 41.94 persons per hectare is therefore expected after full development.

It should be noted that the areas slated for use as social care, church and day care facilities have been included in the density calculations. If those areas are eventually used development of housing (R1A or R2) the population density in the area will increase slightly. The commercial areas, roadways accessing the commercial properties and lands dedicated to the City of Red Deer from neighbouring developments have not been used in the density calculations.

3.5 Open Space

The proposed park and open space system includes a neighbourhood park/school site, walkway, a separate municipal reserve parcel, and buffer area.

(i) Neighbourhood park/school site

A neighbourhood park/school site is proposed in the central area of the outline plan to accommodate an elementary school and related playground facilities as identified in the Northwest Area Structure Plan. The site is comprised of 10% of the area titled to Jack's Men's Wear less the area proposed to be dedicated in the buffer areas and proposed municipal reserve parcels. The remaining area of the park/school site is provided by existing and proposed municipal reserve dedication resulting from development of lands to the south of the plan area.

A 10 metre wide walkway extending easterly from the school site to the residential area is proposed to connect the school site to the residential development and is to be dedicated as Municipal Reserve. The details of the development of this walkway are presented in the Municipal Reserve Parcels discussion presented following.

A development concept of the park/school site has been prepared by the City of Red Deer and has been provided as Appendix C. An integral part of the development concept is the storm water detention pond which will encompass the sport fields planned for the park (in particular the ball diamond and soccer pitch). One (1) hectare of the required storm water detention pond will be dedicated as Municipal Reserve (MR). The remainder of the detention pond area will be dedicated as a Public Utility Lot (P.U.L.).

(ii) Buffer

A 0.374 ha (0.924 ac) buffer is proposed to separate the semi-detached residential development from the future commercial development in the north east area of the plan. The buffer through this area may be developed as a berm. Alternatively, some other landscaping feature may be used to effectively screen the residential areas from the commercial development.

Landscaping features which are used to buffer the future commercial areas (Quantum IV Development lands) from future residential areas will be designed to enhance the visual appearance of the commercial development and reduce the potential noise impact of commercial development on the residential areas.

Future residential areas west of the commercial areas fronting Gaetz Avenue will be buffered from the existing commercial lots by a naturally treed 0.604 ha (1.492 ac) Municipal Reserve. The landscaping detail for this buffer is discussed in the Municipal Reserve Parcel section presented following.

(iii) Wetlands

The wetland area in the northwest corner of the Quantum IV Development Inc. parcel will be maintained for aesthetic and future stormwater management purposes. The designation of the area (i.e., public utility lot or environmental reserve) will be subject to negotiations with the City of Red Deer.

The wetland area will be incorporated into an integral storm water management plan for areas included in this Outline Plan and for areas which are beyond the extents of this Outline Plan. The wetland extends into properties which could not be incorporated into this Outline Plan and, therefore, the impact of any storm water management plan which includes these lands has not accurately been determined.

As a result, the eventual limits of the required area for the detention facilities have not been established. The proposed developments which would include the wetlands as part of the required storm water management concept would be developed in such a manner as to ensure there would be no detrimental impact on the natural features in the area.

Prior to development of the future commercial areas located on the east edge of the wetlands, detailed engineering studies will be completed, with cooperation from the landowners to the west of the commercial area, to establish the methods by which the wetlands will be used for storm water retention. Development by the owners of the commercial areas, or by owners of future residential areas to the west, will not be permitted until the developers provide details regarding the operating parameters (including water elevations) for the wetland/retention pond.

(iv) Municipal Reserve Parcel

There are a number of Municipal Reserve Parcels which will be dedicated as the lands are developed. In addition to the neighbourhood park/school site, a Municipal Reserve parcel with appropriate landscaping (decorative park landscaping) is proposed to visually enhance the entrance to the residential neighbourhood from the extension of Kentwood Drive in the southeast portion of the plan area.

The wooded buffer area between the existing commercial developments fronting Gaetz Avenue and the proposed residential areas to the west will incorporate as much of the natural vegetation as possible and will be enhanced by the construction of a 1.5 metre wide walking trail. The walking trail will extend from the south boundary of the plan area to the north where the buffer will intersect with Kingston Drive.

The buffer strip proposed to separate the planned commercial development from future residential development in the northeast corner of the plan area (Quantum IV lands), may be completed as a berm. Other landscaping treatments could be used to effectively screen the commercial development from future residential developments and such landscaping will be discussed prior to development in the area.

A Municipal Reserve parcel is proposed to link the neighbourhood park/school site with residential areas to the east. The link is shown on Figure 4: Land Use Distribution, and is located near the northeast corner of the park/school site. The municipal reserve parcel will include a 1.5 metre wide walking trail.

The planned park area located between Kendrew Drive and the proposed residential developments in the west portion of the plan area will be linked to the residential areas by a Municipal Reserve strip. The Municipal Reserve strip will be landscaped to ensure access from the residential areas to the park.

An additional Municipal Reserve parcel is proposed in the triangular area in the northwest corner of Phase 7 of the Outline Plan area. The Municipal reserve parcel is proposed to ensure adequate buffering from the railway. Suitable landscaping would include the construction of a grassed berm through the parcel. The width and height of the berm will be subject to the recommendations of the previously discussed noise assessment study which may be jointly undertaken.

The proposed trail routes through the Municipal Reserve parcels have been highlighted in Figure 10.

3.6 Social Facilities

In accordance with the City of Red Deer's planning and subdivision guidelines, sites have been provided for a Day Care and/or Social Care Residence and a Church.

(i) Day Care/Social Care Facilities

A 0.120 ha (0.297 ac) site has been provided in the plan area. The site is adjacent to a collector roadway and the neighbourhood school/park site. Should a Day Care or Social Care facility not be constructed, the site will be suitable for R1A zoning (semi-detached dwellings).

(ii) Church Site

A 0.590 ha (1.458 ac) church site is provided in the southeast corner of the plan area adjacent to a proposed collector road for ease of access.

The site would be suitable for R2 zoning uses (multi-attached dwellings) if found unusable for a church site.

3.7 Transportation

The proposed circulation pattern recognizes the existing and proposed roadways surrounding the outline plan area.

(i) Collector Roadways

The Outline Plan contains collector roadways aligned in accordance with the Northwest Area Structure Plan. The plan continues the collector roadway concept contained in the Kentwood West Outline Plan and existing subdivisions to the south.

The main collector roadway is a continuation of the existing Kingston Drive and is proposed to circle through the area from Kelly Street (the current extent of construction) to a proposed intersection at Gaetz Avenue (north end of the Outline Plan area).

To complete the connection of the Outline Plan area to Gaetz Avenue at the north end of the proposed development, Kingston Drive will be constructed on lands which are not presently owned or controlled by either of the owners of the lands which are the subject of this Outline Plan. In order for this plan to be effectively implemented, land required to complete the connection of Kingston Drive to Gaetz Avenue must be obtained by the owners of the Outline Plan lands. The City of Red Deer will assist Laebon Developments Ltd. and Quantum IV Developments Inc. to obtain the lands owned by others under terms that are timely, fair and equitable.

In the event that the required right-of-way cannot be obtained in a timely manner by Laebon Developments Ltd. and Quantum IV Developments Inc. this Outline Plan will be subject to revisions to reflect the replacement of this roadway link.

The second collector road connection to Gaetz Avenue is shown in the Northwest Area Structure plan as an extension of Kentwood Avenue which follows an alignment northward from its existing extent and then curves eastward to a planned intersection with the service road on the west side of Gaetz Avenue.

The City of Red Deer Engineering Services have advised that traffic flow in the Outline Plan area may be accommodated without completing the Kentwood Avenue/Gaetz Avenue service road connection, however, elimination of this connection would be subject to completion of detailed traffic studies by the developer prior to Phase 3 of development.

To eliminate the extension of the Kentwood Avenue to Gaetz Avenue, the Northwest Area Structure Plan would have to be amended. If at some time in the future, such amendment is undertaken, this Outline Plan would be revised to show an alignment for Kentwood Drive which loops from its current end to the north, then east and finally south to connect with the north limit of 52nd Avenue. The proposed church site will be reduced in size as a result of this amendment, but will still exceed the required minimum site area.

Where collector roads intersect with service roads at Gaetz Avenue, service roads will be "bulbed". Intersection designs will be submitted to Engineering Services for review and comment. Complete scaled drawings, showing dimension and significant detail, will be prepared prior to development of the intersections.

Where transit stopping zones are required along collector roads (i.e. Kingston Drive) efforts will be made by the developer to orient corner lots so that stopping zones will be provided at the side of the lots rather than at the front.

(ii) Local Roadways

The system of local roadways provides access to individual lots throughout the plan area. The proposed entrance road from the extension of Kentwood Drive in the southeast portion of the plan area will contain a median. Detailed drawings, indicating road widths will be prepared and submitted to Engineering Services prior to development (typically prior to Development Agreement preparation).

The alignment of the Cul-de-sac in the commercial area located in the northeast corner of the Outline Plan will extend northward from a service road which may be constructed on the west boundary of the existing commercial lots. Concepts for the proposed service road are being prepared by the City of Red Deer and the new service road will connect with the existing service road on the west side of Gaetz Avenue.

It is anticipated that, should the right-of-way lands for Kingston Drive be obtained from third party land owners, the extension of Kingston Drive through this area will be completed as an Area Improvement. In addition any east/west alignment of proposed service roads will also be completed as an Area Improvement.

(iii) Laneways

The majority of lots within the plan area back onto lanes. A few lots with rear yards adjoining the boundary of the neighbourhood park/school site will not have lane access. Also some lots which back onto the 4.0 metre treed walkway between the proposed residential development and the laneway in the existing Kentwood subdivision will have restricted lane access.

(iv) Pedestrian and Bicycle Circulation

The sidewalks proposed to be developed within the road right-of-ways combined with the proposed reserve dedication will link the residential areas to the major park features proposed for the plan area and adjacent lands. There is potential for bicycle-pedestrian pathways through the park/school site.

The proposed location for the bicycle-pedestrian pathway is shown on the development concept drawing for the park/school site, prepared by the City of Red Deer, and included in the Appendix C.

Walkways are proposed to extend through the naturally treed buffer separating the existing commercial lots fronting Gaetz Avenue and the planned residential development as well as through the treed areas separating the Outline Plan from the existing residential developments (Kentwood).

An additional Municipal Reserve will ensure access from the western residential areas (Phase 1) to the park areas between Kendrew Drive and the Outline Plan area.

Within the right-of-way of the collector road on the west boundary of the park/school site (Kingston Drive) a 2.5 metre wide bicycle path/walkway will provide pedestrian access to lands north of the plan area.

4.0 MUNICIPAL SERVICING

The Kentwood Northeast (Kingsgate) Outline Plan area will be serviced from existing sanitary sewer and water mains located on the southern boundaries of the Kentwood East properties.

4.1 Water Mains

The Kentwood Northeast (Kingsgate) Outline Plan area will be serviced by water from four (4) locations. The existing 300 mm westerly main, located with the Kennedy Drive right-of-way, will be extended along the west side of Phase 1. The existing 150 mm main located on the east side of Kentwood Phase 5E will be extended to complete looping.

The existing 200 mm main located along the easterly boundary of the proposed storm dry pond will be extended. The existing 200 mm easterly service located on Kentwood Drive will be extended north.

The water distribution network will be designed to accommodate all future development areas in the Outline Plan area and those areas which have not been included as part of this Outline Plan, lying between Kentwood Northeast and Highway 11A, which may be developed in the future. Looping of mains and cross connections to existing development areas will be completed as necessary to provide an efficient system with adequate fire flows. Figure 5 Schematically shows the network of proposed water mains.

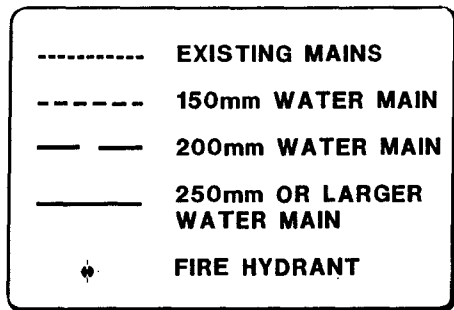
To complete the water main looping shown for Phase 2 of the proposed development, lands outside of the Outline Plan area will have to be acquired from the City of Red Deer.

Those lands which lie immediately to the west of Phase 2 and are between the Plan area and the rail right-of-way will need to be developed to ensure the construction of an integral system. The owners of the Outline Plan lands will negotiate with the City of Red Deer in an effort to acquire the lands needed to complete the system.

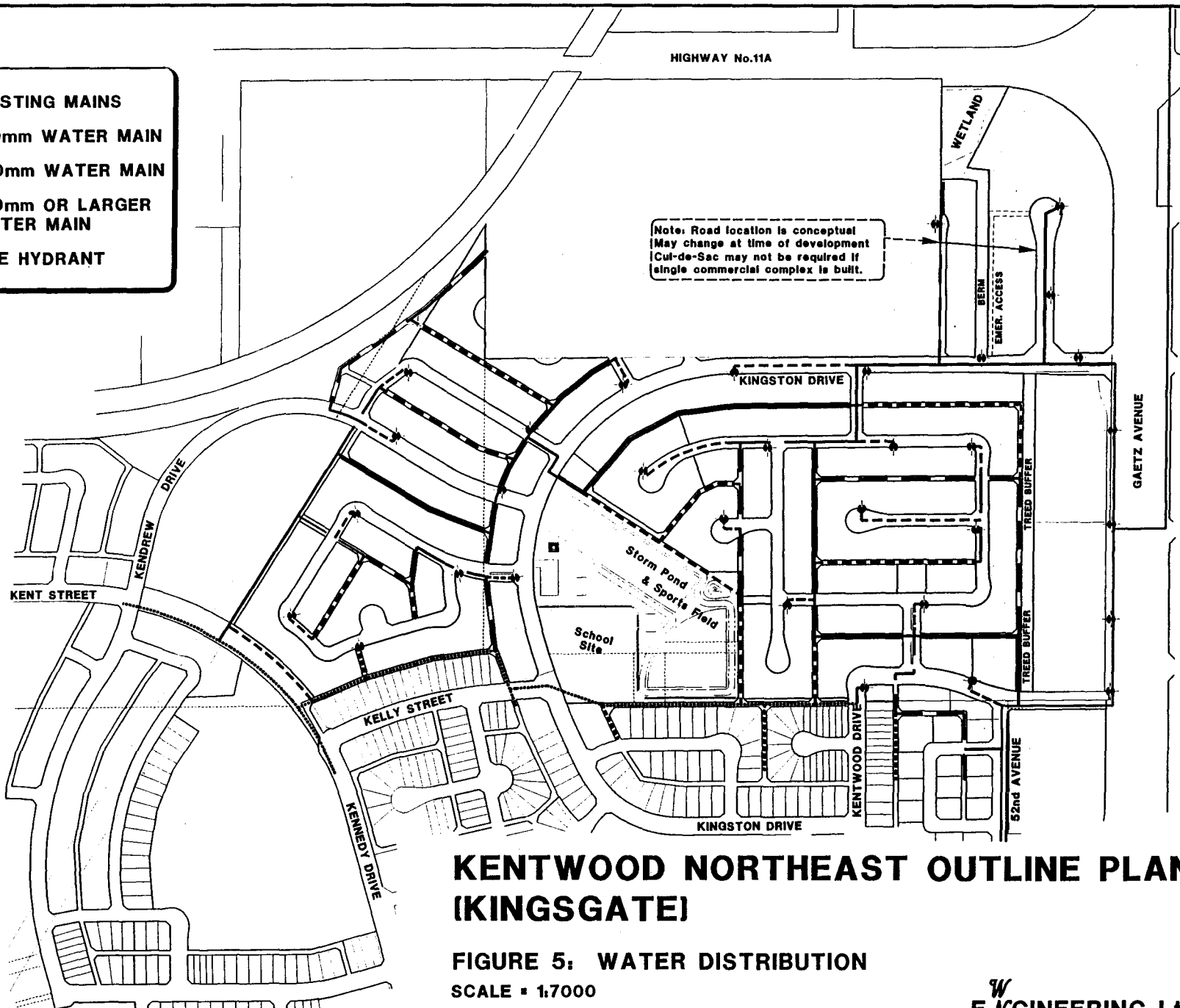
4.2 Sanitary Sewers

The Kentwood Northeast (Kingsgate) Outline Plan area will be serviced by sanitary sewer from three (3) main locations. The westerly connection will be made to a 450 mm main located in the Kennedy Drive right-of-way. Another connection to a 200 mm main located on the east side of Kentwood 5E will be completed to service Phase 1 and Phase 2. The easterly connection will be made to a 300 mm main located on Kentwood Drive. The sewer has the capacity to serve the entire catchment area. Figure 6 schematically shows the proposed routing of the sanitary sewer system.

All sanitary sewers will be seated and installed in a suitable bedding material in order to provide long term stability to the pipe. Pipe type will be specified to prevent the ingress of ground water to the system.

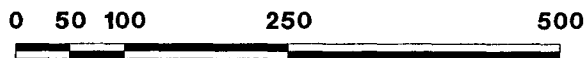


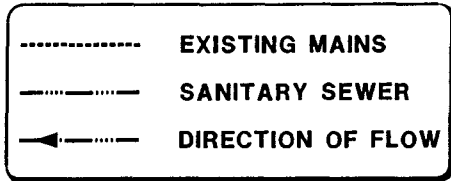
Note: Road location is conceptual
May change at time of development
Cul-de-Sac may not be required if
single commercial complex is built.



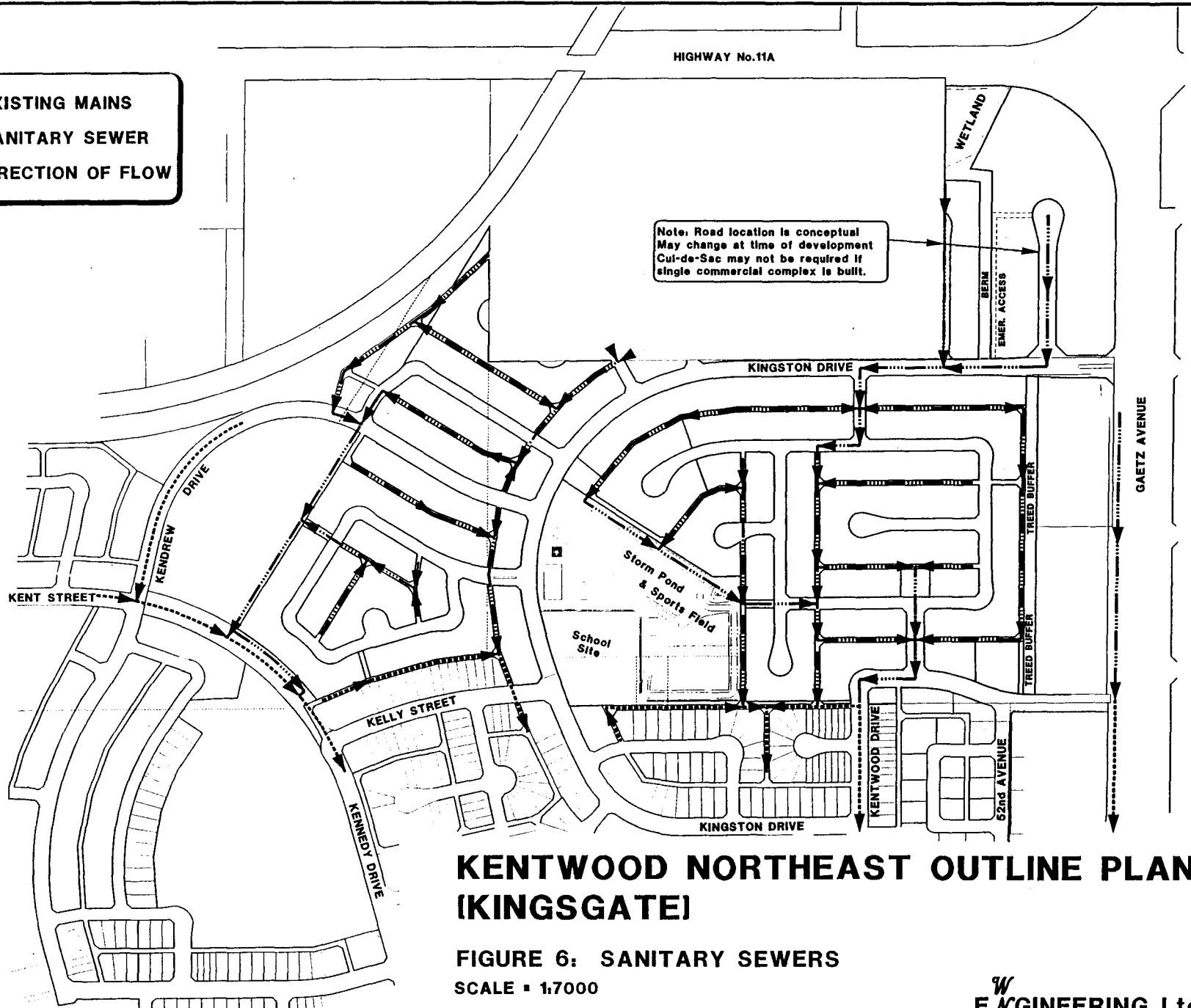
KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 5: WATER DISTRIBUTION
SCALE • 1:7000





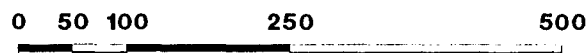
Note: Road location is conceptual
 May change at time of development
 Cul-de-Sac may not be required if
 single commercial complex is built.



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 6: SANITARY SEWERS

SCALE = 1:7000



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To complete the construction of the sanitary sewer system shown for Phase 2 of the proposed development, lands owned by the City of Red Deer will have to be acquired. The lands lie immediately west of Phase 2 and between the Outline Plan area and the rail right-of-way. The owners of the Outline Plan lands will negotiate with the City of Red Deer in an effort to acquire the lands needed to complete the system.

4.3 Storm Sewer System

Minor System

Run-off storms up to 1:5 year event will be conveyed by gravity via a piped system to two (2) connections to the existing system. The westerly connection is a 1500 mm storm main located in the Kennedy Drive right-of-way and the easterly connection is a 1200 mm main in Kentwood Drive.

A third connection to the existing system, at the existing 1500 mm diameter storm main located in the 52nd Avenue right-of-way may be required. To complete this third connection the existing main will be extended to the southern boundary of the outline plan area.

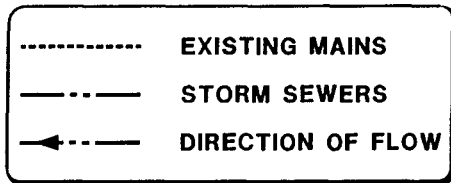
Figure 7 schematically shows the routing of the storm sewer system. Pipe sizes and materials will be designed in accordance with the City of Red Deer Design Guidelines, 1998.

To complete the construction of the sanitary sewer system shown for Phase 2 of the proposed development, lands owned by the City of Red Deer will have to be acquired. The lands lie immediately west of Phase 2 and between the Outline Plan area and the rail right-of-way. The owners of the Outline Plan lands will negotiate with the City of Red Deer in an effort to acquire the lands needed to complete the system.

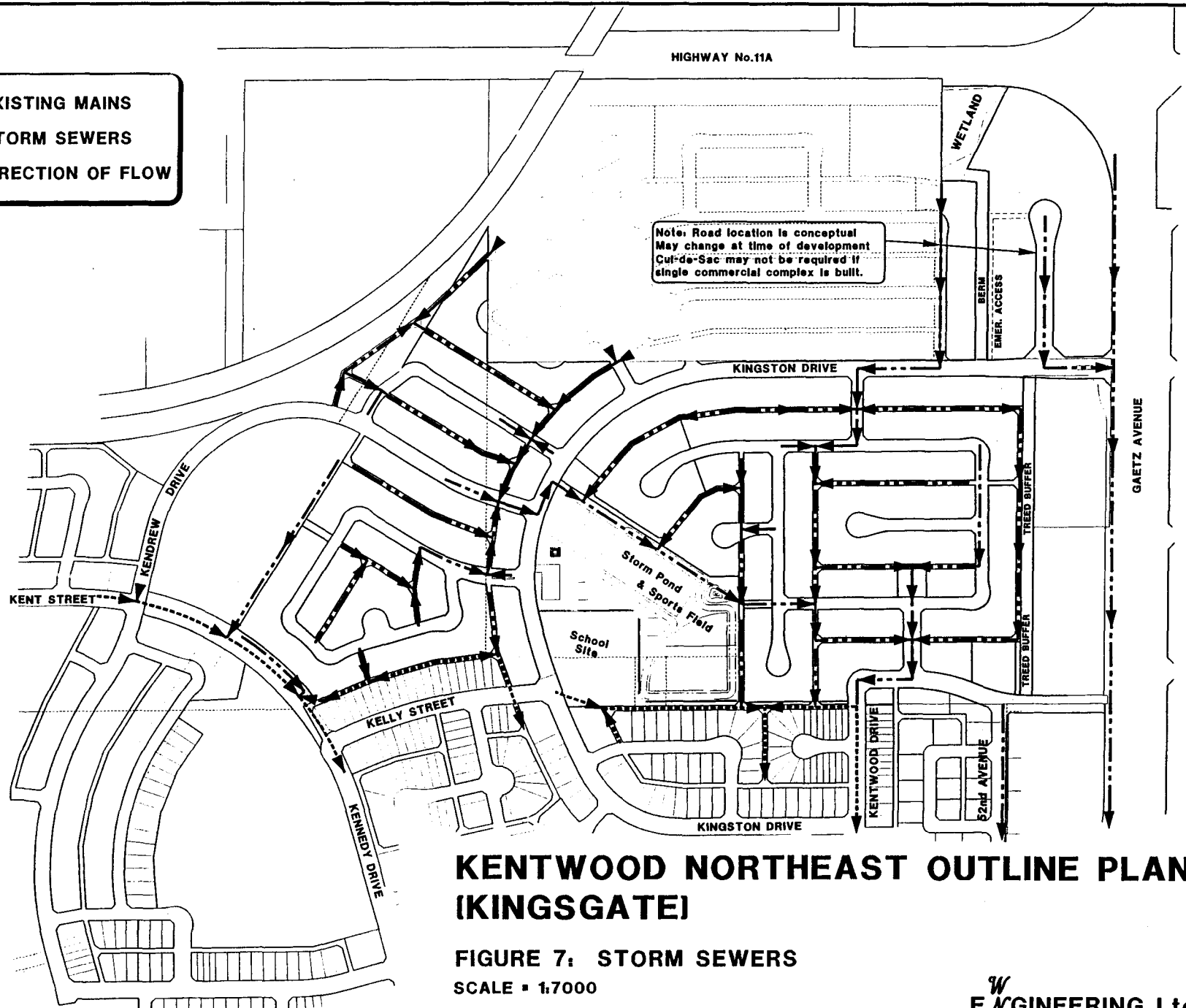
Major System

For storm events in excess of 1:5 year event, roads and laneways will be designed to convey overland flows to storm water ponds located in the northwest, and the south central part of the plan area.

Ponding within roadways or lanes will be permitted in strict accordance with the City of Red Deer Design Guidelines, 1998. Area drainage and overland flow routes are indicated schematically on Figure 8.



Note: Road location is conceptual
 May change at time of development
 Cul-de-Sac may not be required if
 single commercial complex is built.



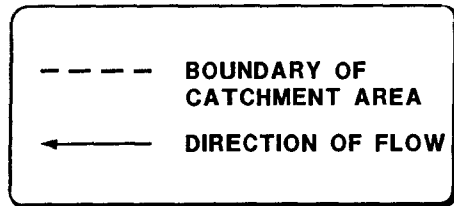
KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 7: STORM SEWERS

SCALE = 1:7000

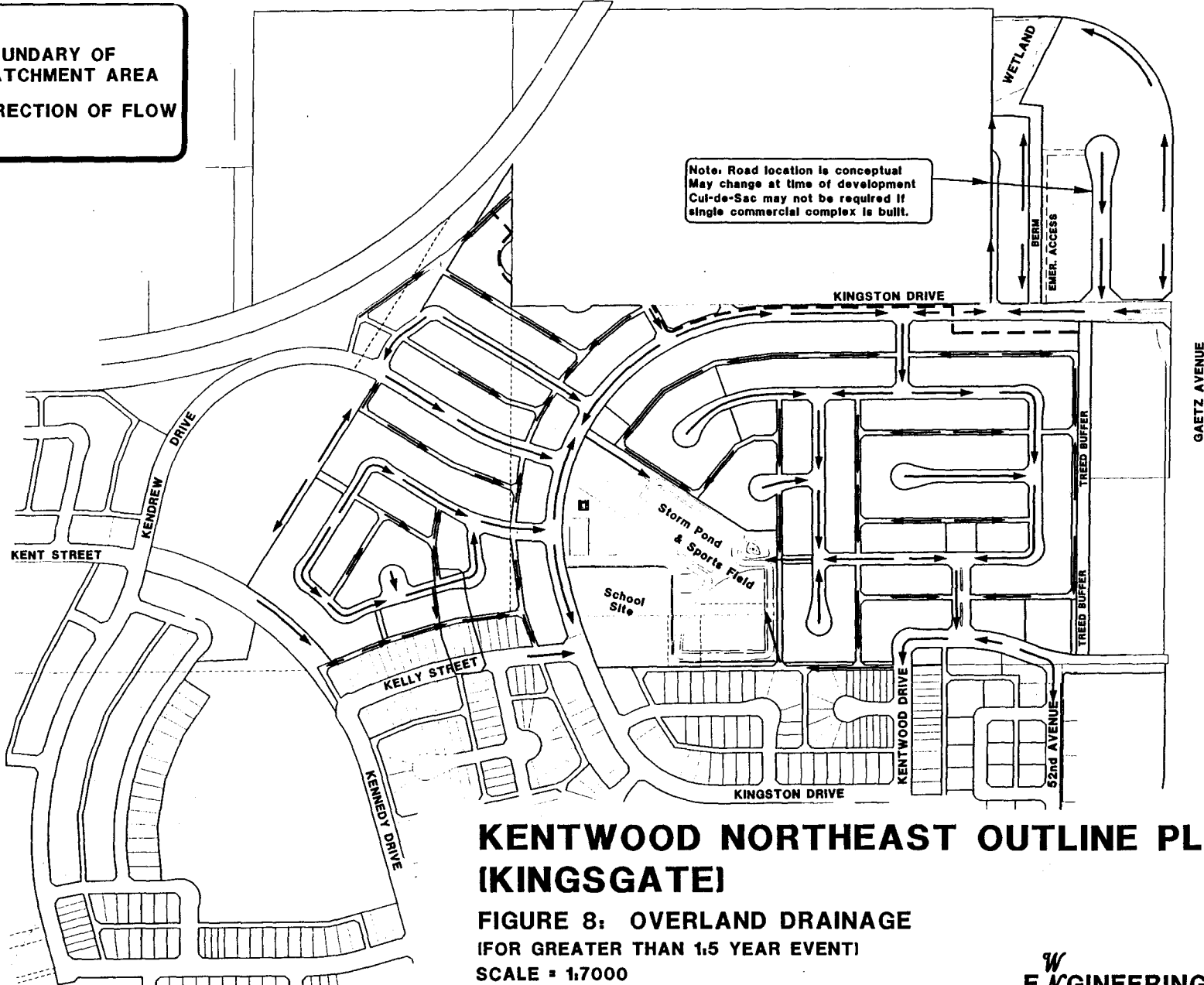


W
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M
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HIGHWAY No.11A

Note: Road location is conceptual
 May change at time of development
 Cul-de-Sac may not be required if
 single commercial complex is built.



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 8: OVERLAND DRAINAGE
(FOR GREATER THAN 1:5 YEAR EVENT)

SCALE = 1:7000

0 50 100 250 500

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4.4 Power, Telephone and Cable Vision

Red Deer Electric, Light and Power, Telus and Shaw Cable advise that their networks have sufficient capacity, with some qualification regarding the sequencing of phasing, to fully develop the proposed Kentwood Northeast (Kingsgate) development.

The City of Red Deer Electric Light and Power Department has advised that two (2) main utility lines will require underground alignments on the west side of Gaetz Avenue between 80th Street and Highway 11A. The utility lines will also require an alignment westward from Gaetz Avenue along a portion of Highway 11A. The underground alignments are required prior to the development of the Commercial areas indicated as part of Phase 5 of the Outline Plan.

A third main line will be required to service Phases 4, 5 and 6. This third main line will follow an alignment from 80th Street (at Gaetz Avenue) and along Kingston Drive. Expansion of the existing system will be required to complete the Phase 1, 2 and 3 development. This expansion will include switchgear alignments, currently presumed to be required in the northwest and southwest corners of the park/school site and at Kingston Drive, adjacent to the west boundary of Phase 5.

It is understood that any changes to the planned phasing of the development may require installation of temporary overhead lines to provide appropriate servicing levels.

Telus has advised that infrastructure for telephone service to the area presently exists on the east side of Gaetz Avenue. Therefore, extending service to the Outline Plan area will require extension of the existing infrastructure westward along alignments reserved for collector road rights-of-way (ie. Kingston Drive at the north end and Kentwood Drive at the south end of the Outline Plan area). Should either of these proposed collector roads be re-aligned, easements will be required to complete the extension of service to the area.

To provide telephone service to Phases 1, 2 and 6 prior to Phase 3, temporary aerial lines will have to be installed. The temporary facility costs, and right-of-way requirements, will be the responsibility of the developer.

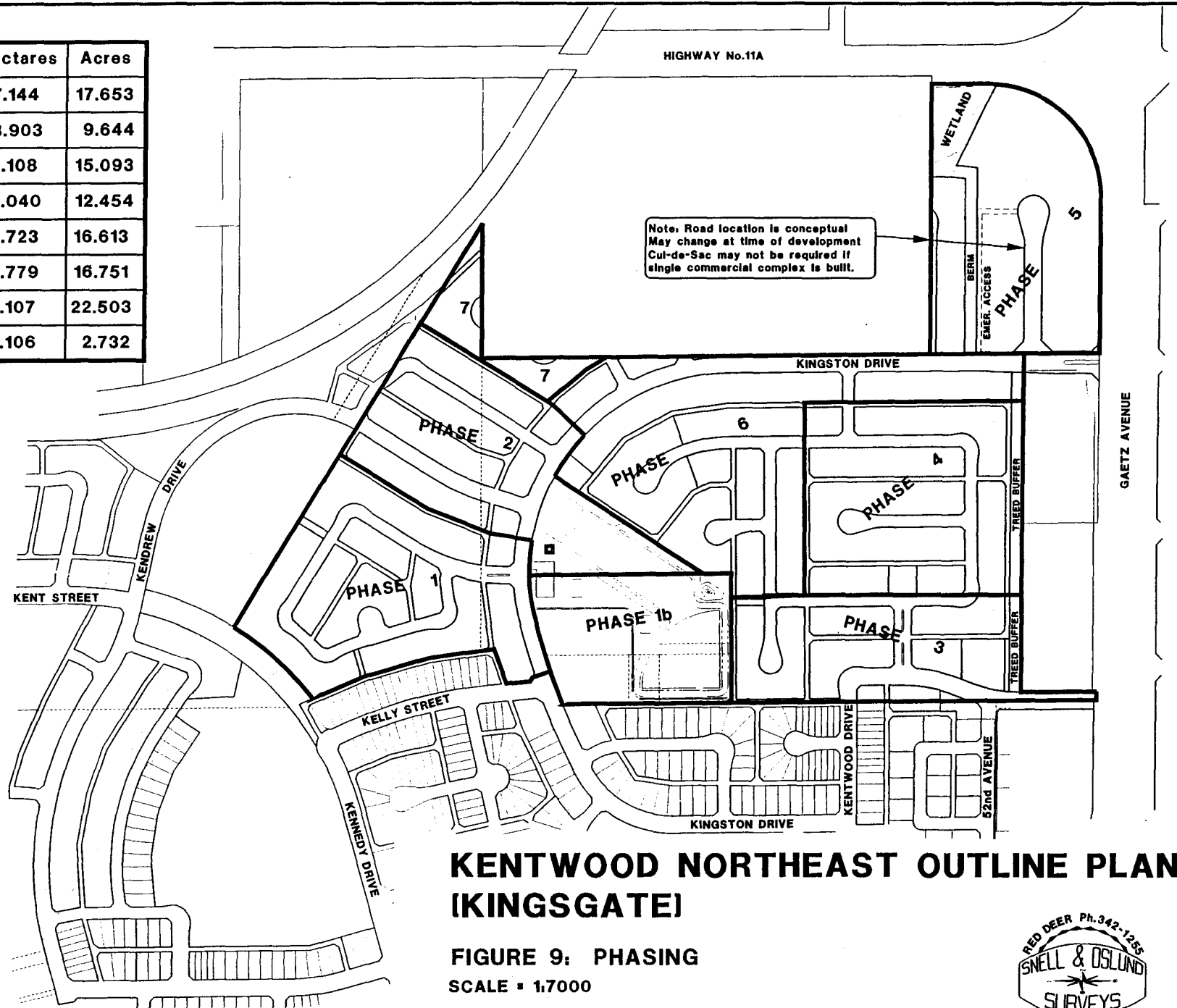
4.5 Natural Gas

Northwestern Utilities Limited advises that they will be able to service the proposed development by extending their existing distribution facilities.

5.0 STAGING AND DEVELOPMENT

Figure 9 illustrates the proposed staging of development. The location of existing utilities dictates the initial stages of development. Market conditions will influence the actual phasing of later developments.

Phases	Hectares	Acres
1	7.144	17.653
1b	3.903	9.644
2	6.108	15.093
3	5.040	12.454
4	6.723	16.613
5	6.779	16.751
6	9.107	22.503
7	1.106	2.732



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 9: PHASING

SCALE = 1:7000

0 50 100 250 500



----- PEDESTRIAN PATH

HIGHWAY No.11A

Note: Road location is conceptual
May change at time of development
Cul-de-Sac may not be required if
single commercial complex is built.

WETLAND

BERM
EMER. ACCESS

GAETZ AVENUE

KINGSTON DRIVE

KENT STREET

KENDREW DRIVE

KELLY STREET

KENNEDY DRIVE

KINGSTON DRIVE

KENTWOOD DRIVE

52nd AVENUE

TREED BUFFER

KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 10: PEDESTRIAN CIRCULATION

SCALE • 1:7000

0 50 100 250 500

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APPENDIX A



North Alberta Land Registration District

LAND TITLE (FAX) SEARCH

SEARCH DATE: 30/06/1998

S
LINC SHORT LEGAL TITLE NUMBER
0026 696 948 4;27;38;32;NW 962 094 596 +2
0026 696 956 4;27;38;32;NE

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 32
ALL THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES SOUTH EAST OF THE RIGHT OF WAY OF THE CALGARY AND
EDMONTON RAILWAY, AS SHOWN ON RAILWAY PLAN C & E NO. 1, CONTAINING
12.0 HECTARES (29.86 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
HECTARES (ACRES) MORE OR LESS
A) PLAN 8121094 - ROAD 0.396 0.98
B) ALL THAT PORTION OF THE SAID QUARTER SECTION WHICH LIES SOUTH AND
WEST OF ROAD PLAN AND SOUTH AND EAST OF RAILWAY PLAN C & E NO. 1,
CONTAINING 0.544 1.3
C) PLAN 9520045 - SUBDIVISION 0.139 0.34
D) PLAN 9523195 - SUBDIVISION 0.020 0.05
E) PLAN 9621393 - SUBDIVISION 0.808 2.00
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND :

MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 32
ALL THAT PORTION OF THE NORTH EAST QUARTER
WHICH LIES TO THE SOUTH AND WEST OF THE LAND SUBDIVIDED UNDER
PLAN 800HW AND TO THE SOUTH OF THE SOUTH BOUNDARY OF BLOCK
(3) AND THE PRODUCTION THEREOF WESTERLY AS THE SAID SOUTH
BOUNDARY IS SHOWN ON SUBDIVISION PLAN 2122HW CONTAINING
30.5 HECTARES (75.20 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
HECTARES (ACRES) MORE OR LESS
A) PLAN 9422769 - SUBDIVISION 1.38 3.41
B) PLAN 9523195 - SUBDIVISION 0.101 0.25
C) PLAN 9521393 - SUBDIVISION 0.233 0.58
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

D.C.T. ISSUED: YES

REFERENCE NUMBER: 952 185 635 +2

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
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962 094 596	23/04/1996	SUBDIVISION PLAN		
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OWNERS

JACKS MENS WEAR RED DEER LTD.
OF C/O 4TH FLOOR, 4943 ROSS ST

(CONTINUED)

RED DEER
ALBERTA T4N 1Y1-----
ENCUMBRANCES, LIENS & INTERESTSREGISTRATION
NUMBER

DATE (D/M/Y)

PARTICULARS

1563KW	19/09/1957	EASEMENT AFFECTED LAND: 4;27;38;32;NE "EXTENDED BY"
3606RJ	19/06/1969	UTILITY RIGHT OF WAY GRANTEE - NORTHWESTERN UTILITIES LIMITED. AFFECTED LAND: 4;27;38;32;NE AS TO PORTION OR PLAN:1239RS
7118RL	08/12/1969	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTS INSTRUMENT: 3606RJ
832 172 982	19/07/1983	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AFFECTED LAND: 4;27;38;32;NW AS TO PORTION OR PLAN:8322009
942 270 174	30/08/1994	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AFFECTED LAND: 4;27;38;32;NE AS TO PORTION OR PLAN:9422767
952 185 559	18/07/1995	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AS TO PORTION OR PLAN:9523196
972 381 095	10/12/1997	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF RED DEER. AS TO PORTION OR PLAN:9724334

TOTAL INSTRUMENTS: 007

*END OF SEARCH *

SR# - J426227 /AR0264



North Alberta Land Registration District

LAND TITLE (FAX) SEARCH

SEARCH DATE: 30/06/1998

S
LINC 0010 537 588 SHORT LEGAL 2122HW;3 TITLE NUMBER 942 032 595

LEGAL DESCRIPTION
PLAN 2122HW
BLOCK 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 6.77 HECTARES (16.73 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;38;32;NE

MUNICIPALITY: CITY OF RED DEER

O.C.T. ISSUED: NO

REFERENCE NUMBER: 922 369 715

REGISTRATION	DATE(ONLY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
942 032 595	03/02/1994	TRANSFER OF LAND	\$256,555	\$256,555

OWNERS

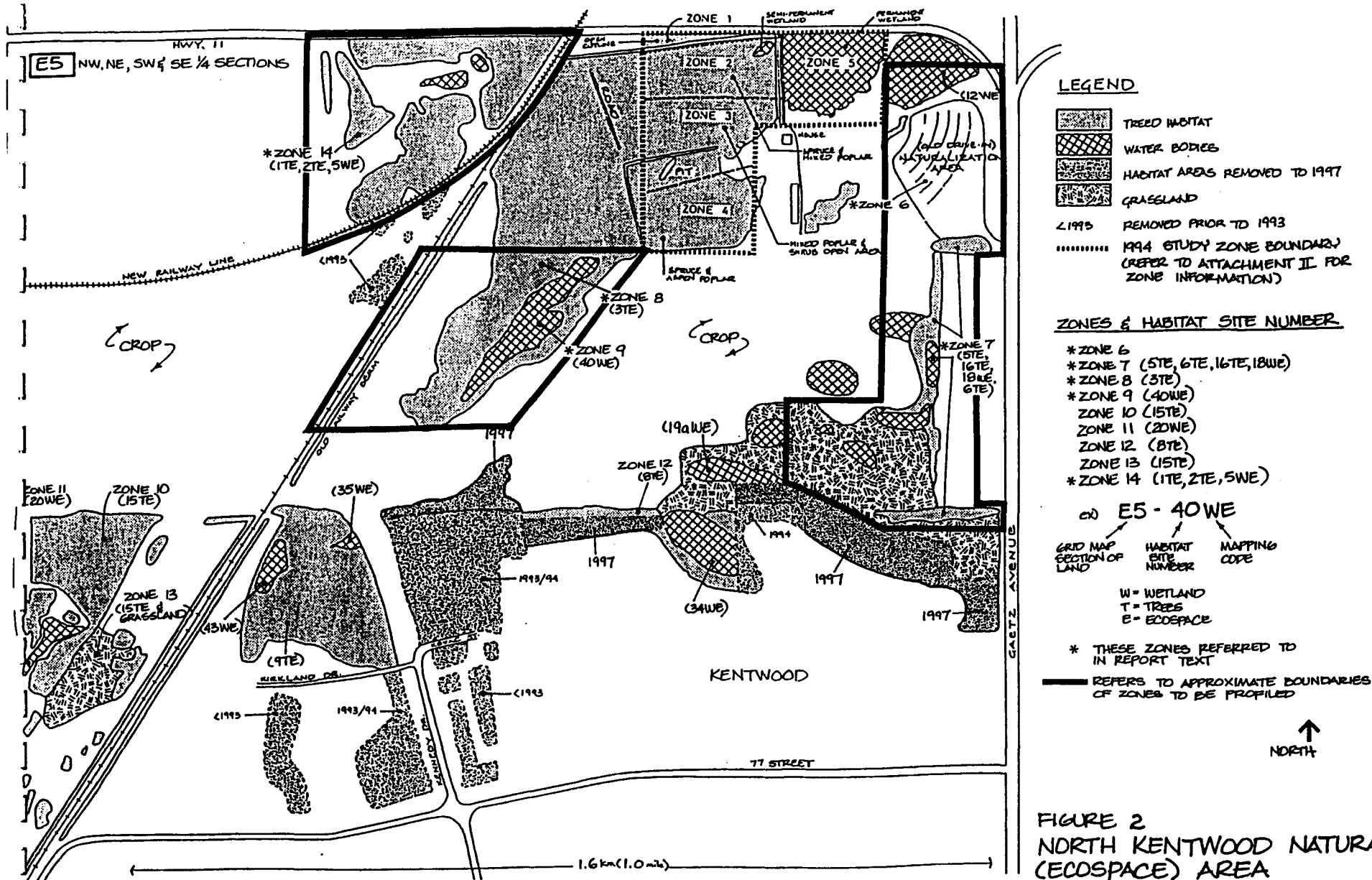
QUANTUM IV DEVELOPMENTS INC.,
OF 1927 GAETZ AVENUE
RED DEER
ALBERTA T4Z 1Z4
(DATA UPDATED BY: CHANGE OF NAME 982176366)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
782 199 744	05/09/1978	RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 001 *END OF SEARCH * SR# - J426264 /AR0264

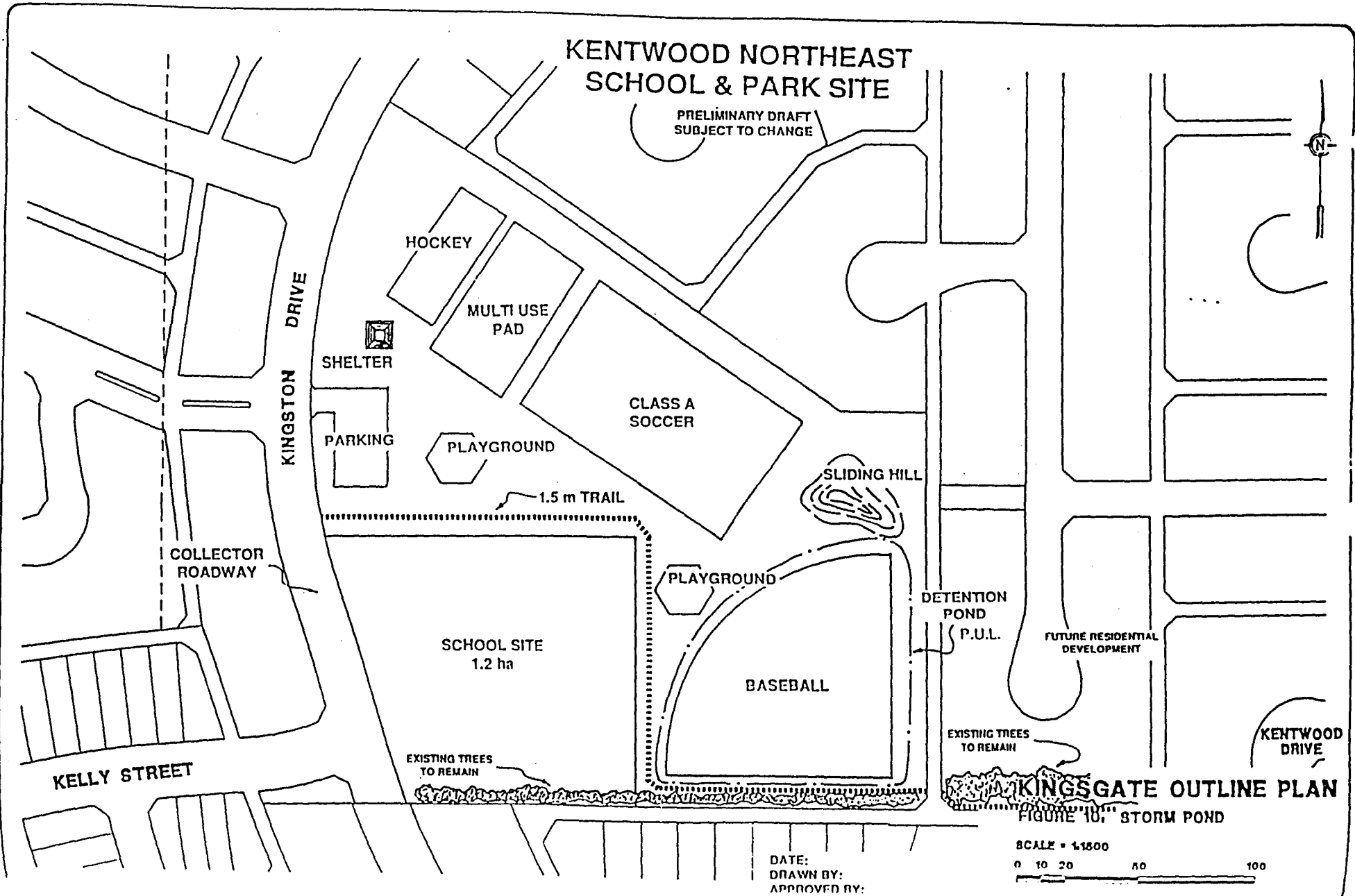
APPENDIX B



APPENDIX C

KENTWOOD NORTHEAST SCHOOL & PARK SITE

PRELIMINARY DRAFT
SUBJECT TO CHANGE



APPENDIX D

TABLE 2: OUTLINE PLAN STATISTICS - OVERALL

LAND USE	ACRES + -	HECTARES + -	PERCENTAGE
Residential - Single family detached dwellings (R1)	45.340 ac	18.349 ha	39.97%
Residential - Semi-detached dwellings (R1A)	10.736 ac	4.345 ha	9.46%
Day Care/Social Care	0.297 ac	0.120 ha	0.26%
Church	1.458 ac	0.590 ha	1.29%
Elementary School / Park Site (Jack's Men's Wear)	9.479 ac	3.836 ha	8.36%
Elementary School / Park Site (City of Red Deer)	3.704 ac	1.499 ha	3.27%
Municipal Reserve, Walkway and Berm	4.779 ac	1.934 ha	4.21%
Streets/Lanes/PUL	25.498 ac	10.319 ha	22.48%
Wetlands	1.534 ac	0.621 ha	1.35%
Commercial	10.618 ac	4.297 ha	9.36%
Totals	113.443 ac	45.910 ha	100.00%

NOTE: All areas are approximate and may vary prior to final registration.

KENTWOOD WEST OUTLINE PLAN



July 1998

Adopted July 13, 1998

Prepared by:

**Parkland Community Planning Services
&
City of Red Deer Engineering Services**

KENTWOOD WEST OUTLINE PLAN

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1.0 Introduction

1.1 Purpose

The purpose of this Outline Plan is to specify the land use development objectives for the western portion of the Kentwood neighbourhood in the City of Red Deer. This neighbourhood consists of a 56.7 hectare (140 acre) site located in the Northwest quadrant of the City at the intersection of Taylor Drive and 77th Street. The Kentwood neighbourhood sits next to existing residential development on the eastern and southern sides, industrial development to the north, and vacant lands to the west.

The site falls within and is subject to the Northwest Area Structure Plan (ASP). The Outline Plan presented here is intended to augment the ASP by identifying the size, location, and type of land uses found in the Kentwood West area as well as the density of these uses. Moreover, the Outline Plan discusses the natural and cultural features of the site and possible environmental hazards. The Outline Plan submits concepts for transportation design and the development of public and social facilities. The Plan also notes the proposed staging of development and servicing specification for the area.

1.2 Background

At present an updated Northwest Area Structure Plan is in the process of being adopted by Council. This plan incorporates and implements the City's new *Ecospace Management Plan*. The updated ASP also responds to recent roadway, park, and land use changes, which have occurred within the Northwest Area Plan boundaries. Prior to these most recent amendments, the plan underwent two other revisions in the years since its initial development. In 1980-81 the current Northwest ASP started as two separate plans, the Section 19 Area Structure Plan and the

original Northwest Area Structure Plan. In 1989 these two plans were consolidated under the revised Northwest Area Structure Plan. In 1992 the plan was again updated in response to new growth, changes in school location, and railway relocation. The current Northwest ASP allows for diversified residential development not to exceed a density of 45 persons per gross hectare. Other land uses highlighted in the plan include commercial, industrial, institutional (school), park, trail, natural reserve, transportation, and service facility uses. The Northwest ASP is implemented by way of Outline Plans for specific neighbourhoods including, this, the Kentwood West Outline Plan.

1.3 Definition of Plan Area

The Kentwood Outline Plan area is situated in the Northwest section of Red Deer. It refers to the western portion of Section 32, Township 38, Range 27, west of the 4th Meridian. The area covered by this plan is approximately 56.7 hectares (140 acres) in size. It is bounded to the north by the CPR line, to the east in part by the existing Kennedy Drive, to the south by 77th Street, and to the west by Taylor Drive. See Figure 1.

The Outline Plan presented here is consistent with the goals and guidelines of the Northwest Area Structure Plan. Its overall objective is to provide a framework and series of guidelines for neighbourhood land use planning, leading to well organized and sustainable subdivision and land use development.

2.0 Site Context and Development Considerations

2.1 Natural Features

The lands within the proposed Outline Plan area are generally flat with elevations rising from 878.4 metres to 884 metres across the entire site, as shown in Figure 2. The plan site includes

areas that are currently cleared and awaiting development, as well as forested tracts, wetland areas, and a small span of previously developed residential properties.

The City of Red Deer's *Ecological Profile of the Kentwood Natural Area* identifies the Kentwood natural area found in the central portion of the Outline Plan. The natural area is recognized as having five environmentally significant zones, as shown in Appendix A. The ecological profile strongly recommends that all five zones within the area be preserved due to their interconnected functioning. These five zones include:

A. Semi-Permanent Wetland

The semi-permanent wetland area is situated in the eastern portion of the natural area. It is comprised of a wetland, which receives seasonal surface drainage and acts as a link with the natural area's larger and more westerly wetland. This zone also fosters several shrub and bush varieties.

B. Balsam Forest

The Balsam Forest zone makes up almost three fourths of the Kentwood natural area. It is comprised of balsam trees, shrubs, wildflowers, berry bushes, and at least one spruce tree. Several bird species have been identified within this zone. Recommendations of the *Ecological Profile of the Kentwood Natural Area* encourage a limited gravel path system be built through this area to provide neighbourhood access but, at the same time, to confine significant impacts.

C. West Wetland

This wetland area is located in the western portion of the natural area. It is made up of a permanent wetland as well as semi-permanent wet to damp areas with seasonal fluctuation. Vegetation in this zone includes willow species, shrubs, and mosses. Recommendations in the *Ecological Profile of the Kentwood Natural Area* cite this wetland as crucial in maintaining

balanced ecological functioning and micro-climatic stability within the reserve. The recommendations caution against disturbance to prevent degradation to the overall health of the natural area.

D. Aspen Forest Area

The aspen forest area sits in the northern portion of the Kentwood natural area. It hosts a thriving aspen forest and related shade tolerant species.

E. Fringe Area

Running adjacent to Kennedy Drive on the Northeast side of the natural area, the fringe area is made up of a blend of mixed shrubs, trees, and grasses. Vegetation found in this area is a result of ongoing recovery after successive intrusion by heavy machinery into this portion of the natural area. Several bird species use this zone for nesting and feeding.

A native treed area and wetland are also located in the extreme west portion of the Kentwood West neighbourhood along to 64th Avenue, as presented in Appendix B.

2.2 Existing Land Uses

The subject lands are currently districted as A1 Future Urban Development District. Some portions of the site, that is the southeast corner, have already been developed as residential with some low density dwellings as well as a church previously constructed. Remaining lands are currently vacant. The proposed natural reserve is forested.

2.3 Existing Transportation Network and Access

Existing access to the site is provided by the arterial roads of 77th Street and Taylor Drive and by Kennedy Drive, a collector road.

2.4 Environmental Considerations

A Level 1 Environmental Site Assessment was completed by UMA Engineering Ltd. and submitted to the City of Red Deer on April 30, 1998 under separate cover. The assessment indicated that there is no evidence nearby industrial or related activities have resulted in contamination of Kentwood West. The assessment does state, however, that based on the proximity of industrial uses, there is ongoing potential in the Kentwood area for environmental impact. No spills, control orders, or underground storage tanks are on record with either the City of Red Deer or with Alberta Environmental Protection. As regards Kentwood West, no mitigation activities are required nor recommended by the assessment. Further investigation is encouraged to monitor the impact of nearby industrial activities and to study the migration of contamination in nearby quarter sections.

2.5 Servicing

The site can be fully serviced with water, sewer, and storm water utilities.

3.0 Development Objectives

In keeping with City policies, and based on the unique characteristics of the Kentwood West site, an Outline Plan has been prepared for the subject properties. The Outline Plan encompasses information pertaining to: development objectives, proposed land use, density, open space, transportation, servicing, and development staging.

3.1 Development Objectives

The central objectives of the Outline Plan are:

- i) to develop a plan consistent with the general goals and intent of the Northwest Area Structure Plan,
- ii) to provide a framework for the delivery of a high quality and comprehensively planned residential neighbourhood; a neighbourhood which integrates built land

uses, park and open space, a natural reserve, community facilities, and collector and local roadways,

- iii) to protect and synthesize the natural features of the area in a manner which is both environmentally sustainable and developmentally feasible,
- iv) to arrange for plan implementation in an efficient and well staged manner and to set out a plan with the adaptability to respond to changes in market conditions.

The Outline Plan is based largely on the cluster concept, meaning the proposed development groups areas of housing through the use of a curvilinear roadway pattern. The plan area has densities in keeping with similar new developments across the City.

3.2 Development Principles

Building upon the central objectives of the Outline Plan, several development principles guide the designation of the various land uses proposed within the Kentwood West area:

Residential

- i) Facilitate a diversity of housing types including low and medium density development to meet the needs and preferences of the community and to meet municipal standards.
- ii) Identify proposed residential area zoning and secure ease of implementation and compatibility of lot sizes and housing forms within the Outline Plan and with regard to existing residential development to the east of the subject site.
- iii) Set out densities compatible with effective provision of educational, recreational, and municipal service facilities including public transit.

- iv) Encourage development that makes the best use of natural and cultural features in the area including, but not limited to, the treed natural reserve, park space, and recreational trails.

Commercial

- i) Fulfill local convenience shopping and service needs through the provision of neighbourhood commercial sites, while allowing major shopping and service demands to continue to be met by City centre and City Centre West commercial, regional and district shopping centres, and major arterial commercial districts found in other areas of the City.

Transportation

- i) Address transportation needs of residents travelling to, from, and throughout the Outline Plan area in a safe, logical, and efficient manner. Consider the hierarchy of modes of transportation to be present in the neighbourhood such as pedestrian, bicycle, public transit, and private vehicle.

Parks and Open Space

- i) Preserve and harmonize the Kentwood natural area and its unique features into the neighbourhood's park-open space system to meet the demands of both ecological sustainability and resident recreational use.
- ii) Incorporate neighbourhood parks within the Kentwood Outline Plan as well as open space linkages to meet the recreational and leisure demands of area residents. These parks may include playing fields, trails, some hard surface play areas, children's playgrounds, and community shelters.

- iii) Design and designate trail systems through the neighbourhood school and park sites, natural reserve area, and utility easements for use by pedestrians and cyclists. These trails are to meet criteria for safety and ease of movement by all users.

Social Facilities

- i) Designate sites for a social care residence and a public day care facility (a church site currently exists within Kentwood West) in suitable locations within the Outline Plan area. These sites are to meet the requirements of the *Community Services Master Plan*.

3.3 Development Concept

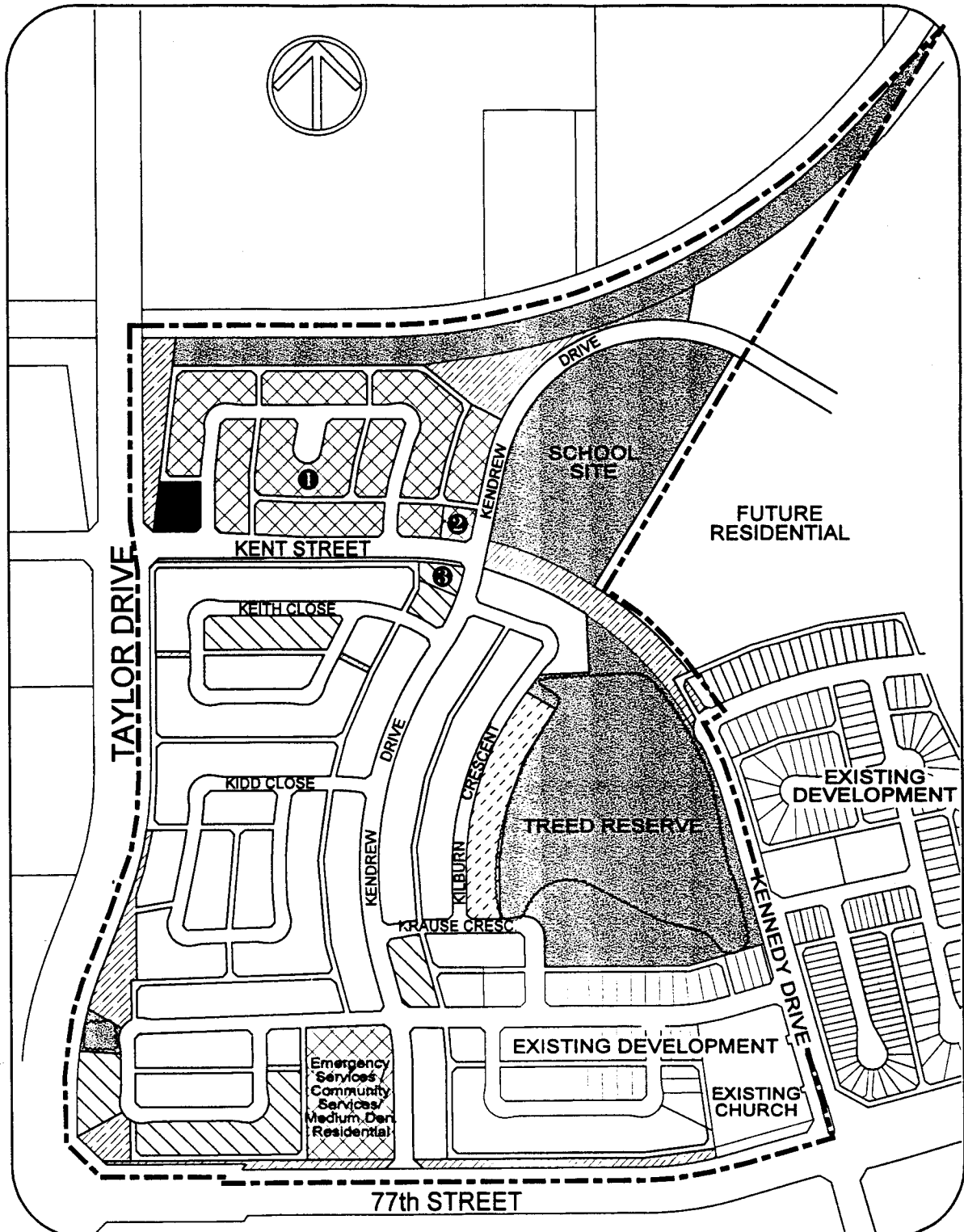
The development concept for this plan has been prepared to respond to current residential land requirements within the City of Red Deer and at the same time to address anticipated market trends, see Figure 3. In doing so, this plan has also attempted to direct development in such a way as to enhance the natural features of the site, allowing the character of the community to reflect the unique ecosystem amenities located in the area. The Plan has been developed in conformity with the goals and objectives described in Section 3.0 of the Northwest Area Structure Plan.

3.3.1 Neighbourhood Structure

The Kentwood West Outline Plan prescribes a strategically designed neighbourhood, which promotes a mix of housing options and opportunities. The bulk of land within the Outline Plan area is designated for residential development. This development combines a blend of low and medium density dwelling units including single family, semi-detached, and multiple family. The proposed zoning in the eastern section of the plan area has been designated in a similar manner

Kentwood West Outline Plan

Fig. 3 - Development Concept



- | | | |
|--|--|--------------------|
| --- Outline Plan Boundary | Park | Public Utility Lot |
| Single Family Residential | Two Storey Single Family Residences with walkout basements permitted | |
| Semi-Detached Residential | Commercial | |
| Medium Density Residential | | |
| ① Exact road configuration to be determined at time of subdivision | | |
| ② Social Care Residence | | |
| ③ Daycare Site | | |

November 1998

as that of the previously constructed, abutting neighbourhood. This designation is made to ensure continuity of character and a smooth transition to the newer housing developments.

i) Residential Low Density District (R1)

Low density single detached housing, under the R1 designation has been generally located through out the neighbourhood in an effort to allow for free access to neighbourhood parks, the natural reserve, recreational trails, commercial development, the school site, and the variety of other amenities found in the neighbourhood.

ii) Two Storey Residences with Walkout Basements

A portion of the R1 area, which borders on the natural treed reserve, has been proposed to allow two storey residences with walkout basements.

iii) Residential R1A (Semi-Detached Dwelling)

The R1A semi-detached dwellings are to be located within the Outline Plan area in small clusters. In particular, semi-detached housing is provided in the southwestern corner of the neighbourhood, adjacent to 77th Street and Taylor Drive. Semi-detached housing is also proposed in the north central area of Kentwood West near the daycare site with access off proposed collector roadways.

iv) Residential (Medium Density) District

In the Outline Plan, a fairly large block of medium density residential units is suggested for the northwest corner of the neighbourhood. The existing Taylor Drive and the proposed collector provide traffic access. This medium density housing block is situated within close proximity to local commercial, social care, and day care uses. It is also adjacent to both the school/neighbourhood park and to the bicycle-pedestrian trails system traversing the neighbourhood. This site is to accommodate a mix of medium density housing units including a blend of townhouses along with other style medium density dwellings.

A second block of potential multiple family housing has been proposed in the south end of the Kentwood West Outline Plan along 77th Street, a collector roadway. It is currently proposed as an alternate land use should an emergency services station/related emergency services joint uses not be constructed on this property.

3.3.2. Density

Due to the preservation of the major stand of trees within the Kentwood West area, the residential density of this Outline Plan will be low in comparison with other parts of the City. The Outline Plan area can accommodate approximately 110 to 125 multi-attached units, approximately 60 semi-detached units, and approximately 297 single-family lots. Calculating the above units with the Bylaw standard of 3.4 persons/unit for single family, 3.3 persons/unit for semi-detached unit, and 3.0 persons/multi-attached unit, the total expected population would be approximately 1514 persons or 27 persons per hectare. This density is well within the design density of 45 persons per hectare. The Emergency Services/Emergency Services Related Uses site was not included in potential medium density residential calculations as the primary use is emergency services facilities.

3.3.3 Commercial (Neighbourhood Convenience) District

A 0.24 hectare (0.59 acre) commercially zoned site is proposed within the Outline Plan.

Referred to as neighbourhood convenience, this site is expected to serve local residents in the Kentwood West neighbourhood. Permitted uses on this site may include merchandise sales, rental sales, or services as defined in the City's by-law, and intended for sale/trade to the residents of the local neighbourhood only. Under the C3 Commercial District guidelines, and based on the actual site, a maximum of approximately 800 square metres (8,611.4 square feet) of gross leaseable floor space can be accommodated in this location.

3.3.4 Open Space and Parks

The proposed park and open space system includes a neighbourhood park/school site, a large treed natural area, neighbourhood parkettes, and linear open space areas.

i) Neighbourhood Park/School Site

A 4.19 hectare (10.35 acre) neighbourhood park combined with the area's school site is proposed in the northeast segment of the Outline Plan area. This site will join with the treed reserve to the south through a trail system effectively creating a large linked central green space. The site makes use of the 0.35 hectare (0.86 acre) public utility lot located in this area. The school site is designated as a Catholic School, to accommodate students in kindergarten to grade 9. In order to effectively design the school and related parking facilities, and to best serve the needs of the neighbourhood, the recreational amenities planned as part of the overall school/park site design may require minor re-alignments as development progresses.

ii) Natural Treed Reserve

Considered an exceptional feature within this neighbourhood, the approximately 6.9 hectare (17.11 acre) treed reserve is positioned in what will be the core of the Kentwood West community. Contiguous to Kennedy Drive, this reserve is comprised of permanent and semi-permanent wetlands, balsam forest, aspen forest, and mixed shrubs and grass areas. It is home to several species of flora and fauna. The northern portion of this reserve is to be left in a natural state. Shale pathways may be added to the reserve to make the site available to local residents for passive recreational use and to link the reserve with the school site.

iii) Neighbourhood Parkettes

Neighbourhood parkette area is also located in Kentwood West. Parkettes are intended to provide green tract/recreational space to residents. In Kentwood West the parkettes will incorporate natural features in their overall design, including the mature tract of trees preserved in the neighbourhood's southwest parkette.

iv) Linear Open Space

A 2.15 hectare (5.31 acre) east-west linear open space berm provides buffering between the residential housing proposed within this plan and existing industrial developments located to the north of the Kentwood West neighbourhood. This open space berm will be a low maintenance area, to be planted with native grasses, trees, and shrubbery. It will not be maintained to the same standard as the City's typical neighbourhood parks or school/park sites. Because of the noise and safety concerns relating to the proximity of these industrial uses particularly to the proposed residential and school site development abutting these lands, it may be necessary to undertake additional noise abatement studies.

3.3.5 Social Facilities

With regard to social facilities proposed for this Outline Plan area, a 0.14 hectare (0.35 acre) social care residence is designated in the north central portion of the neighbourhood as is a 0.12 hectare (0.3 acre) public day care facility. Both of these facilities are situated along main collector roadways for ease of access. Further, a 1.26 hectare (3.12 acre) church site (existing) is located at the corner of Kennedy Drive and 77th Street. This site provides convenient access to

the church building via a main arterial road and limits the amount of additional traffic travelling through the neighbourhood.

An Emergency Services Site is proposed in the south central area of the plan. Access onto 77th Street is to be provided via an, as yet, unnamed collector. The site is approximately 1.2 hectares (3 acres) in size. In light of current initiatives by the City's Emergency Services providers, some potential exists for shared use of this site with other emergency service related users such as rescue services, police facilities, or emergency response agencies. All Emergency Services Related development would be required to locate on the northern two-thirds of the site in partnership/shared use only with the City's Emergency Services providers. If shared use is found not to be viable, the northern two acres of the site will alternatively be designated for medium density residential use.

3.3.6 Transportation

A hierarchical system of roads is proposed for the Kentwood West Outline Plan area to provide safe, convenient, and reliable access for residents as well as others travelling within the neighbourhood.

i) Arterial Roadways

The Outline Plan area is bound on two sides by existing arterial roadways, namely Taylor Drive and 77th Street.

ii) Collector Roadways

In addition to arterial roadways, the Outline Plan area contains a series of collector roadways; including Kennedy Drive, a proposed, as yet, unnamed roadway in the centre of the plan area, and a collector running eastwards from Taylor Drive and the west side of the school site. The collector road adjacent to the school site will provide a bus drop-off and pick-up lane built to

City of Red Deer Transit standards. It is critical that this lane be able to accommodate three buses in order to safely provide transportation and busing services to the area school children.

iii) Local Roadways

The system of local roadways provides access to the individual lots throughout the Kentwood West community.

iv) Laneways

The neighbourhood has been planned with the majority of lots backing onto laneways, the only exceptions being those lots with rear yards adjoining park/open space.

v) Bicycle and Pedestrian Paths

At this time no specific bicycle or pedestrian paths have been identified within Kentwood West, other than sidewalks which will run along the eastern side of Taylor Drive, the south side of Kennedy Drive, and the southern side of 77th Street. There is clearly potential for bicycle-pedestrian pathways through the school site as well as the treed reserve. Planning and implementation of these pathways is expected to take shape based on the input and opinions of future Kentwood West residents.

3.3.7 Municipal Reserve

The municipal reserve dedication for this Outline Plan is unique and somewhat complex. The dedication is approximately as follows:

Treed reserve	6.92 ha
School Site	3.84 ha
Sound berm for railway	2.15 ha
Local parkettes	0.20 ha
Total	13.11 ha

The majority of this reserve is being acquired through deferred reserve caveats from the Industrial Park to the west; this means that additional reserve will be added to this

neighbourhood over and above the normal 10% dedication required through the Municipal Government Act.

3.3.8 Neighbourhood Park and Treed Reserve Plans

The Neighbourhood Park and Treed Reserve are expected to provide several amenities to area residents, including various playing fields, playgrounds, a multi-use pad, a hockey rink, sliding hills, and shelters. These features are depicted in Appendix C and D.

4.0 Municipal Servicing

The proposed municipal servicing design reflects the natural features of the Kentwood West area and responds to the need for effective and efficient service delivery.

4.1 Storm Sewer System





Based on the size of the proposed development and on the topography of the area, three storm water detention ponds will be required to service the neighbourhood. The first of the three ponds is located in the northern portion of the Outline Plan area in the utility lot adjacent to the neighbourhood school site. This pond is being designed with an option to expand into the park/school sports field site should additional capacity be required. The second pond is located in the southwestern area of the plan next to Taylor Drive. The third, a minor detention pond, will make use of the current wetland area found in the natural treed reserve. The exact volume of the storm water detention ponds will be determined during actual construction phases. Major Drainage is depicted in Figure 4 and Storm Sewers are illustrated in Figure 5.

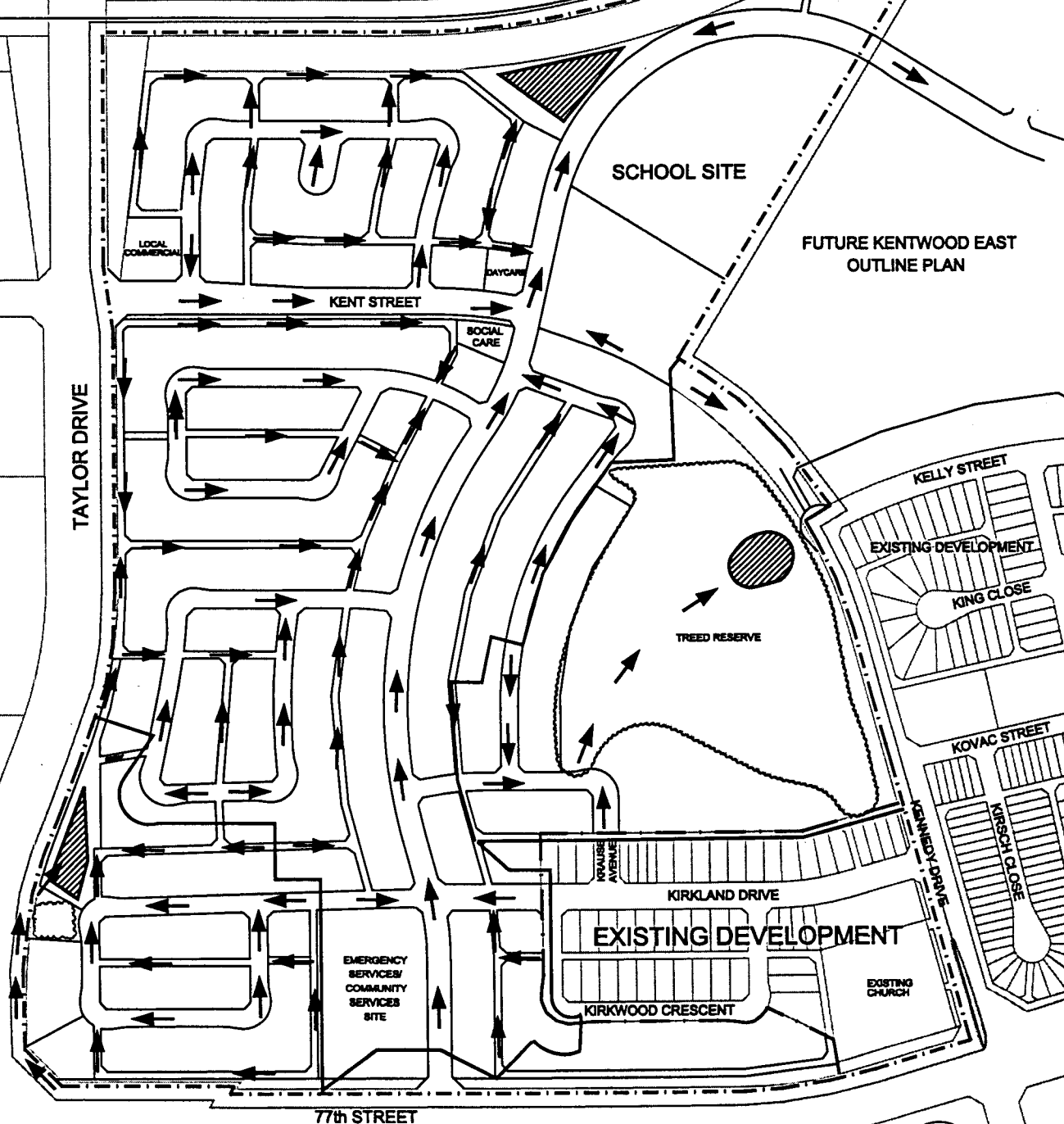
4.2 Sanitary Sewer System

The sanitary sewer system that is required to service the Kentwood West area is a direct extension of the existing main sanitary sewer system trunks running along the existing Kennedy Drive and 77th Street at the intersection to Kennedy Drive. Figure 6 illustrates the sanitary service lines and future proposed trunks.

Kentwood West Outline Plan





Fig. 4 - Major Drainage

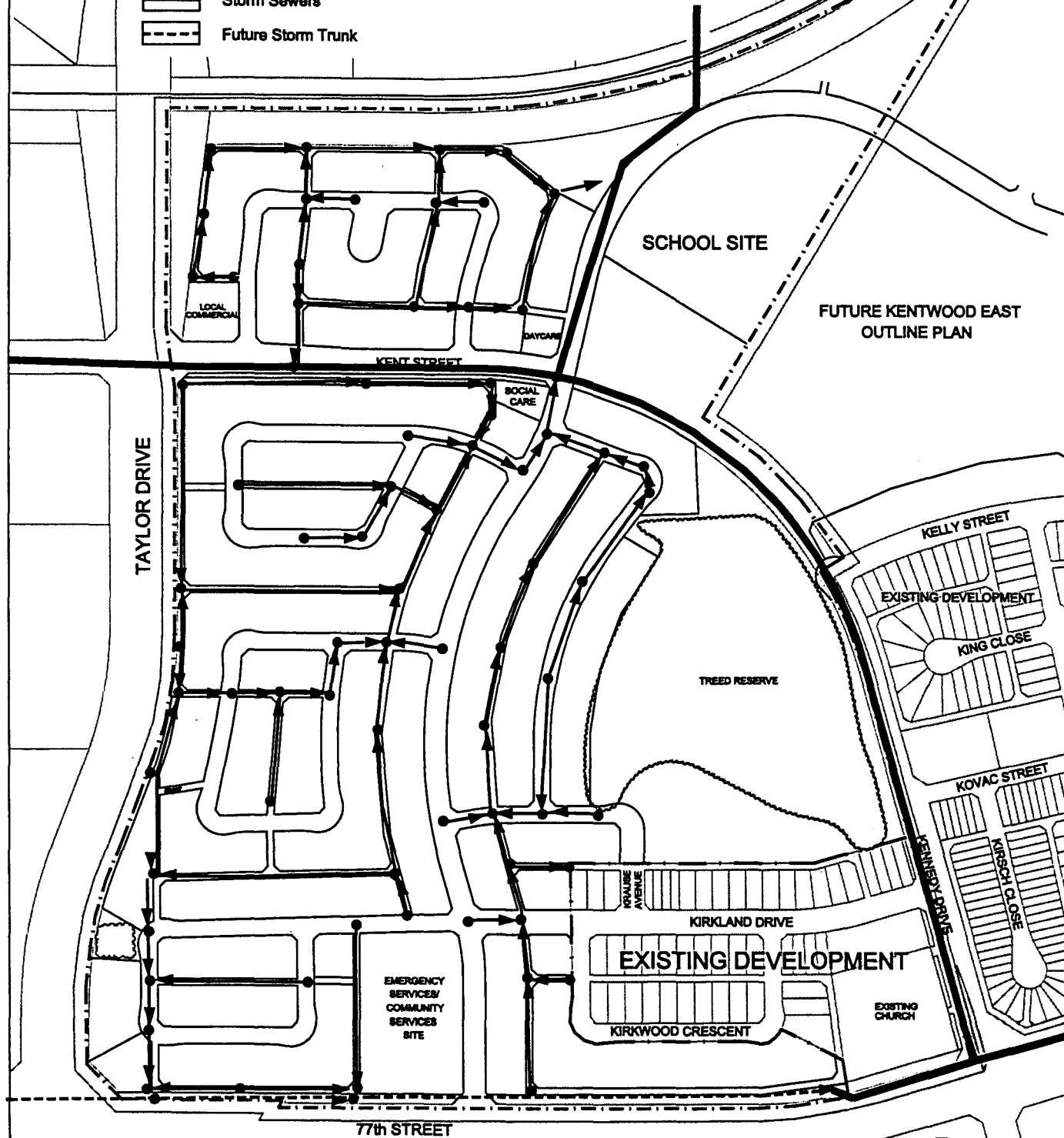
-  Outline Plan Boundary
-  Direction of Flow
-  Boundary of Catchment Area
-  Storm Detention Ponds



Kentwood West Outline Plan





Fig. 5 - Storm Sewers

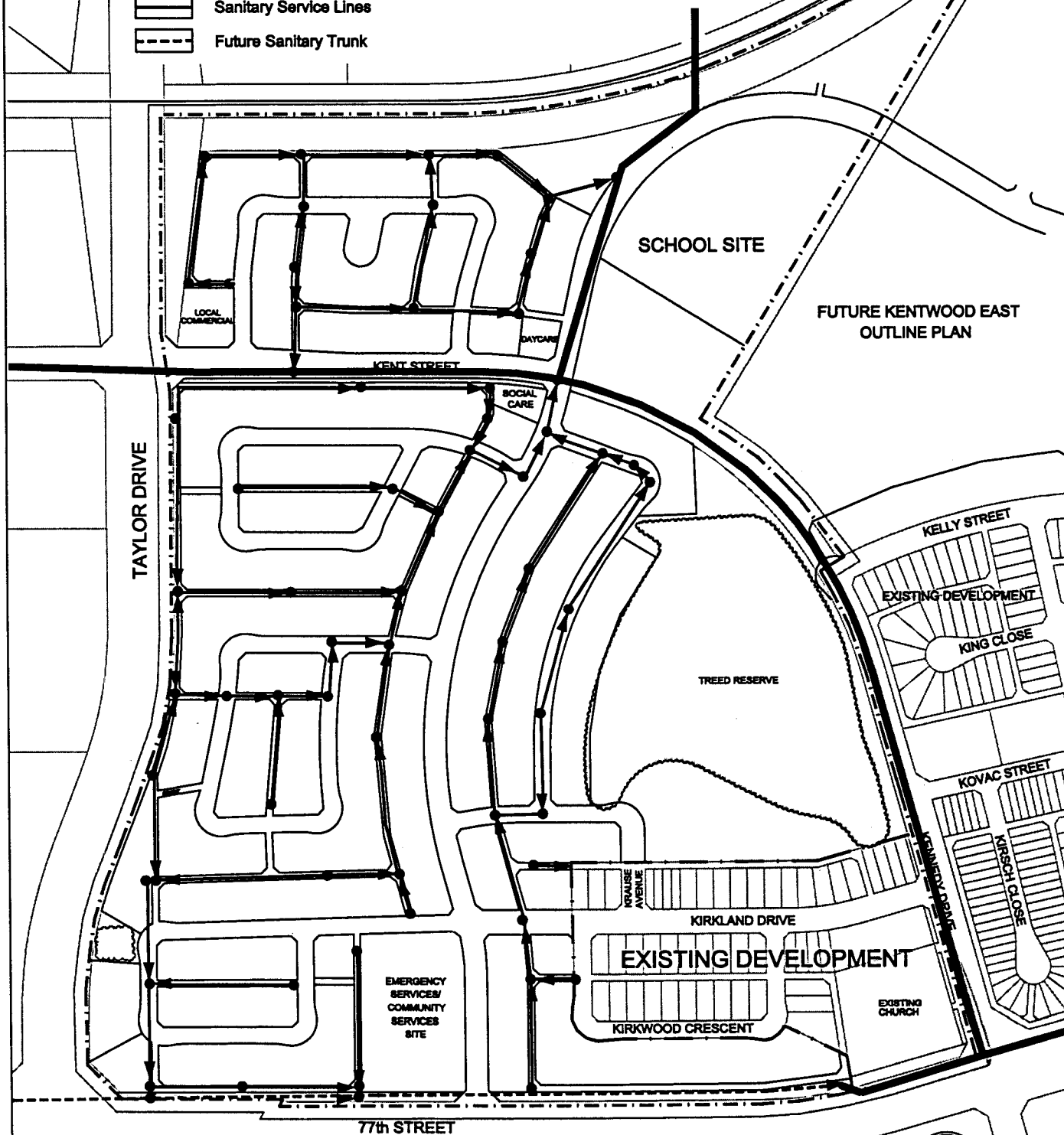
-  Outline Plan Boundary
-  Storm Trunk (Existing)
-  Storm Sewers
-  Future Storm Trunk



Kentwood West Outline Plan







Fig. 6 - Sanitary Sewers

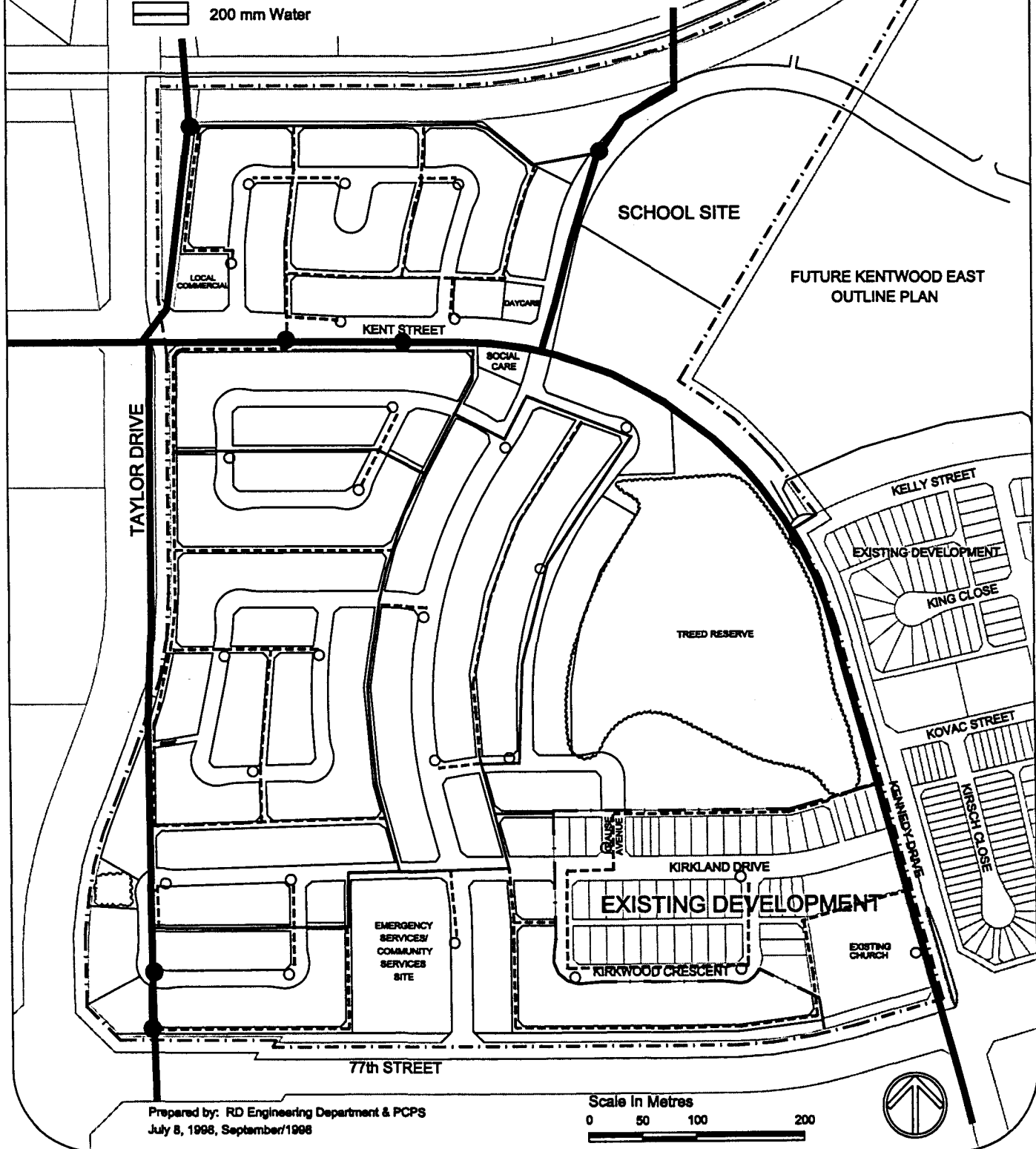
-  Outline Plan Boundary
-  Sanitary Trunk (Existing)
-  Sanitary Service Lines
-  Future Sanitary Trunk



Kentwood West Outline Plan

Fig. 7 - Watermains

- | | | | |
|---|-----------------------|---|------------------------|
|  | Outline Plan Boundary |  | Hydrants |
|  | Existing Water Trunks |  | Tie To Existing Trunks |
|  | 150 mm Water | | |
|  | 200 mm Water | | |



4.3 Water Distribution System

The water distribution system required to service the Kentwood West area is a direct extension of the existing water distribution system trunks running along Kennedy Drive and Taylor Drive, and those currently in place in the utility lots in the north portions of the plan area. Figure 7 illustrates the conceptual design for watermain, existing trunks, and proposed water servicing.

4.4 Shallow Utilities

Shallow utility providers, namely the City's Electric Light and Power Department, the telephone, cable, and natural gas companies, have been contacted regarding servicing to the Kentwood West area. There is adequate capacity to provide servicing in the general area.

5.0 Staging of Development

Figure 8 illustrates the anticipated development staging. The location of utilities dictates the order of inaugural phases, with the portions of the neighbourhood abutting the treed reserve and school site in the first phase. Market conditions may be expected to influence the actual staging of subsequent development.

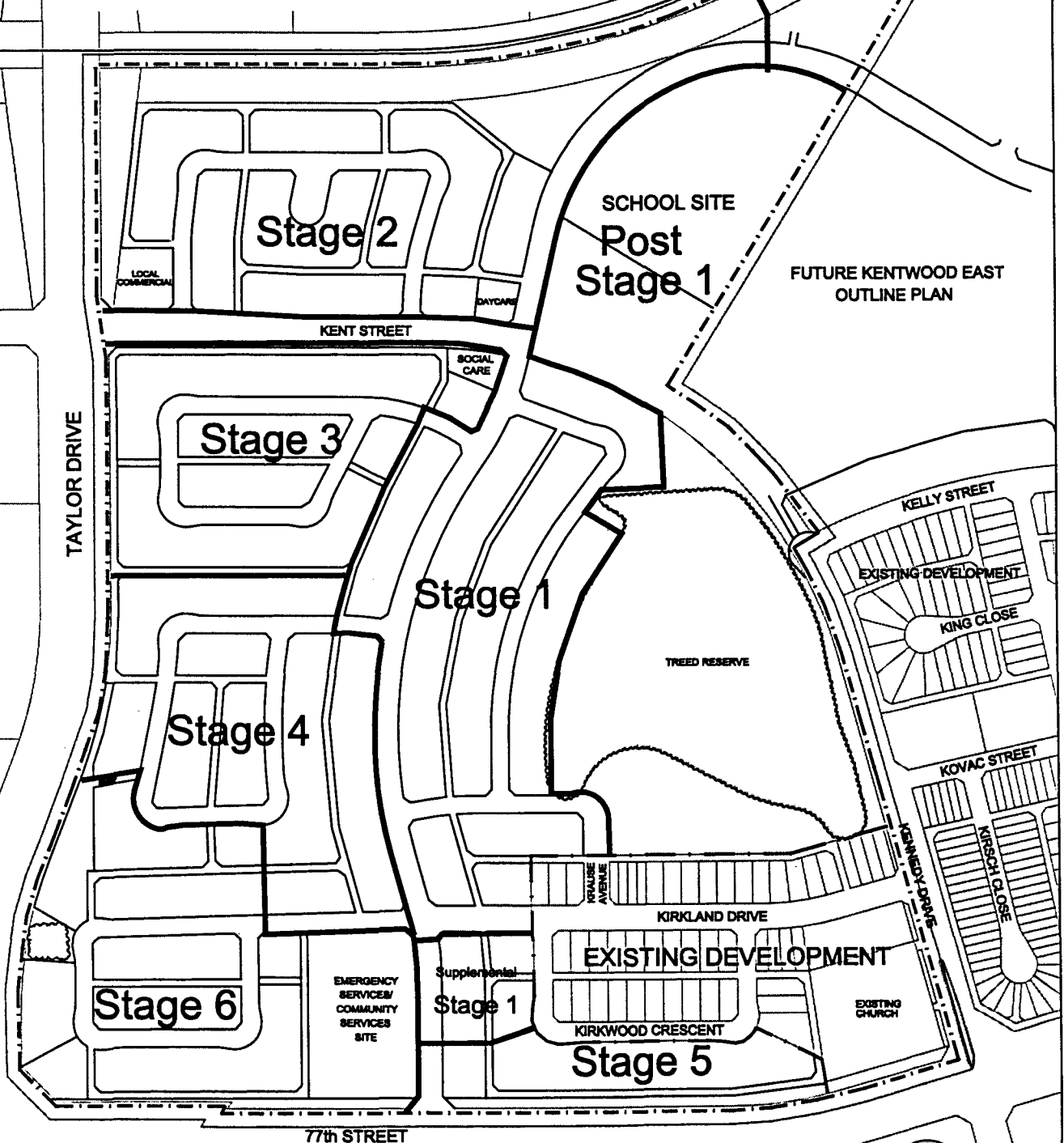
Kentwood West Outline Plan

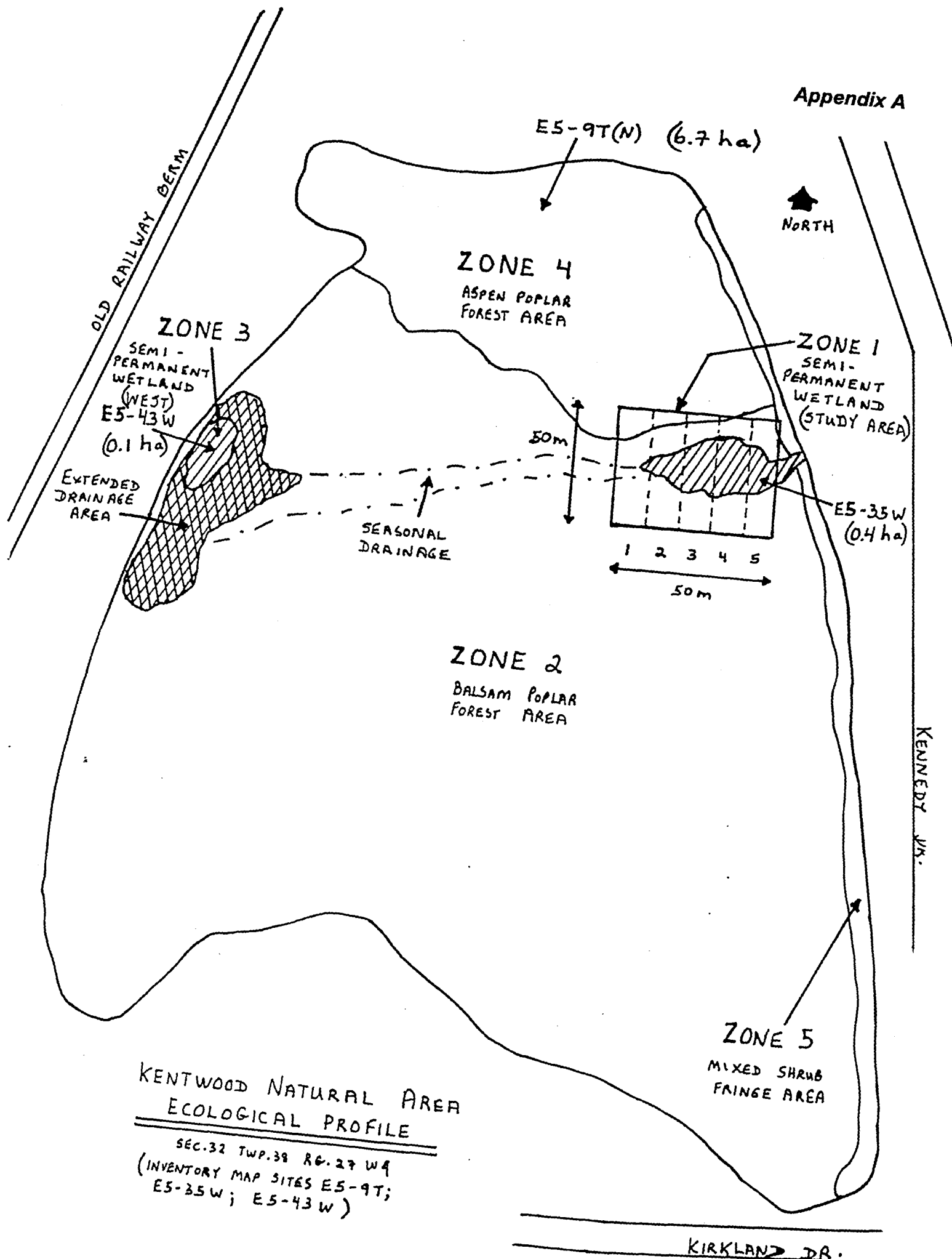
Fig. 8 - Staging

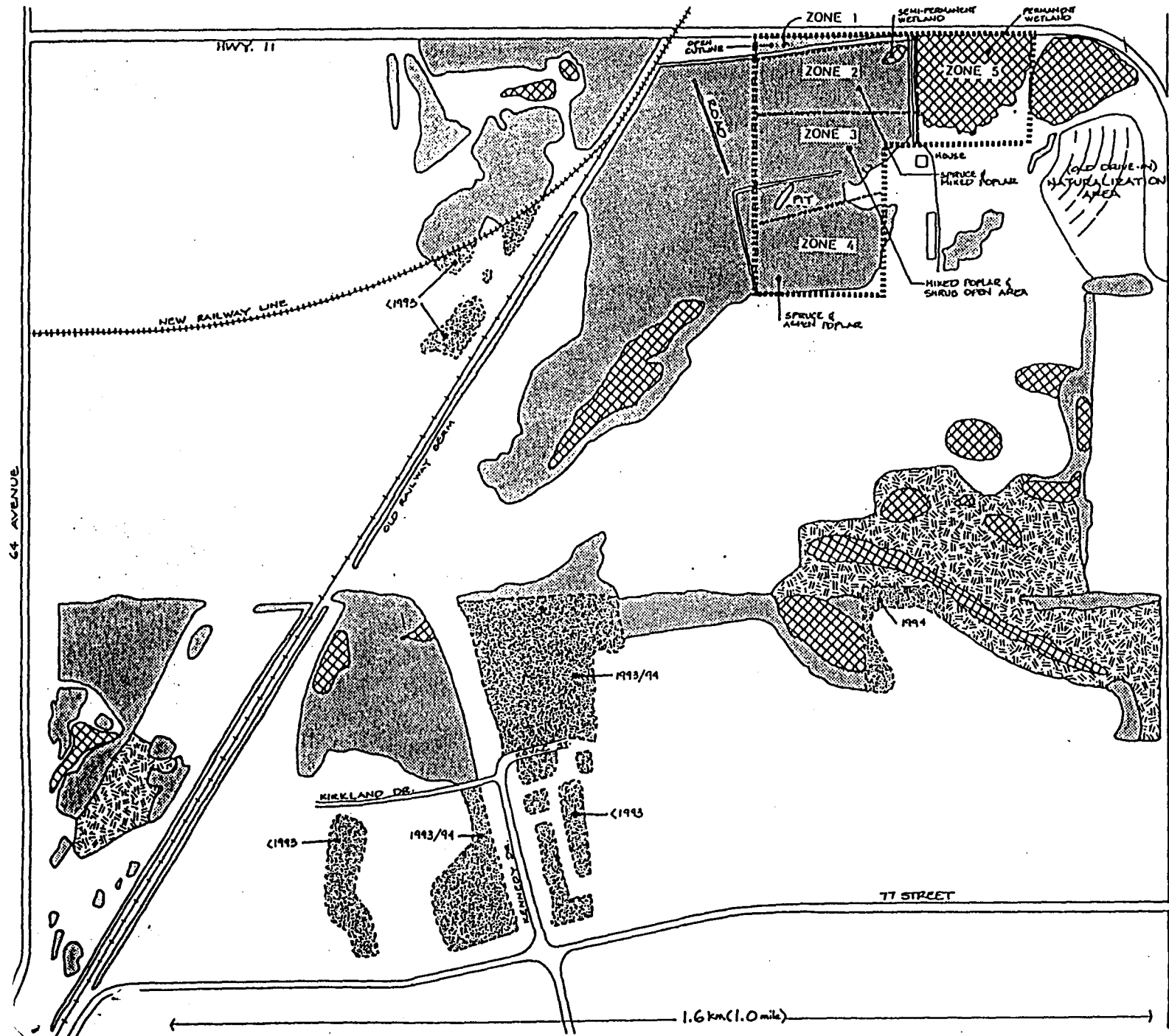
 Outline Plan Boundary

 Staging Boundary

5 Staging Number







LEGEND

- TREED HABITAT
- WATER BODIES
- HABITAT AREAS REMOVED
- GRASSLAND
- <1993 REMOVED PRIOR TO 1993
- STUDY ZONE BOUNDARY

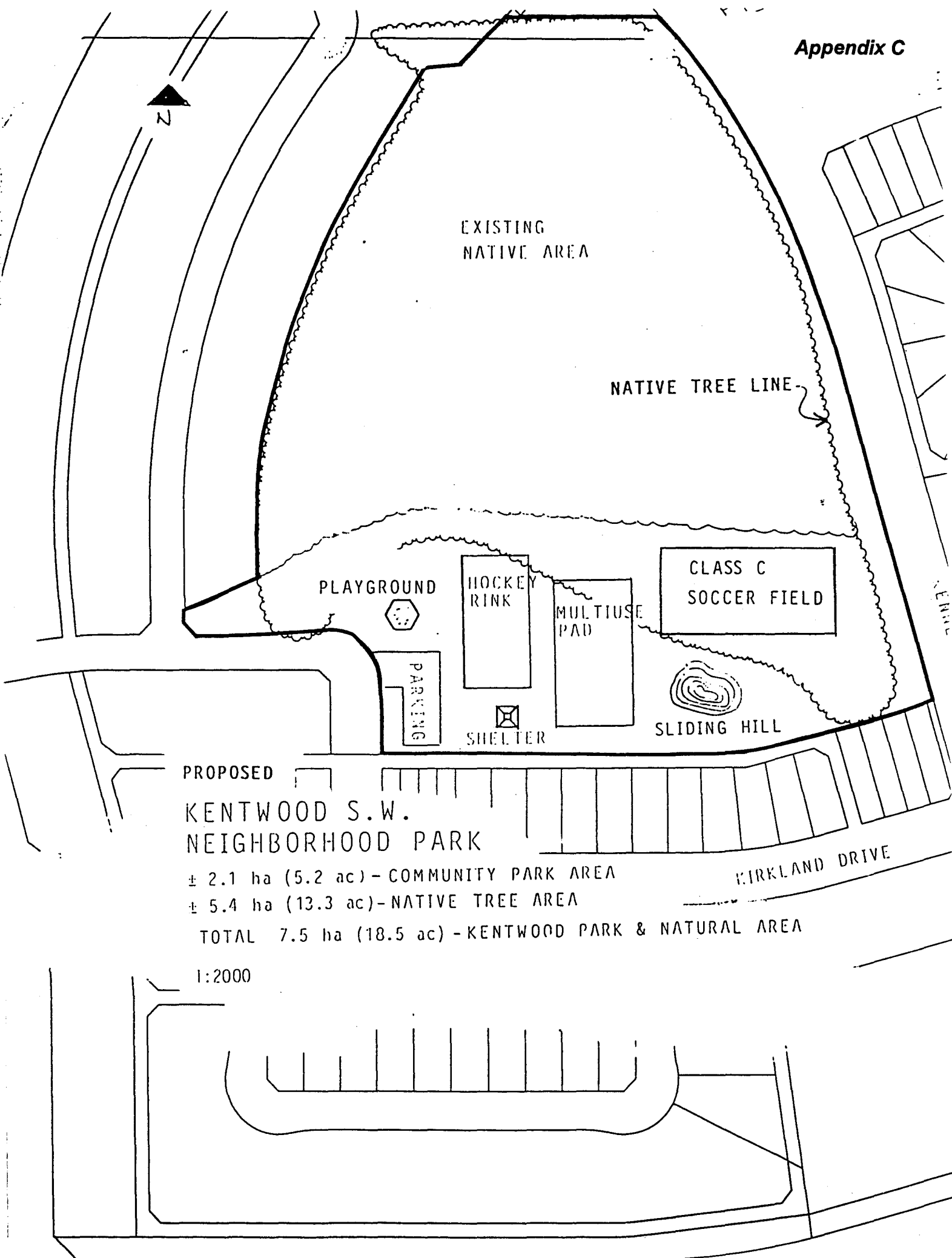
NORTH

14

E5 - ECOLOGICAL PROFILE

GEC.32 TWP. 38 R4. 27 W4

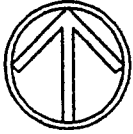
FIGURE



EX. CP RAIL

Appendix D

EXISTING BERM



CLASS 'A' BASEBALL

CLASS 'A' SOCCER

PLAYGROUND

MULTI-PURPOSE
PAD

FUTURE RESIDENTIAL

CATHOLIC ELEMENTARY (K-9)
(1.40ha. - includes area of PUL)

PUBLIC UTILITY LOT
(0.35ha.)

SITE AREAS:

TOTAL MR : 2.79ha.

TOTAL SCHOOL : 1.40ha.

TOTAL PUL : 0.35ha.

KENTWOOD SCHOOL SITE

OUTLINE PLAN

**SE 1/4 SECTION 11, TOWNSHIP 38,
RANGE 27, WEST OF 4**

LONSDALE

in Lancaster East

Prepared For:

Laebon Developments Ltd.

Prepared By:

**Interplan Strategies Inc., and
Al-Terra Engineering Ltd.**

December, 1997

Revised: June 1998

Council Approval: June 29, 1998

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Figure 10	Water Distribution
Figure 11	Phasing Plan

1.0 INTRODUCTION AND PURPOSE

The subject site is located in the southeast quadrant of the City of Red Deer at the intersection of 32nd Street and 20th Avenue. (See Figure 1). Immediately to the north is the future 32nd Street Arterial road right of way; beyond which is future residential which is presently in the preliminary planning stages. To the west is the future Lancaster Meadows area which is currently under development. To the east is the future 20th Avenue arterial road right of way and the present city limit. To the south is agricultural land, that is intended for future residential.

The site is situated within the study area boundary of the East Hill Area Structure Plan adopted by Council on September 14, 1992 by Bylaw 3075/92, with subsequent revisions by Bylaw 3075/A-93, 3075/B-93, 3075/A-97 and 3207/98. Since the subject quarter section is within the study area but not within the actual Area Structure Plan boundary, a boundary amendment to the Area Structure Plan is required.

The site, containing 159.88 acres (64.7 hectares) more or less, is legally described as the Southeast ¼ Section 11, Township 38, Range 27 west of the 4th meridian.

INTERPLAN STRATEGIES INC. is hereby submitting, on behalf of Laebon Developments Ltd., an application for an Outline Plan approval for primarily residential and associated land uses. The plan submitted acknowledges the presently known edge conditions on all four sides of the site.

The following sections of this report discuss: policy framework, site characteristics, proposed land uses, development densities, municipal reserve and open space requirements, transportation considerations, proposed site servicing and phasing.

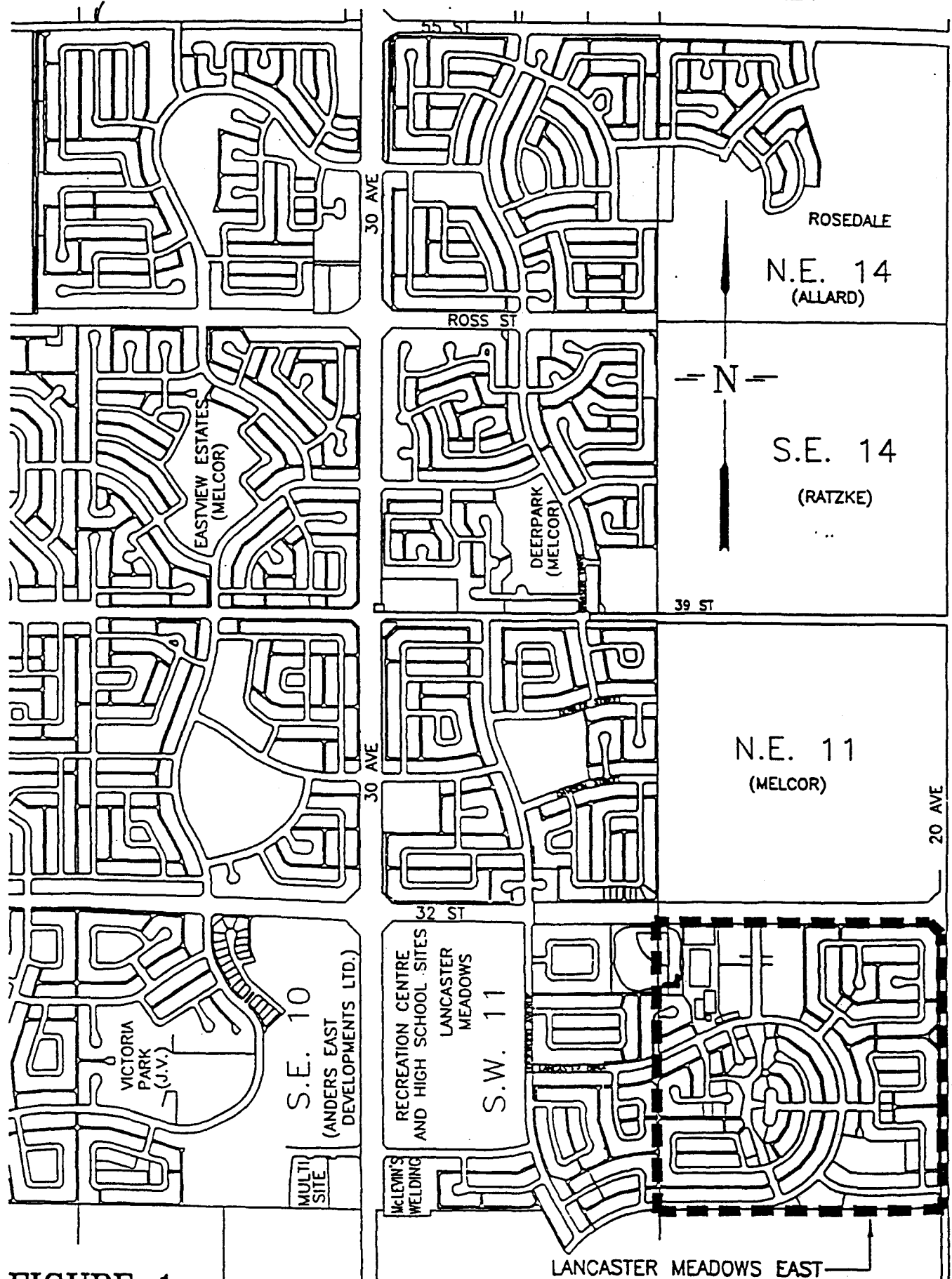
2.0 POLICY FRAMEWORK

City of Red Deer Council adopted the East Hill Area Structure Plan (Bylaw 3207/98) on April 20, 1998. The Area Structure Plan allows for the primary use of land for residential purposes based upon an anticipated population of around 45 persons per gross hectare (or approximately 6 units per acre).

Other land uses specified in the Area Structure Plan include a Public Middle School in conjunction with a neighbourhood park and a centrally located north south linear park and trail feature. The road network shows an internal collector loop through the area which is an extension from the Lancaster Meadows area. A collector link to 32nd Street is also shown, as well as a possible future connection to the south of the Outline Plan Area.

The East Hill Area Structure Plan is implemented by means of Outline Plans for each quarter section.

LANCASTER MEADOWS EAST OUTLINE PLAN



**FIGURE 1
LOCATION**

CONCEPT BY:
INTERDIAM STRATEGIES INC.

PREPARED BY: **AL-TERRA**
ENGINEERING LTD.

Other City of Red Deer documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and Land Use Bylaw govern the more detailed elements of the planning process.

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the SE ¼ Section 11, Township 38, Range 27, west of the 4th meridian. The registered owners are:

- Alleghany Holdings Ltd. as to an undivided 1/9 interest.
- Leges Management Ltd., as to an undivided 1/9 interest.
- Lark Investments Ltd. as to an undivided 1/9 interest, and
- Gary K. Cooper as to an undivided 2/3 interest.

The appropriate titles are included in Appendix 1.

3.2 Site Area

The gross site area is 159.88 acres (64.703 hectares), of which approximately 9.94 acres (4.02 hectares) are required for the widening of 32nd Street and 20th Avenue. This results in a developable area of 149.94 acres (60.68 hectares).

3.3 Existing Land Use

The entire quarter section has been under cultivation. It is presently designated A-1 Future Urban Development by the City of Red Deer Land Use bylaw No. 3156/96. The general purpose of this District is

“to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan.”

A redesignation to appropriate urban land use districts is therefore required before any urban development can occur.

3.4 Land Form

The entire quarter section is relatively flat, with the elevation ranging from a high point of 905 metres in the northeast corner of the quarter to a low point of 901 metres in the extreme southeast corner. (see Figure 2).

The recently completed Ecological Profile for the quarter section identified two elements.

LANCASTER MEADOWS EAST OUTLINE PLAN

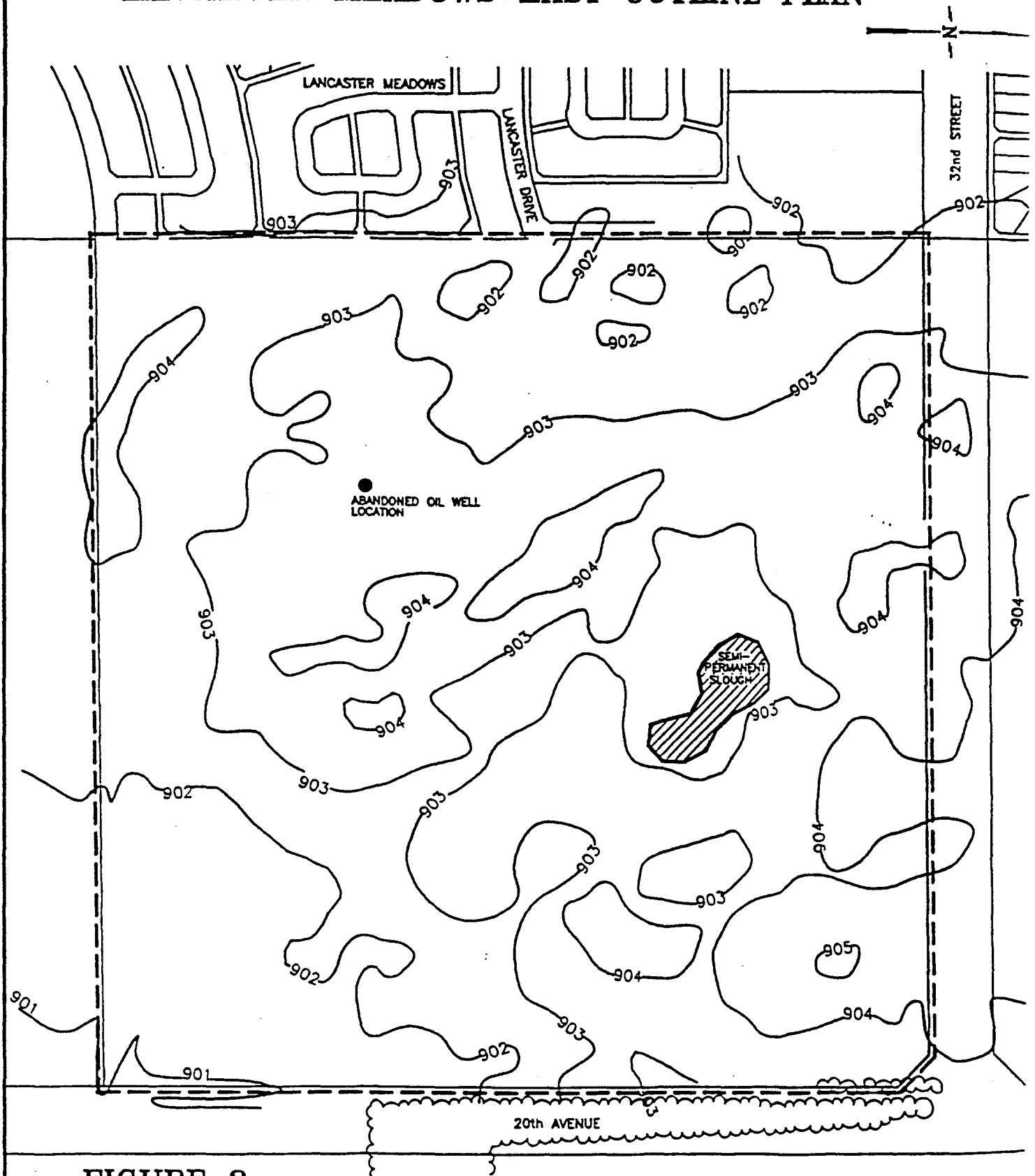


FIGURE 2
SITE FEATURES

SCALE 1:5000

LEGEND:

- OUTLINE PLAN BOUNDARY
- 901 — ORIGINAL GROUND CONTOURS
- ~~~~~ ORIGINAL TREELINE

AL-TERRA
ENGINEERING LTD.

- A. A stand of aspens in the existing road allowance to adjacent the northeast corner of the quarter section. Recommendation R1 of the Profile encourages the preservation of the trees within the road right of way, by shifting the roadway to the east and providing an MR strip that would include the trees.
- B. A semi-permanent wetland in the north central portion of the quarter which depends on drainage from the surrounding cropland. Recommendation R6 suggests that an "attempt should be made to incorporate it into some form of drainage system and/or open space design".

3.5 Access

Present access to the quarter is from 20th Avenue, a rural dirt road.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from infrastructure imminently available in the Lancaster Meadows area to the west.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed by AGRA Earth and Environmental and will be submitted under separate cover. According to Alberta Energy and Utilities Board records, there is an abandoned Petro Canada crude oil well located in Legal Subdivision 2 of Section 11, Township 38, Range 27 west of the Fourth, (see Figure 2). This site was abandoned on July 10, 1985 but not reclaimed. Also a Canadian 88 Energy Corp. lease is located in Legal Subdivision 2 adjoining the south property line. The subject site has therefore been assigned a rating of "moderate" in terms of environmental risk. This means that petroleum hydrocarbon contaminated soils could be encountered. If so the soil should be assessed and the affected area remediated as necessary.

3.8 Road Widening

A road widening of 20 metres is required along the northern boundary for the future 32nd Street arterial, and along the eastern boundary for the future 20th Avenue arterial.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's vision, city policies and site characteristics, an Outline Plan has been prepared for the subject site. The components of the Outline Plan are development concept, land use, density and population, open space, transportation, servicing and phasing.

4.1 Development concept

The intent of the design concept for the area is to provide a comprehensively planned residential community with an emphasis on integrating land uses and addressing the market factors presently prevalent in the City. The overall concept is generally conventional in nature, in that it:

- Establishes a hierarchy of road patterns (arterial, collector and residential);
- Has a curvilinear road pattern consisting of crescents, P-loops and cul de sacs), and
- Has densities that are similar to other newer areas in the City.

However, two key aspects of the Plan are not conventional. These include:

- The creation of a mixed use community node, and
- The focus on a pedestrian/open space network,

both of which are addressed in this report.

The proposed Outline Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guidelines and policy documents.

The Plan, based to a large extent on the cluster concept, is intended to provide the opportunity for flexibility and variety of residential product type. This is especially important when considering the dynamics and sensitivity of the present day market.

The proposed Outline Plan is contained in Figure 3.

4.1.1 Neighbourhood Structure

The proposed Plan places an emphasis on the development of a mixed use neighbourhood node which is readily accessible to the neighbourhood by pedestrians as well as by automobile. This neighbourhood node is comprised of a neighbourhood park (including a school), and other public uses such as day care and a social care facility and multi-family residential. The node is intended to create a community focus and activity place where people within

the neighbourhood gather and interact. The node is therefore strategically located in terms of both vehicular and pedestrian systems. A key element of the node is the creation of an “urban main street” through its centre (See Figure 4). A sense of main street will be achieved by placing mixed uses along the street, including higher density residential, and a school. A landscaped central median will result in a boulevard streetscape which culminates in a T-intersection with a public open space as a terminus.

A special treatment is also proposed for the collector loop through the area. In order to create a streetscape that is visually more appealing and one that is more pedestrian friendly, separate sidewalks on both sides with landscaped boulevards are proposed for the entire length of the collector loop. Also it is the intent of the Plan to encourage the use of lane access and rear drive garages as much as possible along the wider collector loop street. The housing product type anticipated along this street is a mix of single family detached and semi-detached units.

In addition to the multi family proposed along “main street”, an allowance is made in the Plan for a higher density site to the east, as well as for a possible small site in the southern portion of the plan area. It is also intended that an area in the central portion of the Plan adjacent the linear park be provided for the mature adult market.

Single family detached and possibly some semi-detached housing, will be distributed throughout the remainder of the community. The majority of these residential units will be provided with rear lanes. However, a small percentage that back onto some of the Open Space and storm detention facilities will be laneless, and may have walkout basements.

The lot sizes will be determined at the subdivision stage and are intended to vary in width to encourage a variety of residential building product.

4.1.2 Land Use Distribution

The Outline Plan provides for a comprehensively planned residential community comprised of residential and ancillary uses including a neighbourhood node. Table 1 outlines the land use distribution for the Outline Plan Area.

The intent of the small commercial component in the southeast corner, as identified in the East Hill Area Structure Plan, is to serve the needs of the residents of the planning area and future adjacent communities.

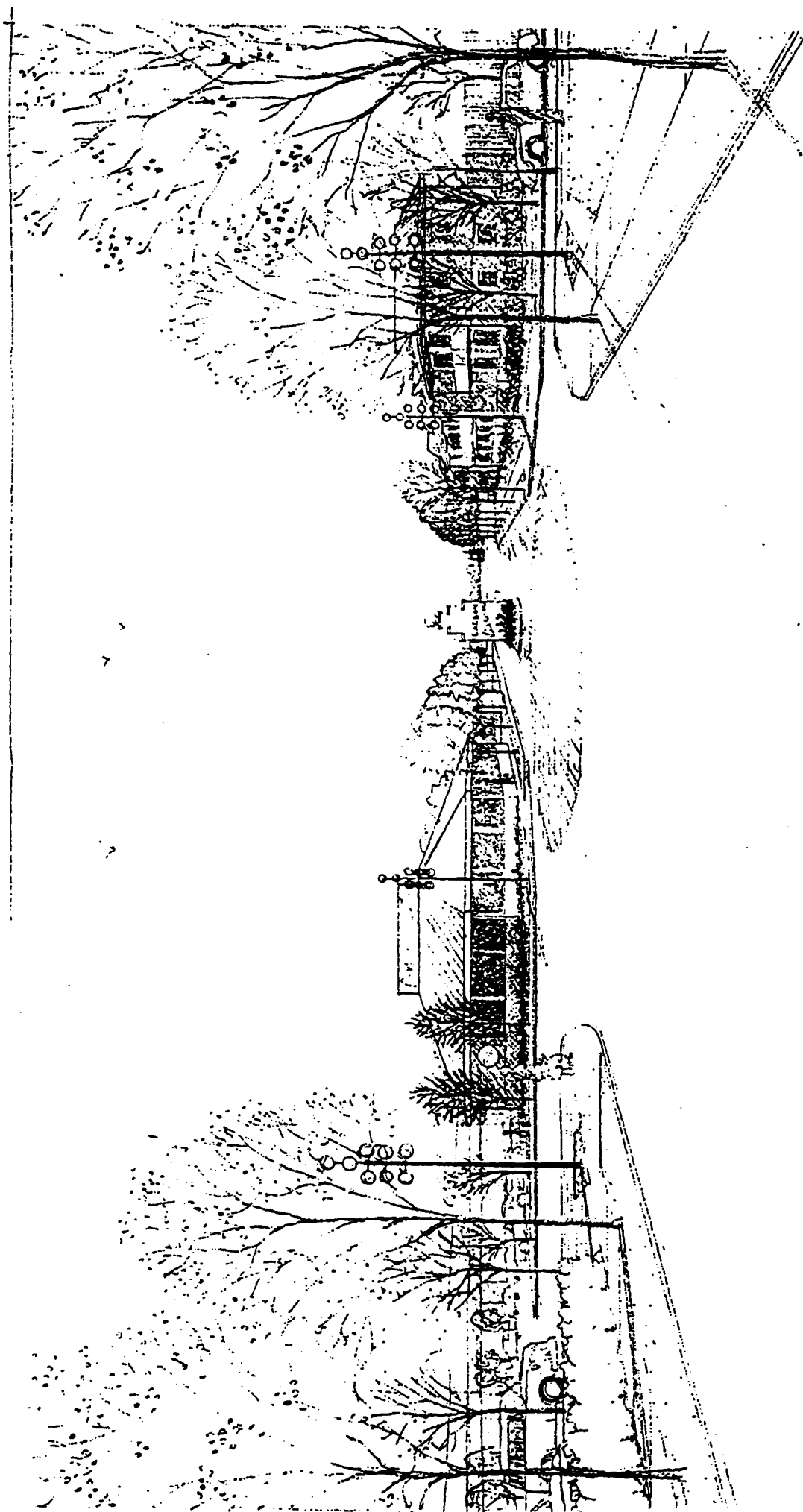


FIGURE 4
"MAIN STREET"

Table 1. Outline Plan Statistics

Land Use	Acres (+/-)	Hectares (+/-)	Percentage
Residential –Single Family Detached Dwellings	56.63	22.92	37.8
Residential – Semi-detached Dwelling (R1A)	18.48	7.48	12.3
Residential-Multi-Family	14.23	5.76	9.5
Commercial	0.41	0.17	0.30
Day Care Site	0.30	0.12	0.2
Social Care Site	0.30	0.12	0.2
Church Site	1.73	0.70	1.2
Middle School/Park Site (1)	14.01	5.68	9.3
Local Parks and Walkways	4.75	1.92	3.2
Detention Pond	4.09	1.65	2.7
Remaining P.U.L. Lots	0.34	0.14	0.2
Streets and Lanes	34.67	14.03	23.1
TOTAL DEVELOPABLE AREA	149.94	60.69	100.0

- 1. 0.56 ha (1.38 acres) of Municipal Reserve to be purchased by the City of Red Deer for storm water detention pond needs in the northwest corner of the plan area.*

Table 1 illustrates that 59.6 per cent of the site (net of streets and lanes) is for residential uses, 12.5 per cent for parks and open space, (with an additional 2.7 per cent for detention ponds), 23.1 per cent for streets and lanes and the balance for other neighbourhood uses, including commercial and a church.

4.1.3 Residential

The Plan is a carefully integrated neighbourhood, providing for a variety of housing types, ranging from single detached to townhouses. It is comprised of a series of residential cells relating to the collector street loop and focusing to a large extent upon small parks and the linear open space network.

The low density residential areas will consist mainly of R1 single detached dwellings and a portion of R1A which may accommodate a mix of semi-detached dwellings as well as single detached dwellings. The R1A uses are

located along both sides of the collector loop, and in the central portion of the plan adjacent to linear open space. The latter is intended for a villa type (semi-detached) mature adult cluster.

The residential medium density areas are proposed in two locations,

- Three small sites, likely comprised of townhouses, in the neighbourhood core area, and
- A site in the southern portion of the site which is presently shown as a possible church site.

Areas proposed for walk-out basements are shown in Figure 3.

4.1.4 Density

The residential density identified in the East Hill Area Structure Plan is in the range of 45 persons per hectare (13 to 20 persons per acre).

The Outline Plan, depending upon the actual lot size and ultimate multi-family product, is anticipated to accommodate 800 to 850 dwelling units.

Based upon the estimated product distribution this equates to a density of 38 to 40 persons per acre.

4.1.5 Open Space

The key components of the Open Space system proposed in the Outline Plan are discussed below followed by a statement of municipal reserve calculations.

Components

The components of the proposed open space system, which are cited below, include a neighbourhood school and park centre, three small local parks, storm detention facilities and a centrally located linear park.

- a) **Neighbourhood School and Park Facility**
A 14.09 acre (5.7 hectare) neighbourhood school and park site is provided in the location indicated in the East Hills Area Structure Plan adjacent to the existing storm detention facility. The site plan has been modified by shifting the school envelope to the south.

The Plan also proposes to locate a children's playground at the north end of the linear park immediately to the south of the collector street.

b) **Linear Park**

A 3.18 acre (1.29 hectare) north south linear park provides a central open space feature and pedestrian connection.

c) **Local Parks**

Three small local parks are indicated on the Plan. These parks are strategically located to provide centralized open space and entry features.

d) **Storm Detention**

Two storm detention facilities are provided in the Plan. One is situated in the northwest corner of the site and is incorporated into the neighbourhood park and will be an extension of an existing pond to the west. The developer will be compensated for 1.38 acres (0.56 hectares) of the land contributed towards this pond. The second facility comprising 4.09 acres (1.65 hectares), all of which will be a Public Utility Lot, is proposed in the southeast corner of the Plan area.

Municipal Reserve

In order to realize the open space network envisioned by the Plan, there is a total of 18.76 acres (7.6 hectares) of municipal reserve. Of this 1.38 acres (0.56 hectares) are to be purchased by the City of Red Deer for storm water detention ponds. This results in an over-dedication of 2.38 acres (0.96 hectares).

4.1.6 Environmental Issues

As indicated in Section 3.4 of this report, and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer prepared by the City of Red Deer Parks and Culture Department, dated September 24, 1997, identifies a priority "B" Wetland in the north central portion of the subject quarter section. The report appropriately describes it as semi-permanent. Based upon the vegetation it contains it appears to be wet for only part of the year. The cultivated area around its perimeter defines the size as approximately 196 feet (60m) by 394 feet (120m). Tire tracks from a tractor were evident across the slough illustrating the current dry nature of the slough. The feature, in the opinion of the consultants, is not particularly significant and its sustainability is in question once urban development has occurred around it. Therefore, the feature has not been incorporated into the Plan.

The Ecological Profile also identified an existing tree stand within the 20th Avenue right of way as a priority "A" feature. The report suggests that the road

LANCASTER MEADOWS EAST OUTLINE PLAN

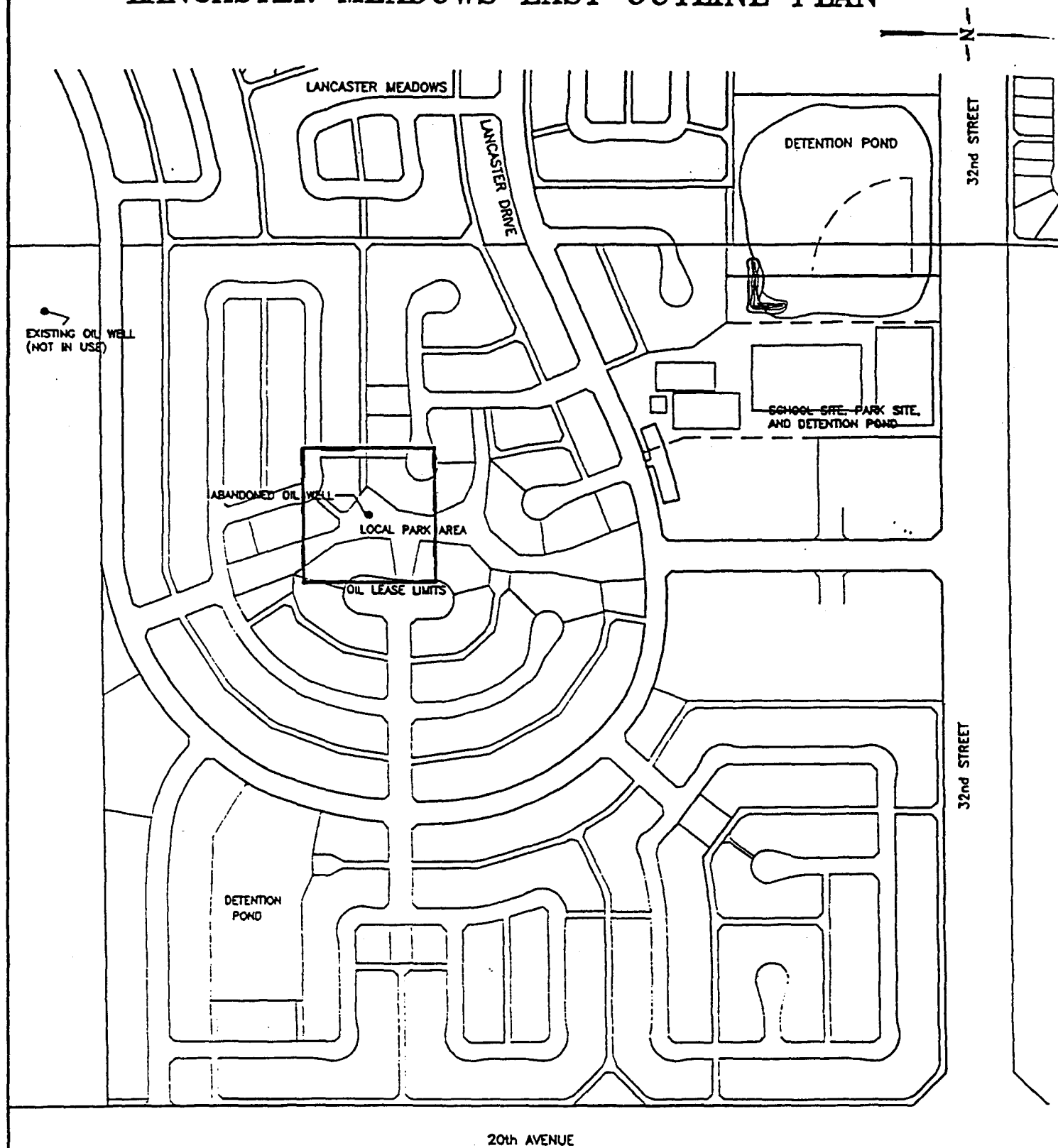


FIGURE 5
ABANDONED OIL WELL

SCALE 1:5000

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right of way be shifted eastward and that, in lieu of a typical berm, the trees be retained and a municipal strip be provided.

A site review of the trees in question indicated that only a narrow band exists on the west side of the existing dirt road and that more of the treed area exists on the east side of the existing dirt road. Assuming that the existing dirt road is approximately in the middle of the existing 66 foot (20m) right of way, which appears to be the case from an examination of air photography, the roadway for 20th Avenue would have to be shifted to the east of the existing 66 foot (20m) road right of way. In other words, most of the 197 foot (60m) right of way for the ultimate 20th Avenue would have to be purchased from the quarter section to the east, namely the SW ¼ Section 12, Township 38, Range 27 west of the 4th meridian.

The quality of the trees proposed to be preserved must also be considered. The band on the west side of the dirt road is very narrow. It consists of old dying poplars, some younger poplars and willows. At the very least, the westerly most 33 feet (10m) of the old 66 foot (20m) road right of way is probably not worth preserving. The band along the east side of the dirt road is wider but contains a similar quality of trees.

Construction adjacent to the trees, and particularly a change in adjacent grades, will result in a number of the existing trees dying.

Accordingly, a realistic re-assessment is required to determine, if in fact the trees are worth saving.

Insofar as the abandoned oil wells are concerned, the site has been assigned a rating of "moderate" in terms of environmental risk. This, according to AGRA's report submitted under separate cover, means that petroleum hydrocarbon contaminated soils could be encountered. If so, the soil should be assessed and the affected area remediated as necessary. Development within 50m of the abandoned well site will be addressed prior to the approval of the affected subdivision plan.

5.0 TRANSPORTATION

5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Outline Plan conforms to the East Hill Area Structure Plan. At some point in the future there will be two arterial roadways adjacent to the quarter section:

- 32nd Street along the northern boundary of the quarter, and
- 20th Avenue along the eastern boundary of quarter section.

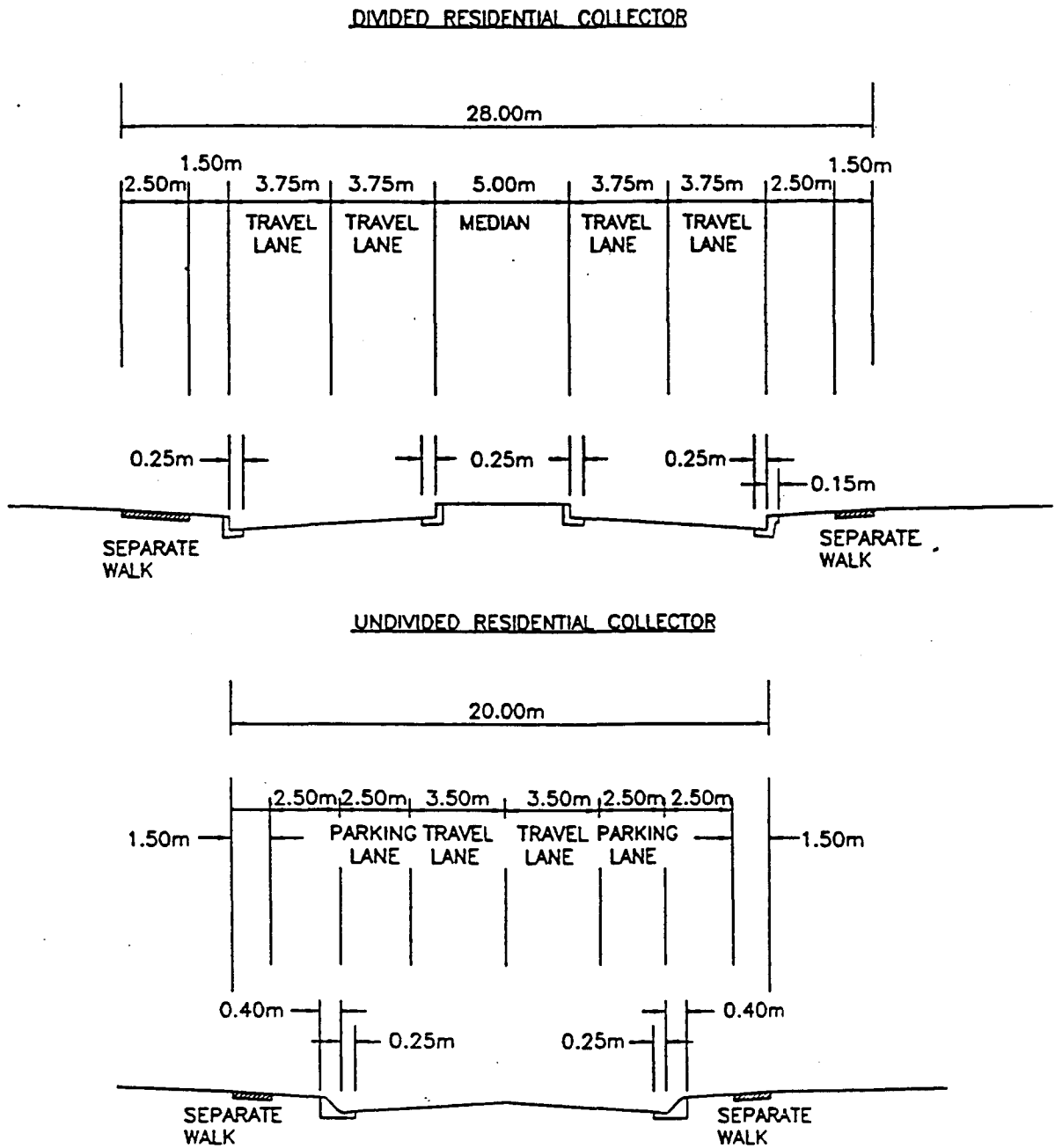


FIGURE 6
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL

PREPARED BY:

AL-TERRA
 ENGINEERING LTI

The internal transportation system will ultimately tie into 32nd Street and 20th Avenue. An internal collector loop street will tie into the collector road system in Lancaster Meadows to the west. This extension of Lancaster Drive from the west will initially provide access to the subject site until 32nd Street is extended eastward. A collector stub will connect the internal collector to 32nd Street and will function as “main street”. The northern part of this street will have no median and will permit an additional lane for turning movements at the intersection with 32nd Street. The southern portion of the entry road will be a divided collector. The proposed cross-section for this street is illustrated in Figure 6. This cross-section conforms to the City of Red Deer Design Guidelines drawing B5, except that a 1.50 metre wide separate walk is proposed on the east side of the roadway, adjacent to the commercial site. A 2.5 metre separate sidewalk will be located along the west side, adjacent to the neighbourhood park and multi-family area.

It should be noted that the developer intends to explore options for the creation and implementation of a Home Owners Association, which, amongst other things, would assume the ongoing maintenance of public landscaped areas, i.e. traffic islands which may not typically be assumed by the City.

Figure 6 also illustrates the proposed cross-section for the internal collector loop road. This cross-section conforms to the City of Red Deer Design Guidelines, Drawing B-5, except for the proposed 1.5 metre wide separate sidewalk on both sides of the roadway.

A collector stub is provided at the south which will tie the internal collector loop with future development to the south.

Residential entrance roads, many of which may have medians, will provide access to each of the cells.

5.2 Pedestrian Circulation Patterns

Figure 3 Illustrates a continuous integrated pedestrian system throughout the quarter section. As shown on the Plan:

- The pedestrian linkage is continued from the City’s Lancaster Meadows quarter section via the 1.5 metre wide separate sidewalk located along the north side of Lancaster Drive.
- Pedestrian linkages are provided to both 32nd Street and 20th Avenue.
- A pedestrian linkage is proposed through the central linear and neighbourhood park system.
- Internal linkages exist to the centrally located linear park system, and

- Although the Outline Plan does not show it, it is assumed that the City will construct a pedestrian walkway of some sort along the north side of 32nd Street and along the west side of 20th Avenue when these arterial roads are constructed.

The pedestrian linkage system illustrated on the Outline Plan connects key neighbourhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing, and are a direct extension of services located along the west boundary of the quarter section.

6.1 Storm Sewer System

Due to the topography of the site, two storm detention ponds will be required to service the quarter section. An existing storm detention pond, located immediately to the west of the northwest corner of the quarter, will be extended easterly to accommodate a portion of the storm runoff from the north westerly portions of the subject lands. The combined area from the City's Lancaster Meadows quarter and the Laebon quarter which drains to this pond is approximately 173 acres (70 hectares).

A second storm detention pond is required to service the southeast portions of the quarter due to its existing low-lying topography. The approximate area of the contributing lands which will drain to this pond is 74 acres (30 Ha). The storage volume required to accommodate a one in 100 year storm event is approximately 17,000 cubic metres.

6.1.1 Minor Drainage System

Runoff from storms up to a one in five year event will be handled via a gravity piped system. Consideration will also be given to providing a weeping tile drainage system for all lots. The design will be completed in accordance with the City of Red Deer Design Guidelines.

Figure 7 illustrates the conceptual layout for the storm servicing.

LANCASTER MEADOWS EAST OUTLINE PLAN

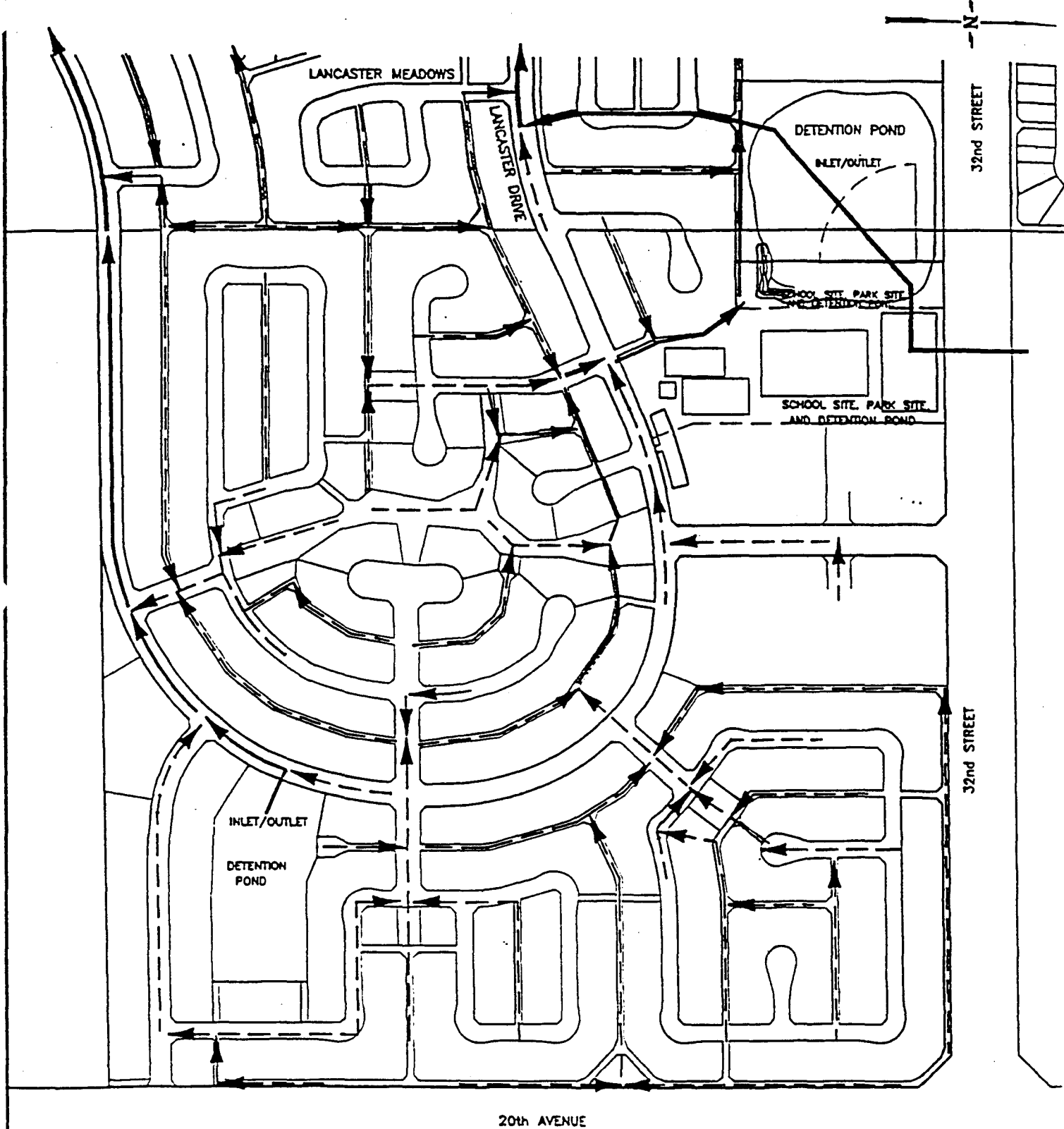


FIGURE 7
STORM SEWERS

LEGEND:
——— STORM TRUNK
- - - STORM LINE

SCALE 1:5000

LANCASTER MEADOWS EAST OUTLINE PLAN

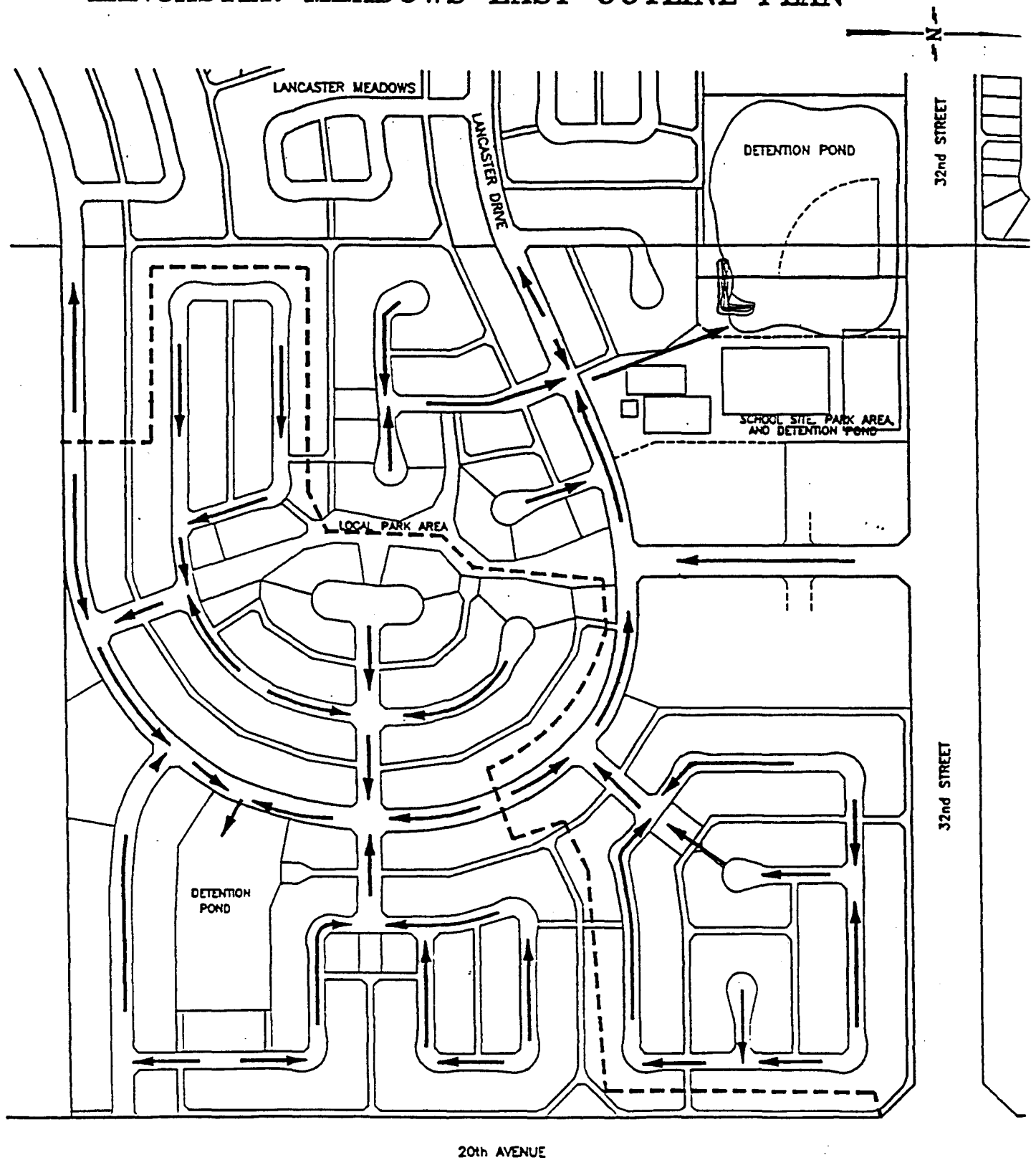


FIGURE 8
OVERLAND DRAINAGE

GREATER THAN 1:5
YEAR STORM EVENT

SCALE 1:5000

LEGEND:

—→— DIRECTION OF FLOW

--- BOUNDARY OF CATCHMENT AREA

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6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow runoff to either the northwest or southeast storm detention ponds. Some ponding will occur within the roads, lanes and municipal reserve areas. The detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated schematically on Figure 8.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Lancaster Meadows quarter section to the west.

A 250 millimetre diameter sanitary main will be extended with the south leg of Lancaster Drive to service the south part of the subject quarter section. A 375 millimetre diameter sanitary main will be extended along the north leg of Lancaster Drive to service the northern part of the subject quarter section, and other property to the north. Figure 9 illustrates the conceptual layout.

The southeast corner is the lowest portion of the quarter section. In order to accommodate gravity forced sewer systems, significant quantities of fill will be required in this area. If the standard rear lot servicing is used, the resultant fill would necessitate backsloping into the quarter section to the south. Accordingly, a more reasonable approach to servicing this area is via the street servicing alternative. This would allow for normal walkout basement lot grading and have less impact on the lands to the south.

All facilities required for the sanitary sewer system will be designed in accordance with the City of Red Deer Design guidelines.

6.3 Water Distribution System

The water distribution system required to service the subject quarter section is a direct extension of the water distribution system for the Lancaster Meadows quarter section to the west. The largest water supply mains include:

LANCASTER MEADOWS EAST OUTLINE PLAN

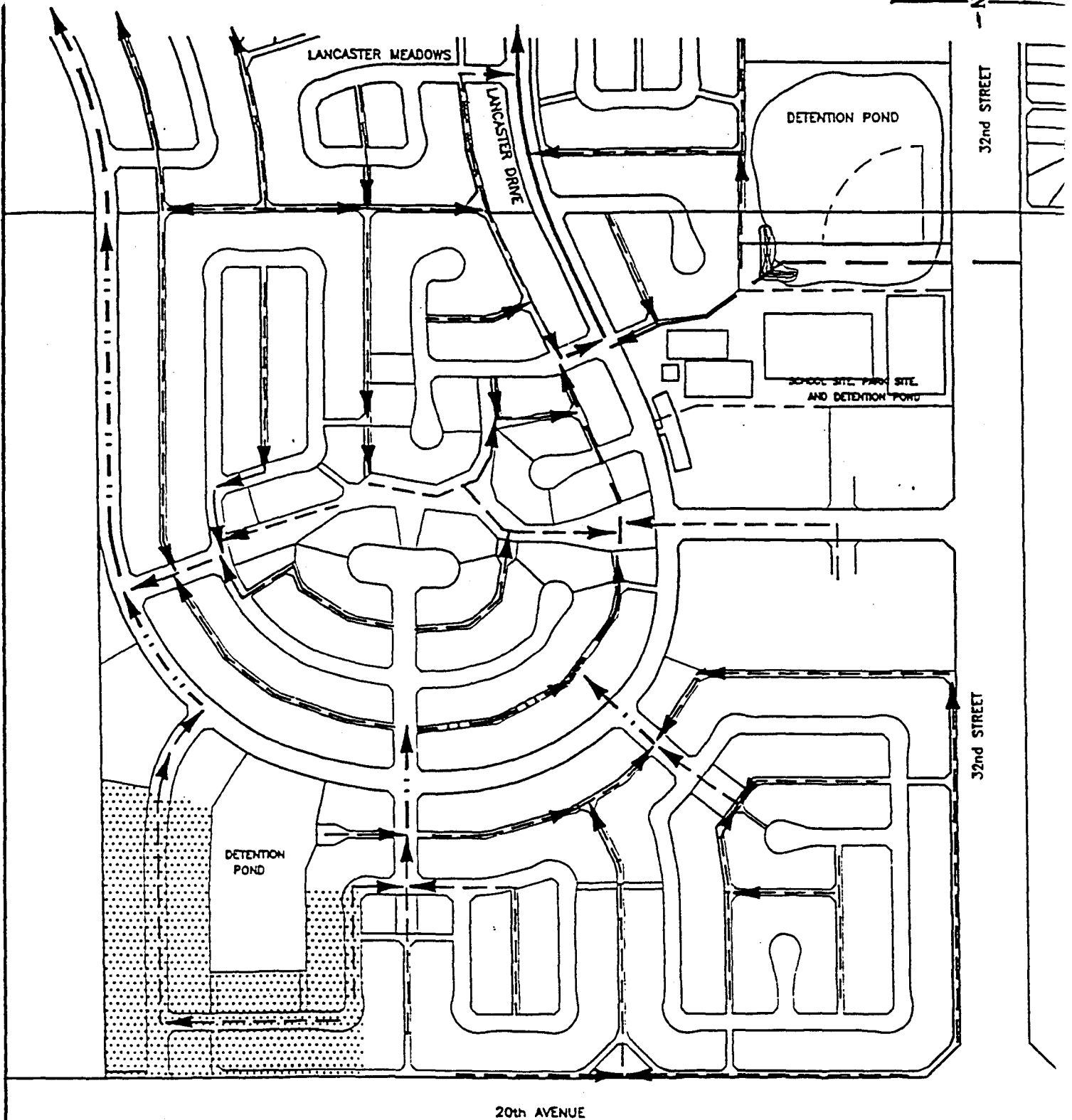
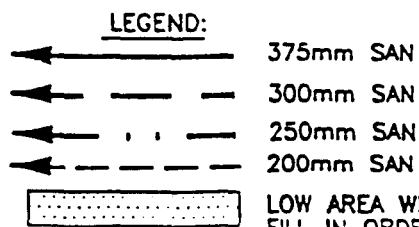


FIGURE 9
SANITARY SEWERS

SCALE 1:5000



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LANCASTER MEADOWS EAST OUTLINE PLAN

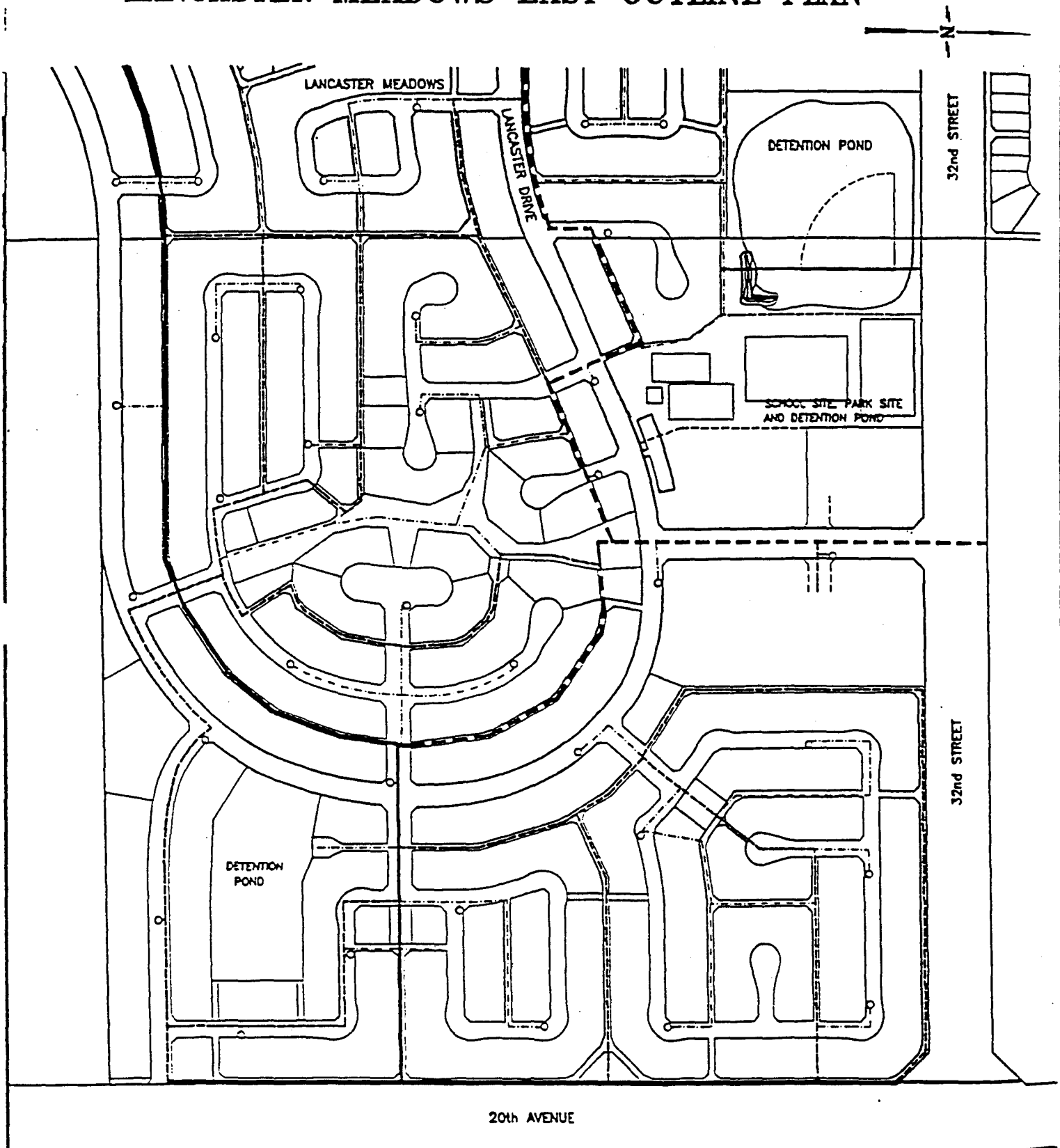


FIGURE 10
WATER DISTRIBUTION

LEGEND:

- 300mm WATER
- 250mm WATER
- 200mm WATER
- 150mm WATER
- o HYDRANT

SCALE 1:5000

REVISED 11/11/03

AL-TERRA
ENGINEERING LTD.

11/11/03

11/11/03

- A 300 millimetre diameter water main to be extended in the lane north of the south leg of Lancaster Drive;
- A 250 millimetre diameter water main to be extended along the north side of the north leg of Lancaster Drive.
- A 300 millimetre diameter water main to run in a north/south direction along 20th Avenue (the eastern boundary of the property), as per the requirements of the CH2M Hill's 1992 Water System study.

Computer water modelling will be utilized to evaluate actual water main sizes within the subject quarter section.

Figure 10 illustrates the conceptual layout for the water servicing.

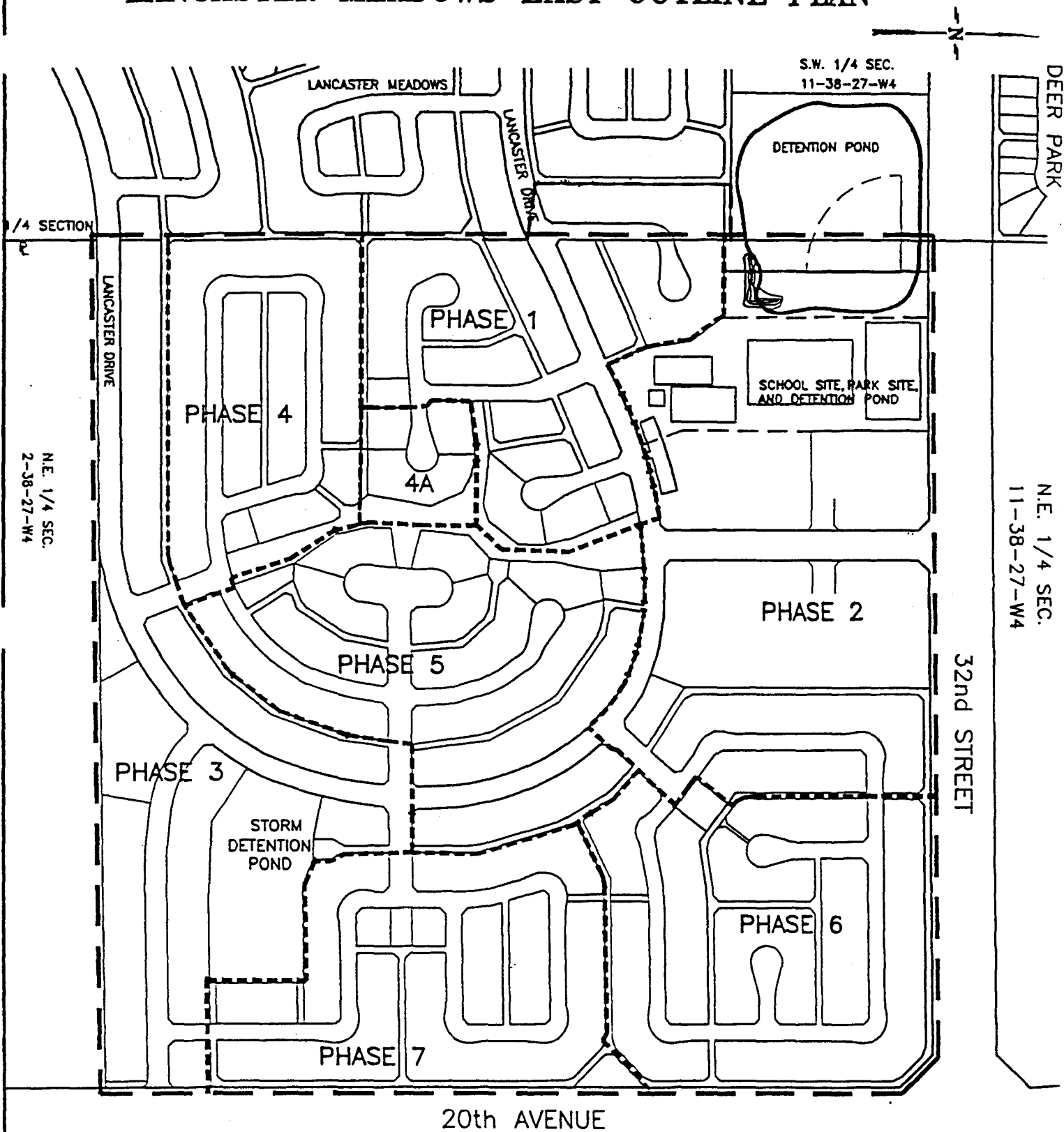
6.4 Shallow Utilities

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Outline Plan.

7.0 PHASING OF DEVELOPMENT

Figure 11 illustrates the proposed phasing for development. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of later development.

LANCASTER MEADOWS EAST OUTLINE PLAN



**FIGURE 11
PHASING PLAN**

S.W. 1/4 SEC.

LEGEND:
PHASE BOUNDARY - - - - -

CONCEPT BY:
INTERPLAN STRATEGIES INC

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

SCALE 1:5000

REVISED JUN 04/98

EDUCATION

RED BOOK

32nd STREET

NORTH

ASSUMED 1 IN 100
YEAR STORM EVENT LIMIT

1/4 SEC.
38-27-W4

MUNICIPAL RESERVE OF 0.5564 Ha
TO BE PURCHASED BY THE CITY
OF RED DEER FOR STORMWATER
DETENTION POND NEEDS.

DETENTION POND

0.781 Ha
OF M.R.
TO BE
USED AS
DETENTION
POND

CLASS B
SOCCER

MULTI-FAMILY SITE
1.023 Ha

CLASS A
SOCCER

PARK SITE
4.295 Ha

ENTRANCE
FEATURE

28m

22m

12

SCHOOL SITE
1.404 Ha

MULTI USE
AREA

HOCKEY
RINK

SHELTER

SHARED
PARKING

DAY
CARE
0.120

LANCASTER EAST
NEIGHBOURHOOD SCHOOL
& PARK SITE

LANCASTER SOUTH OUTLINE PLAN

July 1998



Adopted July 27, 1998

Prepared by:

**Parkland Community Planning Services
&
City of Red Deer Engineering Services**

LANCASTER SOUTH OUTLINE PLAN

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1.0 Introduction

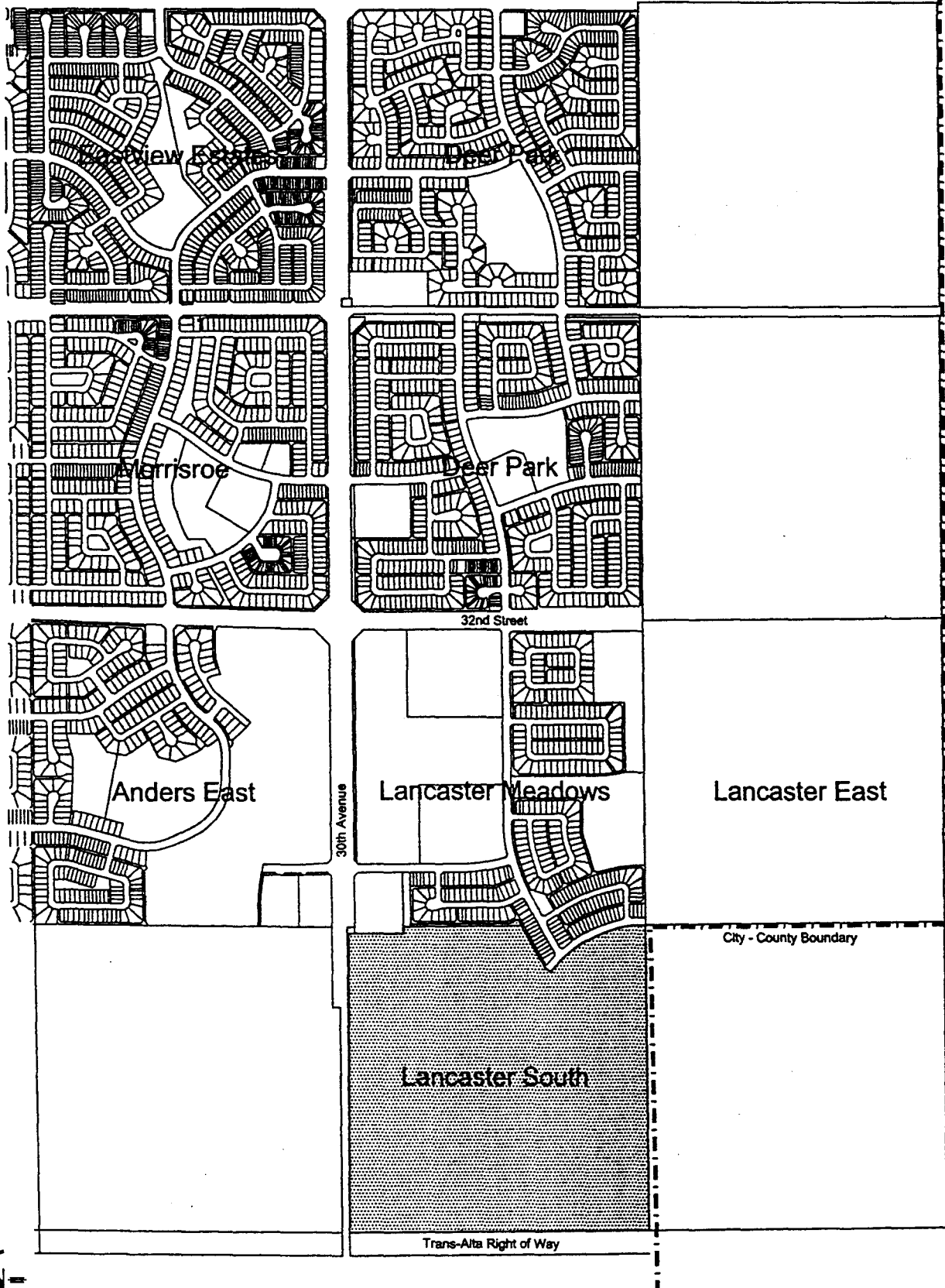
1.1 Purpose

The aim of this Outline Plan is to specify the land use development objectives for the Lancaster South neighbourhood in the City of Red Deer. This development consists of a 61.6 hectare (152.2 acre) parcel located in the Southeast quadrant of the City on 30th Avenue. The subject property is situated one quarter section south of 32nd Street and one quarter section north of Delburne Road, as illustrated in Figure 1. The property is surrounded primarily by unoccupied agricultural land to the west, east, and south. Also situated to the south is the City of Red Deer Piper Creek Electrical Substation #17. To the north of the property is the existing Lancaster Meadows development, together with Hunting Hills High School and Notre Dame High School.

The site falls within and is subject to the East Hill Area Structure Plan (ASP). The Outline Plan presented here is intended to augment the ASP by identifying the size, location, and type of land uses found in the Lancaster South area as well as the density of these uses. Moreover, the Outline Plan discusses the natural and cultural features of the site and possible environmental hazards. The Outline Plan submits concepts for transportation design and the development of public and social facilities. The Plan also notes the proposed staging of development and specifies servicing for the area.

1.2 Background

The current East Hill Area Structure Plan was prepared in March of 1998 by UMA Engineering Ltd., for the City of Red Deer. This plan pertains to lands lying in the east and southeast portions of the City and replaces previous Area Structure Plans completed in 1989, 1985, and 1978. The initial 1978 East Hill ASP consisted of 22 quarter sections with a total land area of 1,425



Scale : Not To Scale
 Prepared by: RD Engineering Services
 and PCPS
 July, 1998

LANCASTER SOUTH OUTLINE PLAN
 Figure 1 - Location

hectares (3,520 acres). Of the 22 quarters, 17 were allotted for residential land use and the remainder for industrial development.

In 1985 the East Hill ASP was updated to reflect city boundary expansion. A 23rd quarter section was added bringing the total area of the plan to 1,490 hectares (3,680 acres), and 5 quarter sections, previously allocated for industrial development within the earlier ASP, were reallocated to residential designation. In 1989, although the boundary of the East Hill ASP did not change, the plan was amended to reflect improvements to the transportation network.

The current East Hill ASP provides development guidelines for 29 quarter sections, an area of approximately 1,856 hectares (4,586 acres). The East Hills ASP is implemented by way of Outline Plans for specific neighbourhoods including, this, the Lancaster South Outline Plan.

1.3 Definition of Plan Area

The Lancaster South Outline Plan area is situated in the southeast section of Red Deer. It refers to the northwestern quarter of Section 2, Township 38, Range 27, west of the 4th Meridian. The area covered by this plan is approximately 61.6 hectares (152.2 acres). It is bound to the north by the existing Lancaster Meadows development, to the east by agricultural land, to the south by the Piper Creek Electrical Substation #17 and agricultural land, and to the west by 30th Avenue.

The Outline Plan presented here is consistent with the goals and guidelines of the East Hill Area Structure Plan. Its overall objective is to provide a framework and series of guidelines for neighbourhood land use planning leading to well organized and sustainable subdivision and land use development.

2.0 Site Context and Development Considerations

2.1 Natural Features

The lands within the proposed Outline Plan area are bestowed with a blend of topographic features. Although total site elevation rises only from 900 metres to 906.5 metres, as shown in Figure 2, the site does encompass a series of natural wetland and treed areas.

The subject site, also referred to as the Lancaster Meadows Natural Area, is recognized by the City of Red Deer's *Ecological Profile of the Lancaster Meadows Natural Area* as having eight notable environmental zones, shown in Appendix A. The eight zones include: semi-permanent and permanent wetlands, crop land, mixed treed areas, and meadow. The ecological profile strongly recommends that 4 of the zones (zones 4, 5, 7 and 8, as described below) be preserved due to their unique attributes. The specific zones are:

I. Semi-Permanent Wetland

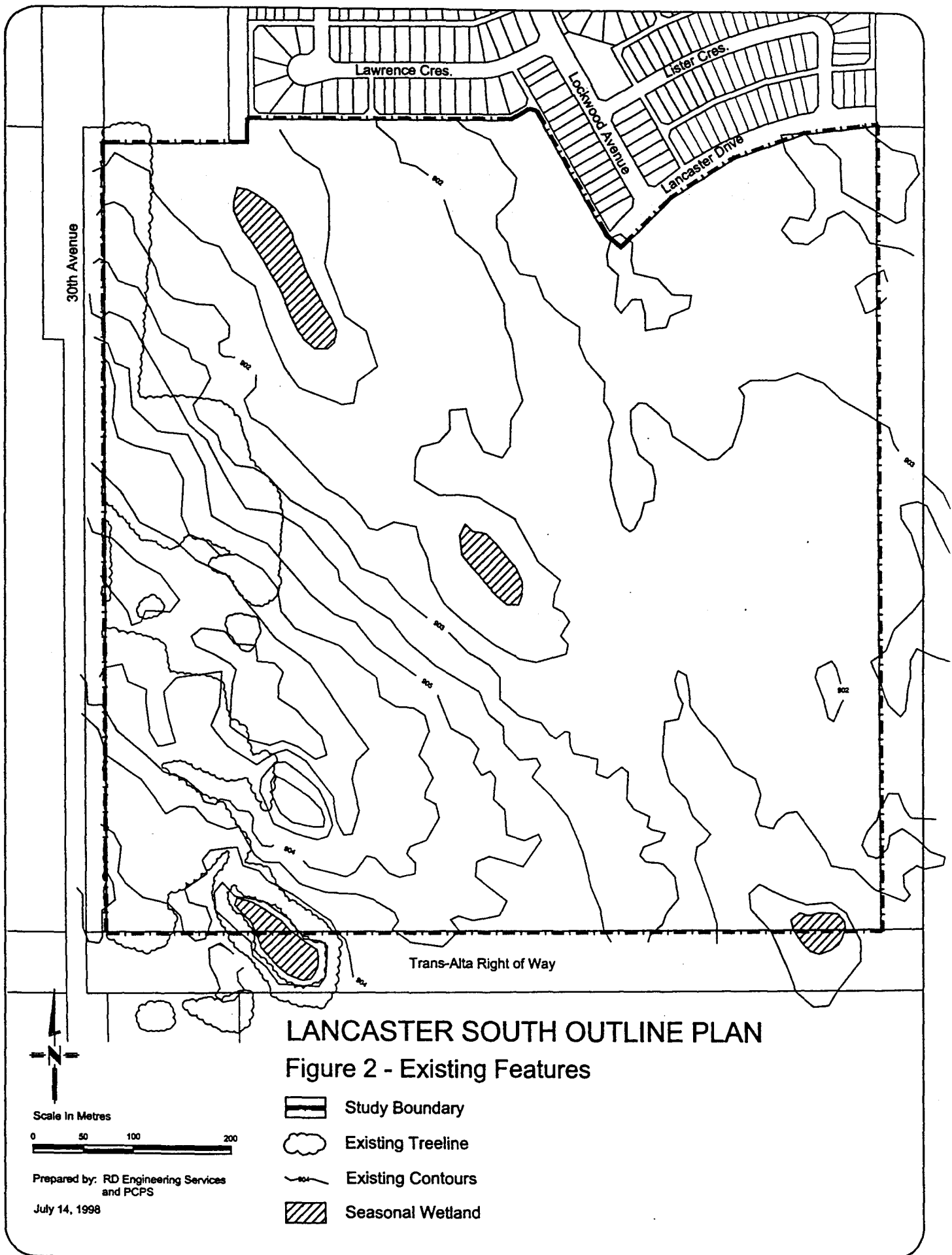
The semi-permanent wetland sits in the southeastern portion of the natural area. Positioned on the boundary shared with the adjacent quarter to the south, the wetland contains cattail and sedge, as well as numerous willow shoots.

II. Crop Land

The majority of the subject site is cropland. Seasonal crops assist in stabilizing the surface runoff and drainage on the site. Cropland also provides a host environment for insect and insect predator communities.

III. Permanent Wetland

This wetland zone, positioned in the core of the Lancaster South site, drains into the site's more northerly wetland (zone 4) through a narrow drainage channel. Plant and animal life present



within this zone include cattail, sedge, insects, tadpoles, waterfowl, bird species, and deer. A portion of the zone has been used as a snow dump by the City and as a result is experiencing related negative impacts including litter, salt content, and oil residue originating from the snow heap. These impacts specifically affect the northwest portion of the zone, which the ecological profile estimates to be 10% of the wetland area.

IV. Permanent Wetland (PRESERVE)

This wetland located in the southwest corner of the subject site. It is perceived as being a key force in filtering out pollutants in the site's runoff. It is classified by the ecological profile as prime wetland with a mix of numerous aquatic and terrestrial insects, black terns, other bird species, frogs, and a blend of vegetation such as cattails, grasses, and sedges. Both this wetland and that of zone 3 are home to Canada Geese.

V. Mixed Poplars and Underbrush (PRESERVE)

This zone is located in the northwest corner of the subject site. It is made up predominately of aspen poplars with some mountain ashes, wild grasses, and legumes. Underbrush in this area includes wild rose, willow trees, dogwoods, and saskatoon berries. Portions of this zone have been previously cleared to accommodate power lines. The cleared portion contains columbine, pale coral root orchid, and Canada anemone as well as grasses. The ecological profile suggests some evidence that deer, porcupine, and red-tailed hawks inhabit this zone.

VI. Open Grass Meadow

Situated in the centre-west area of the site, this zone is a wild grass meadow with a variety of ground cover plants, and a few dispersed trees (e.g. Manitoba Maple, aspens). Several songbirds as well as deer graze/feed within this portion of the subject site.

VII. Semi-Permanent Wetland (PRESERVE)

This wetland zone, positioned below overhead power lines, is shared with the adjacent quarter to the south. Owls, mule deer, insect species, and songbirds have been observed in this part of the natural area. Vegetation in this zone is similar to that of the site's other wetlands and includes sedge grasses and willows.

VIII. Aspen Poplars (PRESERVE)

The aspen poplar zone is considered a transition between the natural area's wetlands and the forest/grassland. In addition to the grove of aspen poplars which dominate this zone, mixed underbrush, a white pine spruce, mountain ash, and honeysuckle can be found. This zone was most likely a previous homestead site. Mule deer, mouse, songbird, dragonfly, and hornet populations are present.

2.2 Existing Land Uses

The subject lands are currently districted as **A1 Future Urban Development District**. The site is presently unoccupied however portions of the property have been farmed for several years.

The site includes forested segments and wetlands.

2.3 Existing Transportation Network and Access

Existing access to the site is provided by 30th Avenue, an arterial road. At present there are no roadways through the site, although both collector and local roads are proposed.

2.4 Environmental Considerations

A Phase 1 Environmental Site Assessment (ESA) was conducted by *AGRA Earth & Environmental* between January 28 and February 27, 1998. This assessment, commissioned by the City of Red Deer, was undertaken to identify environmental concerns relating to the Lancaster South property and to ascertain if more indepth evaluation or actions were required.

The final ESA report was based on a historical review of the site and adjacent properties, discussion with relevant agencies regarding the site, and a thorough site inspection. The report concluded that there were no environmental issues associated with the Outline Plan area. The land has been farmed since prior to 1950 and therefore Lancaster South is free of historically hazardous or noxious contaminants and clear of typical building related environmental effects such as lead, mercury, or asbestos. Neighbouring lands do house two crude oil well leases, however based on northerly groundwater flow and the distance of these wells from the Lancaster South boundaries, there is a negligible possibility of damage to the subject site. The subject site is deemed low in terms of environmental risk and further inquiry or action was not recommended.

2.5 Servicing

The site can be fully serviced with water, sewer, and storm water utilities, as well as shallow services (e.g. television cable, telephone, gas).

3.0 Development Objectives

In keeping with City policies, an Outline Plan has been prepared for the Lancaster South property. The Outline Plan encompasses information pertaining to: development objectives, proposed land use, density, open space, transportation, servicing and development staging.

3.1 Development Objectives

The central objectives of the Outline Plan are:

- i) to develop a plan consistent with the general goals and intent of the East Hill Area Structure Plan,
- ii) to provide a framework for the delivery of an outstanding quality and comprehensively planned residential neighbourhood; a neighbourhood which

integrates built land uses such as housing and school development with parks and open space, community facilities, and collector and local roadways,

- iii) to protect and synthesize the notable natural features of the site, namely the areas of aspen poplar forest and the larger wetlands, in a manner which is both environmentally sustainable and developmentally feasible,
- iv) to arrange for plan implementation in an adept, efficient, and well-staged manner and to initiate a plan with the adaptability to react to changes in marketplace conditions.

The Outline Plan is based fundamentally on the cluster archetype, meaning the proposed concept assembles bands of housing development through the use of a curvilinear roadway pattern.

3.2 Development Principles

Building upon the Outline Plan's central objectives as stated above, several development principles guide the designation of the various land uses proposed within the Lancaster South area:

Residential

- i) Facilitate a diversity of housing types including low and medium density development to meet the needs and preferences of the community and to meet municipal standards.
- ii) Integrate a blend of housing types throughout the neighbourhood in a concise, controlled, aesthetically pleasing, well designed and well functioning manner.
- iii) Identify proposed residential area zoning and secure ease of implementation and compatibility of lot sizes and housing forms within

the Outline Plan and with regard to existing residential development to the north of the subject site.

- iv) Establish densities compatible with effective provision of educational, recreational, and municipal service facilities including public transit.
- v) Encourage development that makes the best use of natural and cultural features in the area including, but not limited to park space, forested natural spaces, the school site, and recreational trails/pathways.

Commercial

- i) Fulfill local convenience shopping and service needs through the provision of a neighbourhood commercial site, while allowing major shopping and service demands to continue to be met by city centre and city centre west commercial, regional and district shopping centres, and major arterial commercial districts found in other parts of the City.

Transportation

- i) Address transportation needs of residents travelling to, from, and throughout the Outline Plan area in a safe, logical, and efficient manner. Consider the various transportation modes to be utilized in the neighbourhood such as pedestrian, bicycle, public transit buses, and private vehicle.

Parks and Open Space

- i) Preserve the Lancaster South natural forest/wetland areas and synthesize the development of the neighbourhood's park-open space system with these environmental features in a manner which meets the demands of both ecological sustainability and resident recreational use.

- ii) Incorporate neighbourhood parks within the Lancaster South Outline Plan as well as open space linkages to meet the recreational and leisure demands of area residents. These parks may include playing fields, lit trails, some hard surface play areas, children's playgrounds, and community shelters.
- iii) Designate trail systems through the neighbourhood school and park sites and utility easements for use by pedestrians and cyclists. These trails are to meet criteria for safety and ease of movement by all users.

Social Facilities

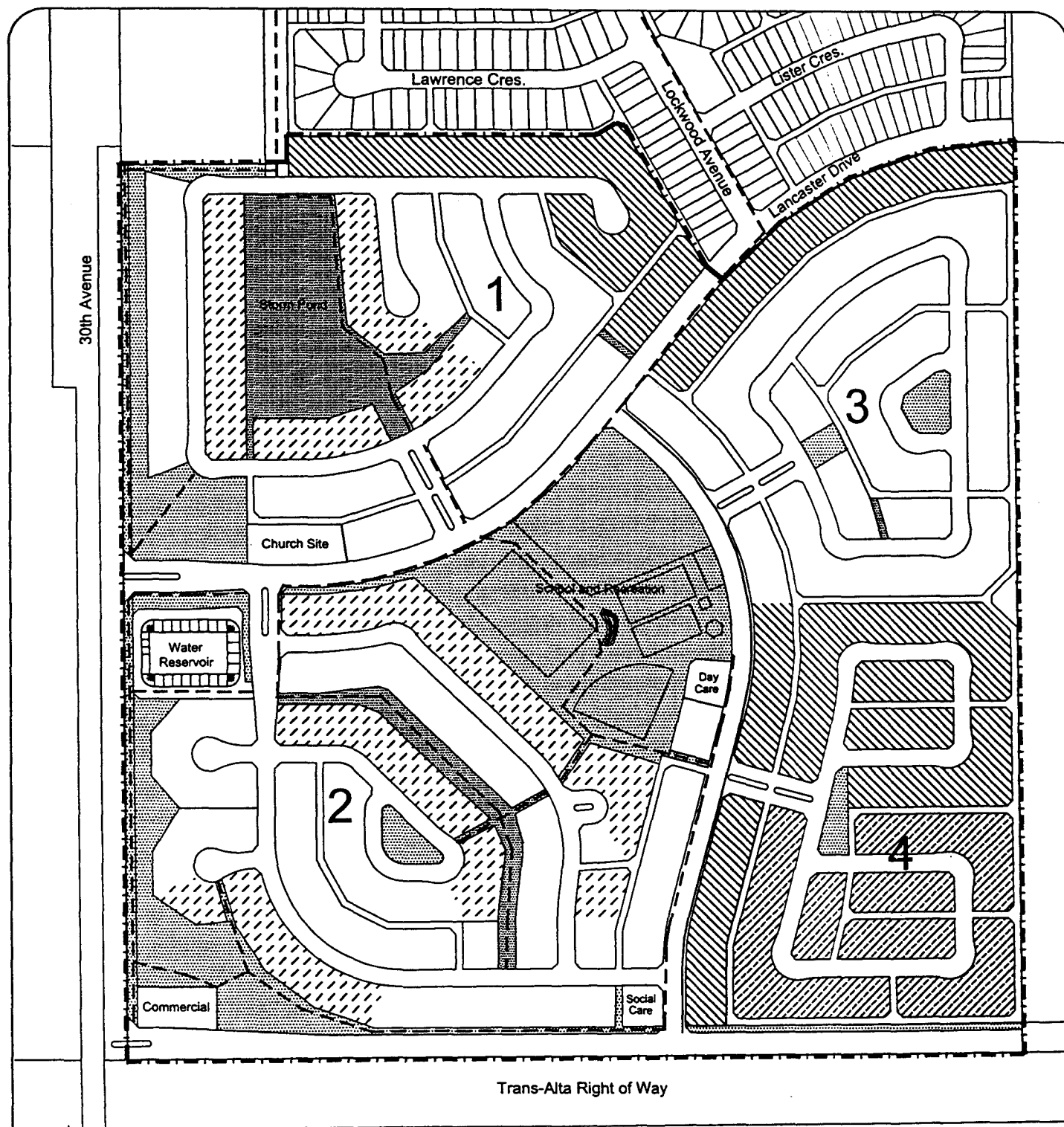
- i) Allocate sites for a public day care facility, a social care residence, and a church in suitable locations within the Outline Plan area. These sites are to fulfill the requirements of the *Community Services Master Plan*.

3.3 Development Concept

The development concept for this plan has been prepared to respond to current residential land requirements within the City of Red Deer and at the same time to acknowledge anticipated market trends. The development concept and staging of development are illustrated in Figure 3. This plan strives to guide development in such a manner that it enhances the natural features of the site and provides an innovative and integrated community design. The Plan has been developed in conformity with the goals and objectives described in the East Hill Area Structure Plan.

3.3.1 Neighbourhood Structure

The Lancaster South Outline Plan presents a strategically designed neighbourhood that promotes a mix of housing options and opportunities. The majority of land within the Outline Plan area is designated for residential development. The intent of this development is to provide a blend of



LANCASTER SOUTH OUTLINE PLAN

Figure 3 - Development Concept & Staging



Scale In Metres

0 50 100 200

Prepared by: RD Engineering Services
and PCPS

July 15, 1998

- | | |
|--|---------------------------|
| --- Study Boundary | Parks and Recreation |
| R1 Residential | Public Utility Lot |
| R1 - R1A Residential | --- Pedestrian/Bike Path |
| R2 Medium Density Residential | 2 Staging Sequence |
| 2 Storey Residences With Walkout Basements Permitted | — Staging Boundary |

low density residential dwelling units including single family and semi-detached homes throughout the development as well as to accommodate medium density multiple family residences within the community.

i) *Residential Low Density District (R1)*

Low density single detached housing, under the R1 designation has been generally located through out the neighbourhood in an effort to allow for full access to neighbourhood parks, open space, recreational trails, recreational pathways, commercial development, the school site, and the variety of other amenities found in the neighbourhood.

ii) *Two Storey Residences with Walkout Basements*

Guided by the site's natural topography, some portions of the R1 area have been proposed to allow two storey residences with walkout basements. Specifically, designation for walkout basements is intended for the western half of the site in those areas backing onto treed open space, park areas, or public utility lots.

iii) *Residential R1A (Semi-Detached Dwelling)*

As presented in Figure 3, within some portions of the neighbourhood there is the intention of interspersing a limited number of semi-detached homes among single family dwellings at a level not to exceed 15% semi-detached in these sectors and with a minimum mix of at least 10% semi-detached. The proposed semi-detached units are to be of a high quality and must meet architectural standards governing size and elevations. The portions of the neighbourhood targeted to allow the mix of semi-detached and single family homes include: the northern most areas adjacent to the existing Lancaster Meadows development and the southeast section of the plan. The semi-detached homes are to be placed at a maximum of two semi-detached lots (4 units) next to one another in order to achieve the objective of blending the R1A and R1 units.

iv) Residential R2 (Medium Density) District

In the Outline Plan, a block of medium density residential units is suggested for the southeast corner of the neighbourhood. This medium density housing block is situated within close proximity to the local commercial site, the school/neighbourhood park, and to the open space and trails system traversing the neighbourhood.

3.3.2 Density

The Outline Plan area will supply approximately 119 multi-attached units, 22 to 34 semi-detached units (depending upon how these units are interspersed within the single family housing), and approximately 542 single-family lots. Calculating the above units with the Bylaw standard of 3.4 persons/unit for single family, 3.3 persons/unit for semi-detached unit, and 3.0 persons/multi-attached unit, the total expected population would be approximately 2311 persons (37.5 persons per hectare). This density is within City design density standards of 45 persons per hectare.

3.3.3 Commercial (Neighbourhood Convenience) District

A 0.25 hectare (0.62 acre) commercially zoned site is proposed for the southwest corner of the Outline Plan area. This site is principally expected to cater to local residents of Lancaster South and is designated as neighbourhood convenience commercial. A small walkway has been incorporated into the design to provide pedestrian/bicycle access to this site for residents of the Lancaster South neighbourhood. Uses permitted on the site may include retail sales, rental sales, or services as defined in the City's By-law, and intended for sale/trade to the residents of the local neighbourhood only.

3.3.4 Open Space and Parks

The proposed park and open space system includes a neighbourhood park/school site, a series of linear park/pathways, several smaller parkettes, and a span of treed/natural open space areas. A detailed park plan is presented in Appendix B.

i. Neighbourhood Park/School Site

A substantial sized neighbourhood park to be combined with the area's school site is proposed in the centre area of the Outline Plan. The site is 4.61 hectare (11.39 acres). The school site is designated as a Catholic School, to accommodate students in kindergarten to grade 9.

ii. Linear Pathways

A series of linear pathways and trails are proposed to run through the neighbourhood, linking to the school site, commercial site, and parkettes in the Outline Plan area.

iii. Parkettes

Several parkettes are proposed in locations throughout the community. These parkettes include a 0.15 hectare (0.38 acre) site to be situated in the mid-southwest portion of the plan area, a 0.16 hectare (0.41 acre) parkette to be located in the mid-southeast area, and a 0.18 hectare (0.45 acre) and a 0.09 hectare (0.23 acre) parkette both proposed for the mid-northeast portion of the neighbourhood. Trail systems are depicted in Figure 3.

iv. Treed Open Space

A series of natural treed open spaces are to be preserved within the Lancaster South area. These stretches of trees will provide wildlife and aesthetic benefits to the neighbourhood as well as provide a berm between the neighbourhood and proposed arterial roads bordering the community. The open space treed areas primarily run along the western and southern linear boundaries of the development and will be available for passive recreation use to residents. The area encompassed is approximately 3 hectares (7.3 acres).

3.3.5 Social Facilities

Three social facilities sites are proposed for the Outline Plan area. The first, a 0.13 hectare (0.32 acre) social care residence, is designated in the south portion of the neighbourhood. The second, a public day care facility site, is 0.10 hectares (0.25 acres). It is situated to be adjoining the school/park site in order to allow close proximity to playground and park amenities. Both of these facilities are situated along the main collector roadway for ease of access. The third social facility site is a 0.3 hectare (0.74 acre) church site to be located in the northwest corner of the plan. This site will provide a convenient approach to the church building as it is situated near the entrance to the neighbourhood's main arterial road (30th Avenue). Additionally, proximity to the arterial road is intended to limit the amount of additional traffic travelling through the neighbourhood.

3.3.6 Transportation

A hierarchical system of roads is proposed for the Lancaster South Outline Plan area to provide safe, appropriate, and efficient access for residents as well as others travelling throughout the neighbourhood.

i) Arterial Roadways

The Outline Plan area has one arterial road, 30th Avenue, which borders Lancaster South to the west. It serves as the key access point to the neighbourhood in two locations. The central entrance/exit point to and from 30th Avenue is to retain several tree stands and to incorporate augmented entrance features to enhance the character of the community.

ii) Collector Roadways

The Outline Plan area proposes 3 collector roads that will be linked to the above arterial roadway. Collector roads are to include: the extension of the existing Lancaster Drive intended

to link to 30th Avenue at the entrance point, a proposed as yet unnamed roadway bordering the neighbourhood to the south, and a proposed as yet unnamed roadway to travel through the centre of the community next to the school/park site.

iii) *Local Roadways*

A sequence of local roadways running throughout the Lancaster South community will provide access to individual lots and properties. Local roads have been designed to meet two standards, 16 metres where the medium density homes are planned and 15 metres in the remaining portions of the development.

iv) *Laneways*

The Lancaster South neighbourhood has been designed with most of the lots backing onto laneways, however some lots with rear yards adjoining park space or open space treed areas or public utility lots will not have laneways.

v) *Bicycle and Pedestrian Paths*

Several bicycle and pedestrian paths have been identified within Lancaster South. These paths are illustrated in Figure 3. Particularly attractive aspects of these pathways include linkage with the local school site, the commercial site, and preserved treed areas. Some trails will encompass mandatory chain link fencing as well as lighting intended to address security and public safety concerns. Lighting and chain link fencing will allow for increased visibility and illumination for evening and day use. Additional planning and implementation of these pathways is expected to take shape based on the input and opinions of future Lancaster South residents.

3.3.7 *Municipal Reserve*

The municipal reserve dedication for this Outline Plan is as follows:

Natural treed areas	3.00	ha
School Site	4.61	ha
Local parkettes	0.58	ha
Total	8.19	ha

3.3.8 *Neighbourhood Parkettes and Natural Treed Areas*

The neighbourhood parkettes and natural treed areas are expected to provide several amenities to area residents, for instance various playing fields, playgrounds, a multi-use pad, a hockey rink, sliding hills, and shelters.

4.0 *Municipal Servicing*

The proposed municipal servicing design for the Lancaster South community reflects the site's natural features and responds to the need for efficient service delivery.

4.1 *Storm Sewer System*

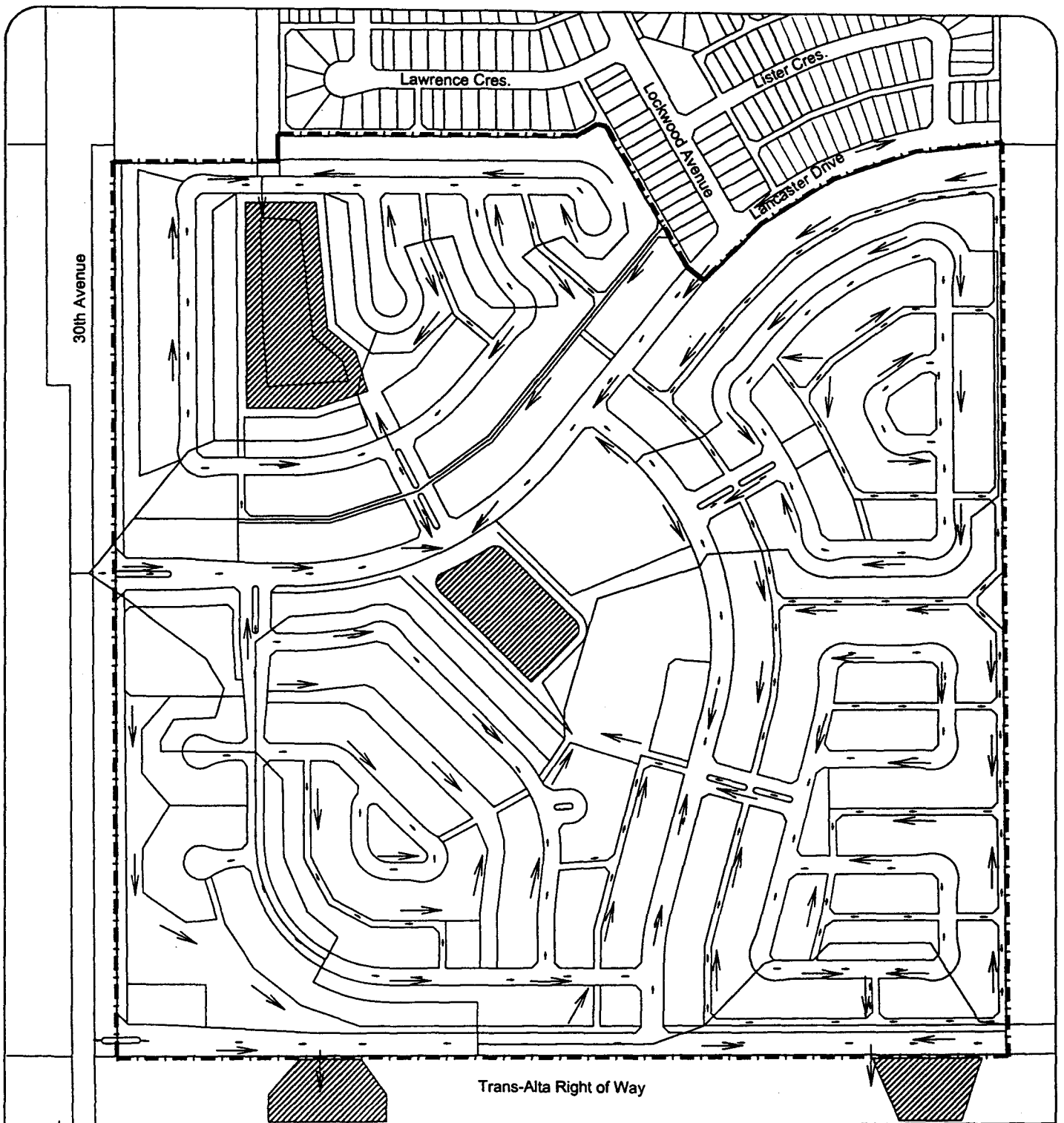
One large storm water detention pond is required to service the neighbourhood. This pond will be located in the northwest portion of the Outline Plan area. The exact volume of the storm water detention pond will be determined during actual construction phases. As a dry detention pond it will incorporate a baseball diamond in its bottom portion. Three other smaller ponds, one on the central school and park site, and two others in the TransAlta right-of-way will serve the area. The ponds in the right-of-way will take advantage of the existing natural wetlands and preserve them in part, as is possible. Major drainage is presented in Figure 4 and overall storm servicing is presented in Figure 5.

4.2 *Sanitary Sewer System*

The sanitary sewer system that is required to service the Lancaster South area is presented in Figure 6.

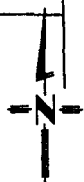
4.3 *Water Distribution System*

The overall water distribution system that is required to service the Lancaster South area is illustrated in Figure 7. As shown on Figure 7, a water reservoir site is to be located in the west central area of the plan, at the intersection of 30th Avenue and the entrance collector roadway into Lancaster South. Trees will be retained around the perimeter of the water reservoir site and

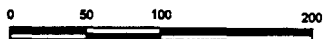


LANCASTER SOUTH OUTLINE PLAN

Figure 4 - Major Drainage






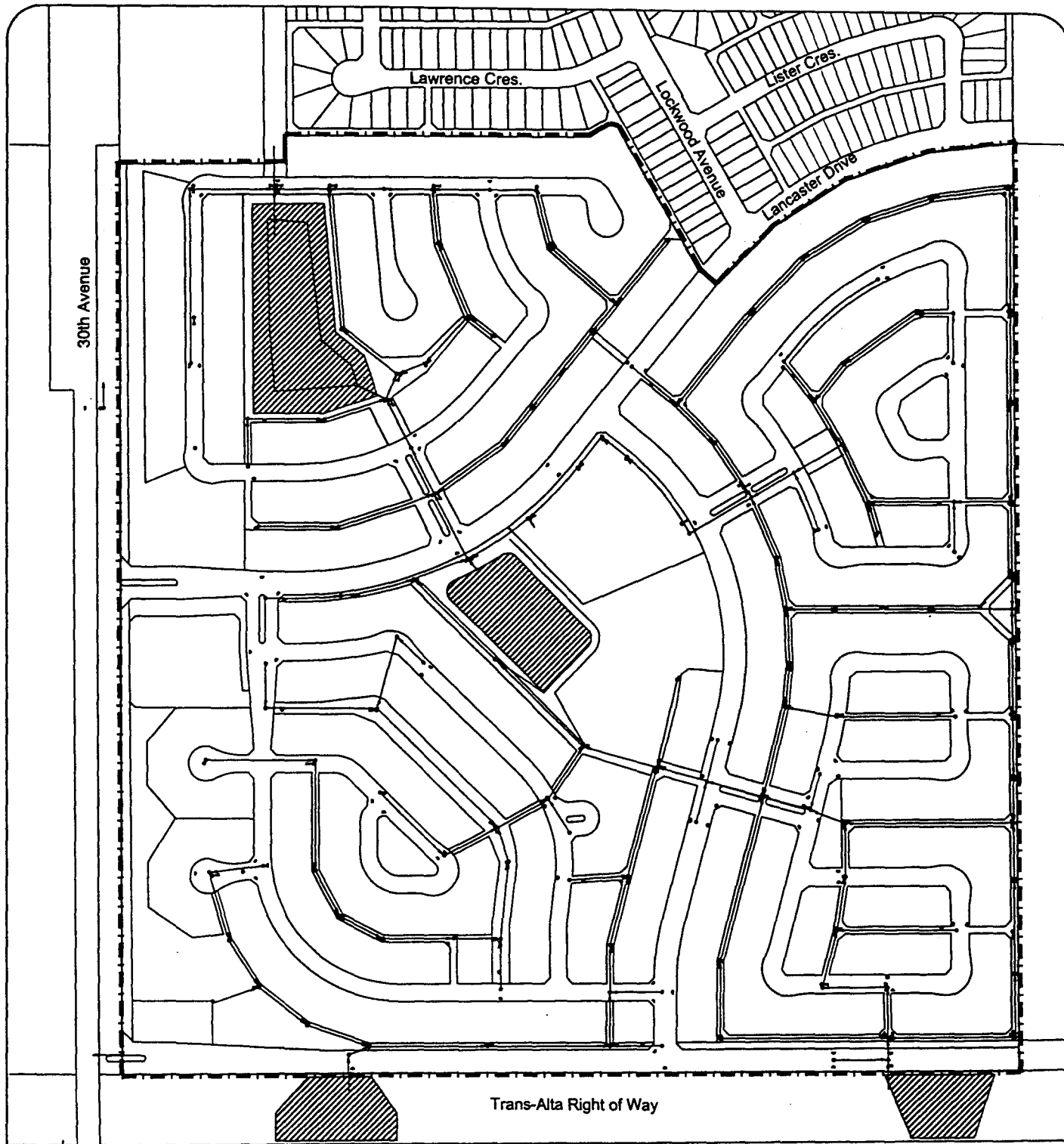
Scale in Metres



Prepared by: RD Engineering Services
and PCPS




July 15, 1998

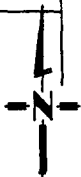
-  Study Boundary
-  Drainage Pattern
-  Detention Pond



LANCASTER SOUTH OUTLINE PLAN

Figure 5 - Overall Storm Servicing

-  Study Boundary
-  Storm Utility
-  Detention Pond

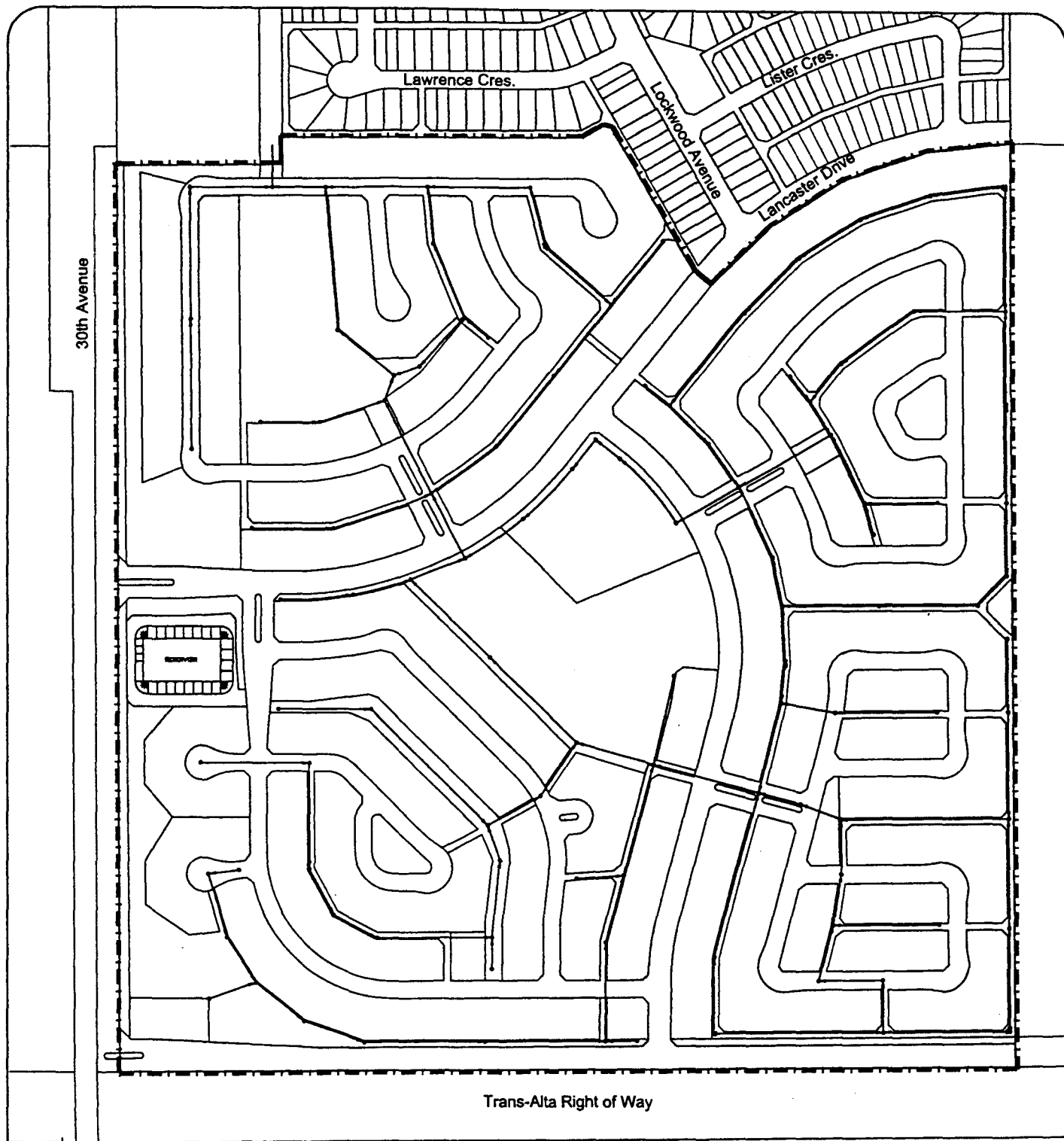


Scale In Metres





Prepared by: RD Engineering Services
and PCPS

July 15, 1998



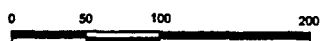
LANCASTER SOUTH OUTLINE PLAN

Figure 6 - Overall Sanitary Servicing

-  Study Boundary
-  Sanitary Utility

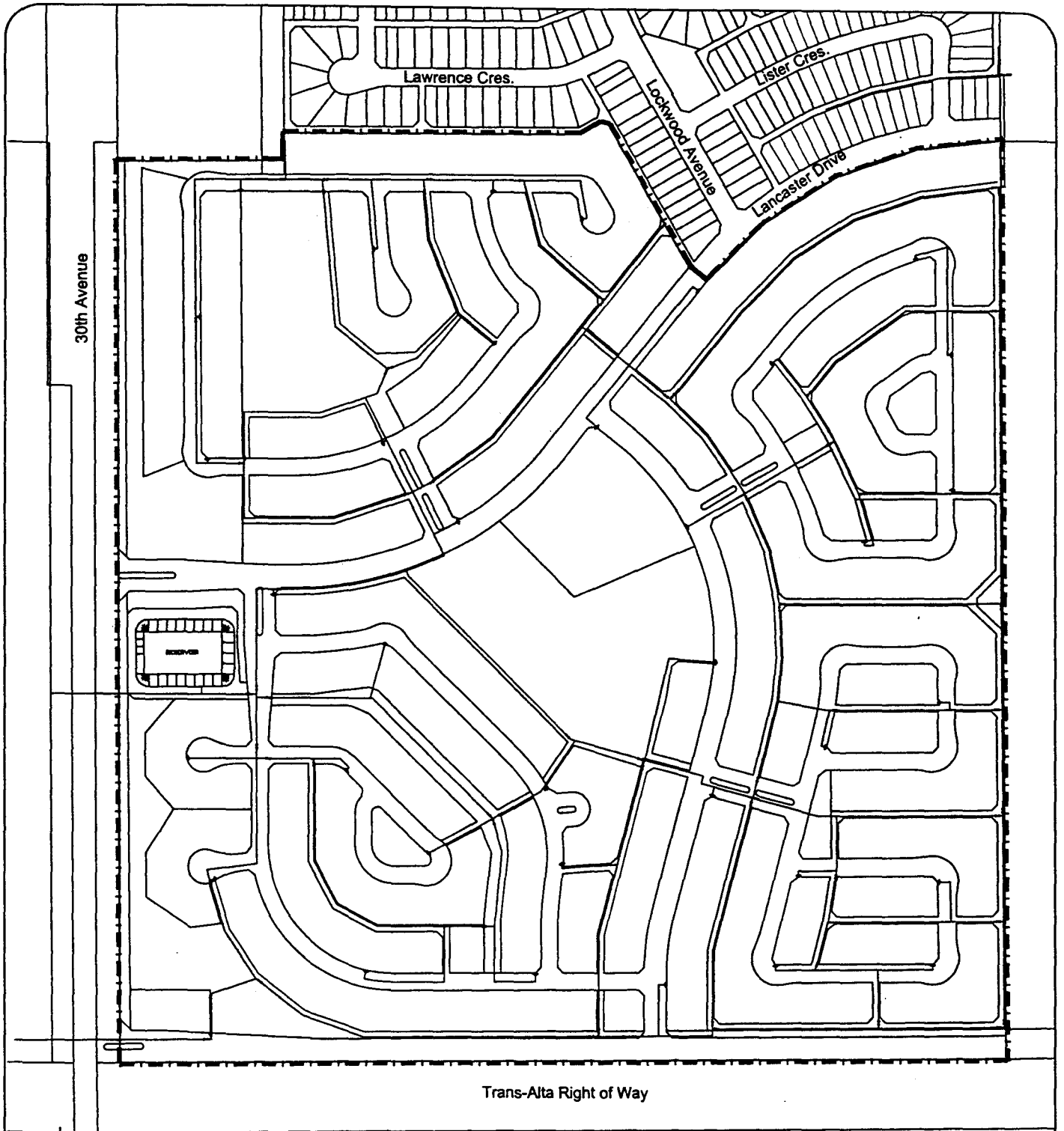


Scale In Metres



Prepared by: RD Engineering Services
and PCPS

July 15, 1998



LANCASTER SOUTH OUTLINE PLAN

Figure 7 - Overall Water Servicing



Scale in Metres



Study Boundary



Water Utility

Prepared by: RD Engineering Services
and PCPS

July 15, 1998

the area will be appropriately landscaped to serve as a neighbourhood enhancement and entrance feature.

4.4 Shallow Utilities

Shallow utility providers, namely the City's Electric Light and Power Department, the telephone, cable, and natural gas companies, have been contacted regarding servicing to the Lancaster South area. There is adequate capacity to provide servicing.

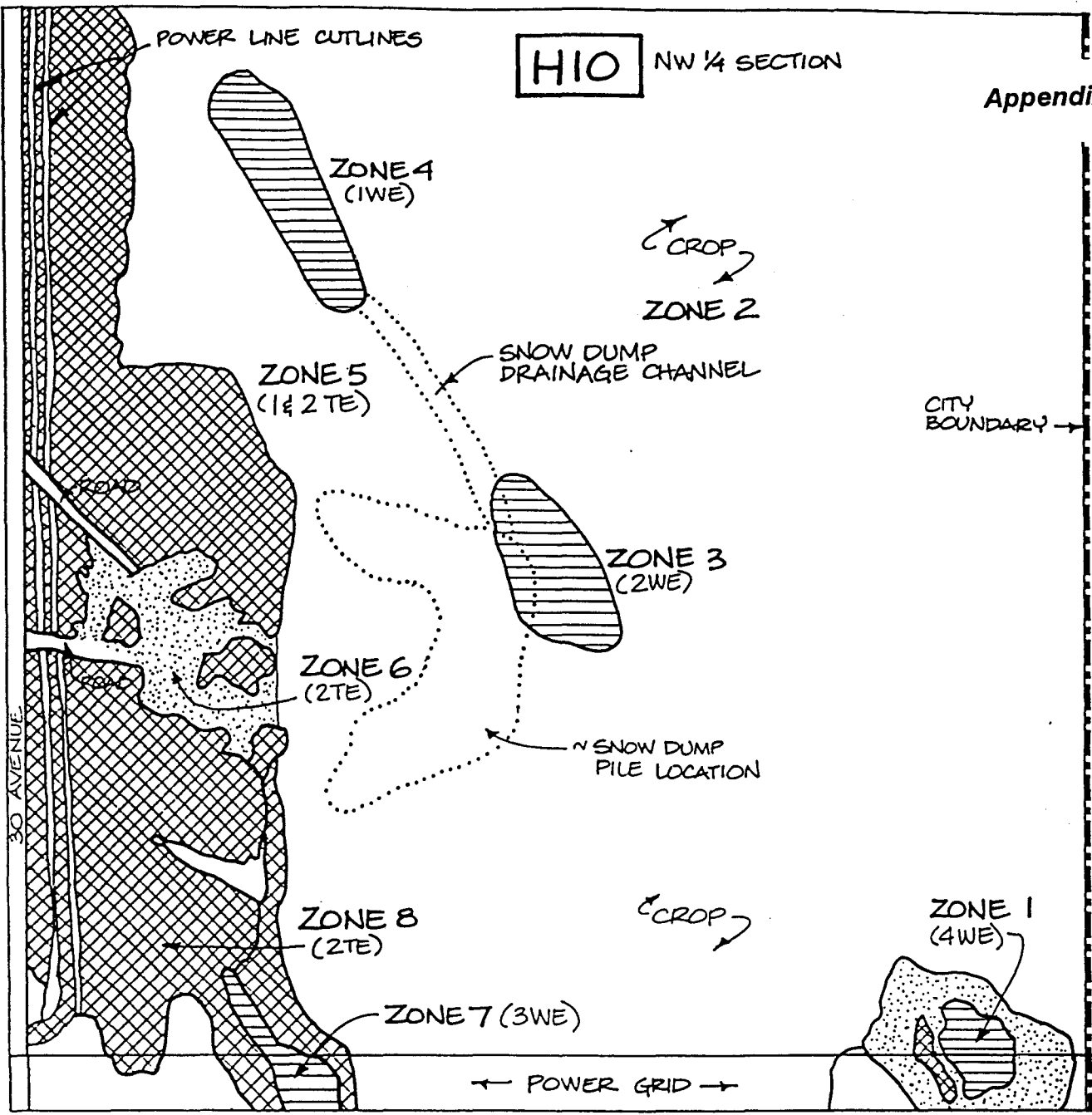
5.0 Staging of Development

As stated previously, Figure 3 delineates the anticipated development staging for the Lancaster South area. The location of utilities will dictate the order of initial phases. Likewise, market conditions may be expected to influence the actual staging of subsequent development.



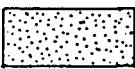
Appendices

H10 NW ¼ SECTION

Appendix A



LEGEND

-  TREES
-  WETLAND
-  GRASS

----- CITY BOUNDARY

ZONES & HABITAT SITE NUMBER

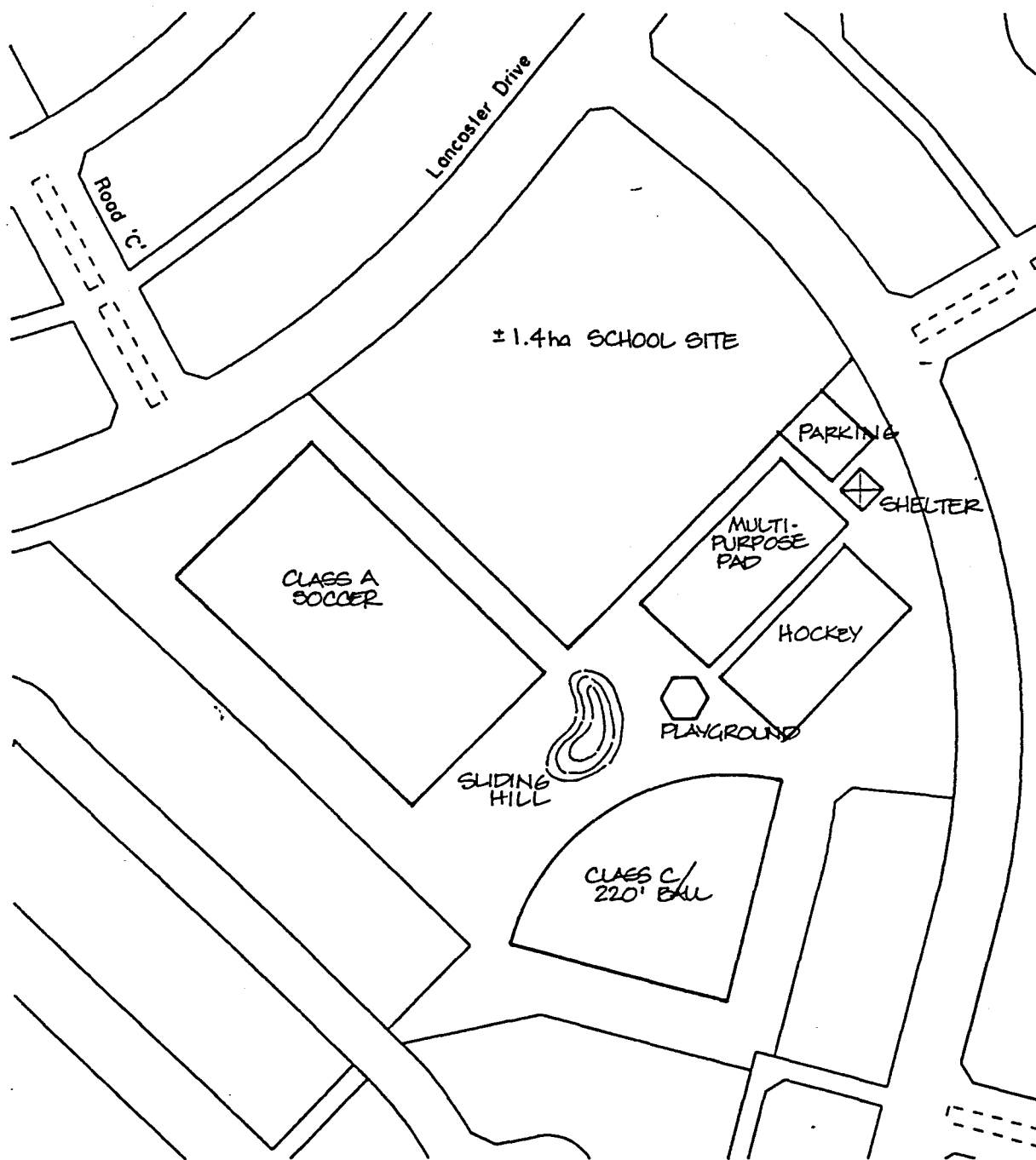
- ZONE 1 (4WE)
- ZONE 2 (CROP)
- ZONE 3 (2WE)
- ZONE 4 (1WE)
- ZONE 5 (1 & 2 TE)
- ZONE 6 (2TE)
- ZONE 7 (3WE)
- ZONE 8 (2TE)

ex) **H10 - 2WE**

GRID MAP SECTION OF LAND HABITAT SITE NUMBER MAPPING CODE

W = WETLAND
T = TREE
E = ECOSPACE





LANCASTER SOUTH
NEIGHBOURHOOD SCHOOL & PARK SITE



SCALE 1:2000

PREPARED BY: RPC DEPT.
MAY 19/98

ORIOLE PARK WEST

Outline Plan


Technical Report

Original Outline Plan
Approved by City Council
October 20, 1997

Amended Outline Plan
(Creation of multiple family site)
Approved by Council
June 1, 1998

 Lovatt
Planning Consultants

uma

 Infrastructure
Systems Ltd.
ENGINEERS & PLANNERS

 PARKLAND COMMUNITY PLANNING SERVICES

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	1.3 Policy Context	1.3
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1. INTRODUCTION

This Outline Plan was prepared on behalf of Conwood Construction Ltd. and the City of Red Deer in accordance with the City of Red Deer's 1996 Planning and Subdivision Guidelines and subsequently amended in May 1998. The plan document also recognizes the requirements of, and input provided by, City Administration and Parkland Community Planning Services (City's Planning Department). Parkland Planning Services has provided direct input by preparing the maps contained in this document.

1.1 Location and Land Ownership

The plan area includes lands owned by both Conwood and the City, and is generally bordered by 67 Street on the north, Highway 2 and the CP mainline on west, the top-of-the-bank of the Red Deer River on the south, and section lines on the east. The east boundary has been extended to encompass some nine hectares of City owned land located east of the section line and west of Overdown Drive.

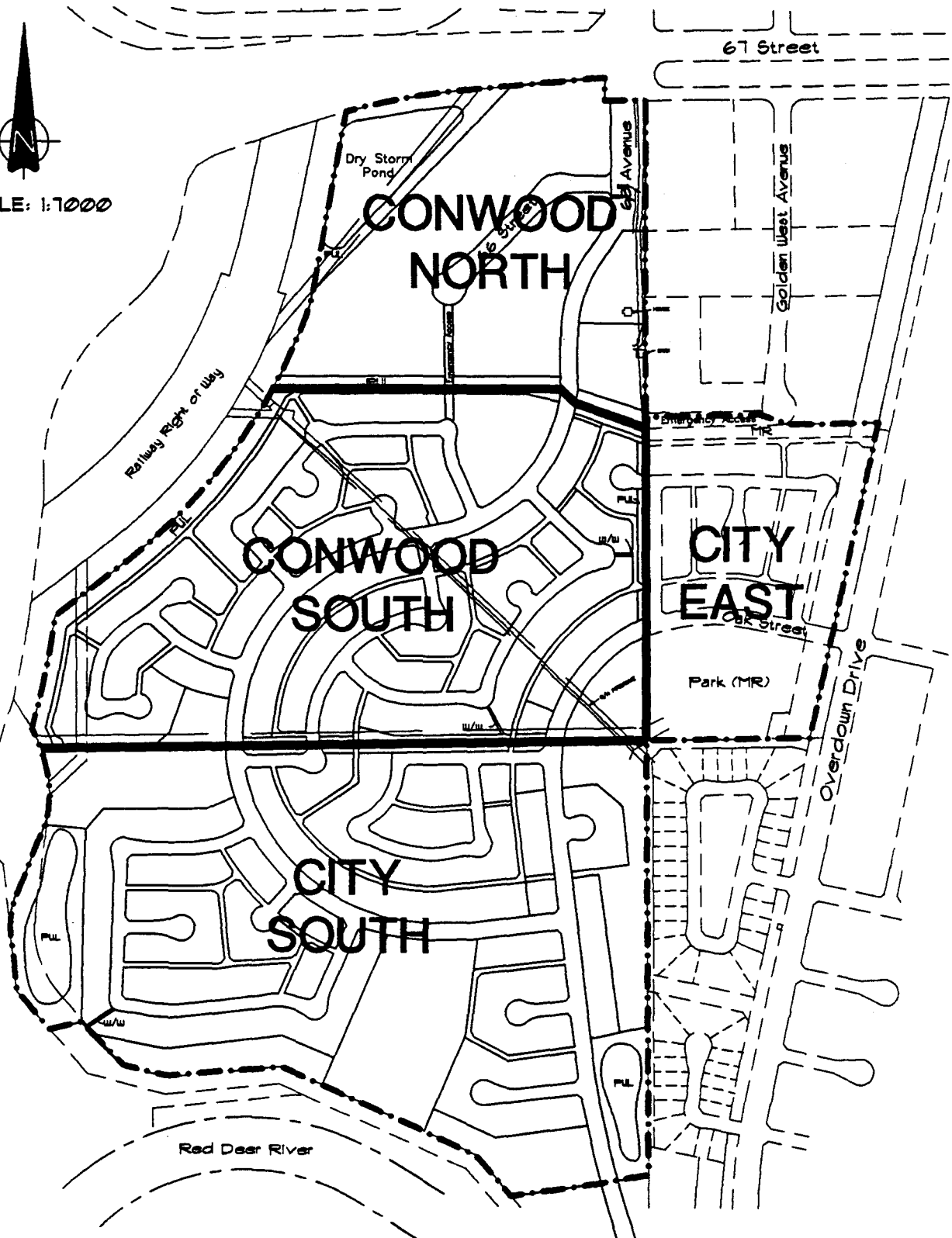
The existing land ownership pattern is shown on Figure 1 and summarized by Table 1. The Conwood land holdings comprise the north 39 hectares of the plan area, while the south 40 hectares (more or less) are under City ownership. The total plan area, including the nine hectares located directly west of Overdown Drive is some 79 hectares, 49 percent (39 hectares) of which is owned by Conwood. The remaining 51 percent (40 hectares) is owned by the City. Conwood and the City are currently negotiating the possible land swap of much of the nine hectare, City owned easterly extension.

Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



LEGEND

— • — Outline Plan Boundary

Conwood North	14.02 ha
Conwood South	25.00 ha
City East	8.97 ha
City South	30.68 ha
TOTAL	78.67 ha

September 1997
Revised May 1998

Land Ownership

Figure 1

Table 1
Summary of Current Ownership & Land Use Breakdown*

Land Use	Conwood North	Conwood South	City East	City South	Total (Ha)
Commercial	9.15				9.15
Single Family/ Semi Detached		14.20	3.74	14.35	32.29
Multiple Family		1.27			1.27
Day Care		0.12			0.12
Social Services				0.12	0.12
Circulation **	2.11	6.17	2.14	5.31	15.73
Park (MR) ***		1.57	3.04	8.29	12.90
PUL's	2.76	1.67	0.05	2.61	7.09
TOTAL (ha)	14.02	25.00	8.97	30.68	78.67

* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

** Circulation includes collectors, local roads, lanes, and emergency access.

*** Includes a 2.62 ha abandoned historic farmstead located within City south lands.

1.2 Natural Features

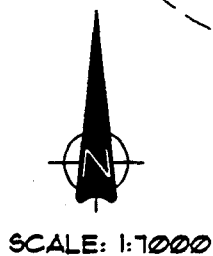
Existing natural features located within the plan area are illustrated by Figure 2. The escarpment of the Red Deer River is the most significant such feature, and requires a subdivision setback to protect both its integrity, and the integrity of future development.

A large, well treed natural area, comprising a portion of the River Valley system below the escarpment, is located directly southwest of the plan area.

Within the Oriole Park West plan area itself, significant concentrations of trees are evident:

- in the northeast segment, surrounding an existing (leased) residence;
- along the east boundary, adjacent to Overdown Drive; and

Oriole Park West Outline Plan



Highway 2

Railway Right of Way

67 Street

Golden West Avenue

Emergency Road

Oak Street

Park (MR)

Overdown Drive

Red Deer River

LEGEND

- Outline Plan Boundary
- ~ Existing Trees
- - - Contours - 0.5 m intervals

September 1997
Revised May 1998

Natural Features

Figure 2

- along the south boundary adjacent to the valley escarpment, as part of an abandoned farmstead.

A wind row made up of poplars and willows also extends along the south side of the section line in the centre of the plan area.

The contour intervals shown on Figure 2 indicate a high point located approximately central to the plan area. This high point slopes relatively sharply towards the west/northwest. The slopes toward the southwest and southeast are less evident. A low, seasonally wet area exists in the southeast corner of the plan area. Low areas are also evident in the northwest and southwest corners. All three such areas provide opportunities for storm retention facilities.

1.3 Policy Context

The Oriole Park West Outline Plan area is part of the Northwest Area Structure Plan Bylaw No. 3071/92. The proposed commercial and residential uses proposed for the Oriole Park lands conform to the future land use pattern approved under the Area Structure Plan. This future pattern also conforms to the 1996 City of Red Deer Community Services Master Plan.

2. LAND USE

The land use and development concept proposed for Oriole Park West is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family to semi-detached and medium density multiple family. These two areas, which are currently zoned C4 - Commercial (Major Arterial) District and A1 - Future Urban Development District under the City of Red Deer's Land Use Bylaw, are described below. The concept also proposes that a significant portion of the plan area be used for parks and open space as per the Facilities and Open Space Action Plan. The land use breakdown is summarized on Table 1.

2.1 Commercial Area

The 14 hectares comprising the north segment of the plan area, north of the east/west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of 68 Avenue has recently been subdivided into nine lots, ranging in size from 1.21 hectares (3.0 acres) to 0.51 hectares (1.51 acres). As noted above, the lots are zoned C4 - Commercial (Major Arterial) District.

A dry storm pond is planned within a 2.03 hectare (5.07 acre) PUL in the north-east corner of the subdivided lands. A second PUL extends in an east/west alignment along the entire length of the commercial lands. This 15 metre wide PUL will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the City owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PULs and Municipal Reserves in the Outline Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

Oriole Park West Outline Plan



Highway 2

67 Street

68 Avenue

Golden West Avenue

Railway Right of Way

Dry Storm Pond

66 Street

Emergency Access

Oak Street

Overdown Drive

Park (MR)

Park (MR)

Dry Storm Pond

Residence
7.02 ha

Dry Storm Pond

10 Kerry Wood Drive

Red Deer River

- | | |
|---------------------------------|--------------------------------------|
| ----- Outline Plan Boundary | ~~~~~ Trees to be retained |
| □ Single Family | DC Day Care Facility |
| □ Single Family / Semi Detached | SC Social Care Facility |
| ▨ Commercial | ----- Major pedestrian / bike trails |
| □ Open Space | w/w Walkway |
| ▨ Medium Density Multi-Family | |

June 1998

Development Concept

mapping by:



Plan prepared by:



Figure 3

Two commercial lots also are proposed for the lands located east of 68 Avenue, directly across from the recently subdivided area. The south lot is some 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood has expressed a desire to retain these trees and will register a caveat to that effect at the time of registration of the subdivision instrument. A sample caveat is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

East of 68 Street, a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the Conwood lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

An existing 138 kV power line, extending along the east boundary of the north segment of the plan area, is proposed to be accommodated within a 9.0 metre wide easement.

2.2 Residential Area

The residential lands located south of the east/west PUL are proposed to be primarily R1 Residential Low Density (single family) with a small area of R2 - Residential (Medium Density) District. The Development Concept recognizes the Land Use Bylaw regulations for these Districts and respects the topography of the area as discussed in Section 5 - Transportation. In total, some 32.29 hectares are proposed for single family development and 1.27 hectares proposed for multiple family. Assuming a density of 13.5 units per net hectare, and 46 units per net hectare for single family and multiple family, respectively, the plan area will result in 493 units. Based on 3.4 persons per unit, the population yield is estimated at 1,678 persons. This population results in a population density of 21 persons per gross hectare for all of Oriole Park West, and 24 persons per gross hectare exclusive of the commercial lands. The density figure is well below

the requirements of the City's Planning and Subdivision Guidelines which allow for a maximum density of 45 persons per gross hectare.

Depending on future housing demand and market conditions at the time of subdivision, a portion of the single family lots fronting onto the 68 Avenue collector extension may be converted to semi-detached lots and designated R1A - Residential (Semi-Detached Dwelling) District. The Development Concept allows for the flexibility needed to meet such changes in market demand.

The residential lots backing onto the west boundary of the plan area are proposed to be well buffered from any adverse impacts resulting from the CP/Highway 2 Corridor. In the north portion of the residential area (the Conwood lands), a 17.5 metre wide PUL is proposed to contain a combined berm and noise attenuation device. The required width of this PUL is based on the Report on Noise Measurements with Predictions and Barrier Design for Oriole Park West Subdivision, prepared by the City of Red Deer Engineering Department in September of 1994. Fencing may also be included in this PUL.

In the south portion of the residential area (City lands), future lots are proposed to be buffered from the Corridor through a combination of park and PUL. The PUL is proposed to contain a storm retention pond (see Section 8 - Servicing) and, therefore, is sufficiently wide to accommodate any required buffer facility. By virtue of its size, the PUL in itself may provide an effective buffer.

The lots backing onto the Red Deer River valley, and the previously noted farmstead feature, are set back 50 metres from the valley escarpment in accordance with the AGRA River Bank Slope Stability Report. The AGRA report also notes that certain development restrictions, including limits on automatic sprinkler systems and swimming pools, may be required within 150 metres of the valley escarpment (top-of-the-bank). Detailed geotechnical studies will be undertaken at the time of subdivision and development to identify specific limitations. Depending on the findings of these studies, restrictive covenants may be required to be registered against some of the lots backing onto the valley.

3. NATURAL AND CULTURAL FEATURES

The Red Deer River valley and the historic abandoned farmstead located adjacent to the valley form the south boundary of Oriole Park West, and are the most significant natural and cultural features in the general vicinity of the plan area. The farmstead comprises a 2.62 hectare (6.47 acre) parcel and contains a considerable treed area. The Development Concept shown on Figure 3 protects the integrity of these features. The concept also ensures that park and pedestrian linkages allow for future resident access to both.

Significant tree cover in the plan area is proposed to be preserved as part of the 0.61 hectare commercial site located in the north segment of Oriole Park West and the 2.62 hectare historic farmstead. The park site proposed in the east segment of the plan area will also allow for preservation of a significant tree concentration. The length of all the lots backing onto Overdown Drive has been extended to allow for the retention of the existing trees in this segment of the plan area. Finally, the trees comprising the east/west wind row extending through the centre of the plan area will be incorporated into a linear Municipal Reserve parcel. This parcel will provide an important pedestrian and bike trail linkage between the two major parks proposed for Oriole Park West.

4. ENVIRONMENTAL HAZARDS

As was noted in Section 2.2, the Development Concept recognizes the set back requirements from the top-of-the-bank of the Red Deer River as defined by the AGRA report. The river valley slope is by far the most significant hazard in the vicinity of the plan area. Although not considered a hazard, low lying lands are found along the west and east boundaries of the plan area, and in the south portion of the easterly City owned segment. These low areas are proposed to be contained in PULs and park land, and are well suited for such uses.

Four abandoned gas wells have also been incorporated into the park proposed in the south portion of the easterly City owned segment. These wells have been reclaimed and a copy of Reclamation Certificate No. 31203 is contained in Appendix B.

5. TRANSPORTATION

5.1 Proposed Circulation Pattern

The proposed circulation pattern recognizes the existing roadways surrounding the plan area, the two collectors proposed by the Northwest Area Structure Plan, and the City of Red Deer's transportation guidelines. The topography of the area, which includes a high point central to the Outline Plan area, is also recognized. The lands generally slope towards the northwest, southeast and southwest from this high point.

The major features of the circulation pattern shown on Figure 3 are as follows:

- 68 Avenue is proposed to extend as a collector roadway through the west central portion of the plan area. A 185 metre radius curve is maintained as per the City's requirements.
- Oak Street is proposed to extend as a collector through the east segment of the plan area. The required curve radius has once again been applied. In the longer term, Oak Street will be extended to link with Kerry Wood Drive. This linkage will provide direct access to the south from Oriole Park West to Taylor Drive and the Downtown.
- No four-way intersection is proposed within the plan area.
- The City's 45 metre spacing requirement between intersections is maintained throughout.
- The east/west alignment of the registered road plan for Golden West Avenue is recognized by the circulation pattern. As was noted previously, Golden West is proposed to cul-de-sac at the south end of the existing industrial area, and a 10 metre wide emergency access will be provided to link with 68 Street to the west, within the future commercial segment of the plan area. This emergency access will ensure separation of industrial and residential traffic.

No direct linkages are provided between Oak Street and the 68 Avenue collector, thereby discouraging the potential for cross-cutting through the residential area from Overdown Drive to the commercial lands in the north segment of the plan area, and further north to 67 Street.

A focal point will be created by an entry feature proposed directly north of the multiple family site, within the 68 Avenue right-of-way. The 68 Avenue collector will function as the major entry into the residential area. As such, the entry feature will include enhanced landscaping combined with a community identification sign.

5.2 Pedestrian Circulation and Bike Trails

The sidewalks proposed to be developed within the road rights-of-way, combined with the:

- perimeter PULs to the north and west,
- the north/south linear PUL/Municipal Reserve strip extending along the east side of the plan area;
- an exiting trail along the top-of-the-bank of the Red Deer River valley; and
- the east/west linear Municipal Reserve through the centre of the plan area,

provide an integrated walkway system within Oriole Park West. This system links the residential lands to all the major park features proposed for the plan area, as well as the River lands. The linkage to the River lands ensures access from Oriole Park West to the City wide River Valley parks and trail system.

The bike trails shown on Figure 3 generally conform with the City of Red Deer Bicycle Master Plan and allow for integration with the City wide bike trail system. The location of these trails have been defined in concert with Red Deer's Recreation, Parks and Culture Department.

6. PUBLIC FACILITIES

Although no school sites are contemplated for the plan area as per the Northwest Area Structure Plan, considerable park and open space is proposed by the development concept. Two major park sites are proposed to be designated as Municipal Reserve, including a site in the east portion of the plan area, and a smaller site in the west. Combined with the open space features surrounding the south segment of Oriole Park West, some 13 hectares of park and open space are provided (see Table 1). Both the parks sites are located along collector roadways.

The east park site will serve as a central park facility for the lands to the east and south of the Oriole Park West area, as well as for the plan area itself. Representatives of the City of Red Deer's Recreation, Parks and Culture Department indicate that this central park site should be some eight to nine acres in size to allow proper facility development, as per that Department's guidelines and the Community Services Master Plan. That portion of the site located on the Conwood lands and the City owned east segment comprises 3.5 hectares (8.7 acres), thereby meeting the City's size requirement. This portion of the east park site has been cleared and is shaped to allow for appropriate sizing and configuration of recreation facilities. The site is proposed to extend in a linear configuration to the south, on City owned land, to encompass existing tree cover.

The west park site straddles the boundary between the Conwood and City owned lands, and extends eastward into the proposed residential area. This park is linked to the east park site by the 13.0 metre wide Municipal Reserve strip which encompasses the wind row extending through the centre of the plan area.

The allocation of Municipal Reserve park and open space assumes that the present ongoing negotiations between Conwood Construction Ltd. and the City will result in Conwood taking ownership of at least the south half of the easterly City owned segment of Oriole Park West. As such, that portion of this segment dedicated as park, combined with the park land proposed on Conwood's current holdings, exceed the requirement of Deferred Reserve Caveat (DRC) #892 040 780. This DRC is registered on the title for Conwood's holdings and is for 4.165 hectares (10.29 acres). Conwood's total reserve dedication as proposed by the development concept is 4.61 hectares (11.39 acres). Regardless, precise Municipal Reserve land dedication is best determined at the time of detailed subdivision.

As was noted in Section 5.2, the two park sites and the open space lands are integrated into the overall pedestrian circulation system proposed by the development concept.

7. SOCIAL FACILITIES

Two community/social facility sites, each of which is 0.12 hectare (0.3 acre) in size, are identified by the development concept. One site is proposed for a day-care facility and the second for a social care residence. These sites (and the size) are proposed in accordance with the City of Red Deer Planning and Subdivision Guidelines. Both sites are located across from the east park and along a future collector roadway. If the sites are not sold for their intended use within a reasonable time frame, they may be converted to either single family or semi-detached lots.

8. SERVICING

An existing power transmission line extends along the east side of the lands presently owned by Conwood and the south City owned lands. This line is accommodated within a combination of easement, PUL and municipal park reserve. A bike trail is proposed to extend along nearly the entire length of the transmission line. The PUL component of this linear feature extends between the emergency access to the north and Oak Street to the south, and is proposed to be some 14 metres wide to allow for municipal services, as well as the bike trail and the power line.

8.1 Water Mains

Oriole Park will be serviced by water by extending the existing 350 mm diameter water main at the intersection of 68 Avenue and 67 Street. The water distribution network will be designed to accommodate all future development areas in Oriole Park West, with looping of mains and cross connections to existing developed areas as necessary to provide an efficient system with adequate fire flows. Figure 4 schematically shows the network of proposed water mains. The water mains may be located in lanes rather than the road rights-of-way, depending on functional and geotechnical considerations.

8.2 Sanitary Sewers

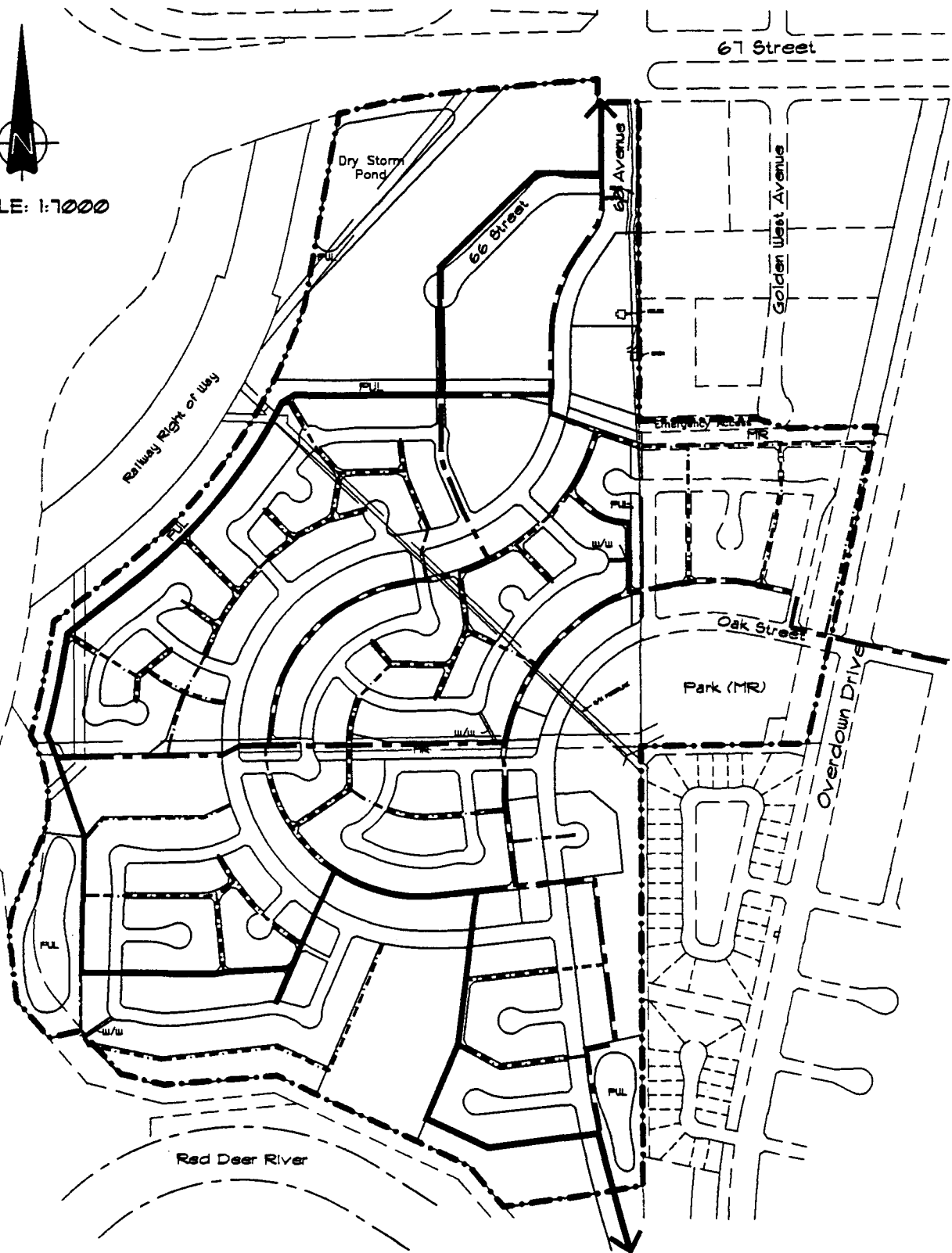
Oriole Park West will be serviced by the extension of the existing 250 mm diameter sanitary sewer located at the intersection of 68 Avenue and 67 Street. This sewer has the capacity to serve the entire catchment area, although some fill will have to be placed in the western areas of the site to ensure adequate depth of cover. Figures 5 and 6 schematically show the routing of the sanitary system. The gravity option (Figure 5) will require deep cuts through the high point in the middle of the plan area. As such, the lift station option (Figure 6) may be more appropriate. The two options will be reviewed in detail at the time of subdivision. It should be noted that design considerations may dictate that the sewers be located in the lanes rather than within the road rights-of-way.

Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



LEGEND

- Outline Plan Boundary
- - - 150 mm diameter
- - - 200 mm diameter
- 300 mm diameter

September 1997
Revised May 1998

Water Distribution

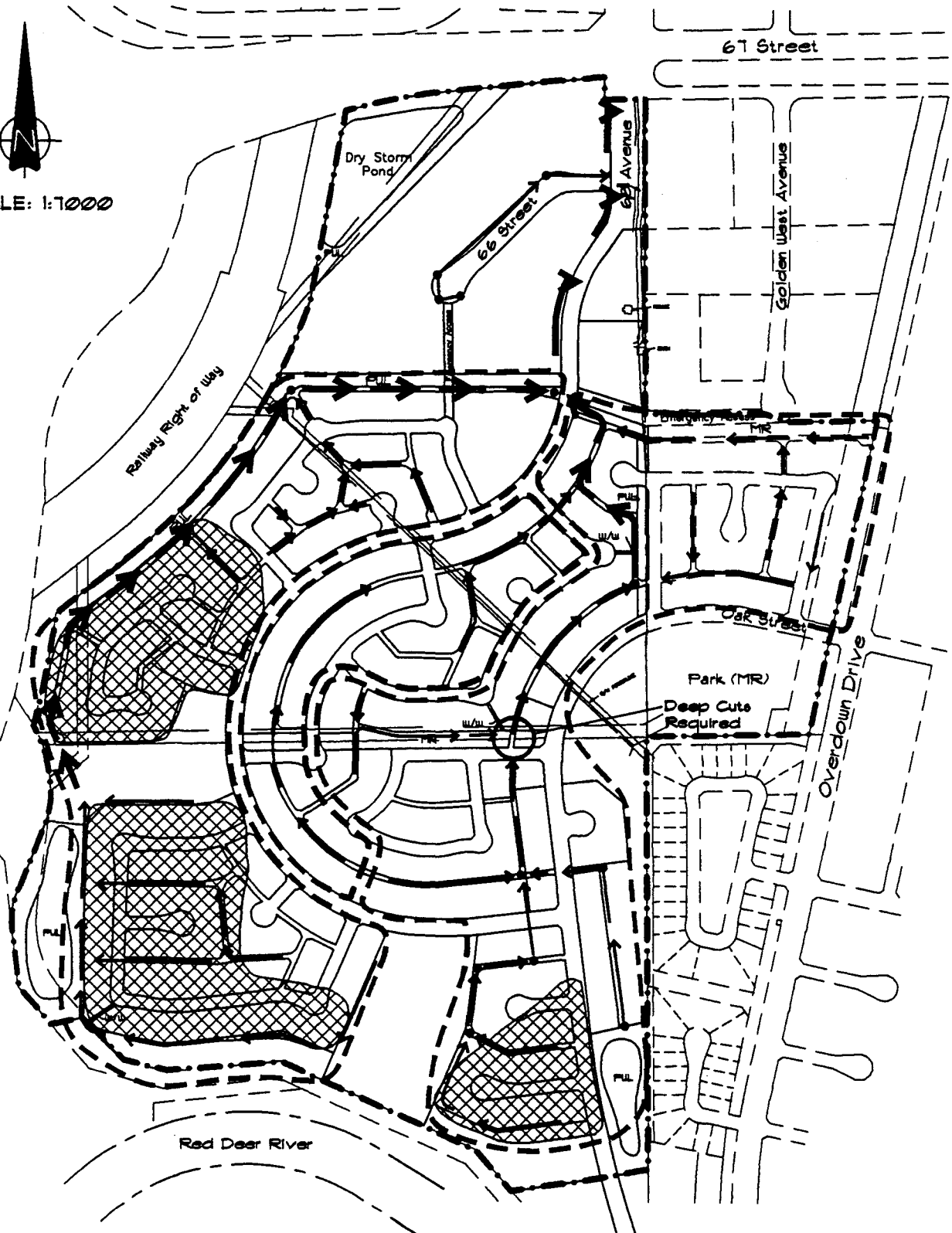
Figure 4

Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



LEGEND

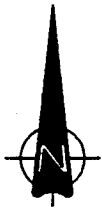
- Outline Plan Boundary
- Service Area
- 200 mm diameter pipes
- 250 mm diameter pipes
- Fill required for sanitary

September 1997
Revised May 1998

Sanitary Servicing
Option A - Gravity System

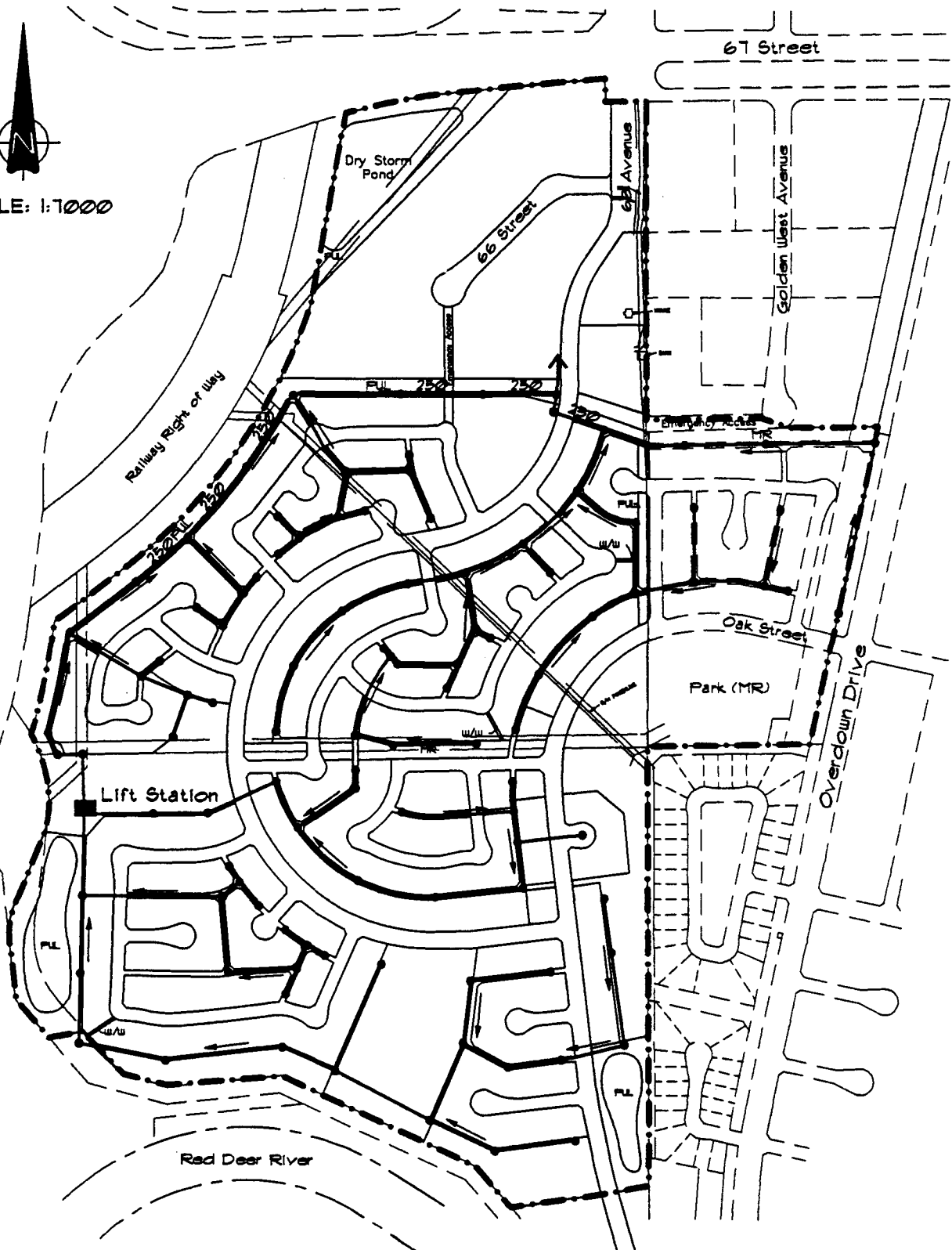
Figure 5

Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



LEGEND

- Outline Plan Boundary
- 200 diameter pipes (except where shown)
- Direction of Flow
- Manhole

September 1997
Revised May 1998

Sanitary Servicing
Option B - Lift Station

Figure 6

All sanitary sewers will be seated and installed in a suitable bedding material in order to provide long term stability to the pipe, and a pipe type will be specified to prevent ingress of groundwater to the system.

8.3 Storm System

8.3.1 Minor System

Runoff from storms up to the 1 in 5 year event will be conveyed by gravity via a piped system to two storm water ponds located in the extreme northwest, and the west side of the plan area (see Figure 7). Pipe sizes and materials will be designed in accordance with City of Red Deer guidelines.

8.3.2 Major System

For storm events in excess of the 1 in 5 year event, roads and laneways will be designed to convey overland flows to the storm water ponds outlined in Section 8.3.1. Ponding within roadways or lanes will be permitted in strict accordance with the City of Red Deer guidelines. The major overland flow routing is indicated schematically on Figure 8.

8.4 Power, Telephone and Cablevision

Red Deer Electric Light and Power, Telus and Shaw Cable advise that their networks have sufficient capacity to provide service to the fully developed Oriole Park West.

8.5 Natural Gas

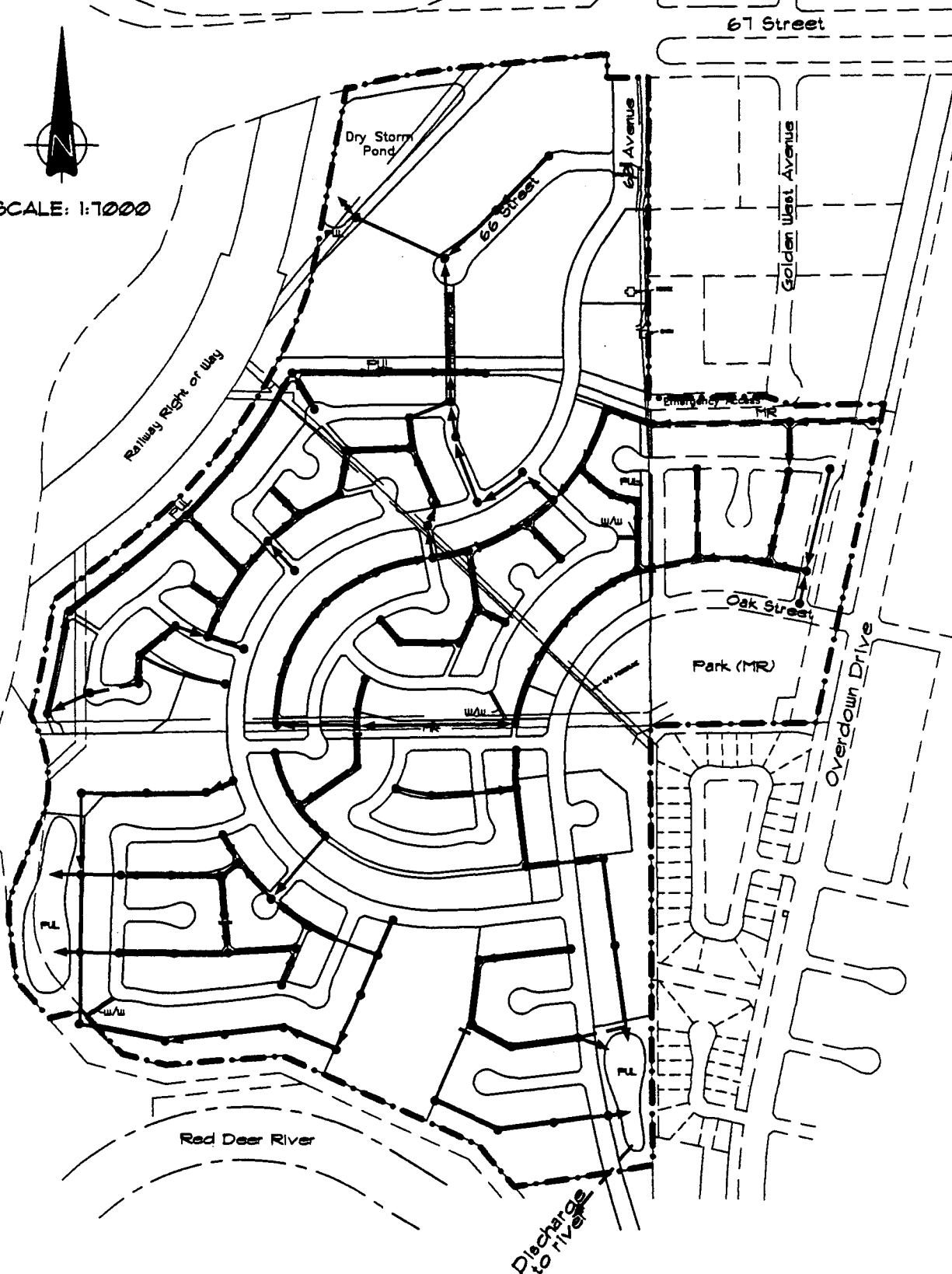
Northwestern Utilities advise that they will be able to service the proposed development by extending their existing distribution facilities.

Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



LEGEND

- Outline Plan Boundary
- Direction of Flow
- Manhole

September 1997
Revised May 1998

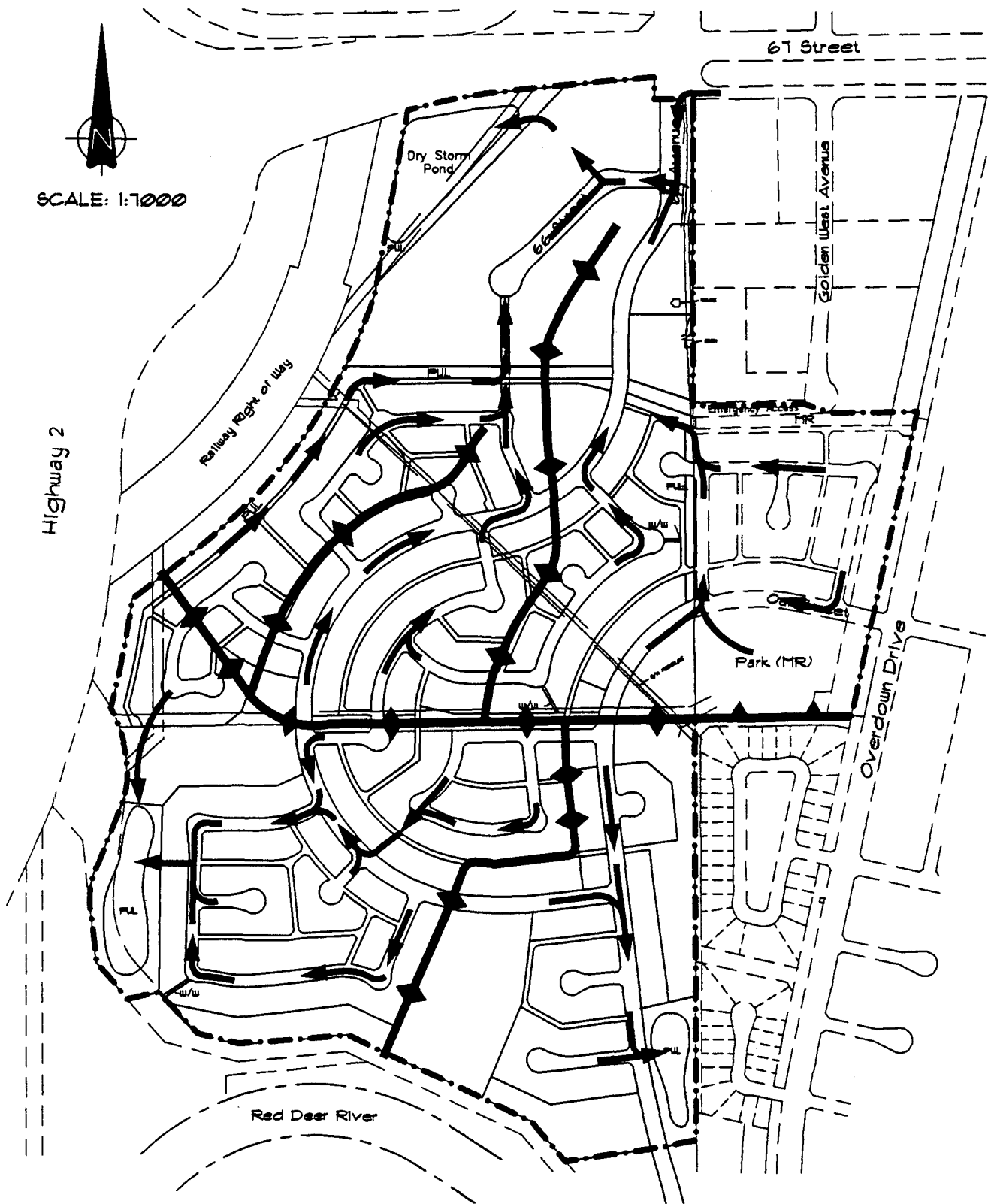
Storm Water System
Piped - up to a 15 year storm

Figure 7

Oriole Park West Outline Plan

SCALE: 1:1000

Highway 2



LEGEND

- Outline Plan Boundary
- Approximate Catchment Areas
- Direction of Flow

September 1997
Revised May 1998

Storm Water System
Overland - 1 : 5 year storm

Figure 8

9. STAGING

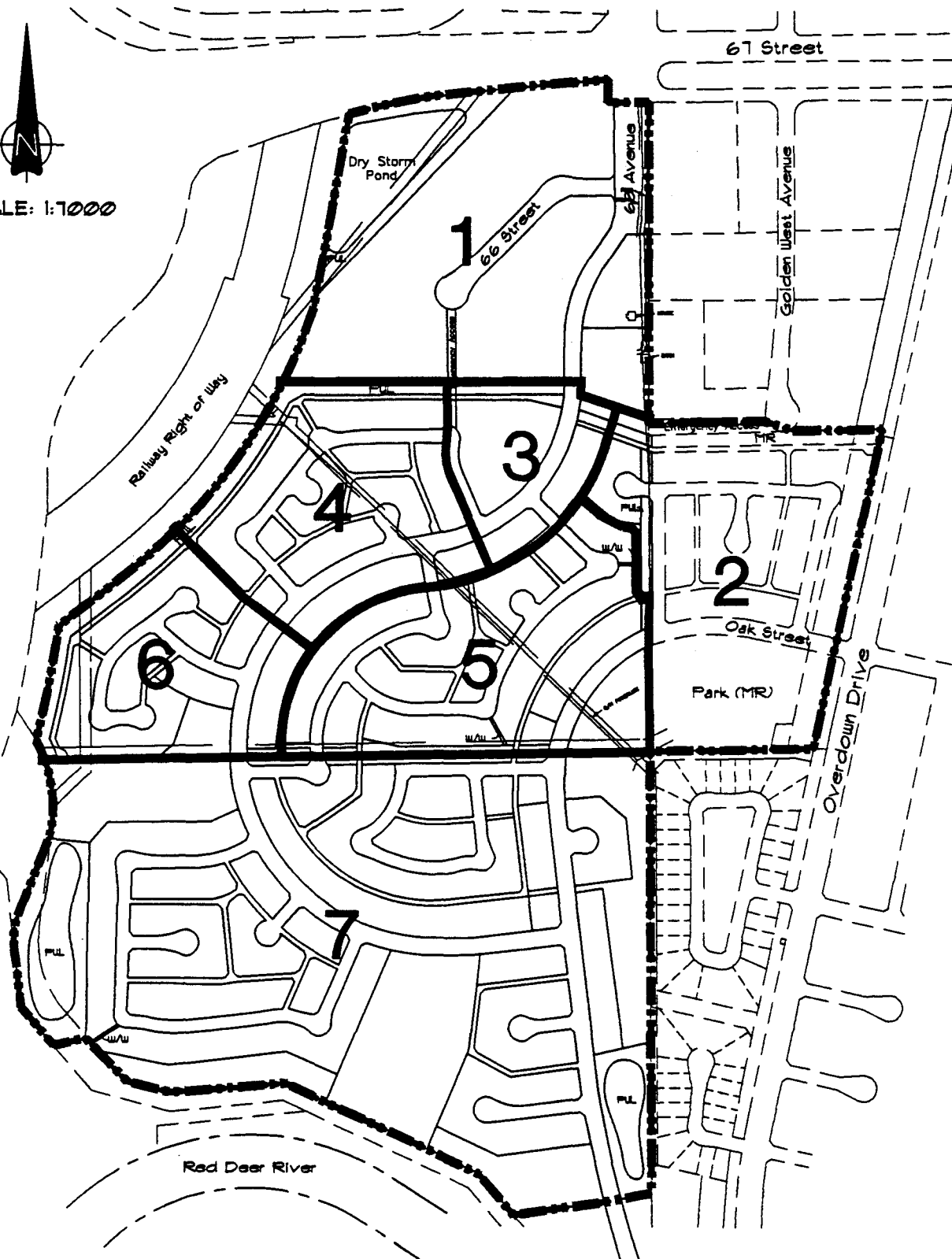
Staging of development within Oriole Park West is generally dictated by the availability of existing services. Staging will be dictated by the logical extension of storm and sanitary sewers, water mains, and shallow utilities. The proposed Staging Concept is exhibited in general terms on Figure 9.

Oriole Park West Outline Plan



SCALE: 1:1000

Highway 2



LEGEND

— • — Outline Plan Boundary

September 1997
Revised May 1998

Staging Concept

Figure 9

APPENDIX A

Sample Restrictive Covenant

RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT AGREEMENT made and entered into this ____ day of _____, 1997.

BETWEEN:

CONWOOD CONSTRUCTION LTD.
a body corporate having its head office
at the City of Red Deer, in the Province
of Alberta;
(hereinafter referred to as "the Grantor")

OF THE FIRST PART

- and -

THE CITY OF RED DEER

^^
^^

(hereinafter referred to as "the Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of the lands in the City of Red Deer legally described as:

PLAN ^^
BLOCK ^^
LOTS ^^

EXCEPTING THEREOUT ALL MINES AND MINERALS
(hereinafter referred to as "the Servient Lands")

AND WHEREAS the Grantee, a municipal corporation established pursuant to the laws of the Province of Alberta is the registered owner of those lands located in the City of Red Deer, in the Province of Alberta, the legal description of which is:

^^
^^

(hereinafter referred to as the "Dominant Lands");

AND WHEREAS the Grantee has the control and management of the public highways, parks, roads, streets, lanes and alleys within the City of Red Deer adjacent to the Servient Lands;

AND WHEREAS the Grantor is entering into this Agreement with the Grantee in order to assure to the Grantee and each successor or transferee in title of the Servient Lands the continuation of the restrictive covenant hereinafter described;

AND WHEREAS it is intended by the parties hereto that the Restrictive Covenant hereinafter set forth restricts the development of the Lands and that such covenant shall also constitute a covenant running with or capable of being legally annexed to the Lands pursuant to Section 52 of the Land Titles Act, being Chapter L-5 of the Revised Statutes of Alberta, 1980, as amended;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor and the Grantee hereby covenant and agree as follows:

1. The Grantor, as registered owner of the Servient Lands, does for itself and its successors, assigns and successors in title to each of the parcels of land comprising the Servient Lands, hereby covenants and agrees to observe and be bound by the hereinafter mentioned covenants as the same affect the Servient Lands, provided that the said covenants shall be personally binding upon Grantor and its respective successors in title and assigns only while and so long as it or they are or remain the owner or owners of any part of the Servient Lands and then only in respect or such portion which may be so affected by any such covenants and as is owned by them or any one or more of them, inasmuch as the said covenants shall be construed to be and shall be covenants running with the land and shall be appurtenant thereto for the benefit of and may be enforced by Grantee as owner of the Dominant Lands and by virtue of its control and management of the public highways, parks, roads, streets, lanes and alleys adjacent to the Servient Lands namely:

(a) No living tree shall be cut down or removed within the subject Lands without first obtaining the written permission of the Grantee.

(b) Permission to remove trees shall only be considered after a site development plan is prepared showing the impact of the proposed development on the existing trees. A site inspection shall be arranged with the Grantor and Grantee to identify, on site by flagging, the trees that will be permitted to be removed to allow the development to proceed.

2. The Grantee may enforce the provisions of this Restrictive Covenant with respect to any breach of any of the obligations hereby imposed on the owner or owners of the Servient Lands and may, in addition to any other remedy that may be available at law, in equity or otherwise, apply to a court of competent jurisdiction to restrain such breach by injunction.

3. If any provision of this Restrictive Covenant or its application to any parcel of land shall be determined by a court of

competent jurisdiction to be invalid or unenforceable to any extent, the remainder of this Restrictive Covenant shall not be affected thereby and each provision hereof shall be enforced to the fullest extent permitted by law.

4. The above mentioned restrictions shall continue in force in perpetuity and shall operate as covenants running with lands, for the benefit of the Grantee as owner of the Dominant Lands and by virtue of the Grantee's control and management of the public highways, parks, roads, streets, lanes and alleys adjacent to the Servient Lands.

IN WITNESS WHEREOF the parties hereto have hereunto set their corporate seals, attested to by the proper officer in that behalf the day and year first above written.

CONWOOD CONSTRUCTION LTD.

Per: _____

THE CITY OF RED DEER

Per: _____

Per: _____

APPENDIX B

Reclamation Certificate



ENVIRONMENTAL PROTECTION

Land Reclamation Division

3rd Floor, Oxbridge Place
9820 - 106 Street
Edmonton, Alberta
Canada T5K 2J6

Telephone (403)427-6212
Fax (403)422-0080

RECLAMATION CERTIFICATE NO. 31203

This reclamation certificate is issued pursuant to section 123 of the Environmental Protection and Enhancement Act, following an inquiry on

August 21, 1997. (Date)

This certifies that the surface of the land held by Westridge Petroleum Corp.

within NE Sec. 19 Tp. 38 Rge. 27 W4M

in connection with or incidental to Westridge Cygnet 6,8,14,16-19-38-27 wells, drilled from a surface point in Lsd 10 of Sec. 19 Tp. 38 Rge. 27 W4M, as shown outlined in yellow on the attached plan, complies with the conservation and reclamation requirements of Part 5 of the Act.

Issued this

21

day of August

, 1997

[Signature]
Inspector (s)

[Signature]

Operator/Agent:

Westridge Petroleum Corp.
12TH FLOOR, 630 6TH AVE SW
CALGARY AB T2P 0S8

Owners/Occupants:

City of Red Deer
Dave Dampséy

Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information, please contact the Executive Director of the Environmental Appeal Board at 11th Floor, Pacific Plaza, 10900 Jasper Avenue, Edmonton, Alberta T5J 3L9; telephone 427-6207; fax 427-4693.

ADDENDUM ATTACHED: ☐ YES ☒ NO

Well Site and Access Road



C. 331.85.3

DATE: November 10, 1998
TO: City Council
FROM: City Clerk
RE: *City Kentwood West Subdivision - Phase 1
Request to Close Portion of Kennedy Drive,
Road Closure Bylaw No. 3218/98*

A Public Hearing has been advertised for the above noted Road Closure Bylaw, to be held on Monday, December 7, 1998 in the Council Chambers at 7:00 p.m.

Road Closure Bylaw No. 3218/98 provides for the closure of a portion of Kennedy Drive as a result of the proposed residential development by The City in Kentwood. The land redesignation was approved by City Council on September 8, 1998 and the proposed subdivision was approved by the Municipal Planning Commission on September 14, 1998.

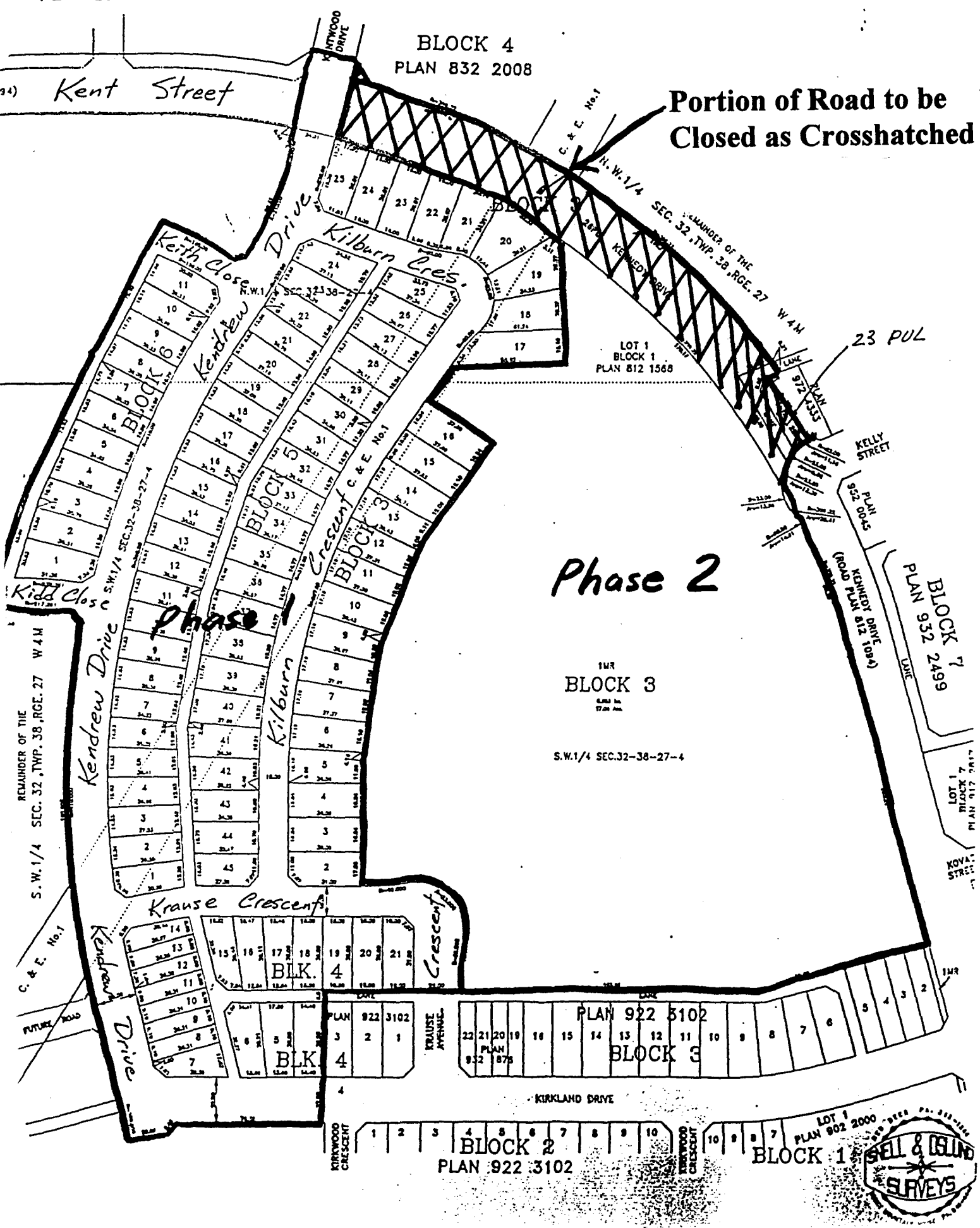
Recommendation

That following the Public Hearing, Road Closure Bylaw No. 3218/98 may be given second and third readings.



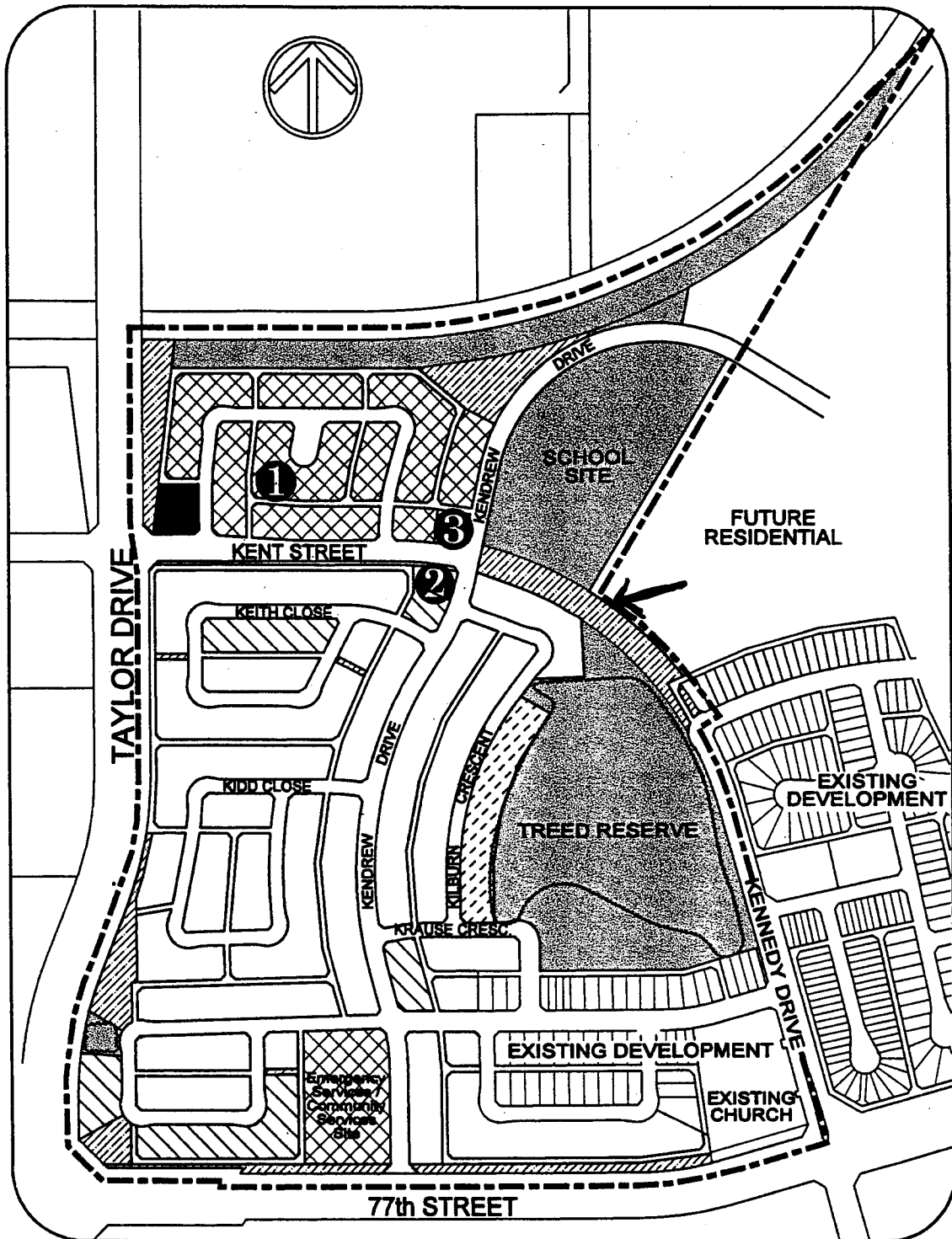
Kelly Kloss
City Clerk

/clr
attchs.



Kentwood West²⁸ Outline Plan

Fig. 3 - Development Concept



- | | | |
|--|--|--------------------|
| --- Outline Plan Boundary | Park | Public Utility Lot |
| Single Family Residential | Two Storey Single Family Residences with walkout basements permitted | |
| Semi-Detached Residential | Commercial | |
| Medium Density Residential | | |
| ① Exact road configuration to be determined at time of subdivision | | |
| ② Social Care Residence | | |
| ③ Daycare Site | | |

September 1998

ROAD CLOSURE BYLAW

BYLAW NO. 3218/98

DESCRIPTION: Closure of a Portion of
Kennedy Drive

FIRST READING: Nov. 9

DATE OF FIRST PUBLICATION: Nov. 20

DATE OF SECOND PUBLICATION: Nov. 27

SECOND READING: Dec. 7

THIRD READING: Dec. 7

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT REQUIRED: NO ☐ YES ☐ AMOUNT \$ _____

ACTUAL COST OF ADVERTISING: \$ _____

MAP PREPARATION: \$ _____

TOTAL \$ _____

REFUND _____ INVOICE _____ \$ _____

**ROAD CLOSURE BYLAW - PORTION OF KENNEDY DRIVE
CITY KENTWOOD WEST SUBDIVISION - PHASE 1**

("Map")

Pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Bylaw 3218/98, which, if finally passed, will provide for the closure of a portion of Kennedy Drive as shown on the above map and described as:

"All that portion of Kennedy Drive, Plan 812-1094, lying within
Plan _____, containing 0.849 hectares more or less.
Excepting thereout all Mines and Minerals."

The purpose of the road closure is to reduce the possibility of shortcutting through the subdivision. Any person who claims that he or she will be affected prejudicially by the passing of the above mentioned bylaw shall be afforded an opportunity to be heard by Council either by himself/herself or by his or her agent.

The Council proposes to pass the aforementioned bylaw at its regular meeting, Council Chambers, 2nd Floor of City Hall, Red Deer, Alberta, on **December 7, 1998 at 7:00 p.m.**, at which time all persons claiming to be prejudiced shall be heard.

KELLY KLOSS
CITY CLERK

(Publication dates: November 20, and November 27, 1998)



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

November 17, 1998

**DARWIN & MARY GRAHAM
96 KELLY ST
RED DEER, AB T4P 3S9**

Dear Sir/Madam:

**RE: ROAD CLOSURE BYLAW 3218/98 - PORTION OF KENNEDY DRIVE
CITY KENTWOOD WEST SUBDIVISION - PHASE 1**

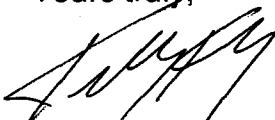
As an adjacent property owner, you are hereby informed that pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3218/98. The Bylaw, if finally passed, will provide for the closure of a portion of Kennedy Drive as shown on the attached map and legally described as:

"All that portion of Kennedy Drive, Plan 812-1094, lying within Plan _____, containing 0.849 hectares more or less. Excepting thereout all Mines and Minerals."

The Council of The City of Red Deer intend to hold a Public Hearing on Road Closure Bylaw 3218/98 on **Monday, December 7, 1998 at 7:00 p.m.**, or as soon thereafter as Council may determine, for the purpose of hearing objections and/or objectors to the proposed Bylaw.

Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees. If you have any questions, please do not hesitate to contact me at 342-8134.

Yours truly,


**KELLY KLOSS
CITY CLERK**



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

November 17, 1998

**BRUCE & CHERYL EVANS
61 KELLY STREET
RED DEER, AB T4N 2W4**

Dear Sir/Madam:

**RE: ROAD CLOSURE BYLAW 3218/98 - PORTION OF KENNEDY DRIVE
CITY KENTWOOD WEST SUBDIVISION - PHASE 1**

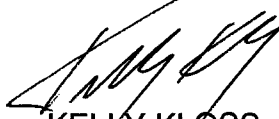
As an adjacent property owner, you are hereby informed that pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3218/98. The Bylaw, if finally passed, will provide for the closure of a portion of Kennedy Drive as shown on the attached map and legally described as:

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Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees. If you have any questions, please do not hesitate to contact me at 342-8134.

Yours truly,


KELLY KLOSS
CITY CLERK



Office of the City Clerk

November 17, 1998

**JACKS MENS WEAR RED DEER LTD
4TH FLOOR, 4943 - 50 STREET
RED DEER, AB T4N 1Y1**

Dear Sir/Madam:

**RE: ROAD CLOSURE BYLAW 3218/98 - PORTION OF KENNEDY DRIVE
CITY KENTWOOD WEST SUBDIVISION - PHASE 1**

As an adjacent property owner, you are hereby informed that pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3218/98. The Bylaw, if finally passed, will provide for the closure of a portion of Kennedy Drive as shown on the attached map and legally described as:

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The Council of The City of Red Deer intend to hold a Public Hearing on Road Closure Bylaw 3218/98 on **Monday, December 7, 1998 at 7:00 p.m.**, or as soon thereafter as Council may determine, for the purpose of hearing objections and/or objectors to the proposed Bylaw.

Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees. If you have any questions, please do not hesitate to contact me at 342-8134.

Yours truly,

**KELLY KLOSS
CITY CLERK**



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

November 17, 1998

**GILLMAR MANAGEMENT LTD. &
J. ALFRED ORDMAN PROF. CORP.
BOX 610
RED DEER, AB T4N 5G6**

Dear Sir/Madam:

**RE: ROAD CLOSURE BYLAW 3218/98 - PORTION OF KENNEDY DRIVE
CITY KENTWOOD WEST SUBDIVISION - PHASE 1**

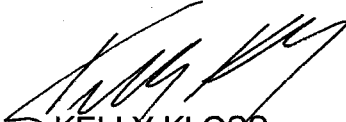
As an adjacent property owner, you are hereby informed that pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3218/98. The Bylaw, if finally passed, will provide for the closure of a portion of Kennedy Drive as shown on the attached map and legally described as:

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Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees. If you have any questions, please do not hesitate to contact me at 342-8134.

Yours truly,


**KELLY KLOSS
CITY CLERK**



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

November 17, 1998

**JOHN N & ANN V SLEMKO & BEVAN
MICHAEL & MARCY BLAINE SLEMKO
& JERROLD JOHN SLEMKO
BOX 906
RED DEER, AB T4N 5H3**

Dear Sir/Madam:

**RE: ROAD CLOSURE BYLAW 3218/98 - PORTION OF KENNEDY DRIVE
CITY KENTWOOD WEST SUBDIVISION - PHASE 1**

As an adjacent property owner, you are hereby informed that pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3218/98. The Bylaw, if finally passed, will provide for the closure of a portion of Kennedy Drive as shown on the attached map and legally described as:

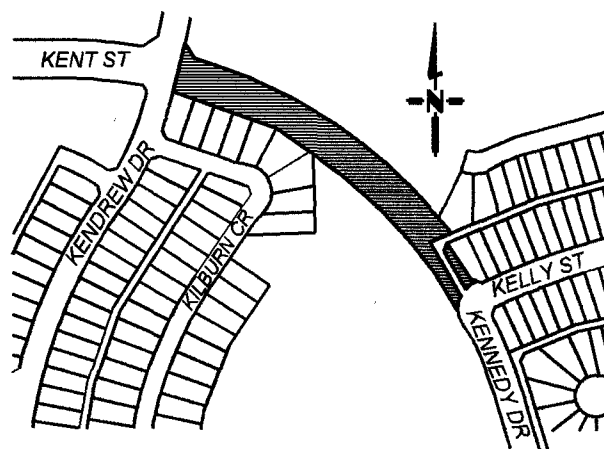
"All that portion of Kennedy Drive, Plan 812-1094, lying within Plan _____, containing 0.849 hectares more or less. Excepting thereout all Mines and Minerals."

The Council of The City of Red Deer intend to hold a Public Hearing on Road Closure Bylaw 3218/98 on **Monday, December 7, 1998 at 7:00 p.m.**, or as soon thereafter as Council may determine, for the purpose of hearing objections and/or objectors to the proposed Bylaw.

Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees. If you have any questions, please do not hesitate to contact me at 342-8134.

Yours truly,

**KELLY KLOSS
CITY CLERK**



ROAD CLOSURE 

DATE: NOVEMBER 12, 1998
TO: TONY WOODS, DRAFTING
FROM: SANDRA LADWIG, CITY CLERK'S DEPT.
RE: CLOSURE OF A PORTION OF KENNEDY DRIVE
ROAD CLOSURE BYLAW 3218/98

Could you please provide me with a map to accompany a Road Closure Bylaw being advertised in the Advocate next week.

I enclose herewith the two maps that I have that show the portion of Kennedy Drive that is to be closed. Could you draw up something that better shows the location without having to include the entire area. I think we will have to show the words "Kennedy Drive" and whatever other street or drive or crescent you think should be named so that people will know exactly where that is.

I require this map by Tuesday, November 17th.

Thanks Tony.


SANDRA LADWIG
City Clerk's Dept.

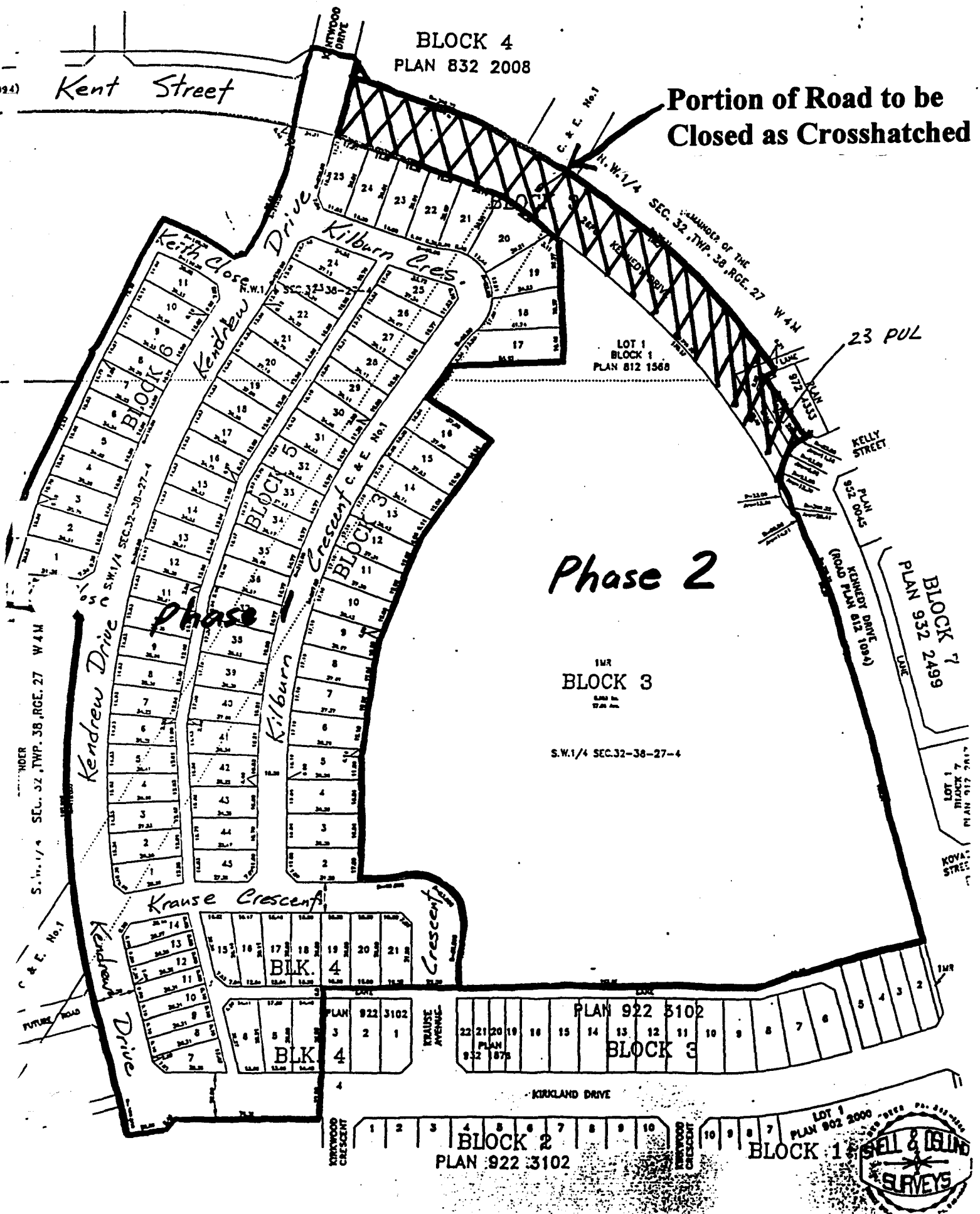
COST OF MAP PREPARATION:

\$ ~~41.00~~ 30.70.



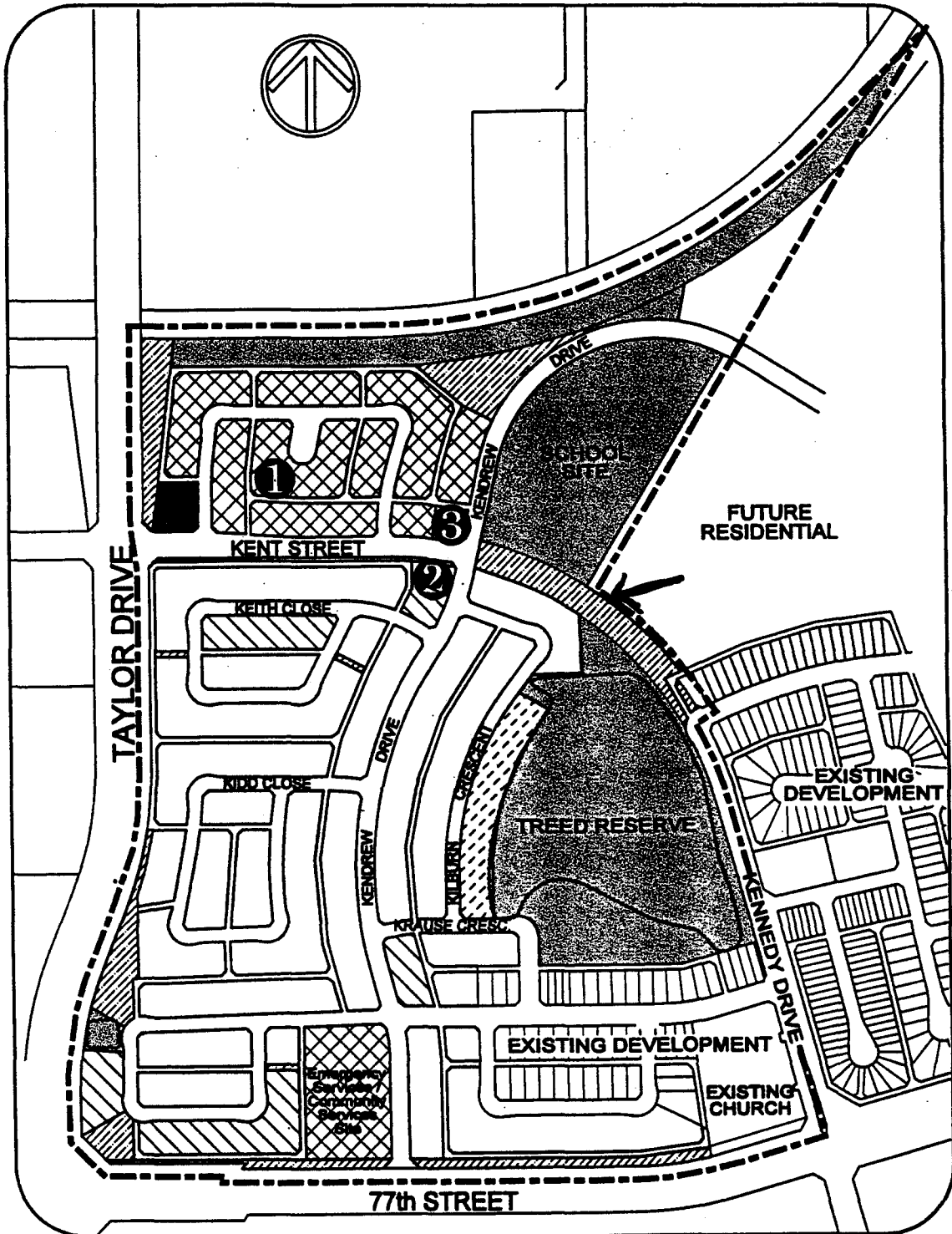
Nov 16/98.

TaxRo	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAd	OwnerAdd4	
32111	CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4			LT 6 E
32103	CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4			LT B
32101	CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4			LT 1 E
32129	DARWIN & MARY GRAHAM	96 KELLY ST	RED DEER, AB T4P 3S9			LT 2 E
32125	BRUCE & CHERYL EVANS	61 KELLY STREET	RED DEER, AB T4N 2W4			LT 14
32100	JACKS MENS WEAR RED DEER LTD	4TH FLOOR 4943 50 ST	RED DEER, AB T4N 1Y1			
32100	GILLMAR MANAGEMENT LTD. &	J. ALFRED ORDMAN PROF. CORP.	BOX 610		RED DEER, AB	
32100	JOHN N & ANN V SLEMKO & BEVAN	MICHAEL & MARCY BLAINE SLEMKO	& JERROLD JOHN	BOX 906	RED DEER, AB	
32100	CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4			
32100	JACKS MENS WEAR RED DEER LTD	4TH FLOOR 4943 50 ST	RED DEER, AB T4N 1Y1			
32100	CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4			
32100	CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4			
32100	CITY OF RED DEER	P O BOX 5008	RED DEER, AB T4N 3T4			



Kentwood West Outline Plan

Fig. 3 - Development Concept



- | | | |
|--|--|--------------------|
| --- Outline Plan Boundary | Park | Public Utility Lot |
| Single Family Residential | Two Storey Single Family Residences with walkout basements permitted | |
| Semi-Detached Residential | Commercial | |
| Medium Density Residential | | |
| ① Exact road configuration to be determined at time of subdivision | | |
| ② Social Care Residence | | |
| ③ Daycare Site | | |

September 1998

BYLAW NO. 3218/98

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

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

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

"All that portion of Kennedy Drive, Plan 812-1094
Lying within Plan _____,
Containing 0.849 hectares more or less
Excepting thereout all mines and minerals"

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998
TO: Land & Economic Development Manager
FROM: City Clerk
RE: *City Kentwood West Subdivision - Phase 1 / Request to Close Portion of Kennedy Drive / Road Closure Bylaw No. 3218/98*

Reference Report:

City Clerk dated November 10, 1998

Bylaw Readings:

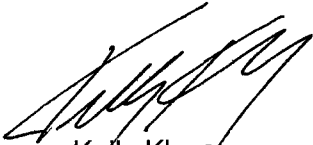
Following the Public Hearing Road Closure Bylaw No. 3218/98 was given second and third readings, a certified copy of which is attached.

Report Back to Council Required:

No

Comments/Further Action:

Road Closure Bylaw No. 3218/98 provides for the closure of a portion of Kennedy Drive as a result of the proposed residential development by The City in Kentwood. The land redesignation was approved by City Council on September 8, 1998 and the proposed subdivision was approved by the Municipal Planning Commission on September 14, 1998.

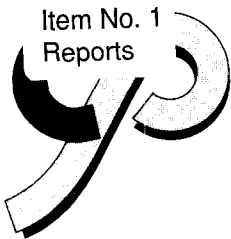


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 Public Works Manager
 E. L. & P. Manager
 Inspections & Licensing Manager
 Fire Chief/Manager Emergency Services

Insp. G. Guertin, R.C.M.P.
City Assessor
Principal Planner
Administrative Assistant



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

29

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: December 1, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/VV-98
Lots 17 to 30, Block 13, Plan 982 3362
SE ¼ Sec. 10-38-27-4
Anders East – Part of Stage 7A
Anders East Developments Ltd.

Anders East Developments Ltd. is requesting a Land Use Bylaw amendment to redesignate Lots 17 to 30 (inclusively), Block 13, Plan 982 3362 from R1A Residential (semi-detached dwelling) District to R1N Residential Narrow Lot District. The redesignation will allow the development of 14 single family dwellings in place of the semi-detached dwellings. The existing lots comply with the provisions of the R1N regulations that are being considered by Council in a separate Bylaw amendment.

The developer has advised that there is not a strong market for semi-detached lots, while there is strong demand for narrow single family lots. The overall density of development will remain the same.

This proposal complies with the Anders East Outline Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/VV-98.

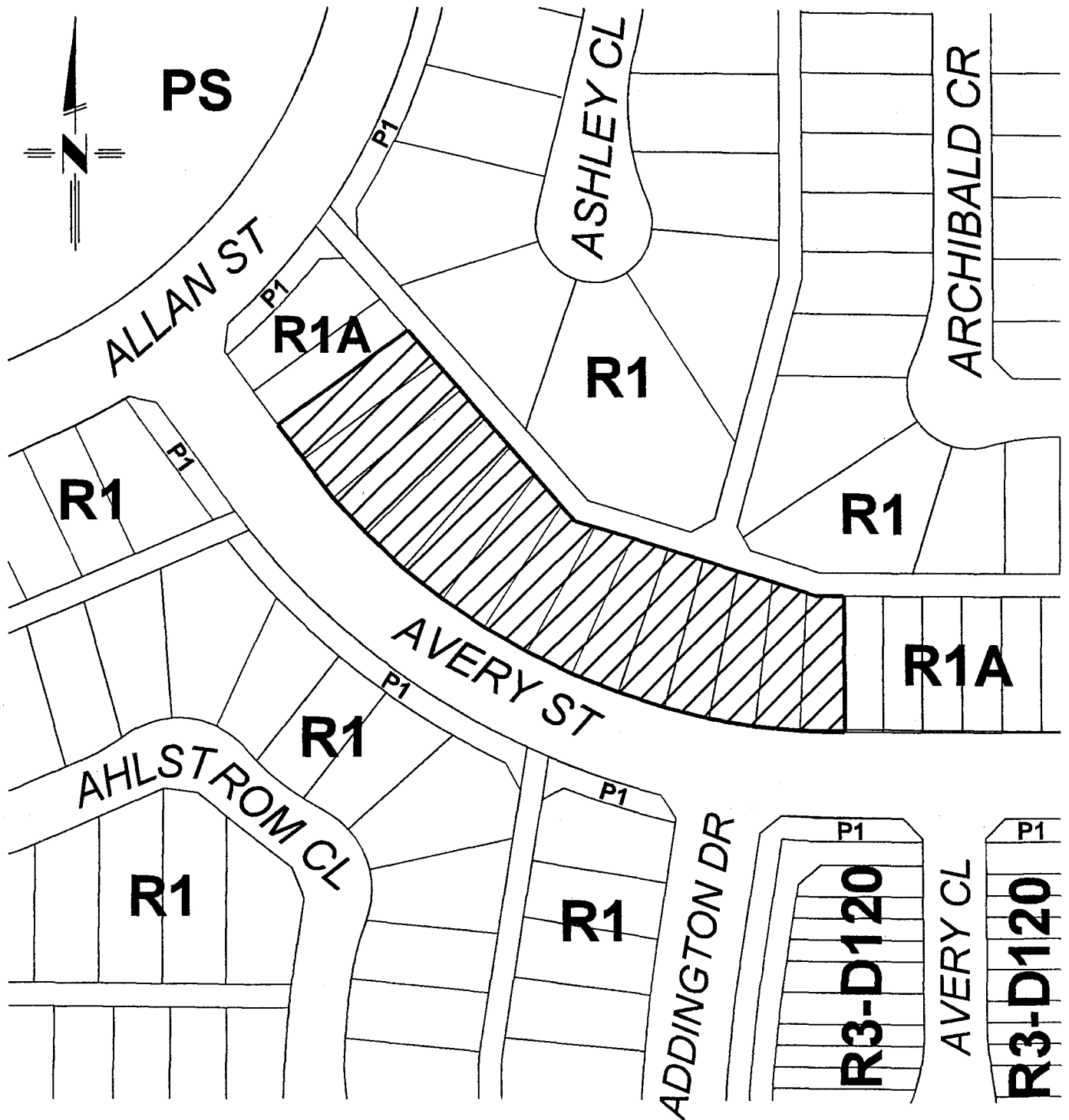
Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1N



AFFECTED DISTRICTS:

R1A - Residential (Semi-Detached)

R1N - Residential (Narrow Lot)

MAP No. 35 / 98

BYLAW No. 3156 / VV - 98

Comments:

We recommend that Council proceed with first reading of Land Use Bylaw Amendment 3156/VV-98.

It should be noted that this is subject to the passage of Land Use Bylaw Amendment 3156/OO-98 which includes a R1N (Residential Narrow Lot) District within the Land Use Bylaw and sets out the standards and regulations for development.

“G. D. Surkan”
Mayor

“N. Van Wyk”
City Manager

FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998

TO: Principal Planner

FROM: City Clerk

RE: *Land Use Bylaw Amendment 3156/VV-98, Lots 17 to 30,
Block 13, Plan 982-3362 / SE ¼ 10-38-27-4 / Anders East -
Part of Stage 7A / Anders East Development Ltd.*

Reference Report:

Planning Assistant dated December 1, 1998

Bylaw Readings:

Land Use Bylaw Amendment 3156/VV-98 was given first reading, a copy of which is attached hereto.

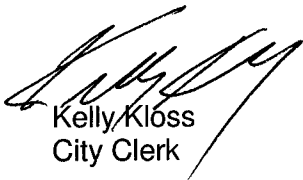
Report Back to Council Required:

Yes, Public Hearing to be held Monday, January 18, 1999 at 7:00 p.m., Council Chambers, City Hall

Comments/Further Action:

Land Use Bylaw Amendment 3156/VV-98 provides for the redesignation of Lots 17 to 30, Block 13, Plan 982-3362 from R1A Residential (Semi-detached dwelling) District to R1N Residential Narrow Lot District. The redesignation will allow the development of 14 single family dwellings in place of the semi-detached dwellings. The existing lots comply with the provisions of the R1N regulations that are being considered by Council under a separate bylaw amendment.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Anders East Developments Ltd. (c/o Melcor Developments Ltd.) via letter, that they will be responsible for the advertising costs in this instance.



Kelly Klöss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services

City Assessor
Land and Economic Development Manager
Administrative Assistant, S. Ladwig

FILE

Office of the City Clerk

December 7, 1998

Anders East Developments Ltd.,
c/o Melcor Developments Ltd.
#502, 4901 - 48 Street
Red Deer, AB T4N 6M4

Faxed To: 343-7510

Att: Mr. Guy Pelletier

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/VV-98, Lots 17 to 30, Block 13, Plan 982-3362 /
SE ¼ 10-38-27-4 / Anders East - Part of Stage 7A / Anders East Development Ltd.**

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, first reading was given to Land Use Bylaw Amendment 3156/VV-98, a copy of which is attached hereto.


Land Use Bylaw Amendment 3156/VV-98 provides for the redesignation of Lots 17 to 30, Block 13, Plan 982-3362 from R1A Residential (Semi-detached dwelling) District to R1N Residential Narrow Lot District. The redesignation will allow the development of 14 single family dwellings in place of the semi-detached dwellings. The existing lots comply with the provisions of the R1N regulations that are being considered by Council under a separate bylaw amendment.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, January 18, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

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 \$600. We require this deposit by no later than 10:00 a.m., Wednesday, December 16, 1998, 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

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: <http://www.city.red-deer.ab.ca>

Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer



 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1235
 CONNECTION TEL 3437510
 SUB-ADDRESS
 CONNECTION ID MELCOR DEVOLMENT
 ST. TIME 12/09 14:43
 USAGE T 01 44
 PGS. 3
 RESULT OK

FILE

FILE

Office of the City Clerk

December 7, 1998

Anders East Developments Ltd.,
 c/o Melcor Developments Ltd.
 #502, 4901 - 48 Street
 Red Deer, AB T4N 6M4

Faxed To: 343-7510

Att: Mr. Guy Pelletier

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/VV-98, Lots 17 to 30, Block 13, Plan 982-3362 /
 SE ¼ 10-38-27-4 / Anders East - Part of Stage 7A / Anders East Development Ltd.**

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, first reading was given to Land Use Bylaw Amendment 3156/VV-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/VV-98 provides for the redesignation of Lots 17 to 30, Block 13, Plan 982-3362 from R1A Residential (Semi-detached dwelling) District to R1N Residential Narrow Lot District. The redesignation will allow the development of 14 single family dwellings in place of the semi-detached dwellings. The existing lots comply with the provisions of the R1N regulations that are being considered by Council under a separate bylaw amendment.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, January 18, 1999 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

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

Sincerely,



Box 5008
 Red Deer, Alberta
 T4N 3T4

The City of Red Deer

Item No. 2

DATE: December 1, 1998
TO: City Council
FROM: City Clerk
RE: *Red Deer Regional Airport Authority*

At the December 16, 1996 meeting of Council, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered a report from the City Clerk dated November 26, 1996, re: Airport Authority: Citizens-at-large, hereby appoints the following individuals as the City of Red Deer's representatives on the Red Deer Regional Airport Authority for terms as noted below:

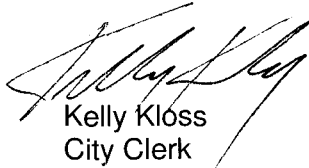
Wayne Fawcett (term to expire December 31, 1998);

William E. Higgins (term to expire December 31, 1999);

Don Oszli (term to expire December 31, 2000)."

As Mr. Fawcett's term on the Red Deer Regional Airport Authority expires December 31, 1998, it is necessary to appoint a citizen-at-large to this committee for a three year term. As in the past, the report and relevant information regarding the appointment of a citizen-at-large to fill this term is confidential and therefore appears on the Committee of the Whole agenda.

Submitted for your information.



Kelly Kloss
City Clerk

/clr



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

December 8, 1998

Mr. Wayne Fawcett
c/o Beta Surveys
4605B - 63 Street
Red Deer, AB T4N 7A6

Dear Sir:

Re: Red Deer Regional Airport Authority - Appointment of Citizen-at-large

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, consideration was given to the appointment of a citizen-at-large to the Red Deer Regional Airport Authority. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated December 1, 1998 re: Red Deer Regional Airport Authority - Appointment of Citizen-at-large, hereby agrees to appoint Wayne Fawcett as a citizen-at-large to the Red Deer Regional Airport Authority for a term to expire December 31, 2001."

Thank you for once again allowing your name to stand for appointment to the Authority once again. Your past endeavors and continued commitment to the Red Deer Regional Airport Authority are very much appreciated.

Sincerely,

Kelly Kloss
City Clerk

/clr

c Red Deer Regional Airport Authority,
Att: Mr. Merv Phillips, Chair

FILE

Office of the City Clerk

December 8, 1998

Red Deer Regional Airport Authority
Box 370
Penhold, AB T0M 1R0

Att: Mr. Merv Phillips, Chair

Dear Sir:

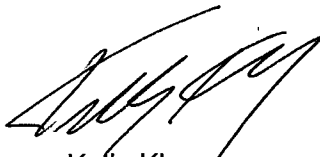
Re: Red Deer Regional Airport Authority - Appointment of Citizen-at-large

At the City of Red Deer's Council Meeting held Monday, December 7, 1998, consideration was given to your correspondence dated November 26, 1998 regarding the above. At that meeting, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Clerk dated December 1, 1998 re: Red Deer Regional Airport Authority - Appointment of Citizen-at-large, hereby agrees to appoint Wayne Fawcett as a citizen-at-large to the Red Deer Regional Airport Authority for a term to expire December 31, 2001."

I have advised Mr. Fawcett of his appointment to the Authority and for your information have attached a copy of that correspondence.

Sincerely,



Kelly Kloss
City Clerk

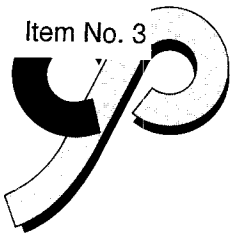
/clr
attchs.

c Frieda McDougall, Committee Directory

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4





**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: November 24, 1998

To: Kelly Kloss
City Clerk

From: Paul Meyette
Principal Planner

RE: CITY OF RED DEER PLANNING AND SUBDIVISION GUIDELINES

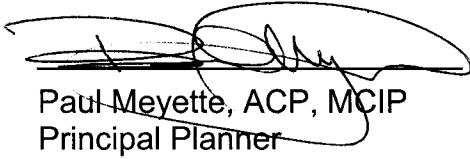
The Planning and Subdivision Guidelines were adopted on October 28, 1991 initiating the formal process of preparing Outline Plans in the City of Red Deer. Since their adoption the Planning and Subdivision Guidelines have been revised five times to add details on servicing, environmental hazards, environmental preservation, park design and other features.

The enclosed version of the Planning and Subdivision Guidelines includes the following changes.

1. The term Outline Plan is replaced with Neighbourhood Area Structure Plan in accordance with Bylaw 3217/98 (this Bylaw converts several existing Outline Plans to Neighbourhood Area Structure Plans)
2. A section on Overall Objectives has been added. This section details the overall objectives to be achieved through a Neighbourhood Area Structure Plan.
3. A section on Narrow Lot Housing has been added (Section 3.1.1.13); this corresponds with Bylaw 3156/00-98.
4. The Plan review process is clarified and a new section (Section 3.1.2.16) has been added at the request of the Urban Development Institute. This new section allows Council to give first reading to a Land Use Bylaw amendment on the same night as first reading is given to the Neighbourhood Area Structure Plan. This will avoid any development delays caused by the change from Outline Plan to Neighbourhood Area Structure Plans.

PLANNING RECOMMENDATION

Planning staff recommend that Council adopt the City of Red Deer Planning and Subdivision Guidelines as amended.



Paul Meyette, ACP, MCIP
Principal Planner

/tb

enc.

cc. Lowell Hodgson, Director of Community Services

Comments:

Attached is a requested amendment to the Planning and Subdivision Guidelines. Council Policy No. 3401 states that:

“The document entitled, “City of Red Deer Planning and Subdivision Guidelines” contains requirements which must be applied in the development of outline plans and in applications for subdivisions within the City.”

In the past, any change to the Planning and Subdivision Guidelines have been approved by Council resolution. This document however is more administrative in nature and has been developed as a result of Council's policy statement.

As Council is aware, policy control of land use is accomplished through the Land Use Bylaw and the Municipal Development Plan with the administration of same being managed in part through the Planning and Subdivision Guidelines. The Guidelines themselves are the responsibility of the City Manager. The City Manager, from time to time, will update or amend the Guidelines to keep them current on the understanding that any substantive change in the guidelines with respect to content or concept will be subject to the appropriate consultation, including consultation with Council. As such, approval of this document is no longer formally required by Council and this report is being submitted for information only. The actual document is submitted as an attachment to this agenda.

“G. D. Surkan”
Mayor

“N. Van Wyk”
City Manager

COUNCIL MEETING OF DECEMBER 7, 1998

ATTACHMENT TO REPORT APPEARING ON THE OPEN AGENDA

RE:

Planning & Subdivision Guidelines

CITY OF RED DEER

PLANNING & SUBDIVISION GUIDELINES

Prepared By:
Parkland Community Planning Services
500, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: (403) 343-3394

Adopted by City Council - October 28, 1991
Revised: December 6, 1991
March 30, 1992
December 21, 1992
December 2, 1996
August 24, 1998
December 7, 1998

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1.0 INTRODUCTION

The City of Red Deer has a long tradition of proactive planning and public participation in the planning process.

These guidelines, which are adopted by City Council, provide an overview of two key elements in land development - the planning and subdivision approval process. These processes are the responsibility of Parkland Community Planning Services - a contracted Planning Service for the City of Red Deer. If you have any questions regarding these guidelines, please call Parkland Community Planning Services at 343-3394.

It should be noted that this document contains guidelines in regards to the plan and subdivision approval processes, and where appropriate, specific policies, bylaws and standards that are applicable to a development should be referenced.

1.1 Consultation: City of Red Deer, Parkland Community Planning Services and Other Agencies

It is strongly recommended that in the preliminary stages of developing a Neighbourhood Area Structure Plan the applicant or appointed agent consult with Parkland Community Planning Services, the City Engineering Department, Recreation, Parks and Culture Department and other affected agencies such as utility companies before submitting a Neighbourhood Area Structure Plan or subdivision application.

An initial joint meeting with all of the affected agencies may be convened by Parkland Community Planning Services, if requested.

2.0 GENERAL PLANNING FRAMEWORK

Any development proposal shall be consistent with existing City plans and policies; if a development proposal is inconsistent with any plan or policy, the developer must propose an amendment(s).

2.1 City of Red Deer Strategic Plan

The City of Red Deer has a Strategic Plan which provides overall City direction related to Financial Development, Organizational Development, Economic Development and Community Development. A specific section addressing community and land use planning is included within the plan.

2.1.1 The City's Strategic Plan is reviewed every three years by City Council and includes an extensive public participation program.

2.2 Intermunicipal Development Plan

The City and County of Red Deer have an Intermunicipal Development Plan which contains general policies and land uses for the fringe area around the City.

- 2.2.1** The Intermunicipal Development Plan (IDP) is prepared jointly between the City and County of Red Deer to guide land use and development and to foster joint initiatives. The IDP is reviewed by the public through open house(s)/public meeting(s). After receiving public input, the document is forwarded to both Councils for first reading of a bylaw to adopt the plan. A joint public hearing hosted by both Councils is held prior to adopting the plan by Bylaw.

Amendments to the Intermunicipal Development Plan must follow a similar procedure to the original hearing although the public participation process may be less extensive, depending on the nature of the amendment. The respective developer shall pay the fee contained in Section 9 for any developer initiated amendments to the Intermunicipal Development Plan. Plan amendments may take up to one year to process. The minimum time to process a minor amendment is sixteen weeks.

2.3 Municipal Development Plan

Parkland Community Planning Services is responsible for updating and maintaining the Municipal Development Plan. The Municipal Development Plan contains specific policies and generalized land uses for development within the City.

2.3.1 Review Procedure

The Municipal Development Plan is prepared by Parkland Community Planning Services with the direct participation of the Development Services and Community Services Division. The planning process features extensive public participation before being forwarded to City Council for consideration. City Council advertises the proposed plan, holds a public hearing and makes any desired changes before adopting the plan by Bylaw. Amendments to the Municipal Development Plan must follow a similar procedure to the original adoption although the public participation process may be less extensive, depending on the nature of the amendment. The respective developer shall pay the fee contained in Section 9 for any developer initiated amendments to the Municipal Development Plan. Plan amendments may take up to six months to process. The minimum time to process a minor amendment is ten weeks.

2.4 Major Area Structure Plans

Parkland Community Planning Services (P.C.P.S.) will initiate all Major Area Structure Plans for the City of Red Deer. A Major Area Structure Plan is a generalized plan usually covering several quarter sections of land identifying major roads and land uses (including residential, schools, commercial, industrial and major parks).

2.4.1 Review Procedure

A Major Area Structure Plan is prepared based upon consultation with the City of Red Deer Development Services and Community Services Divisions as well as the respective City School Boards. The resulting draft document is presented to landowners and the public at a public meeting/open house. Any necessary revisions are made prior to forwarding the Major Area Structure Plan to City Council for consideration. City Council advertises the proposed plan, holds a public hearing and makes any desired changes prior to adopting the plan by Bylaw. Any changes to an Major Area Structure Plan are required to follow the same procedure as the initial adoption of the plan. The respective developer shall pay the fee contained in Section 9 for any developer initiated amendments. Plan amendments may take up to six months to process. The minimum time to process a minor amendment is ten weeks.

2.5 Area Redevelopment Plans

Parkland Community Planning Services will initiate all Area Redevelopment Plans for the City of Red Deer. An Area Redevelopment Plan is a plan, which is used to guide redevelopment in an existing neighbourhood or area. This plan identifies major land uses as well as any new or modified roads.

2.5.1 Review Procedure

The consultation and public input and amendment process will be similar to those outlined for a Major Area Structure Plan however the plan development and amendment may be guided by neighbourhood based steering committee. The developer requiring a change to this plan will be required to pay all costs. Plan amendments may take up to a year to process. The minimum time to process a minor amendment is ten weeks.

2.6 Community Services Master Plan

The Community Service Master Plan guides the provision of social, police, transit, recreation, parks, culture and planning in the City as well as identifying the required components of a neighbourhood park area.

2.6.1 Review Procedure

The plan is prepared by the Community Services Division of the City of Red Deer based upon consultation with the public. The resulting document is forwarded to appropriate City Boards for advice; following the review it is presented to the public at a public meeting/open house. Any necessary revisions are made prior to forwarding the Community Services Master Plan to City Council for consideration. City Council will receive any public presentations prior to adopting the plan with or without amendments. Any significant changes to the plan are required to follow the same process as the initial adoption of the plan. The respective developer or agency shall pay the fee contained in Section 9 for any developer initiated amendments to the Community Services Master Plan. Community Services Master Plan amendments may take up to six months to process. The minimum time to process a minor amendment is ten weeks.

2.7 City Council Policy

City Council adopts policy from time to time, which may affect development standards or the development process. All development should conform to City Council policy unless an exemption has been granted by City Council. Amendments to City Council policy may take up to ten weeks.

3.0 SPECIFIC DEVELOPMENT PLANS

3.1 Neighbourhood Area Structure Plan

The developer is responsible for preparing a detailed Neighbourhood Area Structure Plan. This type of plan is governed by the Municipal Government Act and is a pre-condition for subdivision of larger land areas. The Neighbourhood Area Structure Plan must implement the development concepts of any other applicable statutory plans, development guidelines, Council policy, the Municipal Development Plan and the Land Use Bylaw. A Neighbourhood Area Structure Plan generally encompasses approximately 60 hectares in size and may involve more than one landowner.

If the City acts as a developer of an area, it is required to follow the same process as a private developer.

Overall Objectives

The following overall objectives should be achieved through a Neighbourhood Area Structure Plan:

- a mixture of housing types including single family semi-detached and multiple family; these should be designed to appeal to a wide range of income levels
- preservation of the unique natural features on the site
- provision of social housing as outlined in Section 3.1.1.7
- a balance of housing between the north and southeast in terms of quality and density.

3.1.1 Content

3.1.1.1 Land Use

The plan must explain the type, size and location of land uses. Where the property adjoins existing development a similar style and density of housing should be proposed where the properties adjoin. The plan should include the proposed zoning of the site and include an overall density calculation, which does not exceed 45 persons per gross hectare.

3.1.1.2 Natural And Cultural Heritage

The plan shall identify and indicate efforts to preserve the natural and cultural heritage on the site; the natural and cultural heritage includes tree stands, ground water recharge areas, wetlands, natural grasslands, watercourses, lakes, historical structures and historical sites. In order to assist the developer, the City will endeavour to supply an Ecological Profile which will list the environmental features of the site. It shall be an objective of the plan to preserve unique environmental areas on a site.

3.1.1.3 Environmental Hazards

A Phase 1 Environmental Site Assessment shall be completed. The Assessment shall identify any environmental hazards on the site including but not limited to contaminated soil problems, floodplain, high water table, sour gas sites, high pressure pipelines, slopes over 15% or unstable slopes. The Neighbourhood Area Structure Plan shall indicate any remedial measures, which will be undertaken in response to the identified environmental hazards. If there is any knowledge of environmental hazards in proximity of the subject site, the plan shall identify these hazards.

3.1.1.4 Transportation

The plan shall include all proposed lanes and roads and specifically identify collector or arterial roads. Collector and arterial roads shall be consistent with the Major Area Structure Plan.

3.1.1.5 Public Facilities

The Neighbourhood Area Structure Plan shall include the location of community facilities such as schools and parks (see section 3.3.1.1.)

3.1.1.6 Height

The plan shall identify all elevated areas, which are proposed to accommodate two storey homes with walkout basements.

The Neighbourhood Area Structure Plan shall not permit two storey homes with walkout basements on elevated areas to be located adjacent to any existing residential neighbourhood established at normal grade levels unless:

- i) consensus is obtained from adjacent landowners, or
- ii) there are no alternative engineering solutions related to shallow utility servicing and the views of all adjacent landowners have been obtained and addressed to the degree possible.

3.1.1.7 Social Facilities

One day care or social care residence site and one church site (see Section 7.2.12) shall be identified in the Neighbourhood Area Structure Plan.

3.1.1.8 Emergency Services

The Neighbourhood Area Structure Plan will address the availability of emergency services. The plan shall identify which portions of the Neighbourhood Area Structure Plan are within the Emergency Services Department's minimum response time. This information is available from the City's Emergency Services Department.

3.1.1.9 Staging

Each stage of development should be clearly identified in the plan. A staging plan should also be proposed for dedication of a neighbourhood park pursuant to Section 3.3.1.2 of these guidelines.

3.1.1.10 Servicing

A conceptual servicing design should be included in the Neighbourhood Area Structure Plan showing the proposed location of sanitary sewer, water, electric and storm sewer lines, detention ponds, drainage routes and other Municipal improvements.

3.1.1.11 Neighbourhood Park Plan

A neighbourhood park plan shall be included in any proposed Neighbourhood Area Structure Plan.

3.1.1.12 Detention Ponds

The City uses a series of detention ponds for stormwater management. Up to 1.0 hectare (2.5 acres) of a neighbourhood park could be used for detention ponds subject to an acceptable layout and design. The need for a detention pond should not result in a inconvenient location for a park.

3.1.1.13 Narrow Lot Housing (any lot with a frontage of less than 12 metres)

Any single family narrow lot housing shall be identified in a Neighbourhood Area Structure Plan. Not more than 33% of the developable area in a Neighbourhood Area Structure Plan shall be developed for single family narrow lot housing.

3.1.1.14 Other Matters

In order to address specific issues in a neighbourhood, Council may require that additional details be added to the Neighbourhood Area Structure Plan.

3.1.2 Review Procedure

The review process usually takes four to six months and includes the following steps.

- 3.1.2.1** Initial meeting with the developer; discussion of objectives; review of ecological profile
- 3.1.2.2** The developer submits the Neighbourhood Area Structure Plan to Parkland Community Planning Services.
- 3.1.2.3** Parkland Community Planning Services prepares a background report which reviews the proposal in terms of conformity with statutory or other planning documents and highlights other planning considerations.
- 3.1.2.4** The Neighbourhood Area Structure Plan and the background report are circulated by Parkland Community Planning Services to City departments and Agencies such as the Gas, Power, Telephone and Cable companies. Plans within the area governed by the Intermunicipal Development Plan will be referred to the County.
- 3.1.2.5** A summary of feedback is prepared by Parkland Community Planning Services and is circulated to members of the City Subdivision Committee.
- 3.1.2.6** The City Subdivision Committee meets to review the circulation comments and makes recommendations in regard to the Neighbourhood Area Structure Plan.

- 3.1.2.7** Following the review by the subdivision committee, Parkland Community Planning Services will prepare a comprehensive report representing the City's comments on the proposed plan. This shall be forwarded to the developer.
- 3.1.2.8** Following receipt of the City's comments, it may be necessary for Parkland Community Planning Services, City departments and Agencies to meet with the developer in order to clarify positions or resolve concerns. All of the City's comments shall be addressed and resolved before proceeding to the next step.
- 3.1.2.9** Parkland Community Planning Services and appropriate City departments in conjunction with the developer, will hold a public information meeting in regard to the proposed Neighbourhood Area Structure Plan. The purpose of the meeting is to ensure that the general public in the area is aware of future proposed development and has an opportunity to comment on the plan. The Recreation, Parks and Culture Department will present the Neighbourhood Park Plan at the same meeting. The neighbourhood community association will be contacted and invited to become involved in the public meeting process.
- Neighbourhood residents will be notified through door to door mail delivery and may also be advised through the use of an advertisement in a newspaper. All costs related to the adoption are covered by the developer through the plan processing fees. (See Section 9)
- 3.1.2.10** Following the public information meeting, Parkland Community Planning Services will prepare a summary of the concerns received from the public. The developer shall either resolve these concerns prior to proceeding to the next step or provide a rationale, acceptable to Parkland Community Planning Services, for not resolving the concern. Where major changes are required, a second public meeting will be required.
- 3.1.2.11** The Neighbourhood Area Structure Plan is forwarded to the Municipal Planning Commission for comment and a recommendation to City Council.
- 3.1.2.12** Following the public meeting, the draft Neighbourhood Park Plan is forwarded to the Recreation, Parks and Culture Board for comment and recommendation to Council.
- 3.1.2.13** If significant natural or environmental features are an issue in the plan area, the Neighbourhood Area Structure Plan may be forwarded to the Environmental Advisory Board and/or the Gaetz Lakes Sanctuary Board for comment and a recommendation to Council.
- 3.1.2.14** Parkland Community Planning Services forwards, the Neighbourhood Area Structure Plan, with recommendations to Council for consideration. All of the comments received from the Boards and Commission shall also be forwarded to Council.

- 3.1.2.15** City Council will consider the Neighbourhood Area Structure Plan and may give first reading of a Bylaw to adopt the Plan. The plan will then be advertised and a public hearing held. Council will then consider second and third readings to adopt the plan by bylaw, with or without amendments. If refused, the developer shall prepare a new plan and restart the Review Procedure.
- 3.1.2.16** Council may give first reading to a Land Use Bylaw amendment for lands within the proposed Neighbourhood Area Structure Plan on the same day as first reading of a Bylaw to adopt the Neighbourhood Area Structure Plan.
- 3.1.2.17** Parkland Community Planning Services will ensure that the neighbourhood is advised of the outcome of the Neighbourhood Area Structure Plan through a second newsletter delivered door to door in the affected neighbourhood. This newsletter will indicate how neighbourhood comments were incorporated in the final decision, and if not, why not.
- 3.1.2.18** Thirty copies of the final plan shall be submitted to Parkland Community Planning Services.
- 3.1.3 Neighbourhood Area Structure Plan Amendment Procedure**
- 3.1.3.1** An amendment to an adopted Neighbourhood Area Structure Plan is required for any changes in the plans such as:
- (a) a change in proposed land uses such as from single family to duplex housing;
 - (b) a change in the classification of roadways such as an upgrading from a local road to a collector road;
 - (c) a change in other documents affecting planning and land use in the area such as an amendment to a Major Area Structure Plan;
 - (d) to meet the current content standards for Neighbourhood Area Structure Plan, as adopted by the City.
- 3.1.3.2** The developer submits a proposed amendment to Parkland Community Planning Services.
- 3.1.3.3** Parkland Community Planning Services will circulate the proposed change to City departments and appropriate Agencies. Any concerns identified through this process must be resolved.

- 3.1.3.4** Following the resolution of issues from the circulation process, the amendment can go to a public information meeting as outlined in Section 3.1.2.7. The public information meeting must occur prior to a considering a redesignation of the site. Any concerns identified through this public information meeting shall be resolved before proceeding to the next step.
- 3.1.3.5** Parkland Community Planning Services will prepare a report for the Municipal Planning Commission, which provides a summary of circulation comments, the results of the public information meeting and recommendations in regard to the proposed amendment. The Municipal Planning Commission will make a recommendation to City Council.
- 3.1.3.6** City Council considers the Parkland Community Planning Services report and the recommendation of the Municipal Planning Commission and may approve the amendment by Bylaw as per Section 3.1.2.15.

3.2 Neighbourhood Park Plan

A Neighbourhood Park Plan shall be prepared as part of a Neighbourhood Area Structure Plan.

The Neighbourhood Park Plan is prepared by the City of Red Deer Recreation, Parks and Culture Department and the developer in consultation with Parkland Community Planning Services and the respective school board.

3.3 Content

3.3.1.1 Neighbourhood School/Park Development Guidelines

The specific requirements for the development of a school/park plan are as outlined in the Community Services Master Plan. The City will develop all facilities on the central neighbourhood school and park site, unless otherwise noted in this document or through a development agreement, using recreation levy funds.

- a. 1 - School Building Site - the Designated school building site shall be 1.2 ha (3 acres) in size to accommodate an elementary school or 1.4 ha (3.5 acres) to accommodate a middle or junior high school. The type of school on the site is determined by the Major Area Structure Plan.
- b. 1 - Soccer Field - On elementary school sites, one soccer field 100 m x 60 m (110 yds. x 65 yds.) with soccer goal posts will be developed. On junior high and middle school sites, a combined soccer/football field 100 m x 60 m (110 yds. x 65 yds) complete with 20-yard end zones and combination goal posts will be developed. A 20-metre setback between sports fields and residential properties or roads is required for all fields. In some locations as determined by

topography, existing vegetation or special restraints, a Class "B" soccer field 90 m x 50 m (100 yds. x 55 yds.) will be considered.

- c. 1 - Ball Diamond - One ball diamond with an outfield distance of 300 feet is required: A setback of approximately 20 metres should be provided along the diamond perimeter.
- d. 1 - Community Shelter - A community shelter approximately 93 m² in size constructed by the City to accommodate rink, skate change in the winter and playground activity in summer. Enhanced or larger shelters would be the sole responsibility of the community association.
- e. 1 - Multi-Purpose (Asphalt Pad) - Space will be allocated for a multi-purpose pad which may be developed by the community for any variety of recreation uses including: tennis, basketball, volleyball, skate boarding, street hockey, lacrosse and in-line skating. These sites will be designated for an outdoor boarded hockey rink in the winter. This area will not be developed by the City and is deemed to be discretionary. Facilities may be developed as the community group/association deems desirable and as approved by the City.
- f. Basketball Court - On sites where no school is planned, an asphalt basketball court will be provided as part of the site development. Sites that have a school will make provision for a basketball court on the school building asphalt play area and/or on the multi-purpose pad if developed by the respective community association.
- g. 2 - Playgrounds - One pre-school and one elementary playground are to be developed per neighbourhood. Both playgrounds should be located in appropriate locations on the central school and park site.
- h. 1 - Sliding Hill - A sliding hill will be developed by the City in accordance with the district development plan and the approved site plan.
- i. 1 - Skating Rink with Lighting - One skating rink (non-boarded) will be erected annually and will be maintained during the winter in conjunction with the boarded hockey rink. Both rinks will have lighting and light timers.
- j. 1 - Parking - Parking should be shared with the school or, where no school is planned, a 14 stall paved parking lot should be developed.
- k. Natural Preservation/Tree Planting - Natural treed areas will be preserved in school/park sites, where possible. If a natural treed area does not exist, extensive cluster tree/shrub planning inside the park area will create a planted landscape area for picnicking and other leisure activities.

- l. Notwithstanding the foregoing, where there are critical natural areas which are identified in the ecospace inventory. The City may waive the requirements for the facilities identified in 3.3.1.1(a) - (j) in order that the natural area can be preserved.
- m. Perimeter and Site Berming - Low undulating and well-spaced berms containing some landscaping will be graded into the site design along the street frontage and within the neighbourhood park sites.

Any small parkettes as well as pedestrian/bicycle paths and buffer reserves required to be shown on the Neighbourhood Area Structure Plan.

3.3.1.2 The Neighbourhood Park Plan should also contain a phasing plan for the recreation area showing:

- the time lines for facility development and the time lines for dedication of Municipal Reserve. No more than 50% of a neighbourhood (a neighbourhood is usually \pm 65 hectares) should be subdivided without a substantial portion of the major park site being dedicated as Municipal Reserve (the major park site is usually 5.1 hectares in size)..
- the location of topsoil stockpiles indicating how the stockpiles will affect development of neighbourhood parks.

3.3.2 Review Procedure

3.3.2.1 The draft Neighbourhood Park Plan will be forwarded to the Joint City/School Planning Committee for approval with or without amendments.

3.3.2.2 The remainder of the approval process is outlined in section 3.1.2.9 to 3.1.2.15.

3.4 Informing the Public

The Neighbourhood Area Structure Plan and neighbourhood park plans shall be attached to all land sale agreements in order to ensure that the initial purchasers are aware of the total development proposal. The plans should indicate that changes may occur from time to time, following consultation with neighbourhood residents.

Developers are required to place a sign showing the Neighbourhood Area Structure Plan design/land use map at the entrance way of their development to ensure that the initial and subsequent purchasers are aware of the total development proposal. This will be a requirement of the development agreement.

3.5 Existing Neighbourhood Area Structure Plans

Prior to any additional subdivision approvals, any existing Neighbourhood Area Structure Plan (Outline Plan) which does not meet the content requirements noted in section 3.1.1, and is less than 50% complete shall be updated to reflect these requirements.

3.6 Land Use Redesignation

Land use redesignation will occur prior to subdivision approval. The redesignation must conform to the applicable Major Area Structure Plans. Where there is potential for a school to be built, the entire neighbourhood park site will be designated Public Service District (PS) rather than Parks and Recreation District (P1). The designation "PS" will provide an indication to home purchasers that there is potential for a school to be built on the site.

Public participation in the land redesignation process is required through the Municipal Government Act. The public is notified of the proposed redesignation through an advertisement; public input is provided at the public hearing stage.

3.7 School Sites

As part of the implementation of the Neighbourhood Area Structure Plan, school jurisdictions will place signs with the following wording at the road intersection adjoining potential school sites:

"This site is available for future [Public][Catholic] School. No building is planned at this time. For further information telephone ---."

3.8 Detention Pond Sites

Detention pond sites must be shown on the Neighbourhood Area Structure Plan and included on the neighbourhood sign which is referred to in Section 3.4.

4.0 SUBDIVISION APPLICATION

Parkland Community Planning Services is responsible for processing subdivisions in the City of Red Deer.

The applicant will be expected to submit a plan of subdivision which complies with any applicable Statutory Plan, the Land Use Bylaw or City policies which have been adopted by City Council. Where a Neighbourhood Area Structure Plan has not been completed, Parkland Community Planning Services may refuse to accept an application for subdivision. All subdivision must be by plan of survey prepared by an Alberta Land Surveyor.

5.0 SUBMISSION OF TENTATIVE PLAN OF SUBDIVISION

5.1 The landowner or an agent (with a letter of authorization) acting on behalf of the land owner is required to submit to Parkland Community Planning Services the following documents when making a formal application for subdivision.

5.1.1. Fifteen copies of the plan of subdivision to a scale of not less than 1:2000:

- (a) showing the location, dimensions and boundaries of the land to be subdivided;
- (b) clearly outlining the land which the applicant wishes to register in a land titles office;
- (c) showing the location, dimensions, and boundaries of,
 - (i) each new lot to be created,
 - (ii) municipal and environment reserve land, if any,
 - (iii) the right of way of each public road, and
 - (iv) other rights of way;
- (d) showing the location and dimensions of buildings on the land that is the subject of the application and specifying those buildings that are proposed to be demolished or moved, if any;
- (e) showing the location of any existing or proposed railway lines or spur tracks;
- (f) describing the use or uses proposed for the land that is the subject of the application;
- (g) showing existing tree lines and topography;
- (h) area calculation for each lot;
- (i) such other information as may be required by Parkland Community Planning Services.

5.1.2 A copy of the Certificate of Title.

5.2 The subdivision approving authority, the City of Red Deer Municipal Planning Commission, is required to make a decision on an application for subdivision within 60 days from the date of receipt or it is deemed refused unless an extension of time is provided by the applicant.

6.0 PROCESSING SUBDIVISION APPLICATIONS

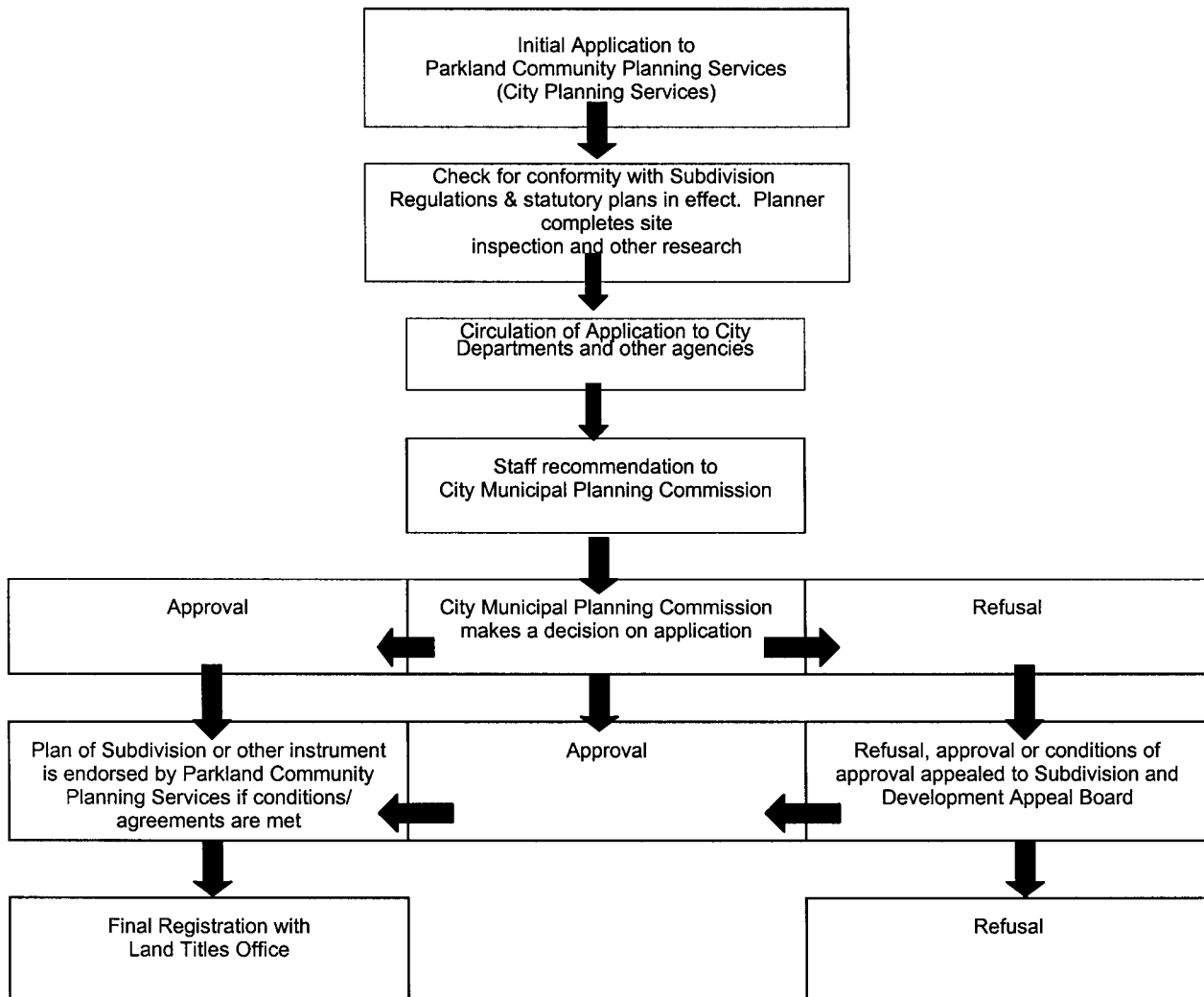
Upon submission of a completed application, Parkland Community Planning Services forwards copies of the application to City departments and other agencies requesting their comments on the proposed subdivision. If the land is not designated for the proposed uses, then the applicant must apply to City Council for a redesignation before final approval of the subdivision can be given.

The City Municipal Planning Commission will decide on the application. The decision of the City Municipal Planning Commission may be appealed to the City of Red Deer Subdivision and Development Appeal Board within 14 days of the receipt of the written decision by the applicant, City Council or school authority.

6.1 Subdivision Approval Process

The following is an overview of the subdivision process for the City of Red Deer which is administered by Parkland Community Planning Services.

CITY OF RED DEER SUBDIVISION APPROVAL PROCESS



7.0 PLANNING CONSIDERATIONS FOR SUBDIVISIONS

Any subdivision plan should be based on sound planning principles and should contribute to the orderly growth of the community. Furthermore, the proposed plan of subdivision shall comply with any statutory plans, concept plan, Council policy and the land use bylaw. Any application for subdivision requiring amendments to the above documents shall not be approved until the required amendments are in place.

7.1 Physical Factors Affecting the Design

In a subdivision layout, careful consideration should be given to the following:

- soil conditions;
- topography and drainage;
- natural features such as rivers, creeks, trees, that should be conserved and incorporated in the design;
- man made features such as railways, highway, major power lines

7.2 Residential Subdivision

7.2.1 Street Layout

The subdivision street layout should be designed with regard to topography, natural features, and street function. A subdivision layout must be integrated with the existing street network so that there are at least two points of access in all phases of development. A temporary access may be used in a phase where a permanent access is designed to occur in a subsequent phase. The streets should be designed to avoid excessive speeds or traffic volumes in the neighbourhood.

7.2.2 Residential Density

In the developing areas of the City, the residential density is based on a maximum of 45 persons per gross hectare of land under subdivision. A quarter section of land containing approximately 65 hectares could have a potential population of about 2,900 persons.

The total number of persons calculated according to the following persons per unit standard:

<u>Unit Type</u>	<u>Persons Per Unit Standard</u>
Detached dwelling	3.4
Semi-detached dwelling	3.3
Multi-attached dwelling	3.1
Multiple family dwelling	
- Bachelor	1.6
- One bedroom	2.4
- Two or more bedroom	3.0

7.2.3 Street Classification

For the purpose of these guidelines the streets or roads in and around a subdivision have been classified as follows:

7.2.3.1 Arterials: These roads carry large volumes of all types of traffic with speeds of generally 60 km/h. These roads have limited access and should be found in the periphery of neighbourhoods. The right-of-way for major thoroughfares is 60 metres with 21.8 metres of carriageway.

7.2.3.2 Collector streets: These streets are intended to collect traffic from local streets and feed them into arterials. The right-of-way recommended is 20 metres with a carriageway of 12 metres.

7.2.3.3 Local streets: Streets of this type are intended solely for localized or neighbourhood traffic wherein through traffic is discouraged. The local streets will have a 15 metre right-of-way and 10 metres for the carriageway. A local street adjacent to multiple family housing will have a 16 metre right-of-way and an 11 metre carriageway.

7.2.4 Public Reserve

Under the provisions of the Municipal Government Act the applicant will be required to either dedicate by plan of subdivision 10 percent of the land as municipal or school reserve, or provide 10% of the value of the land (including off site levies and landscaping costs) to the City in lieu of land. Consideration of allocations are done in consultation with the City and school boards.

The provision of environmental reserves is also required when portions of the site consist of a wetland, watercourse, gully, or contains other natural features as outlined in the Municipal Government Act.

7.2.5 Utility Lots

The areas or portions thereof required for utility lots, including detention pond areas, are subject to the policies and guidelines as established by the respective City departments.

7.2.6 Easements

The easements required should be provided by a plan of survey and at no cost to the City. Existing easements, especially those for gas or electricity use, may stay as easements and/or may be marked as municipal reserve or utility lot, but under no circumstances will these be included in the reserve calculation.

7.2.7 Safety

Safety considerations should be incorporated into the subdivision design. The subdivision design should permit ease of access for emergency vehicles.

7.2.8 Housing Adjacent to Arterials and Expressways

Lots should be designed to back onto these types of roads with no means of direct access thereto. In most cases the right-of-way should permit the construction of a berm, between the road and the housing to minimize noise. When an adequate right-of-way does not exist, then the creation of a buffer area between the house and road is recommended. A noise assessment study may be required to be submitted with the Neighbourhood Area Structure Plan.

7.2.9 Housing Adjacent to Railway Tracks

The location of housing adjacent to a railway track should be avoided if possible. Otherwise, it is recommended the lots be set back a minimum distance of 12 metres from the edge of the railway right-of-way when backing into the track, with a minimum distance of 28 metres to the nearest wall of the house. A noise assessment study may be required to be submitted with the Neighbourhood Area Structure Plan.

7.2.10 Transit System

The neighbourhood layout should be designed to permit the easy circulation of bus services. The bus route is generally located on collector streets in such a manner that the route is within walking distance and does not exceed 450 metres from each house. The bus route requires the approval of the Transit Manager.

7.2.11 Housing Adjacent to Other Land Uses

7.2.11.1 Commercial Sites

If a commercial site, whether a local convenience facility or a district shopping centre, is to form part of the subdivision application, the type and location must be determined according to a Major Area Structure Plan or in its absence a Neighbourhood Area Structure Plan. The size and the uses proposed must be in accordance with the provisions of the land use bylaw.

The commercial site in a residential area requires careful planning in relation to adjacent residential areas. Screening shall be provided to protect the residents from the commercial traffic and to minimize noise and visual nuisance. The lanes serving a residential area shall not be shared with the commercial site. Local convenience commercial sites shall be a maximum of 2500 square metres in size; district shopping centres shall be a minimum of one hectare and a maximum of three hectares.

7.2.11.2 Industrial Uses

A proposed residential use adjacent to an existing industrial use must be planned to separate the two uses completely. Screening shall be provided as in a commercial site, furthermore it is recommended that the housing back onto the industrial area rather than fronting it. The industrial and residential traffic should be separated. A buffer of 12 metres or an increased residential lot depth is also recommended.

7.2.11.3 Hazardous Locations

It is recommended when subdivision of land is adjacent to High Vapour Pressure (HVP) pipelines or well sites, appropriate legislation be consulted for setbacks. Setbacks from other hazardous locations shall be in accordance with existing legislation or in its absence based upon direction from the City of Red Deer.

7.2.11.4 Dangerous Goods

Residential uses or uses such as restaurants, meeting halls, and hotels/motels shall maintain an appropriate setback distance from a Dangerous Goods site.

7.2.12 Social Facilities

A residential subdivision should be well served by community facilities including school, parks, recreation, church, social care residences, kindergarten and daycare facilities. It is a requirement of the City of Red Deer that a Neighbourhood Area Structure Plan for each neighbourhood unit contain the following community service facilities:

- one site of approximately 0.12 ha (0.3 acres) for the possible development of a social care residence or day care. This site should be retained for a minimum of three months after advertising. If this site is not purchased for a social care residence, it could be utilized for conventional residential development. Due to additional parking requirements, a social care residence or day care should be located on collector roads on a corner site; a site in a cul-de-sac should be avoided.
- one site suitable for church development approximately 0.405 hectares (one acre) in size. The church site should be retained for a minimum of six months after advertising. If this site is not purchased for a church, it could be utilized for conventional development. Due to additional parking requirements, a church should be located on collector roads on a corner site; a site in a cul-de-sac should be avoided.

8.0 OTHER REFERENCE DOCUMENTS

The following is a list of reference documents, which may be of assistance in the development of Neighbourhood Area Structure Plans and subdivision applications.

- Intermunicipal Development Plan, 1994 as amended
- Municipal Government Act, 1994, as amended
- Subdivision and Development Regulation Alberta Regulation 212/95 as amended
- Red Deer Municipal Development Plan, Adopted, 1998, as amended
- Red Deer Land Use Bylaw No. 3156/96, as amended
- East Hill Major Area Structure Plan, Adopted 1998, as amended
- Northwest Major Area Structure Plan, Adopted 1998, as amended
- Community Services Master Plan, 1996, as amended
- Design Guidelines, Engineering Department
- CP Railway Right of Way Area Redevelopment Plan, 1994, as amended
- Downtown West Area Redevelopment Plan, 1994, as amended
- Downtown Concept Plan, 1994, as amended
- City of Red Deer Strategic Plan, 1996
- 1996 Transportation Plan Update

9.0 FEES

All fees are to be paid in advance with the exception of 9.2 (Subdivision endorsement); the fees are as follows:

- 9.1** Subdivision applications, \$350 plus \$100 per parcel or portion thereof proposed to be created.
- 9.2** Endorsement of a subdivision: \$50 per parcel.
- 9.3** Neighbourhood Area Structure Plans or Amendments: \$1500 for processing, advertising and attendance at a public information meeting, plus the cost of advertising the adopting bylaw.
- 9.4** Major Area Structure Plan or Amendments: \$1500 for processing, plus the cost of advertising the adopting bylaw.
- 9.5** Municipal Development Plan or Amendments: \$3000 for processing, advertising and attendance at a public information meeting.
- 9.6** Intermunicipal Development Plan: \$3000 for processing, plus the cost of advertising the Bylaw.
- 9.7** Community Services Master Plan: \$3000 for processing.

APPENDIX A

Neighbourhood Area Structure Plan Referral Agency List

- Community Services Director
- Development Services Director
- Recreation, Parks & Culture Department Manager
- Public Works Department Manager
- Engineering Services Department Manager
- Northwestern Utilities Limited, Edmonton
- Telus Communications Inc., Red Deer
- Red Deer School District No. 104 Superintendent
- Red Deer Catholic Board of Education Superintendent
- TransAlta Utilities Ltd., Red Deer Office
- TransAlta Utilities Ltd., Calgary Office (if near or adjoining a major power transmission line)
- Alberta Transportation, Red Deer Office (if near or adjoining a Provincial Highway)
- County of Red Deer (if within Intermunicipal Development Plan boundary or adjacent to City boundary)
- Alberta Environmental Protection (if near oil/gas facility, former or existing landfill site, major escarpment areas)
- Emergency Services
- Shaw Cable

Upon approval, copy of adopted Neighbourhood Area Structure Plan sent to:

- City Manager
- Community Services Director
- City Clerk (2 copies)
- Recreation, Parks & Culture Department (2 copies)
- Public Works Department Manager
- Engineering Services (4 copies)
- Transit Department Manager
- Electric Light & Power Technical Services Engineer
- Land & Economic Development Department (3 copies)
- Inspections & Licensing Department Permit Clerk (Re: permitted location of 2 storey homes with walkout basement)
- Red Deer School District No. 104
- Red Deer Catholic Board of Education
- County of Red Deer (if within Intermunicipal Development Plan boundary or adjacent to City boundary)
- Parkland Community Planning Services (6 copies)
- Emergency Services Manager
- Director of Development Services
- Northwestern Utilities Ltd.
- Telus Communications Inc.

A:/plan-sd

FILE

Council Decision - December 7, 1998 Meeting

DATE: December 8, 1998

TO: Principal Planner

FROM: City Clerk

RE: City of Red Deer Planning and Subdivision Guidelines

Reference Report:

Principal Planner dated November 24, 1998

Resolution:

N/A

Report Back to Council Required:

As appropriate.

Comments/Further Action:

In the past, any change to the Planning and Subdivision Guidelines has been approved by Council resolution. This document however is more administrative in nature and has been developed as a result of Council's policy statement.

Policy control of land use is accomplished through the Land Use Bylaw and the Municipal Development Plan with the administration of same being managed in part through the Planning and Subdivision Guidelines. The Guidelines themselves are the responsibility of the City Manager. The City Manager, from time to time, will update or amend the Guidelines to keep them current on the understanding that any substantive change in the guidelines with respect to content or concept will be subject to the appropriate consultation, including consultation with Council. As such, approval of this document is no longer formally required by Council. However, Council will be kept informed of any changes via correspondence directed to them.



Kelly Kloss
City Clerk

/clr

c

Mayor
Councillors
City Manager
Director of Community Services
Director of Corporate Services
Director of Development Services

BYLAW NO. 3156/AA-98

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

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

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

- 1 By deleting Section 22 in its entirety and substituting in its place and stead the following new Section 22:

"Public Notification

- 22 (1) When a Development Authority makes a decision approving an application for a development permit, the Development Officer shall immediately cause a notice to be published once in a newspaper circulating in the City stating the location of the property for which the application has been made and the development approved.

Notification of Appeal Hearings

- (2) When an appeal is filed with the Subdivision and Development Appeal Board of the City, such Board shall give written notice of the hearing as required under Section 686(3) of the *Municipal Government Act*, and to:
- (a) the Applicant for the development permit, if such Applicant is not the appellant; and
 - (b) the owner of the land which is the subject of the development permit, if such owner is not the Appellant.

- (3) If the Subdivision and Development Appeal Board is of the opinion that it is necessary or desirable, it may direct that notice of the hearing be published in a newspaper circulated in the City."

READ A FIRST TIME IN OPEN COUNCIL this 9 day of November A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

BYLAW NO. 3156/00-98

Being a bylaw to amend Bylaw No. 3156/98, the Land Use Bylaw of The City of Red Deer.

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

1. Section 2 of the Land Use Bylaw is amended by deleting the definitions for "Dwelling Unit", "Boarding House" and "Social Care Residence" and substituting the following definitions.

"Dwelling Unit" means a self contained building or a portion thereof used by a household, containing sleeping, cooking and sanitary facilities and intended as a permanent residence but does not include a retirement home or a social care residence.

"Boarding House" means a dwelling in which the proprietor lives on site and supplies for a fee sleeping accommodation with board for more than two persons, but does not include a bed and breakfast operation.

"Social Care Residence" means a dwelling unit where the occupant(s) are living on a temporary or short-term basis and are provided with specialized care in the form of supervisory, nursing, medical, counseling or homemaking services.

2. Section 2 of the Land Use Bylaw is amended by adding the following three definitions in alphabetical order.

"Public and Quasi -Public Buildings" means a building which is used Federal, Provincial, District Region or Municipal Authority and includes any commission, board, authority or department established by such an agency.

"Retirement Home" means a residential building operating as a business which provides temporary or permanent accommodation for elderly persons, where each resident has a private bedroom or living unit and which has common facilities for the preparation and consumption of food, and in which common lounges, recreation facilities and medical care facilities for the occupants may also be provided.

"Secondary Suite" means a second dwelling unit in a detached dwelling.

The following definition is deleted from Section 2 "Basement Suite".

3. Section 47(1) of the Land Use Bylaw is amended by deleting the parking standard for Commercial Recreation Facility and substituting the following:

Commercial Recreation Facility: Racquet Sports Facility - 4 per court

Gaming establishments/

bingo	- 1 per 2.3 seats
Bowling Alleys	- 5 per alley plus 5 for staff
All other uses	- 1 per 2 participants (at maximum capacity) plus 1.0 per 20 m ² (gross leasable floor area).

4. Add Section 127.4

"Special Regulations

- (1) Notwithstanding Sections 124 and 125, a freestanding gaming establishment or licensed lounge in a C4 District shall not be located where it would abut a residential area or a lane or reserve, which abuts a residential area. Where a licensed lounge or gaming establishment is proposed as an ancillary use, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the lounge or gaming establishment will not negatively affect the adjoining neighbourhood.
5. Add Sections 102(3), 109(2) and 116(3) and insert the following: "Where a licensed lounge or gaming establishment is proposed as an ancillary use or as the main use and where it would abut a residential area or a lane or reserve which abuts a residential area, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the measures taken to ensure that noise or visual impacts from the lounge or gaming establishment will not negatively affect the adjoining neighbourhood.
 6. In Sections 162, 163, 172, 173, 179 and 180, delete the term "subject to any applicable Outline Plan approved by Council" and replace with the following "subject to any applicable Area Structure Plans".
 7. In Sections 167 and 124 add the following words after "Permitted Uses", "subject to any applicable Area Structure Plans"
 8. In Section 168, 186 and 125 add the following words after "Discretionary Uses", "subject to any applicable Area Structure Plans"
 9. In Sections 163(4), 168(4), 173(7), 180(5), delete the use "Special Residential – Churches, kindergartens, schools, social care residences, day care facilities" and replace with the following use "Existing Special Residential (approved prior to December 7, 1998)– Churches, kindergartens, schools, social care residences, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this land use bylaw amendment, any other Special Residential Use shall be also deemed to be a discretionary use for that site".

10. In Sections 163(6), 168(6) and 173(8), delete the use “Municipal Services limited to Police, Fire Protection, Utilities” and replace with “Municipal Services limited to Police, Emergency Services and/or Utilities”.

11. Insert the following new Land Use District:

R1N RESIDENTIAL NARROW LOT DISTRICT

170.1 General Purpose

The general purpose of this District is to provide land which will be used for narrow lot single family residential development in new neighbourhoods.

170.2 Permitted Uses, subject to any applicable Area Structure Plans:

- (1) Detached dwellings,
- (2) Private garages,
- (3) Neighbourhood identification signs,
- (4) Home occupations which, in the opinion of the Development Officer, will not generate traffic.

170.3 Discretionary Uses, subject to any applicable Area Structure Plans

- (1) Planned group of residential buildings,
- (2) Home occupation which will generate additional traffic,
- (3) Accessory residential structures,
- (4) Sales of new homes from a show home
- (5) Municipal services limited to Police, Emergency Services and/or utilities

170.4 Regulations

- | | | | | |
|-----|------------------|---------|---|--|
| (1) | Site Coverage: | maximum | - | 45% (including garage and accessory buildings) |
| (2) | Building Height: | maximum | - | two storeys with a maximum of 8.5 m measured from the average of the lot grade |
| (3) | Front Yard: | minimum | - | 5 m |

- | | | | | |
|------|----------------------------------|---------|---|--|
| (4) | Side Yard:
Detached Dwellings | minimum | - | 1.2 m except where the building flanks a public roadway (excluding a lane or walkway) where the sideyard on the flankage side shall be 2.4 m |
| (5) | Rear Yard: | minimum | - | 7.5 m |
| (6) | Lot Depth: | minimum | - | 36.6 m |
| (7) | Landscaping: | minimum | - | 35% of site area |
| (8) | Parking: | | - | two stalls in back of the lot |
| (9) | Lot Area:
Detached Dwelling | minimum | - | 380 m ² |
| (10) | Frontage:
Detached Dwelling | minimum | - | 10.4 m |
| (11) | Lot width at Rear of Lot | | - | 9.2 metres |

170.5 Special Regulations

- (1) In order to ensure that there is not an excessive amount of on street parking, a two vehicle parking pad, shall be constructed in the back of the lot to at least a gravel standard, All locations shall be approved by the Development Authority
- (2) In order to ensure a pleasing neighbourhood appearance, there shall be a common architectural theme, with the house oriented to the street with such features as front decks for any narrow lot development. The proposed theme shall be approved by the Development Authority.
- (3) The Development Authority, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Yard requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape;
- (4) Identical houses with similar front elevations must be separated by a minimum of 1 lot unless finishing treatments (colour/front elevations) are substantially different to the satisfaction of the Development Authority;
- (5) The Development Authority shall require a graduated transition between different house styles which shall be accommodated by varied roof lines, architectural projections, and/or the interjection of bi-level or split level designs between bungalow and two-storey designs. House setbacks shall be staggered.

- (6) Side windows shall be arranged to keep the incidence of windows facing each other to a minimum in above grade stories. No window shall face directly into a bedroom. Obscured glass shall be used in any bathroom where it faces a window in an adjoining residence.
 - (7) In order to ensure that the front landscape is not dominated by either garages or driveways, there shall be no front driveways or front yard garages allowed in this district.
 - (8) In order to ensure that there is access to the rear yard, all lots in this District shall have rear lane access.
 - (9) The front yard shall have a tree or shrub plantings.
 - (10) No more than 33% of the total developable area in a Neighbourhood Area Structure Plan shall consist of narrow lot housing (R1N)
- 12. In Sections 172(1) and 180(9) delete the term "One Basement Dwelling Unit per detached dwelling", and replace with "Secondary Suite".
 - 13. Insert Sections 168(7), 173(11) and 180(10) add the use "Retirement Home".
 - 14. In Sections 164(5), 169(5) and 172(5), the following phrase is added at the end of the section "Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4
 - 15. In Section 158(9) delete the use "Day Care facilities" and insert in its place the following use: "Special Residential – Churches, kindergartens, schools, social care residence, day care facilities"
 - 16. This Bylaw shall come into full force and effect upon third reading.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of ~~November~~ A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

BYLAW NO. 3156/PP-98

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of ~~November~~ A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

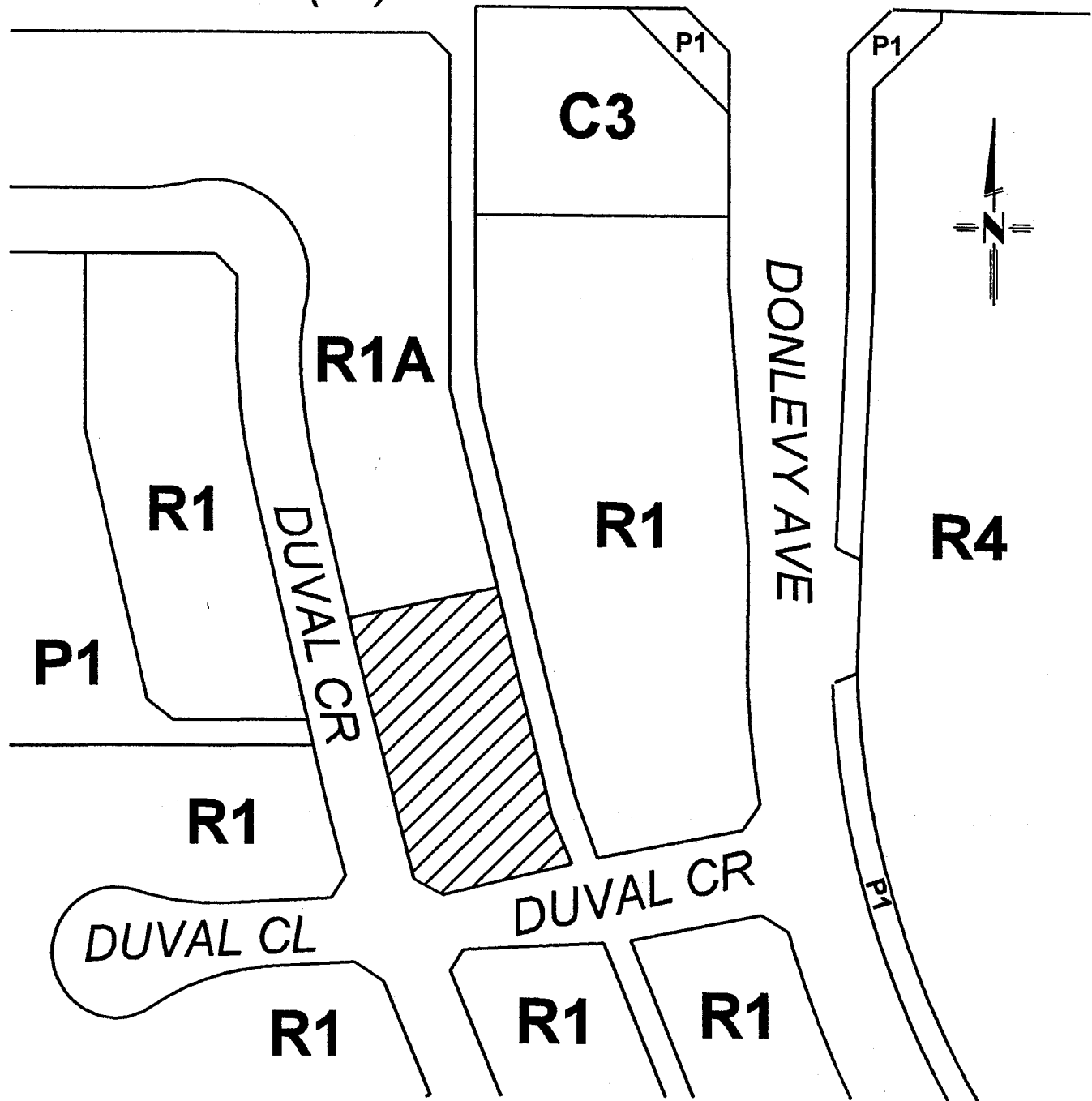
MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT


ROSS (50) ST



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

Change from: R1 to R1A 

MAP No. 32 / 98
BYLAW No. 3156 / PP-98

Item No. 4

BYLAW NO. 3156/QQ-98

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

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

- 1 That Section 55 "Exceptions Respecting Land Use" is hereby amended by adding the following at the end of Subsection (1):

"In addition to the foregoing uses, the site at the Southwest corner of 40th Avenue and Ross Street may be allowed, at the discretion of the Development Authority, to have a car repair business, provided that there is no outside storage (in excess of one week) or sales of vehicles."

READ A FIRST TIME IN OPEN COUNCIL this 9 day of November A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

BYLAW NO. 3156/RR-98

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

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

The following sections are hereby added to the Land Use Bylaw:

“DC(4) Direct Control District No. 4

135 Permitted Uses

Two Restaurants in the Existing Building
Existing Tele-theatre Racetrack Betting Facility

135.1 Discretionary Uses

Any use approved by City Council

135.2 Regulations

- (1) Traffic: In order to ensure that the site is suitable for any Discretionary Uses, the owner shall submit a traffic study completed by a qualified traffic engineer.
- (2) Site Development: Any redevelopment proposal for this site shall be accompanied by a complete set of elevations for Council review; these elevations shall feature a high degree of architectural quality, particularly in terms of the north and south elevations.
- (3) Landscaping: Any redevelopment of the site shall include extensive landscaping and shall not be less than that required in adjacent C4 sites.
- (4) Parking Standards: Parking standards shall be as required in the C4 District.

- (5) Other Standards: Council may impose any other conditions necessary to ensure the satisfactory redevelopment of this site."

READ A FIRST TIME IN OPEN COUNCIL this 9 day of November A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

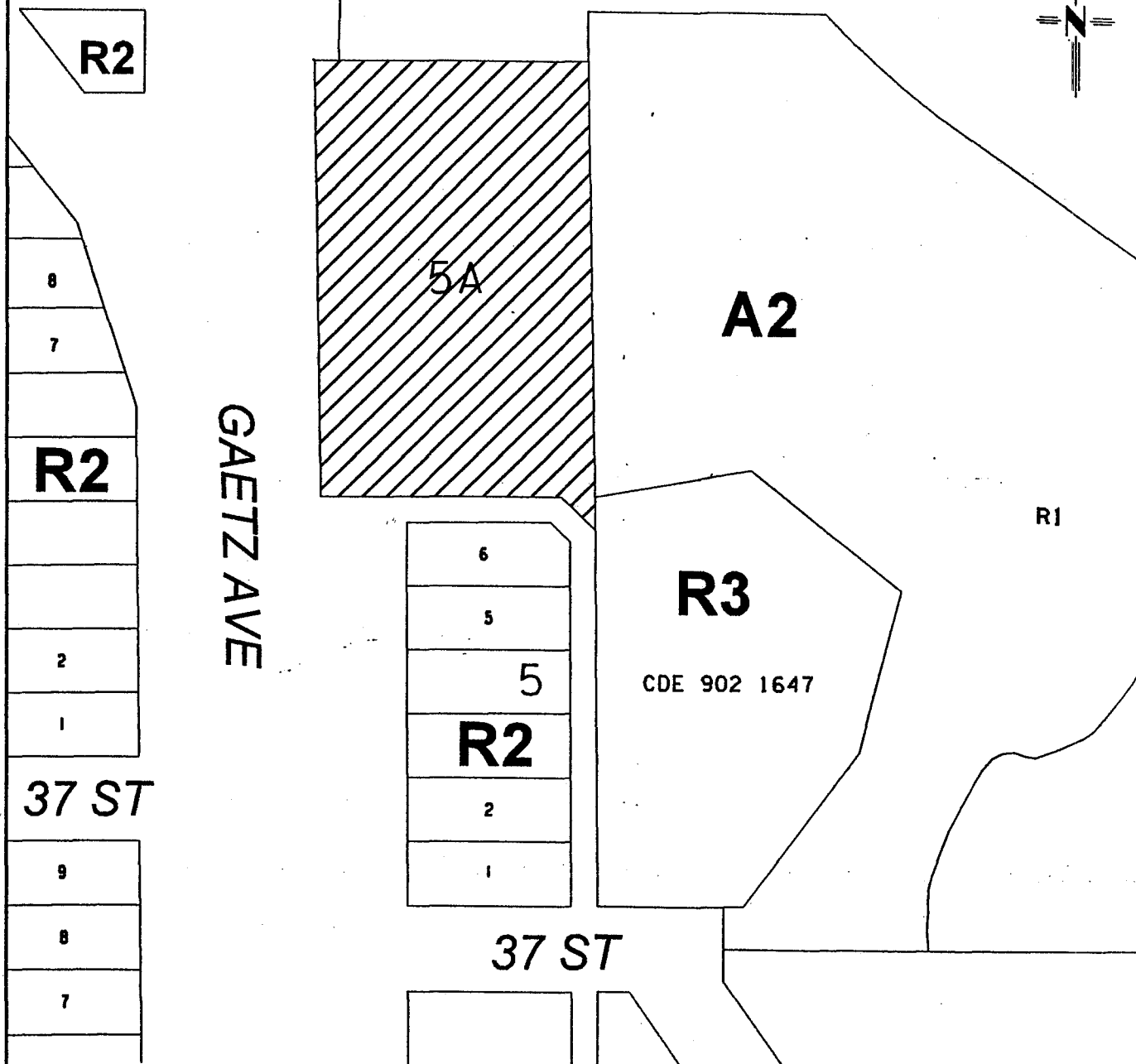
MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

P1



AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

DC(4) - Direct Control District No. 4

Change from: R2 to DC(4)

MAP No. 33 / 98
BYLAW No. 3156 / RR-98

BYLAW NO. 3156/SS-98

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

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

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

1 Add to section 141 "discretionary uses" the following:

"(11) Sale of horse, stock, and light flatdeck and cargo trailers."

READ A FIRST TIME IN OPEN COUNCIL this 9 day of November, A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of, A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of, A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of, A.D. 1998.

MAYOR

CITY CLERK

Item No. 7

BYLAW NO. 3156/UU-98

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

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

- 1 Section 55 "Exceptions Respecting Land Use" is hereby amended by addition of the following subsection:

"(7) (d) detached dwelling with 2 basement suites on:

- (i) Lot 14, Block 7, Plan 3935 H.W. (3314 – 49 Avenue) subject to the construction and maintenance of three parking stalls in the rear of the property"

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

Item No. 8

BYLAW NO. 3156/VV-98

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

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

- 1 The "Use District Map J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

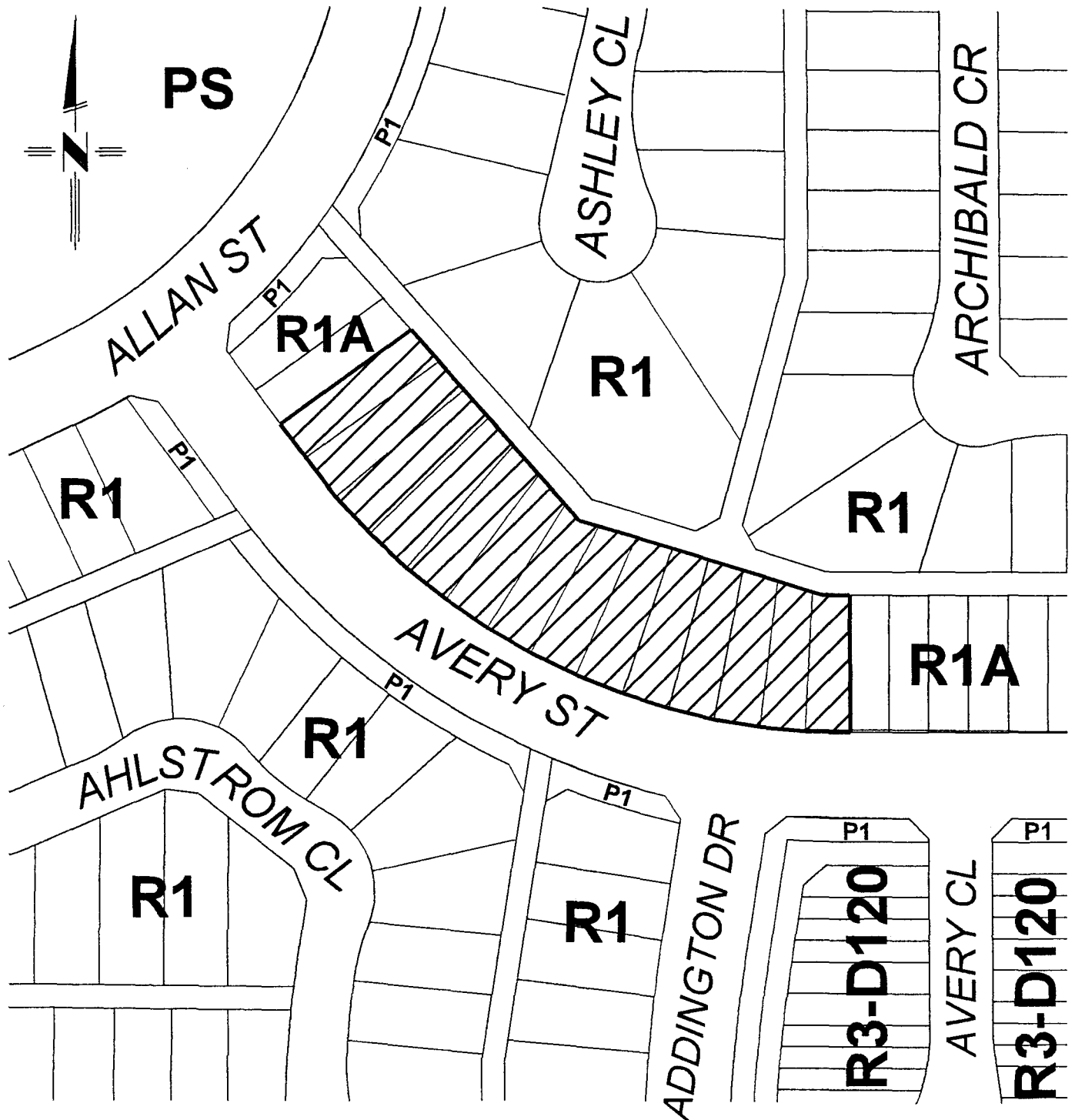
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1N



AFFECTED DISTRICTS:

R1A - Residential (Semi-Detached)

R1N - Residential (Narrow Lot)

MAP No. 35 / 98

BYLAW No. 3156 / VV - 98

BYLAW 3217/98

Whereas the City of Red Deer has a process whereby all new neighbourhoods are preplanned

And Whereas it is desirable to adopt these plans by bylaw as Area Structure Plans in order to enforce the provisions therein;

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

1. That the following "Outline Plans" be adopted as Area Structure Plans pursuant to Section 633 of the Municipal Government Act:

Anders South (Anders on the Lake)

Anders Southeast (Aspen Ridge)

Deer Park Northeast (Ratzke)

Deer Park Southeast (Devonshire)

Glendale Northwest

Highland Green

Kentwood Northeast

Kentwood West

Lancaster East (Lonsdale)

Lancaster South

Oriole Park West

attached as Schedule A.

READ A FIRST TIME IN OPEN COUNCIL this	9	day of November	A.D. 1998.
READ A SECOND TIME IN OPEN COUNCIL this		day of	A.D. 1998.
READ A THIRD TIME IN OPEN COUNCIL this		day of	A.D. 1998.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of	A.D. 1998.

MAYOR

CITY CLERK

BYLAW NO. 3218/98

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

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

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

“All that portion of Kennedy Drive, Plan 812-1094
Lying within Plan _____,
Containing 0.849 hectares more or less
Excepting thereout all mines and minerals”

READ A FIRST TIME IN OPEN COUNCIL this 9 day of November A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK