



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, JANUARY 13, 2003

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the regular meeting of Monday, December 16, 2002.
 - (2) UNFINISHED BUSINESS
 - (3) PUBLIC HEARINGS
 - (4) REPORTS
 1. Parkland Community Planning Services - Re: *City of Red Deer – Residential Annexation*
 - (a) Report from Parkland Community Planning Services . .1
 - (b) Notice of Intent to Annex Land . .18
 - (c) Proposed Residential Land Annexation Servicing Study . .39
 - (d) Communications Plan . .73
- (Note: There are no pages 80 – 86)*

2. Community Services Director – Re: *Annexation Costs and Facilitation Costs for Riverside Meadows Light Industrial Zoning Change* . .97
3. City Clerk - Re: *Downtown Business Association's 2003 Budget* . .100
4. Recreation, Parks & Culture Manager - Re: *Collicutt Centre November, 2002 Operating Report* . .113
5. Permits & Licensing Supervisor – Re: *Amendment to Sign Bylaw 3163/96 - Recycle/Refuse Containers / Sign Bylaw Amendment 3163/A-2003*
(Consideration of 3 Readings of the Bylaw) . .120
6. Social Planning Manager – Re: *Review of the Conditional Agreement Regulation for Family and Community Support Services* . .123

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3163/A-2003 – Sign Bylaw 3163/96 Amendment – Recycle/Refuse Containers**
(3 Readings) . .149
. .120



DATE: January 3, 2003
TO: Kelly Kloss, City Clerk
FROM: Nancy Hackett, Planner
RE: Residential Annexation

Background

The City of Red Deer has experienced significant population growth over the past several years. The 2002 City Census indicates that Red Deer has now reached 70,593 people. This total represents a 3.35 % increase over the 2001 population. Residential construction starts and building permit values have remained robust over the last 4 to 5 years. This growth has left Red Deer with a dwindling supply of residential land available for development. Under City policy, the goal is to maintain a 20-30 year supply of developable land to provide for effective long range planning. As a result of growth and the need specifically for additional residential land, the City is proposing to expand its municipal boundaries by annexing land from Red Deer County.

What is Annexation?

Annexation is the act of incorporating land from one municipality into another municipality. Annexation does not involve a change in land ownership simply a change in municipal jurisdiction. In terms of The City of Red Deer, annexation would involve changing the official boundary of The City to accommodate future growth.

Previous annexations of land from Red Deer County by the City of Red Deer last took place in 1996 (current city landfill site) and in 1992 (residential and commercial lands). The current proposal is for residential land only (or related uses such as park/environmental preservation) with commercial and industrial lands to be considered in future separate applications.

Why is Annexation Needed?

In addition to the growth pressures being experienced by the City, there are several other reasons why annexation is required at this time. Among these is: the need for land for future educational/institutional and recreational uses as well as environmental preservation, the implementation of statutory plans including the Intermunicipal Development Plan and the City's Municipal Development Plan, responding to landowner requests, incorporating some city owned land within the city boundary, and providing for future expansion of transportation routes on the east side of the City.

What Lands are Being Considered for Annexation?

The area being recommended for annexation includes approximately 850 hectares of land. Some of this land is owned by the City of Red Deer and some is privately owned. These lands are detailed in both written and map form in the attached Notice of Intent. The lands proposed to be annexed are commonly known as:

- the College Park Section, full section of land – 260 hectares (640 acres),

- land east of the Red Deer River and north of 67 Street. Includes land east of MacKenzie Trails, land where the City garden plots are currently located, and lands north including the River Bend Golf Course, 560.5 hectares (1,385 acres),
- small portion of land at Red Deer College currently outside the city boundary, 2.53 hectares (6.25 acres),
- the right-of-way for the future 20th Avenue, 6.43 hectares (16 acres),

Annexation Process

Preliminary Process

Several steps have been taken in preparing this proposal to ensure consultation with both the County and with affected landowners. Beginning in April to September of 2002, residential land needs, growth, and annexation were discussed with County administration as well as with the Intermunicipal Affairs Committee of the City and County. With the support of the Intermunicipal Affairs Committee, a draft annexation proposal was presented at a joint Council to Council meeting held on October 22, 2002. The meeting was specifically scheduled between the two Councils to discuss residential annexation. This meeting was followed by a preliminary public open house held on November 5, 2002 to present the proposed annexation to affected land owners and to collect initial input on the annexation proposal.

Public Input

Several concerns and questions were identified and the proposal has been revised to try to address these concerns where possible. Research was completed to try to answer all questions. A report detailing the public feedback received and responses is attached. It has been mailed to all affected landowners.

Formal Process

The formal process for annexation is set out in Section 116 of the Province of Alberta Municipal Government Act. Under these regulations, an annexation is initiated by giving written notice to the County explaining which land is being considered for annexation, the reasons, and the proposed public participation process. Notice must also be given to the Province's Municipal Government Board and to any affected agencies/authorities. Discussions/negotiations will then begin between the County and the City. Public consultation will be undertaken. Once the discussion and consultation is complete the County and the City will be required to submit a report to the Province on the annexation. The Municipal Government Board will then issue a decision. They may or may not require a hearing before making a decision. This process may take up to twelve months. In addition to the provincial requirements, further measures for annexation have been agreed upon within the Intermunicipal Development Plan including at least one Council to Council meeting (held October 22, 2002).

The following chart shows the steps to be taken during the formal annexation process.

Residential Annexation:

	Estimated Timeline
Present the Notice of Intent (Annexation Proposal) at a City Council meeting. Following Council's endorsement, provide official written Notice of Intent (Annexation Proposal) to the County, the Municipal Government Board, and affected authorities (e.g. school boards).	January 2003

Presentation of the Annexation Proposal to County Council	January or February 2003
The Municipal Government Act requires that the two municipal authorities involved must meet to review the annexation proposal. Ongoing discussion/negotiation and resolution of issues as necessary.	January – April 2003
Full Public Participation Process begins (Communication Strategy contains complete information on the proposed process including meetings, letters, web site).	February – May 2003
Discussions with affected authorities as necessary	February – May 2003
Prepare a joint report on the negotiations, agreements, and public consultation process to be signed by both municipalities (which becomes the actual annexation application). Alternately, if no agreement can be reached, each municipality may prepare their own report.	May - June 2003
Submit final report (actual application for annexation) to Municipal Government Board.	July 2003
Please note: The Board will issue a decision and/or require a hearing. The timeline for a hearing, if required, is unknown.	After July 2003

Intermunicipal Development Plan

The current annexation proposal complies with the Intermunicipal Development Plan which shows the subject lands falling within the City of Red Deer short term growth area.

Additional Lands

Three letters have been received from separate land owners requesting that their properties be included in the proposed annexation area. These lands are: NW ¼ 26-38-27-4, SE ¼ 26-38-27-4, SW ¼ 25-38-27-4, and NE ¼ 2-38-27-4. See attached map.

We do not support the inclusion of these lands within the annexation proposal. This recommendation is based on discussion with County administration as well as on possible servicing difficulties. Should individual land owners still wish to pursue this matter, they can ask that it be further reviewed during the public participation process. Or, landowners may submit a request to be annexed directly to the Municipal Government Board prior to the board issuing their decision.

Supporting Materials

Please find attached documents relating to the proposed annexation. These documents have been prepared in part by Engineering Services, Communications, Tax and Assessment, and Land and Economic Development together with Parkland Community Planning Services. Included please find:

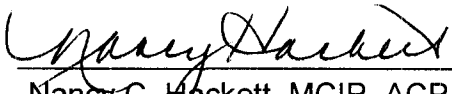
- 1) *Notice of Intent to Annex Land* dated January 3, 2003
- 2) Mapping of proposed annexation areas
- 3) *Proposed Servicing Study*
- 4) City of Red Deer population projections and residential land absorption rates
- 5) *Communications Plan* for Annexation
- 6) *Position Statements* on Future Development, Taxes, and Servicing.

Recommendation

This report is presented to City Council to ask for endorsement to proceed with the annexation process as outlined above. As part of the annexation process it is recommended that:

1. The City of Red Deer submit the written Notice of Intent to Annex Land dated January 3, 2003 to Red Deer County, the Municipal Government Board, and affected authorities as set out in the Municipal Government Act.
2. That once that Notice of Intent to Annex Land has been received by the County, the City of Red Deer proceed with annexation negotiations with the County. These negotiations would include consideration of adding or subtracting lands from the proposed annexation. City Council must determine who will represent the City during the negotiations. The province gives this authority to City Council as a whole who may then delegate this power to another body if they so wish. It is recommended that the City Manager be delegated this authority in consultation with the members of the Intermunicipal Affairs Committee.
3. That the City of Red Deer commit to extensive public participation with landowners and affected stakeholders and agencies as set out in the communications plan prepared for annexation.

Respectfully submitted,



 Nancy C. Hackett, MCIP, ACP
 PLANNER

- c. Bryon Jeffers, Development Services
 Colleen Jensen, Community Services
 Tom Warder, Engineering Services
 Jilaire Wagner, Communications
 Howard Thompson, Land and Economic Development
 Myron Chilibeck, Tax and Assessment

REPORT - Landowner Open House/Public Meeting on Proposed Annexation

An open house with a presentation was held for landowners and other interested stakeholders on the evening of November 5, 2002 at Balmoral Bible Chapel on Highway 11 East. Landowners received a letter inviting them to attend, a news release was also sent out prior to the open house. Approximately 100 to 110 people attended the open house and/or presentation, with 84 registering on the sign-in-sheet. Personnel from City of Red Deer Development Services, Engineering, Land and Economic Development, Tax and Assessment, Communications and Parkland Community Planning Services staffed the open house. The open house ran from 4:00 until 8:00 p.m. A presentation between 6:30 – 7:30 p.m. outlined the draft annexation proposal and questions followed.

Comments and questions discussed during the presentation covered several issues. These included: Highway 11 alignment timing and location, request that the County tax rates for farm property remain in place until development occurs, maintaining the character of College Park, concerns about the inclusion of the Red Deer River within the city boundary (north of River Bend Golf Course), the continuance of boarding horses/livestock, and the continuance of existing businesses.

Written comment sheets and letters received after the meeting also brought forward several concerns of landowners and local residents. All issues and concerns cited in comment sheets collected by Parkland Community Planning, or received through e-mail communication are listed in the table below. In addition Parkland Community Planning Services was invited to attend a community meeting held in College Park on November 26 to answer questions and discuss concerns. Concerns/comments expressed at that meeting have also been included in the table below.

ISSUE/CONCERN	No.	RESPONSE
HORSES/LIVESTOCK Can residents continue to board horses or large animals if they are annexed?	1	Yes. Annexation will not affect the boarding of horses or farm operations. Landowners would be able to keep their large animals (horses or livestock) as allowed under the current county zoning. This is also allowed under the City of Red Deer A1 Zoning.
EXISTING BUSINESSES Can existing businesses continue to operate after annexation?	1	Yes. Existing businesses would be able to continue to operate in the City after annexation but would be required to follow City regulations for expansion, fire safety, licenses, etc.
GARBAGE PICK-UP Will there be garbage pick-up for the properties north of 67 Street? When and at what cost?	1	Yes, residences being annexed would receive weekly collection of garbage (maximum of 5 bags or cans per household). They would also receive yard waste collection. Yard waste, such as leaves or grass clippings, is collected for approximately 6 months per year. The current price for this service is \$6.78/household per month. As well, all residences would receive a blue box provided by The City and weekly collection of recyclable materials for

		<p>\$2.83/household per month. The charges go directly on the monthly utility bill. These services are not optional and are provided to all City residents. The rates are reviewed annually and generally increase at approximately the rate of inflation. As a citizen of Red Deer, residents would also be entitled to: two \$5 coupons per household for the landfill, free use of the household hazardous waste drop-off depot at the landfill, and yard waste drop off at the composting site for free during the specified "free week" in the spring and fall. It should be noted that there may be changes to these programs in the future, but any significant changes would require the approval of City Council.</p> <p>An agreement between the City and County set out in the Intermunicipal Development Plan states that for the first two years following annexation, the county will provide normal public works services to all affected properties. We are in the process of determining with the County whether garbage collection/yard waste/recycling collection will be included immediately or whether the City will begin to provide these services after the second year following annexation.</p>
<p><u>TAXES - County or City Rate</u> If the annexation proceeds, when we receive our tax bill, it would be nice to have both the city and county tax rates noted (and which one is being applied) on the bill so we can see the difference.</p>	1	The City of Red Deer would be happy to follow this suggestion.
<p><u>Time Period for County Tax Rates</u></p> <ul style="list-style-type: none"> • Prefer to have taxes left at the county rate until the area is developed (rather than the 10 year window). • Request that the County tax rates for farm property remain in place until development occurs. 	<p>4</p> <p>2</p>	<p>There may be some confusion about the tax rate proposal. As background clarification, both the City and the County classify properties into three main categories for tax purposes based on how the land is used. These categories are: farm land, residential land, and non-residential land. In both municipalities, a tax rate (consisting of a portion for municipal tax, library tax, and education tax) is set for each classification of land. This means there is a farm tax rate in the City and farm tax rate in the County, a City residential tax rate and a County residential tax rate, and a City non-residential tax rate and one in the County.</p> <p>The proposal presented at the November 5 meeting was that properties being annexed would pay the lower</p>

		of the two rates (either City or County) for a period of 10 years or until developed. This was intended to prevent sudden fluctuations in tax rates. Because of the number of requests to reconsider this proposal, the City has reviewed the matter and will make a recommendation to extend the lower of the two tax rates to <u>farm</u> property for 25 years or until no longer used for farming. It is recommended that residential and non-residential properties pay the lower of the two municipal rates (City or County) for a 10 year period or until developed. Because the impact of farm property on the City's finances is much less significant than the impact of residential and commercial uses, the City is in a position to provide a longer period of transition to farm property. In addition, the City is interested in protecting/maintaining farm operations within its boundary as long as possible.
<u>Taxation</u> Objects to City taxes with no new services.	3	No new taxes will be introduced to annexed lands. After annexation, tax payments will simply be made to the City rather than the County. Residents annexed into the City will begin receiving city services immediately. Several of these services will be the same as the ones now provided by the County (such as policing, recreation services). There will also be some new services available to residents that the County does not offer, these include city library services, city fire and city emergency response. It should also be noted that there is an agreement between the City and the County to share tax Municipal revenue (not education tax) on a declining scale for five years, under this arrangement the County will receive 100% of taxes the first year, 80% in year two, 60 % in year three, 40% in year four and 20% in year five. Sharing of tax revenue will cease after year five.
BOUNDARY - RIVER Do not extend the boundary to the north side of the River at River Bend Golf Course. It makes it difficult to deal with two municipalities on the river bank and related issues.	2	The proposed annexation boundary will be adjusted to exclude the north side of the Red Deer River at River Bend Golf Course.
SERVICING Why do acreage owners have to pay to have services installed as opposed to paying for what we would use?	1	At present, acreages in the proposed annexation area do not have access to city water or sewer services. They have wells and septic systems. If owners want to have access to city water and city sewer (and give up using their wells and septic) they may ask the City to install these pipes. To bring the water and sewer pipes

		out to the acreages will cost money. In new areas in the city the developer pays the cost of these pipes and rolls it into the price of a new house. But in situations where the houses are already built (e.g. College Park) the city can only install these pipes if there is a 2/3 majority of land owners who agree to pay for this installation. Once 2/3 of owners agree, the city could extend the pipes and charge the cost of installing the necessary pipes to the benefiting landowners. If pipes are extended to the area, and owners connect to these water and sewer pipes they would then pay monthly for the amount of water or wastewater service they use. Monthly water and waste water rates are based on the amount each household uses.
ROADS Who will care for the roads? Will the city and county agree on this?	1	There is an agreement that in the first two years following annexation, the County will provide normal public works services. This includes road maintenance and plowing. After the two years has passed the City will take over all public works services including road maintenance.
HABITAT College Park is a natural wildlife corridor. Many animals will be displaced and killed by traffic.	1	No changes are proposed to the existing 30 Avenue. It is true that development on lands surrounding College Park may disrupt wildlife. The City requires an eco-profile to identify wildlife corridors prior to consideration of any development plans for new areas and will work with the developer to preserve as much natural habitat as possible.
20 AVENUE 20 Avenue is poorly maintained and nearly impassable until city upgrades it in 5 -10 years. No one will spend any money on it or maintain it until then.	1	The 20 Avenue road allowance currently belongs to Red Deer County. The County improved the northerly 2 blocks of road several years ago. The portion south, towards 39 Street, is an unimproved road allowance without proper road bed construction. Signs have been posted at each end by the County indicating that this is a "fair weather" road only and "50% load limit". All weather access is available through the city via 30 Avenue. If the 20 Avenue road allowance is annexed, there are no scheduled improvements planned for five to 10 years depending on city growth and the City's capital budget. However, the long range intent is that this road allowance will be improved to act as a major arterial road on the east side of the City between Lancaster Drive and 55 Street.
HIGHWAY 11 Highway 11 should be in place before development, get the road in place now. What is the timeline?	1	Highway 11 is a provincial highway. Alberta Transportation indicates that the alignment for the new highway has been set and was gazetted in July 2000. The alignment extends easterly from the 67 Street / 30

		Avenue intersection, begins to deflect slightly south at 20 Avenue, and ties into the existing highway at the top of the Canyon Heights hill. The timing of this work will depend on traffic volumes, which are somewhat related to the petrochemical activity east of Red Deer, but Alberta Transportation does not expect the re-alignment to be required for 10 to 20 years.
GAS LINES There are existing gas lines in College Park what will the city regulations and policies around these be?	1	The Alberta Energy and Utilities Board has provided the names of the companies that own these lines and Parkland Community Planning Services is currently discussing the lines with them concerning these matters: condition of the lines, maintenance record, last inspection, age and life expectancy of the lines, and impact on any future development (e.g. setbacks).
SCHOOL BUSING How will school busing be handled?	1	Annexation will not change the busing for the Catholic schools, as the Catholic district already buses students in and around Red Deer. However, for the public schools there will be a change if the city boundary changes. Once land is within the City boundary, the Public School Board will designate a school to serve each area. If an elementary student is more than 1.6 km away from the designated school the Board will provide bus transportation (yellow school bus). If a middle school or high school student is more than 2.4 km away from their designated school, the Board will provide bus transportation (either City transit when available or a yellow school bus where transit is not available). For more information on the public schools and busing please contact Deb Beck at 343-1405.
DEVELOPMENT Land owner objects because he has his own development plans.	1	Any legally approved development permits issued before annexation by the County will be valid within the City provided these permits do not expire before development is undertaken. Any proposals for which there is no development permit will be required to submit an application to the City for consideration.
GOLF COURSE Privately owned golf courses will be disadvantaged by the annexation of River Bend because the city will forgive the taxes. Unfair competition.	1	Currently, the River Bend Golf Course pays taxes to the County at the non-residential tax rate. Upon annexation, River Bend will continue to pay taxes at the non-residential tax rate to the City. The rules for assessment and taxation of golf courses are the same whether River Bend is in the County or in the City. These rules are contained in the Municipal Government Act and Community Organization Property Tax Exemption Act. The River Bend Golf and Recreation Society operates River Bend Golf Course by an arms length agreement from the City and

		any requests to City Council for a tax exemption or forgiveness would not be supported by City administration.
COLLEGE PARK - <u>Roads</u> Do not want the existing road ways extended from College Park to access new development as shown in concept plans (this would include as a main access, construction access, and alley type access).	7	It is important that the city be made aware of such concerns. Right now the concept plan for the College Park area (in the East Hill Major Area Structure Plan) does show extension of some of the roads into the adjacent land. However, this is a concept plan only, and based on resident's concerns we will be reconsidering extension of the roads. The City engineering department is investigating other options for transportation/access/road alignment. College Park concerns are going to be shared with future developers of the adjacent lands in order that he might try to accommodate the option of no road extension in his development plans.
COLLEGE PARK - <u>Snow Clearing</u> Snow clearing in College Park is vital because roads are narrow.	2	Snow clearing will be provided by the County for the first two years following annexation and after two years it will be provided by the City. Under City policy, local roads are normally only cleared of snow if they become impassible to emergency vehicles.
COLLEGE PARK - <u>Character</u> <ul style="list-style-type: none"> • Maintain the character of College Park. • Preserving our country like surroundings/current quality of life in College Park 	1 1	Maintaining the character and quality of life of an existing neighbourhood is very important. The City has several policies that attempt to protect neighbourhood character when adjacent lands are being developed. In addition to these policies, it is recommended that after annexation the community of College Park undertake an Area Redevelopment Plan specifically for their neighbourhood. This planning process would allow residents to work with the City and Parkland Community Planning Services to define the character of the area and work on specific policies to preserve it.
COLLEGE PARK - <u>Services</u> Will future development force services into College Park?	1	No. Servicing for future development on the vacant lands next to College Park will occur independently of anyone in College Park choosing to hook up to services. But, in College Park, landowners may request services and if there is agreement of a 2/3 majority of owners, then services will be extended to all properties. If 2/3 majority wants services, then all land owners will be required to pay servicing costs.
COLLEGE PARK - <u>Trail</u> Could a shale trail or sidewalk be installed on the east side of 30 Avenue next to College Park?	1	City Design Guidelines call for a sidewalk along one side of arterial roadways. As a sidewalk already exists along the west side of 30 Avenue, no additional sidewalk would normally be provided. Alternative

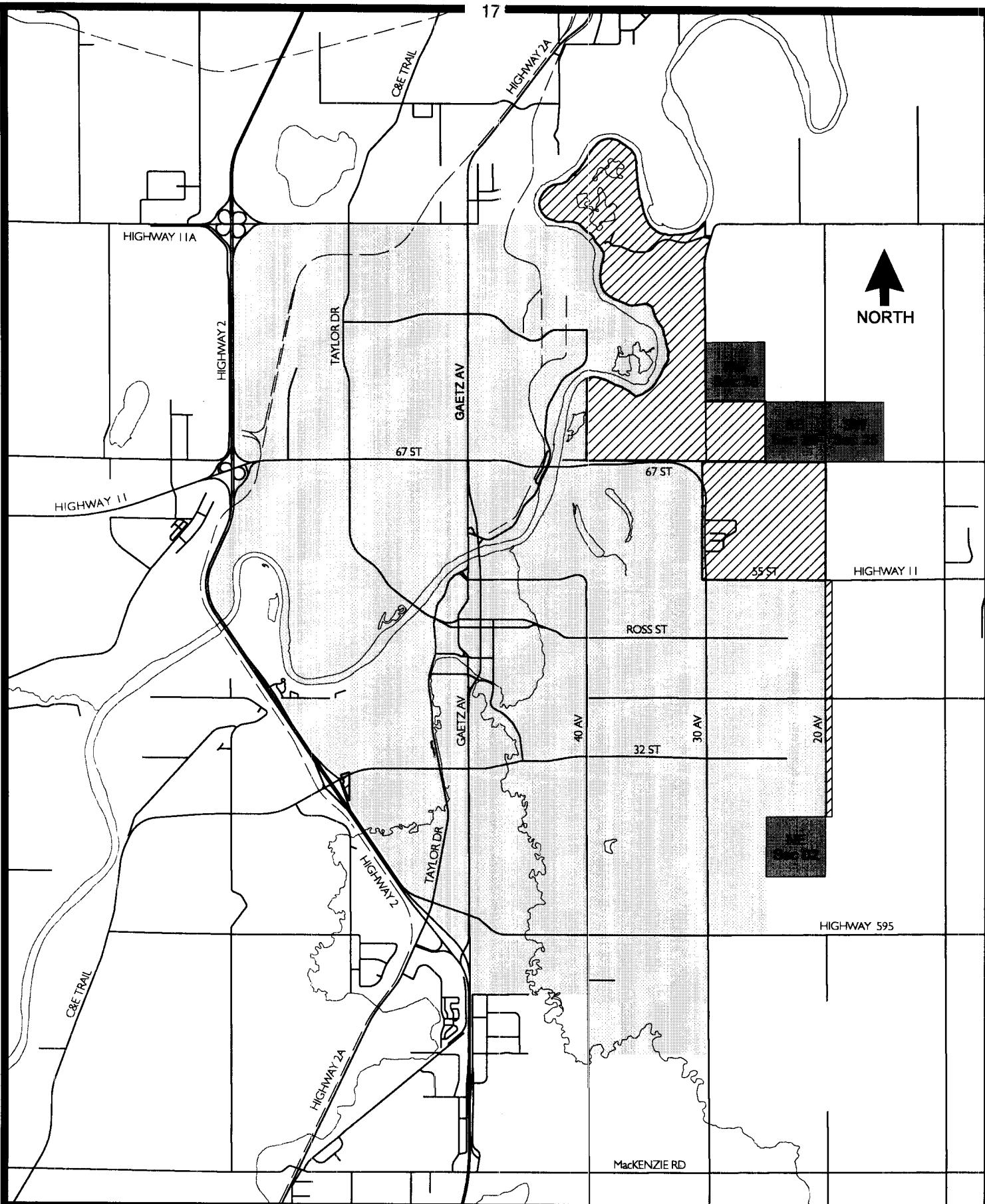
		pedestrian routes from College Park to the 30 Avenue /55 Street and 30 Avenue/61 Street intersections can be assessed during the City's review of neighbourhood plans for the future development area adjacent to College Park.
COLLEGE PARK - <u>Lifestyle</u> Annexation is threatening the College Park life-style	1	The reason annexation is being proposed is to allow for growth of the city. Every effort will be made to protect the character of College Park and to work with landowners to ensure comprehensive planning is completed.
COLLEGE PARK - <u>Road Condition</u> <ul style="list-style-type: none"> Can the City force the county to re-surface and do some road maintenance? There has been little maintenance of the College Park road for 40+ years. Would like the City and County to hot mix surface or recycle surface the existing road at the current structure width. This could take place over 5 years and cost could be shared by the County and City in an agreement similar to the tax share agreement. This would minimize the cost to both parties and could be considered "regular maintenance" of the road. 	1 1	<p>No. The City of Red Deer has no jurisdiction to require road re-surfacing as part of the annexation proposal. However, we will pass on this concern to the County. Under the Intermunicipal Development Plan between the County and the City if annexation is approved, the County would continue to provide road maintenance for two years to any annexed area. The City would take over responsibility for road maintenance after the second year.</p> <p>The City will maintain the roads using the most cost effective methods possible, within the constraints of available funding, and balanced against the demands of other maintenance priorities. Normal maintenance would include crack sealing, pothole repair, and replacement of failed sections. Major rehabilitation of roads is considered where maintenance life-cycle costs exceed rehab costs.</p>
COLLEGE PARK - <u>Drainage</u> Area needs drainage improvements. The county has accepted responsibility but done nothing to fix it.	1	The City of Red Deer will pass this concern on to County administration. If annexation were approved, the City would take over responsibility for drainage after the second year. If a storm sewer system is desired by a majority of the residents, a local improvement project may be warranted.
COLLEGE PARK - <u>Green Space</u> <ul style="list-style-type: none"> Is the green in the centre of College Park privately or publicly owned? No development of any kind should be allowed in the existing municipal reserve in College Park – leave it as is. 	1 2	<p>The 1.7 hectare (4.3 acre) space in the centre of College Park is Municipal Reserve. It is publicly owned by the municipality (currently the County and after annexation the City).</p> <p>There are no plans to alter the centre green space in College Park. It will remain municipal reserve after annexation. Under Red Deer's policies any cancellation/elimination of municipal reserve requires City Council approval and extensive public consultation.</p>

<p>COLLEGE PARK – <u>Fire Hydrants</u> Would like fire hydrants placed at each entrance to College Park and on adjacent land east and north when the water service is available. These should be paid for by the City or adjacent developer. Internal hydrants would only be placed in College Park if and when services were extended into College Park.</p>	1	<p>Engineering Services indicates that hydrants are not needed for the future trunk extension along 30 Avenue. As the trunk is likely to be routed along the west side of 30 Avenue, it would be relatively expensive to extend hydrants to the east side of the road. If hydrants are desired by the College Park residents (i.e. petition of at least 2/3 of the benefiting residents), a local improvement tax would likely be applied to cover the cost. City of Red Deer Emergency Services is able to fight fires using alternative methods to fire hydrants.</p>
<p>COLLEGE PARK - <u>Why?</u> Why does College Park have to be annexed?</p>	1	<p>The City of Red Deer requires new land for future residential growth. While College Park itself will not provide land for new housing, the land in the section surrounding College Park will. The land surrounding College Park is serviceable and accessible. The Intermunicipal Development Plan jointly adopted by the City and County in 1999, identified land in the northeast as suitable for future City residential growth. The Province requires that the City boundary be continuous, therefore in order to bring new land into the City in the northeast, it is necessary to annex College Park.</p>
<p>COLLEGE PARK - <u>Lot Sizes</u> Maintain current lot sizes, do not allow any subdivision.</p>	2	<p>Once annexation is effective direct control zoning will be implemented for College Park. This zoning will hold lot sizes to what exists and will not allow subdivision until such time as an Area Redevelopment Plan is completed by landowners. The Area Redevelopment Plan will either confirm the zoning and no subdivision provision or could adjust the zoning and/or permit subdivision.</p>
<p>COLLEGE PARK - <u>Berm</u> Would like a berm around College Park</p>	1	<p>Berms are not planned at present. Noise levels were measured adjacent to College Park in 1998 and were projected to be approximately 60 dBA in the worst case well into the future.</p>
<p>COLLEGE PARK – <u>Buffer New Development</u></p> <ul style="list-style-type: none"> • Would like a buffer area around the existing College Park to separate it from new development – e.g. green area or similar sized lots 	1	<p>The City of Red Deer is very sensitive about new development complementing existing development. In fact, one of the policies contained in the City’s Planning and Subdivision Guidelines requires that Neighbourhood Area Structure Plans be conscious of new development adjoining existing development so that “where the property adjoins existing development a similar style and density of housing should be proposed where the properties adjoin”. Additionally,</p>
<ul style="list-style-type: none"> • Similar style and density of development in areas adjacent to College Park preferred 	1	<p>your concern and suggestions for green space or buffering will be shared with future developers of the</p>

		adjacent lands so that they may try to accommodate this in his development plans.
COLLEGE PARK - Trees <ul style="list-style-type: none"> • Need more trees to separate current development from the future development • City should trim the trees along the roads to improve site lines but no trees should be removed. • Save all trees possible. • Trees over 10 inches in diameter should be preserved unless diseased damaged or other extenuating circumstances. • Keep tress in and around College Park (including those along the east boundary). 	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>2</p>	<p>This is a suggestion that will be passed on the adjacent landowner as he contemplates future development.</p> <p>The City will look into this concern and will ask the County whether tree trimming will be part of the normal public works duties which they will assume for two years.</p> <p>The City of Red Deer has a strong emphasis on preserving environmental features. Efforts will be made to preserve trees where possible. However, this will largely depend on the cooperation or willingness of private landowners as the city has no restrictions on tree cutting on privately owned land. If an Area Redevelopment Plan is completed for College Park after annexation, tree cutting restrictions on private property is an issue that the Steering Committee could consider including within the plan's recommendations specifically for College Park</p>
COLLEGE PARK – Natural Area The treed area in the southwest corner of the quarter section should remain as green area.	2	This area is identified within the current East Hill Major Area Structure Plan concept plan as a natural area to be preserved. To provide more details on the site, an eco-space inventory (which will describe the type of trees, other plants, and habitat found in the area) has been requested from the City Parks Department. If the area is found to be an important ecological feature (which the report will likely find) the developer will be asked to preserve it in any future development plans and the City may request that it become municipal reserve. However, the land is privately owned and the City is entitled to only 10% of the total land area for municipal reserve dedication. The treed area may exceed 10% if other ecological areas/parks/school sites/berms are factored in. Please be assured that the City values natural areas highly and every effort will be made to work with the land owner to try and preserve the area.
COLLEGE PARK - Servicing If we build a new house in College Park will we have to connect to services at our own cost?	1	No. No one will be forced to connect to any services. This applies to construction of new homes, renovated homes, rebuilt homes or existing homes. However, if a 2/3 majority of land owners request services, all homeowners will be required to pay a share of the cost to bring the service lines into College Park.




		Once service lines are installed, only those who wish to connect to the line will pay their own costs to connect and install the necessary plumbing in their home.
COLLEGE PARK - <u>Comprehensive Plan</u> <ul style="list-style-type: none"> College Park should have an individual "plan" developed for the area immediately after the annexation is complete to specify the character and function of the neighbourhood. Controlled housing plans need to be discussed and opportunity looked at 	1	College Park is a unique area and needs to have a plan that reflects some of its specific issues including neighbourhood character. The City is suggesting that College Park generate an Area Redevelopment Plan for the neighbourhood that would define and then protect the character of the community. The plan could also address any other planning related issues that residents felt were necessary (e.g. tree protection, safety, roads). To undertake the plan it will be important to have a group of land owners that are willing to form a steering committee to work with planners. The process, which includes developing the plan and having it adopted by City Council, may take up to one year.
COLLEGE PARK - <u>Area Redevelopment Plan</u> When the ARP (Area Redevelopment Plan) is done will it allow subdivision?	1	The Area Redevelopment Plan will be written by a Steering Committee made up of land owners in College Park. This Steering Committee will decide which policies and recommendations they wish to see in the plan; including whether to allow subdivision to smaller lots. City Council will then be asked by the Steering Committee to adopt the plan as a statutory plan and to implement the policies in the plan. This is the process that was followed and has been successful in Riverside Meadows.
COLLEGE PARK - <u>Regulations</u> If annexed, what regulations will be in place to build a new house, or put up a fence?	1	Once land is annexed into the City of Red Deer, all City building regulations, permits and fees will be in place for any type of structure (e.g. house, garage, deck or fence). These regulations comply with the Alberta Building Code. A copy of the City regulations is available from the City Inspections and Licensing Department.
COLLEGE PARK - <u>Businesses</u> No businesses should be allowed to operate within College Park except those pre-existing annexation which could be grandfathered until the property is sold.		Immediately following annexation, the City of Red Deer will "grandfather" (as legal non-conforming uses) all existing businesses in College Park. It is important to note that business operations, like any land use, cannot be linked to who owns a property and can only be linked to the property's zoning. Therefore, a legal non-conforming business can continue regardless of ownership until such time as it is discontinued for six months or more. Also, as you may be aware, The City of Red Deer

		allows home occupations in residential areas provided that they do not generate excessive traffic, noise or other impacts. The City also considers applications for bed and breakfasts and home music instruction in private homes in residential areas. These types of uses would be allowed in College Park as they are in all neighbourhoods throughout the city. There is no provision for any other commercial uses in residential districts in any of the City's statutory plans. This means that the proposed direct control zoning for College Park would not allow for additional or new commercial uses. The ultimate zoning in College Park will depend on the outcome of the Area Redevelopment Plan completed in consultation with the land owners.
COLLEGE PARK - <u>Drainage</u> <ul style="list-style-type: none"> • Drainage concerns in the northeast corner of College Park must be addressed as part of any new development occurring to the north or east. • What is the drainage right of way around College Park? 	<p style="text-align: center;">2 1</p>	<p>Any proposed development to the north or east of College Park will be thoroughly reviewed with regard to drainage. Drainage within new development areas will be directed to detention ponds and the storm sewer in accordance with City and Provincial standards.</p> <p>The land is owned privately, but the County has the right to maintain a drainage ditch on the land, within the right of way. This right would be transferred to the City following annexation, although it may become unnecessary as the adjacent land develops and a storm drainage system is provided.</p>
COLLEGE PARK – <u>Mail Service</u> <ul style="list-style-type: none"> • A proper paved area should be provided at the Canada post site. • Will our mail box system remain the same? 	<p style="text-align: center;">1 1</p>	<p>We have contacted Canada Post on these matters. Canada Post must complete additional research before definite answers can be provided. A representative from Canada Post would like to meet with residents of College Park in the new year to discuss these and any other concerns or questions.</p>
COLLEGE PARK – <u>Speed Limit</u> Retain the 30 km/h speed limit	<p style="text-align: center;">1</p>	<p>All residential areas within the City of Red Deer have a 50 km/hr speed limit unless otherwise posted (e.g. 30 km/hr in school zones). This is in compliance with the City of Red Deer traffic bylaw. Following annexation, the speed limit for College Park would be reviewed by the City Traffic Engineering section to determine if the roadway design and condition is capable of safely supporting the normal 50 km/hr speed limit or if 30 km/hr should remain in place. This recommendation will then be forwarded to City Council for consideration. Area residents concerned with any changes to the speed limit may express their</p>



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Engineering Department

Additional Lands Requested for Inclusion by Land Owners

-  Existing City of Red Deer Boundary
-  Proposed Annexed Lands
-  Additional Land Requested by Landowner

January 2003



Notice of Intent to Annex Land

Submitted By: The City of Red Deer

January 3, 2003

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Notice of Intent to Annex Lands

1.0 Background

The City of Red Deer has experienced significant population and residential growth for the past several years. The recently released 2002 City Census indicates that Red Deer has now reached 70,593 people. This total represents a 3.35 % increase over the 2001 population. Red Deer remains Alberta's fourth largest urban centre. Predictions based on the 2001 Federal Census released by Statistics Canada pinpoint Central Alberta and the Highway 2 Edmonton-Calgary corridor as among the highest growth areas in the nation over the next decade. Likely owing to this population growth, and to current trends in development, residential construction starts in Red Deer were exceedingly strong in 2001 and 2002. As a result of this growth and the need specifically for new residential land, the City is proposing annexation of land from Red Deer County. Previous annexations of land from Red Deer County by the City of Red Deer last took place in 1996 (current city landfill site) and in 1992 (residential, commercial, and institutional lands).

2.0 Introduction

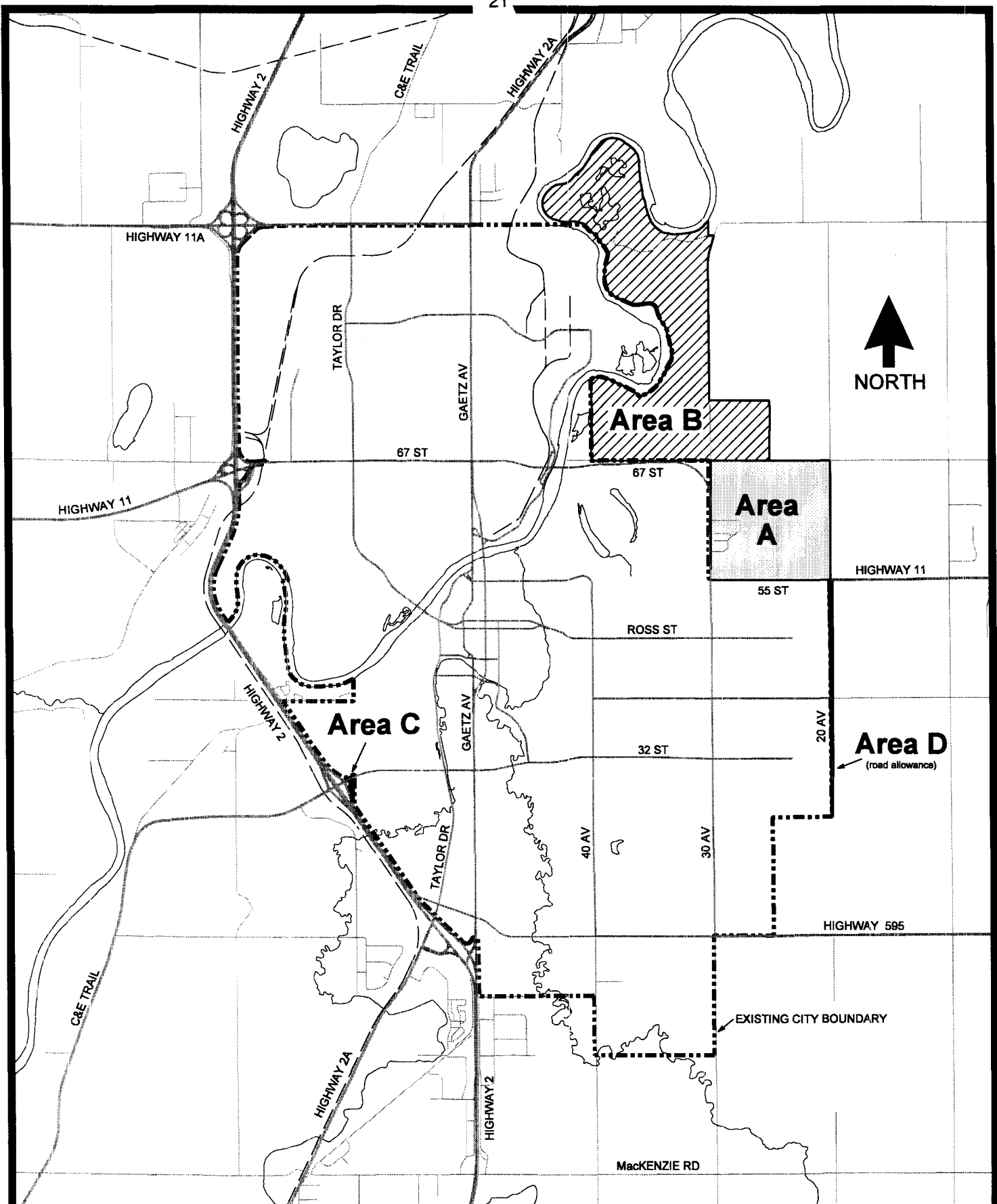
The City of Red Deer is proposing to expand its municipal boundaries by annexing certain lands from Red Deer County. Refer to Figure 1. The following document describes the City's proposal and, in accordance with Section 116 of the Municipal Government Act:

- Describes the lands proposed to be annexed
- Outlines the capacity of the City of Red Deer to service these lands
- Presents the reasons for the proposed annexation
- Proposes a process to conduct consultation with the County
- Proposes a process to conduct consultation with the public
- Proposes a process to meet with affected land owners, agencies, and stakeholders and to keep them informed of the negotiations.

This annexation application will deal only with residential land needs. Subsequent annexation phases/applications will deal with industrial and major commercial land needs.

3.0 Lands Proposed to be Annexed

The lands affected by the proposed annexation are presented below by means of legal description. Also included are geographic descriptions, the area size in hectares, and maps illustrating the lands proposed for annexation.



3.1 Area Commonly known as the College Park Section

Legal Description:

- NW ¼ 23-38-27-4
- NE ¼ 23-38-27-4
- SE ¼ 23-38-27-4
- SW ¼ 23-38-27-4
- Including the 20 metre (66 foot) existing road allowance east the NE and SE quarters noted above. And including the 20 metre right-of-way for the future 67 Street extension on the north boundary of the section.

And the lands contained in :

- Lots 1-6 and 10 – 12, Block 1, Plan 4314 KS
- Lots 7-9, Block 1, Plan 165 MC
- Block P, 4314 KS
- Lots 1-5, Block 2, Plan 4314 KS
- Lots 1-2, Block 3, Plan 4314 KS
- Lots 3B & 3C, Block 3, Plan 792 2859
- Block X, Plan 993 AE
- Block 17, Plan 993 AE
- Block 18, Plan 993 AE
- Plan 862 2647

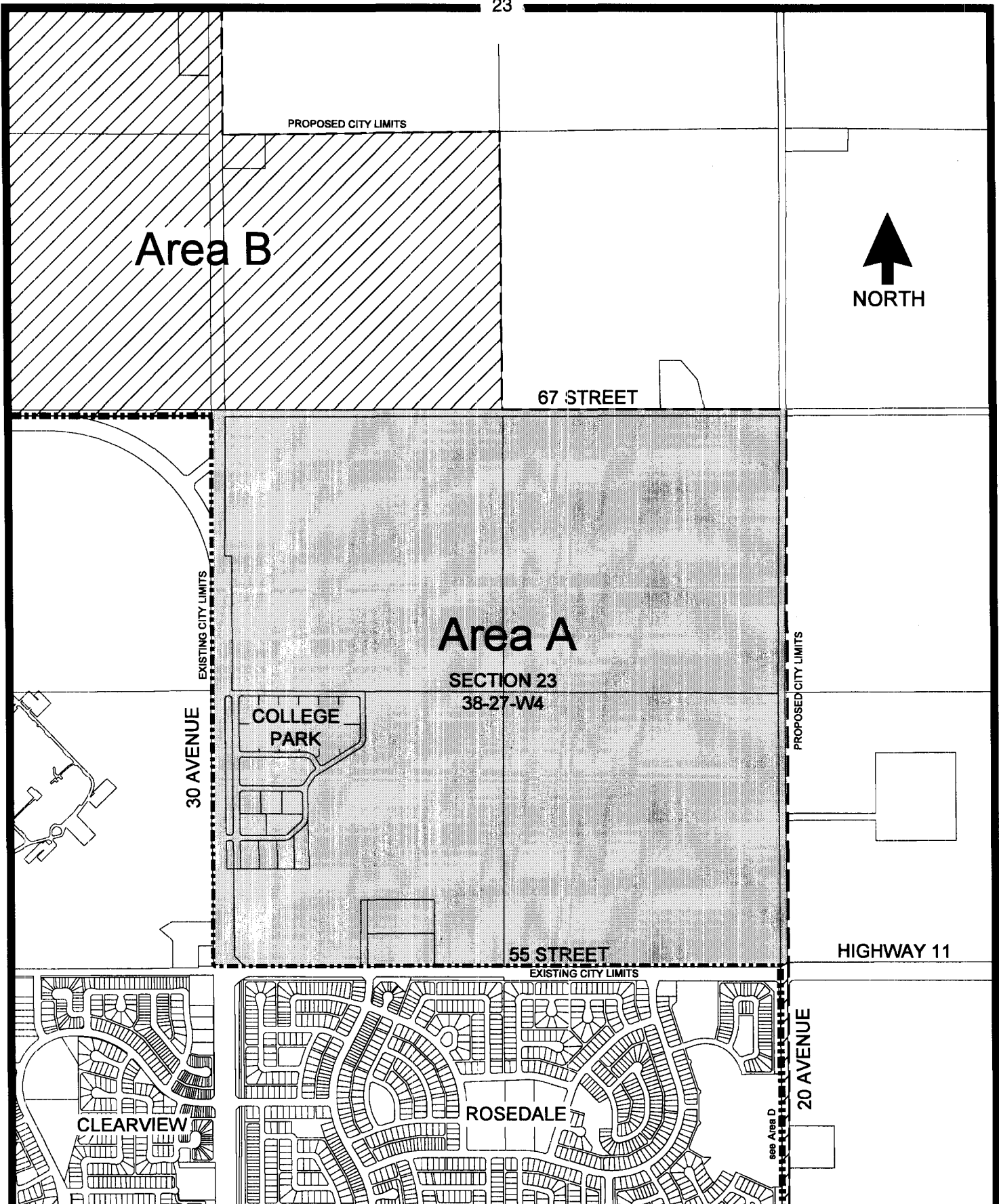
The College Park Section is located east of the present city boundary, and north of the Rosedale neighbourhood, an existing City neighbourhood. Included are the four quarter sections of land to the north of Highway 11 and east of 30th Avenue, (lands situated between 67 Street and 55 Street). As well as the right-of-way (20 metre) for the future 20 Avenue on the east boundary of the section and the right-of-way (20 metre) for the future 67 Street extension on the north boundary of the section. The area presently contains some residential development and a church site. Much of the land is used for agricultural production. Refer to Figure 2.

Size: +/- 260 hectares (1 Section)

3.2 Area of lands East of the Red Deer River and North of 67 Street

Legal Description:

- SW ¼ 26-38-27-4
- NW ¼ 27-38-27-4 (South of the Red Deer River and excluding Plan 832 2071, Plan 6 BG, & Plan 862 1625)
- NE ¼ 27-38-27-4
- SW ¼ 27-38-27-4
- SE ¼ 27-38-27-4



- NE ¼ 33-38-27-4 (North of the Red Deer River)
- NE ¼ 34-38-27-4 (South of the Red Deer River)
- NW ¼ 34-38-27-4 (East of the Red Deer River)
- SW ¼ 34-38-27-4 (East and North of the Red Deer River)
- SE ¼ 34-38-27-4 (North of the Red Deer River)
- NE ¼ 2-39-27-4 (South of the Red Deer River)
- NW ¼ 2-39-27-4 (South of the Red Deer River)
- SE ¼ 2-39-27-4 (South of the Red Deer River)
- SW ¼ 2-39-27-4 (South of the Red Deer River)
- SE ¼ 3-39-27-4 (East of the Red Deer River)

And the lands contained in :

- Lot A, Plan 1035 RS
- Lot 1, Block 1, Plan 762 1866
- Lot 2, Block 1, Plan 852 1440
- Lot 3, Block 1, Plan 852 1440
- Block A, Plan 862 2248
- Block 1, Plan 922 0736
- Lot 1 & 2, Block 2, Plan 922 2009
- Lot 1A, Block 1, Plan 922 3488
- Lot 1, Block 1, Plan 922 3520
- Lots 3 & 4, Block 2, Plan 942 1279
- Lot 2, Block 1, Plan 952 2393
- Lot 4, Block 1, Plan 952 2947
- Lot 5, Block 1, Plan 952 4400
- Lot 1, Plan 0021154
- Block 1, Plan 022 2517

The lands described here are located east of the Red Deer River (including lands east of MacKenzie Trails), north of 67 Street and outside the present city boundary. Portions of the lands are used for a golf course and club house, trail access and recreational areas, as well as lands for residential dwellings, gravel extraction, and agricultural production. Much of the area can be considered environmentally sensitive including the riverbank and ravines. This annexation application will include the right-of-way (20 metre) for 30 Avenue. Refer to Figure 3.

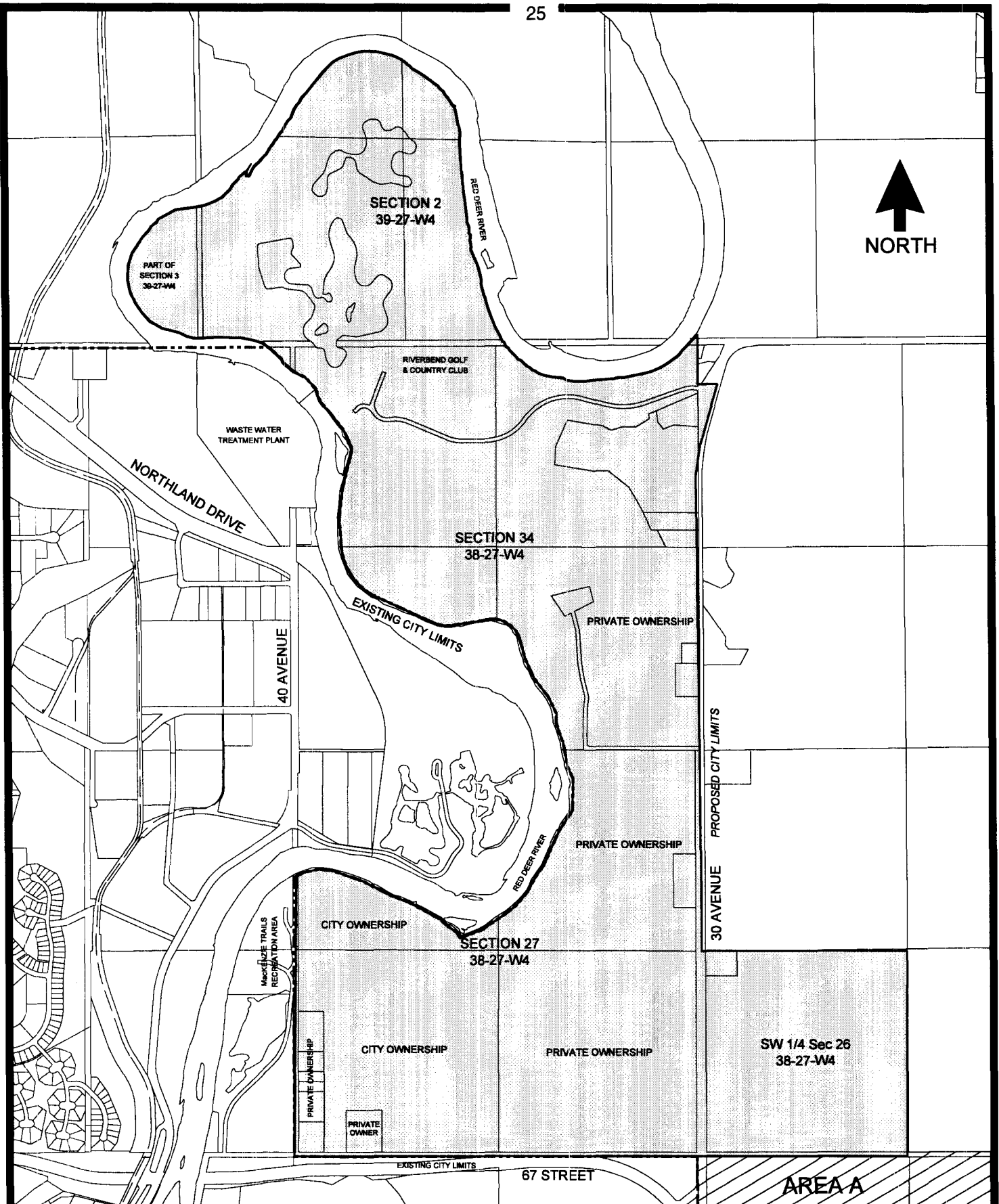
Size: +/- 560.5 hectares

3.3 Area of lands at the Red Deer College

Legal Description:

- Plan 012 0303, west of Road Allowance and East of Highway 2
- Road Plan 842 0587

This parcel is comprised of a piece of land making up the 32 Street and Highway 2 interchange into the City of Red Deer as well as land



located at Red Deer College. The land at the College is a former remnant road right-of-way once owned by the Province of Alberta. When the Province deemed that this land was no longer required for expansion or access to Highway 2, the College acquired the surplus lands. The College portion is located west of the present city boundary, but has been consolidated with adjacent College lands within the city boundary. The area is undeveloped. The additional lands are contained within the 32 Street boulevard of the City of Red Deer. Refer to Figure 4.

Size: +/- 2.53 hectares

3.4 Area of Lands East of Current City Boundary – Required for 20 Avenue

Legal Description:

The 20 metre (66 foot) existing road allowance east of :

- NE¼ 14-38-27-4
- SE ¼ 14-38-27-4
- NE ¼ 11-38-27-4
- SE ¼ 11-38-27-4

The lands described here are located east of the present city boundary along the 20 Avenue right of way. Refer to Figure 5. Specifically, this application includes a right-of-way (20 metre) for the future 20 Avenue running from 55 Street to Lancaster Drive, two full sections. The right-of-way is 20 metres in width. Due to rapid growth in the City, upgrading of 20 Avenue to a city standard is required to allow access to adjacent residential neighbourhoods. Upgrading and construction of 20 Avenue will be completed in stages over the next 10 years.

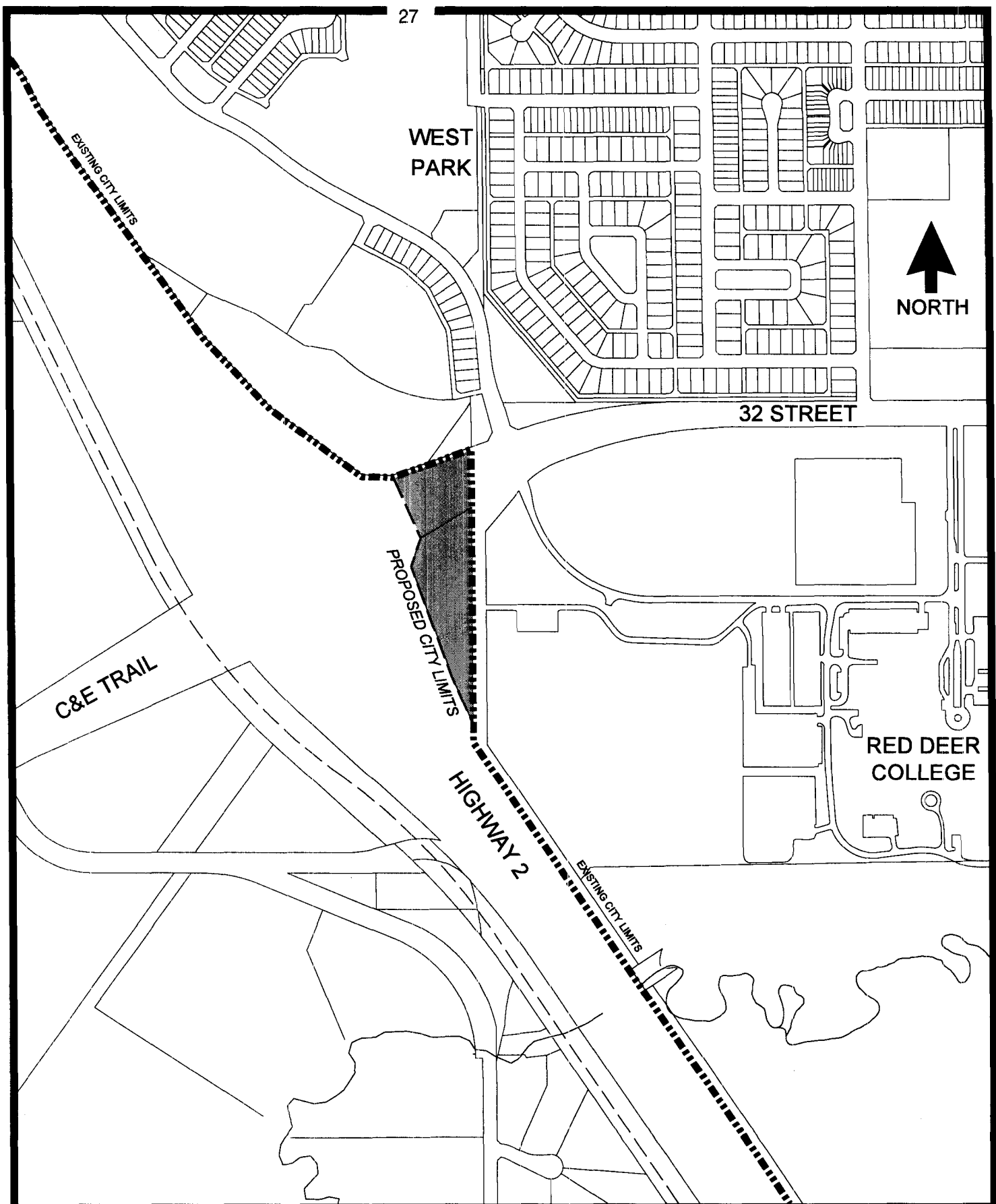
Size: +/- 6.43 hectares

- All portions of all intervening road and public utility rights-of-way.

4.0 Servicing Overview

The lands described above can be fully serviced by the City of Red Deer with water, sanitary sewer, storm water sewer, and transportation services. Many of the areas including the College Park Section and the lands at Red Deer College are directly serviceable while others will require some infrastructure installations and major servicing upgrades before services are available. No new development will be permitted until services are available. A Proposed Annexation Servicing Study has been prepared by the City of Red Deer Engineering Services Department and is available for review.

Utility companies/agencies providing gas, electrical, telephone, cable, and related utilities will be approached to confirm that servicing is possible before any final



Notice of Intent to Annex Lands Area C

AREA 'A' Sec.23-38-27-W4

55 STREET



ROSEDALE

ROSS STREET

DEERPARK

30 AVENUE

PROPOSED CITY LIMITS
20 AVENUE

39 STREET

DEERPARK

32 STREET

LANCASTER

EXISTING CITY LIMITS

annexation application is filed with the Municipal Government Board. Initial contact with these agencies has been made.

Other city services such as policing, emergency services, and recreation services (which are in many cases already used by residents of these areas) will be available to all residents falling within the City of Red Deer boundary should the annexation application be successful.

5.0 Reasons for the Proposed Annexation

There are several reasons why the annexation of these particular lands is being proposed at this time.

5.1 Growth Needs

As shown in Table 1, attached, the forecasted residential land absorption rates (current and projected) are outpacing previous expectations. Also critical to the issue, is the fact that some lands within the city boundaries, which are slated for long range residential growth, are not currently accessible or are constrained for development, (the most notable case is the Michener Centre lands or lands along Waskasoo Creek which are limited due to environmental factors), thereby decreasing the available supply of residential lands in the city's inventory by an estimated 150.9 hectares to approximately 650 hectares. New residential land is needed to ensure the city can maintain a 20-30 year supply of residential lands as set out in the Intermunicipal Development Plan. The predictions contained in the 2000 Growth Study suggested that the city would run out of residential land after 2030. The updated figures contained in Table 1 (based upon actual land consumption) now indicate that the city will run out of residential land before the year 2015. This is fifteen years earlier than anticipated in the Growth Study. Therefore, the city has only a 12 year land supply available for residential development.

There are several reasons for the faster than anticipated absorption rate, these include more rapid population growth than forecasted, actual densities per hectare which differ from projections, and shrinking household size.

Red Deer is growing more rapidly than expected. The Growth Study projected 69,978 residents in Red Deer by 2002. The city census reported an actual population of 70,593; an additional 615 persons over and above projections. Between 2001-2002, Red Deer experienced a 3.35% population increase, higher than the projected increase rate of 2.77%.

Residential density, that is the number of units per hectare, also differs from projected figures. Each year, the density of residential

Table 1: Residential Land Absorption Rates and Projections

Year	Population	Persons per Unit	Population Increase	No. of Units	Average City Wide Density	New Units	Estimated Hectares Needed	Total Residential Hectares	Total Developed Hectares	Actual New Developed Hectares	Total Vacant Hectares
1995	59834	2.56		24056				3924.1			
1999	63940	2.5	4106	25618	9	1562.0	168.4	3924.1	2761.1	83	1163.0
2000	65701	2.49	1761	26343	9	725.0	78.3	3924.1	2844.1	61	1080.0
2001	68308	2.49	2607	27461	9	1118.0	118.3	3924.1	2905.1	161	1019.0
2002	70593	2.46	2285	28644	10.9	1183.0	108.5	3924.1	3265.1	199	659.0 Actual
2003	71621	2.45	1028	29233	11.0	589.1	53.6	3924.1	3373.6		550.5 Projected
2004	72999	2.44	1378	29918	11.1	684.6	61.7	3924.1	3427.2		496.9
2005	74094	2.43	1095	30491	11.2	573.7	51.2	3924.1	3488.9		435.2
2006	75057	2.42	963	31015	11.3	523.9	46.4	3924.1	3540.1		384.0
2007	76033	2.41	976	31549	11.4	533.7	46.8	3924.1	3586.4		337.7
2008	77021	2.40	988	32092	11.5	543.1	47.2	3924.1	3633.3		290.8
2009	78023	2.39	1002	32646	11.6	553.5	47.7	3924.1	3680.5		243.6
2010	79037	2.38	1014	33209	11.7	563.2	48.1	3924.1	3728.2		195.9
2011	80064	2.37	1027	33782	11.8	573.5	48.6	3924.1	3776.3		147.8
2012	81105	2.36	1041	34367	11.9	584.2	49.1	3924.1	3824.9		99.2
2013	82160	2.35	1055	34962	12.0	595.2	49.6	3924.1	3874.0		50.1
2014	83228	2.34	1068	35568	12.1	605.8	50.1	3924.1	3923.6		0.5
2015	84310	2.33	1082	36185	12.2	617.0	50.6	3924.1	3973.7		-49.6
2016	85406	2.32	1096	36813	12.3	628.4	51.1	3924.1	4024.3		-100.2
2017	86516	2.31	1110	37453	12.4	639.9	51.6	3924.1	4075.4		-151.3
2018	87641	2.31	1125	38022	12.5	569.3	45.5	3924.1	4127.0		-202.9
2019	88780	2.30	1139	38600	12.6	577.9	45.9	3924.1	4172.5		-248.4
2020	89934	2.30	1154	39187	12.7	586.9	46.2	3924.1	4218.4		-294.3
2021	91103	2.29	1169	39783	12.8	596.0	46.6	3924.1	4264.6		-340.5
2022	92288	2.29	1185	40389	12.9	605.7	46.9	3924.1	4311.2		-387.1
2023	93487	2.28	1199	41003	13.0	614.4	47.3	3924.1	4358.1		-434.0
2024	94703	2.28	1216	41628	13.1	624.6	47.7	3924.1	4405.4		-481.3
2025	95934	2.27	1231	42262	13.2	634.0	48.0	3924.1	4453.1		-529.0
2026	97181	2.27	1247	42906	13.3	643.8	48.4	3924.1	4501.1		-577.0
2027	98444	2.26	1263	43559	13.4	653.8	48.8	3924.1	4549.5		-625.4
2028	99724	2.26	1280	44224	13.5	664.2	49.2	3924.1	4598.3		-674.2
2029	101021	2.25	1297	44898	13.6	674.7	49.6	3924.1	4647.5		-723.4
2030	102334	2.25	1313	45583	13.7	684.9	50.0	3924.1	4697.1		-773.0
2031	103664	2.24	1330	46279	13.8	695.5	50.4	3924.1	4747.1		-823.0
2032	105012	2.24	1348	46985	13.9	706.7	50.8	3924.1	4797.5		-873.4
2033	106377	2.23	1365	47703	14.0	717.5	51.2	3924.1	4848.3		-924.2
average increase per year			1154	average no. of ha per year			49.2				

development within the city is increasing. This increase is linked to more compact development in new neighbourhoods, infill development within the downtown/older areas, and the popularity of new apartment, townhouse, and multifamily housing projects in the city. But the city is still not at the density figures predicted in the 1999 Growth Study. The Growth Study was based on a constant city wide average density of 12.7 residential units per hectare of residential land. Growth Study calculations indicated that the density of neighbourhoods had already reached 12.7 in 1999 when this was not the case. Actual density calculations indicate Red Deer is now only at 10.95 units per hectare for built neighbourhoods. This discrepancy has led to a higher than forecasted demand for new residential land.

The number of units per hectare will be affected by future infill development decisions and by sustainable community policies and will likely continue to gradually increase. Therefore, for the purposes of our projections we have increased the overall projected density gradually up to 12.7 units per hectare for future years to be consistent with the Growth Study, but the current figures have been adjusted to reflect actual density levels. This has resulted in a demand for 156.5 more hectares of residential lands between 2000-2002 than recognized within the Growth Study.

Another factor affecting residential land absorption, is the declining number of persons per household (persons per unit). Researchers across the country have found that both family size and household size are declining. The average number of one person households is on the rise, this is linked to more single persons purchasing homes and to the elderly remaining in their own homes by themselves longer than in the past. Red Deer's 1999 Growth Study calculations were based on an average of 2.6 persons per unit. However, the city census found the average number of persons per household to be only 2.5 persons per household in 1999 and that this figure continued to decline through to the 2002 Census which showed 2.46 persons per household. This decrease in the number of persons living in each housing unit, which is unaccounted for in the Growth Study, will drive up the demand for residential units required in the city.

Comparing the supply of available, developable residential land to current average residential land consumption rates, housing densities, and population projections, the city has a sufficient supply of future residential lands to last until approximately 2015. This is a 12 year land supply. To meet the city policy to retain a 20-30 year supply of residential land within its boundaries, the city will have to annex up to a 18 year land supply. Based on an average expected residential land consumption rate of 49 hectares per year, the City will need to annex between 392 and 882 hectares of developable land to meet the 20-30 year objective (approximately 6 to 13.5 quarter sections of developable land).

5.2 Address Educational Institution, Environmental, & Recreational Needs

5.2.1 Educational Institution

Red Deer College is an important educational facility for both the City of Red Deer and the surrounding area. The College presently has 5,500 full time equivalent students. New facilities constructed during 2002-03 on the College campus include a major library with community wide access and a seniors health care facility. The lands proposed to be annexed that lie adjacent to the College are already owned by the College, but are undeveloped and sit within Red Deer County boundaries. The main campus lies within the City boundary. Annexation of the lands will provide the opportunity for the College to have all properties within the city boundary and may facilitate future development options. The parcel proposed to be annexed has already been consolidated with the College's other lands.

5.2.2 Environmental Preservation

Environmental Preservation and protection of environmental features are important goals within the City of Red Deer. As the city expands the amount of residential lands, it will be important to balance this growth with the addition of land protected as environmental reserve to maintain a high quality of life for residents of the city and to achieve the goals set out in the City's Municipal Development Plan. It is expected that these lands would be included in the Environmental Profile Process recognized in the city. Annexation of sensitive lands within the ravine of Section 27-38-27-4 and the river bank/flood area in Section 34-38-27-4 will assist in achieving environmental preservation goals.

5.2.3 Recreational

Bringing lands at River Bend Golf Course and Recreation area as well as the trail connections adjacent to MacKenzie Trails, which are presently city maintained (and form part of the city Waskasoo Park system), into the City boundaries will assist in administering the Waskasoo Park system and coordinating the management of city facilities at River Bend.

5.3 Implementing the IDP

In 1999 the City of Red Deer and Red Deer County co-authored and jointly adopted an Intermunicipal Development Plan. This plan shows short term and longer term city growth/annexation areas. In order to implement this plan, especially Policy 17.1.11, which indicates agreement that the City of Red Deer should maintain a 20-30 years supply of residential land, and Map 4, which shows short term expansion areas (growth areas) for the City of Red Deer, annexation is

required. Under current forecasts, as explained above, the city falls short of a 20-30 year supply of future residential lands.

5.4 Implementation of other Statutory Plans

The City of Red Deer Municipal Development Plan and the East Hill Major Area Structure Plan, both adopted as statutory plans by the City of Red Deer Council, are based upon growth directions presented in the Intermunicipal Development Plan. Annexation of the proposed lands will allow the City to implement these plans as approved.

5.5 Land owner inquiries

Land owners within SW ¼ 23-38-27-4 and SE ¼ 27-38-27-4 have expressed, in writing, their interest in being annexed into the City of Red Deer. Annexation is requested by these owners to allow for residential development in the College Park area and also in the lands adjacent to 67 Street, east of MacKenzie Trails. This annexation proposal responds to the landowners' requests and ensures that future development of these parcels will reflect the long term planning objectives of the Intermunicipal Development Plan, adopted both by the County and the City in 1999.

5.6 City Boundary, Access Issues, and Transportation

The City of Red Deer wishes to achieve a logical and consistent boundary between the city and the county. This annexation will provide the opportunity to do so.

As well, this annexation will address some current access issues. At present the only access for residents living in the MacKenzie Trails area and College Park is via city roads such as 30 Avenue or 45 Avenue, both City of Red Deer roads. Any access issues around these lands could be eliminated were they approved for annexation and brought within city boundaries.

In addition, due to growth, it is expected that widening of 30th Avenue (north of 67 Street) will be necessary within a few years, and the widening/improvement of 20 Avenue on the east side of the City. Therefore a 20 metre road right-of-way for road expansion of 30 Avenue and is included in this application.

5.7 City Owned Lands

Lastly, the City of Red Deer owns undeveloped parcels that fall outside the current city boundary, NW ¼ 23-38-27-4, SW ¼ 27-38-27-4, part of NW ¼ 27-38-27-4, part of NE ¼ 34-38-27-4 and part of NW ¼ 34-38-27-4. The City of Red Deer is interested in bringing this land into its own jurisdiction to allow for future serviced development at urban densities.

6.0 Proposed Process for Negotiation with the Red Deer County

The City of Red Deer will follow the process for negotiation set out in the Intermunicipal Development Plan, Section 17.0, which was designed and adopted by both municipalities to minimize any problems that could arise during the annexation process and to ensure that the transition from rural to urban land control occurs as smoothly as possible. This process includes:

- Sharing of growth and development information so that both municipalities are aware of the extent of annexation requirements. This information has been shared via the Intermunicipal Affairs Committee of the City and County in April-September of 2002. Ongoing discussion and information sharing is expected.
- Referral of the annexation proposal for comment prior to any official action being taken. This has included both an administrative review and an Intermunicipal Affairs Committee review of the preliminary annexation proposal in April-September 2002.
- A Council to Council meeting to discuss the rationale for annexation prior to the submission of an annexation application. This meeting was held (October 22, 2002).
- The remainder of the process will follow the requirements as set out in the Municipal Government Act and the Intermunicipal Development Plan.

7.0 Proposed Public Consultation Process

Because annexation applications typically stimulate a great deal of public interest it is extremely important to develop a comprehensive public consultation process. Below is a summary of the proposed public consultation process. Copies of the full communications strategy are available for review.

7.1 Stakeholders

The following groups or organizations have been identified as stakeholders:

- Red Deer County
- City of Red Deer
- Affected Utility Companies and Service Agencies (e.g. Enmax, ATCO, Telus, Shaw Cable, Epcor)
- Catholic School Board
- Public School Boards
- Provincial Ministries (e.g. Alberta Transportation, Alberta Environment)
- Alberta Utilities Board
- David Thompson Health Region
- Canada Post
- Red Deer Chamber of Commerce
- Landowners within proposed annexation area
- Red Deer College
- Visitor and Convention Bureau
- Red Deer City and County citizens
- Developers of parcels adjacent to proposed annexation areas

7.2 Approach

The City of Red Deer approach has and will continue to include discussion with The County, landowners, and stakeholders before submitting a formal application to the Municipal Government Board. A preliminary public meeting with land owners was held on November 5, 2002. Questions and concerns noted at the meeting and in correspondence after the meeting have been answered/reviewed and a summary report has been sent out to all landowners. As well, a subsequent discussion with College Park residents was held on November 26 (community association meeting).

7.3 Public Consultation and Communications Process

The following process has been designed to consult with the public and affected landowners. The Communications Process will be closely aligned with project timing. The following list identifies the public consultation process and the key periods when the City will contact specific audiences.

Stage in Process	Materials/Public Consultation Required
Annexation Proposal (Notice of Intent to Annex Land) Preparation	
Annexation Proposal presented to City Council and later to County Council	Notice of Intent
Consultation with Stakeholders	
• Landowner and Residents	Initial "Drop-In Session" for feedback before formal notice
• Agencies	Letter Web site Meeting for Agencies
• General Public and Landowners	News Release Q&A Document Letter Web site Newspaper Ads 1 st Open House Comment Cards Personal Follow Up 2 nd Open House (if required) Distribute copies of final application with covering letter
Application Process	Updates to stakeholders at key points (4-5 times)
Municipal Government Board Decision	Follow up letter to stakeholders

7.4 Techniques

The particular techniques used will vary from audience to audience with affected residents and agencies receiving their primary communication from direct mail outs. The general public will be kept informed through the Web site, newspaper ads, press releases, and the annual City of Red Deer *Inside Out* publication (depending on timing).

A schedule for what techniques to use during certain stages will be developed.

7.5 Tools

- East Hill Major Area Structure Plan – to show College Park residents what the area will look like in future
- Top 10 Questions and Answers sheet
- Mapping
- Display Unit – with annexation background and information
- Joint procedure statements

7.6 Spokespeople

To ensure accurate and timely communication both a spokesperson and a contact person will be used during this process. All members of the City of Red Deer multidisciplinary task force may also be required to serve as area experts from time to time.

The Spokesperson is Bryon Jeffers, Director of Development Services, City of Red Deer. His primary role will be to answer media questions and to communicate with the County Administration, Intermunicipal Affairs Committee, and County and City Councils.

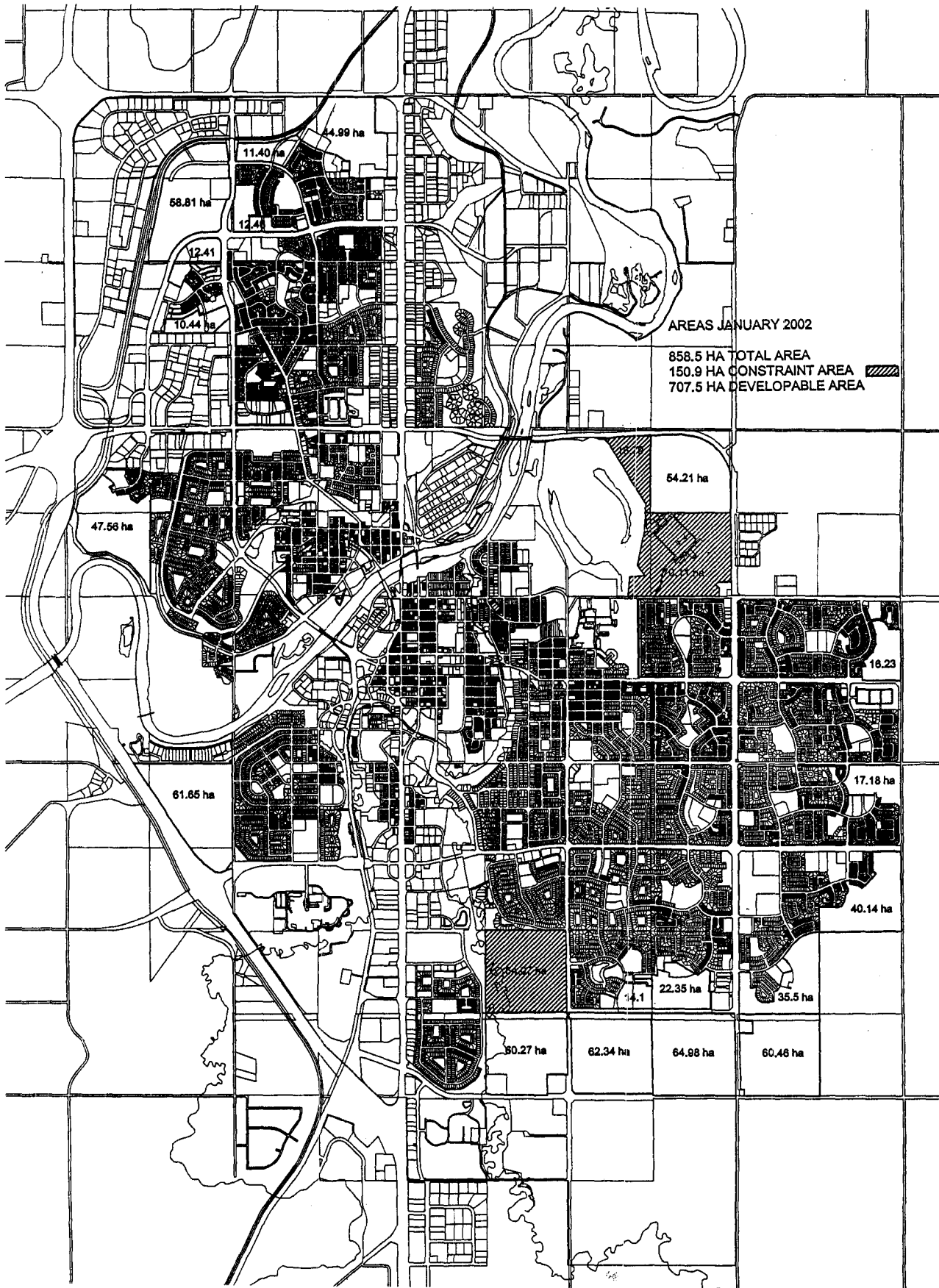
The Main Contact Person is Nancy Hackett, Planner, Parkland Community Planning Services. Her primary role will be to answer general landowner questions. As the Main Contact person, Nancy will try to ensure that all questions are answered within 48 hours – if not directly by she, then by a departmental expert (e.g. engineering questions referred to and answered by the Engineering Services Department or Parks and Recreation questions referred to and answered by the Parks, Recreation, and Culture Department).

7.7 Timing

This process will begin immediately upon presentation of the proposed annexation to The City of Red Deer Council and will continue until a decision has been issued under the Act. In addition, follow up of that decision will be undertaken by the City to inform stakeholders of the outcome of the annexation process/application.

Table 1: Residential Land Absorption Rates and Projections

Year	Population	Persons per Unit	Population Increase	No. of Units	Average City Wide Density	New Units	Estimated Hectares Needed	Total Residential Hectares	Total Developed Hectares	New Developed Hectares or Constraint Area	Total Vacant Hectares
1995	59834	2.56		24056				3924.1			
1999	63940	2.5	4106	25618	9	1562.0	168.4	3924.1	2761.1	83	1163.0
2000	65701	2.49	1761	26343	9	725.0	78.3	3924.1	2844.1	61	1080.0
2001	68308	2.49	2607	27461	9	1118.0	118.3	3924.1	2905.1	161	1019.0
2002	70593	2.46	2285	28644	10.9	1183.0	108.5	3924.1	3217.0	151	707.1 Actual
2003	71621	2.45	1028	29233	11.0	589.1	53.6	3924.1	3325.5		598.6 Projected
2004	72999	2.44	1378	29918	11.1	684.6	61.7	3924.1	3379.1		545.0
2005	74094	2.43	1095	30491	11.2	573.7	51.2	3924.1	3440.8		483.3
2006	75057	2.42	963	31015	11.3	523.9	46.4	3924.1	3492.0		432.1
2007	76033	2.41	976	31549	11.4	533.7	46.8	3924.1	3538.3		385.8
2008	77021	2.40	988	32092	11.5	543.1	47.2	3924.1	3585.2		338.9
2009	78023	2.39	1002	32646	11.6	553.5	47.7	3924.1	3632.4		291.7
2010	79037	2.38	1014	33209	11.7	563.2	48.1	3924.1	3680.1		244.0
2011	80064	2.37	1027	33782	11.8	573.5	48.6	3924.1	3728.2		195.9
2012	81105	2.36	1041	34367	11.9	584.2	49.1	3924.1	3776.8		147.3
2013	82160	2.35	1055	34962	12.0	595.2	49.6	3924.1	3825.9		98.2
2014	83228	2.34	1068	35568	12.1	605.8	50.1	3924.1	3875.5		48.6
2015	84310	2.33	1082	36185	12.2	617.0	50.6	3924.1	3925.6		-1.5
2016	85406	2.32	1096	36813	12.3	628.4	51.1	3924.1	3976.2		-52.1
2017	86516	2.31	1110	37453	12.4	639.9	51.6	3924.1	4027.3		-103.2
2018	87641	2.31	1125	38022	12.5	669.3	45.5	3924.1	4078.9		-154.8
2019	88780	2.30	1139	38600	12.6	577.9	45.9	3924.1	4124.4		-200.3
2020	89934	2.30	1154	39187	12.7	586.9	46.2	3924.1	4170.3		-246.2
2021	91103	2.29	1169	39783	12.8	596.0	46.6	3924.1	4216.5		-292.4
2022	92288	2.29	1185	40389	12.9	605.7	46.9	3924.1	4263.1		-339.0
2023	93487	2.28	1199	41003	13.0	614.4	47.3	3924.1	4310.0		-385.9
2024	94703	2.28	1216	41628	13.1	624.6	47.7	3924.1	4357.3		-433.2
2025	95934	2.27	1231	42262	13.2	634.0	48.0	3924.1	4405.0		-480.9
2026	97181	2.27	1247	42906	13.3	643.8	48.4	3924.1	4453.0		-528.9
2027	98444	2.26	1263	43559	13.4	653.8	48.8	3924.1	4501.4		-577.3
2028	99724	2.26	1280	44224	13.5	664.2	49.2	3924.1	4550.2		-626.1
2029	101021	2.25	1297	44898	13.6	674.7	49.6	3924.1	4599.4		-675.3
2030	102334	2.25	1313	45583	13.7	684.9	50.0	3924.1	4649.0		-724.9
2031	103664	2.24	1330	46279	13.8	695.5	50.4	3924.1	4699.0		-774.9
2032	105012	2.24	1348	46985	13.9	706.7	50.8	3924.1	4749.4		-825.3
2033	106377	2.23	1365	47703	14.0	717.5	51.2	3924.1	4800.2		-876.1
average increase per year			1154	average no. of ha per year			49.2				





Servicing Study



Proposed Residential Land Annexation Servicing Study

**August 2002
Maps updated January 2003**

Engineering Services

Index

Introduction

Figure 1 Notice of Intent Proposed Annexation Lands

Area A Section 23, including College Park Subdivision

1. General
2. Water Distribution
3. Sanitary Sewage (Wastewater) Collection
4. Stormwater Management
5. Roadways

Figure A1	Aerial Photograph
Figure A2	Existing Contours
Figure A3	Land Use
Figure A4	Water Servicing
Figure A5	Sanitary Servicing
Figure A6	Storm Servicing
Figure A7	Roads

Area B SW ¼ Section 26-38-27-W4, Parts of Section 27-38-27-W4, Section 33-38-27-W4, Section 34-38-27-W4, Section 2-39-27-W4

1. General
2. Water Distribution
3. Sanitary Sewage (Wastewater) Collection
4. Stormwater Management
5. Roadways

Figure B1(a)	Proposed Annexation Area B (south) Aerial Photograph
Figure B1(b)	Proposed Annexation Area B (north) Aerial Photograph
Figure B2(a)	Proposed Annexation Area B (south) Existing Contours
Figure B2(b)	Proposed Annexation Area B (north) Existing Contours
Figure B3(a)	Proposed Annexation Area B (south) Land Use
Figure B3(b)	Proposed Annexation Area B (north) Land Use
Figure B4(a)	Proposed Annexation Area B (south) Water Servicing
Figure B5(a)	Proposed Annexation Area B (south) Sanitary Servicing
Figure B6(a)	Proposed Annexation Area B (south) Storm Servicing
Figure B7(a)	Proposed Annexation Area B (south) Roads

Area C Red Deer College Lands

1. General

Figure C1 Proposed Annexation Area C Aerial Photograph



Area D 20 Avenue Right of Way Adjacent to Section 11-38-27-W4 and Section 14-38-27-W4

1. General

Figure D1 Proposed Annexation Area D Aerial Photograph

INTRODUCTION

The Engineering Services Department has reviewed servicing concepts for the potential annexation areas identified on Figure 1. Areas A, B, C, and D are being considered for potential residential annexation.

Area A includes four quarter sections of land, as well as the government road allowances adjacent to the west, east, and north boundaries of the subject lands. Three of the quarter sections are undeveloped agricultural land. The SW $\frac{1}{4}$ of Section 23 includes undeveloped agricultural land, the existing College Park Subdivision, as well as a church, two private residences, and a driving range.

Area B is comprised of the following lands:

1. The SW $\frac{1}{4}$ of Section 26-38-27-W4.
2. Parts of Section 27-38-27-W4, Section 33-38-27-W4, Section 34-38-27-W4, Section 2-39-27-W4, and Section 3-39-27-W4 located east of the Red Deer River.
3. Part of the Red Deer River in NE $\frac{1}{4}$ of Section 34-38-27-W4, Section 2-39-27-W4, and SE $\frac{1}{4}$ of Section 3-39-27-W4.
4. The government road allowance adjacent to the south boundary of Section 27.
5. The government road allowance adjacent to the east boundary of Sections 27 and 34.
6. Parts of Road Plans 3589 KS and 842-0863 laying south of the easterly projection of the south property line of Lot A, Plan 2505 T.R.
7. All government road allowances located within the boundaries of Area B.

Included in Area B are a number of country residential developments and The City of Red Deer Riverbend Golf Course.

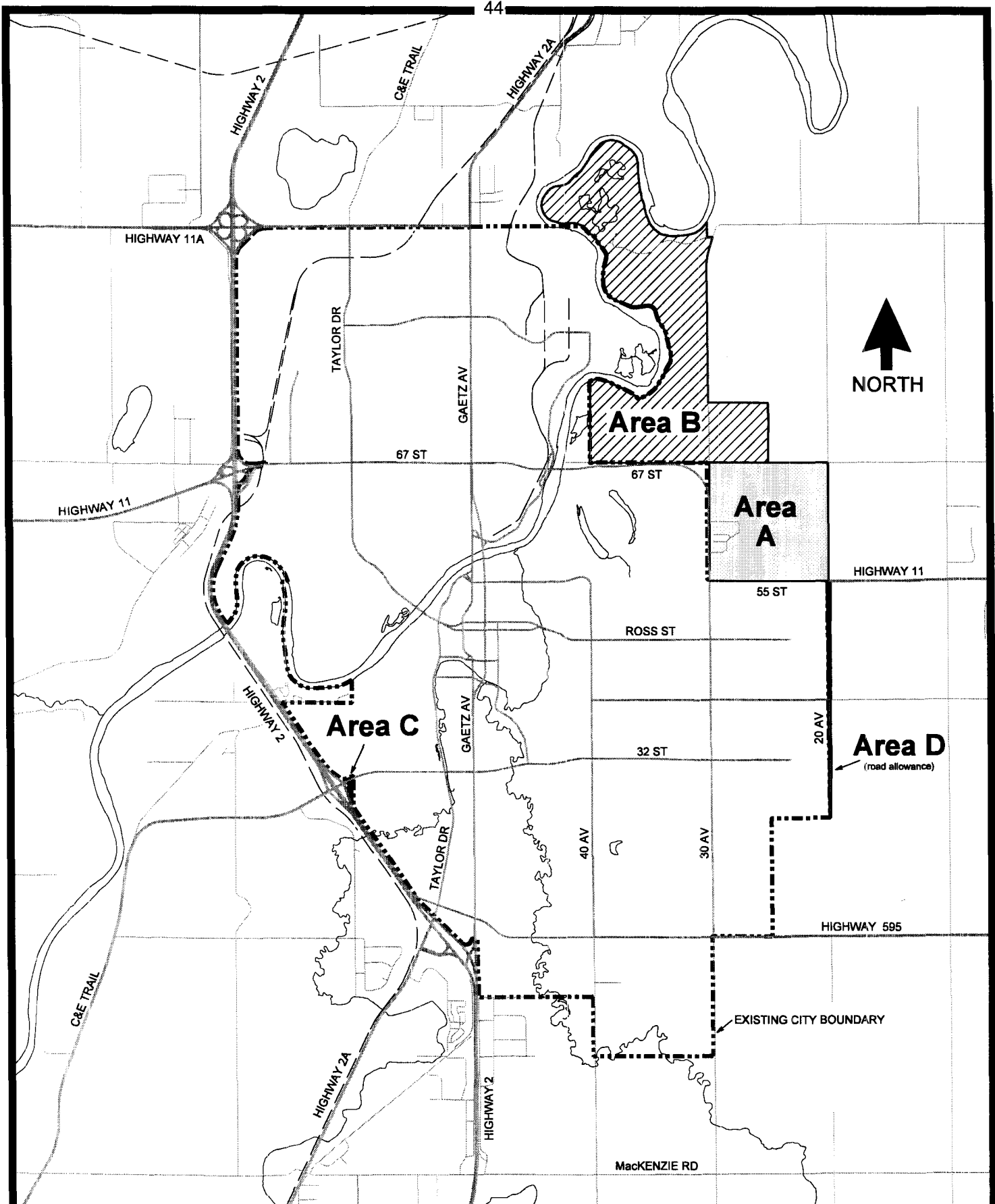
Area C is an adjustment of the City Limits at the Highway 2/32 Street intersection and includes a remnant parcel of land located between the 60 Avenue right of way and Highway 2 right of way south of 32 Street.

Area D is a proposed adjustment of the City Limits to include the 20 Avenue right of way from 55 Street to 800 m south of 32 Street (South City Limits) within the City boundary.

Introduction

Page 2

The following report is a summary of the assumptions used in each of the expansion areas to determine the initial servicing concepts for each annexation area. The utility main and roadway alignments are conceptual only. Detailed servicing studies to determine the most economical utility main and roadway alignments will be undertaken prior to development.



AREA A

1. General

Area A is comprised of one section of land (Section 23-38-27-W4) east of 30 Avenue, between 55 Street and 67 Street.

This area has few restrictions for residential development. Figure A1 is an aerial photograph showing the physical features for this area. The topography for this area is shown on Figure A2.

The net developable area, excluding the College Park Subdivision, is approximately 233 ha. The net area of the existing College Park Subdivision is approximately 10 ha. The proposed land uses and development areas are shown on Figure A3.

Servicing of the existing College Park development area can be completed as a local improvement if desired by a majority of the affected property owners

2. Water Distribution

The existing trunk water main currently ends at the intersection of 30 Avenue and 55 Street. A 400 mm trunk water main will have to be constructed along the west side of 30 Avenue, from 55 Street to 67 Street, to provide a water source for servicing Section 23, including the College Park Subdivision. The cost of this main is included in the off-site levy amount to be paid by College Park and other properties at the time of development.

The water mains in Area A would be sized in accordance with the standard City grid and will vary depending on the final development plans. An existing 300 mm distribution main is located on the south side of 55 Street, from 30 Avenue to 20 Avenue, and forms part of this grid.

The distribution system for the College Park Subdivision must be designed to provide both domestic water service to each property and to provide fire protection.

A conceptual water distribution system for Section 23, including the College Park Subdivision, is illustrated on Figure A4. The detailed servicing design for the College Park Subdivision would consider the locations of existing wells and other issues which could affect the routing of water mains.

Area A
Page 2

3. Sanitary Sewage (Wastewater) Collection

The City owns capacity for servicing of the west half of Section 23 and parts of Sections 22 and 27 in the County Regional Sewer Line, which is located along the west side of 30 Avenue. Preliminary indications are that there is excess capacity in the Regional Sewer line that could be used to service the east half of Section 23, subject to Waskasoo Regional Services Board approval. Failing this, the east half of Section 23 would be serviced by a future trunk main routed north to the Wastewater Treatment Plant.

Sanitary collection mains will have to be constructed across 30 Avenue at a number of locations to service the west half of Section 23, including the College Park Subdivision.

A conceptual sanitary sewer system for Section 23, including the College Park Subdivision, is illustrated on Figure A5. The detailed servicing design for the College Park Subdivision would consider the locations of existing septic tanks/fields and other issues which could affect the routing of sewer mains.

4. Stormwater Management

An existing storm sewer main is located in 30 Avenue. A number of detention ponds and trunk mains will be constructed to convey stormwater drainage from Section 23, including the College Park Subdivision, to this main. An existing storm main located adjacent to 67 Street, from 40 Avenue to the Red Deer River, will have to be twinned to increase capacity as development progresses.

As the houses in the College Park Subdivision are existing, weeping tile connections to the proposed storm sewer system will likely not be feasible. At this time, we propose to retain the existing ditch drainage in the College Park Subdivision.

The conceptual stormwater system is illustrated on Figure A6.

5. Roadways

Roadways within the City residential subdivisions are designated as either collector streets or local roadways. Collector roadways have a 12 m carriageway located within a 20 m right of way. Local roadways have a 10 m carriageway located within a 15 m right of way. Future plans call for 61 Street to be constructed as a collector roadway, as it will provide access to 30 Avenue

Area A
Page 3

for the west half of Section 23, including College Park. Depending on the roadway layout for the remainder of SW $\frac{1}{4}$ 23, 58 Street may or may not be designated a collector roadway. Both collector and local roadways have sidewalks constructed on both sides of the carriageway for pedestrian movement.

At this time, we plan to retain the rural roadway cross section in the College Park Subdivision with the exception of 61 Street, which will be upgraded to an urban collector depending on final development plans for the NW $\frac{1}{4}$ of Section 23. If this area redevelops in the future and the housing density increases, it may be desirable to upgrade the roadways to an urban standard with storm sewer drainage.

The conceptual collector roadway system is illustrated on Figure A7. Local roadways have only been illustrated in the College Park Subdivision.

NORTH

67 STREET

EXISTING CITY LIMIT

30 AVENUE

COLLEGE
PARK

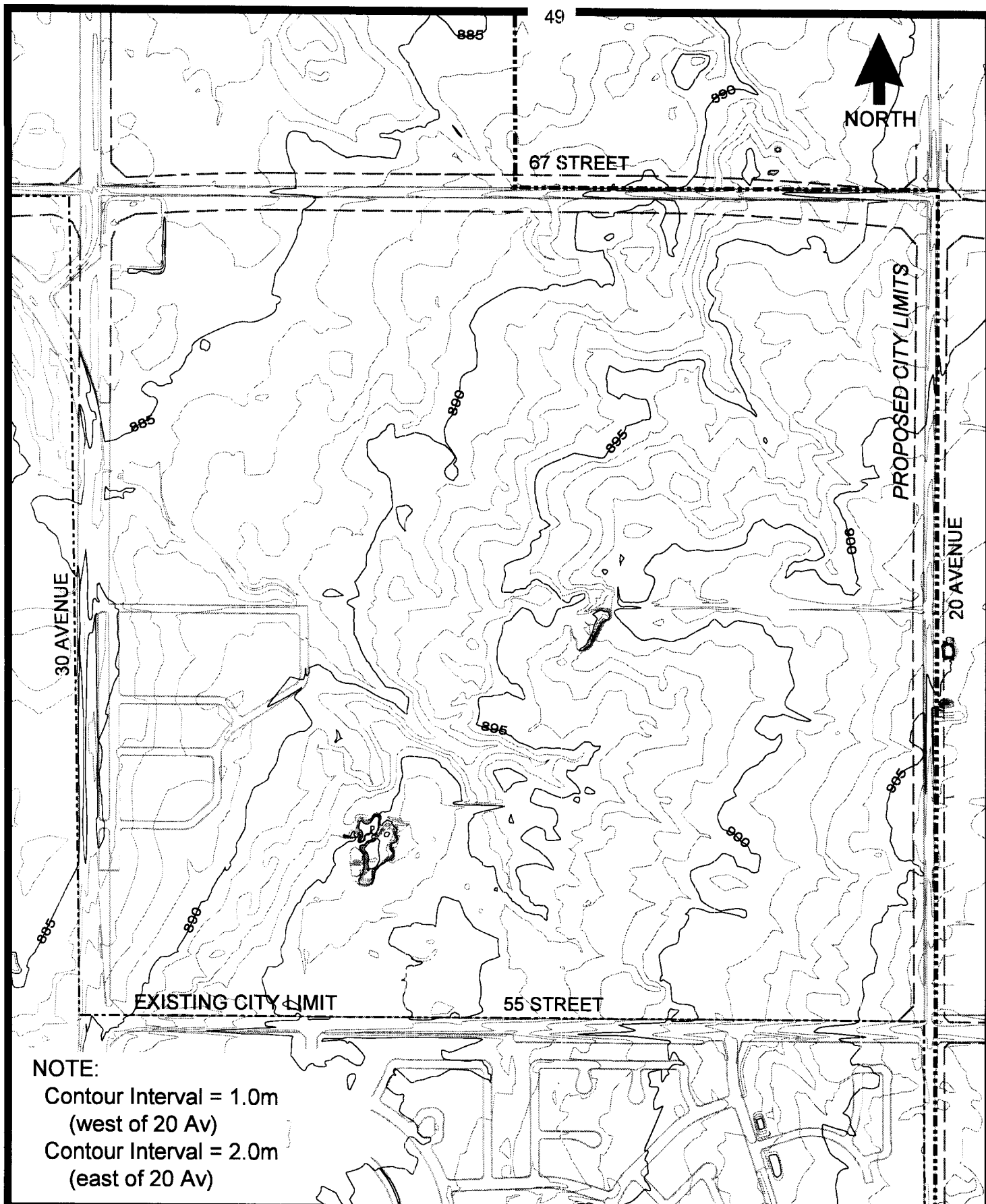
23

PROPOSED CITY LIMITS

20 AVENUE

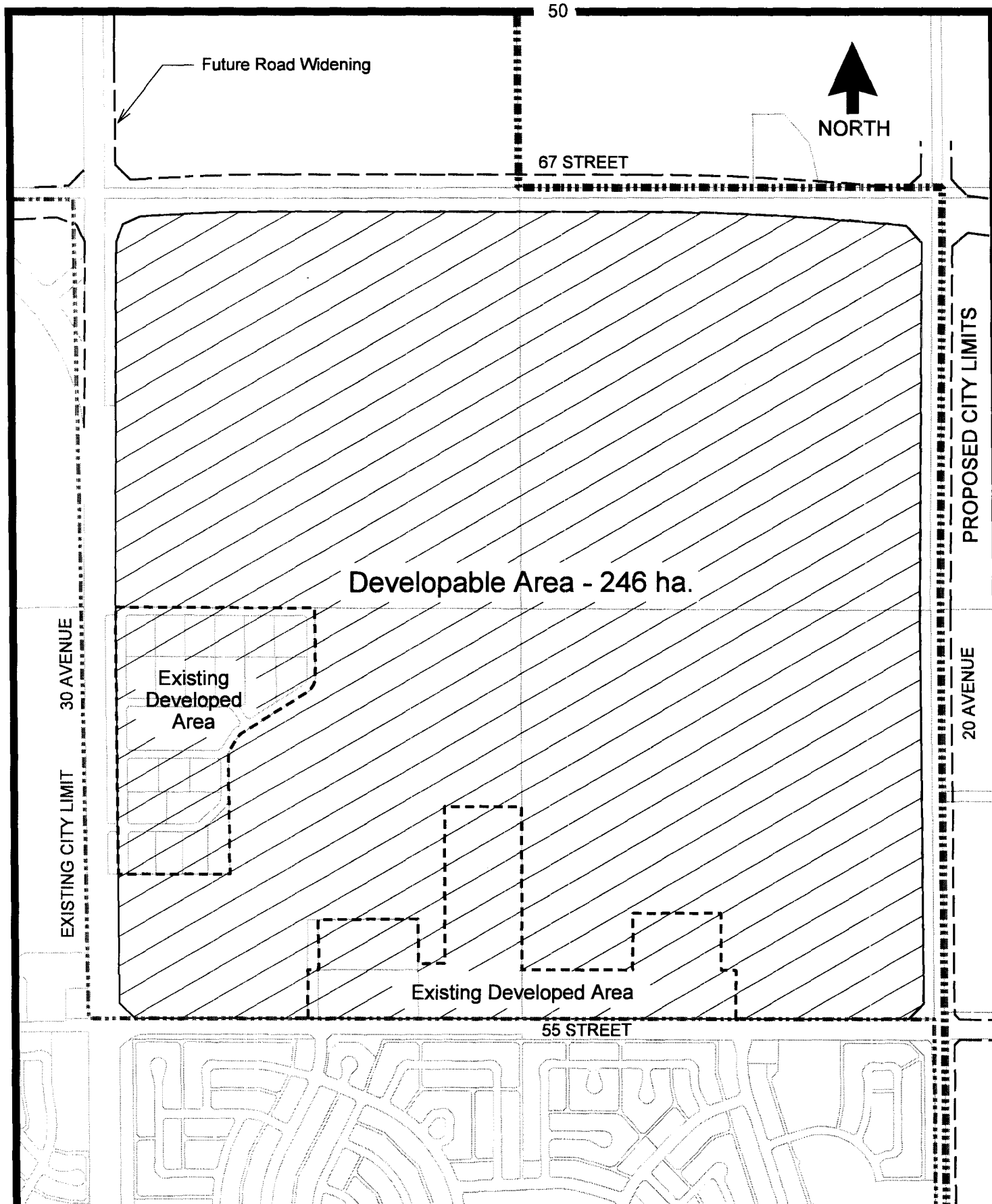
55 STREET

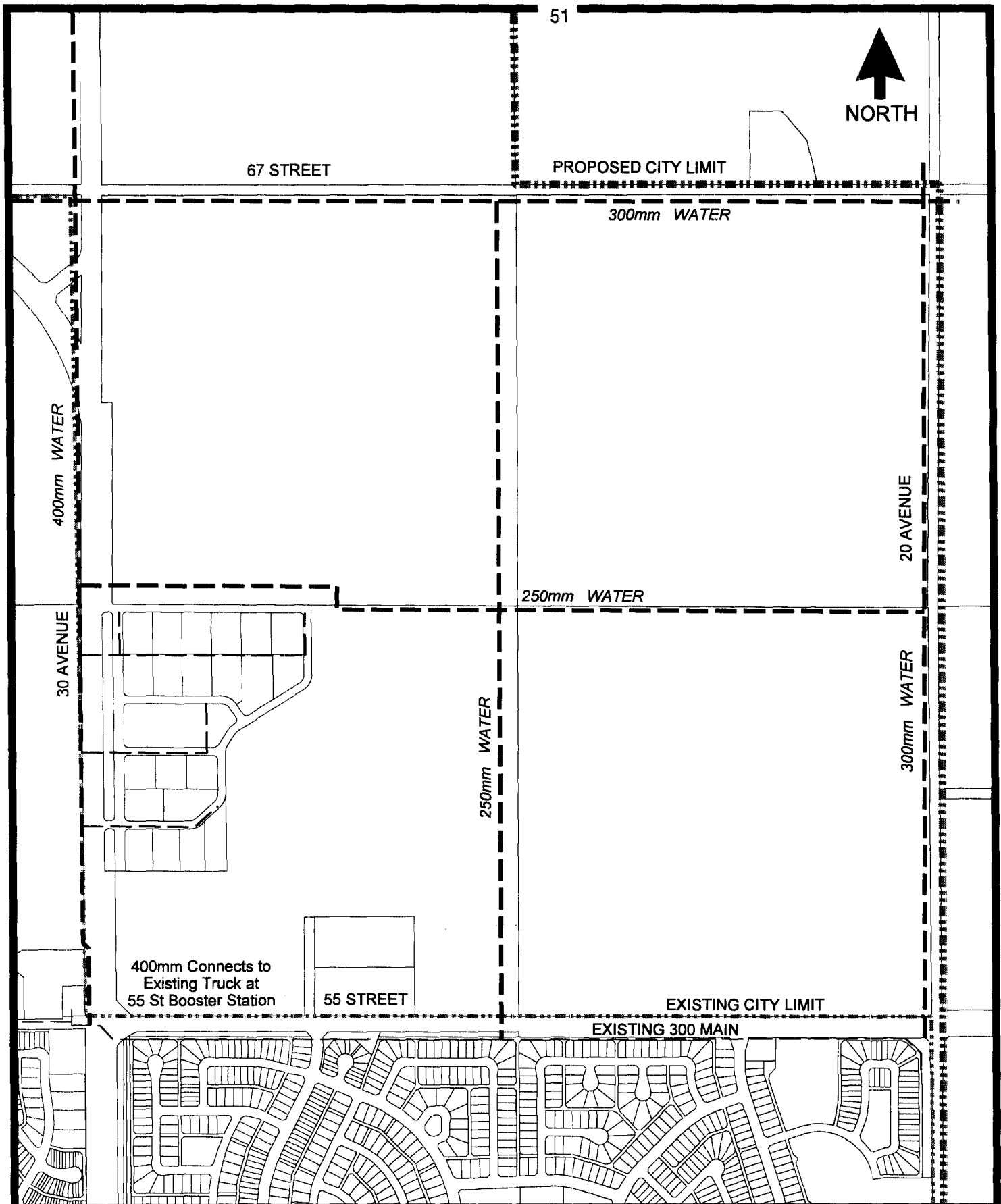
ROSEDALE

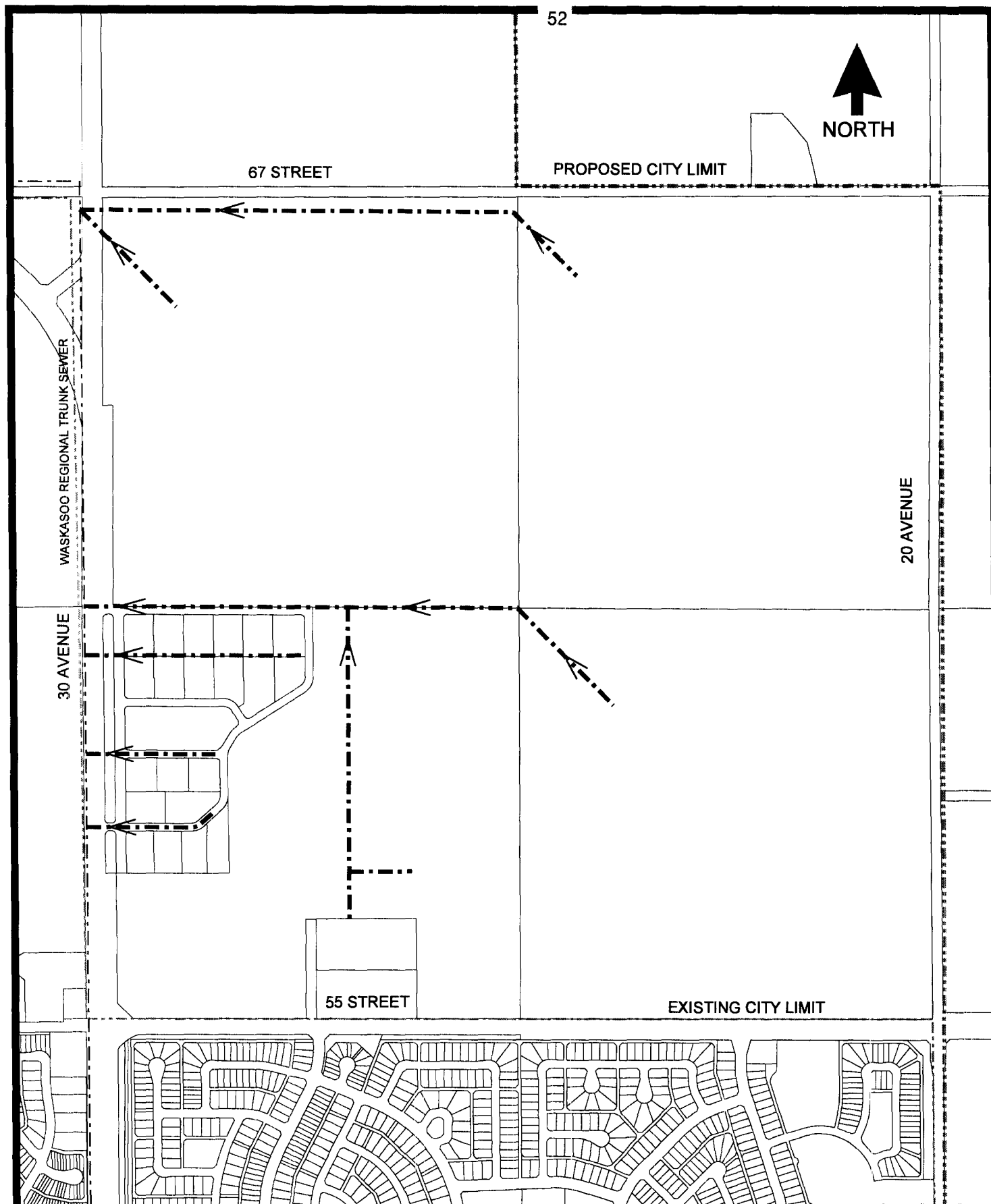


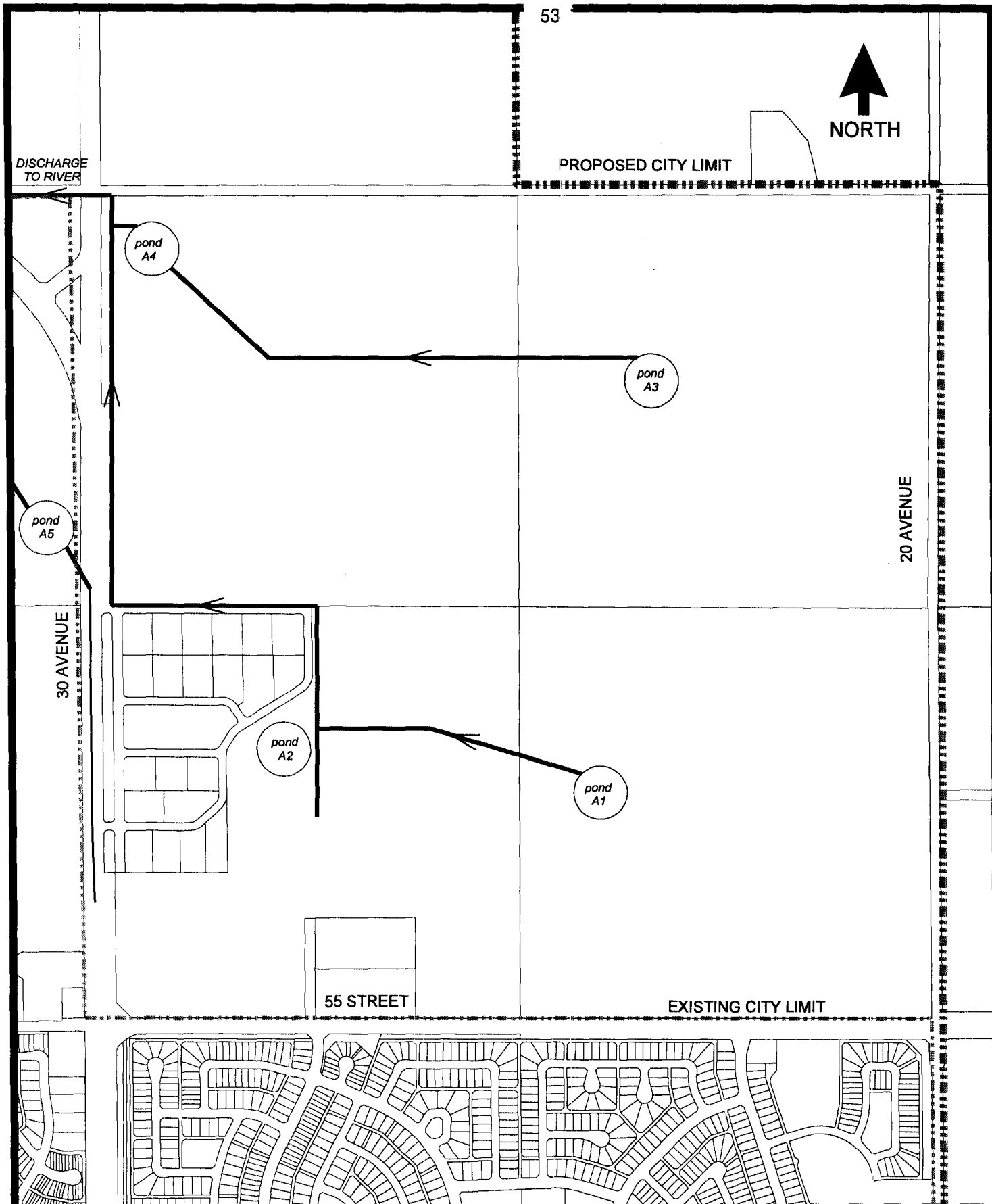
NOTE:

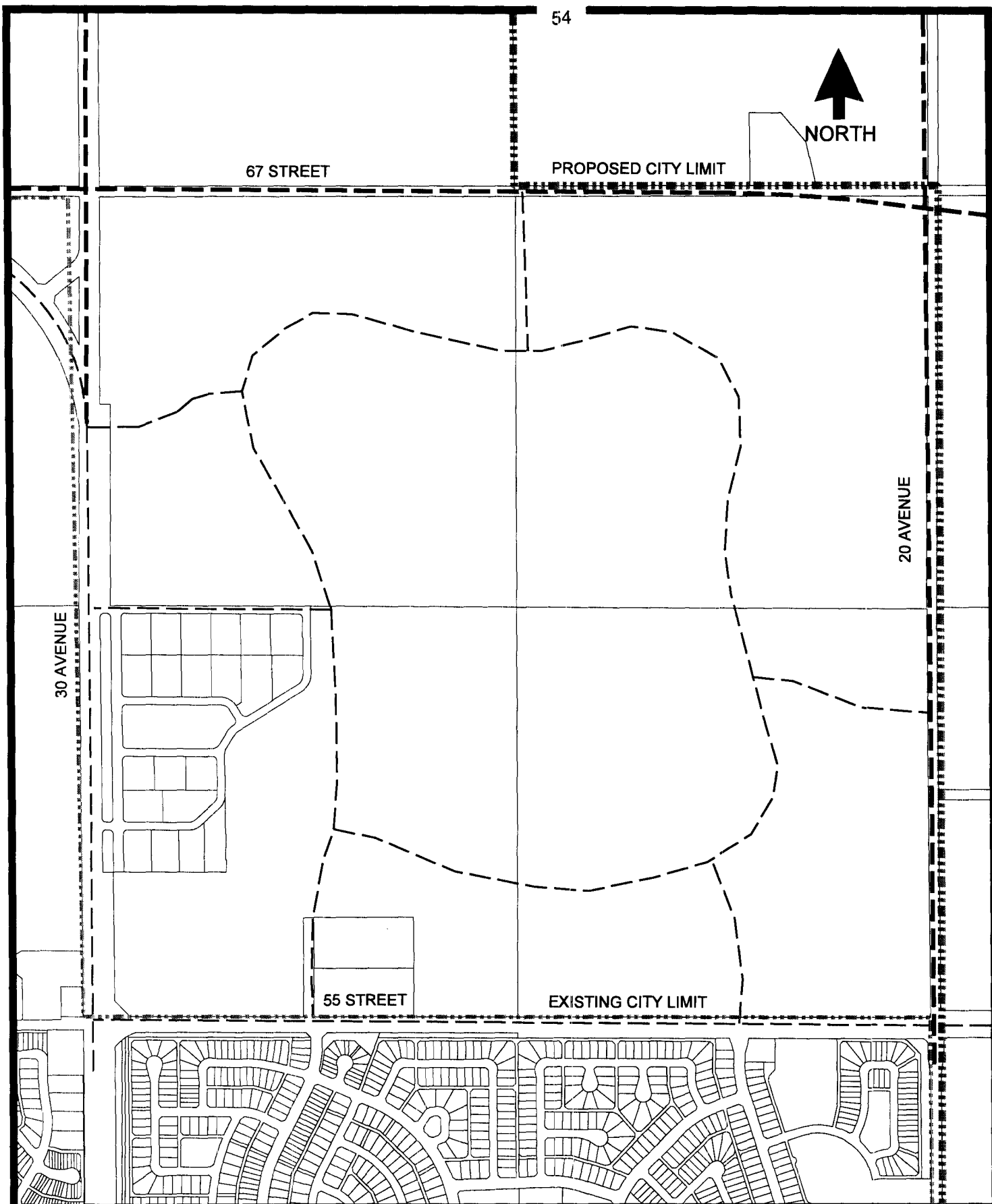
Contour Interval = 1.0m
(west of 20 Av)
Contour Interval = 2.0m
(east of 20 Av)











AREA B

1. General

Area B is comprised of the following lands:

1. The SW $\frac{1}{4}$ of Section 26-38-27-W4.
2. Parts of Section 27-38-27-W4, Section 33-38-27-W4, Section 34-38-27-W4, Section 2-39-27-W4, and Section 3-39-27-W4 located east of the Red Deer River.
3. Part of the Red Deer River in NE $\frac{1}{4}$ Section 34-38-27-W4, Section 2-39-27-W4, and SE $\frac{1}{4}$ Section 3-39-27-W4.
4. The government road allowance adjacent to the south boundary of Section 27.
5. The government road allowance adjacent to the east boundary of Sections 27 and 34.
6. Parts of Road Plans 3589 KS and 842-0863 laying south of the easterly projection of the south property line of Lot A, Plan 2505 T.R.
7. All government road allowances located within the boundaries of Area B.

Figures B1(a), B1(b), and A1 are aerial photographs showing the physical features for this area. The topography for this area is shown on Figures B2(a) and B2(b).

The gross area of Area B is approximately 600 ha. Area B includes a significant amount of land that cannot be developed for residential purposes. Included are the following lands:

- a. The Red Deer River.
- b. The escarpment of the Red Deer River valley, including existing ravines.
- c. Part of 3-39-27-W4 east of the Red Deer River.
- d. The Riverbend Golf Course.
- e. Government road allowances.

Area B
Page 2

These lands (± 395 ha) represent approximately 66% of the total proposed annexation area.

Subject to a geotechnical report, the edge of the developable land will likely be set back a significant distance from the top of the escarpment.

The remaining developable lands (± 205 ha) include a number of country residential parcels. Several parcels north of the proposed Northland Drive alignment (± 16 ha) and adjacent to 40 Avenue (± 7 ha) will likely not be serviced and are not included in the net developable area. The net developable area is ± 182 ha.

The proposed land uses and development areas are shown on Figures B3(a) and B3(b).

2. Water Distribution

The existing water trunk main currently ends at the intersection of 30 Avenue and 55 Street. A 400 mm trunk water main will have to be constructed along 30 Avenue, from 55 Street to Northland Drive, to provide a water source for servicing this area. The cost of this main will be included in the off-site levy amount to be paid by the properties at the time of development.

The balance of the water mains that are required to service Area B south of Northland Drive would be sized in accordance with the standard City grid and will depend on the final development plans. The area north of Northland Drive will not be serviced until The City annexes additional lands east of 30 Avenue.

At this time there are no plans to connect the existing country residential development on 40 Avenue in the MacKenzie Trails area to the City water system. Water service could be extended from 67 Street along 40 Avenue to service this area, if and when a trunk water main is constructed along 67 Street from the existing 500 mm main on the west side of the Red Deer River to the intersection of 67 Street and 30 Avenue.

A conceptual water distribution system is illustrated on Figure B4.

Area B
Page 3

3. Sanitary Sewage (Wastewater) Collection

The City owns capacity in the County Regional Sewer Line, located in the 67 Street road allowance, for servicing of part of Section 22, Section 23, and part of Section 27 north of 67 Street. A lateral main will have to be constructed from this main to service the developable area north of 67 Street and south of the existing ravine.

A new sanitary trunk main, including a river crossing, must be constructed, from the Wastewater Treatment Plant east along Northland Drive and south along 30 Avenue, to service the remainder of Area B south of Northland Drive. The area north of Northland Drive will not be serviced until The City annexes additional lands east of 30 Avenue.

The existing country residential lots on 40 Avenue in the MacKenzie Trails area will continue to use their existing private sewage disposal systems. A connection to the Regional sewer main located in the 40 Avenue right of way adjacent to these parcels is not likely feasible, as this section of main is operating as a pressure main. However, a connection to The City sanitary sewer system may be possible utilizing an abandoned sanitary sewer main that includes a 150 mm force main across the Red Deer River. A detailed inspection of this main would be required to determine if the force main across the river is still functional.

A conceptual sanitary sewer system is illustrated on Figure B5.

4. Stormwater Management

An existing storm sewer main is located in 67 Street. This main has been designed to accommodate stormwater drainage from the developable area north of 67 Street and south of the existing ravine.

A new storm trunk main must be constructed, from the Red Deer River east along Northland Drive and south along 30 Avenue, to service the remainder of Area B south of Northland Drive. The area north of Northland Drive will not be serviced until The City annexes additional lands east of 30 Avenue.

Alternatively, new trunks could be extended more directly to the river, subject to the evaluation of an appropriate and environmentally sensitive routing.

A conceptual stormwater system is illustrated on Figure B6.

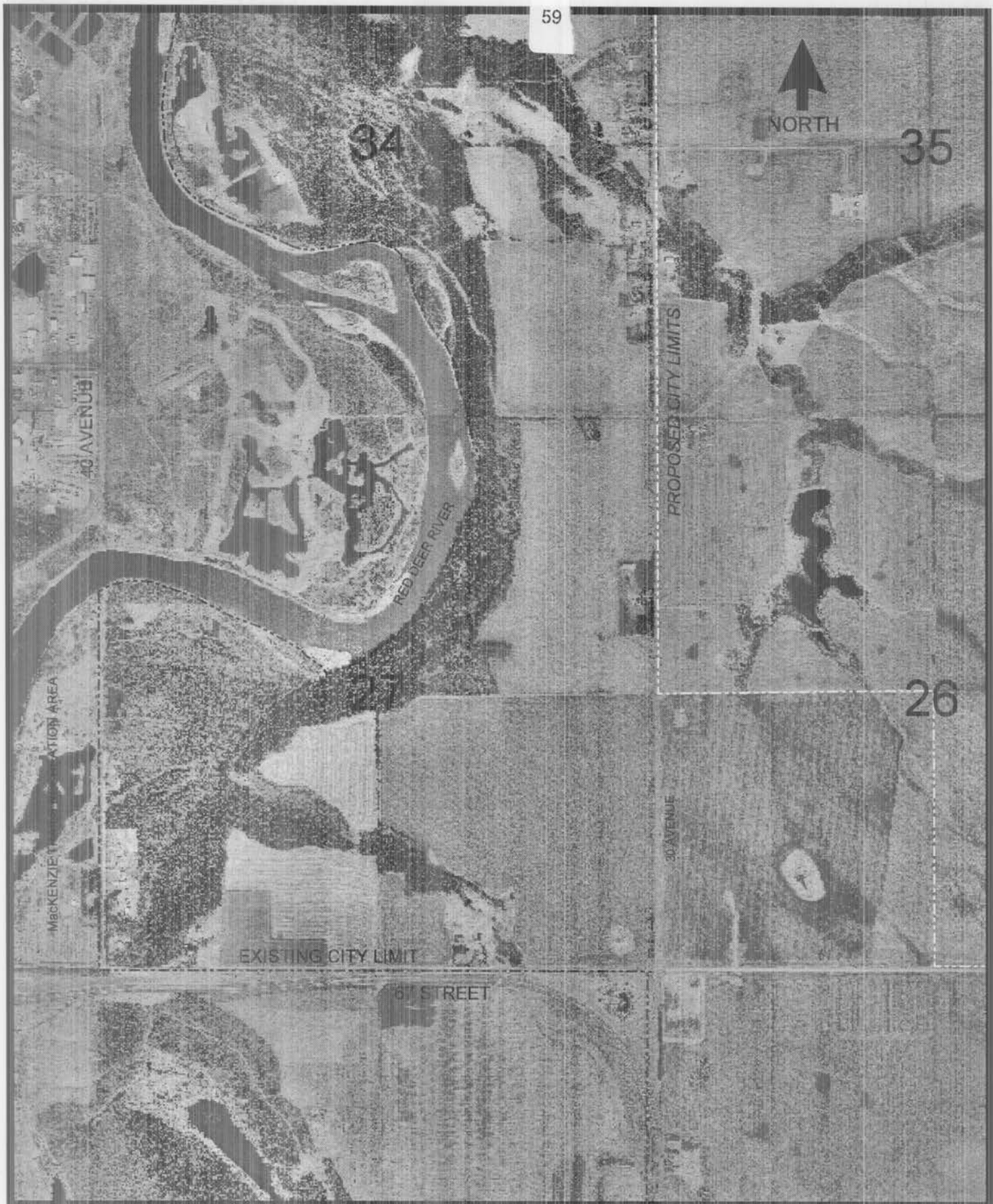
Area B
Page 4

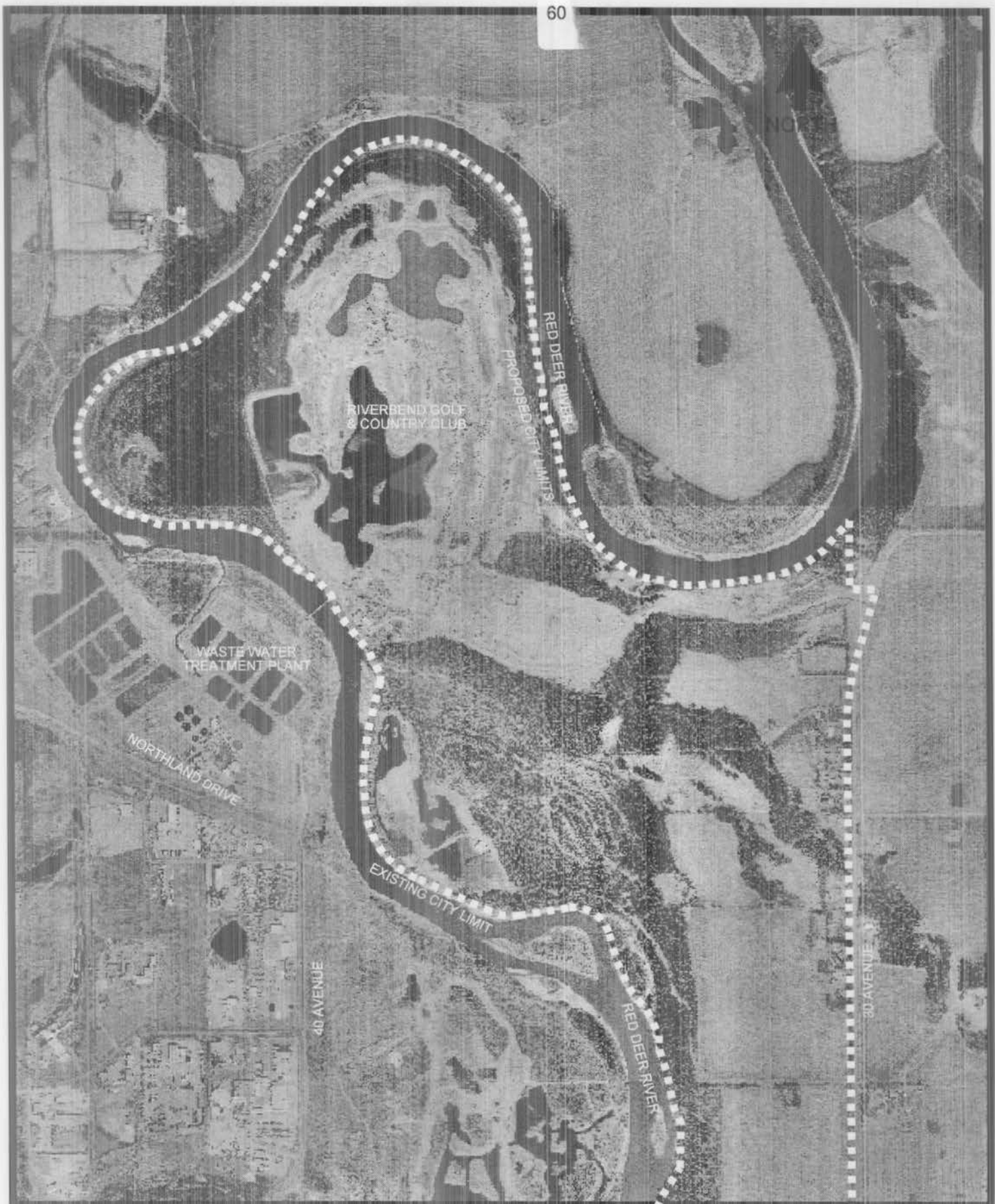
5. Roadways

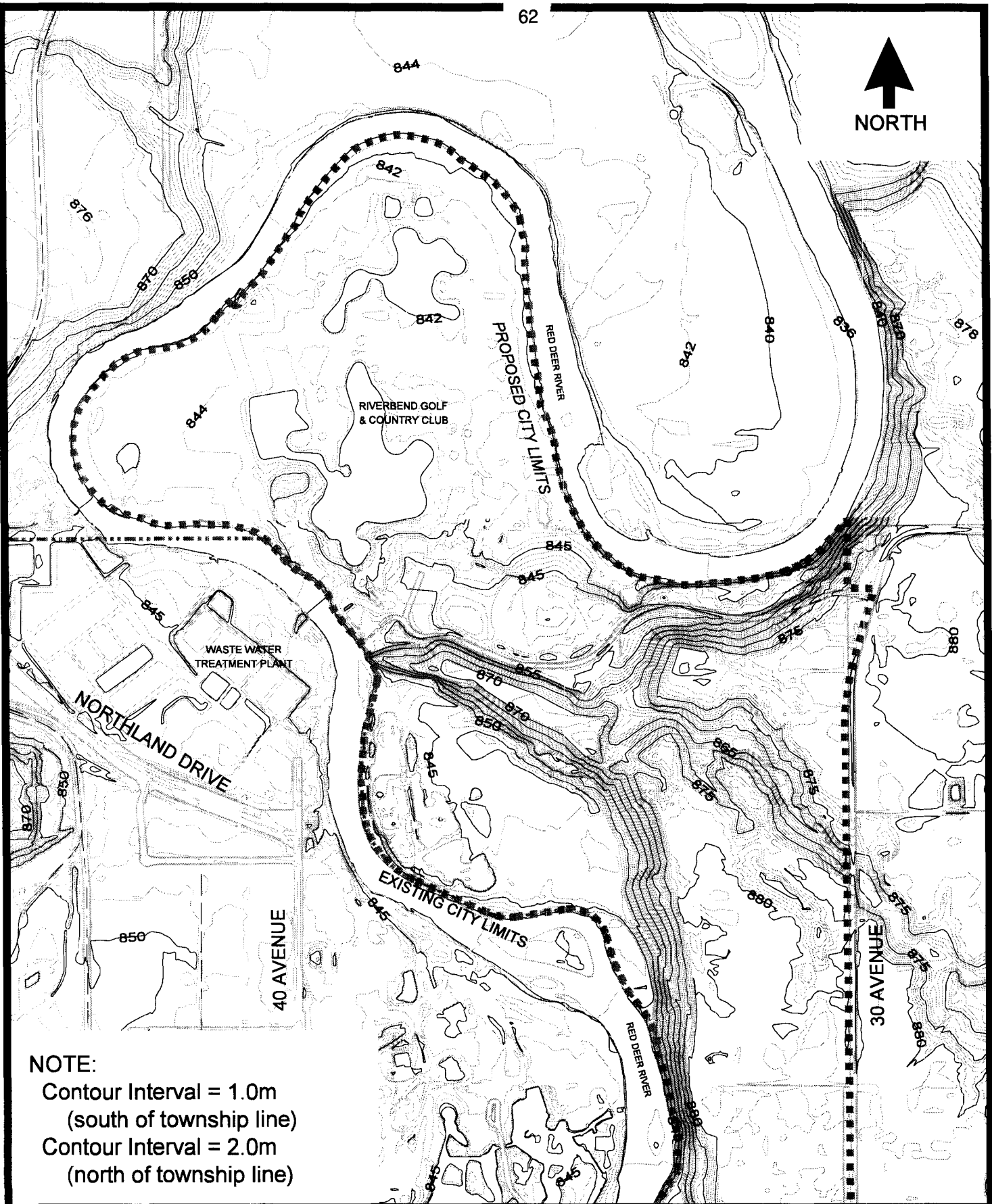
Roadways within The City residential subdivisions are designated as either collector streets or local roadways. Collector roadways have a 12 m carriageway located within a 20 m right of way. Local roadways have a 10 m carriageway located within a 15 m right of way. Future plans call for 35 Avenue to be constructed as a collector roadway to provide access to 67 Street and 30 Avenue.

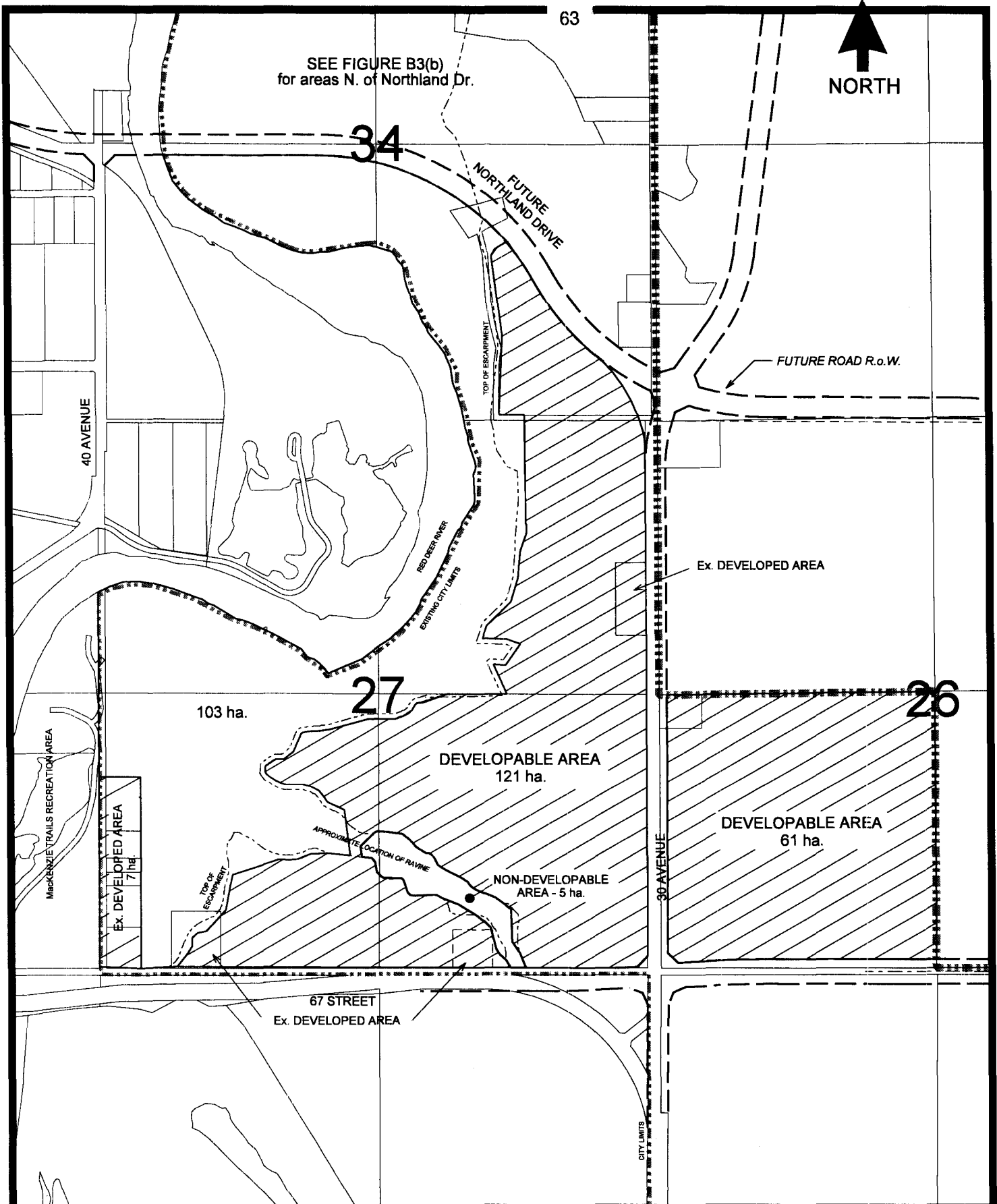
There are no plans to change the current access for the residential lots on 40 Avenue.

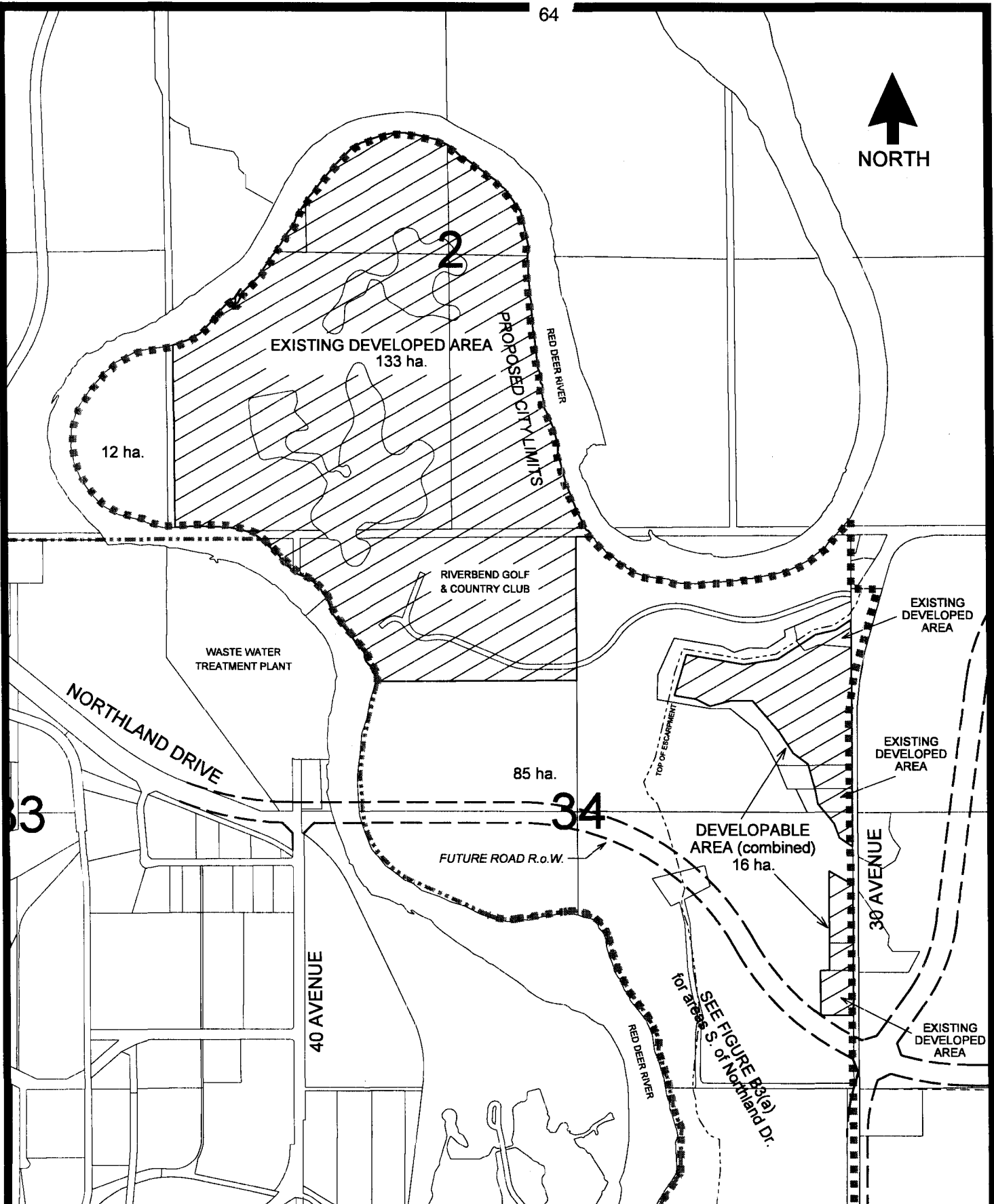
A conceptual collector roadway system is illustrated on Figure B7.

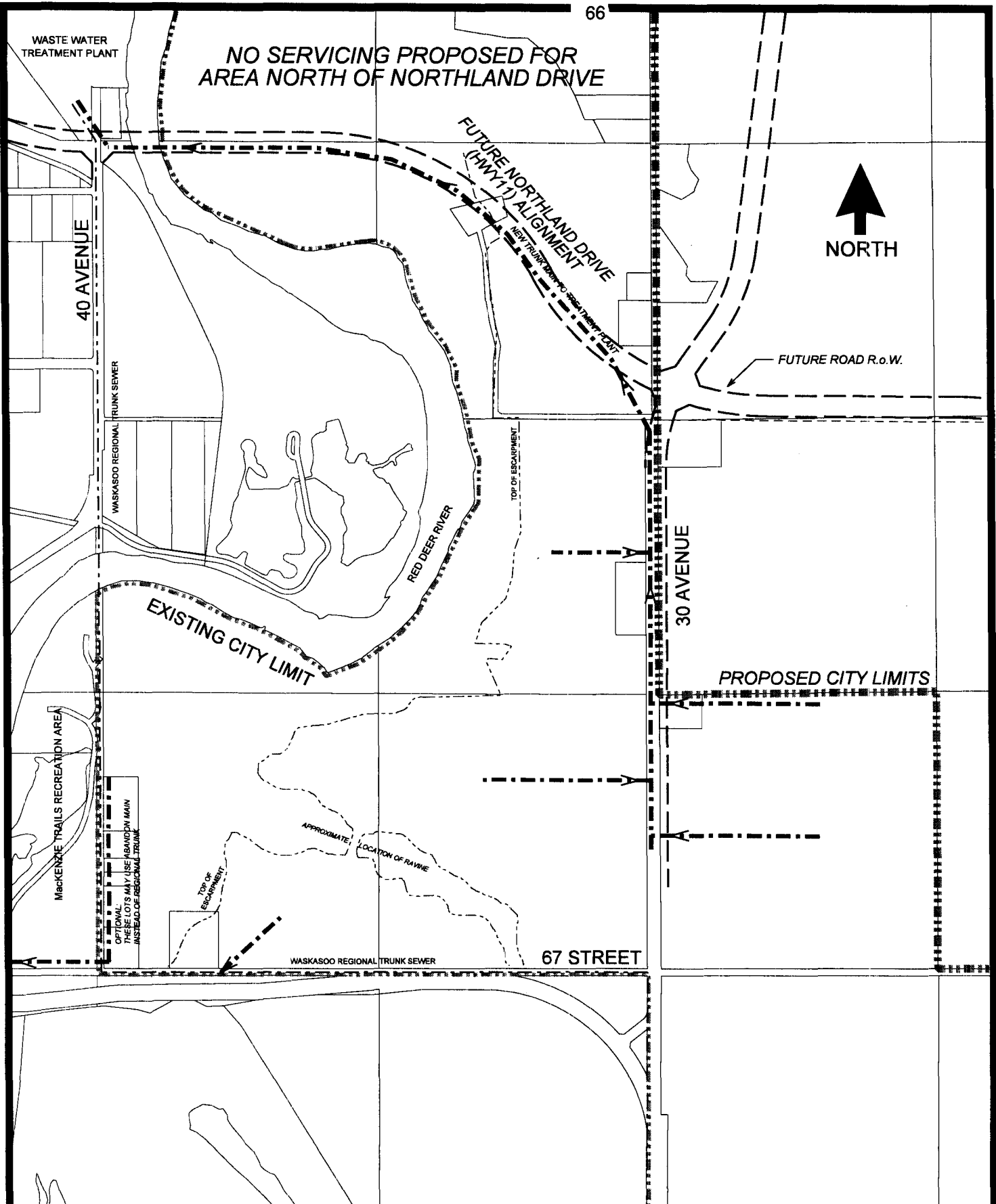


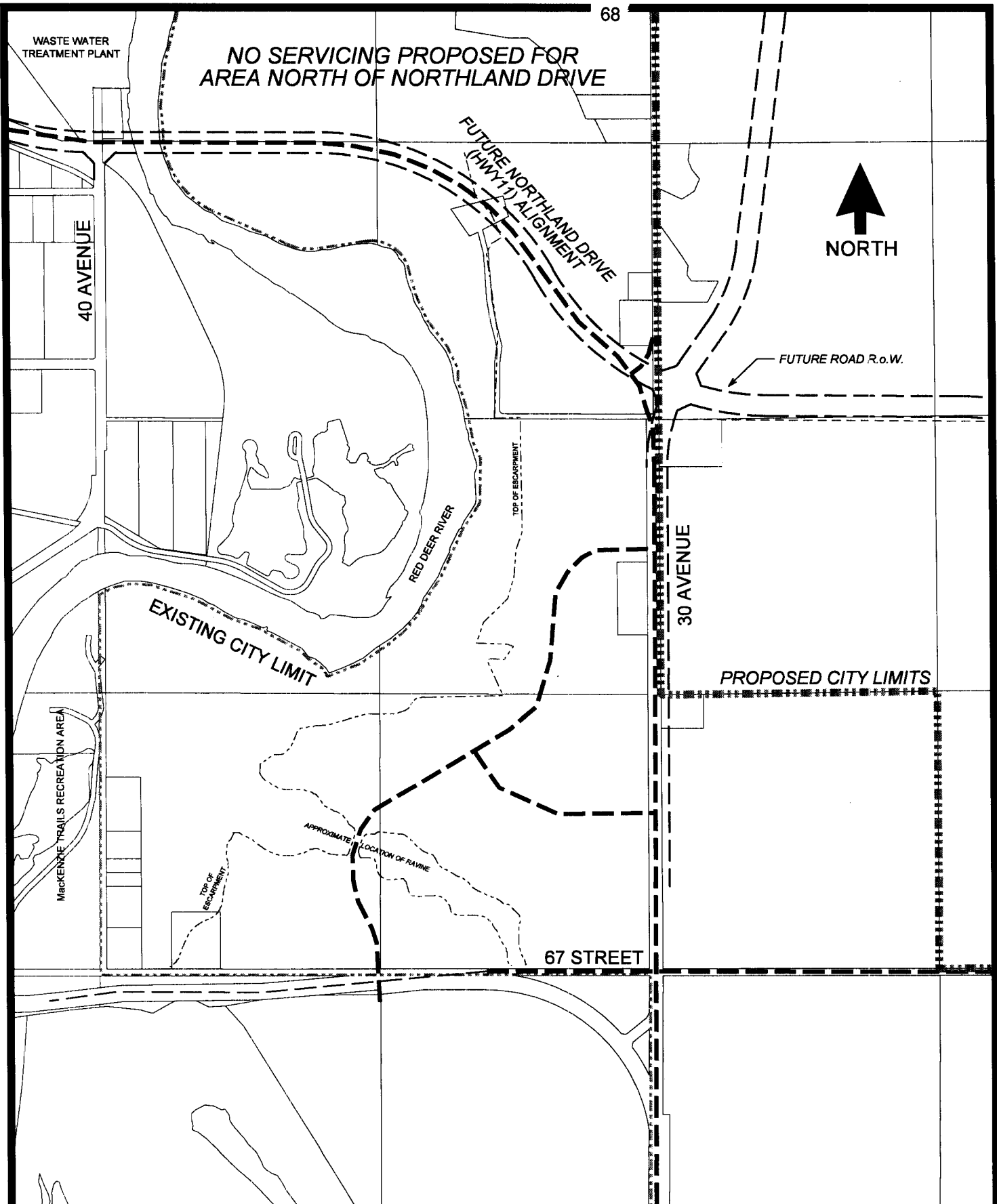










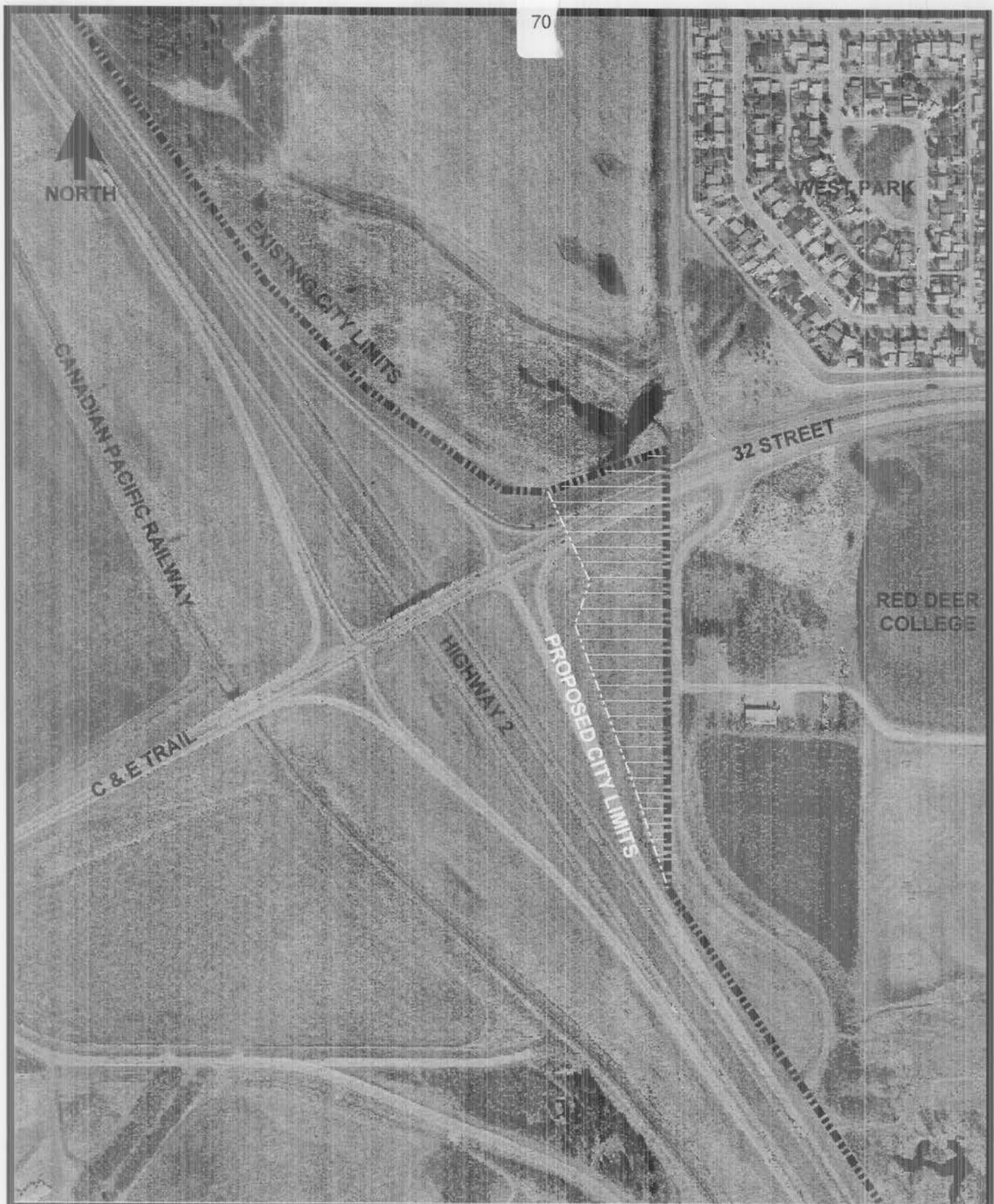


AREA C

1. General

Area C includes parts of Section 5-38-27-W4 and Section 7-38-27-W4 and is located between the existing City Limits and the east property line of Highway 2 south of 32 Street. The subject lands are shown on Figure C1.

The lands proposed to be annexed by The City and the existing road allowance would be consolidated with into the Red Deer College lands and serviced, if necessary, by an extension of College roads and utilities.

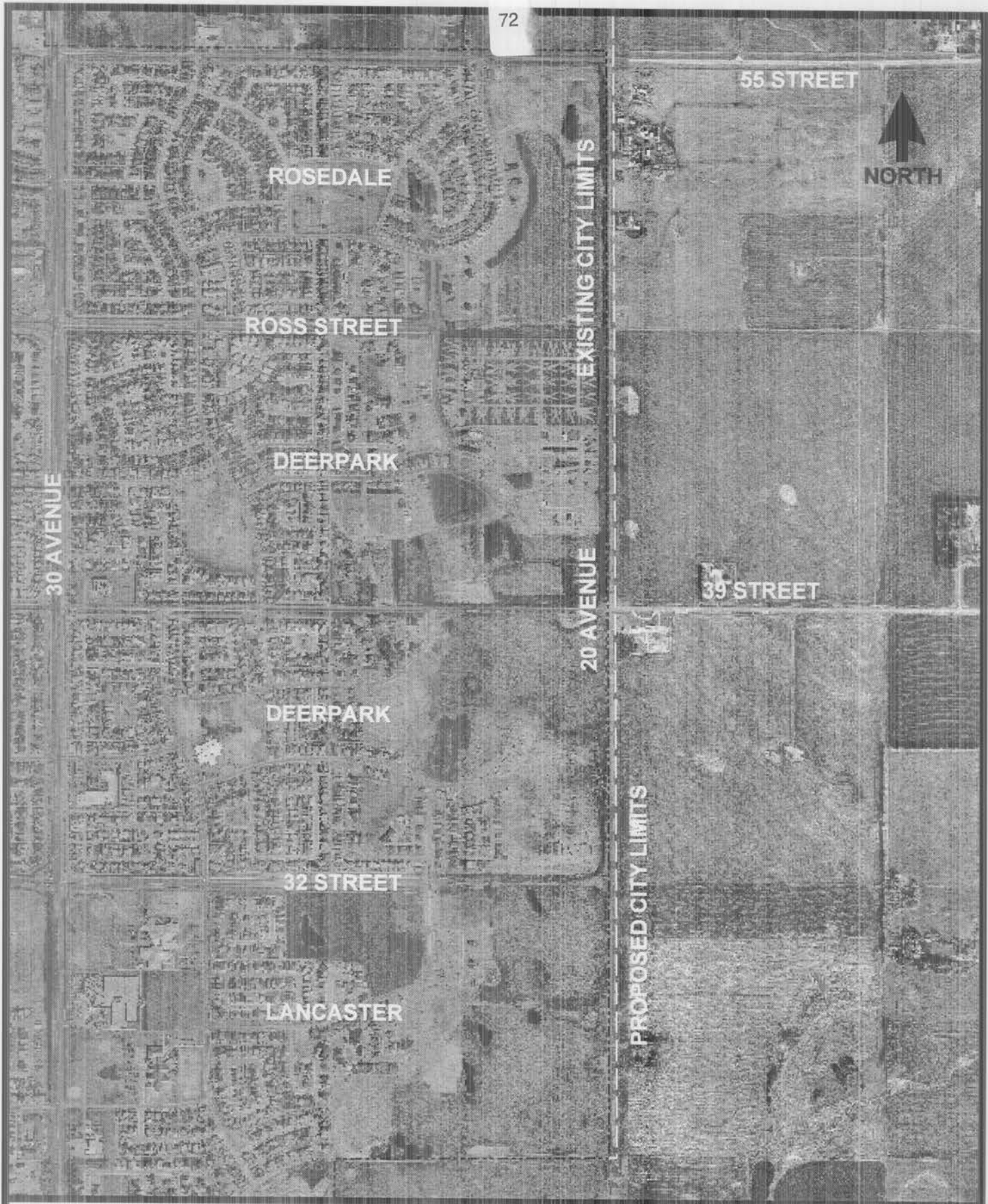


AREA D

1. General

Area D includes the government road allowance located adjacent to the east boundaries of Section 11-38-27-W4 and Section 14-38-27-W4. The subject lands are shown on Figure D1.

Area D is a proposed adjustment of the City Limits to include the 20 Avenue right of way, from 55 Street to 800 m south of 32 Street (South City Limits), within the City boundary. The City plans to construct 20 Avenue to urban standards in stages over the next 10 years to accommodate City traffic growth in the adjacent neighbourhoods.



Communications Plan

The City of Red Deer – Residential Annexation

Executive Summary

Background

The City of Red Deer has experienced strong growth throughout the late 1990s and into 2002. Due to this growth pressure, The City is currently experiencing a need for residential, industrial and commercial lands and is considering annexing land from Red Deer County.

A Steering Committee comprised of City staff from Engineering Services, Land and Economic Development, Communications, Inspections and Licensing, Development Services, Assessment, and staff from Parkland Community Planning Services has been meeting on annexation since April 2001.

The City plans to make two annexation applications – one for residential land and one for commercial and industrial land. This communications plan will focus on residential annexation only. Industrial and Commercial applications will be looked at in the future.

In 1999 the City of Red Deer and the Red Deer County co-authored and jointly adopted an Inter-Municipal Development Plan. This plan shows short-term and long-term city growth/annexation areas. This document is being used as a guiding resource by the annexation Steering Committee.

Four locations have been identified as primary candidates for residential land annexation:

- the College Park section;
- land east of the Red Deer river and north of 67 Street (includes land east of MacKenzie Trails, land where City garden plots are currently located and land going north to the River Bend Golf Course);
- a small portion of land at Red Deer College currently outside the city boundary; and
- land along the future 20 Avenue right-of-way required for future road widening.

Because annexation applications typically stimulate a great deal of public interest it is extremely important to develop a comprehensive public consultation and education process. Our approach will include advance discussions with The County as well as using a multidisciplinary task force to ensure public questions and concerns are addressed during the process.

Objectives

- To anticipate stakeholder concerns and address them proactively.
- To educate the public about the purpose of annexation.
- To address public concerns related to annexation.
- To help the annexation process go smoothly.
- To meet the requirements of the Municipal Government Act.

Audiences

The audiences for annexation are varied and will require specific communication depending on each one's needs.

- Red Deer County
- Red Deer City Council
- Affected Agencies
 - Red Deer Catholic School Board
 - Red Deer Public School Board
 - Chinook's Edge School Board
 - David Thompson Health Region
 - David Thompson Tourist Council
 - Canada Post
 - Railway Companies
- Red Deer College
- Alberta Sports Hall of Fame
- Visitor and Convention Bureau
- Landowners (approximately 44 College Park residents and 25 landowners north of 67 Street)
- Red Deer citizens
- Red Deer Chamber of Commerce
- City Adjacent Developers
 - Laebon
 - Melcor
- Relevant provincial Department
 - Transportation
 - Environment
- Utility Companies
 - Enmax
 - ATCO
 - Telus
 - Shaw
 - Utilacorp
 - Epcor

Public Consultation and Communications Process

The Communications Process will be closely aligned with project timing. The Municipal Government Act and the Intermunicipal Development Plan provides us with some guidance on the public consultation process. The following list identifies the key periods when we need to contact specific audiences.

Date	Stage in Process	Materials/Public Consultation Required	Responsibility
October 20	Preliminary Open House with affected residents/landowners	<ul style="list-style-type: none"> • Present joint position statements • Intent is to gather input to help finalize application before official submission • News Release • Prelim Q&A Document 	Jilaire/Nancy/Bryon
January 13	Application to County Council	<ul style="list-style-type: none"> • Statement of Intent • Media Briefing Session • News Release • Q&A Document (incorporating major questions from preliminary open house) 	Nancy Jilaire/Bryon/All Jilaire/Nancy Jilaire
	Public Consultation Process		
	• Agencies	<ul style="list-style-type: none"> • Letter • Web site 	Jilaire/Bryon Jilaire
	• Landowners	<ul style="list-style-type: none"> • Letter (Nov/Dec) Outcome of prelim public meeting • Letter (late Dec/Jan) – Council Meeting, protocol for public input • Web site • News Release • Newspaper Ads • 2nd Open House • Comment Cards • Personal Follow Up • 3rd Open House (if required) • Distribute summary of final application with covering letter 	Jilaire/Bryon Jilaire Jilaire Jilaire Jilaire/Nancy/Bryon/All Nancy Nancy/Bryon/All All Jilaire/Nancy/Bryon
	Application Process	<ul style="list-style-type: none"> • Updates to stakeholders at key points (4-5 times) via Web and NRs 	Jilaire/Nancy
	Board Decision	<ul style="list-style-type: none"> • Follow up letter to stakeholders 	Nancy/Bryon

Tactics

The particular tactics used will vary from audience to audience with affected residents and agencies receiving their primary communication from direct mail outs. The general public will be kept informed through the Web site, newspaper ads, news releases and the annual Inside Out publication (depending on timing).

Tools

- East Hill Concept Plan – to show College Park residents future development plans
- Contact File – to identify every call received, what the concern was and how it was followed up
- Top 15 Q&As
- Comprehensive Q&A Document
- Display Unit

Other Responsibilities

- Gather addresses
- Prepare Mail outs
- Prepare Display

Spokespeople

To ensure accurate and timely communication both a spokesperson and area contacts will be used during this process. All members of the Task Force may also be required to serve as area experts from time to time.

The spokesperson will be Bryon Jeffers, Director of Development Services. His primary role will be to answer media questions and to communicate with the County Administration and Council, Intermunicipal Affairs Committee and City Council.

The Main Contact Person will be Nancy Hackett, Parkland Community Planning. Her primary role will be to answer general landowner questions and to keep the Contact File. The Main Contact person will ensure that all inquiries are acknowledged within four working days hours. Some questions may require additional research time. The Main Contact Person will also send out a weekly update describing the tone of public input to the rest of the Task Force.

There will also be three Area Contacts who will be responsible for answering specific questions. If an area contact is away, questions should be forwarded back to the main contact. This will help avoid misinformation going out into the community.

Annexation Contacts:

Contact	Role	Areas of Expertise	Phone
Nancy Hackett	Main Contact	<ul style="list-style-type: none"> • all • development • planning 	343-3394
Tom Warder	Area Expert	<ul style="list-style-type: none"> • utilities • services 	342-8168

		<ul style="list-style-type: none"> • public works 	
Howard Thompson	Area Expert	<ul style="list-style-type: none"> • residential land development • city growth rates 	342-8364
Myron Chilibeck	Area Expert	<ul style="list-style-type: none"> • property taxes • assessment • residential, commercial and farm tax 	342-8124

Appendix A – Questions and Answers

The following list represents brainstorming of all possible questions that might arise during the annexation process. It is not presented in order of importance.

All Landowners

- Will residents have to pay for upgrades to servicing – water, wastewater, road improvements?
- Do I have to connect to City Services?
- Will residents have new charges – garbage and recycling?
- Will the garbage pick up day change?
- Who will maintain our roads? Do snow clearing?
- Will servicing be mandatory?
- How will snow removal change?
- Will there be Utility Rate Changes — will it cost residents more? City More?
- Will there be changes to school attendance?
- What environmental issues are happening?
- Is there any impact on home businesses or bed and breakfasts?
- How will the cat/dog bylaw impact?
- How will home occupations and escort licenses be impacted?
- How will complaints for messy yard sites be handled?
- Will the parking of recreational vehicles be impacted?
- Will building standards be imposed on new structures? Existing structures?
- What is Annexation?
- What is the difference between annexation and expropriation?
- Why does The City want to annex land?
- What are the rules for subdividing lots?
- Will there be zoning changes? What is the current zoning and how will it change?
- What is the status of industrial annexation?
- How many years of developable residential land is this annexation expected to provide?
- Why is The City looking to annex land sooner than the Growth Study indicates?
- Will Transit expand service to College Park and Heritage Ranch?
- Will the Citizen's Action Bus pick up in these new areas?
- How will this change public library access?
- Will there be any change to policing services?
- How will environmental protection of city property impact College Park?
- Will user fees change – library, recreation facilities?
- Will access to the riverbank for leisure change?
- Will emergency service response times change?
- Will addresses change?
- Will mail delivery method change?
- Who will pay for the cost of address changes?
- Is there any cost to The City to compensate County?
- Will there be financial compensation to current landowners?
- Will the tax structure change?
- Will my property value change?

- Still based on market value?
- Is the tax rate different?
- Who will collect my property taxes? Does The County suddenly lose my tax money?
- What are the benefits to residents/The City?
- Will this change the provincial voting jurisdictions?
- Will voting stations change for municipal elections?
- What would the municipal political implications of annexation be?

College Park

- What are the future plans for the undeveloped areas?
- Will a church and social care site be mandatory in the part that is already developed?
- Will a church and social care site be mandatory in the part to be developed?
- Will the neighbourhood name change?
- How soon can I expect to see new housing in the undeveloped areas?
- Will environmental preservation be followed?
- Will sidewalks be added?
- Will road widening occur with the ditches being replaced?
- Will the new developments contain lanes?

Area North of 67 Street

- How will the flood plane/ravine area be treated?



Future Development Position Statement

Background

Annexation means that land is being taken out of the boundary of one municipality and brought within the boundary of a neighbouring municipality. A request for annexation occurs when one municipality needs to expand its boundaries to meet future growth demands. In this case, a growing population has forced The City of Red Deer to ask to annex land from Red Deer County. This will increase the amount of land within the city boundaries and allow for additional future residential development.

Once land is annexed into the city, all new development proposals must follow the policies, plans and regulations set by The City. The City has a number of statutory plans that relate to any new development on annexed lands.

These plans include the:

- Intermunicipal Development Plan (applies to the City and the County);
- Municipal Development Plan (applies to the whole city);
- Major Area Structure Plans (applies to specific areas experiencing heavy growth);
- Neighbourhood Area Structure Plans for each new neighbourhood (adopted on a neighbourhood by neighbourhood basis); and
- Area Redevelopment Plans for older neighbourhoods (adopted on a neighbourhood by neighbourhood basis).

These plans will guide the form, density and location of future residential development or redevelopment.

Plans

Intermunicipal Development Plan

The Intermunicipal Development Plan was jointly adopted by Red Deer County and The City of Red Deer in 1999. It deals with land and land use planning issues in the “fringe” area around the city. This plan sets out policies for the orderly growth and expansion of the City of Red Deer. The plan identifies land within the short-term expansion area of the city including the four areas being considered for annexation, the land north of 67 Street, the College Park Section, the road right-of-way for the future 20 Avenue, and the parcel of land at Red Deer College. The plan defines short-term expansion as land that could be annexed from the County into The City within five years (by 2005). The Intermunicipal Development Plan sets out general principles for land development. It states that any development to occur on annexed lands, other than agricultural development, will require detailed neighbourhood area structure planning prior to development.

Municipal Development Plan

The Municipal Development Plan was adopted in 1998 and identifies the city's future residential growth areas and sets policies to guide this development. This plan identifies the College Park Section and the land north of 67 Street for future growth. The Municipal Development Plan contains broad policies because it deals with the city as a whole.

Major Area Structure Plans

Major Area Structure Plans provide a more specific set of planning requirements. Each quadrant of the city that is experiencing heavy growth has a Major Area Structure Plan that identifies future land uses, major roads and school sites.

Neighbourhood Area Structure Plans

A Neighbourhood Area Structure Plan sets out the local roads, lot layout, type of housing, park and school sites, and other land uses expected or required within an area, typically on a per quarter section basis. This planning process includes public meetings and community participation to ensure the input of members of the public (including neighbouring land owners) is reflected in the plan. The plan must be adopted by City Council before any development may proceed in new areas.

Neighbourhood Area Structure Plans outline several requirements for each new neighbourhood including:

- the designation of sites for church, social care, day care or retirement home;
- a mixture of housing types (such as single family, semi-detached and multi-family homes);
- the identification of local roads, trails, and parks based on city standards for new development; and
- the preservation of natural areas (as much as possible) based on the ecospace plan (environmental inventory) for the area.

Area Redevelopment Plans

An Area Redevelopment Plan sets long term policies for an older, existing neighbourhood and would address planning issues/set goals for planning matters such as :

- neighbourhood character
- tree and natural area preservation
- zoning
- municipal reserve
- roads and transportation
- Other as deemed necessary by area land owners and residents

Planning Requirements For Future Development On Annexed Lands

Neighborhood Area Structure Plans and Zoning Amendments

New development cannot proceed on vacant, annexed land without a Neighbourhood Area Structure Plan (as described above). Once a Neighbourhood Area Structure Plan is adopted by City Council, a developer must then apply to amend the land use designation (zoning) on the property before development can proceed. A change in the designation (zoning) requires an amendment to The City's Land Use Bylaw so that it is consistent with the Neighbourhood Area Structure Plan. Again, City Council must approve any zoning or Land Use Bylaw changes.

Once the proper zoning is in place, a developer can proceed with a subdivision application to subdivide individual parcels (lots) of land. Subdivision applications must meet the zoning and Land Use Bylaw regulations of The City of Red Deer (e.g. regulations for minimum lot sizes). Subsequent development will require a developer to enter into a development agreement with the city dealing with items like construction of roadways, installation of utilities and payment of development levies.

Although subdivision is most common on multi-acre parcels of vacant land, sometimes an owner with a large existing lot may also choose to subdivide into two smaller lots (such as subdividing a one acre lot into two half acre parcels). Any landowner who requests subdivision of his or her lot must follow the process outlined above and will be required to meet the Land Use Bylaw regulations for lot size, access, setbacks and land use. Adjacent landowners will be notified of any subdivision request and asked for input prior to a subdivision of land being approved. New subdivisions of land will not be approved unless it meets all city subdivision process requirements. The exception will be College Park which will not allow any subdivision until completion of an Area Redevelopment Plan.

Planning Requirements in College Park Area

If pressure was received from landowners to amend zoning, redevelop or subdivide, and/or there was direction from Council, a comprehensive planning approach would be undertaken to protect the character of the College Park area. Subdivision will not be permitted and all lots sizes would remain as they are in the College Park neighbourhood until the comprehensive planning is complete.

Comprehensive planning for College Park includes two components. The first component is the adoption of specialized zoning created specifically for the College Park neighbourhood. The second component is the adoption of an Area Redevelopment Plan for the College Park neighbourhood.

Within Red Deer, specialized zoning known as Direct Control (DC) zoning, is used in unique circumstances. In the case of College Park, DC zoning would be adopted to protect lot sizes and the character of the area until comprehensive planning could be completed. The DC zoning would be based on the present county zoning (Country Residential "A" CRA).

Any change to zoning could not occur until an Area Redevelopment Plan is prepared for the College Park area. Subdivision would not be permitted until the Area Redevelopment Plan was completed. This includes a public participation process and approval by The City of Red Deer Council.

Revised East Hill Major Area Structure Plan

A Major Area Structure Plan has been prepared for The East Hill. It deals with more than 30 quarter sections of land in the east quadrant of the city. It also presents a concept plan for two areas currently outside the city, the Section of land north of Rosedale, which includes College Park and some of the lands north of 67 Street. Because the plan shows only a concept for these two areas, it will need to be reviewed with local land owners and residents before The City adopts or approves any final plans for this area.

Summary

If and when, a landowner chooses to develop land, residential development on annexed land will follow guidelines established in the plans outlined above. Particularly important are the environmental preservation requirements that residential developers would have to meet, the level of public input required, and the detailed planning process required prior to any development approvals.

Until an Area Redevelopment Plan is prepared, subdivision will not be permitted in the College Park neighbourhood. In other cases, development or subdivision, will be required to follow the standard city policies for development including, with public input, the preparation of a Neighbourhood Area Structure Plan.

If annexation is successful, the land north of 67 Street and in the Section north of Rosedale, could develop into new residential neighbourhoods within the next two to 10 years. Development will be subject to the timing of the landowners. No immediate change is expected to the parcel of land at the College, however, the property may one day be developed for public institutional/college use. The future 20 Avenue is expected to be constructed within the next five to 10 years to meet transportation demands on the east side of the City.

For more information on development, please contact Nancy Hackett, Parkland Community Planning at (403) 343-3394.



Services Position Statement

Background

One of the chief responsibilities of a municipality is the provision of services. Annexation will impact how residents of College Park and properties north of 67 Street receive services.

Once land is annexed, The City of Red Deer will immediately assume responsibility for all municipal services, with the exception of public works services. The Intermunicipal Development Plan states that Red Deer County will continue to provide normal public works services for two years after annexation. Normal public works services include snow removal, drainage, garbage collection and road maintenance. After two years the City will become responsible for providing these public works services. The City currently maintains 40 Avenue north of 67 Street and will continue to do so after annexation.

Services that The City of Red Deer will assume responsibility for immediately are fire and ambulance response, City of Red Deer RCMP, the regional library system, recreation and culture services. Transit services will also be extended as new development warrants.

Connecting to Water and Sewer Services

Red Deer County residents do not currently have municipal water and sewer utilities. Annexed residents will have three options when it comes to water and sewer services provided by The City of Red Deer:

1. Do not connect, remain on septic and well servicing;
2. Connect immediately (as soon as infrastructure can be constructed) at land owner's cost which can be financed over several years; or
3. Wait and then connect in the future, at landowners' cost.

Any residents wishing to connect can apply for connection to City services once their land has been annexed. If several property owners in an area request services, The City will estimate the cost of the services and calculate each property owner's share of the cost. Notices would then be sent out to all property owners outlining the costs. If the majority of property owners in that area still wished to proceed, The City would construct the services and send each property owner a notice for payment. The landowner could choose to pay for the services all at once or in annual installments over a period of 10 or 20 years. The City would then extend water and sewer services to each property line. It is the property owner's responsibility to hire a contractor to bring the services from the property line to connect their house and install the necessary plumbing within the house. Once the services are installed along a street, fire hydrants will be available.

In new subdivision developments, the developer normally installs the water and sewer services. The homeowner pays this costs in the purchase price of the house. In accordance with City policy, new residential development will not normally be permitted unless it is hooked up to city water and sewer utilities.

Connecting Water and Sewer Service to College Park

To provide service to the College Park area, a water trunk will have to be extended northward from the booster station located at the intersection of 55 Street and 30 Avenue.

This will occur when the adjacent areas begin to develop. A sanitary sewer already exists along 30 Avenue adjacent to College Park. Once the water trunk has been constructed, the College Park residents can ask The City to extend services to their subdivision as outlined above. If a critical mass of College Park land owners request it, services can be provided to landowners at their cost. The cost of this work is expected to be in the order of \$750,000, depending on the final design and tender results. Depending on the size of the lot, the cost per property is expected to be in the \$30,000 to \$50,000 range. This works out to an annual payment of \$2,700 to \$4,500 per year over 20 years. This does not include the cost of storm sewer or road improvements, which may or may not be desired by the residents.

Connecting Water and Sewer Service to Properties north of 67 Street

A small area of land within the south half of section 27 can be serviced from the existing storm and sanitary lines along 67 Street. Water services could be provided to this area once the water trunk is extended along 30 Avenue, from 55 Street. Access to this area can be provided from the existing intersection on 67 Street at 35 Avenue. As this is predominantly bare land, it would likely be serviced as part of a new subdivision development.

The residents along 40 Avenue (portion of 40 Avenue north of 67 Street, adjacent to the McKenzie Trails recreation area), currently use wells and septic tanks and are not readily serviceable with City water and sewer. There may be opportunities in the future to service this area.

Much of the remaining proposed annexation area north of 67 Street is river escarpment, ravine, or existing recreational use (e.g. River Bend Golf Course, Discovery Canyon). Access to the developable lands along the upper banks of the river valley can be provided from 30 Avenue and can be serviced by extending the following sewer and water trunks:

- Water extension northward along 30 Avenue, from 55 Street;
- New sanitary trunk extension from the Wastewater Treatment Plant, across the river, along the future Northlands Drive alignment;
- New storm trunk extension from the river, along the future Northlands Drive alignment.

Summary

Once annexation is effective, The City will assume responsibility for recreation, culture, policing, fire and ambulance services.

The County will continue to provide public works services including snow removal, drainage, garbage and road maintenance for a period of two years. After two years the City will be responsible for providing these services. The City currently maintains 40 Avenue north of 67 Street and will continue to do so after annexation.

Landowners may choose to remain on septic systems and wells, or they may wish to connect to water and sewer utilities at their own cost. Before the city could extend these services, the majority of landowners in a particular area must be in agreement. If water and sewer were extended to an area, fire hydrants would be available.

New residential development and/or redevelopment will be required to be fully serviced with municipal water and sewer.

For more information on services, please contact Tom Warder, The City of Red Deer at (403) 342-8168.



Taxation Position Statement

Background

Both The City of Red Deer and Red Deer County receive property tax from landowners to cover the costs of municipal services. Because annexation changes the boundaries of the municipality in which property is located, it will affect which municipality collects the taxes and provides services. Once property is annexed, property that used to be located in the County and used to receive County services will be located in the City and will start to receive City services. As a result, The City will collect the property taxes on the annexed properties.

Impact - Who Collects?

Once annexation occurs, The City will be responsible for collecting taxes on the annexed properties. Any outstanding taxes from previous years will be collected by The City and paid to the County. All taxes owing after the date annexation becomes effective will be paid to The City of Red Deer.

Impact - What Rate?

Residential Property Municipal Tax

Property tax within Red Deer County and The City of Red Deer is calculated by multiplying the tax rate by the assessed value of the property being taxed.

Because property located in the County and The City, except for farmland, is assessed on market value, the only long-term change in taxes will be the difference in tax rates.

Residential property owners affected by annexation will be protected from facing a fluctuation in taxation. The City will give annexed property the benefit of being taxed at the lower municipal and library tax rate of the two municipalities for a period of 10 years after annexation. This means that residential property owners will be taxed at whichever municipal and library tax rate is less, The City's or County's.

This does not mean that taxes will not rise, if both the County and City increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property). However, this 10-year clause will prevent any property owner from facing a sudden increase in taxes.

Once subdivision, development or redevelopment of property occurs, new lots and new development will be taxed at The City's tax rate.

Farm Property Municipal Tax

For a period of 25 years or until no longer used for farming, annexed farm property will continue to be assessed using the County's standard (Provincial Rural Standard).

After 25 years, farm property will be assessed using The City's standard (Provincial Urban Standard) of assessing the farm residence at 100% of market value, farm buildings at 50% of market value, and farmland at 100% of productive value.

Farm property will also receive the benefit of being taxed at the lower municipal and library tax rate between the two municipalities for a period of 25 years or until no longer used for farming.

After 25 years, farm property owners may apply to the Municipal Government Board to continue to be assessed at the Provincial Rural Standard and be taxed at the lower municipal and library tax rate.

Once subdivision, development or redevelopment of farmland occurs, new lots and new development will be taxed at the City's tax rate.

Non- Residential Property Municipal Tax

The non-residential tax rate applies to commercial and industrial properties. Commercial or industrial property will also receive the benefit of being taxed at the lower municipal and library tax rate between the two municipalities for a period of 10 years following annexation or until development occurs.

Impact – How are Tax Revenues Distributed?

Annexation of land out of a municipality can cause some financial transition to that municipality. To ease the financial transition, The City and County have agreed to a tax revenue sharing structure. The Intermunicipal Development Plan outlines this revenue sharing structure, which promises the County a declining share of the existing municipal portion of taxes for the five years following annexation. The County will receive 100% of municipal taxes in the first year of annexation, 80% in the second year, 60% in the third year, 40% in the fourth year, and 20% in the fifth year. The sixth year after annexation will see 100% of municipal taxes going directly to The City. This will not affect individual ratepayers as they will still pay all taxes to the City but it does allow the County to gradually adjust financially to annexation.

Summary

Municipalities collect taxes to cover the cost of providing services. Annexation will cause a change in municipal boundaries that will change who is responsible for providing services and who is responsible for collecting taxes. To protect landowners from fluctuations in municipal and library taxes, The City of Red Deer proposes to tax annexed property at the lower tax rate between the two municipalities for a period of 10 years following annexation. The City and the County also have a revenue sharing structure that provides the County with a declining share of the existing municipal portion of taxes for the five years following annexation.

For more information on taxation, please contact Myron Chillibeck, The City of Red Deer at (403) 342-8124.

Comments:

We agree with the recommendations of Parkland Community Planning Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Office of the Mayor



January 21, 2003

Gregg Johnson, Reeve
Red Deer County
4758 - 32 Street
Red Deer, AB T4N 0M8

Dear Gregg,

The background work is done, and with much help from the County, the City is ready to move to the next step in Red Deer's annexation process. I am pleased to provide you with City Council's annexation proposal and supporting documentation.

You are well aware of the amount of development occurring in Red Deer and the predictions that Central Alberta will continue to experience strong growth over the next several years. Addressing the growth is the key factor in annexing land with strong consultation of all affected underlining the process. At your convenience, the City would be pleased to outline the proposal at a County Council meeting. Let Norbert or myself know what date is appropriate and any expectations in terms of a presentation.

A few formalities that require input from your organization still need to be worked on to ensure compliance with the Municipal Government Act. City Council instructed the City Manager, in consultation with the City's Intermunicipal Affairs Committee members, to proceed with finalizing these details. To assist this process I ask that you consider appointing representatives from the County to discuss the details with Norbert. Please let me know your thoughts on this.

I am very optimistic for the future of Central Alberta and look forward to continue working with you through this annexation process.

Best regards,

Gail Surkan
Mayor

c. Norbert Van Wyk, City Manager

THE CITY OF RED DEER

Box 5008, Red Deer, Alberta, Canada T4N 3T4 Telephone: (403) 342-8155 Fax: (403) 342-8365
City Web Site: <http://www.city.red-deer.ab.ca> E-mail: gails@city.red-deer.ab.ca

Office of the Mayor



January 22, 2003

Municipal Government Board
15 Floor, Commerce Place
10155 - 102 Street
Edmonton, AB T5J 4L4

Dear Members of the Municipal Government Board,

Red Deer is a growing community. Our new neighbourhoods, strong housing starts, and a population topping 70,000 all testify to this. Red Deer's robust economy, excellent geographic location, and positive growth, tell us that within twenty years 93,000 residents will call Red Deer home. The Canada Mortgage and Housing Corporation forecasts also reinforce this prediction.

With growth comes the need to review our inventory of residential land. We do this in consultation with our community and partners. At the forefront of this process is our work with Red Deer County to develop a proposal for future residential growth through land annexation. As a result, I am pleased to submit to the Board, Red Deer's annexation proposal accompanied by the relevant supporting material.

We know there is still work to be done and that further discussions will need to be held with both Red Deer County and area landowners before our proposal is finalized. We anticipate that the final report and application will be sent to the Board within then next few months.

This is an exciting time for Central Alberta as the region joins together to build and plan for the future.

Sincerely,

Gail Surkan
Mayor

- c. The Hon. V. Doerksen, M.L.A., Red Deer South
Mary Anne Jablonski, M.L.A., Red Deer North
Norbert Van Wyk, City Manager
K. Kloss, City Clerk
City Solicitors, Chapman Riebeek

THE CITY OF RED DEER

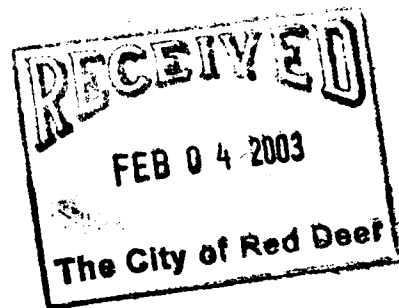
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Parkland Community Planning
Clerks



15th floor, Commerce Place
10155 - 102 Street
Edmonton Alberta Canada T5J 4L4
Tel 780.427.4864 Fax 780.427.0986

FILE



January 30, 2003

Mayor Gail Surkan
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

The Municipal Government Board (MGB) acknowledges receipt of your January 22, 2003 letter providing notification, pursuant to section 116 of the *Municipal Government Act*, of the City's intent to annex territory from Red Deer County.

The MGB looks forward to receiving the City's official annexation application once negotiations with the County are finalized and the public consultation process has been completed.

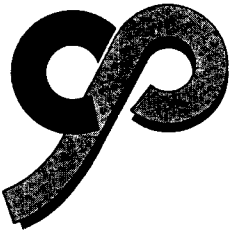
Please contact my office at 780-422-8652 if you, or your staff, require clarification or further information about the annexation process.

Yours truly,

A handwritten signature in cursive script, appearing to read "Dennis Hawthorne".

Dennis Hawthorne
Senior Secretariat Advisor

cc: Red Deer County



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Larry Larratt
R.R. #2, Site 19, Box 1
Red Deer, AB
T4N 5E2

January 7, 2003

Dear Mr. Larratt

Re: NW¼ 26-38-27-4

Thank you for your letter of December 9, 2002 requesting that your land, NW¼ 26-38-27-4, be included within the City's annexation proposal. After consideration of your letter and informal discussion with County representatives, I am sorry to inform you that your land will not be included within the annexation proposal going before City of Red Deer Council on January 13, 2003. This is due to: concerns expressed by Red Deer County, concern that the land area may be beyond our current residential land requirements, and because servicing of the land will be many years out. If you would like to address City Council on this matter to ask their consideration of your request either in writing or in person at the meeting please contact Mr. Kelly Kloss, City Clerk, at 342-8132 to discuss the appropriate means to do so.

You may also wish to discuss this matter with your County Council representative prior to January 13, 2003.

Should you have any questions or issues you would like to discuss with me please feel free to contact me at 343-3394.

Sincerely,

Nancy Hackett
Planner

C. Norbert Van Wyk, City Manager
Bryon Jeffers, Development Services
Tom Warder, Engineering Services
Howard Thompson, Land and Economic Development
Kelly Kloss, City Clerk

ANNEXATION EXPENSES

Title Searches:	135 @	\$8.15 =	\$1,100.25
Annexation Mapping and Printing by Engineering Services:		\$500.00 =	\$500.00
Postage:	300 @	\$0.50 =	\$150.00
Courier:	15 @	\$20.00 =	\$300.00
Printing Reports & Colour Maps:	125 @	\$10.00 =	\$1,250.00
Provincial Application Fee:			
First Quarter	1 @	\$300.00 =	\$300.00
Each additional quarter or part of:	22 @	\$50.00 =	\$1,100.00
Advertising - Council Meeting:	4 @	\$250.00 =	\$1,000.00
Miscellaneous:			\$400.00
Public Participation Process:			
Open House (Refreshments, Booking Fee)	4 @	\$300.00 =	\$1,200.00
Display Board Materials	1 @	\$150.00 =	\$150.00
Advertising	2 @	\$400.00 =	\$800.00
Information Materials:			
Q&A Documents (complete Q&A)	200 @	\$0.70 =	\$140.00
Design - Top 15 Questions Info Pamphlet	1 @	\$400.00 =	\$400.00
Design Changes - Top 15 Questions Info Pamphlet (to reflect changes from public consultation)	2 @	\$100.00 =	\$200.00
Printing - Top 15 Questions - info pamphlet	400 @	\$0.10 =	\$40.00
Direct Mailouts			
100 direct contacts (50 residents & 25 affected agencies) x four mailouts	400 @	\$0.50 =	\$200.00
Web Site Updates			no cost
News Releases			no cost
Media Briefing Session			no cost
Legal Costs	Assumed to be out of existing City budget		
Mediation Costs (required under the MGA if negotiation fails)	Unknown		
TOTAL PROJECTED COSTS:			\$9,230.25



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

December 11, 2002

Dear Landowner,

This letter and attached information deals with The City of Red Deer's annexation proposal. As you are aware, an open house was held on November 5, 2002 to present the proposed annexation concept to affected landowners. Many people attended this open house and there were numerous questions at the meeting. Since that time, we have been reviewing the feedback we received from the meeting and from comment sheets, e-mails, phone calls and letters. We have tried to answer all of your questions. The answers can be found in the attached comment summary report. Some of the questions we received were applicable to all properties and some dealt with specific properties or areas (e.g. College Park).

We have also tried to address your concerns or suggested changes to the proposal. This has resulted in some changes to the draft proposal. Specifically, the boundaries of the proposed annexation area being adjusted to exclude the north shore of the Red Deer River north of River Bend Golf Course as requested. As well, in response to concerns regarding taxation, the proposal has been changed to recommend that, once annexed, farm properties would pay the lower of the two tax rates (between the City and County) for 25 years (changed from 10 years) or until development occurs. More details on this recommendation are provided in the attached comment report.

This revised proposal is really just the start of the annexation process. There are still many opportunities to provide input or suggest changes or revisions. Our next step is to present the annexation proposal to City Council. Once endorsed, we will proceed with the formal annexation process by making an official submission to Red Deer County and sending the submission to the Province's Municipal Government Board. Once these submissions are made, a series of public meetings will be planned and all affected landowners, agencies, and stakeholders will be invited to provide input. You will be informed of all public meetings. The City and County will also meet to negotiate and fine-tune the proposal. Once negotiations between the City and County have finished and additional public input has been collected and considered, The City will make a final application and report to the Municipal Government Board of Alberta. This Board will make the final decision on whether to approve annexation and under what conditions/arrangements. You will be notified once the final report has been sent to the Municipal Government Board of Alberta. This entire process could take many months.

As stated, the next stage will be to present the annexation proposal to City Council on **Monday, January 13, 2002** for their endorsement. The presentation has been scheduled for **4:30 p.m.** in the Council Chambers at City Hall. The Council meeting is open to the public. If you wish to address/speak to City Council you will need to be added to the list of speakers prior to the meeting. Please contact Mr. Kelly Kloss, City Clerk, at 342-8132 to ensure that your name appears on the list of speakers.

In the meantime, if you have any questions or if you require further information please contact Bryon Jeffers at 342-8162 or myself at 343-3394.

Best wishes for a very happy holiday season.

Sincerely,


Nancy Hackett
Planner

DATE: December 11, 2002

FROM: Nancy Hackett, Parkland Community Planning Services

RE: **COMMENTS REPORT - Residential Annexation Meeting**

Landowner Open House/Public Meeting

An open house with a presentation was held for landowners and other interested stakeholders on the evening of November 5, 2002 at Balmoral Bible Chapel on Highway 11 East. Landowners received a letter inviting them to attend, a news release was also sent out prior to the open house. Approximately 100 to 110 people attended the open house and/or presentation, with 84 registering on the sign-in-sheet. Personnel from City of Red Deer Development Services, Engineering, Land and Economic Development, Tax and Assessment, Communications and Parkland Community Planning Services staffed the open house. The open house ran from 4:00 until 8:00 p.m. A presentation between 6:30 – 7:30 p.m. outlined the draft annexation proposal and questions followed.

Comments and questions discussed during the presentation covered several issues. These included: Highway 11 alignment timing and location, request that the County tax rates for farm property remain in place until development occurs, maintaining the character of College Park, concerns about the inclusion of the Red Deer River within the city boundary (north of River Bend Golf Course), the continuance of boarding horses/livestock, and the continuance of existing businesses.

Written comment sheets and letters received after the meeting also brought forward several concerns of landowners and local residents. All issues and concerns cited in comment sheets collected by Parkland Community Planning, or received through e-mail communication are listed in the table below. In addition Parkland Community Planning Services was invited to attend a community meeting held in College Park on November 26 to answer questions and discuss concerns. Concerns/comments expressed at that meeting have also been included in the table below.

ISSUE/CONCERN	No.	RESPONSE
HORSES/LIVESTOCK Can residents continue to board horses or large animals if they are annexed?	1	Yes. Annexation will not affect the boarding of horses or farm operations. Landowners would be able to keep their large animals (horses or livestock) as allowed under the current county zoning. This is also allowed under the City of Red Deer A1 Zoning.
EXISTING BUSINESSES Can existing businesses continue to operate after annexation?	1	Yes. Existing businesses would be able to continue to operate in the City after annexation but would be required to follow City regulations for expansion, fire safety, licenses, etc.
GARBAGE PICK-UP Will there be garbage pick-up for the properties north of 67 Street? When and at what cost?	1	Yes, residences being annexed would receive weekly collection of garbage (maximum of 5 bags or cans per household). They would also receive yard waste collection. Yard waste, such as leaves or grass clippings, is collected for approximately 6 months per year. The current price for this service is

		<p>\$6.78/household per month. As well, all residences would receive a blue box provided by The City and weekly collection of recyclable materials for \$2.83/household per month. The charges go directly on the monthly utility bill. These services are not optional and are provided to all City residents. The rates are reviewed annually and generally increase at approximately the rate of inflation. As a citizen of Red Deer, residents would also be entitled to: two \$5 coupons per household for the landfill, free use of the household hazardous waste drop-off depot at the landfill, and yard waste drop off at the composting site for free during the specified "free week" in the spring and fall. It should be noted that there may be changes to these programs in the future, but any significant changes would require the approval of City Council.</p> <p>An agreement between the City and County set out in the Intermunicipal Development Plan states that for the first two years following annexation, the county will provide normal public works services to all affected properties. We are in the process of determining with the County whether garbage collection/yard waste/recycling collection will be included immediately or whether the City will begin to provided these services after the second year following annexation.</p>
<p><u>TAXES - County or City Rate</u> If the annexation proceeds, when we receive our tax bill, it would be nice to have both the city and county tax rates noted (and which one is being applied) on the bill so we can see the difference.</p>	1	The City of Red Deer would be happy to follow this suggestion.
<p><u>Time Period for County Tax Rates</u></p> <ul style="list-style-type: none"> • Prefer to have taxes left at the county rate until the area is developed (rather than the 10 year window). • Request that the County tax rates for farm property remain in place until development occurs. 	<p>4</p> <p>2</p>	<p>There may be some confusion about the tax rate proposal. As background clarification, both the City and the County classify properties into three main categories for tax purposes based on how the land is used. These categories are: farm land, residential land, and non-residential land. In both municipalities, a tax rate (consisting of a portion for municipal tax, library tax, and education tax) is set for each classification of land. This means there is a farm tax rate in the City and farm tax rate in the County, a City residential tax rate and a County residential tax rate, and a City non-residential tax rate and one in the County.</p> <p>The proposal presented at the November 5 meeting was that properties being annexed would pay the lower</p>

		<p>of the two rates (either City or County) for a period of 10 years or until developed. This was intended to prevent sudden fluctuations in tax rates. Because of the number of requests to reconsider this proposal, the City has reviewed the matter and will make a recommendation to extend the lower of the two tax rates to <u>farm</u> property for 25 years or until no longer used for farming. It is recommended that residential and non-residential properties pay the lower of the two municipal rates (City or County) for a 10 year period or until developed. Because the impact of farm property on the City's finances is much less significant than the impact of residential and commercial uses, the City is in a position to provide a longer period of transition to farm property. In addition, the City is interested in protecting/maintaining farm operations within its boundary as long as possible.</p>
<p><u>Taxation</u> Objects to City taxes with no new services.</p>	3	<p>No new taxes will be introduced to annexed lands. After annexation, tax payments will simply be made to the City rather than the County. Residents annexed into the City will begin receiving city services immediately. Several of these services will be the same as the ones now provided by the County (such as policing, recreation services). There will also be some new services available to residents that the County does not offer, these include city library services, city fire and city emergency response. It should also be noted that there is an agreement between the City and the County to share tax Municipal revenue (not education tax) on a declining scale for five years, under this arrangement the County will receive 100% of taxes the first year, 80% in year two, 60 % in year three, 40% in year four and 20% in year five. Sharing of tax revenue will cease after year five.</p>
<p>BOUNDARY - RIVER Do not extend the boundary to the north side of the River at River Bend Golf Course. It makes it difficult to deal with two municipalities on the river bank and related issues.</p>	2	<p>The proposed annexation boundary will be adjusted to exclude the north side of the Red Deer River at River Bend Golf Course.</p>
<p>SERVICING Why do acreage owners have to pay to have services installed as opposed to paying for what we would use?</p>	1	<p>At present, acreages in the proposed annexation area do not have access to city water or sewer services. They have wells and septic systems. If owners want to have access to city water and city sewer (and give up using their wells and septic) they may ask the City to install these pipes. To bring the water and sewer pipes out to the acreages will cost money. In new areas in the city the developer pays the cost of these pipes and rolls it into the price of a new house. But in situations</p>

		<p>where the houses are already built (e.g. College Park) the city can only install these pipes if there is a 2/3 majority of land owners who agree to pay for this installation. Once 2/3 of owners agree, the city could extend the pipes and charge the cost of installing the necessary pipes to the benefiting landowners. If pipes are extended to the area, and owners connect to these water and sewer pipes they would then pay monthly for the amount of water or wastewater service they use. Monthly water and waste water rates are based on the amount each household uses.</p>
<p>ROADS Who will care for the roads? Will the city and county agree on this?</p>	1	<p>There is an agreement that in the first two years following annexation, the County will provide normal public works services. This includes road maintenance and plowing. After the two years has passed the City will take over all public works services including road maintenance.</p>
<p>HABITAT College Park is a natural wildlife corridor. Many animals will be displaced and killed by traffic.</p>	1	<p>No changes are proposed to the existing 30 Avenue. It is true that development on lands surrounding College Park may disrupt wildlife. The City requires an eco-profile to identify wildlife corridors prior to consideration of any development plans for new areas and will work with the developer to preserve as much natural habitat as possible.</p>
<p>20 AVENUE 20 Avenue is poorly maintained and nearly impassable until city upgrades it in 5 -10 years. No one will spend any money on it or maintain it until then.</p>	1	<p>The 20 Avenue road allowance currently belongs to Red Deer County. The County improved the northerly 2 blocks of road several years ago. The portion south, towards 39 Street, is an unimproved road allowance without proper road bed construction. Signs have been posted at each end by the County indicating that this is a "fair weather" road only and "50% load limit". All weather access is available through the city via 30 Avenue. If the 20 Avenue road allowance is annexed, there are no scheduled improvements planned for five to 10 years depending on city growth and the City's capital budget. However, the long range intent is that this road allowance will be improved to act as a major arterial road on the east side of the City between Lancaster Drive and 55 Street.</p>
<p>HIGHWAY 11 Highway 11 should be in place before development, get the road in place now. What is the timeline?</p>	1	<p>Highway 11 is a provincial highway. Alberta Transportation indicates that the alignment for the new highway has been set and was gazetted in July 2000. The alignment extends easterly from the 67 Street / 30 Avenue intersection, begins to deflect slightly south at 20 Avenue, and ties into the existing highway at the top of the Canyon Heights hill. The timing of this work will depend on traffic volumes, which are somewhat related to the petrochemical activity east of Red Deer, but Alberta Transportation does not expect</p>

		the re-alignment to be required for 10 to 20 years.
GAS LINES There are existing gas lines in College Park what will the city regulations and policies around these be?	1	The Alberta Energy and Utilities Board has provided the names of the companies that own these lines and Parkland Community Planning Services is currently discussing the lines with them concerning these matters: condition of the lines, maintenance record, last inspection, age and life expectancy of the lines, and impact on any future development (e.g. setbacks).
SCHOOL BUSING How will school busing be handled?	1	Annexation will not change the busing for the Catholic schools, as the Catholic district already buses students in and around Red Deer. However, for the public schools there will be a change if the city boundary changes. Once land is within the City boundary, the Public School Board will designate a school to serve each area. If an elementary student is more than 1.6 km away from the designated school the Board will provide bus transportation (yellow school bus). If a middle school or high school student is more than 2.4 km away from their designated school, the Board will provide bus transportation (either City transit when available or a yellow school bus where transit is not available). For more information on the public schools and busing please contact Deb Beck at 343-1405.
DEVELOPMENT Land owner objects because he has his own development plans.	1	Any legally approved development permits issued before annexation by the County will be valid within the City provided these permits do not expire before development is undertaken. Any proposals for which there is no development permit will be required to submit an application to the City for consideration.
GOLF COURSE Privately owned golf courses will be disadvantaged by the annexation of River Bend because the city will forgive the taxes. Unfair competition.	1	Currently, the River Bend Golf Course pays taxes to the County at the non-residential tax rate. Upon annexation, River Bend will continue to pay taxes at the non-residential tax rate to the City. The rules for assessment and taxation of golf courses are the same whether River Bend is in the County or in the City. These rules are contained in the Municipal Government Act and Community Organization Property Tax Exemption Act. The River Bend Golf and Recreation Society operates River Bend Golf Course by an arms length agreement from the City and any requests to City Council for a tax exemption or forgiveness would not be supported by City administration.
COLLEGE PARK -Roads Do not want the existing road ways extended from College Park to access new development as shown in concept plans (this would include as a main	7	It is important that the city be made aware of such concerns. Right now the concept plan for the College Park area (in the East Hill Major Area Structure Plan) does show extension of some of the roads into the adjacent land. However, this is a concept plan only,

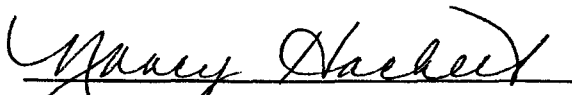
access, construction access, and alley type access).		and based on resident's concerns we will be reconsidering extension of the roads. The City engineering department is investigating other options for transportation/access/road alignment. College Park concerns are going to be shared with future developers of the adjacent lands in order that he might try to accommodate the option of no road extension in his development plans.
COLLEGE PARK - <u>Snow Clearing</u> Snow clearing in College Park is vital because roads are narrow.	2	Snow clearing will be provided by the County for the first two years following annexation and after two years it will be provided by the City. Under City policy, local roads are normally only cleared of snow if they become impassible to emergency vehicles.
COLLEGE PARK - <u>Character</u> <ul style="list-style-type: none"> • Maintain the character of College Park. • Preserving our country like surroundings/current quality of life in College Park 	1 1	Maintaining the character and quality of life of an existing neighbourhood is very important. The City has several policies that attempt to protect neighbourhood character when adjacent lands are being developed. In addition to these policies, it is recommended that after annexation the community of College Park undertake an Area Redevelopment Plan specifically for their neighbourhood. This planning process would allow residents to work with the City and Parkland Community Planning Services to define the character of the area and work on specific policies to preserve it.
COLLEGE PARK - <u>Services</u> Will future development force services into College Park?	1	No. Servicing for future development on the vacant lands next to College Park will occur independently of anyone in College Park choosing to hook up to services. But, in College Park, landowners may request services and if there is agreement of a 2/3 majority of owners, then services will be extended to all properties. If 2/3 majority wants services, then all land owners will be required to pay servicing costs.
COLLEGE PARK - <u>Trail</u> Could a shale trail or sidewalk be installed on the east side of 30 Avenue next to College Park?	1	City Design Guidelines call for a sidewalk along one side of arterial roadways. As a sidewalk already exists along the west side of 30 Avenue, no additional sidewalk would normally be provided. Alternative pedestrian routes from College Park to the 30 Avenue /55 Street and 30 Avenue/61 Street intersections can be assessed during the City's review of neighbourhood plans for the future development area adjacent to College Park.
COLLEGE PARK - <u>Lifestyle</u> Annexation is threatening the College Park life-style	1	The reason annexation is being proposed is to allow for growth of the city. Every effort will be made to protect the character of College Park and to work with landowners to ensure comprehensive planning is completed.
COLLEGE PARK - <u>Road Condition</u> • Can the City force the county to	1	No. The City of Red Deer has no jurisdiction to require road re-surfacing as part of the annexation

<p>re-surface and do some road maintenance?</p> <ul style="list-style-type: none"> There has been little maintenance of the College Park road for 40+ years. Would like the City and County to hot mix surface or recycle surface the existing road at the current structure width. This could take place over 5 years and cost could be shared by the County and City in an agreement similar to the tax share agreement. This would minimize the cost to both parties and could be considered "regular maintenance" of the road. 	1	<p>proposal. However, we will pass on this concern to the County. Under the Intermunicipal Development Plan between the County and the City if annexation is approved, the County would continue to provide road maintenance for two years to any annexed area. The City would take over responsibility for road maintenance after the second year.</p> <p>The City will maintain the roads using the most cost effective methods possible, within the constraints of available funding, and balanced against the demands of other maintenance priorities. Normal maintenance would include crack sealing, pothole repair, and replacement of failed sections. Major rehabilitation of roads is considered where maintenance life-cycle costs exceed rehab costs.</p>
<p>COLLEGE PARK - <u>Drainage</u> Area needs drainage improvements. The county has accepted responsibility but done nothing to fix it.</p>	1	<p>The City of Red Deer will pass this concern on to County administration. If annexation were approved, the City would take over responsibility for drainage after the second year. If a storm sewer system is desired by a majority of the residents, a local improvement project may be warranted.</p>
<p>COLLEGE PARK - <u>Green Space</u></p> <ul style="list-style-type: none"> Is the green in the centre of College Park privately or publicly owned? No development of any kind should be allowed in the existing municipal reserve in College Park – leave it as is. 	1 2	<p>The 1.7 hectare (4.3 acre) space in the centre of College Park is Municipal Reserve. It is publicly owned by the municipality (currently the County and after annexation the City).</p> <p>There are no plans to alter the centre green space in College Park. It will remain municipal reserve after annexation. Under Red Deer's policies any cancellation/elimination of municipal reserve requires City Council approval and extensive public consultation.</p>
<p>COLLEGE PARK - <u>Fire Hydrants</u> Would like fire hydrants placed at each entrance to College Park and on adjacent land east and north when the water service is available. These should be paid for by the City or adjacent developer. Internal hydrants would only be placed in College Park if and when services were extended into College Park.</p>	1	<p>Engineering Services indicates that hydrants are not needed for the future trunk extension along 30 Avenue. As the trunk is likely to be routed along the west side of 30 Avenue, it would be relatively expensive to extend hydrants to the east side of the road. If hydrants are desired by the College Park residents (i.e. petition of at least 2/3 of the benefiting residents), a local improvement tax would likely be applied to cover the cost. City of Red Deer Emergency Services is able to fight fires using alternative methods to fire hydrants.</p>
<p>COLLEGE PARK - <u>Why?</u> Why does College Park have to be annexed?</p>	1	<p>The City of Red Deer requires new land for future residential growth. While College Park itself will not provide land for new housing, the land in the section surrounding College Park will. The land surrounding College Park is serviceable and accessible. The</p>

		Intermunicipal Development Plan jointly adopted by the City and County in 1999, identified land in the northeast as suitable for future City residential growth. The Province requires that the City boundary be continuous, therefore in order to bring new land into the City in the northeast, it is necessary to annex College Park.
COLLEGE PARK - <u>Lot Sizes</u> Maintain current lot sizes, do not allow any subdivision.	2	Once annexation is effective direct control zoning will be implemented for College Park. This zoning will hold lot sizes to what exists and will not allow subdivision until such time as an Area Redevelopment Plan is completed by landowners. The Area Redevelopment Plan will either confirm the zoning and no subdivision provision or could adjust the zoning and/or permit subdivision.
COLLEGE PARK - <u>Berm</u> Would like a berm around College Park	1	Berms are not planned at present. Noise levels were measured adjacent to College Park in 1998 and were projected to be approximately 60 dBA in the worst case well into the future.
COLLEGE PARK - <u>Buffer New Development</u> <ul style="list-style-type: none"> • Would like a buffer area around the existing College Park to separate it from new development – e.g. green area or similar sized lots • Similar style and density of development in areas adjacent to College Park preferred 	1 1	The City of Red Deer is very sensitive about new development complementing existing development. In fact, one of the policies contained in the City's Planning and Subdivision Guidelines requires that Neighbourhood Area Structure Plans be conscious of new development adjoining existing development so that "where the property adjoins existing development a similar style and density of housing should be proposed where the properties adjoin". Additionally, your concern and suggestions for green space or buffering will be shared with future developers of the adjacent lands so that they may try to accommodate this in his development plans.
COLLEGE PARK - <u>Trees</u> <ul style="list-style-type: none"> • Need more trees to separate current development from the future development • City should trim the trees along the roads to improve site lines but no trees should be removed. • Save all trees possible. • Trees over 10 inches in diameter should be preserved unless diseased damaged or other extenuating circumstances. 	1 1 1 1	<p>This is a suggestion that will be passed on the adjacent landowner as he contemplates future development.</p> <p>The City will look into this concern and will ask the County whether tree trimming will be part of the normal public works duties which they will assume for two years.</p> <p>The City of Red Deer has a strong emphasis on preserving environmental features. Efforts will be made to preserve trees where possible. However, this will largely depend on the cooperation or willingness of private landowners as the city has no restrictions on tree cutting on privately owned land. If an Area Redevelopment Plan is completed for College Park after annexation, tree cutting restrictions on private</p>

<p>COLLEGE PARK - <u>Area Redevelopment Plan</u> When the ARP (Area Redevelopment Plan) is done will it allow subdivision?</p>	1	<p>The Area Redevelopment Plan will be written by a Steering Committee made up of land owners in College Park. This Steering Committee will decide which policies and recommendations they wish to see in the plan; including whether to allow subdivision to smaller lots. City Council will then be asked by the Steering Committee to adopt the plan as a statutory plan and to implement the policies in the plan. This is the process that was followed and has been successful in Riverside Meadows.</p>
<p>COLLEGE PARK - <u>Regulations</u> If annexed, what regulations will be in place to build a new house, or put up a fence?</p>	1	<p>Once land is annexed into the City of Red Deer, all City building regulations, permits and fees will be in place for any type of structure (e.g. house, garage, deck or fence). These regulations comply with the Alberta Building Code. A copy of the City regulations is available from the City Inspections and Licensing Department.</p>
<p>COLLEGE PARK - <u>Businesses</u> No businesses should be allowed to operate within College Park except those pre-existing annexation which could be grandfathered until the property is sold.</p>		<p>Immediately following annexation, the City of Red Deer is proposing to "grandfather" all existing businesses in College Park under direct control zoning. No other businesses would be allowed unless a zoning change was approved by City Council with community input. It is important to note that business operations, like any land use, cannot be linked to who owns a property and can only be linked to the property's zoning.</p> <p>It should also be pointed out that the City of Red Deer presently allows home occupations which do not generate excessive traffic, noise or other impacts in residential areas. Examples of home occupations operating in city neighbourhoods include hair salons, massage therapists, book-keeping, and computer consulting. Businesses with clients coming to the home are allowed a maximum of 10 clients per week. The City also considers applications for bed and breakfasts and home music instruction in residential areas. If annexation is approved College Park residents will be asked if they wish to consider including home occupations and bed and breakfasts or home music instruction in College Park. If not, these businesses will not be added to the zoning for the College Park area.</p>
<p>COLLEGE PARK - <u>Drainage</u></p> <ul style="list-style-type: none"> • Drainage concerns in the northeast corner of College Park must be addressed as part of any new development occurring to the 	2	<p>Any proposed development to the north or east of College Park will be thoroughly reviewed with regard to drainage. Drainage within new development areas will be directed to detention ponds and the storm sewer in accordance with City and Provincial</p>

north or east. • What is the drainage right of way around College Park?	1	standards. The land is owned privately, but the County has the right to maintain a drainage ditch on the land, within the right of way. This right would be transferred to the City following annexation, although it may become unnecessary as the adjacent land develops and a storm drainage system is provided.
COLLEGE PARK – Mail Service • A proper paved area should be provided at the Canada post site. • Will our mail box system remain the same?	1 1	We have contacted Canada Post on these matters. Canada Post must complete additional research before definite answers can be provided. A representative from Canada Post would like to meet with residents of College Park in the new year to discuss these and any other concerns or questions.
COLLEGE PARK – Speed Limit Retain the 30 km/h speed limit	1	All residential areas within the City of Red Deer have a 50 km/hr speed limit unless otherwise posted (e.g. 30 km/hr in school zones). This is in compliance with the City of Red Deer traffic bylaw. Following annexation, the speed limit for College Park would be reviewed by the City Traffic Engineering section to determine if the roadway design and condition is capable of safely supporting the normal 50 km/hr speed limit or if 30 km/hr should remain in place. This recommendation will then be forwarded to City Council for consideration. Area residents concerned with any changes to the speed limit may express their comments to City Council during this process.
COLLEGE PARK – Traffic Lights • Due to heavy traffic on 30 Avenue, traffic lights are needed at the north entrance to College Park with pedestrian crossing. • Would like a crosswalk (push button) across 30 Avenue at either entrance to College Park.	2 1	The City of Red Deer Engineering Services Department has reviewed this request and will add painted crosswalk lines, pedestrian pushbuttons, and pedestrian WALK/DON'T WALK signal displays on the north and east legs of the 55 Street and 30 Avenue in 2003. Pedestrian and traffic signals will be considered for the 58 Street and 30 Avenue and 61 Street and 30 Avenue when they meet the national standard warrant and the City Council policy for installation in the future. Currently, signals are not warranted at these intersections.


Nancy C. Hackett, PLANNER

DATE: December 11, 2002

FROM: Nancy Hackett, Parkland Community Planning Services

RE: **COMMENTS REPORT - Residential Annexation Meeting**

Landowner Open House/Public Meeting

An open house with a presentation was held for landowners and other interested stakeholders on the evening of November 5, 2002 at Balmoral Bible Chapel on Highway 11 East. Landowners received a letter inviting them to attend, a news release was also sent out prior to the open house. Approximately 100 to 110 people attended the open house and/or presentation, with 84 registering on the sign-in-sheet. Personnel from City of Red Deer Development Services, Engineering, Land and Economic Development, Tax and Assessment, Communications and Parkland Community Planning Services staffed the open house. The open house ran from 4:00 until 8:00 p.m. A presentation between 6:30 – 7:30 p.m. outlined the draft annexation proposal and questions followed.

Comments and questions discussed during the presentation covered several issues. These included: Highway 11 alignment timing and location, request that the County tax rates for farm property remain in place until development occurs, maintaining the character of College Park, concerns about the inclusion of the Red Deer River within the city boundary (north of River Bend Golf Course), the continuance of boarding horses/livestock, and the continuance of existing businesses.

Written comment sheets and letters received after the meeting also brought forward several concerns of landowners and local residents. All issues and concerns cited in comment sheets collected by Parkland Community Planning, or received through e-mail communication are listed in the table below. In addition Parkland Community Planning Services was invited to attend a community meeting held in College Park on November 26 to answer questions and discuss concerns. Concerns/comments expressed at that meeting have also been included in the table below.

ISSUE/CONCERN	No.	RESPONSE
HORSES/LIVESTOCK Can residents continue to board horses or large animals if they are annexed?	1	Yes. Annexation will not affect the boarding of horses or farm operations. Landowners would be able to keep their large animals (horses or livestock) as allowed under the current county zoning. This is also allowed under the City of Red Deer A1 Zoning.
EXISTING BUSINESSES Can existing businesses continue to operate after annexation?	1	Yes. Existing businesses would be able to continue to operate in the City after annexation but would be required to follow City regulations for expansion, fire safety, licenses, etc.
GARBAGE PICK-UP Will there be garbage pick-up for the properties north of 67 Street? When and at what cost?	1	Yes, residences being annexed would receive weekly collection of garbage (maximum of 5 bags or cans per household). They would also receive yard waste collection. Yard waste, such as leaves or grass clippings, is collected for approximately 6 months per year. The current price for this service is

		<p>\$6.78/household per month. As well, all residences would receive a blue box provided by The City and weekly collection of recyclable materials for \$2.83/household per month. The charges go directly on the monthly utility bill. These services are not optional and are provided to all City residents. The rates are reviewed annually and generally increase at approximately the rate of inflation. As a citizen of Red Deer, residents would also be entitled to: two \$5 coupons per household for the landfill, free use of the household hazardous waste drop-off depot at the landfill, and yard waste drop off at the composting site for free during the specified "free week" in the spring and fall. It should be noted that there may be changes to these programs in the future, but any significant changes would require the approval of City Council.</p> <p>An agreement between the City and County set out in the Intermunicipal Development Plan states that for the first two years following annexation, the county will provide normal public works services to all affected properties. We are in the process of determining with the County whether garbage collection/yard waste/recycling collection will be included immediately or whether the City will begin to provide these services after the second year following annexation.</p>
<p><u>TAXES - County or City Rate</u> If the annexation proceeds, when we receive our tax bill, it would be nice to have both the city and county tax rates noted (and which one is being applied) on the bill so we can see the difference.</p>	1	<p>The City of Red Deer would be happy to follow this suggestion.</p>
<p><u>Time Period for County Tax Rates</u></p> <ul style="list-style-type: none"> • Prefer to have taxes left at the county rate until the area is developed (rather than the 10 year window). • Request that the County tax rates for farm property remain in place until development occurs. 	<p>4</p> <p>2</p>	<p>There may be some confusion about the tax rate proposal. As background clarification, both the City and the County classify properties into three main categories for tax purposes based on how the land is used. These categories are: farm land, residential land, and non-residential land. In both municipalities, a tax rate (consisting of a portion for municipal tax, library tax, and education tax) is set for each classification of land. This means there is a farm tax rate in the City and farm tax rate in the County, a City residential tax rate and a County residential tax rate, and a City non-residential tax rate and one in the County.</p> <p>The proposal presented at the November 5 meeting was that properties being annexed would pay the lower</p>

		<p>of the two rates (either City or County) for a period of 10 years or until developed. This was intended to prevent sudden fluctuations in tax rates. Because of the number of requests to reconsider this proposal, the City has reviewed the matter and will make a recommendation to extend the lower of the two tax rates to <u>farm</u> property for 25 years or until no longer used for farming. It is recommended that residential and non-residential properties pay the lower of the two municipal rates (City or County) for a 10 year period or until developed. Because the impact of farm property on the City's finances is much less significant than the impact of residential and commercial uses, the City is in a position to provide a longer period of transition to farm property. In addition, the City is interested in protecting/maintaining farm operations within its boundary as long as possible.</p>
<p><u>Taxation</u> Objects to City taxes with no new services.</p>	3	<p>No new taxes will be introduced to annexed lands. After annexation, tax payments will simply be made to the City rather than the County. Residents annexed into the City will begin receiving city services immediately. Several of these services will be the same as the ones now provided by the County (such as policing, recreation services). There will also be some new services available to residents that the County does not offer, these include city library services, city fire and city emergency response. It should also be noted that there is an agreement between the City and the County to share tax Municipal revenue (not education tax) on a declining scale for five years, under this arrangement the County will receive 100% of taxes the first year, 80% in year two, 60 % in year three, 40% in year four and 20% in year five. Sharing of tax revenue will cease after year five.</p>
<p>BOUNDARY - RIVER Do not extend the boundary to the north side of the River at River Bend Golf Course. It makes it difficult to deal with two municipalities on the river bank and related issues.</p>	2	<p>The proposed annexation boundary will be adjusted to exclude the north side of the Red Deer River at River Bend Golf Course.</p>
<p>SERVICING Why do acreage owners have to pay to have services installed as opposed to paying for what we would use?</p>	1	<p>At present, acreages in the proposed annexation area do not have access to city water or sewer services. They have wells and septic systems. If owners want to have access to city water and city sewer (and give up using their wells and septic) they may ask the City to install these pipes. To bring the water and sewer pipes out to the acreages will cost money. In new areas in the city the developer pays the cost of these pipes and rolls it into the price of a new house. But in situations</p>

		where the houses are already built (e.g. College Park) the city can only install these pipes if there is a 2/3 majority of land owners who agree to pay for this installation. Once 2/3 of owners agree, the city could extend the pipes and charge the cost of installing the necessary pipes to the benefiting landowners. If pipes are extended to the area, and owners connect to these water and sewer pipes they would then pay monthly for the amount of water or wastewater service they use. Monthly water and waste water rates are based on the amount each household uses.
ROADS Who will care for the roads? Will the city and county agree on this?	1	There is an agreement that in the first two years following annexation, the County will provide normal public works services. This includes road maintenance and plowing. After the two years has passed the City will take over all public works services including road maintenance.
HABITAT College Park is a natural wildlife corridor. Many animals will be displaced and killed by traffic.	1	No changes are proposed to the existing 30 Avenue. It is true that development on lands surrounding College Park may disrupt wildlife. The City requires an eco-profile to identify wildlife corridors prior to consideration of any development plans for new areas and will work with the developer to preserve as much natural habitat as possible.
20 AVENUE 20 Avenue is poorly maintained and nearly impassable until city upgrades it in 5 -10 years. No one will spend any money on it or maintain it until then.	1	The 20 Avenue road allowance currently belongs to Red Deer County. The County improved the northerly 2 blocks of road several years ago. The portion south, towards 39 Street, is an unimproved road allowance without proper road bed construction. Signs have been posted at each end by the County indicating that this is a "fair weather" road only and "50% load limit". All weather access is available through the city via 30 Avenue. If the 20 Avenue road allowance is annexed, there are no scheduled improvements planned for five to 10 years depending on city growth and the City's capital budget. However, the long range intent is that this road allowance will be improved to act as a major arterial road on the east side of the City between Lancaster Drive and 55 Street.
HIGHWAY 11 Highway 11 should be in place before development, get the road in place now. What is the timeline?	1	Highway 11 is a provincial highway. Alberta Transportation indicates that the alignment for the new highway has been set and was gazetted in July 2000. The alignment extends easterly from the 67 Street / 30 Avenue intersection, begins to deflect slightly south at 20 Avenue, and ties into the existing highway at the top of the Canyon Heights hill. The timing of this work will depend on traffic volumes, which are somewhat related to the petrochemical activity east of Red Deer, but Alberta Transportation does not expect

		the re-alignment to be required for 10 to 20 years.
GAS LINES There are existing gas lines in College Park what will the city regulations and policies around these be?	1	The Alberta Energy and Utilities Board has provided the names of the companies that own these lines and Parkland Community Planning Services is currently discussing the lines with them concerning these matters: condition of the lines, maintenance record, last inspection, age and life expectancy of the lines, and impact on any future development (e.g. setbacks).
SCHOOL BUSING How will school busing be handled?	1	Annexation will not change the busing for the Catholic schools, as the Catholic district already buses students in and around Red Deer. However, for the public schools there will be a change if the city boundary changes. Once land is within the City boundary, the Public School Board will designate a school to serve each area. If an elementary student is more than 1.6 km away from the designated school the Board will provide bus transportation (yellow school bus). If a middle school or high school student is more than 2.4 km away from their designated school, the Board will provide bus transportation (either City transit when available or a yellow school bus where transit is not available). For more information on the public schools and busing please contact Deb Beck at 343-1405.
DEVELOPMENT Land owner objects because he has his own development plans.	1	Any legally approved development permits issued before annexation by the County will be valid within the City provided these permits do not expire before development is undertaken. Any proposals for which there is no development permit will be required to submit an application to the City for consideration.
GOLF COURSE Privately owned golf courses will be disadvantaged by the annexation of River Bend because the city will forgive the taxes. Unfair competition.	1	Currently, the River Bend Golf Course pays taxes to the County at the non-residential tax rate. Upon annexation, River Bend will continue to pay taxes at the non-residential tax rate to the City. The rules for assessment and taxation of golf courses are the same whether River Bend is in the County or in the City. These rules are contained in the Municipal Government Act and Community Organization Property Tax Exemption Act. The River Bend Golf and Recreation Society operates River Bend Golf Course by an arms length agreement from the City and any requests to City Council for a tax exemption or forgiveness would not be supported by City administration.
COLLEGE PARK -Roads Do not want the existing road ways extended from College Park to access new development as shown in concept plans (this would include as a main	7	It is important that the city be made aware of such concerns. Right now the concept plan for the College Park area (in the East Hill Major Area Structure Plan) does show extension of some of the roads into the adjacent land. However, this is a concept plan only,

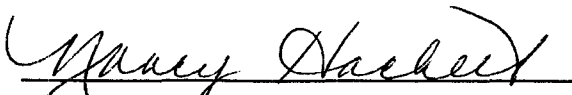
access, construction access, and alley type access).		and based on resident's concerns we will be reconsidering extension of the roads. The City engineering department is investigating other options for transportation/access/road alignment. College Park concerns are going to be shared with future developers of the adjacent lands in order that he might try to accommodate the option of no road extension in his development plans.
COLLEGE PARK – <u>Snow Clearing</u> Snow clearing in College Park is vital because roads are narrow.	2	Snow clearing will be provided by the County for the first two years following annexation and after two years it will be provided by the City. Under City policy, local roads are normally only cleared of snow if they become impassible to emergency vehicles.
COLLEGE PARK - <u>Character</u> <ul style="list-style-type: none"> • Maintain the character of College Park. • Preserving our country like surroundings/current quality of life in College Park 	1 1	Maintaining the character and quality of life of an existing neighbourhood is very important. The City has several policies that attempt to protect neighbourhood character when adjacent lands are being developed. In addition to these policies, it is recommended that after annexation the community of College Park undertake an Area Redevelopment Plan specifically for their neighbourhood. This planning process would allow residents to work with the City and Parkland Community Planning Services to define the character of the area and work on specific policies to preserve it.
COLLEGE PARK - <u>Services</u> Will future development force services into College Park?	1	No. Servicing for future development on the vacant lands next to College Park will occur independently of anyone in College Park choosing to hook up to services. But, in College Park, landowners may request services and if there is agreement of a 2/3 majority of owners, then services will be extended to all properties. If 2/3 majority wants services, then all land owners will be required to pay servicing costs.
COLLEGE PARK - <u>Trail</u> Could a shale trail or sidewalk be installed on the east side of 30 Avenue next to College Park?	1	City Design Guidelines call for a sidewalk along one side of arterial roadways. As a sidewalk already exists along the west side of 30 Avenue, no additional sidewalk would normally be provided. Alternative pedestrian routes from College Park to the 30 Avenue /55 Street and 30 Avenue/61 Street intersections can be assessed during the City's review of neighbourhood plans for the future development area adjacent to College Park.
COLLEGE PARK - <u>Lifestyle</u> Annexation is threatening the College Park life-style	1	The reason annexation is being proposed is to allow for growth of the city. Every effort will be made to protect the character of College Park and to work with landowners to ensure comprehensive planning is completed.
COLLEGE PARK –<u>Road Condition</u> • Can the City force the county to	1	No. The City of Red Deer has no jurisdiction to require road re-surfacing as part of the annexation

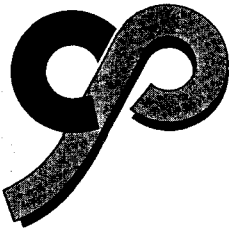
<p>re-surface and do some road maintenance?</p> <ul style="list-style-type: none"> There has been little maintenance of the College Park road for 40+ years. Would like the City and County to hot mix surface or recycle surface the existing road at the current structure width. This could take place over 5 years and cost could be shared by the County and City in an agreement similar to the tax share agreement. This would minimize the cost to both parties and could be considered "regular maintenance" of the road. 	1	<p>proposal. However, we will pass on this concern to the County. Under the Intermunicipal Development Plan between the County and the City if annexation is approved, the County would continue to provide road maintenance for two years to any annexed area. The City would take over responsibility for road maintenance after the second year.</p> <p>The City will maintain the roads using the most cost effective methods possible, within the constraints of available funding, and balanced against the demands of other maintenance priorities. Normal maintenance would include crack sealing, pothole repair, and replacement of failed sections. Major rehabilitation of roads is considered where maintenance life-cycle costs exceed rehab costs.</p>
<p>COLLEGE PARK - <u>Drainage</u> Area needs drainage improvements. The county has accepted responsibility but done nothing to fix it.</p>	1	<p>The City of Red Deer will pass this concern on to County administration. If annexation were approved, the City would take over responsibility for drainage after the second year. If a storm sewer system is desired by a majority of the residents, a local improvement project may be warranted.</p>
<p>COLLEGE PARK - <u>Green Space</u></p> <ul style="list-style-type: none"> Is the green in the centre of College Park privately or publicly owned? No development of any kind should be allowed in the existing municipal reserve in College Park – leave it as is. 	1 2	<p>The 1.7 hectare (4.3 acre) space in the centre of College Park is Municipal Reserve. It is publicly owned by the municipality (currently the County and after annexation the City).</p> <p>There are no plans to alter the centre green space in College Park. It will remain municipal reserve after annexation. Under Red Deer's policies any cancellation/elimination of municipal reserve requires City Council approval and extensive public consultation.</p>
<p>COLLEGE PARK - <u>Fire Hydrants</u> Would like fire hydrants placed at each entrance to College Park and on adjacent land east and north when the water service is available. These should be paid for by the City or adjacent developer. Internal hydrants would only be placed in College Park if and when services were extended into College Park.</p>	1	<p>Engineering Services indicates that hydrants are not needed for the future trunk extension along 30 Avenue. As the trunk is likely to be routed along the west side of 30 Avenue, it would be relatively expensive to extend hydrants to the east side of the road. If hydrants are desired by the College Park residents (i.e. petition of at least 2/3 of the benefiting residents), a local improvement tax would likely be applied to cover the cost. City of Red Deer Emergency Services is able to fight fires using alternative methods to fire hydrants.</p>
<p>COLLEGE PARK - <u>Why?</u> Why does College Park have to be annexed?</p>	1	<p>The City of Red Deer requires new land for future residential growth. While College Park itself will not provide land for new housing, the land in the section surrounding College Park will. The land surrounding College Park is serviceable and accessible. The</p>

		Intermunicipal Development Plan jointly adopted by the City and County in 1999, identified land in the northeast as suitable for future City residential growth. The Province requires that the City boundary be continuous, therefore in order to bring new land into the City in the northeast, it is necessary to annex College Park.
COLLEGE PARK - <u>Lot Sizes</u> Maintain current lot sizes, do not allow any subdivision.	2	Once annexation is effective direct control zoning will be implemented for College Park. This zoning will hold lot sizes to what exists and will not allow subdivision until such time as an Area Redevelopment Plan is completed by landowners. The Area Redevelopment Plan will either confirm the zoning and no subdivision provision or could adjust the zoning and/or permit subdivision.
COLLEGE PARK - <u>Berm</u> Would like a berm around College Park	1	Berms are not planned at present. Noise levels were measured adjacent to College Park in 1998 and were projected to be approximately 60 dBA in the worst case well into the future.
COLLEGE PARK - <u>Buffer New Development</u> <ul style="list-style-type: none"> • Would like a buffer area around the existing College Park to separate it from new development – e.g. green area or similar sized lots • Similar style and density of development in areas adjacent to College Park preferred 	1 1	The City of Red Deer is very sensitive about new development complementing existing development. In fact, one of the policies contained in the City's Planning and Subdivision Guidelines requires that Neighbourhood Area Structure Plans be conscious of new development adjoining existing development so that "where the property adjoins existing development a similar style and density of housing should be proposed where the properties adjoin". Additionally, your concern and suggestions for green space or buffering will be shared with future developers of the adjacent lands so that they may try to accommodate this in his development plans.
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COLLEGE PARK – Area Redevelopment Plan		
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COLLEGE PARK - Regulations If annexed, what regulations will be in place to build a new house, or put up a fence?	1	Once land is annexed into the City of Red Deer, all City building regulations, permits and fees will be in place for any type of structure (e.g. house, garage, deck or fence). These regulations comply with the Alberta Building Code. A copy of the City regulations is available from the City Inspections and Licensing Department.
COLLEGE PARK - Businesses No businesses should be allowed to operate within College Park except those pre-existing annexation which could be grandfathered until the property is sold.		<p>Immediately following annexation, the City of Red Deer is proposing to “grandfather” all existing businesses in College Park under direct control zoning. No other businesses would be allowed unless a zoning change was approved by City Council with community input. It is important to note that business operations, like any land use, cannot be linked to who owns a property and can only be linked to the property’s zoning.</p> <p>It should also be pointed out that the City of Red Deer presently allows home occupations which do not generate excessive traffic, noise or other impacts in residential areas. Examples of home occupations operating in city neighbourhoods include hair salons, massage therapists, book-keeping, and computer consulting. Businesses with clients coming to the home are allowed a maximum of 10 clients per week. The City also considers applications for bed and breakfasts and home music instruction in residential areas. If annexation is approved College Park residents will be asked if they wish to consider including home occupations and bed and breakfasts or home music instruction in College Park. If not, these businesses will not be added to the zoning for the College Park area.</p>
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north or east. • What is the drainage right of way around College Park?	1	standards. The land is owned privately, but the County has the right to maintain a drainage ditch on the land, within the right of way. This right would be transferred to the City following annexation, although it may become unnecessary as the adjacent land develops and a storm drainage system is provided.
COLLEGE PARK – <u>Mail Service</u> • A proper paved area should be provided at the Canada post site. • Will our mail box system remain the same?	1 1	We have contacted Canada Post on these matters. Canada Post must complete additional research before definite answers can be provided. A representative from Canada Post would like to meet with residents of College Park in the new year to discuss these and any other concerns or questions.
COLLEGE PARK – <u>Speed Limit</u> Retain the 30 km/h speed limit	1	All residential areas within the City of Red Deer have a 50 km/hr speed limit unless otherwise posted (e.g. 30 km/hr in school zones). This is in compliance with the City of Red Deer traffic bylaw. Following annexation, the speed limit for College Park would be reviewed by the City Traffic Engineering section to determine if the roadway design and condition is capable of safely supporting the normal 50 km/hr speed limit or if 30 km/hr should remain in place. This recommendation will then be forwarded to City Council for consideration. Area residents concerned with any changes to the speed limit may express their comments to City Council during this process.
COLLEGE PARK – <u>Traffic Lights</u> • Due to heavy traffic on 30 Avenue, traffic lights are needed at the north entrance to College Park with pedestrian crossing. • Would like a crosswalk (push button) across 30 Avenue at either entrance to College Park.	2 1	The City of Red Deer Engineering Services Department has reviewed this request and will add painted crosswalk lines, pedestrian pushbuttons, and pedestrian WALK/DON'T WALK signal displays on the north and east legs of the 55 Street and 30 Avenue in 2003. Pedestrian and traffic signals will be considered for the 58 Street and 30 Avenue and 61 Street and 30 Avenue when they meet the national standard warrant and the City Council policy for installation in the future. Currently, signals are not warranted at these intersections.


Nancy C. Hackett, PLANNER



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Ron Morrisroe
660 Temple Street
Parksville, BC
V9P 1B4

December 13, 2002

Dear Mr. Morrisroe


Re: SE ¼ 26-38-27-4 and SW ¼ 25-38-27-4

After consideration of your letter and informal discussion with County representatives, I am sorry to inform you that your land in SE ¼ 26-38-27-4 and SW ¼ 25-38-27-4 will not be included within the annexation proposal going before City of Red Deer Council on January 13, 2003. This is due to: concerns expressed by Red Deer County, concern that the land area may be beyond our current residential land requirements, and because servicing of the land will be many years out. If you would like to address City Council on this matter to ask their consideration of your request either in writing or in person at the meeting please contact Mr. Kelly Kloss, City Clerk, at 403-342-8132 to discuss the appropriate means to do so.

You may also wish to discuss this matter with your County Council representative prior to January 13, 2003.

Should you have any questions or issues you would like to discuss with me please feel free to contact me at 403-343-3394.

Sincerely,


Nancy Hackett
Planner

C. Norbert Van Wyk, City Manager
Bryon Jeffers, Development Services
Tom Warder, Engineering Services
Howard Thompson, Land and Economic Development
Kelly Kloss, City Clerk



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Suite 404, 4808 Ross Street
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FAX: (403) 346-1570
e-mail: pcps@pcps.ab.ca

Guy Pelletier, Regional Manager
Melcor Developments Ltd.
502 Parkland Square
4901-48 Street
Red Deer, AB
T4N 6M4

December 13, 2002

Dear Mr. Pelletier


Re: NE ¼ 2-38-27-4

Your letter to Bryon Jeffers requesting inclusion of the above noted parcel with the city's proposed annexation area dated November 14, 2002, has been thoroughly considered by the City together with Parkland Community Planning Services. I am sorry to inform you that your land within NE ¼ 2-38-27-4 will not be included within the annexation proposal going before City Council on January 13, 2003. This is due to: concern that efficient servicing of the land will be in excess of 25 years. If you would like to address City Council on this matter to ask their consideration of your request either in writing or in person at the meeting please contact Mr. Kelly Kloss, City Clerk, at 342-8132 to discuss the appropriate means to do so.

You may also wish to discuss this matter with a County Council representative prior to January 13, 2003.

Should you have any questions or issues you would like to discuss please feel free to contact me at 343-3394 or speak to Bryon Jeffers at 342-8162.

Sincerely,


Nancy Hackett
Planner

C. Norbert Van Wyk, City Manager
Bryon Jeffers, Development Services
Tom Warder, Engineering Services
Howard Thompson, Land and Economic Development
Kelly Kloss, City Clerk

COPIED TO:
MAYOR + COUNCILLORS,
DEC. 13, 2002

Christine Kenzie

From: Bruce Olson
Sent: December 13, 2002 9:24 AM
To: cityclerk@city.red-deer.ab.ca
Subject: College Park Annexation



COLLEGE PARK
ANEXATION 12-12-02.doc

Hello Kelly,

Could I ask you to forward this to the Mayor and all of the City Councilors.

Give me a call if you have any questions.

Thank you

Bruce Olson
Red Deer - 341-7466
Fax: (403) 341-7467

bolson@roadata.com

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

Red Deer City Council
and
Nancy Hackett
Parkland Community Planning
Red Deer, AB

December 12, 2002

RE: COLLEGE PARK ANEXATION – Preliminary Response

The current residents of College Park have been surveyed and several meetings have been held to discuss the issues surrounding the annexation of the area into the City of Red Deer.

The following are 19 items have been identified as significant concerns by the residents of College Park related to the annexation of the existing development into the City of Red Deer.

Please note:

The residents consider the items listed below to be “non cost” items that will not result in any fees being levied against the property owners of College Park. In the event the City determines the cost must be shared or distributed, these items and the appropriate cost would need to be provided by the City for further discussion.

1. College Park should essentially remain “as is” after the annexation takes place and retain a similar “look and feel” to its current state.
2. Roadways to remain with NO additional access to any other development.
3. No connection of any kind to new roadways developed to the east or to the north. Some secondary connection (service road) would be needed to allow access for College Park residents from the existing north access to the first collector road intersection to the north.
4. No subdivision of lots within College Park should be allowed.
5. Residents must be provided the opportunity to choose if services of any kind are to be added to the area. This would include (but is not limited to) items such as:
 - Sidewalks
 - Storm Sewers
 - Water

- Sanitary Sewer
 - Roadway upgrades
6. In addition to the buffer area (and / or Drainage Right of Way) there should be 1 acre lots that surround the existing boundaries of College Park to the East and to the North.
 - As per the existing Planning and Subdivision Guidelines of the City which states *"Where the property adjoins existing development a similar style and density of housing should be proposed where the properties adjoin"*. This applies to all neighborhoods in the City.
 - This is also similar to the recent Neighborhood Plan approved for the West Park area where large estate style lots border the acreage lots in Riverview Park.
 7. Continuation of 10.67 m (35 ft) "Drainage Ditch Right of Way" along the East Boundary
 - Since College park adequately utilizes surface drainage and there are no short or long term plans to add storm sewers it is extremely important to retain a continuous surface drainage area to protect from potential surface water flow from developed areas to the east or to the North.
 - This will also remove the ability to access of any new lots from existing College Park Roadways
 - Any development to the East or to the North must see the developer contour adjacent lands to ensure proper drainage away from College Park. This is another reason why a drainage right of way is critically important as it would not be possible to re-contour areas if the property line remained at the edge of the current roadway right of way.
 8. Landscaped Buffer area along existing North, East and South boundaries.
 - This will also remove the ability to access of any new lots from existing College Park Roadways
 9. Treed area to the south should remain and be designated Municipal Reserve and or Environmental Reserve.
 10. Existing Municipal Reserve within College Park must remain.
 11. Newly developed lots will **NOT** be given access of any kind (front or rear yard) off existing College Park roadways.
 - The proposed buffer and drainage right of way would ensure this.
 12. As part of regular "maintenance", the existing roadways within College Park should be resurfaced with hot mix compressed asphalt .

- The roadways in College park should not be widened to existing City standard, however, they should be resurfaced as there has been little maintenance performed on the roadways over the past 40 years.
 - The cost of this work should be shared between the County and the City and this shared cost could be determined at the same relative rate as the prescribed in the inter-municipal planning document.
 - Residents feel strongly it will benefit both the County and the City to adopt the cost shared approach.
 - This could also be completed over multiple years to reduce annual costs.
13. The City should increase the existing 10% minimum “Green area” requirement for the lands East of College Park as there are existing treed areas that could be considered “Environmental Reserve” as they are important for wildlife and migratory bird corridors from the River Valley area.
- The West Park extension has allocated over 20% to Municipal and Environmental Reserve areas to preserve existing “green” areas.
14. Cross walk lights to allow safe crossing of 30th Ave
- The increased traffic volume on 30th avenue combined with the change to a multi-lane roadway creates a dangerous situation for anyone crossing to the sidewalk on the west side of 30th ave.
 - There are a number of children in the area and their safety is of paramount concern. Crossing a high speed arterial roadway needs to be performed at a controlled intersection.
15. The taxation program offered to provide the lower rate for 10 years after annexation should be extended to 25 years.
- If the City is looking to obtain a 20 to 30 year supply of land it is possible there would be no additional development until near the end of the 30 year term. Since the annexation is planned to maintain a 20 to 30 year supply of land the 25 year taxation program should match the projected supply of land.
16. Fire hydrants to be installed at each entrance and at least 2 along the east side
- The water main for servicing land North of the pumping station should be brought along the East side of 30th Ave as there is a wetland area on the west side. The city should install a fire hydrant at each entrance to College Park when the main line is installed.
 - At the time the land to the East is developed, at least 2 fire hydrants should be provided at the property line.

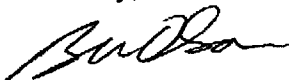
17. When development takes place to the North of College Park, any proposed noise abatement barrier should also be continued along the West side of College Park.
 - This will allow this work to be completed at the lowest cost possible to the City as the work will be completed in conjunction with major earth moving at the time when the land to the North of College Park is serviced.
18. The City should forward a letter to the E.U.B. regarding safety concerns of a 50 year old high pressure gas line running through the city. This gas line currently runs through College Park.
19. College Park property owners will have the first opportunity to "lease" any available right of way from the City in the event any right of way or easement is adjoining to College Park and any new development.

The residents of the College Park area are aware of the various processes that need to be followed to develop new land and bring our area into the City. We understand that many of the items above are not directly related to the actual annexation process, however, it is important to have these issues documented in the submission to the Municipal Government Board so the Board may speak to validate these concerns.

The area of College Park has been established for over 40 years and it is critically important to all the home owners that the pristine and unique character of the area remain unchanged. There is also recognition of the fact there will be a cost involved with many of the suggestions requested, however, we collectively feel this cost to the City is necessary and justified as these steps are needed to maintain the area as it exists today. The fact there will be new development surrounding the area in the near future has prompted many of these issues to ensure adequate buffering and reduce encroachment.

The newly formed *College Park Home Owners Association* plans to continue to review and refine concerns surrounding annexation, development and land use planning for the area of College Park AND the lands yet to be developed around College Park. Please feel free to contact the undersigned at any time if you have any questions or concerns regarding this matter.

Sincerely,



Bruce Olson
College Park Home Owners Association

Ph: 340-3112 Home
341-7466 Work
318-7885 Cell

Kelly Kloss

From: Bryon Jeffers
Sent: January 13, 2003 9:14 AM
To: Kelly Kloss
Subject: FW: Melcor's proposal to add their recently purchased quarter to the Annexation application.

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

From: Norbert Van Wyk
Sent: January 10, 2003 3:46 PM
To: 'I-Bev Hughes'; 'I-Dennis Moffat'; 'I-Diana Rowe'; 'I-Jeffrey Dawson'; 'I-Larry Pimm'; 'I-Lorna Watkinson-Zimmer'; 'I-Morris Flewwelling'; 'I-Vesna Higham'
Cc: Senior Management Team; Jilaire Wagner
Subject: Melcor's proposal to add their recently purchased quarter to the Annexation application.

The Mayor and I met with Ralph Young, Guy Pelletier and Peter Daley of Melcor this morning. I understand that Guy has met with you as well to seek support to add their land to the Annexation application on Monday evening.

We provided them with the following reasons why their request could not be supported by Administration at this time:

- 1) Engineering staff have not been provided with adequate information and engineering analysis that this land can be serviced. While Melcor has developed a conceptual approach to servicing for storm and sanitary no detail engineering has been completed to support the concepts.**
- 2) Red Deer County has stated in writing to Melcor that the County does not support the inclusion of this land in the application.**
- 3) The inclusion of additional lands may take the City beyond what we require for a 20-30 year supply. This could expose us to a challenge by a landowner(s) who does not support annexation and put portions of our annexation application at risk.**
- 4) We have spent well over a year with Red Deer County Council and staff in achieving agreement on what is to be included in the application. An addition at this late stage would undoubtedly raise questions with the County. We want to ensure that this application proceeds on an "uncontested" basis. An uncontested process at this time will set a very**

positive precedent for future annexation and other processes with the County.

5) The City has already denied requests from two other owners of quarter sections to have their lands included in the annexation. If Melcor's land is added they will seek similar consideration.

We also pointed out that everyone has worked very diligently to achieve a positive relationship with the County and that our actions need to continue to maintain and build that relationship.

Melcor's request could be reconsidered within the next 12 to 24 months when we advance an application for industrial land. If not, then we would expect to be considering another residential annexation in 5 years or so.

Melcor acknowledged at the meeting that the land was purchased at a price normally considered for "undevelopable" land. It is for this reason that they would be able to undertake extraordinary engineering measures to service this land.

In conclusion, Melcor may take one of the following positions at the meeting on Monday:

- 1) Request Council to add the land into the application.**
- 2) Give Council notice of their business needs and advise that they would introduce the request at the time of the public input process to take place during the next 2-3 months. This would take the issue off the Council table and put it directly before the Municipal Government Board with corresponding recommendations from the City and the County.**

We had an excellent discussion with the Melcor representatives. They appreciated our position and we theirs.

Norbert.

January 9, 2008

City Council to consider areas for residential annexation

(Red Deer, Alberta) – The City of Red Deer will take the next step in the annexation process when it asks for Council's endorsement of the Notice of Intent to annex lands at the January 13 Council meeting.

The City of Red Deer first presented its draft annexation proposal at a public joint meeting with County and City Councils in October 2002. Following that meeting a preliminary open house with affected landowners was held.

"Since October, we've consulted with both the County and affected landowners," said Bryon Jeffers, Director of Development Services, The City of Red Deer. "Where possible, we have revised our proposal to address the concerns and questions generated by these discussions."

In the area proposed for annexation that lies north of 67 Street, the boundaries of the annexation area have been adjusted to exclude the north shore of the Red Deer River north of River Bend Golf Course.

As well, in response to concerns regarding taxation, the proposal has been changed to recommend that, once annexed, farm properties would pay the lower of the two tax rates (between the City and County) for 25 years (changed from 10 years) or until development occurs. Residential and non-residential property will be taxed at the lower rate for a period of 10 years or until developed.

Other than excluding the north shore of the Red Deer River, The City has not modified the original four areas that were identified in its draft annexation proposal. These areas are:

- the section of land containing College Park;
- land east of the Red Deer river and north of 67 Street (includes land east of MacKenzie Trails, land where City garden plots are currently located and land going north to the River Bend Golf Course);
- a small portion of land at Red Deer College currently outside the city boundary; and
- land along the future 20 Avenue right-of-way required for future road widening.

The City needs to annex land in order to meet the Intermunicipal Development Plan's guideline of maintaining a 20 – 30 year supply of residential land within The City's boundaries.

Following Council's endorsement, the Notice of Intent will be sent to Red Deer County and the Municipal Government Board. The next stage involves discussions with Red Deer County and continuing the comprehensive public consultation process. Ultimately the Municipal Government Board is responsible for approving the annexation. Their decision is expected in the fall of 2003.

Affected residents, landowners and agencies will continue to be kept informed about the annexation process through open houses and direct mail outs. Information is also available on The City of Red Deer Web site at www.city.red-deer.ab.ca under 'Keeping you Informed'.

-end-

For more information, please contact:

Bryon Jeffers
Director of Development Services
The City of Red Deer
(403) 342- 8158

Nancy Hackett
Planner
Parkland Community Planning
(403) 343-3394



502 Parkland Square, 4901 - 48 Street, Red Deer, Alberta T4N 6M4
Phone: (403) 343-0817 Fax: (403) 343-7510 www.melcor.ca

Memorandum

CC: Mayor
Councillors
City Manager
Dir. of Develop. Services
Nancy Hackett
HCPs

To: Red Deer City Council
From: Guy Pelletier
Date: January 10, 2003
Re: Annexation NE 1/4 2-38-27w4th

Thank you very much for taking the time earlier this week to speak with me about our plans for the development of the above property that we have recently purchased.

I am attaching for your reference a brief summary of the points made during our discussions. I am also sending along a letter prepared by Stantec Consulting, which highlights some of their views on the servicing issues associated with this property.

It is our belief that the servicing constraints associated with this land can be overcome with some detailed engineering analysis. We also believe that the County will support the annexation of this property as long as we can show it is needed and indeed developable.

Melcor understands that this issue is being brought to the table rather late in the game and we apologize for that. We are certainly prepared to work with the City and the County to resolve any concerns that need to be addressed prior to forwarding the application to the Municipal Government Board.

Once again, thank you for your time and attention this week. Please let me know if I can provide any further details to you on this matter.

Sincerely,

Guy Pelletier
Vice President & Regional Manager

Cc. Mayor Gail Surkan
Norbert Van Wyk
Bryon Jeffers

City Lot Supply Analysis

2002 Residential Building Permit Activity

- Single family dwellings - 1000
 - Multi & duplex units - 300
- 1300 units approximately, equivalent to
about 260 acres of land

Available Inventory @12/31/02:

- City Subdivisions - 0
- Private Builders - 160
- Other Subdivisions - 90
- Total 250 single family & duplex

2003 Potential Development Activity (lots serviced)

- City Subdivisions - 170
- Private Builders - 150
- Other Subdivisions - 700
- Total 1020 single family & duplex

Total inventory available in 2003 (250 + 1020) = 1270. Demand estimate approximately 800 units.

Inventory available @ 12/31/03 = 470 single family & duplex units

2004 Potential Development Activity (lots serviced)

- City Subdivisions - 175
- Private Builders - 125
- Other Subdivisions - 300
- Total 600 single family & duplex

Total inventory available in 2004 (470 + 600) = 1070. Demand estimate approximately 800 units.

Inventory available @ 12/31/04 = 270 single family & duplex

The above estimates indicate that the City of Red Deer could be looking at an increasingly tight supply of residential land by 2004/'05. There are a number of projects that could come on stream to alleviate this situation but the timing of them is quite uncertain. Assuming that the property in question can be made serviceable, then the fact that it is owned by an active land developer will ensure that it provides a supply of lots to City builders.

Additional Points for Consideration:

- **Efficient Use of Existing City Infrastructure** – The early development of this property would provide a higher level of utilization for existing underground and transportation infrastructure. Significant investments have been made in the vicinity of the property. A higher utilization rate would free up infrastructure dollars to be spent in other locations.
- **Logical Geographic Location** – This property is located very close to existing schools and City recreational facilities. We see this as a significant benefit to these facilities to provide additional population in the immediate vicinity. A large commercial project will opening to the east of this site in the Spring of 2003. Again, additional population within its catchment area makes good sense for both the merchants in the project and for traffic flows in the area. The Emergency Services Department has committed to purchasing a site in the nearby neighborhood of Aspen Ridge. Locating additional communities in close proximity to this facility seems to make sense for providing faster response times and more coverage out of a new station.
- **Financial Considerations** – Melcor is prepared to pay all of the front end costs for the servicing of this property. A repayment schedule will be negotiated with the City of Red Deer. If necessary the off-site levies associated with the land could be paid in advance. This would assist the City in financing other infrastructure projects in the basin. This approach would be very similar to that utilized by the developers of Anders on the Lake.

Stantec Consulting Ltd.
400 - 4808 Ross Street
Red Deer AB T4N 1X5
Tel: (403) 341-3320 Fax: (403) 342-0969
stantec.com



Stantec

09 January 2003
File: 12889000

Tel: 403 341-3320
Fax: 403 342-0969
rwlad@stantec.com

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

Attention: Mr. Guy Pelletier

Dear Sir:

**Reference: NE ¼ Sec 2-38-27-W4
(Hurlbert Quarter Section)**

As requested we completed a preliminary review of the significant servicing issues regarding the NE ¼ Sec 2-38-27-W4 (Hurlbert Quarter Section).

This quarter section is currently bounded by Lancaster Green to the west and Lonsdale subdivision to the north. The future 20 Avenue right-of-way abuts the east edge of the quarter while the existing Trans Alta right-of-way and future 22 Street run along the south edge of the quarter section.

The land in this quarter section generally slopes from the north west corner of the property to the south east corner of the property. The highest elevation on the quarter section is approximately 902.5 in the extreme NW corner and the lowest elevation is approximately 897.5 in the extreme SE corner with an average elevation difference of 5.0 metres.

Sanitary Sewer

This quarter section is located just outside the immediate Southeast Red Deer drainage basin area and the existing down stream sanitary sewer system is not designed to accommodate this area.

Preliminary planning has indicated this quarter, would be ultimately serviced by a new gravity trunk along 20 Avenue to the Waste Water treatment plant. The Hurlbert quarter along with six adjacent quarter sections would however require a lift station, due to the elevations of the gravity trunk. A forcemain would have to be constructed along 20 Avenue to approximately 55 Street.

Another possibility that could be investigated to more readily service the quarter section would be to install a lift station and construct a forcemain along 22 Street to the Waskasoo Regional line along 30 Avenue. The Waskasoo Regional line currently has

Soil/Geop

Environment

Industrial

Transportation

Urban Land

09 January 2003
Mr. Guy Pelletier
Page 2 of 2

Reference: NE ¼ Sec 2-38-27-W4
(Hurlbert Quarter Section)

additional available capacity. This system could easily service both this quarter section and the quarter to the south, adjacent to Delburne Road and 30 Avenue.

Water

The water system will be extended into the Hurlbert quarter at two or three locations along the boundary of both the Lonsdale quarter section to the north and the Lancaster Green quarter section to the west. With the current rate of development of Lancaster and Lonsdale boundaries, water connections would be readily available along the entire north and west sides.

Storm Sewer

Similar to the sanitary sewer, the Hurlbert quarter section is outside the existing Southeast Red Deer drainage basin. Based on past preliminary planning, it was anticipated a new storm trunk would be required along Delburne Road to discharge to Piper Creek to the west to service this new area.


Another possibility that should be considered to develop the Hurlbert quarter and the quarter to the south, is to deepen the future trunk proposed along 22 Street by approximately 3 metres. Additional storage would be required to maintain the existing proposed trunk sizing which could be distributed amongst several areas.

Designing storage facilities to accommodate release of flows at off peak times into Lancaster Green and Lonsdale trunk sewers should also be considered.

In summary, we believe it is possible to service the Hurlbert quarter. However, due to servicing required sooner than originally anticipated by the City of Red Deer, there would be an increased cost of development to front end off site servicing requirements.

Sincerely,

STANTEC CONSULTING LTD.


Russ Wlad, P. Eng.
Managing Principal,
Stantec Red Deer

C.

RED DEER OPEN HOUSE COMMENT SHEET
for the
Annexation Proposal City of Red Deer

OWNER: The Doris K. Northey Property on east side of 30th. Avenue
R.R.2, Site 19, Box 12, Red Deer AB T4N 5E2

COMMENTS: SUGGESTIONS:

The land title has been held in the NORTHEY NAME for 104 years with the fifth generation in residence. The commemorative rock, dinner bell and Provincial plaque mark the 100 years. If this development should be taken into the city, I would demand the it be given the title of Northey Estates. This is being done in the south west area of Edmonton where massive farm land is being swallowed up by urban development.

Disruption: This sudden decision to the landowners through the newspaper first was very disheartening to our family. Provisions have been made for family members to have acreages in their names, but unfortunately we have always had a blockage to any discussions with the city. Chester Lawrence Northey's last request written to his family was for the land to remain in the family name. There are five grandsons carrying the name. Surprises of this nature are very unsettling for the Estate Planning.

Other factors: Loss of income on farm, gravel pit, timber, private recreation and the beauty that we enjoy as a family. The soil in this area of Central Alberta. is one of the best. Privacy and respect for the neighbors is well known in Balmoral District. Multiple growth will deprive families of this security and respect.

TAXES? City taxes will increase rapidly because you will force us to pay for the utilities as you put these in place, no matter if we have our own facilities. Recent info has been received from such a development annexed in Red Deer that they are being asked to pay a large sum of money now to put in the utilities. The benchmark: of 2 years for taxes and 10 years for the utilities is already being forced upon the landowners after one year. There is no guarantee from the planning commission nor the city of Red Deer for the future.

SERVICES: We have excellent services in the County now, road care, snow removal, Parkland Library Services, school buses, communication, Fire Dep't and Ambulance service.

POWER LINES: City has these running across my property for a few years. They are suppose to care for the weeds and undergrowth, but no remuneration is paid, very little maintenance is provided unless asked.



FILE
Council Decision – January 13, 2003

City Clerk's Department

DATE: January 14, 2003
TO: Colleen Jensen, Community Services Director
FROM: Kelly Kloss, City Clerk
SUBJECT: 1. Annexation Costs
2. Facilitation Costs for Riverside Meadows Light Industrial Zoning Change

Reference Report:

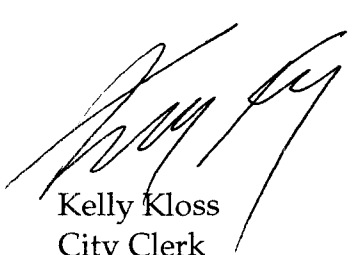
Community Services Director, dated January 3, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated January 3, 2002, re: Annexation Costs and Facilitation Costs for Riverside Meadows Light Industrial Zoning Change hereby approves the following:

1. Expenditure of \$9,230 from the Parkland Community Planning Dividend Reserve to cover miscellaneous costs related to annexation.
2. Expenditure of \$1,449 from the Parkland Community Planning Dividend Reserve to cover the facilitation costs for Riverside Meadows light industrial zoning changes.
3. The transfer and allocation of \$30,000 from the Parkland Community Planning Dividend Reserve to the 2003 Budget for various planning initiatives that may occur with such funds being approved at the discretion of the City Manager after consultation with the Senior Management Team.

Report Back to Council: No



Kelly Kloss
City Clerk
/chk

c Treasury Services Manager
N. Hackett, Parkland Community Planning Services

City Clerk's Department

DATE: January 14, 2003
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: Residential Annexation

Reference Report:

Parkland Community Planning Services, dated January 3, 2003

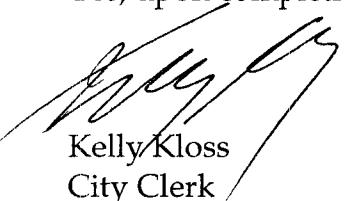
Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated January 3, 2003, re: Residential Annexation, hereby agrees to proceed with the annexation process as follows:

1. City Administration to submit the written Notice of Intent to Annex Land, dated January 3, 2003, to Red Deer County, the Municipal Government Board, and affected authorities as set out in the Municipal Government Act.
2. The City Manager is delegated the authority to proceed with annexation negotiations in consultation with the City members of the Intermunicipal Affairs Committee.
3. Public participation with landowners and affected stakeholders and agencies as set out in the Communications Plan prepared for annexation and presented to Council on January 13, 2003.

Report Back to Council:

Yes, upon completion of the negotiation process.


Kelly Kloss
City Clerk
/chk

c Director of Development Services
 Community Services Director
 Engineering Services Manager
 Communications/Corporate Planning
 Land & Economic Development Manager
 City Assessor



Community Services

CS – 7.766

DATE: January 3, 2003

TO: Kelly Kloss, City Clerk

CC: Nancy Hackett, Parkland Community Planning Services

FROM: Colleen Jensen, Community Services Director

SUBJECT: 1. Annexation Costs
2. Facilitation Costs for Riverside Meadows Light Industrial Zoning Change

1. ANNEXATION COSTS

Background

As Council is aware, the process of annexation related to some specific lands in the County of Red Deer is underway. Detailed background with respect to this process is contained elsewhere in the agenda.

In undertaking the annexation process there is some expenses that will be incurred that are not contained in the operating budgets of the various parties involved in doing the work. These parties are Parkland Community Planning Services, Communications and Engineering.

Discussion

Attached is a detail page, which outlines the various costs. It can be noted that the costs do not include staff time as it is the expectation that staff time spent, is part of the regular work done by the various parties, either under contract (PCPS) or as City employees.

The total expected cost is \$9230.25. It is recommended that this cost be covered through the money that has accrued from the Parkland Community Planning Services dividend over the past few years.

2. FACILITATION COSTS FOR RIVERSIDE MEADOWS LIGHT INDUSTRIAL ZONING CHANGES

Background

Based on direction from Council in early 2001, Parkland Community Planning Services have been working with property owners in Riverside Meadows area to come to agreement with respect to a proposed zoning change. The proposed change was presented as part of the Riverside Meadows Area Redevelopment Plan, with the intent of eliminating industrial zones (I1 and DC6) in Riverside Meadows.



Community Services

City Clerk

Annexation Costs, Facilitation Costs – Riverside Meadows

January 3, 2003

Page 2

The property owners, however, were not in favor of this change and therefore work was needed in order to bring back a recommendation for Council's consideration.

This process has been long and difficult, with significant concerns raised by the property owners, as well as some concern from the Riverside Meadows Community Association. In an effort to bring all the parties to the table in a productive approach, the City Manager suggested that an independent facilitator be hired to assist in the process. This was done beginning in September 2002. Rick Assinger and Marti Ryan, both of whom have training in mediation and facilitation, were contracted to co-facilitate the group for three meetings. The result has been positive and it is anticipated that a recommendation on the zoning will be forthcoming in the near future.

Discussion

The total cost for the facilitation was \$1449. It is recommended that this cost be covered through the money that has accrued from the Parkland Community Planning Services dividend over the past few years.

Funding

As of December 31, 2002 the balance of the dividend fund, which is now in City accounts, is \$110,167. This includes the 2002 dividend of \$44,835.

The City's agreement with Parkland Planning indicates that use of the dividend money is that "said funds be used to cover the cost of planning studies and services required by The City". As Council is aware, a resolution was passed on January 31, 2001, that indicated that "any additional use of dividend money accruing from The City's agreement with Parkland Community Planning Services is to be brought to Council for approval".

Recommendation:

1. That Council approve the expenditure of \$9230 from the Parkland Community Planning Dividend reserve to cover miscellaneous costs related to annexation.
2. That Council approve the expenditure of \$1449 from the Parkland Community Planning Dividend reserve to cover the facilitation costs for Riverside Meadows light industrial zoning changes.

A handwritten signature in black ink, appearing to read 'Colleen Jensen', with a long horizontal flourish extending to the right.

Colleen Jensen

:jb

Comments:

We agree with the recommendations of the Community Services Director. Further, during the past year we have come back to Council with recommendations to use these dividend funds on a number of occasions for small planning initiatives. We therefore recommend further that an additional amount of \$30,000 be transferred from the Dividend Fund in 2003 for various small planning initiatives that may occur and such funds be approved at the discretion of the City Manager after having consulted the Senior Management Team.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

**City Clerk's Department**

DATE: January 6, 2003

TO: City Council

FROM: City Clerk

RE: Downtown Business Association's 2003 Budget

History

In 1984 Council received a request from businesses located in the Downtown area to establish a Business Revitalization Zone (BRZ) in accordance with the Municipal Government Act. Based on this request and input from the downtown businesses, Council agreed to establish this zone. The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although this Board operates autonomously from The City of Red Deer, we are linked in the following ways:

1. Council appoints the members of the Board.
2. The BRZ budget is approved by Council.
3. Any changes to the BRZ Bylaw, including its boundaries, must be approved by Council.
4. The City completes the business assessment, invoices and collects the BRZ Tax for the Board. These invoices are sent out in February of each year to every person assessed for business purposes in the BRZ. The due date for payment is always March 31st.

...2/

Consultation

In early December 2002, the City Clerk's Office received the Downtown Business Association's Budget for 2003. In accordance with Council's previous resolution, individual notices were mailed to every person assessed for business purposes within this zone, stating that on January 13, 2003 at 7:00 p.m., Council will:

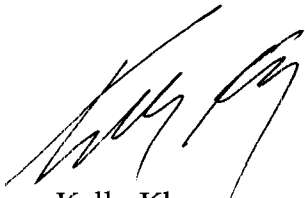
1. Consider written or verbal presentations concerning this budget.
2. Consider approval of the budget following any presentations.

Financial Implications

The report and budget from the Downtown Business Association outlines the financial implications of approving this budget. If approval of this budget is received, an amendment to the BRZ Tax Bylaw would come forward to Council at a future meeting.

Recommendations

That following any presentations, Council consider the approval of the 2003 BRZ Budget.



Kelly Kloss
City Clerk

/chk
attach.

Date: January 8, 2003

To: City Clerk

From: Public Works Manager

Re: Downtown Business Association Garbage Collection Budget

The Downtown Business Association (DBA) is contracted by the City to clean downtown parking lots and downtown city streets. They also are responsible to remove garbage from the downtown on street garbage containers and maintain them as required.

The DBA has been sole sourced this contract and has performed the important service adequately for a number of years. The payment for this service comes from the Garbage Collection Budget.

On October 22, 2002 we received a request for an increase in the payment from current contract amount of \$40,650 per year, to \$53, 140 (plus GST).

The rationale for the increase provided was: inflation increases, to increase coverage to seven days per week in the summer, increased demands in vicinity of downtown bars, and vehicle replacement costs.

Discussion Points

- This current contract amount has been essentially fixed since 1991.
- We do not get complaints regarding the service provided.
- The increase appears to be substantiated with a higher level of service to meet changing demands.
- Due to the timing of the request, the 2003 budget does not reflect the increase. The garbage collection budget (BU 438) is based on the existing contract amount (short approximately \$13,000). The collection rates will not be adjusted to reflect this increased cost.
- If the requested DBA operating budget is approved by Council, in essence the increased transfer from the garbage collection contract must be approved as well.
- A review will be done in 2003 to determine if, in the future (2004) a portion of this litter collection contract should be funded from the City owned Parking Lot budget.

Recommendation

It is respectfully recommended that Council:

- approve the increase to the DBA litter control contract to the requested amount of approximately \$53,140 (plus GST).
- approve the equivalent increased transfer from the Garbage Collection operating budget.

Paul Goranson
Public Works Manager



CITY CLERK'S DEPARTMENT
December 20, 2002

To All Businesses in the BRZ

Dear Sir/Madam:

**Re: *Downtown Business Association – 2003 Budget
Request for Your Comments***

History

In 1984 the Downtown Business Community formed a Business Revitalization Zone (BRZ) with a mission statement to guide the progress of Red Deer's central business district to provide a healthy atmosphere of business development and social and cultural improvements.

There are over 450 businesses located within this zone whose boundaries are shown on the attached map. The BRZ is governed by the Downtown Business Association Board of Directors who manage within the regulations set by Provincial legislation and empowered by Municipal law.

2003 BRZ Budget

Each year the Downtown Business Association must present a budget for the BRZ to City Council for approval. This budget, if approved, will be used as the basis for the BRZ tax that members pay. Before Council considers this budget we want to give you, as a member of the Association, an opportunity to provide Council with your comments about this budget. The 2003 Downtown Business Association budget is attached for your review.

Comments can be communicated to Council by:

1. Sending a letter to: Red Deer City Council
c/o City Clerk
Box 5008, Red Deer, AB T4N 3T4
Deadline: **Monday, January 6, 2003**
2. Emailing Council at: cityclerk@city.red-deer.ab.ca

...Page 2

Downtown Business Association – 2003 Budget

December 20, 2002

Page 2

3. Attending and speaking at the Public Hearing scheduled for **Monday, January 13, 2003** at 7:00 p.m. in Council Chambers, 2nd floor, City Hall (access through west, Park side, City Hall doors). Letters can also be submitted at the Public Hearing.

Comments submitted will be placed on the open agenda of Council and will be available to the public.

For additional information, or should you have questions, please contact:

Regarding the Budget:

- Downtown Business Association at (403) 340-8696 or email at rd.downtown@shaw.ca

Regarding the Council Meeting:

- City Clerk at (403) 342-8132 or email at cityclerk@city.red-deer.ab.ca

Sincerely,



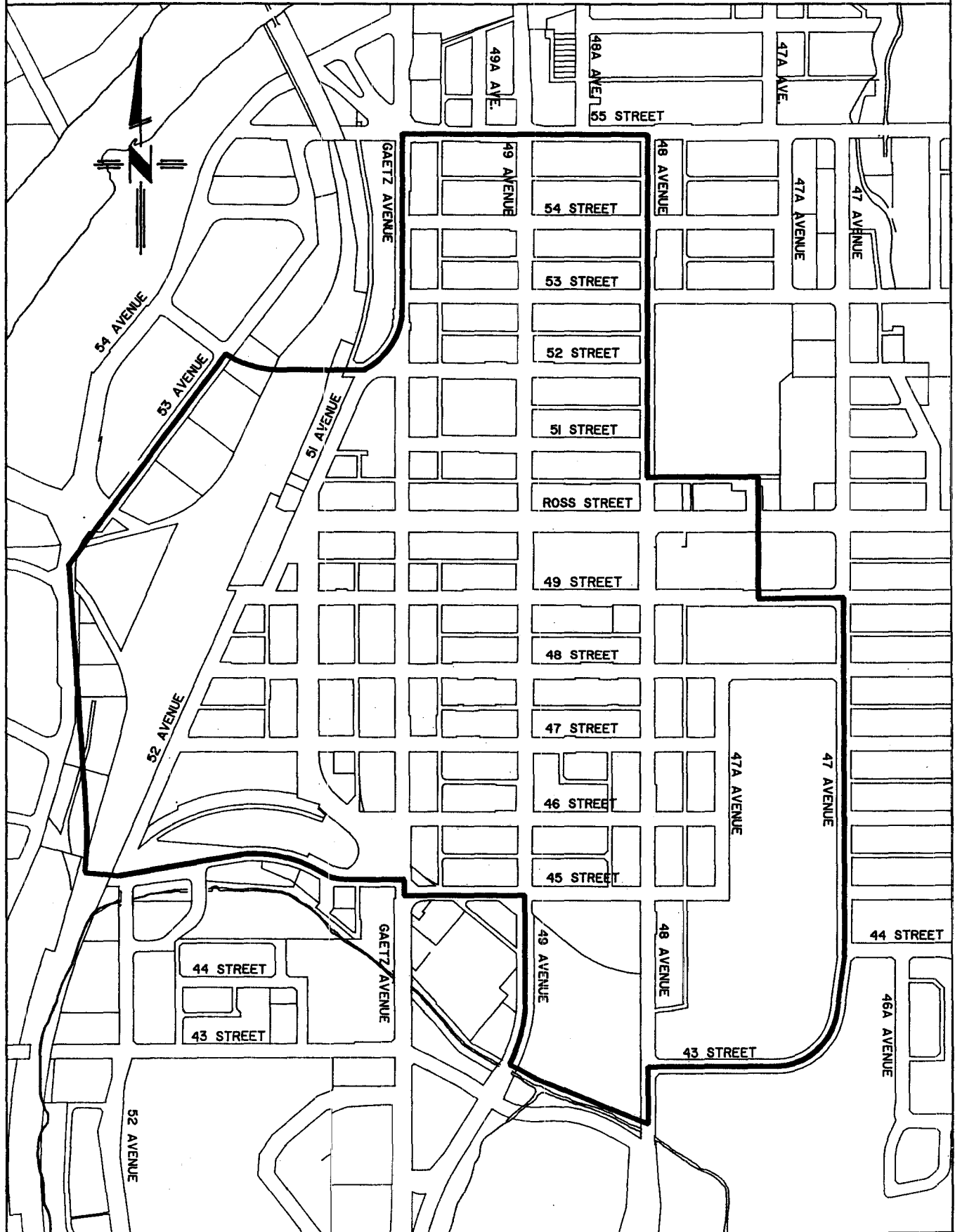
Kelly Kloss
City Clerk

KK/chk
/attach.

c Director of Corporate Services
 City Assessor
 Tax Collector

SCHEDULE "A"¹
BYLAW 2827/83 BUSINESS REVITALIZATION ZONE

BOUNDARY OF BUSINESS REVITALIZATION ZONE



¹ 2827/B-84, 2827/A-91, 2827/A-2001



December 3, 2002

City of Red Deer
4914 – 48th Avenue
Red Deer, Alberta T4N 3T4

Attention: Kelly Kloss, City Clerk

Re: 2003 Budget

Attached is the 2003 budget of the Red Deer Downtown Business Association approved by the Board at their meeting on December 3, 2002.

The budget includes an increase in the BRZ levy for 2003. To distribute this increase among all the Downtown Business Association members the Board also passed the following motion:

" That the Downtown Business Association request City Council amend the BRZ by-law to increase the minimum annual levy to \$110.00".

We would appreciate your forwarding these items for consideration by Council.

Thanking you in advance.

Sincerely,

A handwritten signature in black ink, appearing to read "George Berry".

George Berry, President
Red Deer Downtown Business Association

GB/jlm



2003 Budget

December 2002

Red Deer Downtown Business Association 2003 Budget

<u>Expenditures</u>	2003 Budget	2002 Budget	2001 Budget
Alberta Main Street Program (see attached schedule)	\$ 5,600	\$134,840	\$ 49,840
Environmental Contract (see attached schedule)	\$ 56,860	\$ 43,500	\$ 43,500
Banner Program	\$ 5,700	\$ 5,700	\$ 5,700
Operating Expense (see attached schedule)	\$106,682	\$102,790	\$ 96,070
Publicity & Advertising	\$ 6,500	\$ 6,500	\$ 5,850
Events Promotion	\$ 11,500	\$ 11,500	\$ 10,500
Public Relations / Marketing	\$ 14,000	\$ 14,000	\$ 13,650
Ghost Projects (see attached Schedule)	\$ 11,487	\$ 11,212	\$ 12,307
Total Expenditures	\$218,329	\$330,042	\$237,417
Surplus / <deficit>	231	\$158	

Expenditure Notes:

1. Environmental Contract expenses based on approval of proposal to City of Red Deer.

Red Deer Downtown Business Association 2003 Budget

Administration:

	2003 Budget	2002 Budget	2001 Budget
Bank Charges		\$ 100	\$ 100
Board meetings	\$1,200	\$ 1,200	\$ 1,600
Bookkeeper Fees	\$2,000	\$ 2,000	\$ 1,500
BRZ Assessment Fee	\$5,000	\$ 5,000	\$ 4,000
Conferences	\$2,000	\$ 2,000	\$ 2,000
Computer Supplies			\$ 1,000
Dues & Fees	\$ 500	\$750	\$ 750
Executive Director – Vehicle Expenses	\$1,500	\$ 1,500	\$ 2,100
Insurance – Property & Liability	\$1,527	\$ 1,640	\$ 1,700
Directors Liability	\$1,155	\$ 1,100	\$ 1,100
Internet – Web site	\$1,000	\$ 1,000	\$ 900
Photocopier Lease	\$3,200		\$ 500
Office Supplies	\$4,000	\$ 4,500	\$ 2,500
Professional Fees	\$1,800	\$ 1,800	\$ 1,800
Rent	\$9,300	\$ 9,300	\$ 8,700
Salaries & Benefits	\$70,000	\$67,900	\$63,420
Telephone	\$2,500	\$ 3,000	\$ 2,400
Total	\$106,682	\$102,790	\$96,070

Note:

1. Salaries and Benefits are calculated as follows:

Salaries	\$68,200
Benefits	<u>\$ 5,800</u>
	\$74,000

Less Administration fee received	<u>\$ 4,000</u>
From City on Environmental contract	\$70,000

2. The lease on the current office space expires on December 31, 2003.

Red Deer Downtown Business Association 2003 Budget

<u>Revenue</u>	2003 Budget	2002 Budget	2001 Budget
BRZ Levy	\$145,000	\$134,000	\$134,000
Alberta Main Street Program		\$125,000	\$ 40,000
Environmental Contract	\$56,860	\$ 43,500	\$ 43,500
Banner Program	\$ 5,700	\$ 5,700	\$ 5,700
Kiosk Rental	\$ 2,000	\$ 2,000	\$ 4,500
Transfer from reserves	\$ 9,000	\$ 20,000	\$ 9,717
Total Revenue	\$218,560	\$330,200	\$237,417

Revenue notes:

1. BRZ Tax levy includes an increase in 2003 of \$11,000 which would result in a 7%-8% increase in membership levy for 2003. Increases are also included for 2004 and 2005 on the assumption the Downtown Business Association receives approval for a boundary expansion.
2. Environmental Contract increase based on proposal to City of Red Deer. City to consider request as part of their budget in January 2003.

Red Deer Downtown Business Association 2003 Budget

Ghost Collection

	2003 Budget	2002 Budget	2001 Budget
Loan payment	\$9,187	\$9,187	\$9,717
Insurance	\$1,550	\$1,275	\$ 840
Moving Storey Plaques			\$1,000
Annual Maintenance Program	\$ 750	\$ 750	\$ 750
Total	\$11,487	\$11,212	\$12,307

NOTE:

1. No funds have been budgeted for any expenses related to additional Ghost Project.

Red Deer Downtown Business Association 2003 Budget

Environmental Contract:

	2003 Budget	2002 Budget	2001 Budget
Salaries & Benefits	\$36,140	\$ 25,000	\$23,300
Vehicle Operation	\$ 5,000	\$ 4,575	\$ 5,275
Vehicle Replacement	\$ 3,000		
Administration	\$ 3,600	\$ 3,600	\$ 6,000
Supplies	\$ 4,565	\$ 4,565	\$ 5,565
G.S.T.	\$ 3,360	\$ 3,360	\$ 3,360
New Initiatives	\$ 2,400	\$ 2,400	
Total	\$56,860	\$43,500	\$43,500

Note:

- Expenditures for 2003 and beyond based on proposal submitted to City of Red Deer.

Red Deer Downtown Business Association 2003 Budget

Red Deer Main Street Project

	2003 Budget	2001 Budget	2002 Budget
Building Rehabilitation Architect		\$20,000	
Construction		\$16,000	
Building Rehab.		\$39,000	
Discretionary Funds		\$10,000	
Operations – Office, Advertising		\$ 9,840	\$ 9,840
Coordinator Salary		\$40,000	\$40,000
Total		\$134,840	\$49,840

Note:

The Main Street Project Budget has been included in the Downtown Business Association's Budget in the past. For 2003 the Main Street Budget will be a "stand alone" budget and will be handled through the Main Street Project's Board of Directors. For this reason no amounts are indicated for 2003 on this schedule.



CITY CLERK'S DEPARTMENT

December 20, 2002

CHAPMAN RIEBEEK
208 4808 50 ST
RED DEER AB T4N 1X5

Dear Sir/Madam:

**Re: Downtown Business Association - 2003 Budget
Request for Your Comments**

History

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.....Page 2

Downtown Business Association – 2003 Budget
December 20, 2002
Page 2

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Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

- c. Director of Corporate Services
City Assessor
Tax Collector

CHAPMAN RIEBEEK
208, 4808 - 50 STREET
RED DEER AB T4N 1X5

EVENTIDE FUNERAL CHAPELS
RED DEER LTD.
4820 - 45 STREET
RED DEER AB T4N 1K5

CRAWFORD ADJUSTORS CANADA
100, 4825 - 47 STREET
RED DEER AB T4N 1R3

MELCOR DEVELOPMENTS LTD.
502, 4901 - 48 STREET
RED DEER AB T4N 6M4

CENTURY 21 LESAND ADVANTAGE
COMMERCIAL
203, 4807 - 50 AVENUE
RED DEER AB T4N 4A5

RED DEER & DISTRICT BUSINESS
DEV CORP
4815 - 48 STREET
RED DEER AB T4N 1S6

BETTENSONS CARTAGE CO LTD
4320 - 52 AVENUE
RED DEER AB T4N 4J9

ADVANCED SYSTEMS & COMPUTER
TRAINING CENTRE INC
34, 4917 - 48 STREET
RED DEER AB T4N 1S8

ALBERTA ART & DRAFTING
SUPPLIES LTD
4709 - 49 AVENUE
RED DEER AB T4N 3W9

406952 ALBERTA LTD.
O/A ASSOCIATE CLINIC
4705 - 48 AVENUE
RED DEER AB T4N 3T1

BANK OF NOVA SCOTIA
5002 - 50 STREET
RED DEER AB T4N 1Y3

JOHN BARTHEL
O/A BARTHEL ONE HOUR PHOTO
4910 - 50 AVENUE
RED DEER AB T4N 4A8

CANADIAN COMPUTER TRAINING
CENTRE INC
4924 - 52 STREET
RED DEER AB T4N 2C8

CLUB CAFE (1990) LTD.
5019 ROSS STREET
RED DEER AB T4N 1Y2

CRYSTAL GLASS LTD
4706 - 51 AVENUE
RED DEER AB T4N 4H1

EXH ENGINEERING SERVICES LTD
7897 - 48 AVENUE
RED DEER AB T4P 2H6

FLETCHER PRINTING CO LTD
4833 - 52 STREET
RED DEER AB T4N 2C5

GROUP 2 ARCHITECTS
200, 4706 - 48 AVENUE
RED DEER AB T4N 6J4

602611 ALBERTA LTD
O/A KOVAC'S MANUF & REPAIRS
36 ANQUETEL CLOSE
RED DEER AB T4R 1G7

MCAULEYS ELECTRIC MOTOR LTD
5301 - 50TH AVENUE
RED DEER AB T4N 4B6

399877 ALBERTA LTD
O/A MINUTE MUFFLER
5034 - 50 STREET
RED DEER AB T4N 1Y3

KWAN CHAK TONG
O.K. TAILOR SHOP
4925 - 50 STREET
RED DEER AB T4N 1X7

PARKLAND COMMUNITY
PLANNING SERVICES
404, 4808 - 50 STREET
RED DEER AB T4N 1X5

PIX A COLOUR RED DEER LTD
5127 - 48 STREET
RED DEER AB T4N 1T1

STERLING CLEANERS LTD
PO BOX 28
RED DEER AB T4N 2C5

THE PARSONS CLINIC
4822 - 50 STREET
RED DEER AB T4N 1X4

THE PHONE EXPERTS
COMMUNICATIONS LTD
4724 - 60 STREET
RED DEER AB T4N 7C7

BRIAN A. ADAIR
BARRISTER & SOLICITOR
207, 4909 - 48 STREET
RED DEER AB T4N 1S8

SUSAN K. ALLISON
2 FLR, 4919 - 48 STREET
RED DEER AB T4N 1S8

ALBERTA PUBLIC WORKS COURT
HOUSE
4909 - 48 AVENUE
RED DEER AB T4N 3T5

PROVINCE OF ALBERTA TREASURY
BRANCH
100, 4911 - 51 STREET
RED DEER AB T4N 6V4

WISEMAN COUPLAND INSURANCE
LTD
8, 5108 - 52 STREET
RED DEER AB T4N 6Y4

NORTH STAR SPORTS (RED DEER)
INC
5121 - 47 STREET
RED DEER AB T4N 1R8

GARRY M BORIS
202, 4921 - 49 STREET
RED DEER AB T4N 1V2

CIBC
O/A CIBC MORT. CORP
PO BOX 115 COMMERCE COURT
POSTAL STN
TORONTO ON M5L 1E5

CANADIAN IMPERIAL BANK OF
COMMERCE
ATTN ACCOUNTS PAYABLE
4902 - 50 STREET
RED DEER AB T4N 1X7

CUPE
C/O DEB MANN
INSPECTIONS & LICENSING

CANADIAN WESTERN BANK &
TRUST
5013 - 49 AVENUE
RED DEER AB T4N 3X1

CORNER STONE MGMTMENT
& REAL ESTATE SERVICES LTD
3, 4813 - 47 STREET
RED DEER AB T4N 1R3

DUHAMEL MANNING FEEHAN
WARRENDER GLASS
2, 5233 - 49 AVENUE
RED DEER AB T4N 6G5

MIKE DANDURAND REALTY INC.
O/A REALTY WORLD - MDR
4805 - 48 AVENUE
RED DEER AB T4N 3T2

336723 ALBERTA LTD.
O/A DINOS FAMILY RESTAURANT
4617 - 50 AVENUE
RED DEER AB T4N 3Z9

DUNKLE MCBEATH BARRISTERS &
SOLICITORS
200, 4708 - 50 AVENUE
RED DEER AB T4N 4A1

SWELL INVESTMENTS LTD.
PO BOX 128
RED DEER AB T4N 5E7

FANTA HOMES LTD
4915 - 54 STREET
RED DEER AB T4N 2G7

KWAN TONG
O/A FAMILY SHOE REPAIR
5018 - 49 STREET
RED DEER AB T4N 1V5

DIXON & ASSOCIATES
BARRISTERS & SOLICITORS
101, 4836 - 50 STREET
RED DEER AB T4N 1X4

FLANAGAN SULLY
202, 4825 - 47 STREET
RED DEER AB T4N 1R3

SISSON WARREN SINCLAIR
600, 4911 - 51 STREET
RED DEER AB T4N 6V4

GLENAL MANAGEMENT LTD
O/A GERIG HAMILTON NEELAND
501, 4901 - 48 STREET
RED DEER AB T4N 6M4

TIRECRAFT AUTO CENTRES LTD
5122 - 48 STREET
RED DEER AB T4N 1T2

VICKI STODDART
O/A HAIR MASTERS
5034 - 45 STREET
RED DEER AB T4N 1K9

HOUSE OF CLOCKS (RED DEER)
LTD.
4901 - 46 STREET
RED DEER AB T4N 1N2

ING & MCKEE INSURANCE LTD.
PO BOX 698
RED DEER AB T4N 5G9

JOHNSTON MING MANNING
4 FLR, 4943 - 50 STREET
RED DEER AB T4N 1Y1

LEE & SHORT
BARRISTERS & SOLICITORS
4801 - 49 STREET
RED DEER AB T4N 1T8

GERALD W. NEUFELD
209, 4815 - 50 AVENUE
RED DEER AB T4N 4A5

225358 ALBERTA LTD.
O/A MONSIEUR WONG'S/JO JO'S
5004 - 48 STREET
RED DEER AB T4N 5K4

MINIT LUBE LTD.
5420 - 49 AVENUE
RED DEER AB T4N 5Z7

NORBERT ALTVATER
O/A ALTVATER LAW OFFICE
4949 - 49 STREET
RED DEER AB T4N 1V1

TANZANITE LTD.
101 DICKENSON CRESCENT
RED DEER AB T4R 2A9

MEYERS NORRIS PENNY & CO.
CHARTERED ACCOUNTANTS
102, 4922 - 53 STREET
RED DEER AB T4N 2E9

JOHN MURRAY ARCHITECT LTD.
2, 5000 - 51 AVENUE
RED DEER AB T4N 4H5

MANOR MANAGEMENT LTD.
303, 4702 - 49 AVENUE
RED DEER AB T4N 6L5

MASON MARTIN & ASSOCIATES
INC.
O/A MASON MARTIN HOMES
PO BOX 159
RED DEER AB T4N 5E8

SPROULE MACNAUGHTON
101, 4706 - 48 AVENUE
RED DEER AB T4N 6J4

BRIAN S. MACNAIRN
201, 5008 - 50 STREET
RED DEER AB T4N 1Y3

PATRICIA E.B. MACSWEEN
4824 - 51 STREET
RED DEER AB T4N 2A5

PETER C. MCELHANEY
BARRISTER & SOLICITOR
201, 4702 - 49 AVENUE
RED DEER AB T4N 6L5

ROBERT M. OXMAN
BARRISTER, SOLICITOR, NOTARY
201, 5005 - 50 AVENUE
RED DEER AB T4N 4B2

COMMUNITY SAVINGS LTD
601, 4901 - 48 STREET
RED DEER AB T4N 6M4

593451 ALBERTA LTD.
O/A PURE ENERGY WHOLE FOOD &
SUPPLEMENTS
7, 4929 - 50 STREET
RED DEER AB T4N 1X9

499793 ALBERTA LTD.
O/A TOWN CENTER DAY CARE
101, 4813 - 47 STREET
RED DEER AB T4N 1R3

RED CAL INDUSTRIES LTD.
603, 4911 - 51 STREET
RED DEER AB T4N 6V4

CHIP REIT NO 17 OPERATIONS LTD.
O/A RED DEER LODGE
4311 - 49 AVENUE
RED DEER AB T4N 5Y7

RED DEER & DISTRICT REAL ESTATE
BOARD COOPERATIVE LTD.
4922 - 45 STREET
RED DEER AB T4N 1K6

ROYAL BANK OF CANADA
MAIN BRANCH
4943 - 50 STREET
RED DEER AB T4N 1X8

SCHNELL MACSWEEN HARDY
504, 4909 - 49 STREET
RED DEER AB T4N 1V1

SIM & THORNE PROPERTY
MANAGEMENT LTD
4936 - 51 STREET
RED DEER AB T4N 2A7

SHUMKA CRAIG & MOORE
ADJUSTERS LTD
FOR: CITY OF RED DEER
4, 4910 - 45 STREET
RED DEER AB T4N 1K6

SIEWERT BOTHWELL
BARRISTERS & SOLICITORS
4922 - 52 STREET
RED DEER AB T4N 2C8

JUMBO CAR WASH SOUTHSIDE INC
6284 - 67A STREET
RED DEER AB T4P 3E8

SODERQUIST APPRAISALS LTD
303, 4901 - 48 STREET
RED DEER AB T4N 6M4

692143 ALBERTA LTD.
O/A SHAUNEY'S
4909 - 48 STREET
RED DEER AB T4N 1S8

SUTTON GROUP-RED DEER LTD
1, 5000 - 51 AVENUE
RED DEER AB T4N 4H5

SARO'S PIZZA STEAK & SPAGHETTI
HOUSE LTD
4914 - 52 STREET
RED DEER AB T4N 2C8

FRANCES LOWE
O/A CREATIVE ARTS & FRAMES
201, 4734 - 50 STREET
RED DEER AB T4N 1X2

UMA ENGINEERING LTD
4920 - 54 STREET
RED DEER AB T4N 2G8

VICTORIA LANE BRIDES LTD
4736 - 50 STREET
RED DEER AB T4N 1X2

874981 ALBERTA LTD
O/A DOMINO'S PIZZA
103, 5018 - 45 STREET
RED DEER AB T4N 1K9

ING-FSI CANADA CORP
O/A WESTERN UNION INSURANCE
COMPANY
4802 - 50 STREET
RED DEER AB T4N 1X4

CUTHBERTSON SANDALL
CHARTERED ACCOUNTANTS
2, 4817 - 48 STREET
RED DEER AB T4N 1S6

VELLNER LEASEHOLDS LTD
O/A ROB RAE CLOTHIERS
101, 4807 - 50 AVENUE
RED DEER AB T4N 4A5

MOONEY INSURANCE AGENCY
LTD
4910 - 45 STREET
RED DEER AB T4N 1K6

DOWNEY SWAINSON & ROTH
100, 4708 - 50 AVENUE
RED DEER AB T4N 4A1

HAROLD LONEY LAW OFFICE
507, 4808 - 50 STREET
RED DEER AB T4N 5Y6

THE CO-OPERATORS GENERAL
INSURANCE COMPANY
201, 4406 - 50 AVENUE
RED DEER AB T4N 3Z6

SEARS FLOOR COVERING O/A
FARGEYS FLOOR & INTERIORS LTD
4705 GAETZ AVENUE
RED DEER AB T4N 4A2

DYNA CARE KASPER MEDICAL LAB
D, 4755 - 49 STREET
RED DEER AB T4N 1T6

H & R BLOCK CANADA INC.
9109 - 82 AVENUE
EDMONTON AB T6C 0Z4

923453 ALBERTA LTD
O/A SUBWAY RESTAURANTS
208 POPLAR CRESCENT
SPRINGBROOK AB T4S 1V4

ACADEMY OF PROFESSIONAL HAIR
DESIGN LTD.
4929 - 49 STREET
RED DEER AB T4N 1Z1

HARANDON HOTELS LTD.
O/A ARLINGTON HOTEL
4905 - 51 AVENUE
RED DEER AB T4N 4H4

CTV TELEVISION INC.
O/A CFRN TELEVISION
PO BOX 5030
EDMONTON AB T5S 1A8

TANGLES HAIR STUDIO LTD.
4311 - 49 AVENUE
RED DEER AB T4N 5Y7

PERFORMANCE TRAINING LTD.
301, 4943 - 50 STREET
RED DEER AB T4N 1Y1

NORTHOTT MANAGEMENT LTD.
O/A COPIES NOW
9, 4801 - 51 AVENUE
RED DEER AB T4N 4H2

AL TERRA ENGINEERING LTD
202, 4708 - 50 AVENUE
RED DEER AB T4N 4A1

897416 ALBERTA LTD
O/A CITY ROAST COFFEE
4940 - 50 STREET
RED DEER AB T4N 1X7

SIMCO DEVELOPMENTS LTD
O/A SIMCO REALTY SERVICES
4819B - 48 AVENUE
RED DEER AB T4N 3T2

LINA SOLURI
O/A JULIUS' TAILOR SHOP
1, 4929 - 50 STREET
RED DEER AB T4N 1X9

R.D. CENTRAL TV LTD.
5130 - 47 STREET
RED DEER AB T4N 1R9

SHIRLEY DIANE HANSEN
UPPER CUTS HAIR FASHIONS (1990)
4, 4907 - 48 STREET
RED DEER AB T4N 1S8

NOVA CHEMICALS CORPORATION
PO BOX 3050
SARNIA ON N7T 8G9

BENEVOLENT & PROTECTIVE
ORDER OF
RED DEER ELKS # 85
PO BOX 611
RED DEER AB T4N 5G6

RBC DOMINION SECURITIES
PEMBERTON
SUITE 1800 666 BURRARD ST
VANCOUVER BC V6C 3B1

MITCHELL & JEWELL LTD.
4910 - 45 STREET
RED DEER AB T4N 1K6

SANTO PROPERTY MANAGEMENT
INC.
204, 4929 - 50 STREET
RED DEER AB T4N 1X9

T MAXWELL BROWN PROF. CORP.
4924 - 52 STREET
RED DEER AB T4N 2C8

PRAIRIE BUSINESS MACHINES
COMPANY LTD.
5032 - 50 AVENUE
RED DEER AB T4N 6B2

ARTISTRY IN GOLD DESIGN STUDIO LTD. 5001 - 50 STREET RED DEER AB T4N 1Y2	WEI'S WESTERN WEAR LTD. 5115 - 50 AVENUE RED DEER AB T4N 4B3	UPTOWN CINEMA THEATRES (1975) LTD PO BOX 798 RED DEER AB T4N 5H2
TIMOTHYS WORLD COFFEE 4818 - 49 STREET RED DEER AB T4N 1T9	BARBARA CONNELL O/A AMOS & ANDES IMPORTS 4911 - 50 AVENUE RED DEER AB T4N 4A6	CALGARY ITALIAN BAKERY LTD. 5310 - 5 STREET SE CALGARY AB T2H 1L2
S.K. WESTERN INVESTMENTS LTD O/A EAGLE AUTOMOTIVE 4720 - 51 AVENUE RED DEER AB T4N 4H1	WESTFAIR FOODS LTD. O/A REAL CANADIAN SUPERSTORE 5016 - 51 AVENUE RED DEER AB T4N 4H5	662380 ALBERTA LTD O/A MANZZINI'S PASTA HOUSE 107, 5018 - 45 STREET RED DEER AB T4N 1K9
LIZ MUNRO O/A ALL IN ONE PET CARE FACILITY 4831 - 53 STREET RED DEER AB T4N 2E7	HERITAGE FAMILY SERVICES LTD 300, 4825 - 47 STREET RED DEER AB T4N 1R3	WAWANESA MUTUAL INSURANCE COMPANY 101, 4711 - 51 AVENUE RED DEER AB T4N 6H8
PARKLAND TRANSMISSION (1998) LTD. 4702 - 51 AVENUE RED DEER AB T4N 4H1	NEW DIMENSIONS FAMILY DAY HOME PROGRAM INC. 4815 - 54 STREET RED DEER AB T4N 2G6	MIKE & LIVIA MOSHENKO O/A WHITE ELNA SEWING CENTRE 5017 - 50 AVENUE RED DEER AB T4N 4B2
THE OLD MILL CUSTOM T-SHIRTS LTD. 5028 - 50 AVENUE RED DEER AB T4N 4B1	COUNTRY CUPBOARD GIFT SHOP (1996) LTD. 5022 - 50 AVENUE RED DEER AB T4N 4B1	INDEPENDENT BUSINESS PRODUCTS 5201 - 50 AVENUE RED DEER AB T4N 4B4
GAMES MUSIC INC. 76 WIGMORE CLOSE RED DEER AB T4N 5Y1	CITY CENTRE VACUUM SALES & SERVICE LTD 5311 - 50 AVENUE RED DEER AB T4N 4B6	AVALON INDUSTRIES LTD 110, 4711 - 51 AVENUE RED DEER AB T4N 6H8
BAWTINHEIMER REPAIRS LTD. 4925 - 48 STREET RED DEER AB T4N 1S8	BUFFALO HOTEL 1973 LTD. 5031 - 50 STREET RED DEER AB T4N 1Y2	DAVE HERMARY O/A BOOKWORMS DEN 5003 - 50 STREET RED DEER AB T4N 1Y2
SAADA MOUME O/A ROSS ST SMOKE BOUTIQUE 5003 - 50 STREET RED DEER AB T4N 1Y2	PCS PUBLISHING INC 4821 - 54 STREET RED DEER AB T4N 2E8	RED DEER AUDIO SALES LTD O/A AUDIO WEST 4715 - 49 STREET RED DEER AB T4N 1T6
TD CANADA TRUST REAL ESTATE OPERATIONS - TAXES C/O PREMISES 931-103 PO BOX 5703 LONDON ON N6A 4S4	C & D ENTERPRISES O/A LA MANE PLACE 50 SPRINGFIELD AVENUE RED DEER AB T4N 0C7	G HARRISON, ET AL O/A J. CHOCOLATE & CO BELLS 4715 - 49 AVENUE RED DEER AB T4N 3W9

DR D J STEWART
4926 - 45 STREET
RED DEER AB T4N 1K6

INVESTORS GROUP FINANCIAL
SERVICES INC
200, 4909 - 49 STREET
RED DEER AB T4N 1V1

FELICIA SZKURA
O/A EURO MODE CLOTHING
4806 - 50 AVENUE
RED DEER AB T4N 4A3

CAROL ANTONY
O/A BACK DOOR HAIR STORE
4407 - 48 AVENUE
RED DEER AB T4N 3S4

BILL CREIGHTON
4921 - 48 STREET
RED DEER AB T4N 1S8

602598 ALBERTA LTD.
O/A DOWNTOWN LIQUOR STORE
4612 - 50 AVENUE
RED DEER AB T4N 3Z8

592712 ALBERTA LTD.
O/A CLUB MANHATTAN
4606 - 50 AVENUE
RED DEER AB T4N 3Z8

RED FALLS CLEANERS LTD.
O/A ONE HOUR MARTINIZING
4833 - 46 STREET
RED DEER AB T4N 1M9

NINA SULTANA
O/A SULTANA'S BEAUTY CLINIC &
SCHOOL
4713 - 50 AVENUE
RED DEER AB T4N 4A2

TELUS COMMUNICATIONS INC
ATTN TAXATION DEPT
PO BOX 1552
EDMONTON AB T5J 2N7

QUALITY CLEANING 2000 LTD
5020 - 49 STREET
RED DEER AB T4N 1V5

IAN P MACKIN & ASSOCIATES INC
405, 4901 - 48 STREET
RED DEER AB T4N 6M4

OLSEN & JOLY CHARTERED
ACCOUNTANTS
2, 4620 - 48 AVENUE
RED DEER AB T4N 3S9

MILLS TRAVEL LTD.
4620 - 48 AVENUE
RED DEER AB T4N 3S9

DES HENRY
O/A PYRAMID REFINISHERS
REAR 5125 - 48 STREET
RED DEER AB T4N 1T1

TITELY AND CARVELL
PROFESSIONAL CORPORATION
PO BOX 459
RED DEER AB T4N 5G1

VIRGINIA MCKENZIE
O/A HAIR HEAVEN
4814 - 51 STREET
RED DEER AB T4N 2A5

595028 ALBERTA LTD.
O/A DOTS DISCOUNT DESIGNER
WEAR
10235 - 112 STREET
EDMONTON AB T5K 1M7

701503 ALBERTA LTD.
O/A HAPPY HARRY'S
5044 - 45 STREET
RED DEER AB T4N 1K9

PAMELA JACOB
O/A GAETZ AVENUE BARBER SHOP
5020 - 50 AVENUE
RED DEER AB T4N 4B1

PAT MOORE
O/A PRIVATE LABEL
4909 - 48 STREET
RED DEER AB T4N 1S8

J E SCALZO PROFESSIONAL
CORPORATION
4619 - 48 AVENUE
RED DEER AB T4N 3S8

631299 ALBERTA LTD.
O/A PERSONAL TAX &
ACCOUNTING SERVICES
4809 - 48 AVENUE
RED DEER AB T4N 3T2

J C RATHWELL
O/A HOME FINDERS
109, 3530 ALCAN ROAD
KELOWNA BC V1V 1K7

BUSINESS DEVELOPMENT BANK OF
CANADA
107, 4815 - 50 AVENUE
RED DEER AB T4N 4A5

KRINAT CORPORATION LTD.
O/A RENT A WRECK
4705 - 49 AVENUE
RED DEER AB T4N 3W9

ELGERSMA & COMPANY
BARRISTERS & SOLICITORS
500, 4808 - 50 STREET
RED DEER AB T4N 1X5

TRULY TASTEFUL GIFTS LTD
B 4930 50 ST
RED DEER AB T4N 1X7

AGPRO CONSULTING & APPRAISAL
INC.
401, 4814 - 50 STREET
RED DEER AB T4N 1X4

602611 ALBERTA LTD.
O/A COMFORTS THE SOLE
4812 - 50 AVENUE
RED DEER AB T4N 4A3

ED HAYWOOD
O/A WICKED WORKS TATOOING
263 OVERDOWN DRIVE
RED DEER AB T4P 1W7

JAMGAW MANAGEMENT LTD.
O/A DR GARRY DIDRICKSON
5415 - 49 AVENUE
RED DEER AB T4N 3X5

BOB THOMPSON
O/A BOB'S BARBERSHOP
5024 - 49 STREET
RED DEER AB T4N 1V5

JOE MAH ENTERPRISES LTD.
O/A PROVINCIAL CAFETERIA
5, 4920 - 51 STREET
RED DEER AB T4N 6K8

640742 ALBERTA LTD.
O/A BEAD NOOK
4A, 4929 - 50 STREET
RED DEER AB T4N 1X9

DON SORDAHL
O/A DON'S APPLIANCE REPAIRS
5417 - 50 AVENUE
RED DEER AB T4N 4B7

RICHWAY COMPUTER TRAINING
SERVICES INC
200, 4711 - 51 AVENUE
RED DEER AB T4N 6H8

TRAVEL PLUS DISCOVERY TRAVEL
LTD
100, 4824 - 50 AVENUE
RED DEER AB T4N 4A3

CRAWFORD COUNSELLING
SERVICES INC.
102, 4802 - 51 AVENUE
RED DEER AB T4N 4H3

BLOCKBUSTER VIDEO CANADA
INC.
SUITE 1100
401 THE WEST MALL
TORONTO ON M9C 5J5

JYTTE ROY-POULSEN
4907 - 48 STREET
RED DEER AB T4N 1S8

GOLDBAR DEVELOPMENTS LTD
300, 4808 - 50 STREET
RED DEER AB T4N 1X5

DR GOVIND BHADRESA
PROFESSIONAL CORP
4801 - 54 STREET
RED DEER AB T4N 2G5

DAVE REINBOLD
O/A DEVOE'S NEW & USED
FURNITURE
5018 - 50 STREET
RED DEER AB T4N 1Y3

STEALTH ALARM SYSTEMS INC.
120, 3510 - 28 STREET
CALGARY AB T1Y 7E5

THE GALLERY ON ROSS INC.
4919 ROSS STREET
RED DEER AB T4N 1X8

JOAN WADDELL
O/A TALK OF THE TOWN II
4948 - 50 STREET
RED DEER AB T4N 1X7

923453 ALBERTA LTD
O/A SUBWAY RESTAURANTS
208 POPLAR CRESCENT
SPRINGBROOK AB T4S 1V4

805141 ALBERTA LTD.
O/A SISSON FURS
5013 - 50 STREET
RED DEER AB T4N 1Y2

HAIM INSURANCE VENTURES LTD. &
ECLECTIC HOLDINGS LTD.
O/A MCPHERSON L'HIRONDELLE
ASSOCIATES
4922 - 53 STREET
RED DEER AB T4N 2E9

A F P WEALTH MANAGEMENT INC.
4802 - 51 AVENUE
RED DEER AB T4N 4H3

STANTEC CONSULTING LTD
400, 4808 - 50 STREET
RED DEER AB T4N 1X5

AIM INSURANCE SERVICES LTD.
201, 4943 - 50 STREET
RED DEER AB T4N 1Y1

LONGHURST CONSULTING
5303 - 50 AVENUE
RED DEER AB T4N 4B6

KEVIN DENT
O/A DENT'S SUPERIOR VACUUM
5101 - 50 AVENUE
RED DEER AB T4N 4B3

PERSONAL COMMUNITY SERVICES INC.
O/A PERSONAL ALTERNATIVE
FUNERAL SERVICE
7016 FARRELL RD SE
CALGARY AB T2H 0T2

KELLY MOEN
O/A THE GRIND
4813 - 48 AVENUE
RED DEER AB T4N 4H2

BOB GRAVERSON
O/A DANSING DRAGON TATTOOS
4781 - 49 STREET
RED DEER AB T4N 1T6

CANWEST TRAVEL COMPANY INC
5004 - 48 AVENUE
RED DEER AB T4N 3T6

DOMINIUM APPRAISAL GROUP
(2002) INC
301, 4702 - 49 AVENUE
RED DEER AB T4N 6L5

ALBERTA PUBLIC WORKS SUPPLY &
SERVICES
GRANTS AND INFORMATION SUPPORT
17TH FLR, 10155 - 102 STREET
EDMONTON AB T5J 4L4

FIELDS DEPARTMENT STORE
A DIVISION OF HUDSONS BAY CO
4719 - 49 AVENUE
RED DEER AB T4N 3W9

MR MONUMENT
A DIV OF 716009 ALBERTA LTD.
5118 - 48 STREET
RED DEER AB T4N 1T2

A DIVISION OF FANTA HOMES LTD.
OA TREASURES & SMALL
PLEASURES GIFT SHOP
4808 - 50 AVENUE
RED DEER AB T4N 4A3

PEACOCK INN LTD
1, 4971 PHELAN STREET
RED DEER AB T4P 3Z4

TD WATERHOUSE INVESTORS
SERVICES
(CANADA) INC.
201, 4902 - 50 AVENUE
RED DEER AB T4N 4A8

759864 ALBERTA LTD.
O/A ONLY WOMENS FITNESS
1, 4725 - 49 STREET
RED DEER AB T4N 1T6

626372 ALBERTA LTD.
O/A DENTA CARE GROUP
707 TD TOWER EDMONTON CENTER
EDMONTON AB T5J 2Z1

COURTE INSURANCE & FINANCIAL
SERVICES INC
4601 - 50 AVENUE
RED DEER AB T4N 3Z9

CLINT J SMITH
O/A MANHATTAN CLOTHING CO
4942 - 50 STREET
RED DEER AB T4N 1X7

EDWARD D JONES & CO.
4B, 4910 - 45 STREET
RED DEER AB T4N 1K6

ABACUS DATAGRAPHS LTD.
300, 4814 - 50 STREET
RED DEER AB T4N 1X4

ERNIE MELNYK
O/A CO-OPERATORS MELNYK
INSURANCE SERVICES
107, 4909 - 49 STREET
RED DEER AB T4N 1V1

GUDRIN THOMPSON
O/A QUINTESSENTIALS FOR THE
HOME
4809 - 54 STREET
RED DEER AB T4N 2G5

BSO HOLDINGS INC.
O/A BROWN SMITH OWEN
A 4921 - 47 STREET
RED DEER AB T4N 1R4

17TH AVENUE DENTURE CLINIC
LTD
AKA BOWMONT DENTURE TIME
5, 4929 - 50 STREET
RED DEER AB T4N 1X9

ATEK DEVELOPMENTS INC
4, 6320 - 50 AVENUE
UNIT 405
RED DEER AB T4N 4C6

EZZEDINE MUFTI
O/A EMO COMPUTING
5307 - 50 AVENUE
RED DEER AB T4N 4B6

SUNWORKS HOME & GARDEN INC
4924 - 50 STREET
RED DEER AB T4N 1X7

FRANK CAIRO ENTERPRISES LTD.
O/A MARVEL HAIR STYLING
10018 - 106 STREET
EDMONTON AB T4N 1Y3

MASSAGE ABOVE ALL INC.
C/O PETE SWALES
4704 - 50 AVENUE
RED DEER AB T4N 4A1

JANET HARDY & LINDA FRENA
O/A THE HOT POT STUDIO
3, 4810 - 50 AVENUE
RED DEER AB T4N 4A3

ROSS STREET IDA PHARMACY LTD.
4814 - 50 STREET
RED DEER AB T4N 1X4

CASH CANADA GROUP LTD.
201, 10358 - 105 AVENUE
EDMONTON AB T5H 0K5

ACADEMIC EXPRESS INC
502, 5000 - 50 AVENUE
RED DEER AB T4N 6C2

415003 ALBERTA LTD.
O/A RANCHERS VALLEY INN
5017 - 49 STREET
RED DEER AB T4N 1V4

HERITAGE CENTRE LTD
502, 4909 - 49 STREET
RED DEER AB T4N 1V1

KIM LEE & KIM MEYERS-LUCAS
O/A KIMMOTION FAMILY DAY
HOME ADMIN
4826 - 47 STREET LOWER LEVEL
RED DEER AB T4N 1R2

ROBERT CLARK
O/A LOTTO BOOTH
5016 - 51 AVENUE
RED DEER AB T4N 4H5

MATTRESS BAD BOYS (RED DEER)
INC
5114 - 48 STREET
RED DEER AB T4N 1T2

MAX PASLEY ENTERPRISES LTD.
O/A MCDONALDS
400, 1032 - 17 AVENUE SW
CALGARY AB T4T 0A5

MERRILL LYNCH CANADA INC
401, 4911 - 51 STREET
RED DEER AB T4N 2A8

632758 ALBERTA LTD
O/A MONEY MART
105, 5018 - 45 STREET
RED DEER AB T4N 1K9

ROXANNE WHITFORD-NUMAN
O/A NUWAY CONSULTING
SERVICES INC
501, 4808 - 50 STREET
RED DEER AB T4N 1X5

LILIAN RAGAN
O/A OKIE CARDS &
CONFECTIONARY
103, 4911 - 51 STREET
RED DEER AB T4R 1L3

377697 ALBERTA LTD.
O/A O L OPTICAL
2, 4929 - 50 STREET
RED DEER AB T4N 1X9

PARAMOUNT INSURANCE &
INVESTMENT
SERVICE LTD.
5405 - 50 AVENUE
RED DEER AB T4N 4B7

PARKLAND DENTURE CLINIC LTD.
5011 - 50 STREET
RED DEER AB T4N 1Y2

GERALD AXELSEN
O/A PRIMERICA FINANCIAL
SERVICES
2, 4917 - 48 STREET
RED DEER AB T4N 1S8

RTO ASSET MANAGEMENT INC.
O/A RENTOWN
10239 - 178 STREET
EDMONTON AB T5S 1M3

MIKE HODGINS
O/A RAINBOW PRODUCTIONS
410, 10036 JASPER AVENUE
EDMONTON AB T5J 2W2

RHONDA CURRIE
O/A RHODAS PLACE
1305, 6209 - 60 STREET
RED DEER AB T4P 6M7

JOYCE ROW
O/A SAGIT ARIES COSTUMES
200, 4806 - 51 AVENUE
RED DEER AB T4N 4H3

DR ROBERT PIEDALUE
301, 4822 - 50 STREET
RED DEER AB T4N 1X4

MELODY SMITH
O/A THE SERENITY CLINIC
107, 4785 - 49 STREET
RED DEER AB T4N 1T6

SLAWINSKY FRIESEN
BARRISTERS & SOLICITORS
404, 4814 - 50 STREET
RED DEER AB T4N 1X4

TRUE NORTH REALTY CORP
201, 4915 - 54 STREET
RED DEER AB T4N 2G5

WESTWOOD PHYSIOTHERAPY LTD.
503, 4909 - 49 AVENUE
RED DEER AB T4N 1V1

WILD ROSE ASSESSMENT SERVICES
INC.
205, 4711 - 51 AVENUE
RED DEER AB T4N 6H8

ACCU-DENTURE LTD.
O/A ACCESS DENTURE
301, 4820 - 50 AVENUE
RED DEER AB T4N 4A4

AGRINET MANAGEMENT
TRAINING &
EMPLOYMENT SERVICES LTD.
204, 4711 - 51 AVENUE
RED DEER AB T4N 6H8

LAWRENCE BALLA
O/A ALBERTA BARBERS
103, 4929 - 50 STREET
RED DEER AB T4N 1X9

ALLIED COMMUNICATIONS LTD
207, 4808 - 50 STREET
RED DEER AB T4N 1X5

ALLURS CENTRAL LTD.
4805 - 48 STREET
RED DEER AB T4N 1S6

RICHERD ANDRUSIAK
O/A ANDRUSIAK FINANCIAL
SERVICES
203, 4711 - 51 AVENUE
RED DEER AB T4N 6H8

MONICA SCHMIDT
O/A SCHATZIE'S COIFFURES
107, 4929 - 50 STREET
RED DEER AB T4N 1X8

ARRISSA HAIR GROUP LTD
103, 4815 - 50 AVENUE
RED DEER AB T4N 4A5

BANK OF MONTREAL
PO BOX 429
TORONTO ON M5X 1E3

742806 ALBERTA LTD.
O/A BELL FEVER LOUNGE
6879 - 50 AVENUE
RED DEER AB T4N 3Z8

BOOTH SCOTT LODEWYK VAN
TETERING
PROFESSIONAL CORPORATION
403, 4901 - 48 STREET
RED DEER AB T4N 6M4

ALAN J BOWERS
204, 4805 - 48 STREET
RED DEER AB T4N 1S6

SUE YEE
O/A BUFFALO HOTEL DINING
LOUNGE
5031 - 50 STREET
RED DEER AB T4N 1Y2

HEYWOOD HOLMES & PARTNERS
500, 4911 - 51 STREET
RED DEER AB T4N 2A8

BILL RANFORD
O/A BILL SR'S SPORTS CARDS
106, 4781 - 49 STREET
RED DEER AB T4N 1T6

DERMOT HICKEY
O/A THE GAME SHOP
4908 - 50 STREET
RED DEER AB T4N 1X7

CARE CHIROPRACTIC CLINIC LTD.
4A, 4910 - 45 STREET
RED DEER AB T4N 1K6

747416 ALBERTA LTD.
O/A CATWALK
4618 - 50 AVENUE
RED DEER AB T4N 3Z8

TRUDY SEYKORA
O/A CENTRAL ALBERTA
REPORTING
505, 4808 - 50 STREET
RED DEER AB T4N 1X5

VINAY CHAFEKAR DR
PROFESSIONAL CORPORATION
306, 4822 - 50 STREET
RED DEER AB T4N 1X4

685796 ALBERTA LTD.
O/A CLASSICUTS OASIS
30D, 5250 - 22 STREET
RED DEER AB T4N 2T4

PHARM X REXALL DRUG STORES
(ALBERTA) LTD
O/A CLINIC PHARMACY
1, 261 MILL WAY AVENUE
CONCORD ON L4K 4K9

COTTON THREADS QUILT SHOPPE
LTD.
5020 - 50 AVENUE
RED DEER AB T4N 4B1

RAYMOND WOK
O/A DJ'S SPORTS CARDS COMICS
& COLLECTIBLES
112, 4921 - 49 STREET
RED DEER AB T4N 1V1

DR'S P J & REGINA DONNELLY
4917 - 46 STREET
RED DEER AB T4N 1N2

CLAIRE DESGAGNE
O/A ELITE SECRETARIAL SERVICE
4927 - 48 STREET
RED DEER AB T4N 1S8

VERNA HASSEN
O/A ENCHANTING ANTIQUES &
CRAFTS
4938 - 51 STREET
RED DEER AB T4N 2A7

EILEEN SAUER
O/A ENGRAVEABLES & KEYS
A, 5016 - 51 AVENUE
RED DEER AB T4N 4H5

787531 ALBERTA LTD.
O/A DUTCHESS MANOR
4813 - 54 STREET
RED DEER AB T4N 2G5

BOB & VENETA FORTNER
O/A 48TH STREET THRIFT SHOP
1, 4805 - 48 STREET
RED DEER AB T4N 1S6

ALAN EASTMAN
O/A THE EXCEL CENTER
203, 4909 - 48 STREET
RED DEER AB T4N 1S8

WU FENG
O/A GOLDEN DRAGON
RESTAURANT
4916 - 50 STREET
RED DEER AB T4N 1X7

742806 ALBERTA LTD.
O/A GENTLEMENS CLUB
6879 - 50 AVENUE
RED DEER AB T4N 4E2

DAVID GLADUE
O/A FUN & VIDEO GAMES
4909 - 50 AVENUE
RED DEER AB T4N 4A6

CLARICA LIFE INSURANCE CO.
PO BOX 1601
WATERLOO ON N2J 4C5

PETER LEANEY
O/A PETER LEANEYS BIKE REPAIRS &
SKATE SHARPENING
4820 - 53 STREET
RED DEER AB T4N 1X2

DON'T USE SEE 1328198
403, 4909 - 49 STREET
RED DEER AB T4N 1V1

MARTIN D HERBERT
203, 4811 - 48 STREET
RED DEER AB T4N 1S6

JIM FREEMAN PSYCHOTHERAPIST
LTD.
204, 4807 - 50 AVENUE
RED DEER AB T4N 4A5

SHERRIE NIELL
O/A HIS & HAIRS
4901 - 48 STREET
RED DEER AB T4N 6M4

HSBC BANK CANADA
885 W GEORGIA STREET
VANCOUVER BC V6C 3E9

325043 ALBERTA LTD.
O/A HONG KONG SUPERSTORE
4815 - 48 AVENUE
RED DEER AB T4N 3T2

GREEN APPLE HAIR COMPANY INC
O/A QUICK STOP HAIR SHOP
917, 4747 - 67 STREET
RED DEER AB T4N 6H3

RED DEER GOLDSMITHS LTD
4822 - 50 AVENUE
RED DEER AB T4N 4A3

SAHJANI & CO PROFESSIONAL
CORPORATION
5007 - 50 STREET
RED DEER AB T4N 1Y2

722088 ALBERTA LTD.
O/A SOURCE ADULT VIDEO
PO BOX 8766
SASKATOON SK S7K 6S5

TERESA POLSON
O/A SALON BELLISSIMI
201, 4813 - 47 STREET
RED DEER AB T4N 1R3

LILLAIN RAGAN
O/A 51 ST CAFE
102, 4911 - 51 STREET
RED DEER AB T4N 6V4

EMPLOYMENT PLACEMENT &
SUPPORT SERVICES
301, 4915 - 54 STREET
RED DEER AB T4N 2G7

HANSON FINANCIAL GROUP INC.
201, 4929 - 50 STREET
RED DEER AB T4N 1X8

BISHOP'S REXALL DRUG STORE
4826 - 50 STREET
RED DEER AB T4N 1X4

VELMA KARPA
O/A KARPA PSYCHOTHERAPY
SERVICES
204, 4807 - 50 AVENUE
RED DEER AB T4N 4A5

R A COMMUNICATIONS LTD.
203, 4814 - 50 STREET
RED DEER AB T4N 1X2

JOHN ELVES
O/A RED DEER STAMPS & COINS
111, 4929 - 50 STREET
RED DEER AB T4N 1X9

LYLE SMITH DR
105, 4929 - 50 STREET
RED DEER AB T4N 1X9

CHERYL STEPHENSON
O/A STEPHENSON MUSCLE
THERAPY & REHAB
SERVICES
106 4929 50 ST
RED DEER AB T4N 1X9

JOHN HULL ARCHITECT
C8, 5580 - 45 STREET
RED DEER AB T4N 1L1

2ND EDITION
C/O BEV ANDERSON
5401 - 48 AVENUE
RED DEER AB T4N 3V3

WANDA JOHNSON
O/A ADRIEL FAMILY THERAPY
CENTRE
111A, 4818 - 50 AVENUE
RED DEER AB T4N 4A3

ELIZABETH HATTORI
O/A PAPER CRANE
5007 - 50 AVENUE
RED DEER AB T4N 4B2

THE TORONTO DOMINION BANK
C/O REAL ESTATE OPERATIONS
PO BOX 1 STN TORONTO DOM
TORONTO ON M5K 1A2

KENMEX INSURANCE
CORPORATION INC.
206, 4807 - 50 AVENUE
RED DEER AB T4N 4A5

MARK DIMIRSKY & HARVEY BRINK
O/A RED DEER COUNSELLING
SERVICE
508, 4808 - 50 STREET
RED DEER AB T4N 1X5

KORY & GUI FAIRELL
O/A ROYAL OAK ACCOUNTING
SERVICES
211, 4801 - 51 AVENUE
RED DEER AB T4N 4H2

DR SCOTT L SMITH
201, 4820 - 50 AVENUE
RED DEER AB T4N 4A4

712599 ALBERTA LTD
O/A WE CARE HOME HEALTH
SERVICES
105 4807 50 AVE
RED DEER AB T4N 4A5

H & R BLOCK CANADA INC.
9109 - 82 AVENUE
EDMONTON AB T6C 0Z4

EXECUTIVE BUILDERS GROUP INC.
109, 5018 - 45 STREET
RED DEER AB T4N 1K9

COUNTRY CLUB CORPORATION
4720 - 50 AVENUE
RED DEER AB T4N 4A1

PATRICK MEEHAN
O/A SHAMROCK BARBER SHOP
4779 - 49 STREET
RED DEER AB T4N 1T6

CANADAIN BACK INSTITUTE LIMITED
O/A CBI PHYSIOTHERAPY &
REHABILITATION CENTRE
4915 - 54 STREET
RED DEER AB T4N 2G7

HEATHER GORDON
O/A DIVA'S NAILS & MORE
102, 4921 - 49 STREET
RED DEER AB T4N 1X9

DR STACY LARSEN
O/A LARSEN FAMILY
CHIROPRACTIC
102, 4706 - 48 AVENUE
RED DEER AB T4N 6J4

CHATEAU HOTELS AND RESORT INC.
O/A SUNCATCHERS VACATION CLUB
17021 - 105 AVENUE
EDMONTON AB T5S 1M5

WOLVERTON SECURITIES LTD.
100, 4922 - 53 STREET
RED DEER AB T4N 2E9

THERAPUTIC HEALTH EXERCISE
CENTRE LTD
4915 - 54 STREET
RED DEER AB T4N 2G7

LIVING INDEPENDENTLY FOR
EQUALITY
101, 4806 - 51 AVENUE
RED DEER AB T4N 4H3

WESTFAIR FOODS LTD.
O/A REAL CANADIAN LIQUOR
STORE
5016 - 51 AVENUE
RED DEER AB T4N 4H5

DOUG EWERT
O/A SUPER GAS BAR
5016 - 51 AVENUE
RED DEER AB T4N 4H5

KALI ACADEMY OF MARTIAL ARTS
INC.
1B, 4611 - 50 AVENUE
RED DEER AB T4N 3Z9

367841 ALBERTA LTD.
O/A LIBERTY TAX SERVICE
4913 - 48 STREET
RED DEER AB T4N 1S8

MCBAIN CAMERA LTD.
10805 - 107 AVENUE
EDMONTON AB T5H 0W9

MEDICAL IMAGING CONSULTANTS
202, 11010 - 101 STREET
EDMONTON AB T5H 4B9

SUPERIOR TRAVEL INC.
404, 5000 - 50 AVENUE
RED DEER AB T4N 6C2

FAS GAS REALTY LTD.
O/A AROUND THE CLOCK GAS
5111 - 49 STREET
RED DEER AB T4N 1V6

ONTRACK REALTY LTD.
O/A COLDWELL BANKER
8, 5016 - 51 AVENUE
RED DEER AB T4N 4H5

DR CHERYL HANDLEY
O/A HANDLEY DENTAL CENTRE
3, 4910 - 45 STREET
RED DEER AB T4N 1K6

M & N LUBE LTD.
O/A MR LUBE
4611 - 49 AVENUE
RED DEER AB T4N 3W8

839997 ALBERTA LTD
O/A THE EXTREME PITA
4801 - 51 AVENUE
RED DEER AB T4N 4H2

BARB KOVACS
O/A ADMINISTRATION PLUS
113, 4818 - 50 AVENUE
RED DEER AB T4N 4A3

RUTH GOODWIN & KRYSTAL
SHENFIELD
O/A RUTHS PLACE DELICATESSEN
& BAKERY
55 31 ALFORD AVENUE
RED DEER AB T4R 1G9

PARKLAND INSURANCE SERVICES
INC.
504, 4901 - 48 STREET
RED DEER AB T4N 6M4

HUSKY ENERGY INC.
206, 4909 - 48 STREET
RED DEER AB T4N 1S8

BOB MAYBERRY
O/A MAYBERRY'S FAST FOOD
4819 - 48 AVENUE
RED DEER AB T4N 3T2

GROUP 4 FALCK CANADA LTD
O/A GROUP 4 SECURITAS CANADA
LIMITED
4805 - 48 AVENUE
RED DEER AB T4N 3T2

DAWN WALES
O/A DAWN'S MOBILE MASSAGE
109, 4818 - 50 AVENUE
RED DEER AB T4N 4A3

CHRISTINA TROHAN
O/A YE OLDE BARBER SHOPPE
4918 - 50 AVENUE
RED DEER AB T4N 4A8

LAURA JENSEN
O/A PACK & POST
C, 4819 - 48 AVENUE
RED DEER AB T4N 3T2

ALL SERVICE INSURANCE BROKERS
LTD
202, 5018 - 45 STREET
RED DEER AB T4N 1K9

GILLIAN HANSON
O/A BODY BALANCE MASSAGE
THERAPY
111, 4921 - 49 STREET
RED DEER AB T4N 1V2

CAFE PICHILINGUE
4928A - 50 STREET
RED DEER AB T4N 1X7

JIM MOREAU
O/A MORE YOGA STUDIO
4706 - 49 AVENUE
2ND FLOOR
RED DEER AB T4N 6L5

BRYAN ARMSTRONG
O/A STREETSMART SELF DEFENCE
110, 4929 - 49 STREET
RED DEER AB T4N 1X9

301776 ALBERTA LTD
O/A HEALTHCARE & REHAB
SPECIALTIES
2, 5015 - 48 STREET
RED DEER AB T4N 1S9

DR DARREN HERREBRUGH
105, 4921 - 49 STREET
RED DEER AB T4N 1V2

JUNE GIESBRECHT
O/A AB INJURED WORKERS
ADVISOR
203A, 5000 - 50 AVENUE
RED DEER AB T4N 6C2

JAMES GALASSO
O/A NATIONWIDE SAFETY MGMT
& CONSULTING
21, 4917 - 48 STREET
RED DEER AB T4N 1S8

MANUFACTURED HOUSING ASSOC
OF ALBERTA
201, 4921 - 49 STREET
RED DEER AB T4N 1V2

49 AVE LIQUOR STORE
4903 - 54 STREET
RED DEER AB T4N 4B8

UNITED FOOD & COMMERCIAL
WORKERS
LOCAL 1118
5116 - 47 STREET
RED DEER AB T4N 1R9

CANADIAN UNION OF PUBLIC
EMPLOYEES NATIONAL
5116 - 47 STREET
RED DEER AB T4N 1R9

SHARON FISHER & JAN CHURCH
O/A DELICATES LADIES LINGERIE
A, 4909 - 48 STREET
RED DEER AB T4N 6C2

DAVID WICKES AGENCIES LTD
201, 4805 - 48 STREET
RED DEER AB T4N 1S6

WYATT SCOTT
O/A GREAT SCOTT ILLUSIONS
112, 4929 - 50 STREET
RED DEER AB T4N 1X9

BROUWER CLAIMS CANADA
(ALBERTA) LTD
306, 1200 WEST PENDER STREET
VANCOUVER BC V6E 2S9

DWAYNE HOLLAND
O/A FOCUS DESIGN GROUP
22, 4917 - 48 STREET
RED DEER AB T4N 1S8

ENMAX ENERGY CORPORATION
100, 4808 - 50 STREET
RED DEER AB T4N 1X5

INSTALOANS FINANCIAL
SOLUTION CENTRES LTD.
102, 11710 KINGSWAY AVENUE
EDMONTON AB T5G 0X5

CENTRAL ALBERTA HELLERWORK
10, 4836 - 51 STREET
RED DEER AB T4N 2A5

CANADIAN UNION OF POSTAL
WORKERS
5116 - 47 STREET
RED DEER AB T4N 1R9

CITY DENTAL CENTRE
302, 4822 - 50 STREET
RED DEER AB T4N 1X4

TRAN NGUYET
O/A DIAMOND NAIL
4914A - 50 AVENUE
RED DEER AB T4N 4A6

DARREN RATTRAY, DAVE MAH &
LORNE HECK
O/A EUPHORIA
4, 6320 - 50 STREET
RED DEER AB T4N 4C6

BLACKSTRAP HOSPITALITY
CORPORATION
102, 4711 - 51 AVENUE
RED DEER AB T4N 6H8

EVELYN GRAY
O/A STELLA'S CAFE & BAKERY
A, 5005 - 50 AVENUE
RED DEER AB T4N 4B2

MYSTIC IMPORTS INC
O/A JAG WEAR
4928 - 49 STREET
RED DEER AB T4N 1V3

MASSAGE THERAPIST ASSOCIATION
OF ALBERTA
PO BOX 24031
RPO PLAZA CENTRE
RED DEER AB T4N 6X6

OTSS ENTERPRISES
O/A THE PITA PIT
1082 WEDGEWOOD BLVD.
EDMONTON AB T6M 2M2

UNITED NURSES OF ALBERTA
LOCAL 2
5116 - 47 STREET
RED DEER AB T4N 1R9

CANADIAN UNION OF PUBLIC
EMPLOYEES
LOCAL 838
5116 - 47 STREET
RED DEER AB T4N 1R9

HEMPNSTUF EXOTIC BOUTIQUE
5211 - 50 AVENUE
RED DEER AB T4N 4B4

RAYMOND JAMES LTD
201, 4807 - 50 AVENUE
RED DEER AB T4N 4A5

TECHNIQUES HAIR THERAPY &
DAY SPA
210, 4909 - 49 STREET
RED DEER AB T4N 1V1

GREAT WEST LIFE ASSURANCE CO
LTD
100 OSBORNE STREET N
WINNIPEG MB R3C 3A5

CLARKE INSURANCE SERVICES INC
105, 4826 - 47 STREET
RED DEER AB T4N 1R2

DR DAVID ABELSETH
PROFESSIONAL CORP
B 4808 - 51 AVENUE
RED DEER AB T4N 4H3

BARB JEHN
O/A VENUS ESCORT AGENCY
4, 4805 - 48 STREET
RED DEER AB T4N 1S6

WEBER PHYSIOTHERAPY CLINIC
INC
4728 - 50 STREET
RED DEER AB T4N 1X2

LORRAIN MORGAN
O/A LORRAINS BODY PIERCING
LOWER 4921 - 49 STREET
RED DEER AB T4N 1V2

KISSOON PATHREM
O/A FAMILY BARGINS
4713 - 50 AVENUE
RED DEER AB T4N 4A2

LEWIS & CAY NGUYEN
O/A HOUSE OF SILVER
5020 - 50 STREET
RED DEER AB T4N 1Y8

GIA PHAGOO & TRACEY MCKAY
O/A SUGAR & SPICE DOLL STUDIO
1, 4917 - 48 STREET
RED DEER AB T4N 1X9

JOANN ENNIS
O/A CASA BONITA THE STORE
4804 - 50 AVENUE
RED DEER AB T4N 4A3

SPECIALIST HUSKY
O/A ROYAL SERVICE & GAS LTD
4505 - 49 AVENUE
RED DEER AB T4N 3W7

WESTERN SCHOOL OF FUNERAL
SERVICES
O/A WINDRUM EDUCATIONAL
CONSULTANTS
4819 - 48 AVENUE
RED DEER AB T4N 3T2

REDBIKE INC
5317 - 50 AVENUE
RED DEER AB T4N 4B6

SHINING MOUNTAINS LIVING
COMMUNITY SERVICES
304, 4805 - 48 STREET
RED DEER AB T4N 1S6

BRENT L HANDEL PROFESSIONAL
CORPORATION
403, 4909 - 49 STREET
RED DEER AB T4N 1V1

RESERVE FUND PLANNERS RED
DEER LTD.
202, 4836 - 50 STREET
RED DEER AB T4N 1X4

PHETISCH COLLECTABLES &
CURIOSITIES
8, 4917 - 49 STREET
RED DEER AB T4N 1V1

SHARON COMSTOCK
5110 - 44 AVENUE
RED DEER AB T4N 3H8

FRIENDLY EARTH VINYL FENCING
& DECKING
4230 OGDEN ROAD SE
CALGARY AB T2G 4V3

TOM ALFORD
207, 4836 - 50 STREET
RED DEER AB T4N 1X4

RON CHABOT
O/A 53 STREET MUSIC LTD
101, 4902 - 53 STREET
RED DEER AB T4N 2E9

943822 ALBERTA LTD
O/A X-STATIC
4605 - 50 AVENUE
RED DEER AB T4N 3Z9

INNER RADIANCE DAY SPA INC
5015 - 50 STREET
RED DEER AB T4N 1Y2

DARA LEE GURGENS
O/A DIVINE SERENITY SPA &
MASSAGE
103, 4836 - 50 STREET
RED DEER AB T4N 1X4

RICTER HOLDINGS LTD
O/A RED DEER MOHAWK
5407 - 49 AVENUE
RED DEER AB T4N 3X5

DARREN MCIIWAIN
O/A THE LOVERS DEN
11, 4801 - 51 AVENUE
RED DEER AB T4N 4H2

TERRY BALGOBIN
O/A SILVER ON GAETZ
4918 - 50 AVENUE
RED DEER AB T4N 4A8

THE CASH STORE INC
2, 5119 - 49 STREET
RED DEER AB T4N 1V6

KEN OLSON
O/A OLSON FINANCIAL SERVICES
105, 4785 - 49 STREET
RED DEER AB T4N 3T2

KEVIN MUNDORF
203, 4921 - 49 STREET
RED DEER AB T4N 1V1

TRACY WEBER
O/A NAIL WIZARDS
103, 4785 - 49 STREET
RED DEER AB T4N 3T2

REAGAN STOKES
O/A REAGAN'S DOG ZONE
2, 4820 - 47 AVENUE
RED DEER AB T4N 6B9

BAKER FAMILY CHIROPRACTIC &
WELLNESS CENTRE
4702 - 50 AVENUE
RED DEER AB T4N 4A1

SUSAN PENOSKY
O/A THE BISTRO ON GAETZ
1, 4810 - 50 AVENUE
RED DEER AB T4N 4A3

TAKE A BREAK COFFEE & JUICE
BAR
102, 4808 - 50 STREET
RED DEER AB T4N 1X5

ALEATHA MCGILL
O/A MCGILL COMPANY
4922 - 52 STREET
RED DEER AB T4N 2C8

NCE RESOURCES GROUP INC
201, 5018 - 45 STREET
RED DEER AB T4N 1K9

CITY SUN TANNING STUDIO LTD
102A, 4805 - 48 STREET
RED DEER AB T4N 1S6

KING OF FLOORS
105, 4902 - 53 STREET
RED DEER AB T4N 2E9

STRETTON PRODUCTIONS
3, 4836 - 50 STREET
RED DEER AB T4N 1X4

FREELANCE APPRAISAL GROUP
INC
106, 4836 - 50 STREET
RED DEER AB T4N 1X4

HERONS NEST GARDEN CENTRE
4615 - 48 AVENUE
RED DEER AB T4N 3S8

WELLINGTON WEST CAPITAL INC
201, 4719 - 48 AVENUE
RED DEER AB T4N 3T1

PARKLAND BIO-BALANCE LTD
5, 4820 - 47 AVENUE
RED DEER AB T4N 6B9

CHUCK KUEN TAO
BSMT 4836 - 50 STREET
RED DEER AB T4N 1X4

KELLY GALL
O/A KELLY GALL HYPNOSIS
213, 4836 - 50 STREET
RED DEER AB T4N 1X4

INSPIRATIONS WELLNESS CENTRE
1B, 4909 - 48 STREET
RED DEER AB T4N 1S8

BRENDA QUAST
O/A CASH SOLUTIONS INC
27, 255 PEMBERTON TERRACE
KAMLOOPS BC V2C 6R2

SORENSEN'S LOANS TIL PAYDAY
INC
4833 JOHNSTON ROAD
PORT ALBERNI BC V9Y 5M2

958370 ALBERTA LTD
O/A GREAT STRIDES
102, 4807 - 50 AVENUE
RED DEER AB T4N 4A5

LA PETITE JAUNE FLEUR
4923 - 50 STREET
RED DEER AB T4N 1X7

CONNIE BAHREY PROF CORP
101C, 5212 - 48 STREET
RED DEER AB T4N 7C3



Council Decision – January 13, 2003

FILE

City Clerk's Department

DATE: January 14, 2003
TO: Norm Ford, Tax Collector
FROM: Kelly Kloss, City Clerk
SUBJECT: Downtown Business Association's 2003 Budget

Reference Report:

City Clerk, dated January 6, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the City Clerk, dated January 6, 2003, re: Downtown Business Association's 2003 Budget, hereby:

1. Approves said budget as presented to Council January 13, 2003.
2. Authorizes the Downtown Business Association to amend its budget by:
 - (a) transferring amounts to or from its reserves
 - (b) transferring amounts between expenditures so long as the amount of total expenditures is not increased.
3. Approves an increase of \$13,360 to the Public Works 2003 base budget to reflect the increase in the Litter Control Contract with the Downtown Business Association.

Report Back to Council: No

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

Kelly Kloss
City Clerk
/chk

c Treasury Services Manager
City Assessor
Public Works Manager



FILE

CITY CLERK'S DEPARTMENT
January 14, 2003

Libby Smith
Executive Director
Downtown Business Association
9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Dear Libby:

Re: Downtown Business Association's 2003 Budget

At the Monday, January 13, 2003 meeting of Red Deer City Council, Council approved the Downtown Business Associations' 2003 Budget by the following resolutions:

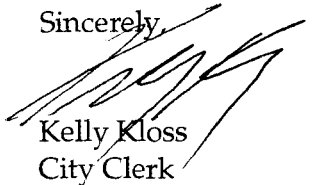
Resolved that Council of the City of Red Deer, having considered the report from the City Clerk, dated January 6, 2003, re: Downtown Business Association's 2003 Budget, hereby:

1. Approves said budget as presented to Council January 13, 2003.
2. Authorizes the Downtown Business Association to amend its budget by:
 - (a) transferring amounts to or from its reserves
 - (b) transferring amounts between expenditures so long as the amount of total expenditures is not increased.

Resolved that Council of the City of Red Deer, having considered the report from the City Clerk, dated January 6, 2003, re: Downtown Business Association's 2003 Budget, hereby approves an increase of \$13,360 to the Public Works 2003 base budget to reflect the increase in the Litter Control Contract with the Downtown Business Association.

Please call if you have any questions.

Sincerely,


Kelly Kloss
City Clerk
KK/chk
c Tax Collector

Date: December 16, 2002
To: Kelly Kloss, City Clerk
From: Harold Jeske, Recreation, Parks & Culture Manager
Re: Collicutt Centre – November 2002 Operating Report

General Information

There was a good increase in attendance this month, topping out at 94,359. This is very close to the peak periods reached during January through March this year. Again this month, we recorded considerable growth in pass sales and renewals. The number of active passes stands at 6,174.

Customer Service Matters

Following is a summary of comments received in November relative to City operational responsibilities.

Criticisms

- Poor ice conditions in arena for a preschool CanSkate class
- Clearer signage required for hours of different areas in facility
- Soccer Pavillon – prices too high for youth rental rates (two comment cards)
- Air pump required in Fieldhouse for balls
- Drop in hockey cancelled with no notice, for a Rebels practice (two comment cards)
- Fitness and wellness:
 - More equipment needed for hyperextensions
 - Vacuum the fitness area upstairs
 - More drop in classes needed during the evening (three comment cards)
 - Larger dumbbells needed ie. 110 and 120 lbs size
- Family change room door needs to be an automatic door

Suggestions

- Schedule better time to clean the family change room
- Sharp edges in grating in Water park area
- Benches outside the west windows of the field house for observers
- More drop in aqua fitness classes, coordinated with child minding times (three comment cards)
- Adult swim in the evening, could you dim the lighting?
- Lower rate if wanting to use only one part of the facility
- More lockers with the ability to use personal locks (two comment cards)
- Wheelchair parking areas should also have a parent with tot parking beside it
- More drop in classes
- Arena should be available to the public if not booked
- Table tennis tables would be a great addition
- Livelier music to work out to
- Katie needs a microphone for the spin class so we can hear her (9 comment cards)
- Skipping should only be allowed in the field house instead of the fitness area

Positive Comments

- We received several comments from participants in the preschool and climbing courses about the excellent level of instruction. Kudos to all the instructors!
- Nice staff! (six comment cards)

- Visitors – beautiful facility (five comment cards)
- Caroline's made a chocolate cake for our birthday booking (Nov 2) and it was great. One of our highlights
- Change rooms are always so clean, super!!

Operational/Vandalism Issues

- An exterior window near the water slide was broken with a rock or pellet gun. Repair costs were \$405.00.
- Three lockers in the men's change room were broken into. Lock mechanisms will have to be replaced at a cost of \$75.00 each.
- Continual destruction of Allan Block wall on NE corner will require more funds to repair.
- The maintenance of the Waterpark's stainless steel continues to be an ongoing problem and issue.
- The maintenance of the hot tubs, tot pool and wave pool skimmer grates are yellowed and difficult to maintain.
- We have had some of our public skating users inquire as to why we allow skating helpers/pushers for kids to use and some of the other arenas in town do not allow them We were wondering why there is not some continuity among all facilities in Red Deer?

Program Initiatives

Dryland

- In receipt of several comment cards regarding table tennis in the field house. We are looking at the feasibility of having table tennis tables available for drop in users.
- We are getting a non-supported computer in the field house storage room for our climbing wall staff. The computer would be used solely to store climbing wall waiver information and allow better access by climbing wall staff to this information for climbing users. (approval given by ITS).
- Most of the dryland programs have come to a close for the fall season. Many of the program participants said they would return next season for another Collicutt program.
- In response to the issue we had last month regarding drop in users not paying when they were using the soccer pitches, we increased our presence during the drop in times and have found that the majority of people are complying and paying the drop in fee.
- A concern regarding the long jump pit in the field house has risen with the start of the Titans track club starting their winter training. There is a large amount of dust that is displaced throughout the field house when the long jump pit is in use. We are exploring options in which we can water the pit down while in use to lessen the amount of dust in the air.

Fitness and Wellness

- Programs have been going strong. Have been receiving many inquiries on our power pacing programs; foresee full registrations in January.
- Preformed orientations for Eastview School's grade 6 & 7 that entailed familiarizing the students with fitness, our purpose, and policies and procedures of the studios.
- Had a sample Kundalini Yoga class and it went well. Created two classes for the month of December and both met the minimum number of registrants and one class exceed the minimum.
- Drop in classes have continued to receive a minimum of 12-25 people per class.
- Had a Keiser bike go down, crank arm needed to re-tapped. We still need multipurpose pedals with toe cage SPC pedals.
- Replaced ripped upholstery on leg curl, abdominal crunch, two seats on upright bicycles.

Water Park

- The aquatics area, on November 5th, facilitated a Lifesaving Instructor Update Clinic. There were five aquatic team members who participated in this clinic.
- The second annual "Beach Bash" took place Saturday, November 30, 2002. This special event is geared for youth ages 8-15 years.
- Fall programs – Session #2 (Children's learn to swim) began on Monday November 4th.

Budget and Financial – November 2002

	Year to Date Benchmark	Year to Date Actual	Favorable Year to Date Variance
Revenue	1,915,419	2,026,872	111,454
Expenditures	2,888,000	3,041,122	153,122
Deficit / Surplus	972,581	1,041,249	<41,670>

Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	\$207,180	\$253,329	\$46,149	\$66,777	\$20,628
February	\$404,489	\$515,313	\$110,825	\$133,546	\$22,721
March	\$630,165	\$816,350	\$186,185	\$200,324	\$14,139
April	\$901,627	\$1,097,552	\$195,926	\$267,092	\$71,166
May	\$1,077,857	\$1,334,429	\$256,572	\$366,200	\$109,628
June	\$1,195,782	\$1,652,728	\$456,946	\$508,274	\$51,328
July	\$1,371,389	\$1,932,596	\$561,207	\$593,001	\$31,794
August	\$1,542,218	\$2,247,921	\$705,703	\$707,319	\$1,616
September	\$1,675,493	\$2,528,418	\$852,926	\$795,752	<57,174>
October	\$1,841,961	\$2,794,207	\$952,246	\$884,143	<68,103>
November	\$2,089,540	\$3,041,122	\$1,014,250	\$972,580	<41,670>
December					
Approved Budget Total	\$2,089,540	\$3,150,512		\$1,060,972	

Revenue for November exceeded the monthly benchmark. We are within \$60,000 of achieving our revenue projections for 2002. Expenditures also exceeded the monthly benchmark resulting in an unfavorable variance of approximately \$41,670.

Volunteer Initiatives and Issues

- Volunteer hours total 112 hours this month. This includes a work experience student as well as a practicum student.

Hi-Lites

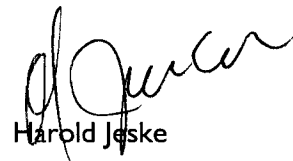
- Increases in participation within the facility over the past three months by 60,000 from September.
- Kerri MacLean and Bob Egan from Blue Rodeo had a press conference on the site promoting the Canadian Paraplegic Association on November 21.
- Health and Safety report from David Thompson Health Authority, November 22 – very pleased with the housekeeping of the water park from a health perspective.

Major and Minor Events

- The two tournaments hosted by the Red Deer City Soccer Association held on November 15, 16 and 17, and November 29,30 and December 1, 2002 were a huge success. Each tournament brought in about 37 teams. Tournament organizers said everything went smoothly and felt it was a huge success as well.
- CASA's youth tournament that was held November 22, 23a nd 24, 2002 was cancelled due to a low participation rate. They were able to book some game time to teams who still wanted to come and the Red Deer City Soccer Association used some time.

Upcoming Events

- Nova Chemicals Children's Christmas party is taking place Sunday December 8, 2002. They are utilizing the Field house, arena and pool. Approximately 440 people attending.
- Sears Canada will be here Sunday December 8, 2002 with Alexei Yagudin, a world and Olympic Gold Medalist figure skater. We are expecting about 150-200 participants.



Harold Jeske

:jb
Attach.

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

COLLICUTT CENTRE STATISTICS - 2002 Monthly.xls

FACILITY DATA		USER GROUPS			HOURS OF USE						ATTENDANCE					
		SEPT-'02	OCT-'02	NOV-'02	NOV-'01	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	YTD-'02	NOV-'01	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	YTD-'02
WATER PARK																
PUBLIC SWIMMING																
Earlybird Swim						59	50	55	50	606		N/A	406	698	521	3611
Open Swim						359	332	342	332	3474		10321	11279	10846	12746	163338
Adult Swim						13	16	18	15	184		222	261	434	267	4378
Family						15	12	12	14	118		841	957	685	1166	9727
TOTALS		0	0	0	0	446	410	427	411	4382	0	11384	12903	12663	14700	181054
FIELDHOUSE																
PUBLIC DROP-IN																
ADULT						517	496	514	496	5564		568	1091	1212	1093	15134
YOUTH						517	472	473	472	5247		1003	1834	1955	1809	32834
TOTALS		0	0	0	0	1034	968	987	968	10811	0	1571	2925	3167	2902	47968
PROGRAMS SERVICES																
LEARN-TO-PROGRAMS																
Adult Classes						40	101	163	102	995		116	729	1249	632	5526
Youth Classes						49	80	220	216	1933		156	512	1309	512	8440
Family Classes						9	21	30	38	179		42	182	97	76	505
Childminding Services						149	220	220	220	1846		244	334	442	491	4685
Birthday Party Stats		7	9	9		78	29	39	30	553		481	110	140	119	2702
Collicutt Mainstreet						480	496	514	496	5556		N/A	10887	12144	16973	136520
Climbing Wall		7	4	1		200	14	136	193	1879		N/A	280	383	131	5164
Gymnastics						N/A	N/A	N/A	N/A	0		4882	3337	3054	3421	54394
TOTALS		14	13	10	0	1005	961	1322	1295	12940	0	5921	16371	18818	22355	217936
SUBTOTAL PAGE 1		14	13	10	0	2484	2339	2736	2674	28133	0	18876	32199	34648	39957	446958

COLLICUTT CENTRE STATISTICS - 2002 Monthly.xls

FACILITY DATA	USER GROUPS			HOURS OF USE					ATTENDANCE						
	SEPT-'02	OCT-'02	NOV-'02	NOV-'01	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	YTD-'02	NOV-'01	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	YTD-'02
FITNESS AND WELLNESS CENTRE															
Daily Workouts					518	496	514	496	5571		6791	9180	11593	13907	133854
Personal Training (1 on 1)					26	17	30	30	469		26	17	30	28	479
Orientations					N/A	47	36	90	649		N/A	47	36	90	884
FITNESS & WELLNESS TOTALS		0	0	0	0	544	560	580	616	6689	0	6817	9244	11659	135217
MEETING & SPORTS SURFACE RENTALS															
Community Savings A		0	1	0		1	1	1	0	10		20	15	25	238
Community Savings B		0	3	0		13	0	5	0	56		118	0	44	764
Community Savings A&B		3	1	2		125	86	151	126	1126		2639	2272	3944	20632
Community Room C		8	11	8		136	64	79	78	658		1199	986	1627	11555
Alberta Treasury Motion Studio		2	2	1		115	105	70	61	557		273	396	1477	7859
Prolific Group Board Room		3	10	4		94	5	51	18	210		46	70	122	913
*B of M Room East		0	0	0		49	0	0	0	0		0	0	0	0
*B of M Room West		0	0	0		6	6	0	0	6		65	80	0	80
*B of M Room West & East		0	0	0		109	0	0	0	0		20	0	0	0
Soccer East		6	13	20		189	55	136	349	1938		250	413	4261	55363
Soccer West		8	14	16		149	39	134	280	1688		379	706	4018	54595
Arena		25	15	18		283	192	291	311	2327		7500	7750	9393	73634
Fieldhouse		5	21	19		8	184	43	32	617		400	596	607	7822
TOTAL		60	91	88	0	1277	737	961	1255	9193	0	12909	13284	25518	233455
COLLICUTT VENUE USAGE TOTALS **		74	104	98	0	4305	3636	4277	4545	44015	0	38602	54727	71825	815630

NOTES:

Comments:

The Collicutt Centre – November 2002 Operating Report is submitted for Council's information.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



DATE: December 19, 2002

TO: Kelly Kloss
City Clerk

FROM: Joyce Boon
Permits & Licensing Supervisor

RE: Sign Bylaw amendment regarding recycle/refuse containers

On November 25, 2002 City Council approved that the refuse/recycle container project on behalf of Downtown Business Association be extended for one year and they have also approved a separate project for the City of Red Deer Transit Department.

In order to continue the pilot project City Council have requested that the Sign Bylaw be amended to allow placement of refuse/recycle containmers with advertising panels within the City.

Attached is a sign bylaw amendment to add recycle refuse container signage to section 12 of the Sign Bylaw. Please add this amendment to the next City Council meeting agenda for their review and approval.

Joyce Boon

Sign Bylaw No. 3163/96**Signs Not Requiring a Sign Permit**

- 12 The following signs shall not require a sign permit but must comply with the regulations of this bylaw and the Land Use Bylaw as amended:
- (a) signs, notices, placards or bulletins required to be displayed:
 - (i) under the provisions of federal, provincial or municipal legislation;
 - (ii) by or on behalf of the federal, provincial or municipal government;
 - (iii) on behalf of a department, a commission, a board, a committee or an official of the federal, provincial or municipal government;
 - (b) **(i) advertising signs displayed in or on buses, or on bus shelters and bus stop seats located on streets under to an agreement with the City;**
 - (ii) advertising signs on recycle/refuse containers at designated locations approved by the Development Officer.**
 - (c) signs located in taxi cabs, under the Taxi Business Bylaw;
 - (d) temporary signs located inside a building, including permanent tenant identification signs located inside an enclosed shopping mall;
 - (e) the name or address of a building when it is sculptured or formed out of the fabric of the building face;
 - (f) street numbers or letters displayed on a premises where together the total copy area is less than 1.2 square meters;
 - (g) a facia sign which is attached to a residential dwelling unit or its accessory buildings and states no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.28 square metres;
 - (h) a facia sign which is attached to a building other than a residential dwelling unit and states no more than:

Comments:

We agree with the recommendations of the Permits and Licensing Supervisor.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

City Clerk's Department

FILE

DATE: December 3, 2002

TO: Greg Scott, Inspections & Licensing Manager
Kevin Joll, Transit Manager

FROM: Kelly Kloss
City Clerk

SUBJECT: Refuse/Recycle Containers in the Downtown & Transit Zones

Reference Report:

Inspections & Licensing Manager and Transit Manager, dated November 25, 2002.

Resolutions:

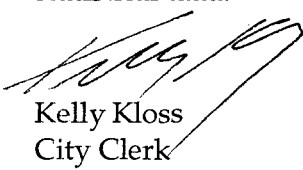
Resolved that Council of the City of Red Deer, having considered the report from the Inspections & Licensing Manager and the Transit Manager, dated November 25, 2002, re: Refuse/Recycle Containers in the Downtown and Transit Zones, agrees to the following:

1. That the Sign Bylaw be amended to allow placement of refuse/recycle containment with advertising panels in order to continue the Pilot Projects.
2. That the refuse/recycle container project, on behalf of the Downtown Business Association be extended for one year until November 1, 2003, based on the identified criteria in the above noted report.
3. That a separate Pilot Project, specifically for the City of Red Deer Transit Department, be started based on the identified criteria in the above report.
4. That statistics be kept on the amount of garbage and recycling collected during the pilot project's timelines.

Report Back to Council: Yes. Please bring the noted Sign Bylaw amendment back to Council in due course.

Comments/Further Action:

Once the pilot projects are complete, please submit a report back to Council with appropriate statistical data.



Kelly Kloss
City Clerk
/chk

c Director of Development Services
Community Services Director
Downtown Business Association



DATE: November 25, 2002

TO: Kelly Kloss – City Clerk

FROM: Greg Scott - Inspections & Licensing Manager
Kevin Joll – Transit Manager

**RE: REPORT FOR COUNCIL OF THE CITY OF RED DEER, DECEMBER 2, 2002
REFUSE/RECYCLE CONTAINERS IN THE DOWNTOWN & TRANSIT ZONES**

On September 9, 2002 Council of the City of Red Deer passed the following resolution regarding refuse/recycle containers.

RESOLVED that Council of the City of Red Deer having considered the report from the Inspections & Licensing Manager and Inspections & Licensing Supervisor, dated September 16, 2002, re: Refuse & Recycle containers, hereby direct Administration to proceed with the consultation process of expanding commercial advertising on refuse and recycle containers on public property throughout the community.

History

In 2001 a pilot project was approved for a one-year period which allowed a total of twenty six (26) Refuse & Recycle containers to be located within the downtown and other City facilities including the Transit Terminal.

The Transit Department is requesting approval for approximately 34 of the refuse containers to be placed around the new downtown transit terminal as well as various other commercial bus zones throughout the city, excluding residential areas.

The Downtown Business Association is proposing to place approximately 20-30 of these refuse/recycle containers within the downtown.

This proposal would bring the total of the refuse/recycle containers within the City of Red Deer to approximately 60 containers.

Process

As a result of the Council resolution of September 23 information on the refuse/recycle containers was sent out for comments to Greater Downtown/Riverside Meadows Policy Committee, Downtown Business Association, Main Street Program, Communities in Bloom, as well as a questionnaire placed on the City of Red Deer web site to allow input from the public.

Administration has reviewed and has summarized the comments as follows:

City Clerk
November 25, 2002
Page 2 of 4

Support of containers

- The containers encourage recycling which is important to the community.
- The closed in containers keep the community clean and free of debris.
- The paid advertisements keep the costs down to the taxpayers.
- The containers require less maintenance than the other wooden garbage bins.
- The containers should be approved only at specific locations.

Challenge of containers

- The containers are large.
- The container style of exterior stainless steel is not conducive to the look of the downtown.
- The advertising is large, bright and distracting and not in support of a pedestrian friendly downtown.
- The containers do not match the existing streetscape. The streetscape in the downtown such as benches/sign kiosks/planters and garbage bins should all blend together.
- The containers may not fit within the intent of the Greater Downtown Action Plan.

Following are the resolutions of the various committees regarding the containers:

Greater Downtown Riverside Meadows Policy Committee (meeting of Sept. 25, 2002)

“RESOLVED that the Greater Downtown Riverside Meadows Policy Committee extend the existing pilot for refuse and recycle containment units in the downtown for a period of one year and during that year broader public input be sought through the C1 design guideline process.”

Downtown Business Association (meeting of Oct 1, 2002)

“RESOLVED that the Downtown Business Association requests a one-year extension in the recycle container pilot project.”

Communities in Bloom (Oct 16, 2002)

The Refuse/Recycle Project needs to be responsive to need, not driven by advertising revenue.

Public comments that have come in via Internet, hand delivery, or mailed in and are attached in the confidential agenda. Of the total number of responses from the public, approximately 75% are in support of the refuse/recycle containers.

Based on the feedback received from Boards/Committees, and other feedback, there are very few concerns with placing refuse/recycle units with advertising within public transit zones.

Greater Downtown Action Plan – C1 Downtown Design Guidelines

In conjunction with the recommendations of the Greater Downtown Action Plan, a hired consultant, along with a steering committee, are working to develop and implement urban design guidelines that will expand the existing C1 zoning regulations of the Land Use Bylaw. One of the most critical factors to creating a successful urban environment

City Clerk
November 25, 2002
Page 3 of 4

is the relationship of site development to street oriented design elements and sidewalk systems. It is intended that the development of street furniture including refuse/recycle containers will be reviewed and appropriate standards developed within the urban design guidelines.

These proposed design guidelines should be presented to City Council in May, 2003.

The Sign Bylaw

Based on consultations with Mr. Don Simpson, representative City Solicitor, it is also appropriate and necessary to revise the City of Red Deer Sign Bylaw prior to approving and extending this Pilot project.

The Sign Bylaw, Section 12, must be revised to say that no permit is required for signs on recycle/refuse containers at designated locations approved by the Development Officer. In addition to recycle/refuse containers City Administration is considering several other sign bylaw amendments. These amendments will be brought to City Council for consideration and review in the immediate future.

The Pilots will then be subject to the final reading and approval of the amendment to the City of Red Deer Sign Bylaw.

Reid Signs Ltd.

Reid Signs Ltd. are willing to extend the Pilot Project as it is the intention of the Downtown Business Association to enter into an agreement with Reid Signs Ltd., if the project is accepted. However, they would like a few modifications to the project.

1. Reid Signs / Downtown Business Association will measure the amount of recycling collected which would provide statistics on the amount of waste diverted from the landfill.
2. Relocate containers that are not utilized, and/or not practical in terms of sight lines, into other locations (4 attachments indicating site removal)
3. Maintain the Transit Terminal receptacles within the DBA Pilot as there is a naturally perceived connection between Downtown and the Terminal within the Downtown

Three (3) containment units placed at Recreation Facilities will also remain as part of the Pilot project. One (1) will be removed from the Great Chief Kiwanis Park as it is not used. The three (3) other units will remain at these locations and Reid Signs Ltd. has agreed to manage the removal of refuse/recycle materials. During the original Pilot the Recreation Department was doing this.

Reid Signs Ltd. is also willing to separately enter into a Pilot project at public transit zones near commercial areas, to November 1, 2003. The City of Red Deer is required to advertise the need for this service and request interested companies to provide service proposals. To effectively manage their investment in a Pilot Reid Signs Ltd. has requested the City to prepare an RFP for this service, at the beginning of the Pilot, not the end of the Pilot. This is a reasonable expectation as it is not fair to ask a company to provide this service, for over a year, and then subject that company to the risk

City Clerk
November 25, 2002
Page 4 of 4


of losing the service to another company. The formal agreement would be effective November 1, 2003, and would be subject to community acceptance of this project and the development of design guidelines for street furniture in the Greater Downtown Action Plan.

This separate Pilot project will place up to a maximum of ten (10) refuse/recycle containment units at transit zones (attachment indicating possible site locates).

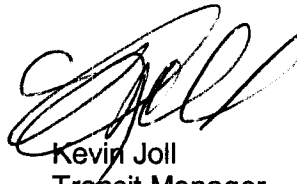
Recommendations

In consideration of this public and committee consultation, and consultations with City Solicitors and Reid Signs Ltd., City Administration recommends:

1. That the Sign Bylaw be amended to allow placement of refuse/recycle containment with advertising panels as it is necessary to do this to continue the Pilot projects.
2. That the refuse/recycle container project, on behalf of the Downtown Business Association, be extended for 1 year until November 1, 2003, based on the identified criteria in this report. By this time the design guidelines developed for the downtown C1/CA should be adopted by City Council.
3. That a separate Pilot project, specifically for the City of Red Deer Transit Department, be started based on the identified criteria in this report.



Greg Scott
Inspections & Licensing Manager



Kevin Joll
Transit Manager

cc Bryon Jeffers, Director of Development Services
Colleen Jensen, Director of Community Services



TO BE REMOVED



TO BE REMOVED

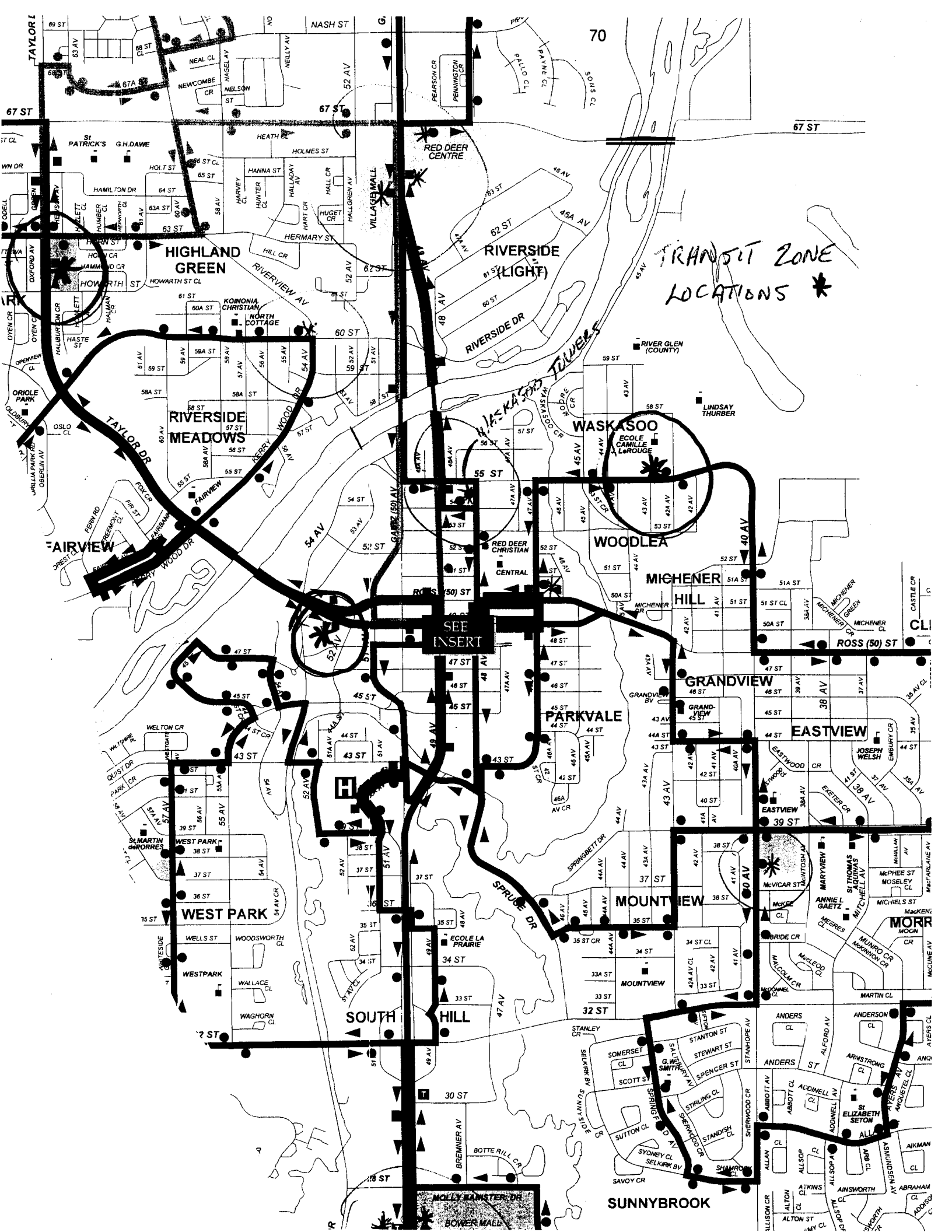


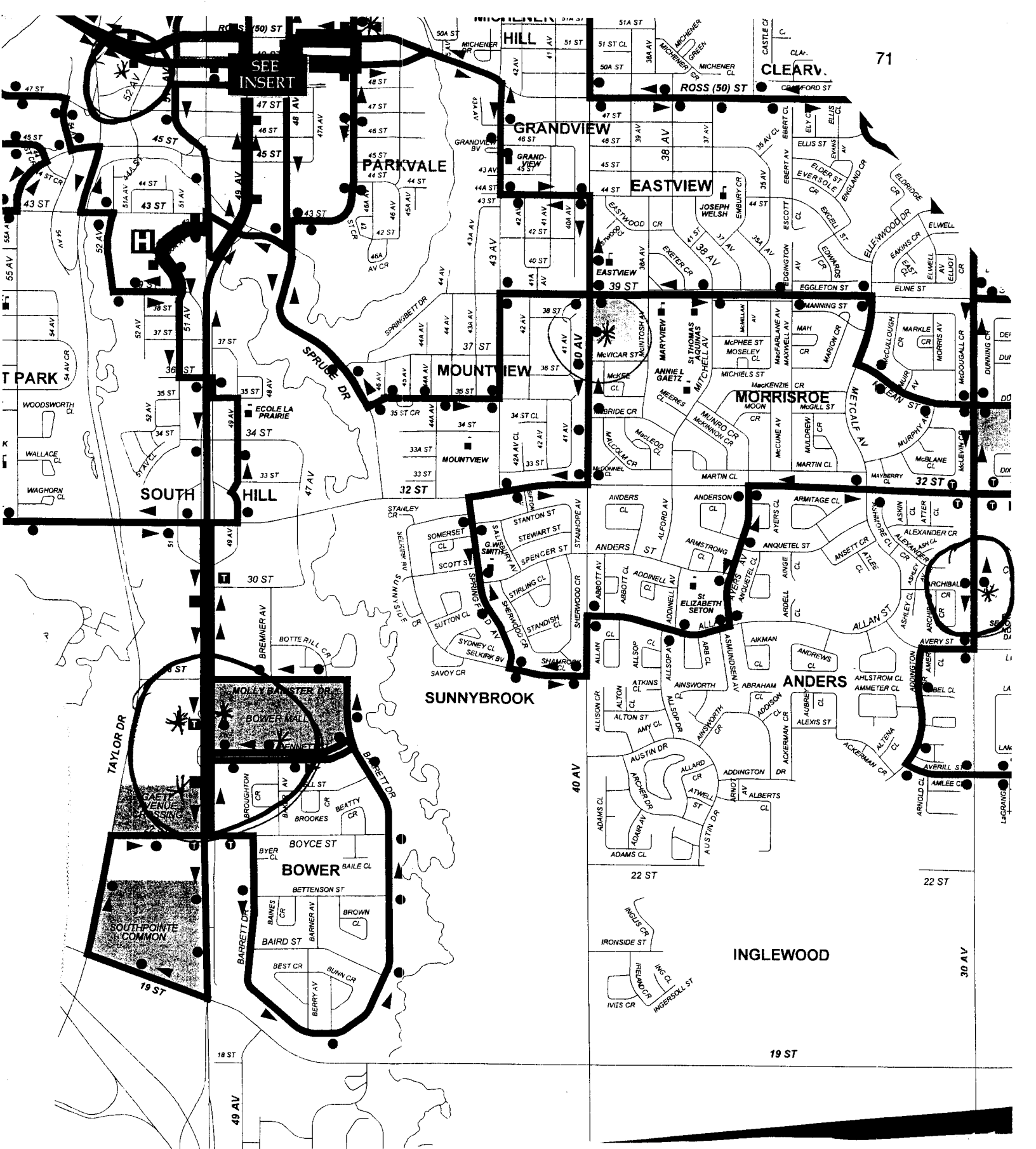
TO BE REMOVED



Box 14 Unit 5075
Location: Great Chief Park
(Kiwanis Park)

TO BE REMOVED





Comments:

We agree with the recommendations of City Administration.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE
Council Decision – January 13, 2003

City Clerk's Department

DATE: January 14, 2003
TO: Joyce Boon, Permits & Licensing Supervisor
FROM: Kelly Kloss, City Clerk
SUBJECT: Amendment to Sign Bylaw 3163/96
Recycle/Refuse Containers – Sign Bylaw Amendment 3163/A-2003

Reference Report:

Permits & Licensing Supervisor, dated December 19, 2002

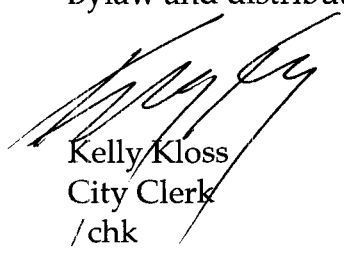
Bylaw Readings:

Sign Bylaw Amendment 3163/A-2003 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Sign Bylaw Amendment 3163/A-2003 provides for the placement of refuse/recycle containers with advertising panels within the City. This office will amend the Sign Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk
/chk
/attach.

c Transit Manager
Downtown Business Association

BYLAW NO. 3163/A-2003

Being a bylaw to amend Bylaw No. 3163/96, the Sign Bylaw of the City of Red Deer;
COUNCIL OF THE CITY OF RED DEER, ALBERTA ENACTS AS FOLLOWS:

Bylaw No. 3163/96 is hereby amended as follows:

1. By renumbering Signs Not Requiring A Sign Permit, Clause 12 (b) to "12 (b) (i)".
2. By adding the following sub-clause:
"12 (b) (ii) advertising signs on recycle/refuse containers at designated locations approved by the Development Officer."

READ A FIRST TIME IN OPEN COUNCIL this 13TH day of January 2003.

READ A SECOND TIME IN OPEN COUNCIL this 13th day of January 2003.

READ A THIRD TIME IN OPEN COUNCIL this 13th day of January 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 13th day of January 2003.


MAYOR


CITY CLERK



Social Planning

SP – 6.803

DATE: January 7, 2003

TO: Kelly Kloss, City Clerk

CC: Colleen Jensen, Director, Community Services

FROM: Barbara Jeffrey, Manager, Social Planning

SUBJECT: Review of the Conditional Agreement Regulation for Family and Community Support Services

The Conditional Agreement Regulation governing the Family and Community Support Services (FCSS) Program of the Province of Alberta, is under review. The Family and Community Support Services Act itself is not being reviewed, but rather the regulation accompanying the act.

The regulation's original expiry date of March 31, 2002 was extended to June 30, 2003 to allow time to consider any potential impact that the \$15 million increase (allocated to the FCSS budget in 2002/2003) would have on the FCSS Funding Allocation Model, or if it would change the way local FCSS programs provide services in their communities. It's been pretty much "business as usual" for FCSS and it is now time to complete the Conditional Agreement Regulation review.

In September 2002, the FCSS (Provincial) Program Advisory Team (PAT) recommended a consultation be conducted with delegates attending the fall FCSS Directors' Network meeting to help shape the regulation review process. The directors suggested a Working Group be formed, including rural and urban representation, together with Ministry staff, to review the Conditional Agreement Regulation and bring forward recommendations for consideration.

The Working Group was created (member list attached) and met on November 13, 2002. It was agreed that major revisions to the Regulation were not necessary, however, some minor adjustments would improve the clarity of the document. A copy of the Conditional Agreement Regulation is attached. Also attached is a copy of the Conditional Agreement Regulation Working Group Draft Recommendations. This information was mailed to the municipal administrators of each FCSS Program on November 26, 2002.

Norbert Van Wyk, as manager of the City of Red Deer, which is the Unit Authority for the Red Deer and District FCSS program, received the correspondence. The Working Group requested one joint response to be completed from each FCSS program.

In consultation with Norbert, we decided to have the Red Deer and District FCSS Board review the recommendations of the Working Group (at their December 2002 board meeting) and then forward the recommendations and the FCSS Board comments to the five participating municipalities (other than Red Deer). The package accompanying this letter contains the recommendations and comments.

**Social Planning****SP – 6.803**

Council of the City of Red Deer, as Unit Authority, will then be asked to consider the recommendations and all comments at their January 13, 2002 meeting in order to meet the deadline of January 15, 2002 set by the province. The Working Group is consulting with Ministry Legal Services to ensure appropriate time is given to allow recommended changes to be incorporated into the regulation. As indicated earlier, the revised regulation will be in place on July 1, 2003.

I was invited by the province to be a member of the working group, perhaps because Red Deer and District FCSS is multi-municipality (rural and urban) and because I have a lengthy involvement with FCSS. I do not see anything in the regulation review to date that would compromise the communities or the municipalities participating in the program.

A resolution presented by Camrose and District FCSS and unanimously carried at the Annual General Meeting of the Family and Community Services Association of Alberta, in November 2002, asked that the review of the regulation preserve the components of local autonomy in decision-making, prevention and voluntarism. The Working Group is recommending wording changes that only strengthen these components.

At the time of preparation of the agenda for Council, Penhold Town Council has expressed support for the recommendations of the Red Deer and District FCSS Board. I attended County Council on January 7, 2003 to answer questions about the review. Council members asked that the revised regulations not become too restrictive in allowing communities to meet community needs within the FCSS Act. They also asked for clarification on regulation 2.1(2b) regarding the fact that an FCSS program must not offer direct financial assistance to sustain an individual or family. The holiday season has impeded replies from other municipalities so I will contact each municipality before the council meeting and convey to Council any concerns raised by the participating municipalities.

Recommendation: That Council approve the recommendations of the Red Deer and District Family and Community Support Services Board and the Social Planning Manager as contained in the Family and Community Support Services Conditional Agreement Regulation Review.

A handwritten signature in black ink, appearing to read 'Barbara Jeffrey'.
Barbara Jeffrey



Family and Community Support Services

Conditional Agreement Regulation Review

Working Group Draft Recommendations

Includes recommendations of the
Red Deer and District FCSS Board
And Social Planning Manager

November 21, 2002

Section 1 – Definitions

Section 1 reads as follows:

Program

Definitions

- 1** In this Regulation,
- (a) “Act” means the Family and Community Support Services Act;
 - (b) “program” means an arrangement for the delivery of family and community support services in accordance with an agreement entered into pursuant to section 3(1) of the Act.

1. The Working Group recommends no changes.

☒ Agree

☐ Disagree

Comments:

No further comment.

Section 2 – Obligation of Municipality

Section 2 currently reads as follows:

- Obligation of municipality **2** In providing for the establishment, administration and operation of a program, a municipality must
- (a) promote, encourage and facilitate the involvement of volunteers,
 - (b) promote efficient and effective use of resources,
 - (c) encourage and facilitate co-operation and co-ordination with allied service agencies operating within the municipality,
 - (d) promote, encourage and facilitate the development of stronger communities, and
 - (e) promote citizen participation in planning, delivery and the governance of the program and of services provided under the program.

2. The Working Group recommends deleting the word “**Obligation** (of municipality)” and replacing it with “**Responsibility** (of municipality).”

Rationale: The Working Group suggests this change to reflect the “partnership” approach to administering FCSS at the local and the provincial level.

☐ Agree

☐ Disagree

Comments: The Red Deer and District FCSS Board discussed that the word ‘obligation’ is stronger than ‘responsibility’, and some would prefer the stronger word.

Social Planning Manager: Recommend that the word ‘obligation’ be retained, therefore **disagree** with the Working Group’s recommendation. Most board members did not have a strong feeling toward either word, but because some did, we should retain the existing word.

Section 2 – Obligation of Municipality (continued)

Section 2 currently reads as follows:

- Obligation of municipality **2** In providing for the establishment, administration and operation of a program, a municipality must
- (a) promote, encourage and facilitate the involvement of volunteers,
 - (b) promote efficient and effective use of resources,
 - (c) encourage and facilitate co-operation and co-ordination with allied service agencies operating within the municipality,
 - (d) promote, encourage and facilitate the development of stronger communities, and
 - (e) promote citizen participation in planning, delivery and the governance of the program and of services provided under the program.

3. The Working Group recommends revising the first statement in section 2 as follows: "In providing for the establishment, administration and operation of a **preventive social** program, a municipality **shall...**".

Rationale: The Working Group determined that the current wording does not clearly articulate to municipalities and Metis settlements that **each** of the requirements identified in this section must occur for a local program to operate within the legislated parameters of FCSS. The recommended change highlights the preventive nature of FCSS programs.

☒ Agree

☐ Disagree

Comments: The Red Deer and District FCSS Board discussed 'shall' and 'must'. The Legislative Planner for Alberta Children's Services said that 'shall' is now the accepted word in legislation.

Section 2 – Obligation of Municipality (continued)

The first portion of section 2.1(1) currently reads as follows:

Service
requirements

2.1(1) Services provided under a program must

- (a) be of a preventive nature that enhances the social well-being of individuals and families through promotion or intervention strategies provided at the earliest opportunity, and
- (b) do one or more of the following
 - (i) help people to develop independence, strengthen coping skills and become more resistant to crisis;
 - (ii) help people to develop an awareness of social needs;
 - (iii) help people to develop interpersonal and group skills which enhance constructive relationships among people;

4. The Working Group recommends moving statement 2.1(1)(a) from this section, i.e. Service requirements, to section 2(a), i.e. Obligation of municipality. The statement reads as follows: "Services provided under a program must be of a preventive nature that enhances the social well-being of individuals and families through promotion or intervention strategies provided at the earliest opportunity."

Rationale: The Working Group agrees this statement describes a cornerstone of FCSS and should be identified at the earliest opportunity within the regulation.

☒ Agree

☐ Disagree

Comments:

Section 2 – Obligation of Municipality (continued)

Current content and order of section 2:

- | | | |
|----------------------------|----------|---|
| Obligation of municipality | 2 | In providing for the establishment, administration and operation of a program, a municipality must |
| | (a) | promote, encourage and facilitate the involvement of volunteers, |
| | (b) | promote efficient and effective use of resources, |
| | (c) | encourage and facilitate co-operation and co-ordination with allied service agencies operating within the municipality, |
| | (d) | promote, encourage and facilitate the development of stronger communities, and |
| | (e) | promote citizen participation in planning, delivery and the governance of the program and of services provided under the program. |

Recommended content and order of section 2:

- | | | |
|---------------------------------------|----------|--|
| Responsibility of municipality | 2 | In providing for the establishment, administration and operation of a preventive social program, a municipality shall |
| | (a) | ensure funded projects and services are of a preventive nature that enhance the social well-being of individuals and families through promotion or intervention strategies provided at the earliest opportunity, |
| | (b) | promote, encourage and facilitate the development of stronger communities, |
| | (c) | promote citizen participation in planning, delivery and the governance of the program and of services provided under the program, |
| | (d) | promote, encourage and facilitate the involvement of volunteers, |
| | (e) | promote efficient and effective use of resources, and |
| | (f) | encourage and facilitate co-operation and co-ordination with allied service agencies operating within the municipality. |

Section 2 – Obligation of Municipality (continued)

5. The Working Group recommends revising the content and order of section 2, as shown on page 5.

Rationale: The Working Group suggests these changes to ensure the strongest messages describing FCSS (i.e. be of a preventive nature that enhances the social well-being of individuals and families through promotion or intervention strategies provided at the earliest opportunity; promote, encourage and facilitate the development of stronger communities; and promote citizen participation in planning, delivery and the governance of the program and of services provided under the program), are identified first.

- ☒ Agree
☐ Disagree

Comments:

Section 2 – Obligation of Municipality (continued)

Section 2.1(2) currently reads as follows:

- (2) Services provided under a program must not
 - (a) provide primarily for the recreational needs or leisure time pursuits of individuals,
 - (b) offer direct financial assistance to sustain an individual or family,
 - (c) be primarily rehabilitative in nature, or
 - (d) duplicate services that are ordinarily provided by a government or government agency.

- 6. The Working Group recommends the following italicized wording be added to 2.1(2)(b):
 - (b) offer direct financial assistance to sustain an individual or family, ***including the provision of food, clothing, and/or shelter,***

Rationale: The Working Group suggests this revision to help define programs and services that are not eligible for funding.

☐ Agree

☐ Disagree

Comments: The Red Deer and District FCSS Board had concerns about the words '*including the provision of*'. FCSS can provide, for example, for Meals on Wheels to be coordinated and delivered, but cannot pay for the cost of the food. The client must do that from their pension or other income.

Suggestion: (b) Offer direct financial assistance to sustain an individual or family, including providing money for food, clothing or shelter.

Social Planning Manager: **Disagree** with the Working Group's suggested wording and recommend the wording as suggested by the FCSS Board.

Section 2 – Obligation of Municipality (continued)

Section 2.1(2) currently reads as follows:

- (2) Services provided under a program must not
- (a) provide primarily for the recreational needs or leisure time pursuits of individuals,
 - (b) offer direct financial assistance to sustain an individual or family,
 - (c) be primarily rehabilitative in nature, or
 - (d) duplicate services that are ordinarily provided by a government or government agency.
7. Your input is requested to determine if the wording in 2.1(2)(d), "Services provided under a program must not duplicate services that are ordinarily provided by a government or government agency", is clear. Please indicate whether you agree or disagree that this statement is clear.

☐ Agree

☐ Disagree

If the statement is not clear, indicate if you agree or disagree with the following revised wording: "Services provided under a program must not duplicate services that are ordinarily provided by ***any level of government, i.e. provincial, municipal, or federal; or any agency, board, or commission contracted by government.***"

☐ Agree

☐ Disagree

Comments: The concern expressed by the Red Deer and District FCSS Board is that programs provided by a government agency in one community may not be available in another community. The recent example is Healthy Families. In many jurisdictions, the Health Authority is providing the initial assessment of families within their regular 'new baby' visit and is not

charging the Healthy Families program for the assessment. In at least one jurisdiction, the local Healthy Families program pays part of the costs for the visit. The rewording of this regulation could hinder a community from having a Healthy Families program.

As we move to more collaboration among different levels of government, we need to be careful that the regulation is enabling rather than restrictive. However, the principal of not duplicating services needs to be maintained.

Social Planning Manager: **Disagree** with the original wording and the Working Group recommendation because the statements do not allow for communities to offer preventive programs in their communities if a government agency is not providing the service. Recommend new wording that states that an FCSS program must not duplicate services that are provided in a community by any level of government, i.e. provincial, municipal, or federal; or any agency, board, or commission contracted by government."

Section 3 – Municipal Costs

8. Section 3(b) currently reads as follows: "Municipal costs of a program may only include operation of an advisory board or committee for the municipal program." The Working Group recommends deleting the word "**advisory**" from this sentence.

Rationale: It is recognized that local FCSS programs use a variety of board structures, including management and advisory.

☒

Agree

☐

Disagree

Comments:

Section 4 – Prohibited Costs

9. Section 4(f) currently reads as follows: "Expenditures of the program shall not include daily allowances for members of any board or committee referred to in section 3(b) or (j)." The Working Group recommends replacing the words "**daily allowances**" with "**honorariums, fees, or stipends.**"

Rationale: Provincial staff receive numerous requests to clarify this section of the regulation. A frequent question from local FCSS programs is whether or not out-of-pocket expenses for board members are considered eligible costs. The Working Group suggests the revised wording to clarify the difference between honorariums, fees, or stipends paid to FCSS board members (non-eligible costs), and out-of-pocket expenses (eligible cost), referenced in section 3(l) of the Conditional Agreement Regulation.

☒

Agree

☐

Disagree

Comments:

Section 5 – Use of Money

Section 5 currently reads as follows:

- Use of money **5** A municipality that receives funds from the Minister for a program shall
- (a) give priority to funding services under the program that are delivered by volunteer non-profit organizations,
 - (b) expend no less than 20% of the total budget in the program as a matching share of the total municipal funding and funding by the Minister as provided in the program agreement,
 - (b.1) *allocate from the operating budget of the municipality the 20% matching share referred to in clause (b)*
- (NOTE: Clause (b.1) comes into force on January 1, 1998)*
- (c) not apply funds collected through fees charged to clients for services provided under the program as a part of its matching share,
 - (d) repealed AR 102/97 s3,
 - (e) not use payments made by the Minister under this Act to secure reimbursement for municipal costs not a part of the program, and
 - (f) not use payments made by the Minister under this Act for any operating costs for the program not equally charged to its other municipal projects, work or service.

Section 5 – Use of Money (continued)

10. The Working Group recommends adding the following italicized wording to section 5(b) and deleting sections 5(b.1) and 5(c):

"A municipality that receives funds from the Minister for a program shall expend no less than 20% of the total budget in the program as a matching share of the total municipal funding, ***allocated from the operating budget of the municipality***, and funding by the Minister as provided in the program agreement,"

Rationale: One of the recommendations approved in the 1996 Redesign of FCSS Discussion Paper was that a municipality could no longer request externally funded organizations to provide the 20% matching share on their behalf. Participating municipalities recognize they are now required to contribute the full 20% municipal contribution from their operating budgets.

☒ Agree

☐ Disagree

Comments:

The Red Deer and District FCSS Board wanted to make sure that 'operating budget of the municipality' meant supported by the tax levy so that the premise of a provincial/municipal partnership would be maintained, as was the direction when the FCSS Conditional Agreement was revised in 1997.

Section 5 – Use of Money (continued)

11. The Working Group recommends a section be added to the regulation to enable carry-over of committed unexpended funding. *Note: The policy and process to carry forward committed unexpended funding will be drafted by Ministry staff.*

Rationale: In 1999, a committee was formed to consider and develop recommendations to allow a municipality or Metis settlement to retain surplus provincial funding (or committed unexpended funding) and carry it over from one year to the next. The "Surplus Retention Committee" included eight members representing urban and rural FCSS communities, Metis settlements, and Ministry staff. The committee defined surplus retention as "the ability to keep committed, unexpended FCSS dollars working in the community, by allowing them to be carried forward from one year to the next under special conditions." These conditions were specified in four recommendations. The final report of the Surplus Retention Committee, "Keeping FCSS Dollars Working in the Community", dated February 10, 2000, included four recommendations related to the retention of committed, unexpended funding.

Recommendation No. 11 of the Regulation Review Working Group is in support of the work completed by this committee.

☒ Agree

☐ Disagree

Comments: The Red Deer and District FCSS Board has been supportive of a defined carry over of funding at year-end, particularly for projects that could not be completed within the calendar year.

Section 6 -- Payment of \$100,000 or Less

Section 6 of the regulation reads as follows:

- 6 The audited financial statement required under section 6 of the Act from a municipality that receives a payment under section 3 of the Act in the amount of \$100,000 or less
- (a) must set out the revenues and expenditures shown in the Schedule, and
 - (b) must contain the municipality's certification
 - (i) that the services provided under the program meet the conditions set out in section 2.1 of this Regulation,
 - (ii) that the expenditures set out in the financial report include only costs that are eligible under section 3 of this Regulation and do not include expenditures listed in section 4 of this Regulation,
 - (iii) that the funds provided for services under the program were expended for those services, except for the amount reported as surplus,
 - (iv) that the municipality's contribution is not less than 20% of the total budget as provided for in section 5(b) of this Regulation,
 - (v) *that the 20% matching share has been allocated in accordance with section 5(b.1) of this Regulation, and*

(NOTE: Clause (b) (v) comes into force on January 1, 1998)

- (vi) that any funds collected through fees charged to clients for services provided under the program have not been included as part of the municipality's contribution as provided for in section 5(c) of this Regulation.

Note: If sections 5(b.1) and 5(c) are deleted from the regulation, sections 6(b)(v) and 6(b)(vi) must also be deleted (reference Draft Recommendation No. 10).

Section 7 – Agreements

12. The Working Group recommends no changes.

☒

Agree

☐

Disagree

Comments:

Section 8 – Formal Payments

13. The Working Group recommends no changes.

☒

Agree

☐

Disagree

Comments:

Section 9 – Municipal Signing Officer

14. The Working Group recommends no changes.

☒

Agree

☐

Disagree

Comments:

Section 10 – Section 2(b) Agreements

15. The Working Group recommends no changes.

☒ Agree

☐ Disagree

Comments:

Section 11 – Agreement Terms

16. The Working Group recommends no changes.

☒ Agree

☐ Disagree

Comments:

Section 12 – Repeal

Note: This section may be updated, if necessary, as determined by the legislative drafters.

Section 13 – Expiry

17. The Working Group recommends a regulation expiry date, or sunset clause, of ten years, which would mean an expiry date of June 30, 2013.

Rationale: Formerly, regulation sunset clauses could be up to a maximum of five years. The Working Group has been advised that the sunset clause can now be up to a maximum of ten years. The Working Group is recommending the full ten year limit as we don't foresee a need to review sooner. However, if the need does arise, the regulation can be reviewed and/or amended any time within the ten year period.

☒

Agree

☐

Disagree

Comments:

Schedule

The Schedule currently reads as follows:

Schedule

Revenues and Expenditures

Revenues

Funding provided under the Act

Municipal contribution

Other revenues

Total Revenues

Expenditures

Services provided by the municipality under the program including administration

Funds provided to service providers who are external to the municipality

Less surpluses retained/returned by service providers who are external to the municipality

Net total funding to service providers who are external to the municipality

Total Expenditures

Surplus (Deficit)

Schedule (continued)

18. The Working Group recommends revising the first statement under the heading "Expenditures" to include the following italicized wording: "Services provided by the municipality under the program including administration, *i.e. internal or directly funded services*."

Rationale: In reviewing completed Annual FCSS Program Reports, provincial staff note some local FCSS programs are not clear that all internally (or directly) funded projects and services are to be reported within this section.

☒

Agree

☐

Disagree

Comments:

"Parking Lot" Items

19. The Working Group recommends changing the name of the regulation from "Conditional Agreement Regulation" to **"Family and Community Support Services Regulation."**

Rationale: In 1994/95 and 1995/96, the provincial FCSS grant program was transferred to Alberta Municipal Affairs. Municipalities and Metis settlements participating in FCSS were given the option of receiving FCSS grants "conditionally" or "unconditionally." A municipality or Metis settlement choosing conditional funding was required to provide the municipal 20% contribution, sign FCSS funding agreements, and provide required financial reports. Unconditional funding meant just that – no conditions. There was no need to contribute 20% dollars, sign funding agreements, or provide financial reports.

The current regulation received its name during this time. Formerly, it was known as the "Family and Community Support Services Regulation." It is recognized that all municipalities and Metis settlements currently involved in FCSS participate "conditionally."

The Working Group suggests the name of the regulation should once again reflect the name of the program, i.e. Family and Community Support Services Regulation.

☒

Agree

☐

Disagree

Comments:

"Parking Lot" Items (continued)

Section 10(1) and (2) reads as follows:

Section 2(b) agreements **10(1)** Where a municipality enters into an agreement with another municipality under section 2(b) of the Act, the agreement must specify which municipality is authorized, on behalf of the other municipality, to enter into an agreement with the Minister.

(2) If a municipality wishes to terminate an agreement between municipalities under section 2(b) of the Act, and the effect of the termination would be to withdraw the authority for a municipality to receive funding under this Regulation on behalf of another municipality, it shall provide the other municipality and the Minister with written notice 6 months prior to the termination date.

20. The Working Group recommends a statement be added to the regulation **outlining requirements for termination of a municipal FCSS Program.**
Note: Wording of this statement is currently being drafted by Ministry staff.

Rationale: Section 10(1) and (2) outline requirements for termination of a municipality participating in a joint or multi-municipal program. However, the current regulation does not identify procedures for a single municipality or Metis settlement that decides to terminate its FCSS program.

☒

Agree

☐

Disagree

Comments:

Comments:

We agree with the recommendation of the Social Planning Manager.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF JANUARY 13TH, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: REVIEW OF CONDITIONAL
AGREEMENT REGULATION FOR
FAMILY AND COMMUNITY
SUPPORT SERVICES**



Conditional Agreement Regulation

(Consolidated up to 102/97)

ORIGINAL

ALBERTA REGULATION 218/94

Family and Community Support Services Act

CONDITIONAL AGREEMENT REGULATION

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Payment of more than \$100,000 and less than \$500,000		6.1
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Expiry		13
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Program

Definitions	<p>1 In this Regulation,</p> <p>(a) "Act" means the Family and Community Support Services Act;</p> <p>(b) "program" means an arrangement for the delivery of family and community support services in accordance with an agreement entered into pursuant to section 3(1) of the Act.</p> <p>AR 218/94 s1;102/97</p>
Obligation of municipality	<p>2 In providing for the establishment, administration and operation of a program, a municipality must</p> <p>(a) promote, encourage and facilitate the involvement of volunteers,</p> <p>(b) promote efficient and effective use of resources,</p> <p>(c) encourage and facilitate co-operation and co-ordination with allied service agencies operating within the municipality,</p> <p>(d) promote, encourage and facilitate the development of stronger communities, and</p> <p>(e) promote citizen participation in planning, delivery and the governance of the program and of services provided under the program.</p> <p>AR 218/94 s2;102/97</p>
Service requirements	<p>2.1(1) Services provided under a program must</p> <p>(a) be of a preventive nature that enhances the social well-being of individuals and families through promotion or intervention strategies provided at the earliest opportunity, and</p> <p>(b) do one or more of the following</p> <p>(i) help people to develop independence, strengthen coping skills and become more resistant to crisis;</p> <p>(ii) help people to develop an awareness of social needs;</p> <p>(iii) help people to develop interpersonal and group skills which enhance constructive relationships among people;</p> <p>(iv) help people and communities to assume responsibility for decisions and actions which affect them;</p> <p>(v) provide supports that help sustain people as active participants in the community.</p>

- (2) Services provided under a program must not
 - (a) provide primarily for the recreational needs or leisure time pursuits of individuals,
 - (b) offer direct financial assistance to sustain an individual or family,
 - (c) be primarily rehabilitative in nature, or
 - (d) duplicate services that are ordinarily provided by a government or government agency.

AR 102/97 s2

Financial Matters

- | | | |
|------------------|---|--|
| Municipal costs | 3 | Municipal costs of a program may only include <ul style="list-style-type: none">(a) general administration and management of the municipal program,(b) operation of an advisory board or committee for the municipal program,(c) planning and research regarding the overall program,(d) general consulting by the municipality to services within the program,(e) general consulting by the municipality to the community with regard to the program,(f) monitoring and evaluation of program services in the municipality,(g) evaluating program service delivery effectiveness,(h) advertising and promoting the program services in the community,(i) managing a specific service delivery mechanism,(j) operating a board or committee for the delivery of the service,(k) providing training for staff and volunteers for this service,(l) reimbursing volunteers for incidental expenses necessarily incurred in providing volunteer services to the program but not including loss of wages, and(m) employment of staff to deliver family and community service. |
| Prohibited costs | 4 | Expenditures of the program shall not include <ul style="list-style-type: none">(a) the purchase of land or buildings,(b) the construction or renovation of a building,(c) the purchase of motor vehicles, |

- (d) any costs required to sustain an organization that do not relate to direct service delivery under the program,
- (e) municipal property taxes and levies, or
- (f) daily allowances for members of any board or committee referred to in section 3(b) or (j).

Use of money

- 5 A municipality that receives funds from the Minister for a program shall
- (a) give priority to funding services under the program that are delivered by volunteer non-profit organizations,
 - (b) expend no less than 20% of the total budget in the program as a matching share of the total municipal funding and funding by the Minister as provided in the program agreement,
 - (b.1) *allocate from the operating budget of the municipality the 20% matching share referred to in clause (b)*
(NOTE: Clause (b.1) comes into force on January 1, 1998)
 - (c) not apply funds collected through fees charged to clients for services provided under the program as a part of its matching share,
 - (d) repealed AR 102/97 s3,
 - (e) not use payments made by the Minister under this Act to secure reimbursement for municipal costs not a part of the program, and
 - (f) not use payments made by the Minister under this Act for any operating costs for the program not equally charged to its other municipal projects, work or service.

AR 218/94 s5;102/97

Payment of
\$100,000 or less

- 6 The audited financial statement required under section 6 of the Act from a municipality that receives a payment under section 3 of the Act in the amount of \$100,000 or less
- (a) must set out the revenues and expenditures shown in the Schedule, and
 - (b) must contain the municipality's certification
 - (i) that the services provided under the program meet the conditions set out in section 2.1 of this Regulation,
 - (ii) that the expenditures set out in the financial report include only costs that are eligible under section 3 of this Regulation and do not include expenditures listed in section 4 of this Regulation,
 - (iii) that the funds provided for services under the program were expended for those services, except for the amount reported as surplus,

(iv) that the municipality's contribution is not less than 20% of the total budget as provided for in section 5(b) of this Regulation,

(v) that the 20% matching share has been allocated in accordance with section 5(b.1) of this Regulation, and

(NOTE: Clause (b) (v) comes into force on January 1, 1998)

(vi) that any funds collected through fees charged to clients for services provided under the program have not been included as part of the municipality's contribution as provided for in section 5(c) of this Regulation.

AR 218/94 s6;102/97

Payment of more than \$100,000 and less than \$500,000 6.1 The audited financial statement required under section 6 of the Act from a municipality that receives a payment under section 3 of the Act in the amount of more than \$100,000 but less than \$500,000 must contain

- (a) the information referred to in section 6(a) and (b), and
- (b) a review engagement report relating to the revenues and expenditures shown in the Schedule, prepared in accordance with the standards of the Canadian Institute of Chartered Accountants for review engagement reports.

AR 102/97 s4

Payment of \$500,000 or more 6.2 The audited financial statement required under section 6 of the Act from a municipality that receives a payment under section 3 of the Act in the amount of \$500,000 or more must contain

- (a) the information referred to in section 6(a) and (b), and
- (b) an auditor's report relating to the revenues and expenditures shown in the Schedule, prepared in accordance with the standards of the Canadian Institute of Chartered Accountants for auditors' reports.

AR 102/97 s4

Auditor 6.3(1) The financial statements referred to in sections 6.1 and 6.2 may be prepared by an employee of the municipality but must be reviewed or audited, as the case may be, by an auditor who is not an employee of the municipality.

(2) The auditor referred to in subsection (1) may be the same person who audits the general financial statements of the municipality.

(3) Notwithstanding subsection (1), financial statements referred to in sections 6.1 and 6.2 may be reviewed or audited, as the case may be, by an employee of the municipality if the employee satisfies the conditions set by the Minister.

AR 102/97 s4

Agreements

Agreements	7	An agreement referred to in section 3(1) of the Act shall be in a form satisfactory to the Minister.
Formal payments	8(1)	Subject to section 3(3) of the Act, payment may be paid in accordance with the amount set out in the agreement.
	(2)	Advance payments to cover costs of the program may be made in accordance with the terms of the agreement.
Municipal signing officer	9	When a municipality as defined in section 1(b)(i) of the Act enters into an agreement the municipality shall sign the agreement, on a resolution by the municipal council authorizing the agreement.
Section 2(b) agreements	10(1)	Where a municipality enters into an agreement with another municipality under section 2(b) of the Act, the agreement must specify which municipality is authorized, on behalf of the other municipality, to enter into an agreement with the Minister.
	(2)	If a municipality wishes to terminate an agreement between municipalities under section 2(b) of the Act, and the effect of the termination would be to withdraw the authority for a municipality to receive funding under this Regulation on behalf of another municipality, it shall provide the other municipality and the Minister with written notice 6 months prior to the termination date.
Agreement terms	11	It is a term of an agreement between the Minister and municipality that <ul style="list-style-type: none"> (a) if in the opinion of the Minister a municipality's program fails to meet the requirements of section 2 or 2.1, (b) if the audited financial statement of a municipality <ul style="list-style-type: none"> (i) has not been submitted to the Minister within 120 days of the end of the municipality's fiscal year, (ii) does not meet the requirements prescribed in section 6, 6.1 or 6.2, as the case may be, or (iii) shows that the municipality has wrongfully used funds provided to it under the Act, <p>the Minister may withhold amounts of funding under any new agreement or require the municipality to repay the amounts of funding that in the opinion of the Minister are equivalent to the value of the program components not met or the funds wrongfully used.</p>
Repeal	12	The Family and Community Support Services Regulation (Alta. Reg. 237/81) is repealed on April 1, 1995.

AR 218/94 s11;102/97

AR 218/94 s12;319/94

Expiry

- Expiry 13 For the purpose of ensuring that this Regulation is reviewed for ongoing relevancy and necessity, with the option that it may be re-passed in its present or an amended form following a review, this Regulation expires on March 31, 2002.

AR 102/97 s6

Schedule

Revenues and Expenditures

Revenues

Funding provided under the Act

Municipal contribution

Other revenues

Total Revenues

Expenditures

Services provided by the municipality under the program including administration

Funds provided to service providers who are external to the municipality

Less surpluses retained/returned by service providers who are external to the municipality

Net total funding to service providers who are external to the municipality

Total Expenditures

Surplus (Deficit)

AR 218/94 Sched.;102/97

FILE



Council Decision – January 13, 2003

City Clerk's Department

DATE: January 14, 2003
TO: Barbara Jeffrey, Social Planning Manager
FROM: Kelly Kloss, City Clerk
SUBJECT: Review of the Conditional Agreement Regulation for Family and Community Support Services

Reference Report:

Social Planning Manager, dated January 7, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Social Planning Manager, dated January 7, 2003, re: Review of the Conditional Agreement Regulation for Family and Community Support Services approves the response of the Red Deer and District Family and Community Support Services Board and the Social Planning Manager to the Family and Community Support Services Conditional Agreement Regulation Review, dated November 21, 2002, as presented to Council on January 13, 2003.

Report Back to Council: No

Comments/Further Action:

Please correspond with the Province advising them of Council's decision.

A handwritten signature in black ink, appearing to read 'K. Kloss' with a stylized flourish.

Kelly Kloss
City Clerk
/chk

c Community Services Director

BYLAW NO. 3163/A-2003

Being a bylaw to amend Bylaw No. 3163/96, the Sign Bylaw of the City of Red Deer;
COUNCIL OF THE CITY OF RED DEER, ALBERTA ENACTS AS FOLLOWS:

Bylaw No. 3163/96 is hereby amended as follows:

1. By renumbering Signs Not Requiring A Sign Permit, Clause 12 (b) to "12 (b) (i)".
2. By adding the following sub-clause:
"12 (b) (ii) advertising signs on recycle/refuse containers at designated locations approved by the Development Officer."

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

MAYOR

CITY CLERK