



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, APRIL 10, 2006

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, March 27, 2006

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**
 1. *Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/H-2006 – Rezoning of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District / Phases 7 & 9 - Johnstone Crossing Neighbourhood / City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw)

2. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/I-2006 - Rezoning of a Multi-Family Dwelling East Site of 0.94 Hectares to a Density of 30 Dwelling Units per Hectare and Rezoning of a 0.55 Hectare Multi-Family Dwelling Site to a Density of 102 Dwelling Units per Hectare / Inglewood East (Ironstone) / Mason Martin Homes**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .4

(4) **REPORTS**

1. **Director of Community Services – Re: Downtown RCMP Station - Concept Design & Site Recommendations** . .9
(Note there is no Page 13)
2. **Director of Community Services – Re: Main Street Funding** . .21
3. **EL & P Manager – Re: Regulated Rate Tariff Revision – July 1, 2006 / Electric Utility Bylaw Amendment 3273/C-2006 – Addition of Appendix “C” – Regulated Rate Tariff – Energy Price Setting Plan and Changes to Appendix “D” – Regulated Rate Tariff to be Effective July 1, 2006** . .25
(Consideration of 3 Readings of the Bylaw)
4. **Licensing Inspector – Re: Limousine Bylaw – Bylaw 3359/2006 / Bylaw to License and Regulate the Use of Limousines Within the Limits of the City of Red Deer.** . .52
5. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/F-2006 / Sponsorship Signage for Public Service (PS) Sites Greater than 17.0 Hectares / Red Deer College**
(Consideration of 1st Reading of the Bylaw) . .57

6. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/M-2006 / Rezoning of Approximately 19.82 ha (48.98 ac) of Land From A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 1 / Melcor Developments Ltd.**
(Consideration of 1st Reading of the Bylaw) . . 62
 7. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/N-2006 / Rezoning of Approximately 9.159 ha (22.63 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District / Lonsdale Neighbourhood – Phase 11 / Laebon Lands Ltd.**
(Consideration of 1st Reading of the Bylaw) . . 65
-
- (5) **CORRESPONDENCE**
 - (6) **PETITIONS AND DELEGATIONS**
 - (7) **NOTICES OF MOTION**
 - (8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/H-2006** – Land Use Bylaw Amendment - Rezoning of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District / Phases 7 & 9 - Johnstone Crossing Neighbourhood / City of Red Deer
(2nd & 3rd Readings) .68
.1
2. **3156/I-2006** – Land Use Bylaw Amendment - Rezoning of a Multi-Family Dwelling East Site of 0.94 Hectare to a Density of 57 Dwelling Units per Hectare and Rezoning of a 0.55 Hectare Multi-Family Dwelling Site to a Density of 57 Dwelling Units per Hectare / Inglewood East (Ironstone) / Mason Martin Homes
(2nd & 3rd Readings) .70
.4
3. **3156/F-2006** – Land Use Bylaw Amendment - Sponsorship Signage for Public Service (PS) Sites Greater than 17.0 Hectares / Red Deer College
(1st Reading) .72
.57
4. **3156/M-2006** - Land Use Bylaw Amendment / Rezoning of Approximately 19.82 ha (48.98 ac) of Land From A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District / Vanier Woods Neighbourhood – Phase 1 / Melcor Developments Ltd.
(1st Reading) .74
.62

- 5. **3156/N-2006** – Land Use Bylaw Amendment / Rezoning of Approximately 9.159 ha (22.63 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District / Lonsdale Neighbourhood – Phase 11 / Laebon Lands Ltd.
(1st Reading) . .76
. .65

- 6. **3273/C-2006** – Electric Utility Bylaw Amendment / Addition of Appendix “C” – Regulated Rate Tariff – Energy Price Setting Plan and Changes to Appendix “D” – Regulated Rate Tariff to be Effective July 1, 2006
(3 Readings) . .78
. .25

- 7. **3359/2006** – Limousine Bylaw – Bylaw To License and Regulate the Use of Limousines Within the Limits of the city of Red Deer. . .94
. .52



Legislative & Administrative Services

DATE: April 3, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/H-2006
Johnstone Crossing Neighbourhood – Phases 7 & 9
City of Red Deer

History

At the Monday, March 13, 2006 meeting of Council, Land Use Bylaw Amendment 3156H-2006 was given first reading.

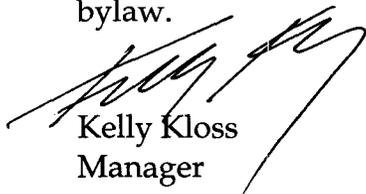
Land Use Bylaw Amendment 3156/H-2006 provides for rezoning of 7.87 ha (19.45 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District in order to develop Phases 7 & 9 of the Johnstone Crossing neighbourhood. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot.

Public Consultation Process

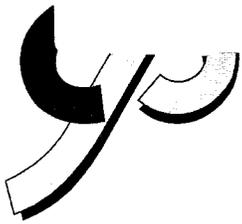
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendation

That following the Public Hearing, Council consider second and third readings of the bylaw.



Kelly Kloss
Manager



DATE: March 1, 2006
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/H-2006
Johnstone Crossing Neighbourhood – Phases 7 & 9
The City of Red Deer

Proposal

The City of Red Deer is proposing to develop Phases 7 and 9 of the Johnstone Crossing neighbourhood. Rezoning is being sought for approximately 7.87 ha (19.45 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District in order to create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot. The proposed uses conform with the Johnstone Crossing Neighbourhood Area Structure Plan.

Staff Recommendation

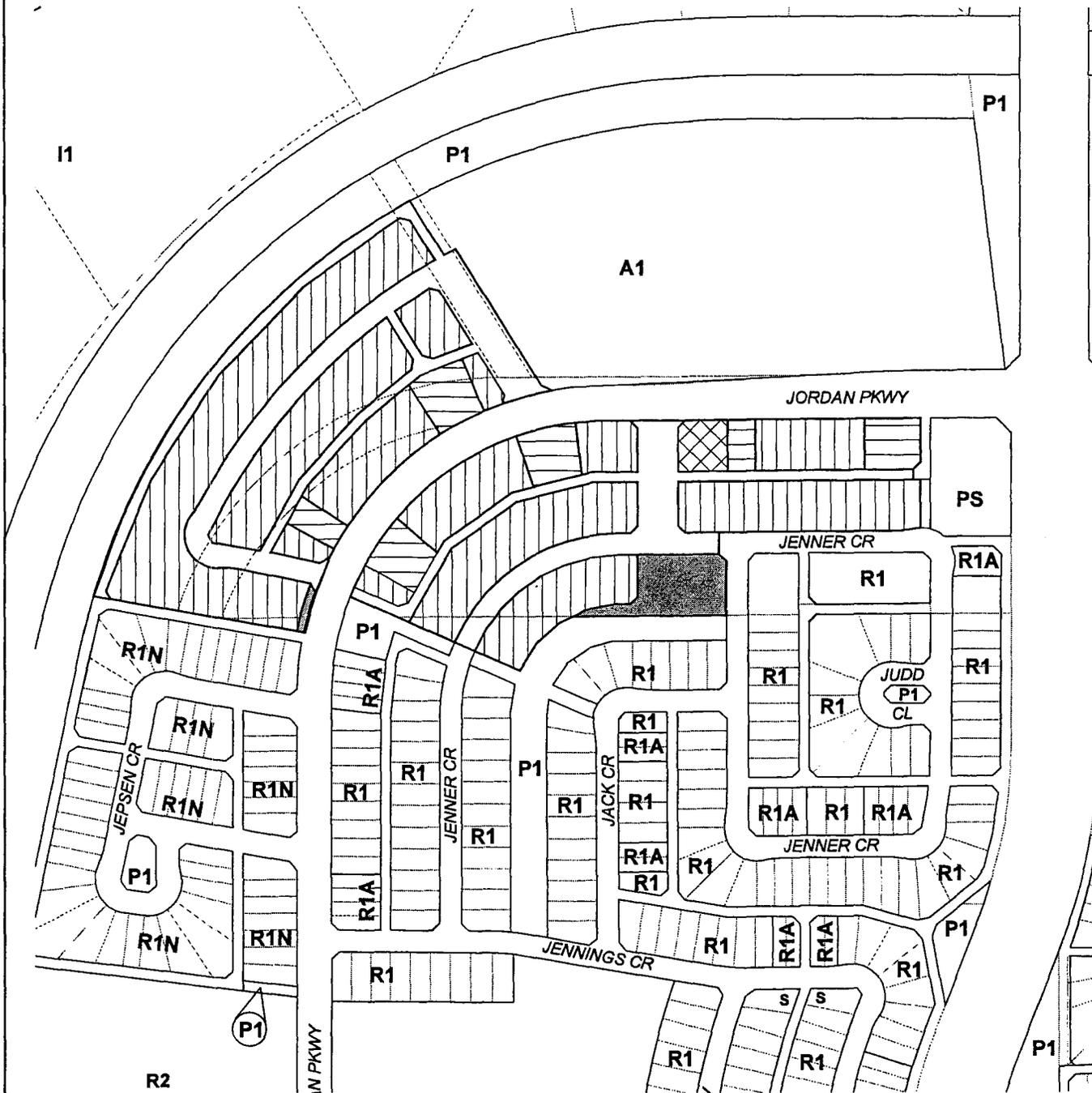
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/H-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

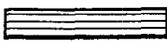
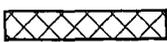
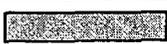
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

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

Change from :

- A1 TO R1 
- A1 TO R1A 
- A1 TO PS 
- A1 TO P1 

MAP No. 4 / 2006
 BYLAW No. 3156 / H - 2006

JOHNSTONE CROSSING LUB 3156/H-2006

DESCRIPTION: Rezoning from A1 Future Urban Development to R1, R1A, P1 and PS.

FIRST READING: March 13, 2006

FIRST PUBLICATION: March 24, 2006

SECOND PUBLICATION: March 31, 2006

PUBLIC HEARING & SECOND READING: April 10, 2006

THIRD READING: April 10, 2006

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ _____ NO BY: CITY

ACTUAL COST OF ADVERTISING:

\$ 339.¹⁶ X 2 TOTAL: \$ 678.³²

MAP PREPARATION: \$ _____

TOTAL COST: \$ 678.³²

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 180.5901)

www.reddeer.ca

Development Officer Approvals

On March 27, 2006 the Development Officer issued approval for the following applications:

- Anders Park**
1. R. Blankie - a 6.2 metre rear yard to a proposed detached garage to be located at 138 Andrews Close.
- Inglewood**
2. Avion Central Alberta - 1.45 metre side yards to four (4) proposed semi-detached dwellings to be located at 194, 198, 204 and 206 Ibboson Close.
- Kentwood**
3. R. Wlodarczyk - a 0.46 metre side yard to an existing deck and steps located at 81 Kirkland Drive.
- Woodlea**
4. Beta Surveys Ltd. - a 0.3 metre side yard and a 2.96 metre rear yard to an existing detached garage and carport located at 5321-42 Avenue.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. **Tuesday, April 18, 2006.** Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8192.

Municipal Planning Commission Approvals

On March 27, 2006 the Municipal Planning Commission issued approval of the following applications:

- Gendale**
1. Pure Essence Hair Design - discretionary use for a home based hair salon to be located at 7C Grant Street.
- Riverside Meadows**
2. Debble Ramage - site development for a two storey commercial building with an additional roof top terrace and 6 rear parking stalls to be located at 5116 - 58 Street.
- Golden West**
3. Phoenix Construction Inc. - the development of a two-storey industrial building to be located at 6580 - 71 Street.
- Eastview Estates**
4. Dean Wattenbarger - re-development for a proposed 37.16m² rear addition to an existing single family dwelling located at 3907 Exeter Crescent.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. **Tuesday, April 18, 2006.** Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

INVITATION TO BID

Sealed Bids clearly marked **19 Street & 30 Avenue Widening and Water Trunk Main - closing April 13, 2006**, delivered or mailed to the Legislative & Administrative Services Manager at:
The City of Red Deer, 4914 - 48 Avenue
Red Deer, Alberta T4N 3T3

and received before 2:00 p.m. local time on **April 13, 2006**, will be opened in public immediately thereafter. Bids received and not conforming to the foregoing will be returned to the bidder(s) without consideration. Fixed bid documents or bid amendments will not be accepted.

The work is comprised of approximately:

Item	Unit	19 Street	30 Ave.
Topsoil Stripping	cu.m.	13285	6810
Common Excavating	cu.m.	1745	735
Subgrade Preparation	sq.m.	13405	19430
Borrow Material	cu.m.	11520	4910
Concrete Curb & Gutter	lin.m.	3300	3000
Granular Sub Base	sq.m.	11555	14855
Asphalt Milling	sq.m.	11555	14855
Asphalt Pavement Top Lift	sq.m.	6920	7500
Asphalt Pavement Base Lift	sq.m.	23205	17440
Thermoplastic Lane Markings	lin.m.	8705	13640
Storm Sewer	lin.m.	2905	2010
Water Trunk	lin.m.	460	320
		590	995

Bid documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after **April 4, 2006** for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications 2006 Edition may be obtained from the Engineering Services Department for a \$25 non-refundable fee.

Subcontractors may view the bid documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this project may be directed to:
Mr. Frank Colaninno, P.Eng. Mr. Peter Chadwick, P.Eng.
The City of Red Deer
Engineering Services Department #210, 4711 51 Avenue
4914 48 Avenue Red Deer, AB T4N 6A8
Red Deer, Alberta T4N 3T3
Phone: (403) 342-8158 Phone: (403) 342-1476

**PLAY SAFE
STAY OFF THIN ICE!**



KIDS: Make a fist with both hands. Put one hand on top of the other. This is how thick the ice should be before you and your friends walk on it.
Did you know that for ice to be safe for public skating or walking on, it should be at least 15 cm. thick!
Recreation, Parks & Culture

**Johnstone Crossing Phases 7 & 9
Land Use Bylaw Amendment**

City Council proposes to pass and amend to the Land Use Bylaw, which controls the use and development of land and buildings in the City. **Bylaw Amendment 3156/06-2006** provides for the rezoning of approximately 7.87 hectares (19.45 acres) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot in Phases 7 & 9. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 342-3394.

**Inglewood East (Ironstone)
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/1-2006**, which provides for the rezoning of the multi-family dwelling east site (Lots 1 & 2, Block 7, Plan 062 0961) of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. On the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 342-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 16, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, April 5, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 16, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, April 5, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT! Please call/tax within 1 hour of receiving

RED DEER ADVOCATE
Ph: (403) 342-2400 Fax: (403) 342-4051

INSERT DATE: **FRI, MARCH 31**
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AD CODE: **71900CityAds4x300C31**

FINAL PROOF: Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

Approved by: _____
By: _____

Municipal Planning Commission Approvals

On March 30, 2006 the Municipal Planning Commission issued approval of the following application:

Ortolo Park West

1. Berry Architects - development of 1,258 m² commercial building at 6852 - 68 Street.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, April 7, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

Development Officer Approvals

On March 22, 2006 the Development Officer issued approval for the following application:

Waskasoo

1. Seneca Land Surveying Ltd. - a 0.22 metre side yard and a 2.06 metre rear yard to an existing detached garage located at 4539 Moore Crescent.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, April 7, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8192.

Inglewood East (Ironstone) Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3156/1-2006, which provides for the rezoning of the multi-family dwelling east site (Lots 1 & 2, Block 7, Plan 062 0981) of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. On the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, April 5, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

Johnstone Crossing Phases 7 & 9 Land Use Bylaw Amendment

City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw Amendment 3156/H-2006 provides for the rezoning of approximately 7.87 hectares (19.45 acres) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-detached Dwelling) District, P1 Parks and Recreation District and P5 Public Service District. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot in Phases 7 & 9. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, April 5, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE

Ph. (403)343-2400 Fax (403) 342-4051

INSERT DATE: **FRI, MARCH 24**

AD SIZE: **4 X 192**

AD CODE: **71874CityAds4x192C24**

FINAL PROOF. Proof read and approve or mark corrections.

Proofing is the responsibility of the Advertiser. Thank you for your co-operation

State Rep
16/

Composed by
BY

OK as is
 OK with corrections

Approved by



LEGISLATIVE & ADMINISTRATIVE SERVICES

March 22, 2006

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2»
«Owner_Address_3»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/H-2006
Johnstone Crossing – Phases 7 & 9**

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/H-2006**, which provides for the rezoning of 7.87 ha (19.45 ac) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District in order to develop Phases 7 & 9 of Johnstone Crossing. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours, or for more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 10, 2006**, at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, April 4, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

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

Kelly Kloss
Manager, Legislative & Administrative Services

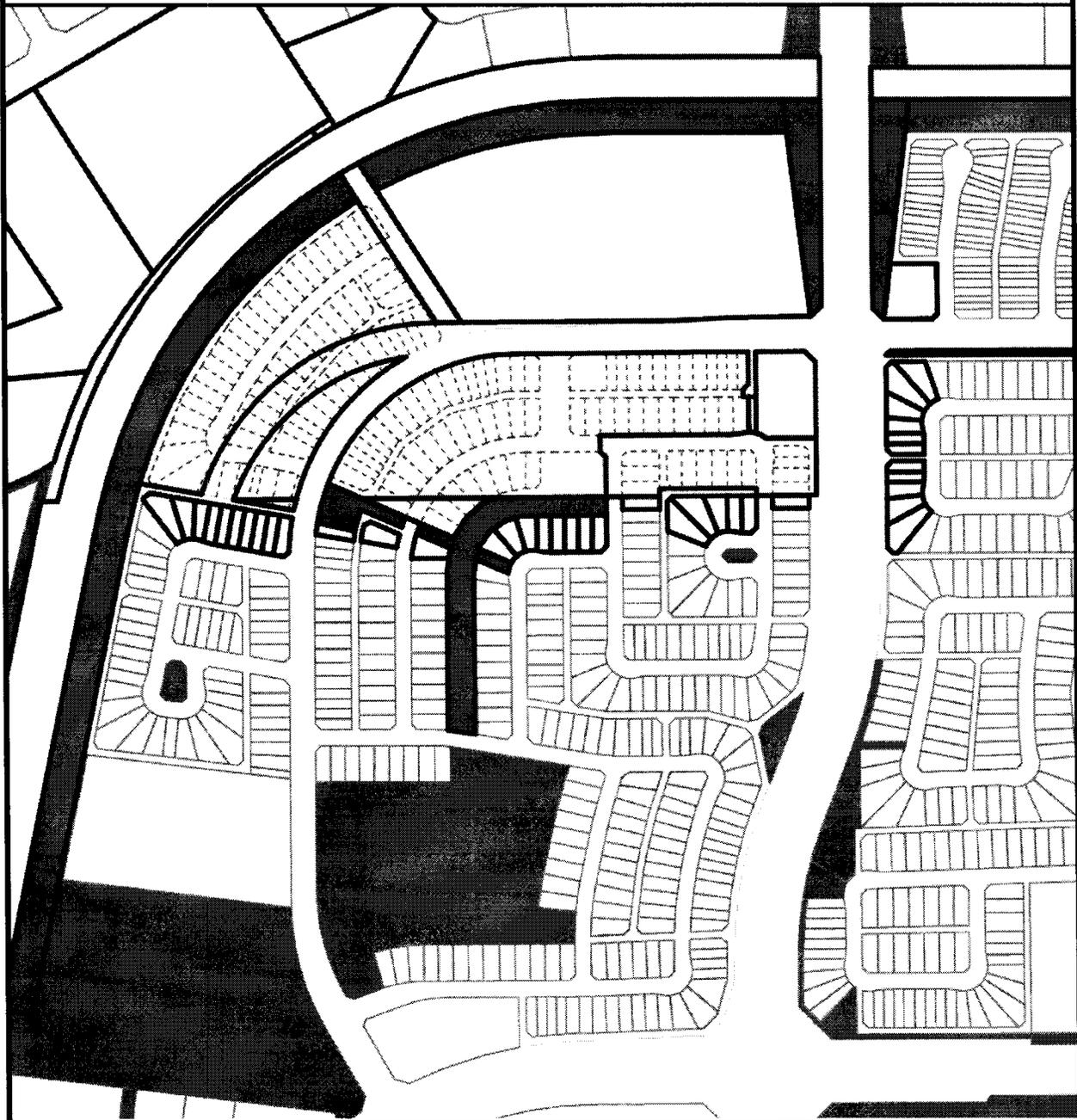
/te

encl.

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3
CALGARY & EDMONTON RAILW.	2300-125 9 AVE SE	CALGARY, AB	T2G 0P6
1098547 ALBERTA LTD	134 ANDREWS CLOS	RED DEER, AB	T4R 2R2
BRUCE & VALERIE HUNT	98 KEITH CLOSE	RED DEER, AB	T4P 3X4
WADE JAMES & DENA MARIE BC	94 KEITH CLOSE	RED DEER, AB	T4P 3X4
856204 ALBERTA LTD	BOX 159	RED DEER, AB	T4N 5E8
ELIZABETH ANTONIUK	84 KEITH CLOSE	RED DEER, AB	T4P 3X5
CURTIS J HAMMOND	78 KEITH CLOSE	RED DEER, AB	T4P 3X5
DARREN GRAHAM & LISA LAURI	74 KEITH CLOSE	RED DEER, AB	T4P 3X5
BARRY DOUGLAS MORGAN & M DE BRAGA MORGAN	70 KEITH CLOSE	RED DEER, AB	T4P 3X5
ROBERT W CLARKSON	106 KEITH CLOSE	RED DEER, AB	T4P 3X4
COREY TURNER & KAREN DOR	17 FULMAR CLOSE	SYLVAN LAKE, AB	T4S 2K6
1169712 ALBERTA LTD	202-4825 47 ST	RED DEER, AB	T4N 1R3
KEN & CHRISTY AUSTIN	127 JEPSEN CRES	RED DEER, AB	T4P 0A8
BILL & PATRICIA FRIESEN	119 JEPSEN CRES	RED DEER, AB	T4P 0A8
PALOMINO DEVELOPMENTS LTD	26 39152 RANGE RD	RED DEER COUNTY, AB	T4S 2C8
ASSET BUILDERS CORP	BOX 395	RED DEER, AB	T4N 5E9
TRACY ROBYN LAVERS & BYRO	349 JENNER CRESCEN	RED DEER, AB	T4P 3W6
1110810 ALBERTA LTD	8012 EDGAR INDUST	RED DEER, AB	T4P 3S2
763042 ALBERTA LTD.	8025 EDGAR INDUST	RED DEER, AB	T4P 3R3
MACBAIN DEVELOPMENTS LTD	500-622 5 AVE SW	CALGARY, AB	T2P 0M6
PRECISION ENERGY SERVICES	4200-150 6 AVE SW	CALGARY, AB	T2P 3Y7



LUB Amendment 3156/H-2006



LEGEND

Legal Fabric
Parcel Fabric
Base



2006/03/16
Scale 1 : 6000

The City of Red Deer does not guarantee the accuracy of the information. Data to be used as information only.

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JOHNSTONE CROSSING PHASES 7 & 9
Land Use Bylaw Amendment

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/H-2006** provides for the rezoning of approximately 7.87 hectares (19.45 acres) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot in Phases 7 & 9. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

6:00

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 10, 2006** at ~~7:00~~ ^{6:00} p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, April 5, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: Mach 24 & 31, 2006)

Legislative & Administrative Services

DATE: March 14, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/H-2006
Johnstone Crossing Neighbourhood – Phases 7 & 9
City of Red Deer

Reference Report:

Parkland Community Planning Services, dated March 1, 2006

Bylaw Readings:

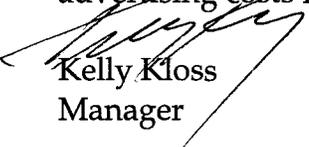
Land Use Bylaw Amendment 3156/H-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/H-2006 provides for rezoning of 7.87 ha (19.45 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District in order to develop Phases 7 & 9 of the Johnstone Crossing neighbourhood. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/H-2006

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

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

1. That "Use District Map D15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

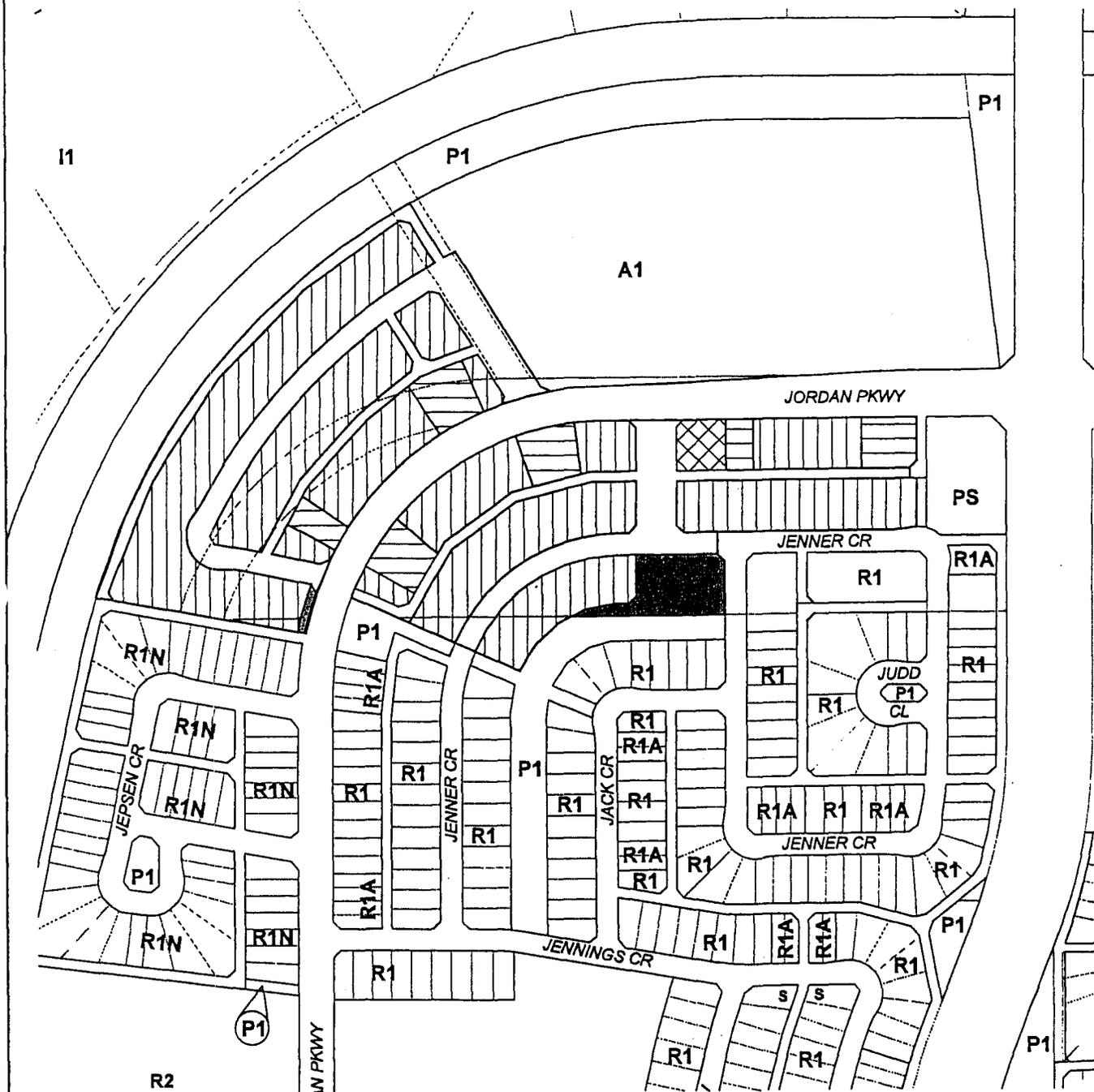
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

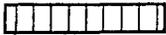
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

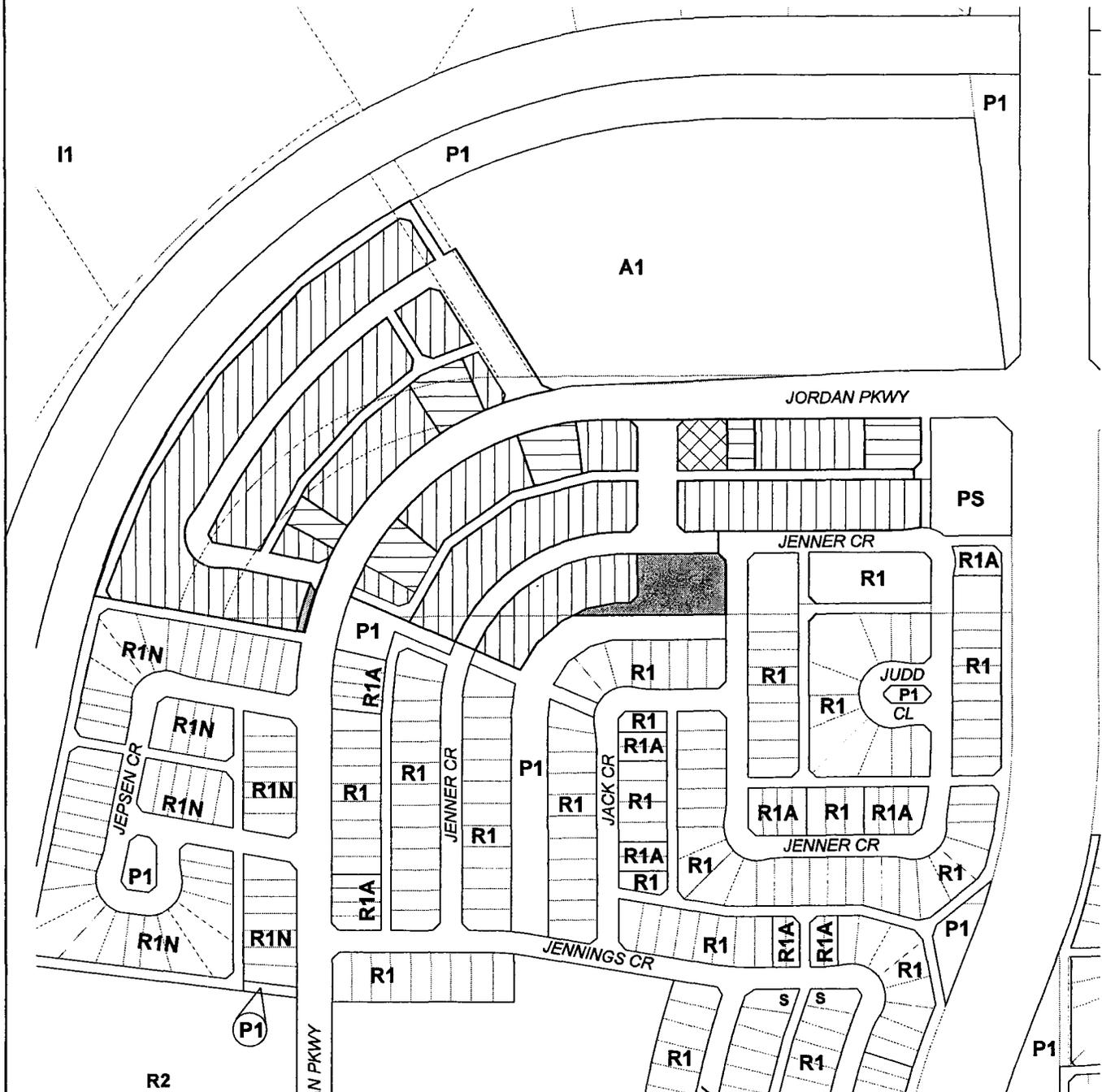
- A1 - Future Urban Development District
- R1 - Residential (Low Density) District
- R1A - Residential (Semi-Detached Dwelling) District
- PS - Public Service (Institutional or Governmental) District
- P1 - Parks and Recreation District

Change from :

- A1 TO R1 
- A1 TO R1A 
- A1 TO PS 
- A1 TO P1 

MAP No. 4 / 2006
 BYLAW No. 3156 / H - 2006

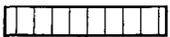
The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

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

Change from :

- A1 TO R1 
- A1 TO R1A 
- A1 TO PS 
- A1 TO P1 

MAP No. 4 / 2006
 BYLAW No. 3156 / H - 2006

Legislative & Administrative Services

DATE: March 14, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/H-2006
Johnstone Crossing Neighbourhood – Phases 7 & 9
City of Red Deer

Reference Report:

Parkland Community Planning Services, dated March 1, 2006

Bylaw Readings:

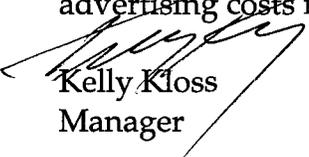
Land Use Bylaw Amendment 3156/H-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/H-2006 provides for rezoning of 7.87 ha (19.45 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District in order to develop Phases 7 & 9 of the Johnstone Crossing neighbourhood. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/H-2006

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

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

1. That "Use District Map D15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

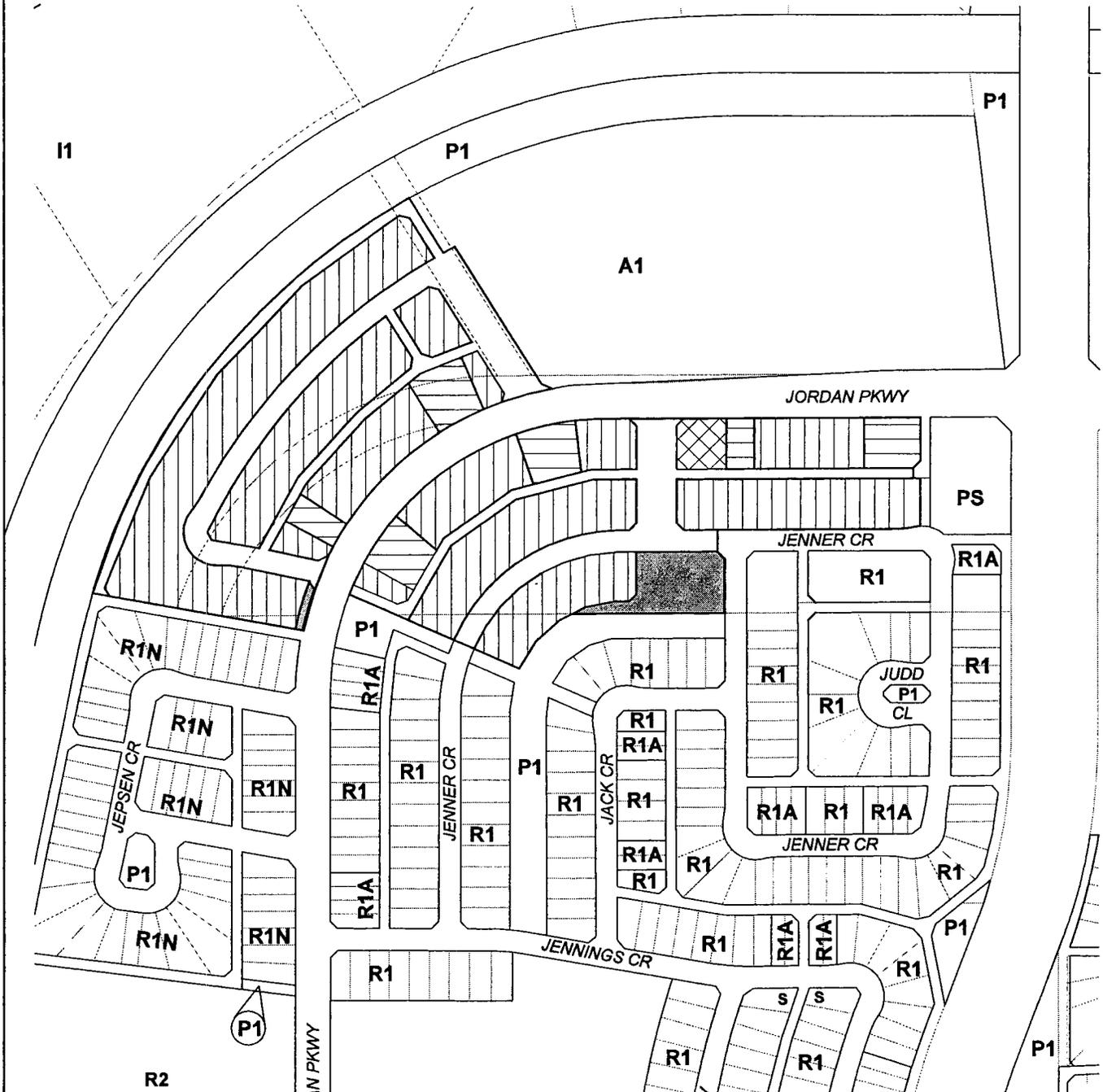
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

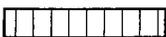
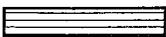
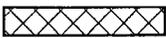
The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



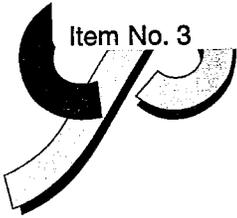
AFFECTED DISTRICTS:

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

Change from :

- A1 TO R1 
- A1 TO R1A 
- A1 TO PS 
- A1 TO P1 

MAP No. 4 / 2006
 BYLAW No. 3156 / H - 2006



41

**AND
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
www.pcps.ca

DATE: March 1, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/H-2006
Johnstone Crossing Neighbourhood – Phases 7 & 9
The City of Red Deer

Proposal

The City of Red Deer is proposing to develop Phases 7 and 9 of the Johnstone Crossing neighbourhood. Rezoning is being sought for approximately 7.87 ha (19.45 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District in order to create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot. The proposed uses conform with the Johnstone Crossing Neighbourhood Area Structure Plan.

Staff Recommendation

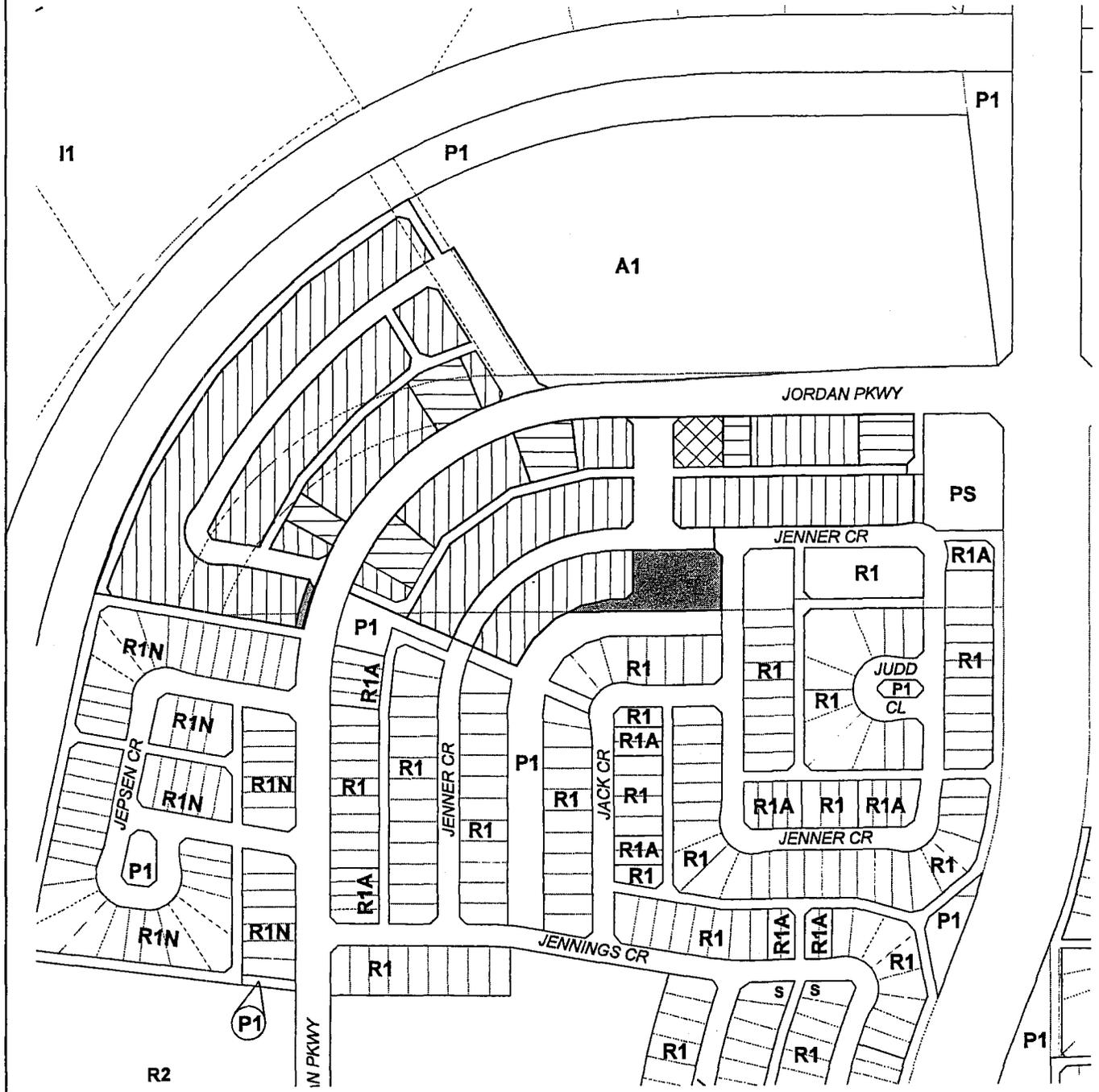
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/H-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

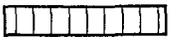
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

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

Change from :

- A1 TO R1 
- A1 TO R1A 
- A1 TO PS 
- A1 TO P1 

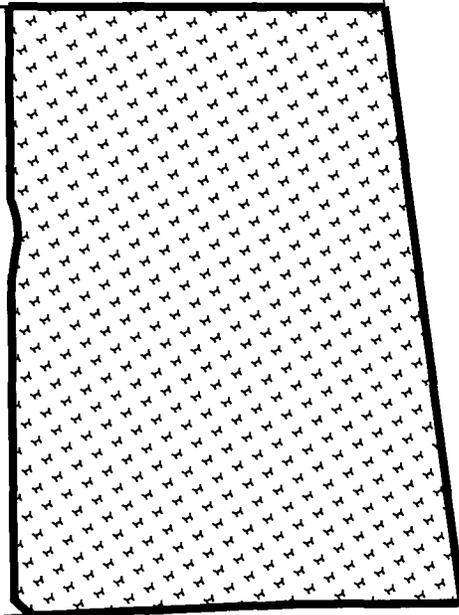
MAP No. 4 / 2006
 BYLAW No. 3156 / H - 2006



CANADIAN PACIFIC RAILWAY

P1

A1



JORDAN PKWY

TAYLOR DR

R2

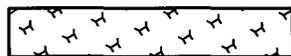
KENNY CL

C3

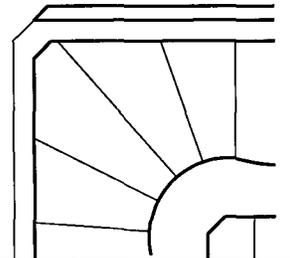
KENT ST

Change from :
A1 TO PS

A1



PS



Comments:

We agree that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Legislative & Administrative Services

DATE: April 11, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/H-2006
Johnstone Crossing Neighbourhood – Phases 7 & 9
The City of Red Deer

Reference Report:

Parkland Community Planning Services, dated March 1, 2006

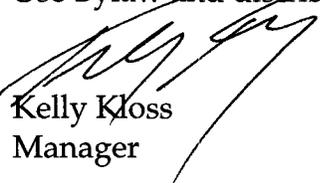
Bylaw Readings:

Land Use Bylaw Amendment 3156/H-2006 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/H-2006 provides for rezoning of 7.87 ha (19.45 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District in order to develop Phases 7 & 9 of the Johnstone Crossing neighbourhood. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot. This office will amend the Land Use Bylaw and distribute copies in due course.


Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
S. Marks, Graphics Designer
E. Damberger, PCPS
T. Edwards, Clerk Steno

BYLAW NO. 3156/H-2006

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

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

1. That "Use District Map D15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4/2006 attached hereto and forming part of the bylaw.

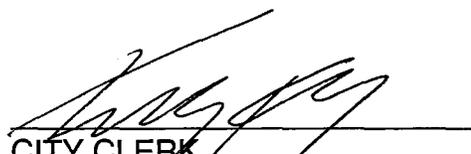
READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this 10th day of April 2006.

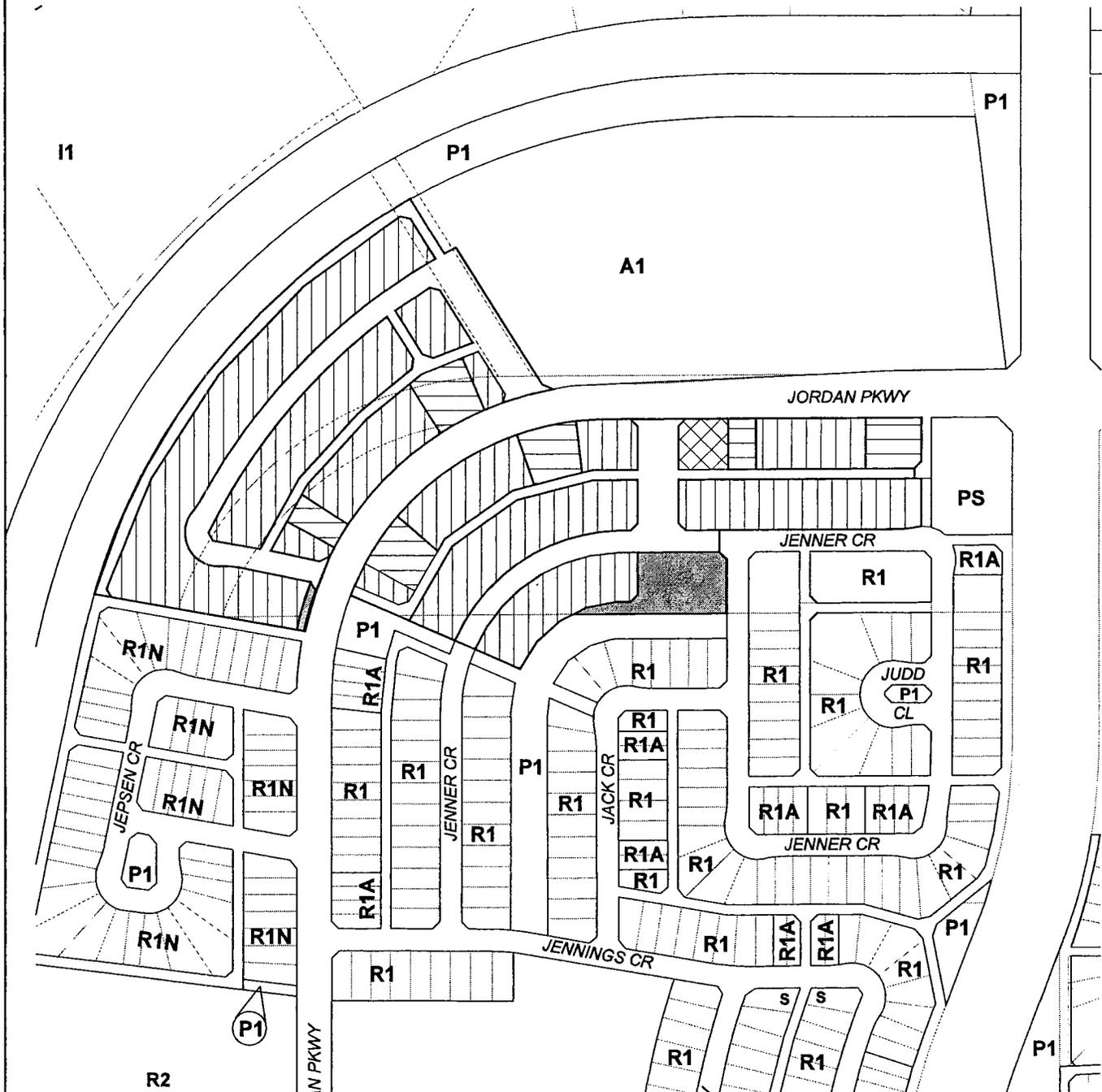
READ A THIRD TIME IN OPEN COUNCIL this 10th day of April 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10th day of April 2006.


MAYOR


CITY CLERK

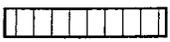
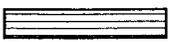
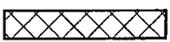
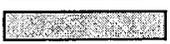
The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

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

Change from :

- A1 TO R1 
- A1 TO R1A 
- A1 TO PS 
- A1 TO P1 

MAP No. 4 / 2006
 BYLAW No. 3156 / H - 2006

**Legislative & Administrative Services**

DATE: April 3, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/I-2006
Inglewood East (Ironstone)
Lots 1 & 2, Block 7, Plan 062____

History

At the Monday, March 13, 2006 meeting of Council, Land Use Bylaw Amendment 3156/I-2006 was given first reading.

Land Use Bylaw Amendment 3156/I-2006 provides for rezoning of a multi-family dwelling east site of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. As well, on the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

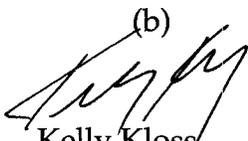
Discussion

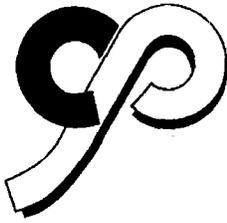
An error in the densities was noted and a report from Parkland Community Planning Services and a revised Map 5/2006 is attached. The correct densities were included in the advertising for the Public Hearing.

Recommendation

That following the Public Hearing, Council consider

- (a) Passing a resolution to replace Map 5/2006 with the revised Map 5/2006 as presented to Council on April 10, 2006
- (b) Second and third readings of the bylaw.


Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: March 14, 2006

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment No. 3156/I-2006
Inglewood East (Ironstone)
Lots 1 & 2, Block 7, Plan 062 0981

On March 13, 2006, City Council gave first reading to a land use bylaw amendment for Inglewood East (Ironstone) 3156/I-2006. The bylaw amendment was for the rezoning of the east R2 multi-family dwelling site of approximately 0.94 ha and the adjacent 0.55 ha site. A technical misinterpretation was made with regard to the density calculations; however the intent of the land use bylaw amendment is not changed.

It is anticipated that 28 units of townhouses will be built on the 0.94 hectare site. Currently the site is zoned R2-D23 and is proposed to be zoned R2-D30. The adjacent site of 0.55 ha, a 56 unit apartment building is proposed to be created. Currently, the site is zoned R3-D81 and is proposed to be zoned R3-D102.

D30 x 0.94ha = 28 units
D102 x 0.55ha = 56 units

First reading was given to the Inglewood East (Ironstone) Neighbourhood Area Structure Plan amendment on February 27, 2006. The proposed Land Use Bylaw amendment conforms with the proposed Inglewood East Neighbourhood Area Structure Plan amendment currently being considered under Bylaw 3217/A-2006.

STAFF RECOMMENDATION

Substitute the attached Bylaw 3156/I-2006, Map No.5/2006 for the purpose of advertising this amendment.

Sincerely,

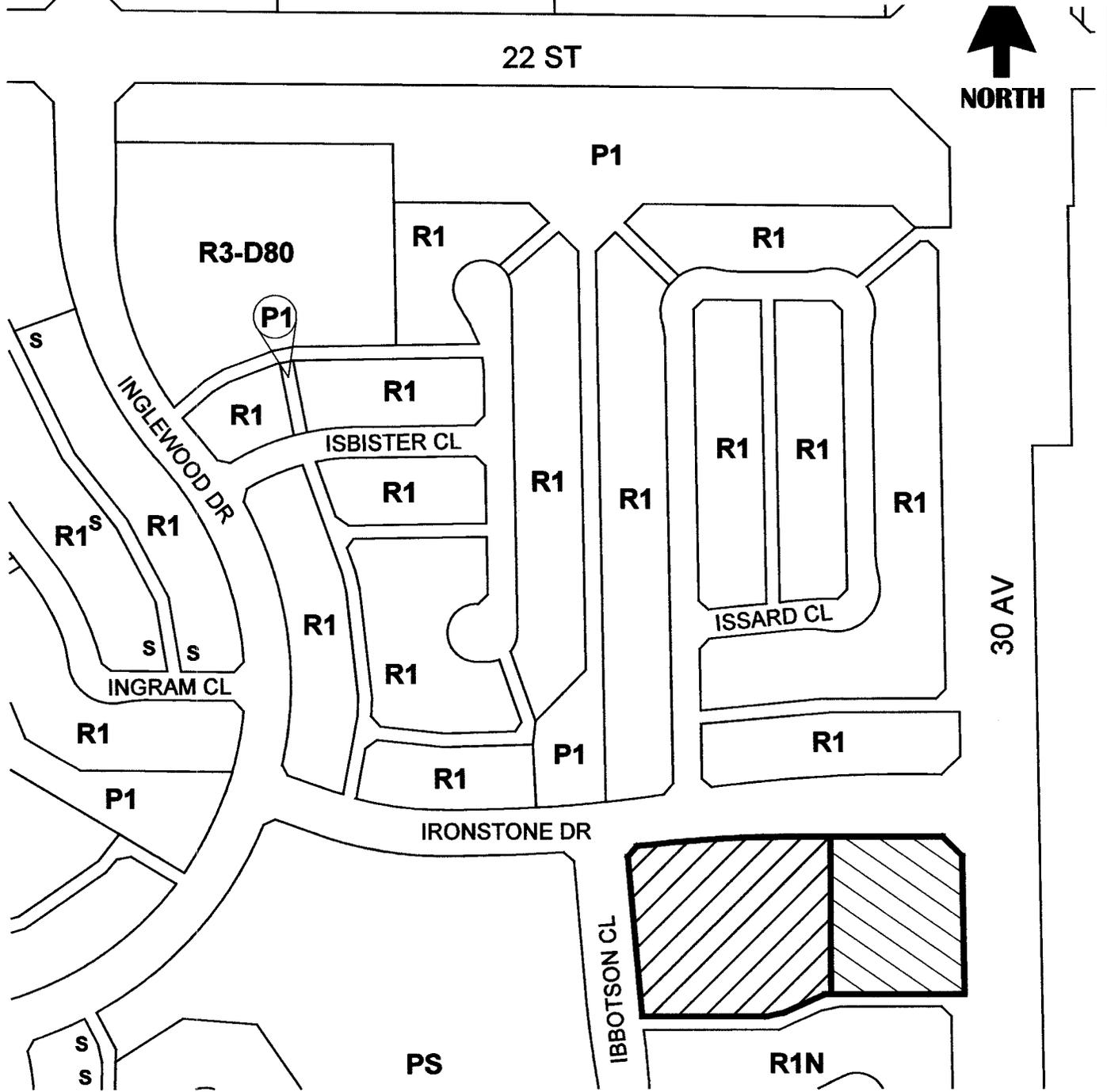
Kristina Mark
Planner

Tony Lindhout
City Planning Manager

Cc: Colleen Jensen, Director of Community Services Division
Brad Currie, Stantec Consulting Ltd.
Hugh MacBeth, Mason Martin Homes

The City of Red Deer *PROPOSED*

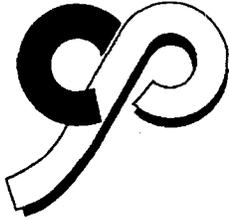
Revised Map 5/2006
As Presented to Council
April 10, 2006



AFFECTED DISTRICTS:
 R2 - Residential (Medium Density) District
 R3 - Residential (Multiple Family) District

Change from :
 R2 D23 to R2 D30 
 R3 D81 to R3 D102 

MAP No. 5 / 2006
 BYLAW No. 3156 / 1 - 2006

**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: February 28, 2006

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment No. 3156/I-2006 (Rezoning)
Inglewood East (Ironstone)
Lots 1 & 2, Block 7, Plan 062 _____

PROPOSAL

Mason Martin Homes is seeking to rezone the multi-family dwelling east site of approximately 0.94 ha to a density of 57 dwelling units per hectare to create 28 units of townhouses. On the optional place of worship site of 0.55 ha, a multi-family dwelling site is proposed to be rezoned to a density of 57 dwelling units per hectare to create a 56 unit apartment building.

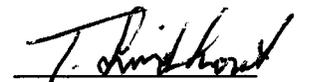
First reading was given to the Inglewood East (Ironstone) Neighbourhood Area Structure Plan amendment on February 27, 2006. The proposed Land Use Bylaw amendment conforms with the proposed Inglewood East Neighbourhood Area Structure Plan amendment currently being considered under Bylaw 3217/A-2006.

STAFF RECOMMENDATION

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment No. 3156/I-2006.

Sincerely,


Kristina Mark
Planner

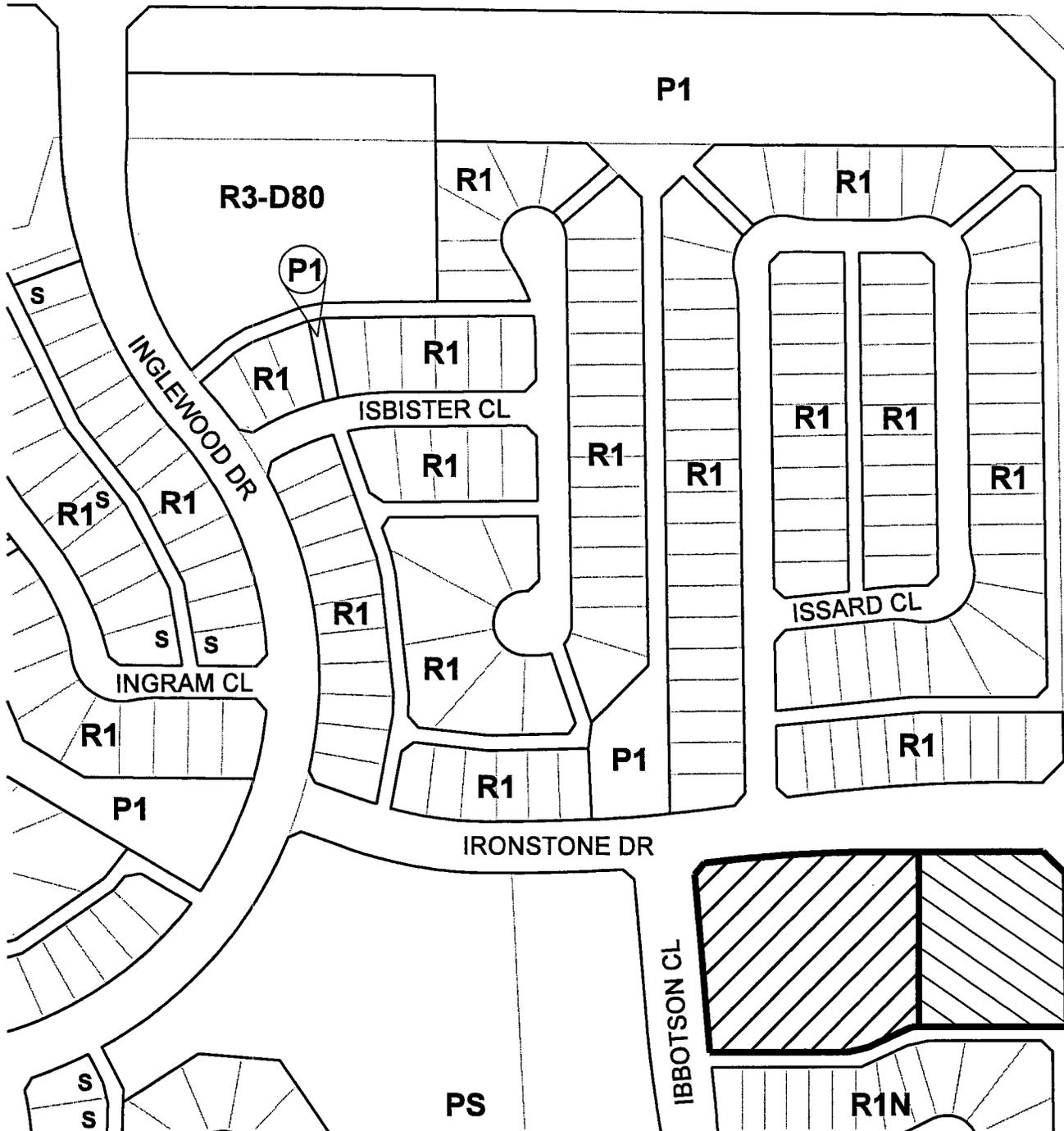

Tony Lindhout
City Planning Manager

Cc: Colleen Jensen, Director of Community Services Division
Brad Currie, Stantec Consulting Ltd.
Hugh MacBeth, Mason Martin Homes

The City of Red Deer PROPOSED I

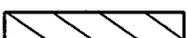
Original Map 5/2006
As Presented to Council
March 13, 2006

22 ST



30 AV

AFFECTED DISTRICTS:
 R2 - Residential (Medium Density) District
 R3 - Residential (Multiple Family) District

Change from :
 R2 D23 to R2 D57 
 R3 D81 to R3 D57 



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Mr. H. MacBeth
Mason Martin Homes
100, 4840 – 51 Street
Red Deer, AB T4N 2A5

Dear Mr. MacBeth:

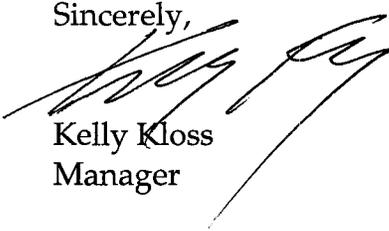
**Re: *Land Use Bylaw Amendment 3156/I-2006
Inglewood East (Ironstone) Lots 1 & 2, Block 7, Plan 062*** _____

At the City of Red Deer's Council Meeting held April 10, 2006, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/I-2006*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/I-2006* was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/I-2006 provides for rezoning of a multi-family dwelling east site of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. As well, on the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building.

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

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

Christine Kenzie

To: Kristina Mark
Subject: LUB Amendment 3156/I-2006 - Inglewood East

Hello again.

After finally talking with Kelly a while ago - it appears that the error made in the density was indeed discussed at Council - but Council went ahead and gave first reading to the bylaw.

What needs to be done now - is that the revised map showing the proper densities will be put with the Council letters I send out as well as in the advertising that we do for a Public Hearing. Then in four weeks time, when the Public Hearing is held, you will present your revised report and Council will pass a resolution to amend the bylaw prior to second and third reading.

This gets around having to advertise the bylaw twice. (saves money)

When you get the revised map - please email me or send me a copy by internal mail - so that the revised map can be used with my Council letters and in the advertising.

Sorry for the confusion/lack of communication on our end.

Christine Kenzie
Legislative & Administrative Services
City of Red Deer
403.342.8201
christine.kenzie@reddeer.ca

INGLEWOOD EAST (IRONSTONE)
LUB 3156/I-2006

DESCRIPTION: Rezoning from R2 D23 to R2 D57 and from R3 D81 to R3 D57.

FIRST READING: March 13, 2006
FIRST PUBLICATION: March 24, 2006
SECOND PUBLICATION: March 31, 2006
PUBLIC HEARING & SECOND READING: April 10, 2006
THIRD READING: April 10, 2006

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 700. NO BY: MASON MARTIN

ACTUAL COST OF ADVERTISING:

\$ 330.82 X 2 TOTAL: \$ 661.64

MAP PREPARATION: \$ _____

TOTAL COST: \$ 661.64

LESS DEPOSIT RECEIVED: \$ Ø

AMOUNT OWING / (REFUND): \$ 661.64

INVOICE NO.: 180628

(Account No. 180.5901)

Batch # 761661



www.reddeer.ca

Development Officer Approvals

On March 23, 2006 the Development Officer issued approval for the following applications:

- Anders Park**
1. R. Blanka - a 4.2 metre rear yard to a proposed detached garage to be located at 138 Andrews Close.
- Inglewood**
2. Ardion Central Alberta - 1.45 metre side yards to four (4) proposed semi-detached dwellings to be located at 196, 198, 204 and 206 Ibbotson Close.
- Kentwood**
3. B. Wlosarczyk - a 0.46 metre side yard to an existing deck and steps located at 81 Kirkland Drive.
- Woodlea**
4. Bess Surveys Ltd. - a 0.2 metre side yard and a 2.96 metre rear yard to an existing detached garage and carport located at 5321-42 Avenue.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to **4:30 p.m. Tuesday, April 18, 2006**. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8132.

Municipal Planning Commission Approvals

On March 27, 2006 the Municipal Planning Commission issued approval of the following applications:

- Glenstone**
1. Pure Essence Hair Design - discretionary use for a home based hair salon to be located at 7C Grant Street.
- Riverside Meadows**
2. Debbie Ramage - site development for a two storey commercial building with an additional roof top terrace and 6 rear parking stalls to be located at 5116 - 58 Street.
- Golden West**
3. Phoenix Construction Inc. - the development of a two storey industrial building to be located at 6580 - 71 Street.
- Eastview Estates**
4. Dean Watsenbarger - re-development for a proposed 37.16m² rear addition to an existing single family dwelling located at 3907 Eastar Crescent.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to **4:30 p.m. Tuesday, April 18, 2006**. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

INVITATION TO BID

Sealed Bids clearly marked **19 Street & 30 Avenue Widening and Water Trunk Main - closing April 13, 2006**, delivered or mailed to the Legislative & Administrative Services Manager at:
The City of Red Deer, 4914 - 48 Avenue
Red Deer, Alberta T4N 3T3

and received before 2:00 p.m. local time on **April 13, 2006**, will be opened in public immediately thereafter. Bids received and not conforming to the foregoing will be returned to the bidder(s) without consideration. Fixed bid documents or bid amendments will not be accepted.

The work is comprised of approximately:

Item	Units	19 Street	30 Ave.
Topsoil Stripping	cu.m.	13285	6810
Common Excavating	cu.m.	1745	735
Subgrade Preparation	sq.m.	12405	19430
Borrow Material	cu.m.	11520	4910
Concrete Curb & Gutter	lin.m.	3300	3000
Granular Base	sq.m.	11555	16855
Granular Sub Base	sq.m.	11555	14655
Asphalt Milling	sq.m.	4920	7500
Asphalt Pavement Top Lift	sq.m.	23205	17440
Asphalt Pavement Base Lift	sq.m.	8705	13440
Thermoplastic Lane Markings	lin.m.	2905	2010
Storm Sewer	lin.m.	460	320
Wear Trunk	lin.m.	590	995

Bid documents may be obtained from The City of Red Deer Engineering Services Department, Third Floor, City Hall, on or after **April 4, 2006** for a **\$25.00** non-refundable fee. The City of Red Deer Contract Specifications 2006 Edition may be obtained from the Engineering Services Department for a **\$25** non-refundable fee.

Subcontractors may view the bid documents at the Engineering Services Department, or the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this project may be directed to:
Mr. Frank Colistino, P. Eng.
Mr. Peter Chadwick, P. Eng.
The City of Red Deer
Engineering Services Department #210, 4711 51 Avenue
4914 48 Avenue
Red Deer, Alberta T4N 3T3
Phone: (403) 342-8158 Phone: (403) 342-1476

**PLAY SAFE
STAY OFF THIN ICE!**



KIDS: Make a fist with both hands. Put one hand on top of the other. This is how thick the ice should be before you and your friends walk on it.

Did you know that for ice to be safe for public skating or walking on, it should be at least 15 cm thick?

Recreation, Parks & Culture

**Johnstone Crossing Phases 7 & 9
Land Use Bylaw Amendment**

City Council proposes to pass and amend to the Land Use Bylaw, which controls the use and development of land and buildings in the city, **Bylaw Amendment 3156/H-2006** provides for the rezoning of approximately 7.87 hectares (19.45 acres) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-detached Dwelling) District, P1 Parks and Recreation District and PS Public Service District. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot in Phases 7 & 9. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

**Inglewood East (Ironstone)
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/I-2006**, which provides for the rezoning of the multi-family dwelling east site (Lots 1 & 2, Block 7, Plan 063 0981) of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. On the optional phase of worship site of 0.55 hectares, a multi-family dwelling site to be rezoned to a density of 102 dwelling units per hectare to create a 16 unit apartment building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 16, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services, by **Tuesday, April 18, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 16, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, April 18, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT! Please call/tax within 1 hour of receiving

RED DEER ADVOCATE

PH: (403) 342-2400 Fax: (403) 342-4051

INSET DATE: **FRI, MARCH 31**

AD SIZE: **4 X 300**

AD CODE: **71900CityAdv4x300C31**

FINAL PROOF. Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

Submitted by: **16/**

Approved by: **BY**

Municipal Planning Commission Approvals

On March 20, 2006 the Municipal Planning Commission issued approval of the following application:

Orloie Park West

1. Berry Architecture - development of 1,258 m² commercial building at 6852 - 68 Street.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, April 7, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

Development Officer Approvals

On March 22, 2006 the Development Officer issued approval for the following application:

Waskasoo

1. Bemoco Land Surveying Ltd. - a 0.22 metre side yard and a 2.06 metre rear yard to an existing detached garage located at 4539 Moore Crescent.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, April 7, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8192.

Inglewood East (Ironstone) Land Use Bylaw Amendment

City Council proposes to pass Land Use Bylaw Amendment 3184/H-2006, which provides for the rezoning of the multi-family dwelling east site (Lots 1 & 2, Block 7, Plan 062 0981) of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. On the optional place of worship site of 0.55 hectares a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, April 5, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

Johnstone Crossing Phases 7 & 9 Land Use Bylaw Amendment

City Council proposes to pass amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw Amendment 3154/H-2006 provides for the rezoning of approximately 7.87 hectares (19.45 acres) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1A Residential (Semi-detached Dwelling) District, P1 Parks and Recreation District and P5 Public Service District. This will create 121 low density residential lots, 2 municipal reserve lots, 1 public service lot and 1 public utility lot in Phases 7 & 9. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, April 5, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE

Ph. (403)343-2400 Fax (403) 342-4051

INSERT DATE: **FRI, MARCH 24**

AD SIZE: **4 X 192**

AD CODE: **71874CityAds4x192C24**

FINAL PROOF. Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep	16/	<input type="checkbox"/> OK as is <input type="checkbox"/> OK with corrections Approved by
Composed by	BY	



LEGISLATIVE & ADMINISTRATIVE SERVICES

March 22, 2006

**R. Y. & ELIZABETH J. MING & D. & D. SABASCH
& 216078 HOLD. LTD & PETER E. LEYEN
BOX 186
RED DEER, AB T4N 5E8**

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/I-2006
Inglewood East (Ironstone)**

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/I-2006**, which provides for the rezoning of the multi-family dwelling east site (Lots 1 & 2, Block 7, Plan 062 0981) of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. On the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours, or for more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 10, 2006**, at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, April 4, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,

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

Kelly Kloss
Manager, Legislative & Administrative Services
/te
encl.

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

22 ST



P1

R3-D80

R1

R1

P1

R1

R1

ISBISTER CL

R1

R1

R1

R1

R1

R1

ISSARD CL

30 AV

INGRAM CL

R1

R1

P1

R1

IRONSTONE DR

R1

IBBOTSON CL

PS

R1N

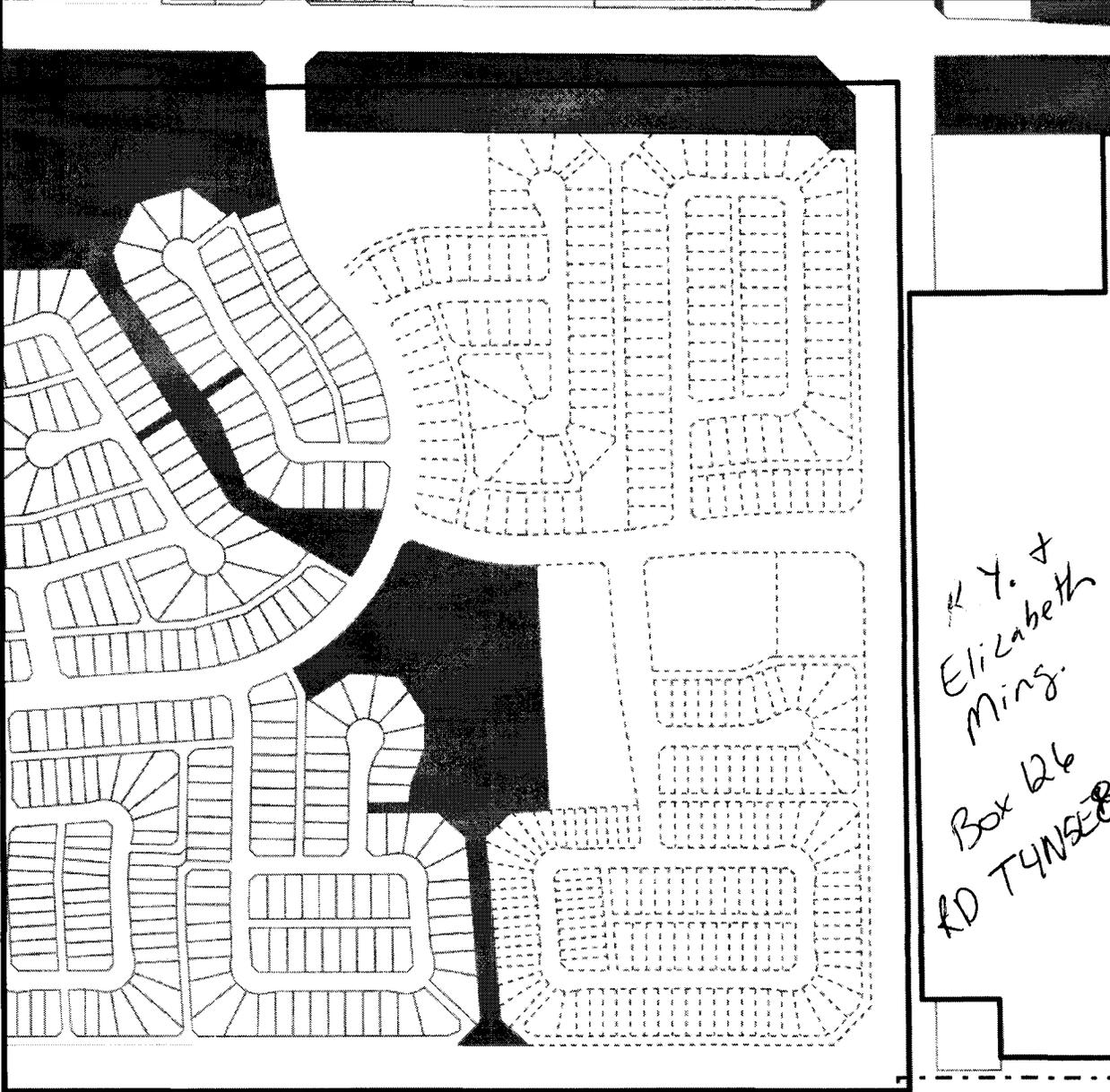
AFFECTED DISTRICTS:
 R2 - Residential (Medium Density) District
 R3 - Residential (Multiple Family) District

Change from :
 R2 D23 to R2 D30 
 R3 D81 to R3 D102 

MAP No. 5 / 2006
 BYLAW No. 3156 / 1 - 2006



LUB 3156/I-2006



LEGEND

Legal Fabric
Parcel Fabric
Base



2006/03/16
Scale 1 : 5268

The City of Red Deer does not guarantee the accuracy of the information. Data to be used as information only.

Copyright © 2006 The City of Red Deer



Council Decision – March 13, 2006

Legislative & Administrative Services

DATE: March 14, 2006
TO: Kristina Mark, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/I-2006
Inglewood East (Ironstone)
Lots 1 & 2, Block 7, Plan 062____

Reference Report:

Parkland Community Planning Services, dated February 28, 2006

Bylaw Readings:

Land Use Bylaw Amendment ~~3156~~/I-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Council was made aware of an error in the densities after first reading of the bylaw. A revised map is attached with this letter that shows the proper densities. A report will need to be presented to Council at the April 10, 2006 Council Meeting, noting the error in densities. At that time, Council will be asked to pass a resolution to amend the bylaw prior to second and third readings.

Land Use Bylaw Amendment 3156/I-2006 provides for rezoning of a multi-family dwelling east site of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. As well, on the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building. This office will now proceed with the advertising for a Public Hearing based on the revised attached map. Mason Martin Homes will be responsible for the advertising costs in this instance.



Kelly Klöss
Manager

/chk

/attach.

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

BYLAW NO. 3156/I-2006

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

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

1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 5/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

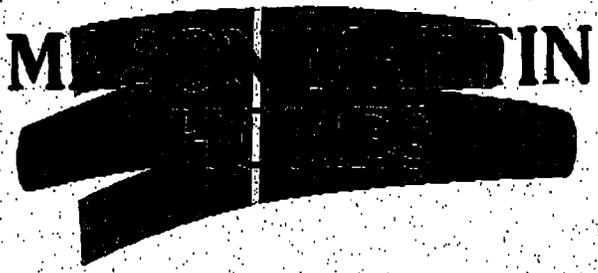
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 R2 - Residential (Medium Density) District
 R3 - Residential (Multiple Family) District

Change from :
 R2 D23 to R2 D30 
 R3 D81 to R3 D102 

MAP No. 5 / 2006
 BYLAW No. 3156 / 1 - 2006



Marrrch 21, 2006

The City Of Red Deer
Legislative & Administrative Services
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

Attention: Kelly Kloss
Fax: 346-6195

As per attached letter, please apply estimated cost of advertising of \$700.00
to our current account for Inglewood East (Ironstone) Lot1 & 2, Block 7

Thank You

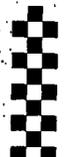
Sincerely,
Mason Martin Homes


Debbie Wisniewski
Controller

*Talked to Debbie
Agreed that we
will invoice when
total cost is
known.
6/06/03/21*



SALES (403) 342-4544 / (403) 343-9300 FAX (403) 340-0060
SUITE 200, 4840 - 51 STREET, RED DEER, ALBERTA T4N 2N5
(Division of Mason Martin & Associates Inc.)





LEGISLATIVE & ADMINISTRATIVE SERVICES

March 14, 2006

Fax: 340-0060

Mr. H. MacBeth
Mason Martin Homes
100, 4840 - 51 Street
Red Deer, AB T4N 2A5

Dear Mr. MacBeth:

**Re: Land Use Bylaw Amendment 3156/I-2006
Inglewood East (Ironstone) Lots 1 & 2, Block 7, Plan 062
Request for Deposit**

Iron Creek Project

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/I-2006* at the City of Red Deer's Council Meeting held Monday, March 13, 2006. An error was noted to the densities presented to Council and a revised map is attached which will be included with the advertising for a Public Hearing. The amendment to the densities will be presented to Council at the April 10, 2006 Council Meeting. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/I-2006 provides for rezoning of a multi-family dwelling east site of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. As well, on the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

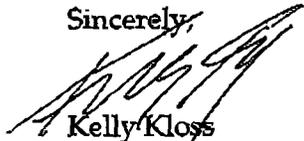
According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, March 22, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/

Mr. H. MacBeth
March 14, 2006
Page 2

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

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



LEGISLATIVE & ADMINISTRATIVE SERVICES

March 14, 2006

Fax: 340-0060

Mr. H. MacBeth
Mason Martin Homes
100, 4840 – 51 Street
Red Deer, AB T4N 2A5

Dear Mr. MacBeth:

Re: *Land Use Bylaw Amendment 3156/I-2006*
Inglewood East (Ironstone) Lots 1 & 2, Block 7, Plan 062 ____
Request for Deposit

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/I-2006* at the City of Red Deer's Council Meeting held Monday, March 13, 2006. An error was noted to the densities presented to Council and a revised map is attached which will be included with the advertising for a Public Hearing. The amendment to the densities will be presented to Council at the April 10, 2006 Council Meeting. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/I-2006 provides for rezoning of a multi-family dwelling east site of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. As well, on the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

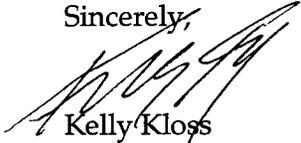
According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, March 22, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/

Mr. H. MacBeth
March 14, 2006
Page 2

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

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: March 14, 2006
TO: Kristina Mark, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/I-2006
Inglewood East (Ironstone)
Lots 1 & 2, Block 7, Plan 062____

Reference Report:

Parkland Community Planning Services, dated February 28, 2006

Bylaw Readings:

Land Use Bylaw Amendment 3156/I-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Council was made aware of an error in the densities after first reading of the bylaw. A revised map is attached with this letter that shows the proper densities. A report will need to be presented to Council at the April 10, 2006 Council Meeting, noting the error in densities. At that time, Council will be asked to pass a resolution to amend the bylaw prior to second and third readings.

Land Use Bylaw Amendment 3156/I-2006 provides for rezoning of a multi-family dwelling east site of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. As well, on the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building. This office will now proceed with the advertising for a Public Hearing based on the revised attached map. Mason Martin Homes will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/I-2006

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

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

1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 5/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

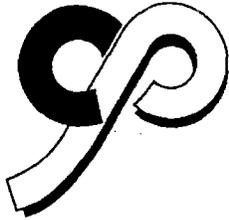
- R2 - Residential (Medium Density) District
- R3 - Residential (Multiple Family) District

Change from :

- R2 D23 to R2 D30
- R3 D81 to R3 D102

MAP No. 5 / 2006
 BYLAW No. 3156 / 1 - 2006

Item No. 4



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: February 28, 2006

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment No. 3156/I-2006 (Rezoning)
Inglewood East (Ironstone)
Lots 1 & 2, Block 7, Plan 062 _____

PROPOSAL

Mason Martin Homes is seeking to rezone the multi-family dwelling east site of approximately 0.94 ha to a density of 57 dwelling units per hectare to create 28 units of townhouses. On the optional place of worship site of 0.55 ha, a multi-family dwelling site is proposed to be rezoned to a density of 57 dwelling units per hectare to create a 56 unit apartment building.

First reading was given to the Inglewood East (Ironstone) Neighbourhood Area Structure Plan amendment on February 27, 2006. The proposed Land Use Bylaw amendment conforms with the proposed Inglewood East Neighbourhood Area Structure Plan amendment currently being considered under Bylaw 3217/A-2006.

STAFF RECOMMENDATION

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment No. 3156/I-2006.

Sincerely,

Kristina Mark
Planner

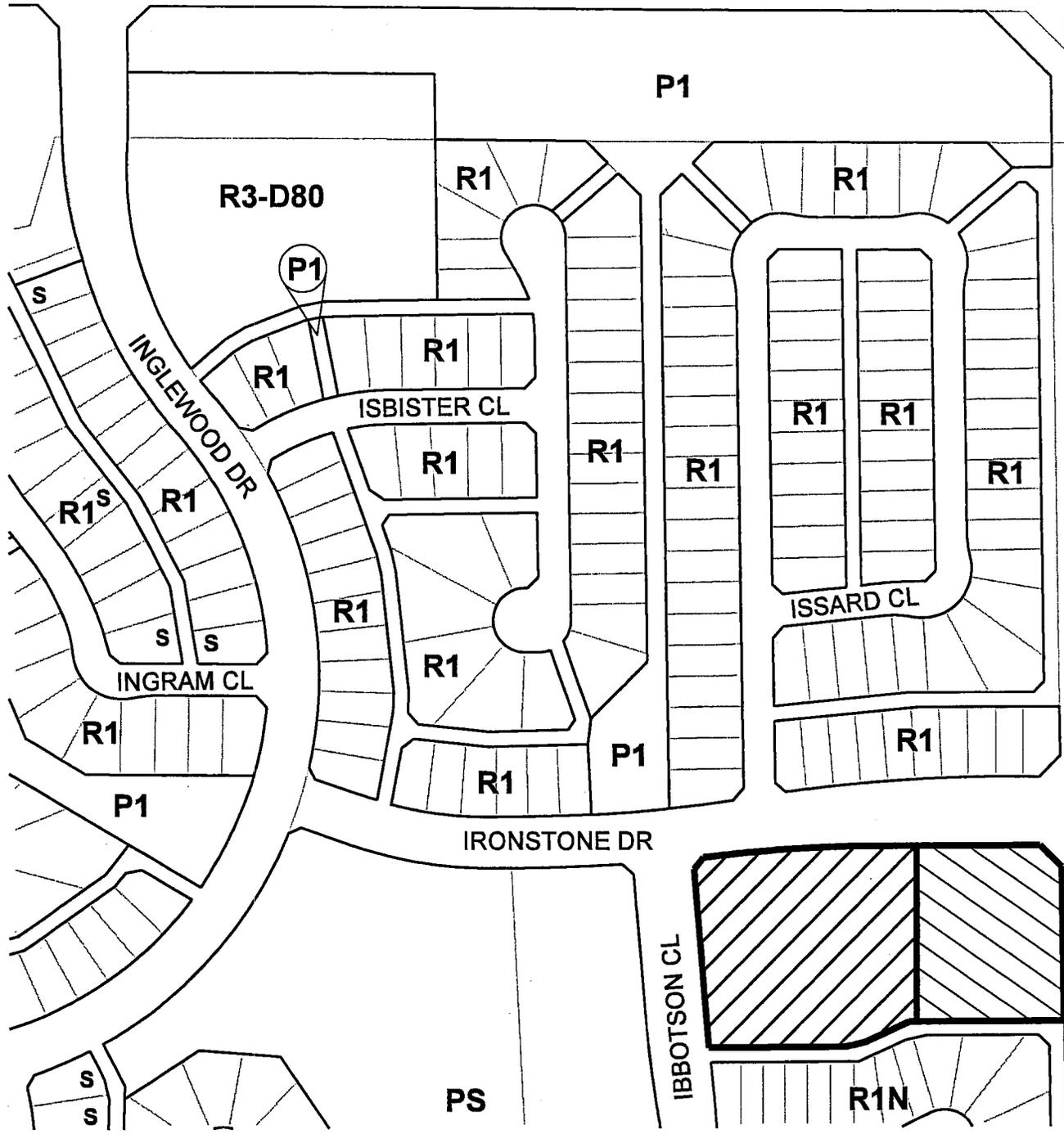
Tony Lindhout
City Planning Manager

Cc: Colleen Jensen, Director of Community Services Division
Brad Currie, Stantec Consulting Ltd.
Hugh MacBeth, Mason Martin Homes

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



22 ST



30 AV

AFFECTED DISTRICTS:
R2 - Residential (Medium Density) District
R3 - Residential (Multiple Family) District

Change from :
R2 D23 to R2 D57 
R3 D81 to R3 D57 

MAP No. 5 / 2006
 BYLAW No. 3156 / 1 - 2006

Comments:

We agree that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, April 10, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Memo

Date: March 07, 2006
To: Kelly Kloss, Legislative & Administrative Services Manager
From: Howard Thompson, Land & Economic Development Manager
Re: **R2/PS Site in Johnstone Crossing, Market Value, Rezoning, and
Advancement of Subdivision Development Budget**

Background:

At the time the 2006 Subdivision development plans were being prepared and presented to Council in December 2005, Land and Economic Development did not plan to develop the remaining 2.02 Ha (5.0 Ac) R2 multifamily site in Johnstone Crossing until 2007 as part of Phase 8. We have had an expression of interest for a public service use on this site and have initiated an amendment to the Johnstone Crossing Neighborhood Area Structure Plan to include PS - Public Service as an alternate use. We now wish to amend the budget to proceed with servicing this parcel this year, initiate rezoning, and set the market value for any potential sale.

Financial Implications:

An independent appraisal was prepared in November 2005 that determined the fair market value for the land to be \$230,000 per acre for either use, which is equivalent to \$1,150,000 for 5 acres, more or less. Land and Economic Development concur with this value.

With regards to servicing, Engineering Services has indicated that \$500,000 of the \$1.3 million identified from Phase 8 in the 2007 Capital Budget would need to be advanced into 2006. The Operating Budget for Subdivision Development (Bus. Unit 297) also requires amending to account for the applicable internal charges and transfers to capital of \$440,000 for the development (offsite and recreation) levies and internal land accounting in the amount \$190,000 and \$225,000 respectively. Both of these items would be funded from the proceeds of the land sale.

Recommendation:

That City Council approves:

1. First reading to amend the Land Use Bylaw to rezone the R2/PS parcel in Johnstone Crossing from A1 to PS - Public Service.



Memo

Kelly Kloss
March 07, 2006
Page 2

2. Authorizing the Administration to enter into an agreement for sale for the 2.02 hectare (5.0 acre), more or less, R2/PS parcel, being part of Lot 1, Block 4, Plan 812 1569 in Johnstone Crossing, subject to:
 - a. the purchase price being \$230,000 per acre,
 - b. approval of the PS zoning, and
 - c. the terms and conditions of the agreement being satisfactory to the City Manager.

3. Amending the 2006 Capital Budget for Johnstone Crossing Phase 8 servicing to advance \$500,000 from 2007 into 2006, and amending the 2006 Operating Budget for Subdivision Development (Bus. Unit 297) to include \$440,000 for the applicable internal charges and transfers to capital for development (offsite and recreation) levies and internal land accounting, with funding for both items to come from the proceeds of the land sale.

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

Howard Thompson
Land & Economic Development Manager

Attach

- c. Bryon Jeffers, Director of Development Services

Legislative & Administrative Services

DATE: April 11, 2006
TO: Kristina Mark, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/I-2006
Inglewood East (Ironstone)
Lots 1 & 2, Block 7, Plan 062_____

Reference Report:

Parkland Community Planning Services, dated March 14 and February 28, 2006.

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated March 14, 2006, re: Land Use Bylaw Amendment 3156/I-2006, Inglewood East (Ironstone), Lots 1 & 2, Block 7, Plan 062 0981, hereby agrees to amend Land Use Bylaw Amendment 3156/I-2006 by replacing Map 5/2006 with the revised May 5/2006 as presented to Council on April 10, 2006.”

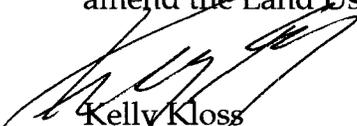
Bylaw Readings:

Land Use Bylaw Amendment 3156/I-2006, as amended, was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/I-2006 provides for rezoning of a multi-family dwelling east site of approximately 0.94 hectares to a density of 30 dwelling units per hectare to create 28 units of townhouses. As well, on the optional place of worship site of 0.55 hectares, a multi-family dwelling site is to be rezoned to a density of 102 dwelling units per hectare to create a 56 unit apartment building. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk

attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
S. Marks, Graphics Designer
E. Damberger, PCPS
T. Edwards, Clerk Steno

BYLAW NO. 3156/I-2006

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

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

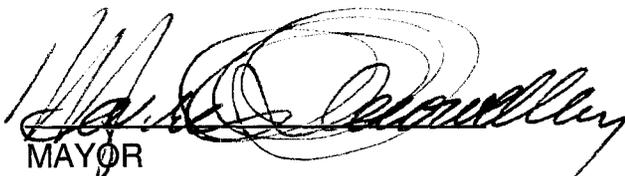
1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 5/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this 10th day of April 2006.

READ A THIRD TIME IN OPEN COUNCIL this 10th day of April 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10th day of April 2006.


MAYOR


CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 R2 - Residential (Medium Density) District
 R3 - Residential (Multiple Family) District

Change from :
 R2 D23 to R2 D30 
 R3 D81 to R3 D102 

MAP No. 5 / 2006
 BYLAW No. 3156 / 1 - 2006



COMMUNITY SERVICES

Date: April 1, 2006
To: Kelly Kloss, Legislative and Administrative Services Manager
From: Colleen Jensen, Community Services Director
Re: Downtown RCMP Station - Concept Design and Site Recommendations

CS-06-0012-0320

Background:

The Red Deer City RCMP Detachment, currently housed in one location downtown, has outgrown their existing space. The RCMP Station, as it is currently used, is facing two critical challenges. First, it does not have the capacity to adequately house the current level of staff and officers, while ensuring there is space to accommodate future growth. If the new 67th Street Station proceeds to construction, then some of the capacity issue will be addressed. The second related, and more critical issue, is that the previously renovated spaces that were designed for specific functions like holding cells and exhibits have become sub-standard and no longer meet the functional needs and current requirements and standards related to RCMP.

Funding was allocated in the 2005 Capital Budget that would allow Administration to proceed to the Concept Design Plan for the Downtown RCMP Facility as per the Major Facility Planning and Construction Template, with the following resolution from the April 25th, 2005 meeting of Council:

***“Resolved** that Council of the City of Red Deer having considered the report from the Director of Community Services, dated April 25, 2005, re: Options for the Existing RCMP Building, hereby agrees to direct Administration to proceed with the undertaking of the Concept Design for the downtown RCMP station (Phase IIB of the Major Facilities Planning and Construction Template), based on an amended scope from that noted in the 2005 Capital Budget, which includes a cost benefit analysis and site evaluation of the downtown RCMP Station to determine the viability of renovation on its existing site versus building a new site, along with the space requirements, the relationship between space for each function, the proposed footprint, preliminary “order of magnitude” capital costs and very preliminary operating costs.*

Council further agrees that funding in the amount of \$50,000 will be used, from the 2005 Capital Budget, with Community Services responsible for the expenditure of the funds, with work to be completed by fall 2005”.

Stephens Kozak Carr and Brown Architects were contracted in May of 2005 to undertake the work.

Discussion:

The Downtown RCMP Detachment Site Study and Concept Design Report includes two components. The first is the Concept Design, which provides the first level of detail for the facility. Space functions and requirements, and the relationship between space for each function or component have been addressed, taking into consideration the RCMP 'fit up standards'. The second component is site evaluation. Extensive work was done to assess the viability of various sites, both public and privately owned, in the downtown area that would meet the current and future policing needs in the downtown. A detailed set of criteria was used to do the evaluation. The final Report, as attached, includes recommendations addressing operational and functional needs along with preliminary order of magnitude capital costs. Very preliminary startup and operating costs have been prepared and are also attached to this memo. Financial Services have reviewed the order of magnitude start up and operating costs and are satisfied with the preliminary estimates. It is important to note that due to privacy legislation, privately owned sites explored have not been included in the public agenda, but have been provided to Council confidentially for their information and consideration.

Based on recommendations outlined in the report the preliminary order of magnitude capital costs are identified as:

Land Costs, site servicing/work and soft costs (fees, permits, testing)	\$ 5,300,000
Building	\$ 9,000,000
Contingency	\$ 1,200,000
Start-up costs	\$ 1,200,000
TOTAL	\$16,700,000

In order to move forward, according to the Major Facility Planning and Construction Template, to the Detailed Design for the Downtown RCMP Station, the City Manager, with SMT, must consider the Report from the consultants, including the projected costs. This was done at the April 6th, 2006 meeting of SMT. The resulting decision was to support the recommendations contained in the Report and to recommend that administration be directed to move forward to the Detail Design phase for the Downtown RCMP Station.

The Downtown RCMP Detachment Site Evaluation and Concept Design is being brought forward for Council's consideration, along with the recommendation to move to the Detail Design Phase. Again, this is in keeping with the Major Facility Planning and Construction Template. Budget, in the amount of \$800,000, has been allocated in the 2006 Capital Budget to be available should Council decide to proceed to Detail Design.

Recommendation:

That Council for The City of Red Deer accept the Downtown RCMP Detachment Site Study and Concept Design Report, as submitted by Stephens Kozak Carr and Brown Architects; and further that Council direct administration to proceed with the undertaking of the Detailed Design (Phase III A of the Major Facility Planning and Construction Template), for the recommended Downtown RCMP station at the site located at 45 St & 51 Ave, based on the order of magnitude costs as noted above in this memo. Detail Design will determine and define the final scope of the project and the final capital costing based on the consultant's recommendations and the tender process. Also included will be the start up budget, annual operating budget and other related costs projected during construction. Detail Design is estimated to begin in May 2006 and to be completed by Q1 2007.

It is further recommended that Council approve \$800,000 from the 2006 Capital Budget for the purpose of the Detail Design of the Downtown RCMP Station, with Community Services responsible for the expenditure of the funds.

Sincerely,

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

Colleen Jensen

c. Superintendent Steele, RCMP

RCMP Downtown Station – Preliminary Start Up Cost Estimates

A. Furnishings/Window Coverings

The estimated costs for workstation furnishings, lockers, window coverings etc are:

Total **\$900,000**

B. Information Technology

IT requirements will include RCMP line drops and telephone installations, wide area network connectivity and the municipal telephone system.

Total **\$140,000**

C. Moving Expenses

Moving expenses for the moving of files, equipment, and furniture for officers and municipal employees.

Total **\$160,000**

TOTAL START UP COSTS **\$1,200,000**

RCMP Detachment – Preliminary Operating Cost Estimates

Operation and Management Costs

Reoccurring annual expenditures to deal with utilities, regular maintenance, insurance and other operating cost of the facility.

TOTAL PRELIMINARY OPERATING COST ESTIMATES **\$470,000***

*NOTE: This is total cost and not incremental cost. There will be some money in the operating budget that will offset a portion these operating costs.

It also should be noted that additional officers and municipal employees will be required, but not as a result of the facility, but as a part of the regular Service Planning and budget process.



EXECUTIVE SUMMARY

Purpose

The City of Red Deer RCMP Detachment is currently housed in a single location in the city's downtown. Due to the continued growth of the city, the corresponding need for increased staffing, changes in RCMP facility standards and services, and current facility infrastructure deficits, the Downtown Detachment requires either a new or renovated and expanded facility.

Methodology

The project methodology consisted of reviewing previous reports and documentation, site visits and review of the existing building and site, preparation and refinement of a space analysis program, a series of meetings with the Steering Committee and users of the proposed facility, and the preparation and analysis of several alternative solutions.

Fourteen potential sites, five City owned and nine privately owned, were identified and studied.

The evaluation criteria consisted of: • the ability of the site to accommodate the required RCMP space program and functional requirements, • the ability to provide for future building and parking requirements and expansion, • proximity to the downtown, Remand Centre, Courthouse, and other community partners, • police access to major arterial routes, • the ability to accommodate the required police vehicle parking and storage, • vehicular and pedestrian access to the site, • the ability to release prisoners in a safe manner, • the impact of the site and construction on the existing police operations, • the capital cost of the site, additional costs such as demolition and major renovation costs, • environmental issues such as flooding, • timely availability of the site and the ability to assemble the required land package, • and conformance to the City of Red Deer planning guidelines and planning issues.



Evaluation of City Owned Sites

The following is a brief summary of the evaluations of the City owned sites:

- Site 1 - 48 Street & 48 Avenue: • the most expensive construction and renovation costs, • longest construction time, • loss of downtown parking, • severe disruption of RCMP operations and loss of RCMP parking during construction, • functional compromises
- Site 3 - 48 Street & 47 Avenue: • elimination of existing downtown parkland, • not in keeping with the Greater Downtown Action Plan and the Community Cultural Master Plan
- Site 4 - 43 Street & 47 Avenue: the site is in the flood plain
- Site 9 - 47 Street & 51 Avenue: • too small to accommodate program requirements
- Site 12 - 49 Street & 54 Avenue: • poor proximity to downtown, • premium land for other city uses

Evaluation of Private Sites

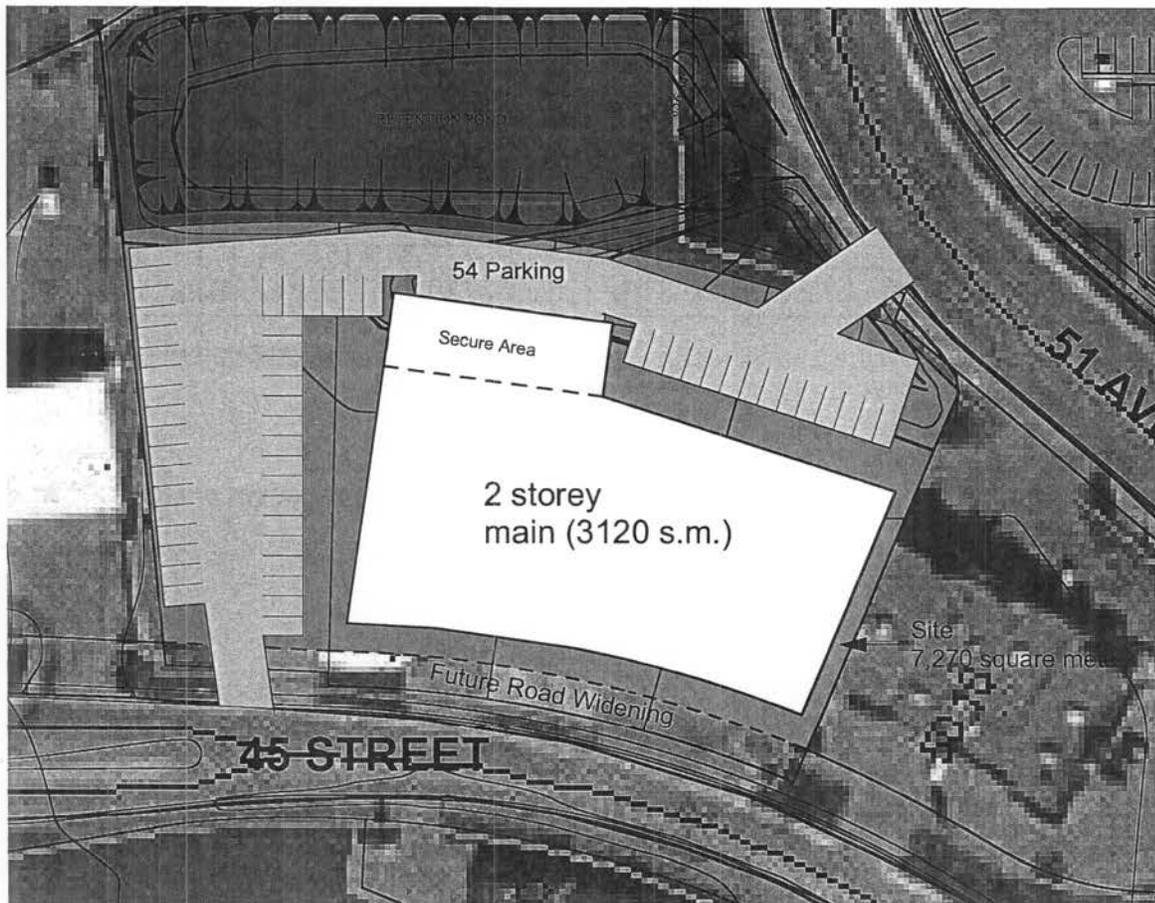
The following is a brief summary of the evaluation of the private site being recommended. All of the other private sites evaluated have been removed from this report due to confidentiality requirements.

- This site consists of constructing a new two storey building on a new site with future expansion capabilities of an additional 1,930 square meters
- Adequate police vehicle, staff and public parking is available either on the site or immediately adjacent to the site
- The location provides excellent access to major arterial routes
- The site has excellent access from the Downtown area and fair access to the Remand Centre and the Courthouse
- There is close proximity to supporting agencies such as the methadone treatment centre, fire hall, hospital, and other government services
- The site is close to the bar area, affording good surveillance of these areas



Recommendation

It is the recommendation of the Committee that site number 8 at 45 Street and 51 Avenue be purchased and developed for the new RCMP Downtown Detachment.



April 6, 2006

Downtown RCMP Site Recommendation

1. Why is there a need for a new or renovated Downtown RCMP Station?

The current Downtown RCMP Station has been operating since 1972. Since it was developed, the facility has undergone one major addition as well as several smaller renovations aimed at increasing its use and lifespan.

The RCMP Station is facing two critical challenges. The first is that it does not have the capacity to adequately house the current level of municipal staff and officers, while ensuring there is space to accommodate future growth. The second and most critical issue is that the previously renovated spaces that were designed for specific functions like holding cells and exhibits have become very substandard and no longer meet the functional needs or requirements set out by the Crown and RCMP.

At this time the entire Red Deer City RCMP Detachment is housed at the Downtown Station. Although The City is currently working on a detail design for a new satellite RCMP Station beside Emergency Services Station 2 on 67 Street, this proposed new location will only partially solve the RCMP's space issues if it is built. Capacity and substandard operating conditions will continue to be issues at the Downtown Station.

2. What process has The City followed to select a site for the Downtown RCMP Station?

To select a site for the Downtown RCMP Station, we worked with a consultant with expertise developing police facilities to complete the concept design planning phase of our *Major Facilities Construction and Planning Template*.

As part of concept design, we identified a number of potential sites, including the existing location. To understand if a site could function effectively now and into the future, we had to evaluate and score each location on a number of criteria:

- how the facility and site needed to function and the space required;
- whether there was room to accommodate growth;
- how easy it would be to access or leave the building and site onto major arterial and collector routes;
- how close it was to downtown, the Courthouse, Remand Centre and other RCMP community partners;
- whether there were environmental concerns;
- if it met broader community planning guidelines;
- how the operational and capital costs of building or renovating compared;
- how long it would take to complete the project and how that would affect existing police operations.

3. How many sites did The City study?

We identified and studied 14 potential sites. Five were owned by The City, including the existing Downtown RCMP Station at 48 Street and 48 Avenue. Nine were privately owned.

4. Where were the other sites located?

The other four City sites were located in the greater downtown area at: 48 Street and 47 Avenue; 43 Street and 47 Avenue; 43 Street and 47 Avenue; 47 Street and 51 Avenue; and 49 Street and 54 Avenue. Under the Freedom of Information and Protection of Privacy Act, we are unable to disclose specifics about the privately owned sites not being recommended.

5. Which site is The City recommending City Council consider?

We are recommending City Council consider a private location at 45 Street and 51 Avenue as it received the best overall evaluation and score. This site offers an efficient solution that allows us to effectively meet our current and future policing needs.

6. What are the benefits of the recommended site?

The recommended site at 45 Street and 51 Avenue allows for a new building that meets current RCMP facility standards and can be expanded in the future. There is room for parking around the new building as well as additional parking space in lots to the northeast and northwest.

This location has the potential to be expanded to the north as the city grows and policing demands increase. It is very close to downtown and located near major arterial routes, providing easy access for the public and police personnel. It is also near the downtown bar area, which may assist the RCMP in monitoring this area. Although it is a bit further from the Remand Centre and Courthouse, it is fairly easy to travel between these facilities. There is also good access to supporting agencies such as the hospital, fire hall, methadone treatment centre and various government services.

7. Why wasn't the current Downtown RCMP site selected?

We considered two options for the Downtown RCMP site. One was to renovate and add-on to the existing building and the second was to demolish it and rebuild. The financial costs to pursue both of these options exceeded the amount that it would cost to purchase and build on the recommended site.

In addition, these two options would have created longer construction timelines and processes than building a new facility on a new site. They also would have caused significant operational issues for the police such as relocating staff and some operations several times, eliminating parking and reducing access to the facility. Only one of the options provided for a limited future expansion.

8. What decision is City Council making about this recommendation at the April 10, 2006 meeting?

City Council will make a 'go' or 'no go' decision on the recommended site and funding to move the project to the detail design stage according to the *Major Facilities and Construction Planning Template*. If Council gives a 'go' decision, the detail design process would occur between April 2006 and early 2007.

Once the detail design is complete and project cost estimates are prepared, Council would make a final 'go' or 'no go' decision that will determine whether the project would proceed to construction.

9. How much has The City budgeted for detail design and construction for the Downtown RCMP Station?

We have allotted funds from our Alberta Municipal Infrastructure Grant within the 2006-2010 capital budget to pay for this project. As a result, we don't have to use money from The City's reserve fund. There is

\$800,000 assigned in the 2006 capital budget to cover the cost of detail design. A further \$17 million is earmarked for use between 2007 and 2008 to purchase land and carry out construction.

10. What will happen to the existing building?

If City Council agrees to go forward with detail design on the recommended site, and then later approves moving the project to construction, the existing downtown RCMP facility and site would be available for other purposes that would support our efforts to revitalize the downtown.

Comments:

We agree with the recommendations of the Director of Community Services.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



COUNCIL MEETING OF APRIL 10TH , 2006

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: DOWNTOWN RCMP DETACHMENT
SITE & CONCEPT DESIGN REPORT**



DOWNTOWN RCMP DETACHMENT SITE & CONCEPT DESIGN REPORT

April 3, 2006





STEERING COMMITTEE

Stephens Kozak Carr and Brown Architects wishes to acknowledge the input of, and extend thanks to, the Downtown RCMP Facility Planning Committee.

The committee members are:

Colleen Jensen	Director, Community Services, The City of Red Deer
Supt. Jim Steele	RCMP, The City of Red Deer
Insp. Pete Calvert	RCMP, The City of Red Deer
Insp. George Stevenson	RCMP, The City of Red Deer
Sgt. Doug Cooper	RCMP, The City of Red Deer
Allan Kwasney	RCMP K Division, Edmonton

Our thanks are also extended to the following:

Deb Comfort	Community Services, The City of Red Deer
Carla Petley	RCMP K Division, Edmonton
Jerry Hedlund	Technical Services Coordinator, The City of Red Deer



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EXECUTIVE SUMMARY

Purpose

The City of Red Deer RCMP Detachment is currently housed in a single location in the city's downtown. Due to the continued growth of the city, the corresponding need for increased staffing, changes in RCMP facility standards and services, and current facility infrastructure deficits, the Downtown Detachment requires either a new or renovated and expanded facility.

Methodology

The project methodology consisted of reviewing previous reports and documentation, site visits and review of the existing building and site, preparation and refinement of a space analysis program, a series of meetings with the Steering Committee and users of the proposed facility, and the preparation and analysis of several alternative solutions.

Fourteen potential sites, five City owned and nine privately owned, were identified and studied.

The evaluation criteria consisted of: • the ability of the site to accommodate the required RCMP space program and functional requirements, • the ability to provide for future building and parking requirements and expansion, • proximity to the downtown, Remand Centre, Courthouse, and other community partners, • police access to major arterial routes, • the ability to accommodate the required police vehicle parking and storage, • vehicular and pedestrian access to the site, • the ability to release prisoners in a safe manner, • the impact of the site and construction on the existing police operations, • the capital cost of the site, additional costs such as demolition and major renovation costs, • environmental issues such as flooding, • timely availability of the site and the ability to assemble the required land package, • and conformance to the City of Red Deer planning guidelines and planning issues.



Evaluation of City Owned Sites

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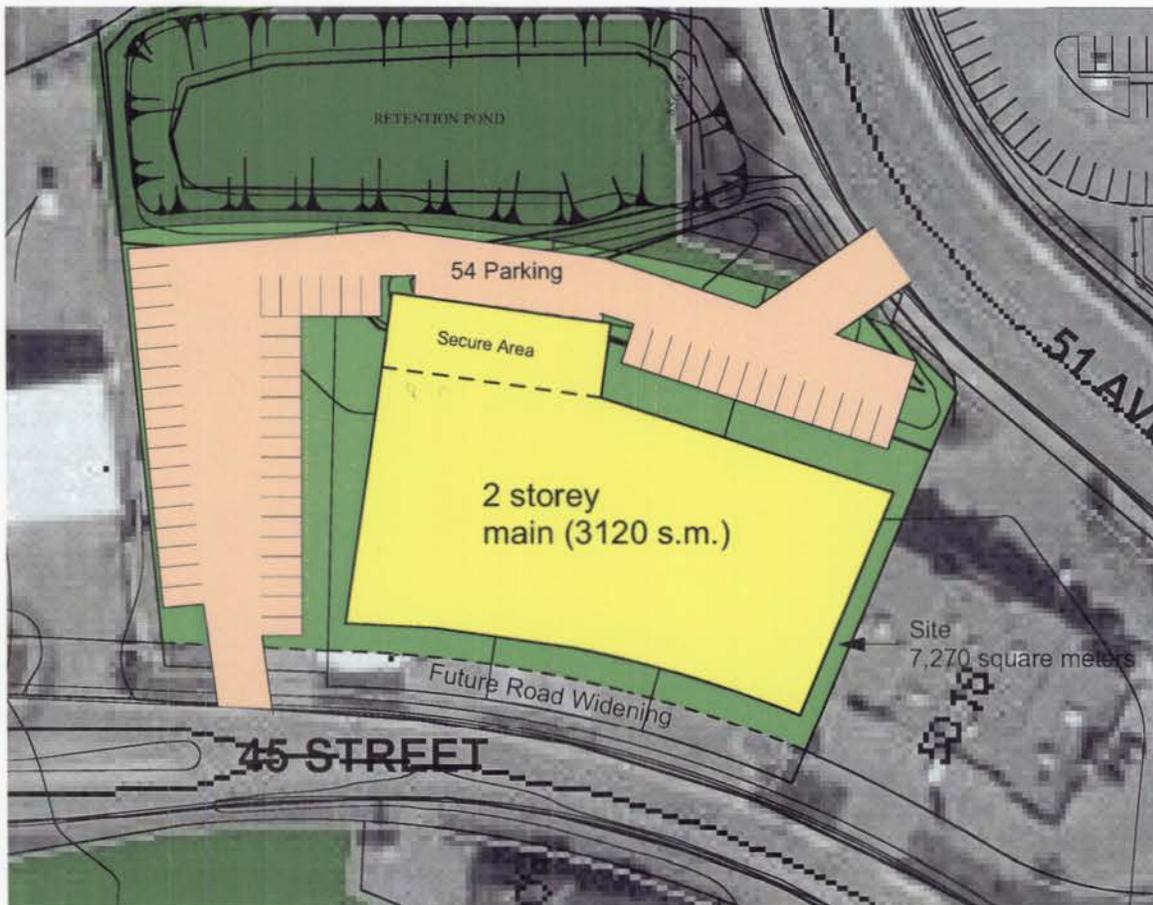
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- The site is close to the bar area, affording good surveillance of these areas



Recommendation

It is the recommendation of the Committee that site number 8 at 45 Street and 51 Avenue be purchased and developed for the new RCMP Downtown Detachment.





Site Criteria Summary

NUMBER	LOCATION	PROXIMITY TO DOWNTOWN	ACCESS TO SITE	ACCESS TO MAJOR ARTERIAL ROUTES	IMPACT ON OPERATIONS	ENVIRONMENTAL NEGATIVES (FLOOD PLAIN, CONTAMINATION)	PROXIMITY TO COURT HOUSE	DESIGN FLEXIBILITY	POLICE PARKING	OFF SITE PARKING	ADDITIONAL COSTS (RENOVATIONS)	PROXIMITY TO COMMUNITY PARTNERS	PRISONER RELEASE	MULTIPLE STAKEHOLDERS	CONFORMANCE TO PLANNING ISSUES	COMMENTS	SCORING
1A	48 St & 48 Ave	10	10	7	1	10	10	1	10	8	4	7	9	10	10	• the most expensive construction • longest construction time • loss of downtown parking • severe operational problems during construction and loss of police parking • functional compromises	107
1B	48 St & 48 Ave	10	10	7	2	10	10	3	10	8	3	7	9	10	10	• operational problems during construction and loss of police parking • loss of downtown parking • cost of demolition	109
2	32 St & 49 Ave															• site has been sold	
3	48 St & 47 Ave	9	4	6	10	10	10	8	8	8	10	7	5	10	1	• excellent site overall but would eliminate existing park land • use not in keeping with Downtown Action Plan, etc.	106
4	43 St & 47 Ave					****										• unacceptable because of possible flooding	
5	55 St & 42 Ave	3	4	5	10	10	6	6	10	2	6	5	1	1	10	• involves multiple stakeholders to consolidate site • release of prisoners in residential/school area • no walk-in access from downtown	79
8	45 St & 51 Ave	10	10	9	10	10	8	7	10	10	10	7	9	10	10	• additional parking readily available in close proximity -close proximity to supporting agencies • good future expansion	130
9	47 St & 51 Ave															• the site is too small to accommodate the program requirements and the parking	
12	49 St & 54 Ave	8	10	8	10	10	7	8	10	2	10	6	8	10	2	• the site is premium for other City operational uses	109

➔ indicates the recommended site

See page 10 of the report for detailed information regarding criteria.



INTRODUCTION

Purpose

The City of Red Deer is seeking to complete a Concept Design Plan of an RCMP Facility in the greater Downtown area. The consultant is to complete an analysis and consultation process to determine the spatial and functional needs that will address current and future needs for RCMP operations in the Downtown area. Two options that will be considered are renovation to the existing facility and site and the development of a new RCMP facility at a different Downtown site. In the process of identifying a suitable option, more than one new site will be considered. Consideration will be given to the various operational requirements, services, security protocols, public access, staff work space and vehicle storage requirements.

The development of a Concept Design Plan to address the cost benefit, both financial and functional to the different site options and will take into consideration the potential costs and operational challenges of renovation vs. a new building. The Concept Design will include building and site recommendations and associated preliminary capital cost estimates and preliminary operating cost estimates.



To address the safety and policing needs of the community, The City of Red Deer wishes to identify long-term solutions that will provide effective police response and ensure adequate space is available for the RCMP members and associated municipal support staff. In addition, The City requires that every effort is made to achieve these solutions in a prudent, functional, and visionary manner,



The Red Deer City RCMP Detachment is currently housed in a single location in the city's Downtown. Due to the continued growth of the city, the corresponding need for increased staffing, changes in RCMP facility standards and services, and current facility infrastructure deficits, the Downtown Detachment requires either a new or renovated and expanded facility. Consideration must also be given to the viability and suitability of the current site for the facility now and in the future.

Based on the Major Facility Planning & Construction Template, City Council has agreed to move forward to the Concept Design phase of planning, and the development of associated cost estimates.



TERMS OF REFERENCE

The consultants were to review documents provided which were related to the project:

- Crime Prevention & Policing Study
- Preliminary RCMP Space Analysis/Comparison by RCMP 'K' Division
- Site Plan and Drawings of existing RCMP Downtown Facility
- Business Plans, organizational structures, related to the RCMP

METHODOLOGY

The project methodology consisted of:

- a review of all documents forwarded by the Steering Committee as listed above.
- a visit to the existing site to assess the site and the site constraints as well as to review the condition of the existing building.
- a review and comments on the RCMP Space Analysis/Comparison document. Following discussions, some revisions were made to the space requirements.
 - The final Space Analysis was used to test the existing site and explore several alternative sites in order to optimize site utilization, functional optimization, cost effectiveness, and the potential for future expansion.
- a series of meetings with the Steering Committee for discussions and feedback on the direction and progress of the study.



EVALUATION CRITERIA

Each of the sites was evaluated taking into account the following criteria:

- ability to accommodate both the gross floor area requirements and functional planning requirements of the RCMP space analysis
- ability to accommodate future expansion requirements (both building and parking)
- timely availability of the site and the ability to assemble the land package
- site proximity to:
 - downtown
 - remand centre
 - courthouse
 - community partners
- police access to major arterial routes
- ability to accommodate police vehicle parking and storage
- the impact of the site and resulting project requirements on the existing policing operations during construction
- ability to release prisoners in a safe manner
- vehicular and pedestrian access to the site
- environmental issues (flood plain, etc.)
- conformance to City of Red Deer planning guidelines and planning issues
- capital cost of the site
- additional costs such as demolition of existing structures or major renovations



SPACE ANALYSIS

The following table represents the final Space Analysis/Comparison for the Red Deer Detachment Downtown. The table represents the current year requirements and an allowance for the anticipated growth for the next ten years

The table was based on information provided by RCMP K Division and subsequently modified during the study process in collaboration with K Division, RCMP Red Deer and The City of Red Deer.

AREA NAME	AREA (square meters)	REMARKS
GIS		
Investigation Supervisor		3 work stations
E + R Clerk		2 work stations
NCO Staff Sergeant	11.0	
Corporal	22.0	shared office - 3 persons
General Office	137.5	open area - 25 persons
GIS Clerk Support	20.5	workstations - 2
GIS Storage	35.0	
Monitor Room	8.0	
Project Room 1	21.5	
Project Room 2	21.5	
STAFF		
Locker Room - Male	103.0	
Locker Room - Female	55.5	
Washroom - Male Staff	0.0	in gross up factor
Washroom - Female Staff	0.0	in gross up factor
Lunch Room	30.0	



AREA NAME	AREA (square meters)	REMARKS
Auxiliary Constables	20.0	
Exercise / Weight Room	165.0	
EXHIBIT		
Exhibit Room - Over Night	71.5	to include DNA cabinet
Exhibit Room - Secure	125.0	
Drug - Over Night	6.5	
Drug - Secure	21.5	
SUPPORT		
Main Workstation	50.0	
Switchboard	10.0	
Storage - Secure Records	75.0	
OIC Operations / Inspector	15.5	
Office - Court Clerk	26.0	shared office - 3 persons
Office - Clerk Supervisor	11.0	
Office - Corporal	16.5	shared office - 2 persons
Analyst / Reader	22.0	shared office - 3 persons
PUBLIC		
Interview Room 1	9.5	
Interview Room 2	9.5	
Interview Room 3	9.5	
Multipurpose Room	60.0	
Reception	22.5	
Lobby / Waiting	18.0	
Vestibule	3.5	
Washroom	5.0	barrier free
CP		
NCO Admin. Sergeant	11.0	
Office - D.V. Constable	20.5	shared office - 2 persons



AREA NAME	AREA (square meters)	REMARKS
Office - D.V. Corporal	11.0	
General Office	48.0	open area - 5 persons
SERVICE		
UPS / EPU	10.0	
Emergency Generator Room	15.0	
Telephone Vault	10.0	
Janitor	10.0	
SENIOR LEADERSHIP		
OIC Assistant	11.0	
Office - Financial	11.0	
Financial	11.0	
OIC The City of Red Deer - Superintendent	15.5	
Steno	20.5	2 persons
MUNICIPAL WATCH		
General Office	160.00	
Training Room	130.0	
Parade / Shift Briefing Room	50.0	
Police Equipment	50.0	
Office - Corporal	16.5	
NCO Detachment	16.5	shared office - 2 persons
VICTIM SERVICES UNIT		
Central Alberta Cert	20.5	
VSU - Co-ordinator	11.0	
Soft Interview	11.0	
VSU Assistant	7.5	workstation
VSU Steno	7.5	workstation
Advocates	28.0	3 persons
CELL BLOCK		



AREA NAME	AREA (square meters)	REMARKS
Guard Area	20.0	
Guard Washroom	5.0	
Secure Interview 1	10.0	
Secure Interview 2	10.0	
Breathtesting / Identification	12.0	
Prisoner Effects	15.6	
Prisoner Shower	3.0	
Holding Cells - Male (3 cells)	33.0	
Holding Cells - Female (2 cells)	22.0	
Cells - Male (5 cells)	45.0	
Cells - Female (2 cells)	18.0	
Cells - Male Young Offender (2 cells)	18.0	
Cell - Female Young Offender (1 cell)	9.0	
Prisoner / Visitor Room	6.5	
Patrol Corridor	-	min 1.5m wide in gross up factor
Janitor	7.0	
Garage Bay - Secure	74.0	2 vehicles
INFORMATICS		
Office - NCO	11.0	
LAN	10.0	
Workshop	24.0	
Laboratory / Storage	18.5	
FORENSIC IDENTIFICATION		
Office - NCO	11.0	
General Office - Members	37.0	workstations - 5
Examination / Chemical Storage Room	25.0	3.7 wide - 5 persons
Combined Darkroom	0.0	Headquarters only
Audio / Visual Room	8.0	



AREA NAME	AREA (square meters)	REMARKS
Graphic Arts	11.5	
Studio	24.0	4 x 6
Exhibit Storage	6.5	
Storage	9.5	
Garage Bay	75.0	2 vehicles
PSD		
Office - Staff	23.0	shared office - 3 persons
Storage	6.0	
TOTAL NET FLOOR AREA	2,993.0	
TOTAL GROSS FLOOR AREA	4,310.0	1.44 gross up factor
Visitor Parking		10 stalls (include 2 barrier free stalls)
Police Operational Vehicles		27 stalls (3m wide)
Staff Parking		as per City bylaws

It is anticipated that the new or renovated RCMP facility would house approximately 206 people carrying out their duties with the functions listed in the table above.

The total estimate of staff would be 206 with the largest shift, to work out of the building at any one time, being approximately 135 people. It is important to note that these are suggested staffing levels, responding to the city's growth, as outlined in the Crime Prevention and Policing Strategy, which was adopted by City Council as a planning tool and guideline only.



FUNCTIONAL PLANNING CONSIDERATIONS

From a functional point of view, planning and operational efficiencies are achieved by:

- A 1 storey building is the most functional and operationally efficient.
- A 2 storey building is less efficient but workable if public interaction functions and RCMP operational areas are maintained on the first storey. Staff functions, such as locker rooms, etc. and some administration functions can readily be located on the upper storey.
- A 3 storey building is the least desirable and produces the least efficient planning and operational relationships.

The planning options are represented on the following three pages.



EXISTING DOWNTOWN RCMP BUILDING AND SITE



The existing facility is situated on 49 Street between 48 Avenue and 49 Avenue directly across from the Library and City Hall.

The building is a two storey structure with a partial basement and was constructed in 1967 and added to in 1984.

The building structure is comprised of a heavy, cast-in-place concrete system of beams and columns. There have been numerous renovations and additions over the years, usually creating just enough new or renovated areas to meet the RCMP

needs for a critical needs. Renovations to this type of structure are generally expensive and labour intensive.

Mechanically, some of the equipment is original to the 1967 construction and some to the 1984 addition. Portions of the building equipment have been replaced and upgraded as required to meet operating requirements. The two 32 year old gas fired hot water boilers located in the basement were replaced in 2004. The boiler in the second floor mechanical room was installed in 1984 and serves as a backup boiler to be put in operation as required. This boiler failed a few years ago, but has been repaired. Two perimeter radiation recirculation pumps (1967) supply heating water to the perimeter baseboard heating system. Building ventilation is provided from the basement mechanical room and from roof mounted units. The manufacturer of the roof mounted equipment no longer exists, making some replacement parts impossible or very difficult to obtain. For major renovations and an addition it is necessary that the mechanical systems be completely replaced.

The electrical systems within the building are a combination of original infrastructure, as well as newer infrastructure added during the course of the expansions and renovations. For the most part, the existing provisions are in good condition and well maintained, however they are reaching the end of their life expectancy, particularly given that they cannot accommodate current technology or energy performance.



In 2001, the main floor cells were demolished to create adequate space for the records area. The low ceiling height had to be maintained throughout the area due to large overhead support beams, and the mechanical ductwork installation was limited to supplying air to the central area of this space. As a result, the air supply in the renovated records area cannot be properly balanced.

Due to the structural constraints and low ceiling height of the main floor cell block section, future expansion or renovation to this area is severely compromised. In order to achieve a workable plan, demolition of this area is necessary.



The gross floor areas in the existing building are:

- Basement 700.0 square meters
- Main Floor 950.0 square meters
(Deleting the old cell area (350 s.m.))
- Second Floor 770.0 square meters

Total gross floor area = 2,420 square meters

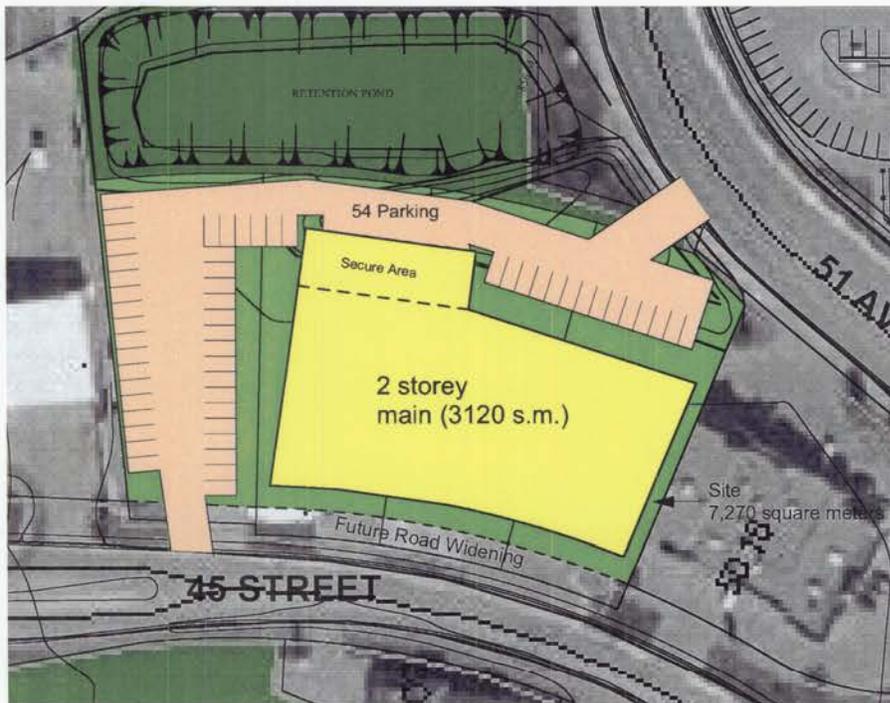




RECOMMENDED SITE SELECTION

SITE 8 - 45 Street & 51 Avenue

After analysis of the established site criteria, site number 8 proved to provide the highest level of criteria satisfaction by a considerable margin.



- This option consists of constructing a new building on a new site.
- The site is adequate to provide an optimum 2 storey solution and the parking required.
- The site will allow a future 1,930 square meters of expansion on the second floor.
- There is substantial additional parking available in lots both to the north-east and the north-west.

- * There is possible expansion to the north of the site.
- The site has fair access to the Remand Centre and Courthouse.
- There is excellent access from the Downtown area.
- There is close proximity to supporting agencies such as the methadone treatment centre, fire hall, hospital, and government services.
- The site has excellent access to major arterial routes.
- The site is close to the bar area, affording good surveillance of these areas



CONSTRUCTION COST ESTIMATES

Land costs have not been indicated due to confidentiality requirements dictated by legislation.

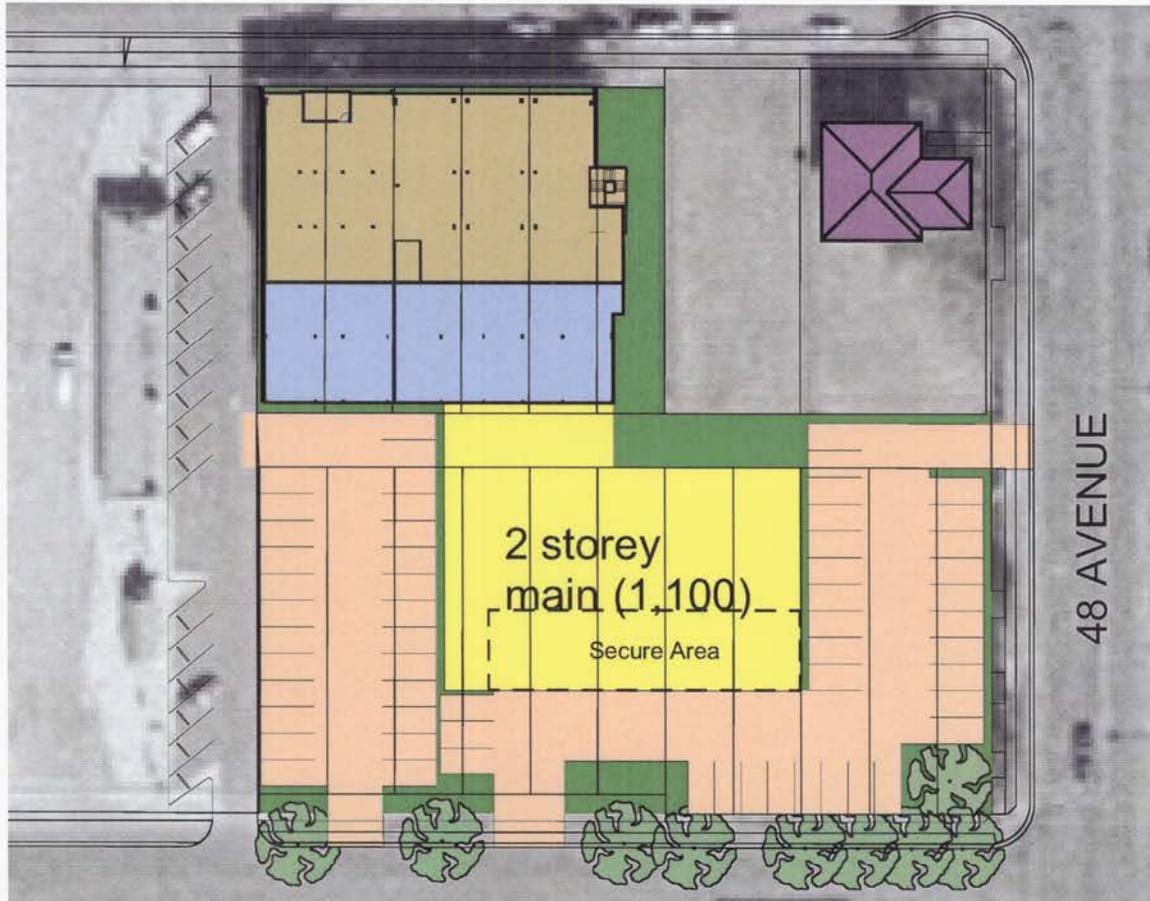
NUMBER	LOCATION	BUILDING	NUMBER OF STOREYS	SITE DEVELOPMENT and SITE SERVICING	ADDITIONAL COSTE	DEMOLITION	PHASING	CONTINGENCY / RISK FACTOR	SOFT COSTS (consultants' fees, testing, surveys, etc.)	FURNISHINGS	TOTAL PROJECT COSTS
1A	48 St & 48 Ave	\$4,900,000	2	\$500,000	*\$2,500,000	\$1,200,000	\$2,500,000	\$2,000,000	\$2,500,000	\$1,000,000	\$17,100,000
1B	48 St & 48 Ave	\$9,000,000	2	\$800,000	*\$1,000,000	\$2,000,000	\$1,000,000	\$1,450,000	\$2,300,000	\$1,000,000	\$18,550,000
3	48 St & 47 Ave	\$9,000,000	1	\$1,350,000	-	-	-	\$1,200,000	\$1,750,000	\$1,000,000	\$14,300,000
4	43 St & 47 Ave	-	-	-	-	-	-	-	-	-	-
→ 8	45 St & 51 Ave	\$9,000,000	2	\$1,200,000	-	-	-	\$1,200,000	1,710,000	\$1,000,000	\$14,110,000
9	47 St & 51 Ave	-	-	-	-	-	-	-	-	-	-
12	49 St & 54 Ave	\$9,000,000	1	\$2,300,000	**unknown	-	-	\$1,500,000	\$1,950,000	\$1,000,000	\$15,750,000+

* ADDITIONAL TIME AND COSTS DUE TO PHASING OF THE CONTRACT AND STAFF RELOCATION PLUS THE COST OF THE RELOCATION OF ELECTRICAL TRANSFORMERS IF POSSIBLE

→ indicates the recommended site



SITE 1A - 48 Street & 48 Avenue (City Owned)



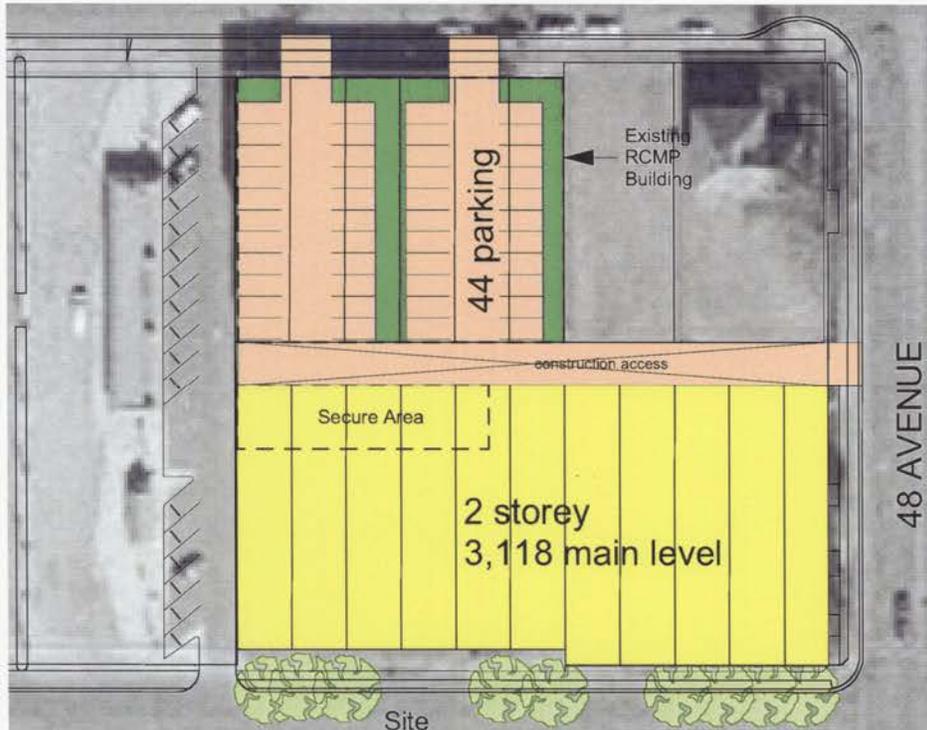
- This option consists of re-using the existing RCMP Downtown Building and constructing an addition to accommodate the required increased operational area requirements.
- The existing building will have all of the existing interior construction, mechanical and electrical systems demolished completely.
- Due to the severe height inadequacy, the portion of the existing building where the original cells were will have to be demolished.
- A new 2 storey addition of 2,200 square meters will be required.



- The site is located in the core of the Downtown, close to the Remand Centre and Courthouse.
- The site has good access to major arterial routes.
- Specific issues arising from this approach are:
 - the addition will have to be built first. This will eliminate the existing police parking and police operational access to the existing building which will still be in use.
 - the project will have to be completed in several stages due to the relocation of existing operational uses which will:
 - * severely compromise the ongoing operational use of the existing building.
 - increase the length of the total project completion by as much as 18 months.
 - significantly increase the overall project cost.
 - compromise the functional performance of the completed design due to the physical constraints of the available space in the existing building and the location and relationship of the addition.
 - there is no possibility of future expansion on this site unless all of the parking is removed or an underground parkade is provided.
- There will be a loss of public parking in the Downtown area.
- The cost of the option is projected at:
 - cost of demolition
 - cost of interior renovations
 - cost of new building
 - cost of additional time and phasing
 - increased operational costs due to disruption and relocation of RCMP operations



SITE 1B - 48 Street & 48 Avenue (City Owned)



- This solution consists of demolishing the existing RCMP Downtown Building and constructing a new 2 storey building of 3,118 square meters on the main level and 1,192 square meters on the second floor.
- There would be 1,192 square meters available at a second level for future expansion.
- During construction there would be no parking for police vehicles.
- During construction there would be very limited police operational access to the existing building.
- There would be significant operational issues during construction (moving of staff several times, etc)
- RCMP presence would be relocated from 49 Street to 48 Street.
- The site is located in the core of the Downtown, close to the Remand Centre and Courthouse.
- The site has good access to major arterial routes.
- There will be a loss of public parking in the Downtown area.
- There will be added costs for the demolition of the existing building.



SITE 3 - 48 Street & 47 Avenue (City Owned)



- This option consists of acquiring the appropriate amount of the north end of the existing park site required to meet the functional and parking requirements of the program.
- The site is centrally located within the downtown core and is readily accessible to both the law courts and the Remand Centre.
- The site allows excellent future expansion by means of a total second floor addition.
- The site is located in the core of the Downtown, close to the Remand Centre and Courthouse.
- The site has fair access to major arterial routes. There is only emergency access to the east.
- The loss of existing downtown park area is a serious negative impact on the viability of this option.
- The proposed use is not in keeping with area plans and the Greater Downtown Action Plan and the Community Culture Master Plan.



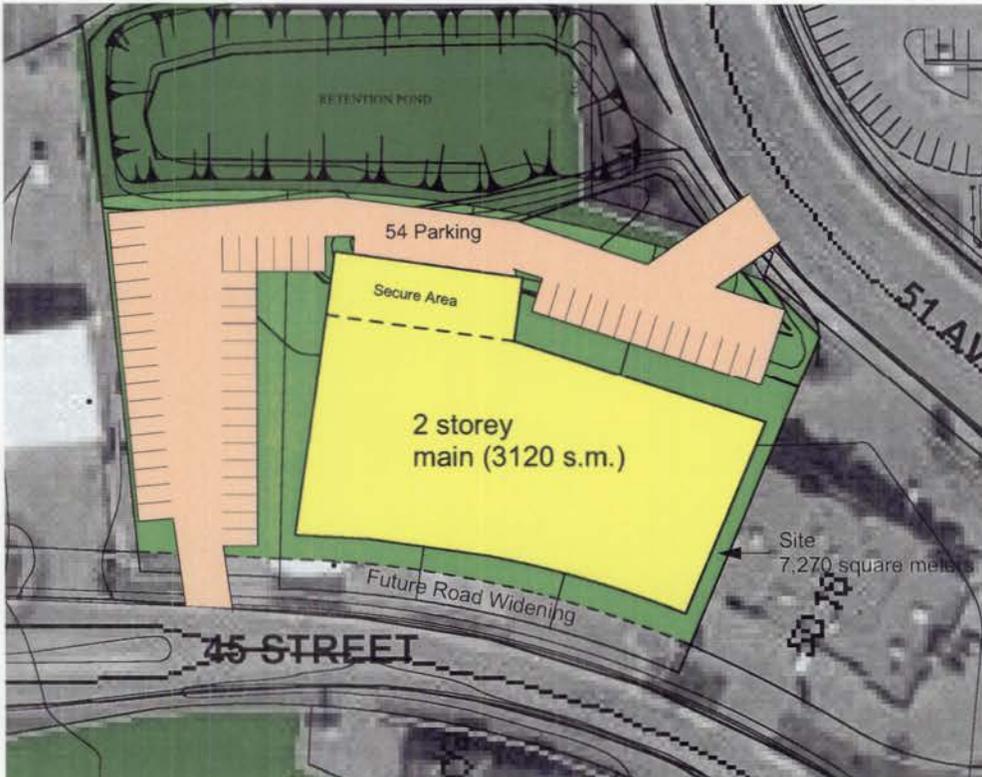
SITE 4 - 43 Street & 47 Avenue (City Owned)



- The site is in the flood plain and therefore rejected.



SITE 8 - 45 Street & 51 Avenue



- This option consists of constructing a new building on a new site.
- The site is adequate to provide an optimum 2 storey solution and the parking required.
- The site will allow a future 1,930 square meters of expansion on the second floor.
- There is substantial additional parking available in lots both to the north-east and the north-west.
- * There is possible expansion to the north of the site.
- The site has fair access to the Remand Centre and Courthouse.
- There is excellent access from the Downtown area.
- There is close proximity to supporting agencies such as the methadone treatment centre, fire hall, hospital, and government services.
- The site has excellent access to major arterial routes.
- The site is close to the bar area, affording good surveillance of these areas



SITE 9 - 47 Street & 51 Avenue (City Owned)



- The site is too small to accommodate the program requirements and the parking.



SITE 12 - 49 Street & 54 Avenue (City Owned)



- This option consists of constructing a new building on a new site.
- The site is adequate to provide a 1 storey solution and the parking required.
- The site will allow for a second floor future expansion and additional parking.
- The site has poor access to the Remand Centre and Courthouse.
- There is no walk-in access from the Downtown area.
- The site has good access to major arterial routes.
- There are a series of electrical transformers that would be extremely costly or impossible to relocate
- The land is premium for other uses.

Legislative & Administrative Services

DATE: April 11, 2006

TO: Colleen Jensen, Director of Community Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Downtown RCMP Station – Concept Design and Site Recommendations

Reference Report:

Director of Community Services, dated April 1, 2006

Resolutions:

“Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated April 1, 2006, re: Downtown RCMP Station – Concept Design and Site Recommendations, hereby:

1. Approves Site #8 at 45 Street and 51 Avenue as the location of the new RCMP Downtown development as outlined in the Downtown RCMP Detachment Site Study and Concept Design Report, as submitted by Stephens Kozak Carr and Brown Architects, on April 10, 2006 .
2. Directs Administration to proceed to the detailed design (Phase IIIA of the Major Facility Planning and Construction Template) for the new Downtown RCMP Station at 45 Street and 51 Avenue.
3. Approves the funding of \$800,000 from the 2006 Capital Budget for the purpose of the Detail Design for the Downtown RCMP Station, with Community Services responsible for the expenditure of the funds.
4. Confirms the requirement to receive Council’s approval to proceed to the construction phase of the project.”

Report Back to Council: Yes

Comments/Further Action:

A report is to be brought back to Council for approval to proceed to the construction phase of the project.



Kelly Kloss
Manager

/chk

- c Supt. J. Steele, Red Deer City RCMP
- D. Comfort, Strategic Initiative Planner
- M. Bovair, Financial Analyst

**MEMO**

Date: April 1, 2006
To: Kelly Kloss, Legislative and Administrative Services Manager
From: Colleen Jensen, Director Community Services
Re: **Main Street Funding**

CS-06-005-3050

The Main Street Program, through the Downtown Business Association, is in the process of submitting an Extension Application to the Province (due April 1, 2006) for continued funding for a further year. As a part of that Extension Application, they require the support of The City to provide additional funding in the amount of \$23,000 for the Main Street project, as matching funds, toward the Coordinator's salary from November 2006 to October 2007. The source of funding to address this request is not tax supported, but rather the Red Deer Heritage Fund Reserve, which is the source used in the past to cover The City's support for this project.

Background

On May 8, 2002 Council approved funding in the amount of \$60,000 (\$20,000/year for three years) to be used by the Downtown Business Association as matching funds for the Alberta Main Street Program, subject to the Main Street program application to the province being approved. The funding that was provided by The City covered the matching portion of the first three years of the coordinator's salary. This included the Pre-Programming year (Nov. 2000-Oct. 2001) and two years of operation (Nov. 2001-Oct. 2003).

Red Deer Main Street also received approval from The Province for funding from Nov. 2003-Oct. 2004, and for a further two years of operation from Nov. 2004-Oct. 2006. Again, The City providing matching funds required by the Main Street program in the amount of \$60,000 (\$20,000 for each of three years). A salary adjustment of \$1,300 (one-time) and an annual consumer price index adjustment over the three years were also part of the 2003-2006 agreement. This was approved at the April 8, 2003 meeting of Council.

Discussion

Since its inception six years ago, the Main Street program has successfully completed 12 building rehabilitation projects; 8 basic fix-ups, 3 murals (with a fourth one planned) and over 20 signage projects. Main Street has also been involved in the success of other projects such as the Tree Lighting Project and with coordination of projects such as the development of a brand for the downtown (Experience...Downtown Red Deer). Significant involvement of the downtown merchants is also very apparent, particularly in

the various building projects where Main Street's investment of over \$225,000 has leveraged over \$1.1 million from the property owners and business owners. This equates to approximately \$5.00 from the businesses for every \$1.00 invested by Main Street.

Given the success of the program overall it would seem very appropriate for The City to continue their support of the Main Street program for the proposed extension beginning in November 2006 to October 2007.

The funding source to support The City's contribution would be the Red Deer Heritage Fund. Council will recall that this fund was formed as a result of money that was surplus from the funding provided to Red Deer for the city's 75th anniversary. The purposes for which the money can be used are:

- Preservation
- Interpretation
- Restoration of historical buildings, structures and sites in the city and the immediate area surrounding the city;
- Research and studies related to the above.

The current funding available is \$289,922.

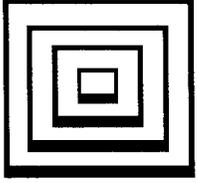
As part of the process to access money from the Red Deer Heritage Fund, The City entered into an agreement with the Waskasoo Museum Foundation that indicates that we "shall not expend the Heritage fund and any interest earned thereon in any manner other than as may be recommended by the Foundation" for the purposes as noted above. In keeping with this agreement the recommendation of the Foundation, regarding the request to approve further support for Main Street by accessing funds from the Red Deer Heritage Fund, has been requested. The Waskasoo Museum Foundation's letter of support for the request is attached.

Recommendation:

That Council for The City of Red Deer, approve the use of \$23,000 from the Red Deer Heritage Fund to be used by the Downtown Business Association as matching funds for the Alberta Main Street Program for the term of November 2006 to October 2007.

Colleen Jensen

- c. Sonia Sawyer, DBA
Dennis Zimmer, Chair, Main Street
Ray Congdon, Coordinator, Main Street



Waskasoo Museum Foundation

March 30, 2006

Colleen Jensen
Director of Community Services
The City of Red Deer
City Hall
Box 5008, 4914 – 48th Avenue
Red Deer, AB T4N 3T4

Dear Colleen,

I am pleased to advise you that the Board of the Waskasoo Foundation met on March 15, 2006 and passed a motion in support of accessing \$23,000 from the Red Deer Heritage Fund to match the funding from the city of Red Deer to support the Main Street Project for an extension from November 2006 to October 2007..

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'M. Watson'.

per Marguerite Watson
Chair

Comments:

We agree with the recommendation of the Director of Community Services.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

4/11/06



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Marguerite Watson, Chair
Waskasoo Museum Foundation
4525 – 47A Avenue
Red Deer, AB T4N 6Z6

Dear Ms. Watson:

Re: Main Street Funding

At the Monday, April 10, 2006 Red Deer City Council Meeting, Council approved the use of \$23,000 from the Red Deer Heritage Fund to be used by the Downtown Business Association as matching funds for the Alberta Main Street Program, for the term of November 2006 to October 2007.

Thank you for your support of this funding.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a white rectangular area.

Kelly Kloss
Manager

KK/chk

c Director of Community Services

Legislative & Administrative Services

DATE: April 11, 2006
TO: Colleen Jensen, Director of Community Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Main Street Funding

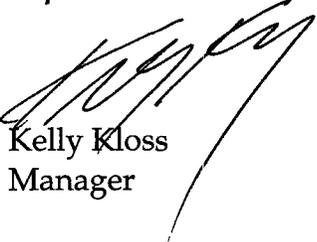
Reference Report:

Director of Community Services, dated April 1, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated April 1, 2006, re: Main Street Funding, hereby agrees to amend the 2006 Operating Budget by authorizing the expenditure of \$23,000 from the Red Deer Heritage Fund to be used by the Downtown Business Association as matching funds for the Alberta Main Street Program, for the term of November, 2006 to October, 2007."

Report Back to Council: No


Kelly Kloss
Manager

/chk

c Downtown Business Association – S. Sawyer
D. Comfort, Strategic Initiative Planner
M. Bovair, Financial Analyst

Item No. 3

DATE: March 31, 2006
TO: Manager, Legislative & Administrative Services
FROM: EL&P Manager
RE: Regulated Rate Tariff Revision – July 1, 2006

This report is submitted to City Council for the purpose of requesting approval of revisions to the Regulated Rate Tariff – Appendix D of the Electric Utility Bylaw No. 3273/2000 for the period commencing July 1, 2006 and ending on June 30, 2010. The revision is necessary to comply with the new provincial *Regulated Rate Option Regulation, AR 262/2005 (Regulation)*

Legislation and Background

When customer choice of retailers was implemented on January 1, 2001 as part of the deregulation of the Alberta electric utility industry, all Wire Owners had the statutory obligation to make electric energy services available to residential and small commercial consumers through a Regulated Rate Tariff for a period of five years which was later extended for a further six months. The Regulated Rate was originally intended to provide these small consumers with reasonable and relatively stable rates during the transition to a competitive retail electricity market.

A Wire Owner could enter into contracts to meet this statutory obligation and in September 2000 the City entered into a five year contract, ending December 31, 2005, with Enmax Energy for the provision of the Regulated Rate services. In December 2005, the new provincial *Regulation* was approved for the period commencing on July 1, 2006 and ending on June 30, 2010. Consequently, on December 19, 2005, Council authorized the Administration to proceed with the following actions to continue the supply of Regulated Rate services beyond December 31, 2005 and to meet the new *Regulation* requirements which would become effective July 1, 2006:

- Prepare and execute a Contract for Services Between Enmax Energy Corporation and the City of Red Deer for Regulated Rate services for the period of January 1, 2006 to June 30, 2006. This has been completed and executed.
- Negotiate, prepare and execute a Contract for Services with an external party for services related to the proposed new *Regulation*. This contract will also be with Enmax Energy and is expected to be completed and executed shortly. The details of the revised Regulated Rate have been developed and form the basis of this report.

Over the five and a half year period covered by the above noted contracts, the EL&P Department and Enmax Energy developed and periodically revised the Regulated Rate tariff with each revision submitted to Council for approval. The

tariff was always composed of a fixed dollar amount for both the Administration Charge and the Energy Charge for a period of generally one year.

The new *Regulation* introduces very significant changes and consequently the City's Regulated Rate Tariff will also be significantly changed. It should be stated that the highly prescriptive regulated changes are considered to add extreme complexity to the Regulated Rate structure which will be difficult for consumers to understand and will likely result in an increased level of frustration. This report provides recommendations to Council for the provision of the Regulated Rate services commencing July 1, 2006.

The current market situation, provincial policy and the main aspects of the new Regulation can be broadly summarized as follows:

1. The original provincial government policy of enabling the development of a fully competitive electricity market for all consumers, including those eligible for the Regulated Rate, remains unchanged.
2. A competitive retail electricity market for the small consumers in Alberta, who are the vast majority of consumers, has not materialized as expected when provincial deregulation policy was formulated. This is evidenced by the fact that the vast majority of these consumers has remained on the Regulated Rate and has not been enticed to switch to a competitive retailer.
3. Some form of Regulated Rate must continue for a further period to provide some level of price protection and guarantee of supply to the small consumers while the retail market for these consumers hopefully evolves and develops.
4. A competitive retail market for the small consumers will not develop unless the actual market price is incorporated into the Regulated Rate. This is expected to reduce any perceived advantage that Regulated Rate providers might have over competitive retailers and to establish a pricing structure fidelity required by prospective new entrants into the competitive retail market.
5. After July 1, 2006 the Regulated Rate energy price will be set monthly and will reflect an annually increasing amount of energy procured on the basis of a monthly forward market price for electricity. After July 1, 2010 the Regulated Rate energy price will be the monthly forward price for electricity. The gradual introduction of market pricing is expected to cause the small consumer to switch to a competitive retailer who might be able to offer more attractive pricing options.
6. The provision of Regulated Rate electricity services under the new *Regulation* is heavily regulated, extremely prescriptive, overly complicated

and is a model under which no competitive retailer would even consider operating within. The competitive retailers have now been provided with a definite marketing advantage and the Wire Owners, who have a statutory obligation to provide Regulated services, are placed in the untenable position of acting in the best interests of the consumers they serve when, in fact, they can not provide the best available energy price under the new *Regulation*. The small consumer is, thus, encouraged to move off the Regulated Rate to a competitive retailer under the pretense of the Wire Owner not being able to provide a good alternative price.

7. The procurement of the Regulated Rate Energy must be on a competitive and transparent basis which is a burden not encountered by the competitive retailer.
8. The City's Regulated Rate Tariff will continue to be approved by City Council as the regulator. This is an extremely positive and cost effective provision in the new Regulation.

While Red Deer never did provide any form of support for the provincial government's policy on deregulation, the provincial objective of enhancing the development of a competitive electricity market for Regulated Rate eligible electricity consumers is not contrary to any City policy or objective. The achievement of that provincial objective would eliminate the need for the City to provide the Regulated Rate service, except for perhaps the minimal number of extreme last resort supplier situations, and would, in fact, be in accord with Council's earlier decision to exit the electricity retail market. The City is in the retail business as a Regulated Rate provider solely because it has been legislated to be in that segment of the business contrary to its own choice. It should be noted that the City receives absolutely no revenue from the provision of Regulated Rate services; thus, the City would not be adversely affected in any way if every Regulated Rate consumer switched to a competitive retailer. Having said that, the Administration has always acted on the basis that the City has a moral obligation to the Regulated Rate consumers to provide the most advantageous Regulated Rate possible. The new *Regulation* has effectively reduced the ability of the Administration to meet this commendable moral obligation at a level considered to be appropriate and acceptable to the small consumer.

It is important to note that every consumer, including those eligible for the Regulated Rate Tariff (RRT), has the option of switching retailers at any time within the conditions contained in the retailer's contract with the consumer. This includes switching from the Regulated Rate supplier to a competitive retailer and then switching back to the Regulated Rate supplier again if desired. The only situation under which a consumer must take service from the Regulated Rate supplier, acting as the regulated default supplier, is if the consumer is not accepted by a competitive retailer for whatever reason.

Proposed Tariff Revisions

The *Regulated Rate Option Regulation, AR 262/05* requires that a proposed tariff with an effective date of July 1, 2006 must be presented to City Council, as the regulator, by April 1, 2006 and must receive approval by May 15, 2006. Approval can be provided on an interim basis with final approval required by November 15, 2006 for effect on January 1, 2007. The interim approval process is not recommended as no further refinements to what is proposed is anticipated and if any material changes are required, the tariff can be revised at any time.

It should be noted that only the Energy Charge and the Administration Charge components of the Regulated Tariff are subject to the revisions proposed herein. The remaining charges within this tariff are part of the City's "Distribution Tariff" which is not being revised at this time.

In compliance with the *Regulated Rate Option Regulation, AR 262/2005*, the following attachments show the proposed changes to the Electric Utility Bylaw No. 3273/2000:

- proposed revisions to the current "Regulated Rate Tariff – Appendix D"
- proposed addition of "Regulated Rate Tariff - Energy Price Setting Plan - Appendix C"
 - this proposed revision will also require the minor change to Bylaw No. 3273/2000, Clause 3(3), of deleting it in its entirety and replacing it with "Regulated Rate Tariff - Energy Price Setting Plan - Appendix C". This particular Clause is currently shown as "Deleted" pursuant to a previous revision. (no attachment outlining this simple change is attached)

The proposed changes are briefly described and discussed as follows:

1. Administration Charge

The current rate of \$0.2131 per day is increased to \$0.2295 per day. This charge is based on the City of Calgary's 2005 charge with adjustments made for differences specific to Red Deer. Using the Calgary charge as a base is considered prudent as it was reviewed within the Alberta Energy and Utilities Board process and approved by the Board. A relatively small difference results from the higher level of bad debts in Red Deer and the consequential higher collection costs. The significant difference is the cost associated with the operation of the Enmax office in Red Deer which is \$10.32 per customer per year in Red Deer compared to \$0.62 per customer per year in Calgary. The difference is attributable to the Calgary office handling all City utility bills and the Calgary customer base being 13 times larger than that of Red Deer. If the competitive retail market develops as some expect, customer switching will reduce the Regulated Rate customer base which will increase the future Administration Charge as the fixed costs must be recovered from a reduced customer base. A

future report will be submitted to Council regarding this matter. When considering the annual inflationary increase and the adjustment factors, the 7.7% increase is reasonable.

2. Energy Charge

This charge has always been expressed as a unit rate per consumption within the Regulated Rate Tariff. This simple expression of the charge is being replaced with a complicated “Energy Price Setting Plan” which is highly prescribed by the Regulation. The gist of the Plan is that the Regulated Rate will be a rate established each month which is a blend of the following two prices:

- a price based on procuring a 4 year base energy volume at a price which is firm for longer than one month, and with the volume of energy so procured declining by 20% annually from the prescribed maximum 80% level between July 1, 2006 and June 30, 2007 to become 0% on July 1, 2010, and
- a price based on procuring only the energy volume for each calendar month at a price set during the period extending from 45 days to 5 days prior to the beginning of the month, and with the volume of energy so procured increasing by 20% annually from the prescribed minimum 20% level between July 1, 2006 and June 30, 2007 to become 100% on July 1, 2010.

On July 1, 2010, absent any revisions to the current *Regulation*, electric energy will be priced solely at the month ahead market price. Any price stability or price advantage of long term hedging will no longer be available except through contracts which may be offered by competitive retailers.

The voluminous proposed “Energy Price Setting Plan” is attached as Appendix “C” – Bylaw 3273/2000.

3. Wire Owner’s Risk Margin

The new *Regulation* requires that the Wire Owner’s proposed Regulated Rate Tariff must include the proposed energy procurement risk margin to which the Wire Owner is directly exposed. The regulator, City Council, must ensure that the risk margin is just and reasonable. As indicated in the proposed “Energy Price Setting Plan”, the risk margin to the City of Red Deer is nil as that risk is borne by Enmax Energy. The proposed risk margin is considered to be just and reasonable.

4. Delegation of Duties

The new *Regulation* requires that City Council, as the Wire Owner’s regulator, must approve any arrangement made whereby another person performs any or all of the duties or functions included in the Regulation.

As noted earlier in this report, Council authorized the Administration to negotiate, prepare and execute a Contract for Services with an external party for services related the proposed new *Regulation*. A Contract with Enmax Energy is expected to be concluded and executed shortly and Council's formal approval of this arrangement needs to be provided.

5. Provide Regulated Rate to City Council

The *Regulation* requires the monthly Regulated Rate, and the calculation thereof, to be submitted to City Council, as the regulator, not less than 5 days prior to the commencement of each calendar month for information purposes. This report will be submitted to the City Clerk by the date specified in the *Regulation* and the City Clerk will forward it to Council in accordance with the City's administrative procedures. It is understood that Council may request a report on the information provided in which case the Administration would respond in accordance with the City's administrative procedures.

6. Publication of Regulated Rate by Wire Owner

The *Regulation* requires the Owner to post its Regulated Rate for each calendar month on an easily accessible internet page on the first day of the calendar month in which the rate is to have effect and to provide a link to an internet page which provides the previous Regulated Rates for at least the previous 12 months. The address of the internet page must be shown on each Regulated Rate customer's bill with advice that the current and historical rates can be found on that page. The Administration will arrange to meet this requirement by posting the information on the City's website.

Impacts of Proposed Revisions

Traditionally, the consumer impact of proposed revisions have been provided through a comparison of the current tariff to the proposed tariff. Because there is no longer a set energy price, no such comparison can be made. There is also no way to compare the proposed tariff between the various utilities as no energy rates have yet been posted.

There are no EL&P Department impacts resulting from the proposed revisions as no Departmental revenue is derived from, nor calculated on the basis of, the Administration Charge or Energy Charge which are the only components of the tariff affected by the proposed revisions.

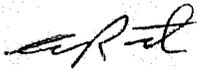
There are no municipal impacts resulting from the proposed revisions as no municipal revenue is derived from, nor calculated on the basis of, the Administration Charge or Energy Charge which are the only components of the tariff affected by the proposed revisions.

Recommendation and City Council Request

It is recommended and respectfully requested that City Council approve the following:

- Energy Price Setting Plan – Appendix C of the Electric Utility Bylaw No. 3273/2000 with an effective date of July 1, 2006 as per attachment
- Regulated Rate Tariff - Appendix D of the Electric Utility Bylaw No. 3273/2000 with an effective date of July 1, 2006 as per attachment
- Bylaw No. 3273/2000, Clause 3 (3) deleted in its entirety and replaced with Clause 3(3) Regulated Rate Tariff - Energy Price Setting Plan - Appendix C
- Delegate the Administration and Pricing duties and functions required of an Owner under the *Regulated Rate Option Regulation, AR 262/2005* to Enmax Energy Corporation

The necessary bylaw revision documentation is appended to the Council Agenda.



Al Roth, P.Eng.
EL&P Manager

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF-ENERGY PRICE SETTING
PLAN

1. Definitions

Capitalized terms used in this Regulated Rate Energy Price Setting Plan ("EPSP"), that are not otherwise defined herein, have the respective meanings ascribed to those terms in Schedule "1" of the EPSP.

2. Energy Price Setting Plan

This document sets out the EPSP for the Regulated Rate Tariff ("RRT") required under the *Regulated Rate Option Regulation AR 262/2005*.

3. Acquisition Process

The electric energy required to supply Eligible Customers under the RRT will be procured in accordance with the Procurement Protocol attached as Schedule 2.

4. RRT Electric Energy Cost and RRT Rates

- (a) The electric energy cost component of the RRT EPSP will be determined on the basis of the Other Procurement Arrangements and New RRO Rate Arrangements, using the procedures set out in the Procurement Protocol set out in Schedule 2.
- (b) The RRT rates for electric energy will be determined in accordance with the Energy Rate Calculation attached to this EPSP as Schedule 3.

5. Competitive Procurement Process

A Competitive Procurement Process will be conducted as necessary to fulfill the EPSP.

6. Risk Margin and Return

Red Deer will not receive a Risk Margin or Return for providing electricity services in accordance with the RRT.

7. Schedules

The following schedules are attached to, and form part of this EPSP:

- Schedule 1 Definitions
- Schedule 2 Procurement Protocol
- Schedule 3 Energy Rate Calculation

SCHEDULE "1"**DEFINITIONS**

The following terms have the meanings set out below:

"7 x 24 Product" means a hedge product that notionally delivers electric energy over all hours (7x24);

"Base Hedge" means the electrical energy procured for Other Procurement Arrangements

"Competitive Procurement Process" means a reasonably transparent, competitive process used to procure products under the EPSP;

"Eligible Customer" has the meaning set out in the *Regulated Rate Option Regulation*, AR 262/2005, or its replacement;

"Energy Rate Calculation" means the Energy Rate Calculation attached as Schedule 3 to the EPSP;

"EPSP" means the Regulated Rate Energy Price Setting Plan;

"Line Loss" means the calculated amount that the WSP knows is lost through the distribution of electricity;

"Load" means the consumption of electric energy for a given time period and for a specified group of consumers as measured through metering devices and reflecting any unaccounted for energy and losses;

"Metered Load" means Load, net of Unaccounted for Energy and Losses;

"Month" means the period beginning on the first day of a calendar month and ending immediately prior to the commencement of the first day of the next calendar month;

"Monthly Energy Price" has the meaning set out in Schedule 3 of the EPSP.

"Monthly Hedge Price" has the meaning set out in section 7 of Schedule 2 of the EPSP;

"Monthly Hedge" has the meaning set out in section 7 of Schedule 2 of the EPSP;

"Monthly Index" has the meaning set out in section 6 of Schedule 2 of the EPSP;

SCHEDULE 1 DEFINITIONS, continued...

"Monthly Index Price" has the meaning set out in section 6 of Schedule 2 of the EPSP;

"MWh" means megawatt hours;

"New RRO Arrangements" means arrangements to supply electric energy to Eligible Customers under Part 3 of Schedule 2 of the EPSP;

"NGX" means the Natural Gas Exchange, Inc.;

"Other Procurement Arrangements" means arrangements to supply electric energy to Eligible Customers under Part 2 of Schedule 2 of the EPSP;

"Procurement" means the process conducted under the EPSP for the procurement of products for the purpose of supplying electric energy to Eligible Customers;

"Procurement Protocol" means the Procurement Protocol attached to the EPSP as Schedule 2;

"Prompt Month" means the Month beginning immediately after the current Month;

"Return" means the portion of the electric energy price to compensate the owner of an electric distribution system for the obligation to provide electricity services under an RRT;

"Risk Margin" means the portion of the electric energy price to cover risks to which the owner of an electric distribution system is directly exposed in providing electricity services under an RRT;

"RRT" means a regulated rate option tariff as contemplated under Section 103 of the EUA and the *Regulated Rate Option Regulation* AR 262/2005;

"Settlement" means the WSP allocation of load, including Unaccounted For Energy and Line Loss, and associated cost;

"Suppliers" means any third party who manages the EPSP and provides electric energy for the purpose of supplying the EPSP;

"Unaccounted For Energy" means the residual amount of electricity that can not be accounted for after metering and Line Losses have been calculated;

"WSP" means the owner of an electric distribution system, or a person authorized by the owner to act on behalf of that owner.

SCHEDULE "2"**PROCUREMENT PROTOCOL****PART 1: GENERAL****1. General**

- (a) Procurement under the EPSP will be carried out in accordance with the provisions of this Procurement Protocol. Capitalized terms used in this Procurement Protocol, and not otherwise defined herein, have the respective meanings ascribed to those terms in Schedule "1" to the EPSP.
- (b) This Procurement Protocol will be used to acquire products for the period from July 1, 2006 through June 30, 2010. For this period, the energy supply for the RRT will be made up of both Other Procurement Arrangements (procured in accordance with Part 2 of the Procurement Protocol) and New RRO Arrangements (procured in accordance with Part 3 of the Procurement Protocol) in the following proportions:
 - (i) for each calendar month in the period July 1, 2006 to June 30, 2007, a minimum of 20% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 80% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;
 - (ii) for each calendar month in the period July 1, 2007 to June 30, 2008, a minimum of 40% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 60% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;
 - (iii) for each calendar month in the period July 1, 2008 to June 30, 2009, a minimum of 60% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 40% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;

SCHEDULE "2" PROCUREMENT PROTOCOL, continued...

- (iv) for each calendar month in the period July 1, 2009 to June 30, 2010, a minimum of 80% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 20% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;

PART 2: OTHER PROCUREMENT ARRANGEMENTS**2. General**

- (a) The Other Procurement Arrangements shall be comprised of Base Hedges procured through a Competitive Procurement Process anytime up until 5 days prior to the Prompt Month.
- (b) Base Hedges will be composed of 7x24 Products, or some alternative Base Hedge product, which will not exceed the parameters identified in section 1(b)

3. Competitive Procurement Process

A Competitive Procurement Process will be employed to fulfill the Other Procurement Arrangements as set out in Part 2 of the Procurement Protocol. The Competitive Procurement Process will include but is not limited to: determining Supplier credit prequalification requirements; Procurement timing; minimum and maximum offer size; and the process for opening, reviewing and accepting offers.

PART 3: NEW RRO ARRANGEMENTS**4. General**

The New RRO Arrangements will comprise the electric energy supplied at the New RRO Price determined in accordance with this Part. For any period, the volume to be procured through New RRO Arrangements will not fall short of the parameters identified in 1(b) and, in conjunction with the Base Hedges acquired under Part 2 of this EPSP, is forecast to be sufficient to serve all Eligible Customers.

SCHEDULE "2" PROCUREMENT PROTOCOL, continued...**5. Establishment of a New RRO Price**

The New RRO Price will be based on volumes procured to supply the New RRO Arrangements. New RRO Price will be established through a process, which may include, but is not limited to the use of a Monthly Index, or Monthly Hedges.

6. Establishment of a Monthly Index and Monthly Index Price**Monthly Index**

The Monthly Index, when it is used to establish the New RRO Price, will be based on the NGX transactions for the Prompt Month, set during the period starting 45 days prior to the Prompt Month and ending no later than 5 days prior to the Prompt Month inclusive.

Monthly Index Price

The Monthly Index Price will be determined based on the arithmetic volume weighted average of the Daily Indexing Offers for the period starting 45 days prior to the Prompt Month and ending no later than 5 days prior to the Prompt Month inclusive. Once the Monthly Index Price has been determined, it may represent the New RRO Price component in the Monthly Energy Price formula in Schedule 3.

7. Establishment of Monthly Hedges and Monthly Hedge Price**Monthly Hedge**

In the period starting 45 days prior to the Prompt Month and ending no later than 5 days prior to the Prompt Month, a monthly Competitive Procurement Process may be conducted to procure Monthly Hedges. Through the Competitive Procurement Process a 7 x 24 Product will be procured to meet the forecast volume requirements for Eligible Customers, in conjunction with the Base Hedges procured under Part 2 of the EPSP.

Monthly Hedge Price

The Monthly Hedge Prices will be calculated based on the arithmetic volume weighted average of the Monthly Hedges procured for the Prompt Month.

SCHEDULE "2" PROCUREMENT PROTOCOL, continued...

The Monthly Hedge Price may be used to represent the New RRO Price component of the Monthly Energy Price.

Schedule 3

ENERGY RATE CALCULATION

The Energy Rate Calculation will be based on a monthly electric energy price and will establish a monthly RRT rate. The monthly electric energy price will be established based on New RRO Arrangements and Other Procurement Arrangements for each month. Except as set out in this schedule, capitalized terms in this Energy Rate Calculation will have the meanings set out in Schedule "1" to the EPSP.

Monthly Energy Price Methodology

The "Monthly Energy Price" will be expressed in dollars per kWh, and will be the weighted average of the "New RRO Price" the "Base Hedge Price," plus Adders for Load Shape Adjustment, Load Swing, Unaccounted For Energy and Line Losses (UFE/LL), Return Margin; and Pool Trading Charges.

The Monthly Energy Price will be applied to actual electric energy delivered to Eligible Customers and will be determined as follows:

$$\text{Monthly Energy Price} = ((L \times P) + (N \times (M - P))) / M$$

L = Base Hedge Price (\$)
 M = Monthly Load Forecast (MW)
 N = New RRO Price (\$)
 P = Base Hedge Amount (MW)

where:

"Adders" means the components of the Monthly Energy Price added to the Base Hedge Price and New RRO Price, and include:

- (a) "Load Shape Adjustment" means an adjustment, expressed as a percentage of the electric energy price, for the expected incremental cost or discount applicable to the specific Load shape when compared to a flat Load against the hourly pool price
- (b) "Load Swing Option" means an amount, expressed as a percentage of the electric energy price, to allow for Load fluctuations of the monthly contracted quantities

Schedule 3 ENERGY RATE CALCULATION, continued...

- (c) **"Pool Trading Charges"** Pool Trading Charges (PTC) is the actual fee applied to every MWh of power bought or sold through the Power Pool of Alberta expressed as dollars per MWh.
- (d) **"Return Margin"** means the amount, expressed as dollars per MWh and applied to the total energy price, which represents the energy Supplier's return and cost recovery for facilitating the Energy Price Setting Plan process over the term of the contract.
- (e) **"UFE&LL"** means the average Unaccounted for Energy and Line Losses for the previous calendar year, expressed as a percentage, and determined using Settlement data provided by the WSP for the Red Deer zone.

"Base Hedge Price" means the price per MWh for Base Hedges procured for the Prompt Month.

"New RRO Price" means the price per MWh for New RRO Arrangements procured for the Prompt Month.

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF

GENERAL

Effective Date and Term

This Tariff is effective on July 1, 2006 and remains in effect until revised.

Deleted: January 1, 2006.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Tariff", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Tariff Fee Schedule", the "Distribution Access Services Schedule of Fees", and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

Deleted: 3273/A-2006

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Deleted: Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004),

Application

Applies to all residential premises which

Deleted: Rate 61 is available between January 1, 2001 and June 30, 2006.

- (1) are measured by a single meter and contain not more than two dwelling units; and
- (2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge

~~\$0.2295 per day~~

Deleted: \$0.2131

Energy Charge

~~As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw~~

Deleted: \$0.08613 per kWh of all energy

System Access Charge

As per Distribution Tariff, Appendix "A" of this Bylaw

Distribution Access Charge

As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

Deleted: 3273/A-2006

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Deleted: Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004),

Deleted: Rate 63 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) It is reasonably forecasted that the annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

- 120/240 Volts, single phase, 3 wire;
- 120/208Y Volts, network, 3 wire;
- 120/208Y Volts, three phase, 4 wire;
- 347/600Y Volts, three phase, 4 wire.

Rate

Administration Charge	<u>\$0.2295 per day</u>
Energy Charge	<u>As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw</u>
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Deleted: \$0.2131

Deleted: \$0.08613 per kWh of all energy

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

Deleted: 3273/A-2006

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Deleted: Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004),

Deleted: Rate 64 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge

\$0.2295 per day

Deleted: \$0.2131

Energy Charge

As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw

Deleted: \$0.08613 per kWh of all energy

System Access Charge

As per Distribution Tariff, Appendix "A" of this Bylaw

Distribution Access Charge

As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

Deleted: 3273/A-2006

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Deleted: Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004),

Deleted: Rate 78 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1,000 kVA; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge

~~\$0.2295 per day~~

Deleted: \$0.2131

Energy Charge

As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw

Deleted: \$0.08613 per kWh of all energy

System Access Charge

As per Distribution Tariff, Appendix "A" of this Bylaw

Distribution Access Charge

As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

Comments:

We agree with the recommendations of the EL & P Manager.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

Backup

Christine Kenzie

From: Al Roth
Sent: April 03, 2006 8:27 AM
To: Kelly Kloss
Cc: Christine Kenzie
Subject: FW: Red Deer Regulated Rate Tariff - July 1, 2006

Attachments: Amdt to Elect Rate - App D.doc; DMLIVE-#471482-v1-Bylaw_3273_B-2005
_-_Schedule_D_-_Reg_Rate_Tariff_-_July_1_2006 RED LINED.doc

I have shown my comments in red on the Solicitor's response. I don't see any issues.

Al Roth
EL&P Manager

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

From: Don Simpson
Sent: March 31, 2006 5:37 PM
To: Al Roth
Subject: RE: Red Deer Regulated Rate Tariff - July 1, 2006

Al:



Amdt to Elect Rate DMLIVE-#471482-v
- App D.doc... 1-Bylaw_3273_B...

I have reviewed the new Appendix D Regulated Rate Option Tariff and I enclose the following:

- (a) recommended bylaw amendment format; (This is normally prepared by the City Clerk. The change to Clause 3(3) of the bylaw, as indicated in my report, should perhaps also be included in the bylaw document.)
- (b) Appendix D with suggested changes. (I believe that the effective term should be left in as originally shown to clearly meet the specified requirement of the Regulation.)

My comments on the changes are as follows:

1. I think that the effective date should be in the bylaw amendment itself, but it may also be repeated in the Appendix. (The Regulation states that the effective term of the price setting plan must be shown. This implies a start and end date and even if the end date may seem needless, it does no harm to show it.)
2. The term of the rate need not be specified: it goes without saying that the rate is in effect unless and until altered. (See comments in 1.)
3. It looks as though we will have to add a new Appendix C Energy Price Setting Plan. (Our copy of the Bylaw refers to Appendix C: Retail Access Services which appears to have been deleted on January 1, 2005. If this is correct and there was no replacement, then a new Appendix C can be added. If you already did this, then of course we do not need to Add appendix C again.) (EL&P added a new Appendix C which is the price setting plan, and indicated the necessary change to Clause 3(3).)

Please let me know if you want any comments on Appendix C, which I have not seen.
- Don

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

From: Al Roth
Sent: Thu 2006/03/30 1:09 PM
To: Don Simpson
Cc: Ligong Gan
Subject: Red Deer Regulated Rate Tariff - July 1, 2006

Don, I spoke to you on the phone about the change from a traditional "unit price" to a "Price Setting Plan" in our bylaw. Attached is a copy of our current Appendix "D" - Regulated Rate Tariff in our Bylaw 3273/2000. Please review our suggestion of how to word this and get back to me. I have an April 1st regulated completion date for the proposed

tariff so an early response would be appreciated.

<<DMLIVE-#471482-v1-Bylaw_3273_B-2005_-_Schedule_D_-_Reg_Rate_Tariff_-_July_1_2006 RED
LINED.DOC>>
Al Roth
EL&P Manager



Council Decision – April 10, 2006

Legislative & Administrative Services

DATE: April 11, 2006
TO: Al Roth, EL & P Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Regulated Rate Tariff Revision – July 1, 2006
Electric Utility Bylaw Amendment 3273/C-2006

Reference Report:

EL & P Manager, dated March 31, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the EL & P Manager, dated March 31, 2006, re: Regulated Rate Tariff Revision – July 1, 2006, hereby delegates the administration and pricing duties and functions required of an Owner under the Regulated Rate Option Regulation, AR 262/2005 to Enmax Energy Corporation.”

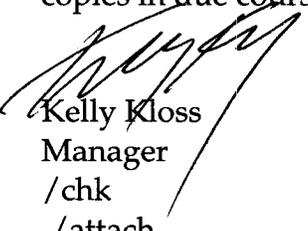
Bylaw Readings:

Electric Utility Bylaw Amendment 3273/C-2006 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Electric Utility Bylaw Amendment 3273/C-2006 provides for revisions to the Regulated Rate Tariff – Appendix “D” and the addition of Appendix “C” – Regulated Rate Tariff – Energy Price Setting Plan. These changes are to take effect July 1, 2006. This office will amend the consolidated version of Electric Utility Bylaw 3273/2000 and distribute copies in due course.


Kelly Kloss
Manager
/chk
/attach.

c Director of Development Services



DATE: March 30, 2006

TO: Legislative & Administrative Services Manager

FROM: Deborah C. Mann - Licensing Inspector
C Inspections & Licensing Manager

RE: Limousine Bylaw

HISTORY & AUTHORITY

The Municipal Government Act allows a Municipality to pass bylaws which govern public safety, transportation and business licensing. The City of Red Deer Council deemed it is in the public's best interest to regulate the Taxi Industry to assure the public of taxi fare consistency and safety of both the taxi vehicle and taxi driver. The Taxi Business Bylaw as approved by Council provides this regulation.

Members of the Policing Committee sit as the Taxi Commission on an ad-hoc basis and meet at least once annually, typically in March. Council has directed the Taxi Commission to receive submissions from interested parties and analyze the effectiveness of the bylaw on an annual, on-going basis. At the annual review the Taxi Industry is encouraged to make comment on all submissions and be included in the discussions involving any proposed amendments to the Taxi Business Bylaw. Recommendations relative to the annual review are forwarded from the Taxi Commission to City Council for consideration.

The Inspections & Licensing Department through the License Inspector is responsible for the administration and enforcement of the Taxi Business Bylaw. This role includes such activities as:

- annual licensing of brokers, vehicles and drivers,
- arbitrating disputes in interpretation and implementation of the Bylaw,
- semi-annual visual inspection of all vehicles and documents,
- semi-annual testing of meter equipment,
- enforcement on a complaint basis of the Bylaw,
- organizing the annual review process, and
- making recommendations to the Taxi Commission on taxi rates and changes to the Bylaw.

BACKGROUND & CONSULTATION

A recurring theme as part of the 2005 and 2006 Annual Taxi Review was the regulations regarding Limousines were inconsistent with the regulations that apply to Taxi drivers and Taxi vehicles. For example, currently under the License Bylaw, there are six licenses issued for "Office Only" business' to operate a limousine service. Under the Taxi Bylaw there is one non-resident Business License that operates a limousine service. The enforcement of the Licensing issues is cumbersome, because although there is only one type of business, licenses must be issued under two different bylaws: the Licensing Bylaw and the Taxi Bylaw.

Based on a review of best practices in other municipalities, discussions with the City Solicitor, and feedback from stakeholders the Inspections and Licensing Department began a process to develop a bylaw specific to Limousine Services. This process was supported by the Policing Committee at its meeting of July 19, 2005 as noted below:

"Resolved that the Policing Committee support an amendment to the Taxi Business Bylaw to include the implementation of licenses, rules, regulations and fees for all limousines, limousine companies, shuttle services and their drivers."

In drafting changes to reflect limousine services the City Solicitor recommended that the best course of action was to draft a separate Limousine Bylaw as opposed to trying to include provisions within the Taxi Bylaw. A draft Limousine Bylaw was subsequently taken to the Policing Committee/ Taxi Commission on March 19, 2006 with the following resolution being passed:

"Resolved that the Policing Committee after reviewing the report from the Licensing Inspector, dated March 7, 2006, re: Annual Taxi Bylaw Review and the report from the Licensing Inspector, dated March 13, 2006, re: Draft Limousine Bylaw hereby recommends to Council of the City of Red Deer that first and second reading be given to the Limousine Bylaw as presented and after second reading the Bylaw be tabled for up to four weeks to allow for a public meeting to take place to provide for Industry/Stakeholder input."

FINANCIAL IMPLICATION

The proposed Limousine Bylaw suggests annual fees for licenses and fines for infractions. The amounts collected will defray the cost of enforcement.

QUESTIONS & ANSWERS

Following are some common questions that have been asked and a response.

Q Who will a Limousine Bylaw affect?

A Anyone advertising as, or operating as a limousine service and all those who will drive the limousine vehicles.

Q What is a Limousine?

A Limousine means a vehicle, which shall include sedan limousine, formal limousine, stretched limousine, super, mega and ultra stretched limousines; or any other vehicle advertised or operating as a limousine.

Q What is a Limousine service?

A Limousine service shall mean the business of offering for gain or profit the use of limousines.

Q Why do we need a Limousine Bylaw?

A For the safe handling and transportation of our citizens by ensuring we have qualified drivers and mechanically sound vehicles.

OPTIONS

The Taxi Commission is recommending that before a Limousine Bylaw is approved, a public meeting be held to obtain additional feedback from the stakeholders. It was felt that before a public meeting was conducted, this matter be first brought before Council to determine if there was at least initial support to proceed with a Limousine Bylaw.

If Council wishes to continue considering a Bylaw it has a number of options to indicate that intent. These options include:

- (1) Proceed with passing the attached Limousine Bylaw, or
- (2) Give the Limousine Bylaw at least first reading and then table subsequent readings to allow Administration to hold a public meeting prior to final reading(s),
or
- (3) Pass a resolution agreeing in principle to a Limousine Bylaw and direct Administration to hold a public meeting.

The advantage of the third option is, should there be changes to the bylaw as a result of the public meeting, a revised bylaw can be brought back to Council as opposed to amending a bylaw that has already had first reading.

Legislative & Administrative Services Manager
Limousine Bylaw
March 30, 2006

4

RECOMMENDATION

Administration recommends Option 3 to pass a resolution agreeing in principle to a Limousine Bylaw and direct Administration to hold a public meeting to obtain Industry/Stakeholder input.

Subsequent to the public meeting, a report with feedback/ recommendations from the public meeting will be brought back to Council.

Respectfully submitted,

A handwritten signature in cursive script that reads "DC Mann".

Comments:

We agree with the recommendation of the License Inspector.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



Council Decision – April 10, 2006

Legislative & Administrative Services

DATE: April 11, 2006
TO: Deb Mann, Licensing Inspector
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Limousine Bylaw 3359/2006

Reference Report:

Licensing Inspector, dated March 30, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Licensing Inspector, dated March 30, 2006, re: Limousine Bylaw, Bylaw 3359/2006, hereby:

- 1) Agrees in principle to a Limousine Bylaw.
- 2) Directs Administration to hold a public meeting to obtain industry/stakeholder input.
- 3) Directs that subsequent to the public meeting, a report with feedback/recommendations be brought back to Council.”

Report Back to Council: Yes

Comments/Further Action:

A report is to be brought back to Council, with any feedback/recommendations regarding the Limousine Bylaw prior to Council considering approval of the bylaw. A copy of Limousine Bylaw 3359/2006 is attached.



Kelly Kloss
Manager

/chk
/attach.

c Director of Development Services
Inspections & Licensing Manager
City Solicitor

BYLAW NO. 3359/2006

Being a bylaw to license and regulate the use of limousines within the limits of the City of Red Deer

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

Title

- 1 This Bylaw may be cited as "The Limousine Bylaw".

Definitions

- 2 In this Bylaw unless otherwise specified:

"Bylaw Enforcement Officer" means any person authorized to enforce City bylaws and includes the License Inspector;

"License Inspector" means the Inspections and Licensing Manager for the City or any designated member of the Inspections and Licensing Department for the City;

"Limousine" means a vehicle, which shall include sedan limousine, formal limousine, stretched limousine, super, mega and ultra stretched limousines; or any other vehicle advertised or operating as a limousine;

"Limousine Vehicle License Identification" if applicable, means the City of Red Deer identification issued under this bylaw for attachment to a limousine;

"Limousine Driver" shall mean any person who operates a limousine and who is in possession of a current and valid City of Red Deer Limousine Driver License or City of Red Deer Taxi Driver License;

"Limousine service" shall mean the business of offering for gain or profit the use of limousines;

"Mechanical Fitness Report" means a report in a form approved by the License Inspector and signed by a licensed mechanic which report shall contain such information as the License Inspector may require, but in any event, shall certify that the vehicle is safe, fit and include information as to the safety and condition of the steering mechanism, brake system, bodywork, including conditions of doors and locks, windows, electrical light and signal systems, exhaust system and tire wear and condition and that the vehicle is suitable to convey passengers;

“Peace Officer”, “Special Constable”, and “Bylaw Enforcement Officer” shall include any employee of the City appointed as a special constable or bylaw enforcement officer and any member of the Canadian Corps of Commissionaires or the City Detachment of the R.C.M.P. appointed or assigned to enforce the provisions of this bylaw;

“Person” means a natural person or body corporate and includes a partnership, a group of persons acting in concert, or an association;

“Resident” means a person, business or corporation that has a business location in the City of Red Deer or resides in the City of Red Deer and intends to carry on business within the City for not less than six months;

“Non-resident” means a person, business or corporation that is not a resident as defined in this bylaw.

Licenses – Business

All Applicants

- 3 (1) No person shall operate a Limousine Service or Limousine without a License obtained pursuant to this bylaw or an identification tag attached to the Limousine as issued hereunder.
- (2) Any person who wishes to operate a Limousine Service or Limousine shall obtain the applicable license by making application to the License Inspector and paying the applicable fee as set out in Schedule “A”.
- (3) The application shall be in writing and shall include identification of the registered owner, mechanical inspection, and proof of valid insurance with respect to all limousines to be used, and the following information:

Non-Corporation

- (a) full name, address and telephone number of the business and the individual completing the application;
- (b) list of all convictions both criminal and traffic in any jurisdiction;
- (c) such other information as the License Inspector may reasonably Require;

Corporation

- (d) corporate name, business address and telephone number of the corporation and the individual completing the application;
- (e) copy of minutes and articles of incorporation, Certificate of Incorporation and Certificate of Good Standing with respect to the corporation;
- (f) full name, address and telephone number of all shareholders, directors and office holders of the corporation;
- (g) list of all convictions of the corporation, its shareholders and directors both criminal and traffic in any jurisdiction;
- (h) such other information that the License Inspector may reasonably require.

Licenses – Drivers

- 4 (1) No person shall drive a Limousine or act as a Limousine Driver without being in possession of a valid City of Red Deer Taxi Driver License or a License obtained pursuant to this bylaw.
- (2) Any person who wishes to operate a Limousine or act, as a Limousine driver shall obtain the applicable license by making application to the License Inspector and paying the applicable fee set out in Schedule “A”.
- (3) The application shall be in writing and shall contain the following information:
 - (a) full and correct name, address and telephone number of the applicant as well as the name and current address of the licensed Limousine business employing the applicant;
 - (b) evidence that the applicant is properly licensed under the laws of the Province of Alberta for the class of vehicle that will be operated;
 - (c) current abstract of driving record from the Province of Alberta and from any territory or Province where the applicant has previously had a drivers license; dated within 30 days of application date

- (d) a list of all convictions, criminal, traffic and otherwise in any jurisdiction;
- (e) such other information that the License Inspector may reasonably Require;
- (f) on initial application, evidence the applicant has completed a driver improvement course recognized by the City (such as Alberta Motor Association or Aim High); taken within 6 months of application OR proof the applicant is registered to take a driver improvement course within 30 days of application date.

Term and Renewal of Licenses

- 5
- (1) A Limousine Drivers License shall be valid until January 31 in the year following the year in which it was issued. An application for a new license may be made at any time during the year.
 - (2) A renewal application for any license required by this bylaw shall be made no later than January 31 of the year for which the license is to be renewed. If a renewal application is not received by January 31, it will be deemed expired and a new application will be required.

Operating Requirements

- 6
- (1) A person operating a Limousine or Limousine service shall not operate on a fixed or scheduled route.
 - (2) A person operating a Limousine or Limousine Service shall not pick up passengers in a marked taxi zone or taxicab stand or accept chance passengers.
 - (3) A person operating a Limousine or Limousine service shall ensure all trips are pre-arranged and that log books are kept as to the date, time, number of passengers, place of pick up and delivery for each trip.

Powers of License Inspector

- 7 The License Inspector is hereby authorized to:
- (1) inspect or cause to be inspected any vehicle which is used to provide services under this bylaw;

- (2) refuse to issue or renew any license where in the reasonable opinion of the License Inspector the applicant does not comply with the requirements of this bylaw;
- (3) revoke or suspend any license if in the reasonable opinion of the License Inspector the licensee has not complied with or is breaching any provision of this bylaw;
- (4) revoke or refuse to issue a Limousine Driver license under this bylaw where in the reasonable opinion of the License Inspector the person applying for a license or to whom a license has been issued;
 - (a) has a driving record which makes the driver unfit to drive a public conveyance;
 - (b) the character, conduct or state of health makes the driver unfit to drive a public conveyance;
 - (c) the driver does not comply with the requirements or is in breach of any of the provisions of this bylaw;
- (5) require a driver to undergo additional driver improvement or driver training courses;
- (6) prescribe and authorize the forms, licenses and certificates to be used or issued under this bylaw.

Inspection of Documents

- 8 Every licensee under this bylaw shall upon the demand of the License Inspector, Bylaw Enforcement Officer or Peace Officer produce any license or document, which the licensee may be required to have under this bylaw.

Mechanical Fitness of Vehicles

- 9 (1) The License Inspector may require any vehicle used to provide services under this bylaw to undergo such inspections for safety and mechanical fitness and to undergo such repairs as in the reasonable discretion of the License Inspector is deemed necessary for the safety of the public; such inspections are not limited to but may include as follows:
 - (a) the periodic provision of a Mechanical Fitness Report prepared by a licensed mechanic;
 - (b) the repair and correction of any deficiencies and the provision of a further Mechanical Fitness Report confirming same.

- (2) All costs of inspections and repairs shall be paid for by the licensee.
- (3) No person shall obstruct or interfere with any inspection required under this bylaw.

Appeal

- 10 A decision of the License Inspector made pursuant to Sec. 7 (2)(3)(4) of this bylaw may be appealed to City Council on written notice of appeal delivered to the License Inspector not later than 30 days following such decision.

Annual License Fees

- 11 The License Fees under this bylaw are set out in Schedule "A" annexed hereto and made part of this bylaw.

Fares to be Charged for Limousine Services

- 12 The minimum fares to be charged for the hire of a Limousine are set out in Schedule "B" annexed hereto and made part of this bylaw.

Offences and Penalties

- 13 (1) Any person who contravenes the provisions of this bylaw shown in Schedule "C" is guilty of an offence and liable to pay a fine as specified in Schedule "C" which is annexed hereto and made part of this bylaw.
- (2) Any person who contravenes a provision of this bylaw not listed in Schedule "C" is guilty of an offence and liable upon summary conviction to pay a fine of not less than \$250.00 and not more than \$2500.00 and in default of payment to imprisonment for a period not exceeding 6 months.
- (3) Any person who contravenes any provision of this bylaw and is found guilty of a third or subsequent offence is liable upon summary conviction to pay a fine of not less than \$5000.00 and not more than \$10,000.00 and in default of payment to imprisonment for a period not exceeding six months.
- (4) A peace officer, license inspector, or bylaw enforcement officer who has reasonable grounds to believe that any person has contravened any provision of this bylaw shall:

Schedule A - Fees

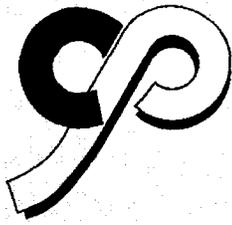
Non-Resident Limousine Service License	\$ 330.00
Non-Resident Single Event License –one per calendar year	165.00
Resident Limousine Service	165.00
Limousine Vehicle License	40.00
Transfer of Limousine Vehicle License	40.00
Limousine Vehicle License Replacement	20.00
Limousine Driver License	40.00
Limousine Driver License Replacement	20.00
Re-instatement Fee – Any License	100.00

Schedule B - Fares

The minimum fare a Limousine Service may charge is \$60.00 per hour or any portion thereof.

Schedule C - Fines

	<u>1st Offence</u>	<u>2nd Offence</u>	<u>3rd Offence</u>
Operating without a Limousine Service License	\$500.00	\$1000.00	Mandatory court Appearance
Operating without a Limousine Vehicle License	200.00	400.00	Mandatory court Appearance
Operating without a Limousine Driver License	200.00	400.00	Mandatory court Appearance



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: March 28, 2006

TO: Kelly Kloss, Legislative & Administrative Services Manager

FROM: Kristina Mark, Planner

RE: Land Use Bylaw Amendment 3156/F-2006
Sponsorship Signage for Public Service (PS) sites greater than 17.0
hectares – Red Deer College

BACKGROUND

At the February 13, 2006 City Council Meeting, a Land Use Bylaw amendment request was presented to City Council on behalf of Red Deer College. The College had proposed to have an identification sign located at the intersection of 32nd Street and Taylor Drive to include sponsorship recognition. City Council gave consideration for Red Deer College's request for a Land Use Bylaw amendment and passed the following resolution:

“Resolved that Council of the City of Red Deer having considered the report from the Parkland Community Planning Services, dated February, 8 2006, re: Red Deer College – Land Use Bylaw amendment request for sponsorship signage/Public Service (PS) sites greater than 17.0 hectares, hereby directs that administration prepare the necessary Land Use Bylaw amendment to permit recognition of sponsorship on Public Service (PS) sites greater than 17.0 hectares.”

As per Administration's request, Parkland Community Planning Services has prepared a Land Use Bylaw amendment to accommodate recognition of sponsorship signage on Public Service (PS) sites greater than 17.0 hectares. In discussions with the City Solicitor, Inspections & Licensing department, the consensus was to further clarify the definitions pertaining to third-party advertisement in the sign regulations.

PLANNING ANALYSIS

The proposed Land Use Bylaw amendment provides a clear and distinct definition for third-party advertisement and sponsorship recognition. To further clarify third-party advertisement, the definitions in Schedule D of the sign regulations have been modified to better reflect this interpretation. The amendment would also permit Public Service (PS) sites of greater than 17.0 hectares to recognize sponsorship.

“up to 25% of the sign area excluding the area of any reader board may be allowed for the purpose of identifying any accessory tenants within the principal building or for the use of sponsor recognition.”

On Public Service (PS) sites greater than 17.0 hectares, a free standing sign is permitted for so long as the site remains greater than 17.0 hectares in size and subject to the above regulation.

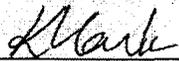
Sign regulations in the Land Use Bylaw are reflective of the City's Municipal Development Plan and City's Strategic Plan. These regulations are used to reinforce the goals and objectives outlined in the City's policies to maintain an attractive urban form. Sign regulations attempt to maintain a high level of aesthetic standard throughout the city. Sign regulations have been implemented to control the number of signs permitted in various land use districts in the City. Sign regulations are also used to regulate the type, size and location of signage.

This bylaw amendment would satisfy the request of Red Deer College for sponsorship recognition. From a city wide perspective, this allows for all Public Service (PS) sites greater than 17.0 hectares the opportunity to recognize their sponsors. This amendment will also continue to allow the Westerner Exposition site to promote its sponsor recognition.

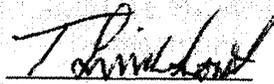
RECOMMENDATION

Planning staff recommends that City Council proceed with first reading of the Land Use Bylaw Amendment 3156/F-2006.

Sincerely,

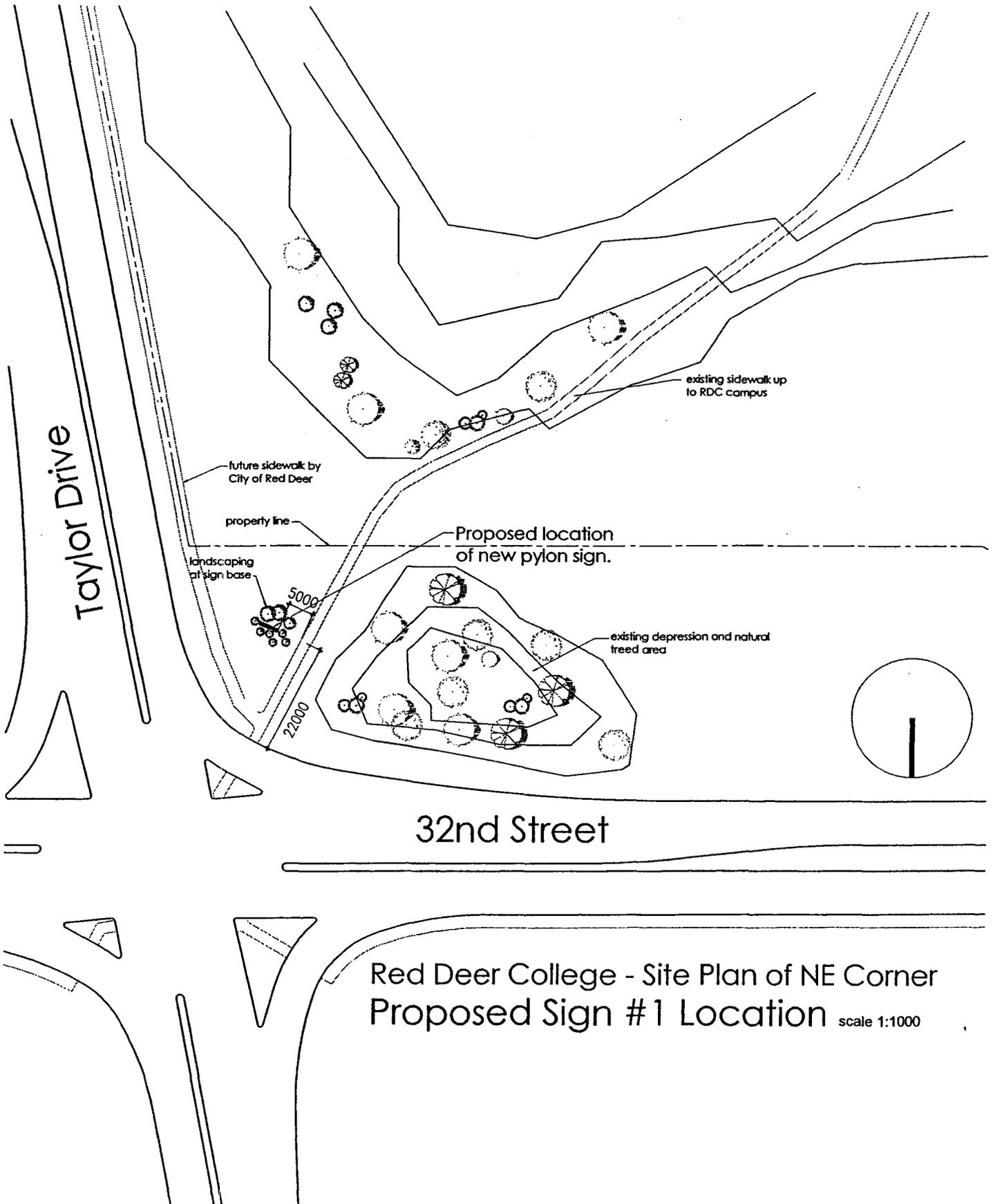


Kristina Mark
 Planner



Tony Lindhout
 City Planning Manager

Cc. Michael Donlevy, Associate Vice President Community Relations, Red Deer College
 John Harms, General Manager, Westerner Park
 Doug Sharp, Red Deer College Facilities Director

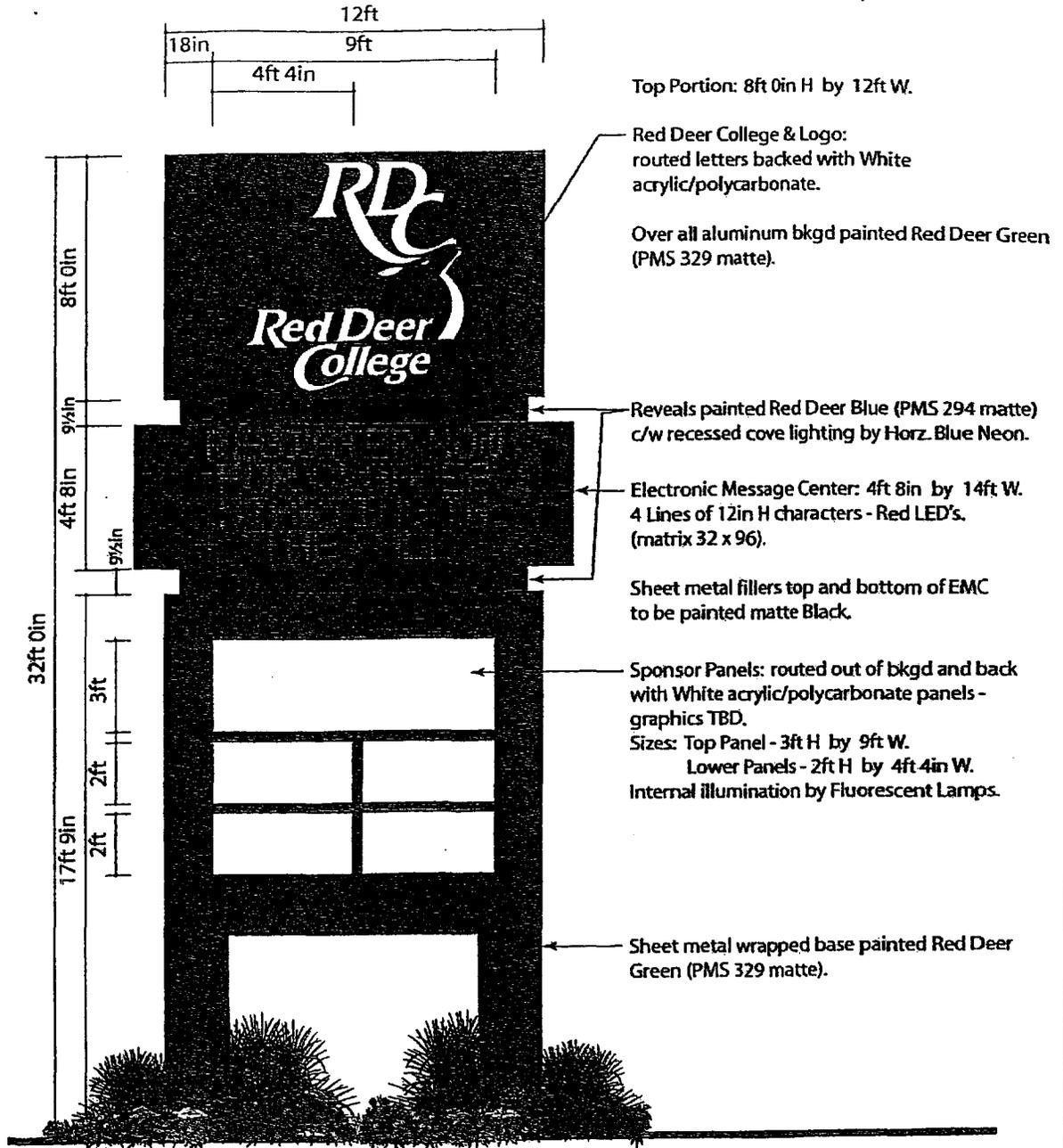


Red Deer College - Site Plan of NE Corner
Proposed Sign #1 Location scale 1:1000

**Major Pylon Display
Alternate Design**

60

*New Single Sided Major Pylon Display.
Over all Size: 14ft W by 30ft H.*



Comments:

We agree with the recommendation of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



1200 3111

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Fax: 340-8940

Mr. D. Sharp
Director of Facilities
Red Deer College
P.O. Box 5005
Red Deer, AB T4N 5H5

Dear Mr. Sharp:

**Re: Land Use Bylaw Amendment 3156/F-2006
Sponsorship Signage for Public Service (PS) Sites
Greater Than 17.0 Hectares**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/F-2006* at the City of Red Deer's Council Meeting held Monday, April 10, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/F-2006 provides for revisions to Schedule "D" – Sign Regulations - of the Land Use Bylaw to accommodate recognition of sponsorship signage on Public Service (PS) sites greater than 17.0 hectares.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, April 19, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

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

Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

* * * Communication Result Report (Apr. 11. 2006 1:10PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Apr. 11. 2006 1:09PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
0988	Memory TX	3408940	P. 3	OK	

Reason for error
 E. 1) Hang up or line fail
 E. 2) Busy
 E. 3) No answer
 E. 4) No facsimile connection
 E. 5) Exceeded max. E-mail size



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Fax: 340-8940

Mr. D. Sharp
 Director of Facilities
 Red Deer College
 P.O. Box 5005
 Red Deer, AB T4N 5R5

Dear Mr. Sharp:

Re: *Land Use Bylaw Amendment 3156/F-2006
 Sponsorship Signage for Public Service (PS) Sites
 Greater Than 17.0 Hectares*

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/F-2006* at the City of Red Deer's Council Meeting held Monday, April 10, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/F-2006 provides for revisions to Schedule "D" - Sign Regulations - of the Land Use Bylaw to accommodate recognition of sponsorship signage on Public Service (PS) sites greater than 17.0 hectares.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, April 19, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Kelly Kloss
 Manager

/attach.
 c Parkland Community Planning Services
 C. Adams, Administrative Assistant



Council Decision – April 10, 2006

FILE COPY

Legislative & Administrative Services

DATE: April 11, 2006
TO: Kristina Mark, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/F-2006
Sponsorship Signage for Public Service (PS) Sites Greater Than 17.0 Hectares – Red Deer College

Reference Report:

Parkland Community Planning Services, dated March 28, 2006

Bylaw Readings:

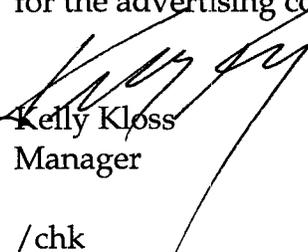
Land Use Bylaw Amendment 3156/F-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/F-2006 provides for revisions to Schedule "D" – Sign Regulations - of the Land Use Bylaw to accommodate recognition of sponsorship signage on Public Service (PS) sites greater than 17.0 hectares. This office will now proceed with the advertising for a Public Hearing. Red Deer College will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk
/attach.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- T. Edwards, Clerk Steno

BYLAW NO. 3156/F-2006

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

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

Schedule "D" - Sign Regulations of Bylaw No. 3156/96 is hereby amended as follows:

1 By deleting the definitions of "Billboard", "Fascia Sign", "General Advertising" and "Sign Area" from section 1(1):

2 By adding the following new definitions to section 1(1):

"Billboard" means a sign to which advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted structures. A billboard displays third-party advertising.

"Fascia Sign" means a local advertising sign attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a third-party advertising sign or painted wall sign.

"Reader Board" means a sign which provides for a changeable message through the use of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.

"Sign Area" means the entire surface area of a sign on which advertising copy could be placed and includes any frame or embellishment which forms an integral part of the display, but does not include landscaping and in the case of a double-face or multi-face sign, the average of the total area of all sign faces.

"Sponsor" means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

“Sponsor Recognition” means the identification, by name and/or logo, of an individual or organization.

“Third-party Advertising” means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

3 By deleting subsection 10(12)(a) and replacing it with the following:

“10(12) (a) such signs may not display third-party advertising; and

4 By deleting subsection 36(3) and replacing it with the following new subsection:

“36(3) On Public Service (PS) sites greater than 17.0 hectares, a freestanding sign with sponsor recognition is permitted for so long as the site remains greater than 17.0 hectares in size and subject to the following regulations:”

5 By deleting subsection 36(3)(e) and replacing it with the following:

“36(3)(e) up to 25% of the sign area excluding the area of any reader board may be allowed for the purpose of identifying any accessory tenants within the principal building or for the use of sponsor recognition”.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of April 2006

READ A SECOND TIME IN OPEN COUNCIL this day of 2006

READ A THIRD TIME IN OPEN COUNCIL this day of 2006

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006

MAYOR

CITY CLERK



LAND
**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
www.pcps.ca

DATE: March 30, 2006
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/M-2006
Vanier Woods Neighbourhood – Phase 1
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 1 of the concurrently proposed Vanier Woods neighbourhood. Rezoning is being sought for approximately 19.82 ha (48.98 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots, and 4 public utility lots. The proposed uses would conform with the proposed Vanier Woods Neighbourhood Area Structure Plan, which was given first reading on March 27, 2006.

Staff Recommendation

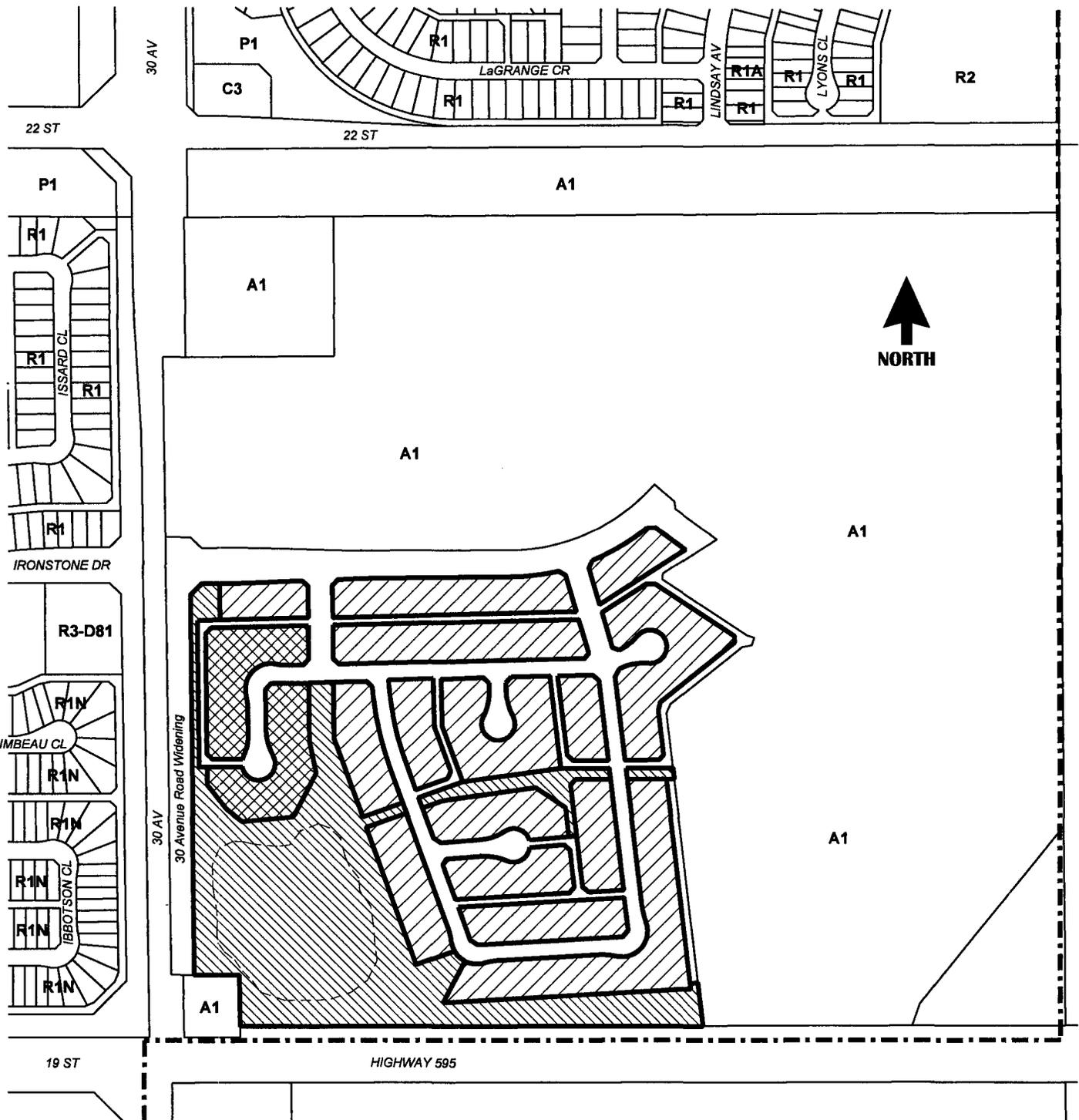
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/M-2006.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreational

Change from :

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

MAP No. 9 / 2006
 BYLAW No. 3156 / M - 2006

Comments:

We agree with the recommendation of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Fax: 343-7510

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

Dear Sirs:

Re: *Land Use Bylaw Amendment 3156/M-2006*
Vanier Woods Neighbourhood – Phase 1

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/M-2006* at the City of Red Deer's Council Meeting held Monday, April 10, 2006. For your information, a copy of the bylaw is attached.

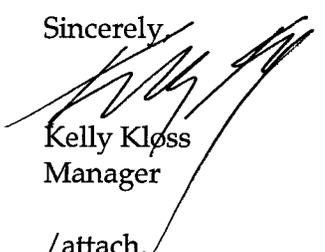
Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, April 19, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,



Kelly Klöss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

* * * Communication Result Report (Apr. 11. 2006 1:33PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Apr. 11. 2006 1:32PM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
0991	Memory TX	3437510	P. 3	OK	

Reason for error

E. 1) Hang up or line fail
E. 3) No answer
E. 5) Exceeded max. E-mail size

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



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Fax: 343-7510

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

Dear Sirs:

Re: *Land Use Bylaw Amendment 3156/M-2006*
Vanier Woods Neighbourhood - Phase 1

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/M-2006* at the City of Red Deer's Council Meeting held Monday, April 10, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots.

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According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, April 19, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely


Kelly Klyes
Manager

/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: April 11, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/M-2006
Vanier Woods Neighbourhood – Phase 1
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated March 30, 2006

Bylaw Readings:

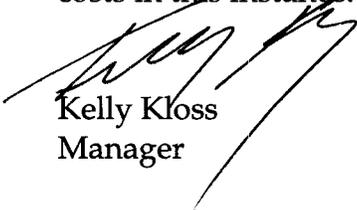
Land Use Bylaw Amendment 3156/M-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/M-2006 provides for the development of Phase 1 of the Vanier Woods Neighbourhood. Approximately 19.82 ha (48.98 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District in order to create 172 low density residential lots, 5 municipal reserve lots and 4 public utility lots. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
/attach.

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

BYLAW NO. 3156/M-2006

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

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

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

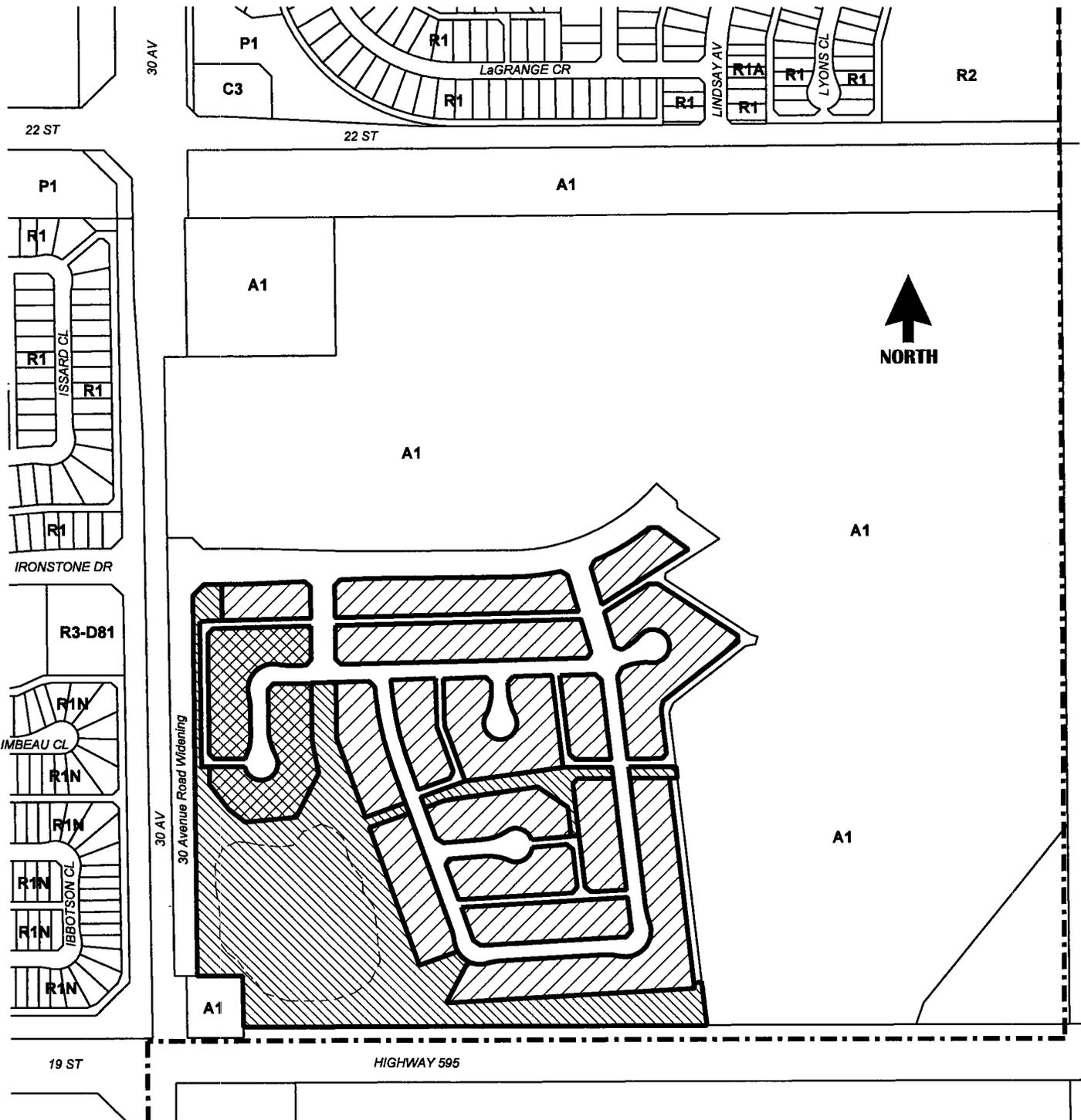
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

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



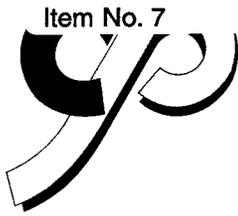
AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreational

Change from :

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

MAP No. 9 / 2006
 BYLAW No. 3156 / M - 2006



DATE: March 30, 2006
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/N-2006
Lonsdale Neighbourhood – Phase 11
Laebon Lands Ltd.

Proposal

Laebon Lands Ltd. is proposing to develop Phase 11 of the Lonsdale neighbourhood. Rezoning is being sought for approximately 9.159 ha (22.63 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District in order to create 126 low density residential lots and 1 municipal reserve lot. The proposed uses would conform with the concurrently proposed Lonsdale Neighbourhood Area Structure Plan amendment, which was given first reading March 27, 2006.

Staff Recommendation

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/N-2006.

A handwritten signature in black ink, appearing to read "Martin Kvapil", written over a horizontal line.

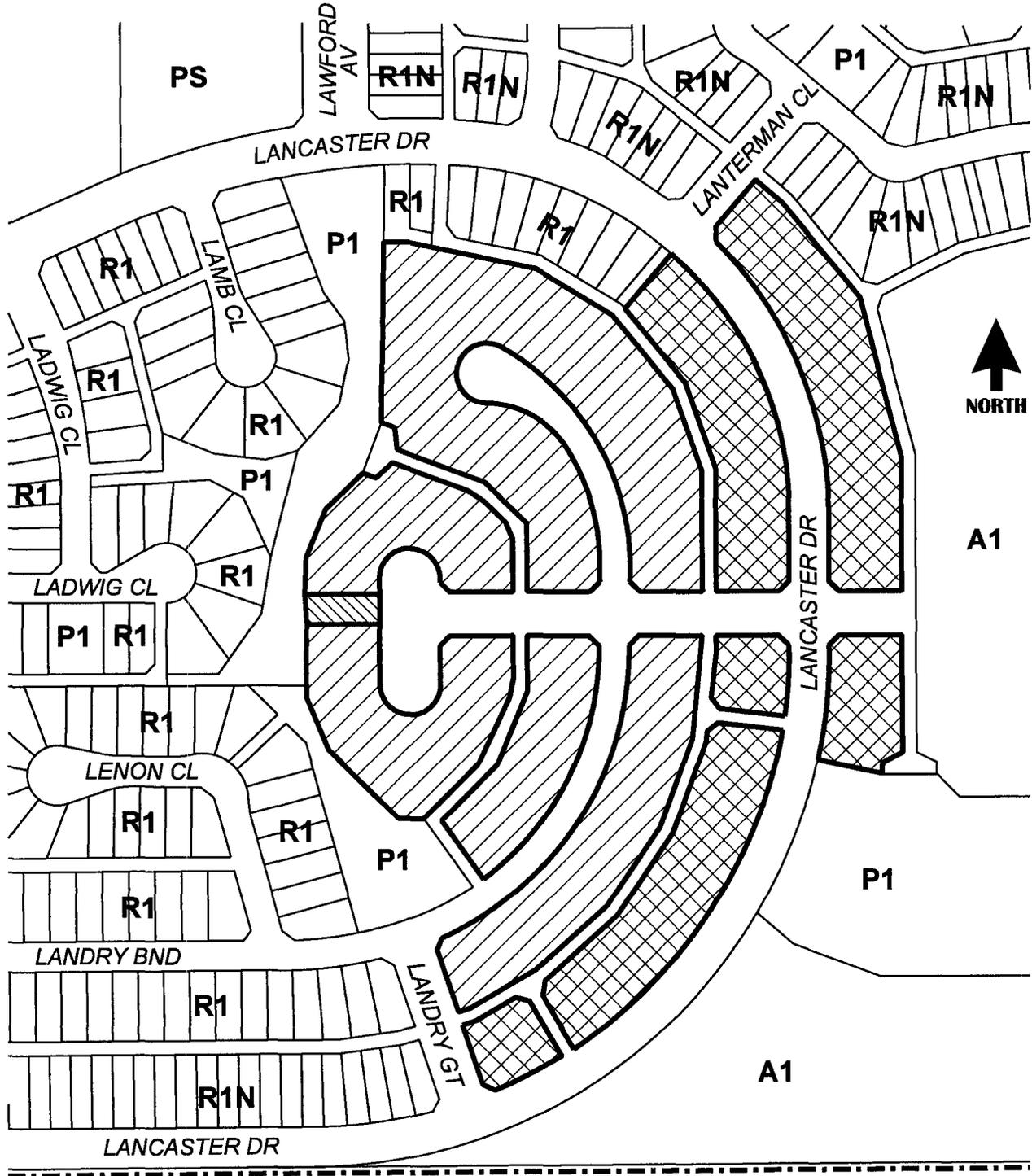
Martin Kvapil
PLANNING ASSISTANT

A handwritten signature in black ink, appearing to read "Tony Lindhout", written over a horizontal line.

Tony Lindhout
CITY PLANNING MANAGER

Attach.

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



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

Change from :
 A1 to R1 
 A1 to R1N 
 A1 to P1 

MAP No. 10 / 2006
 BYLAW No. 3156 / N - 2006

Comments:

We agree with the recommendation of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Fax: 341-4165

Laebon Developments
289, 28042 Highway 11
Red Deer County, AB T4S 2L4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/N-2006
Lonsdale Neighbourhood – Phase 11**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/N-2006* at the City of Red Deer's Council Meeting held Monday, April 10, 2006. For your information, a copy of the bylaw is attached.

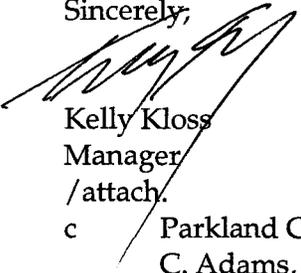
Land Use Bylaw Amendment 3156/N-2006 provides for the development of Phase 11 of the Lonsdale Neighbourhood. Approximately 9.159 ha (22.63 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District in order to create 126 low density residential lots, 1 municipal reserve lot.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, April 19, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,



Kelly Kloss
Manager
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

* * * Communication Result Report (Apr. 11. 2006 1:27PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: Apr. 11. 2006 1:26PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
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Reason for error

E. 1) Hang up or line fail
E. 3) No answer
E. 5) Exceeded max. E-mail size

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



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 11, 2006

Fax: 341-4165

Laebon Developments
289, 28042 Highway 11
Red Deer County, AB T4S 2L4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/N-2006
Lonsdale Neighbourhood - Phase 11**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/N-2006* at the City of Red Deer's Council Meeting held Monday, April 10, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/N-2006 provides for the development of Phase 11 of the Lonsdale Neighbourhood. Approximately 9.159 ha (22.63 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District in order to create 126 low density residential lots, 1 municipal reserve lot.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, April 19, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,


Kelly Kloss
Manager
/attach
c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: April 11, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/N-2006
Lonsdale Neighbourhood – Phase 11
Laebon Lands Ltd.

Reference Report:

Parkland Community Planning Services, dated March 30, 2006

Bylaw Readings:

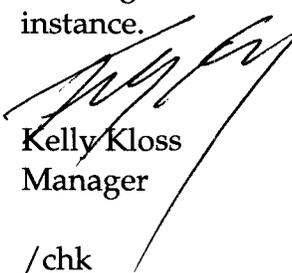
Land Use Bylaw Amendment 3156/N-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, May 8, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/N-2006 provides for the development of Phase 11 of the Lonsdale Neighbourhood. Approximately 9.159 ha (22.63 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District in order to create 126 low density residential lots, 1 municipal reserve lot. This office will now proceed with the advertising for a Public Hearing. Laebon Lands Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
/attach.

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

BYLAW NO. 3156/N-2006

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

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

1. That "Use District Map L6" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

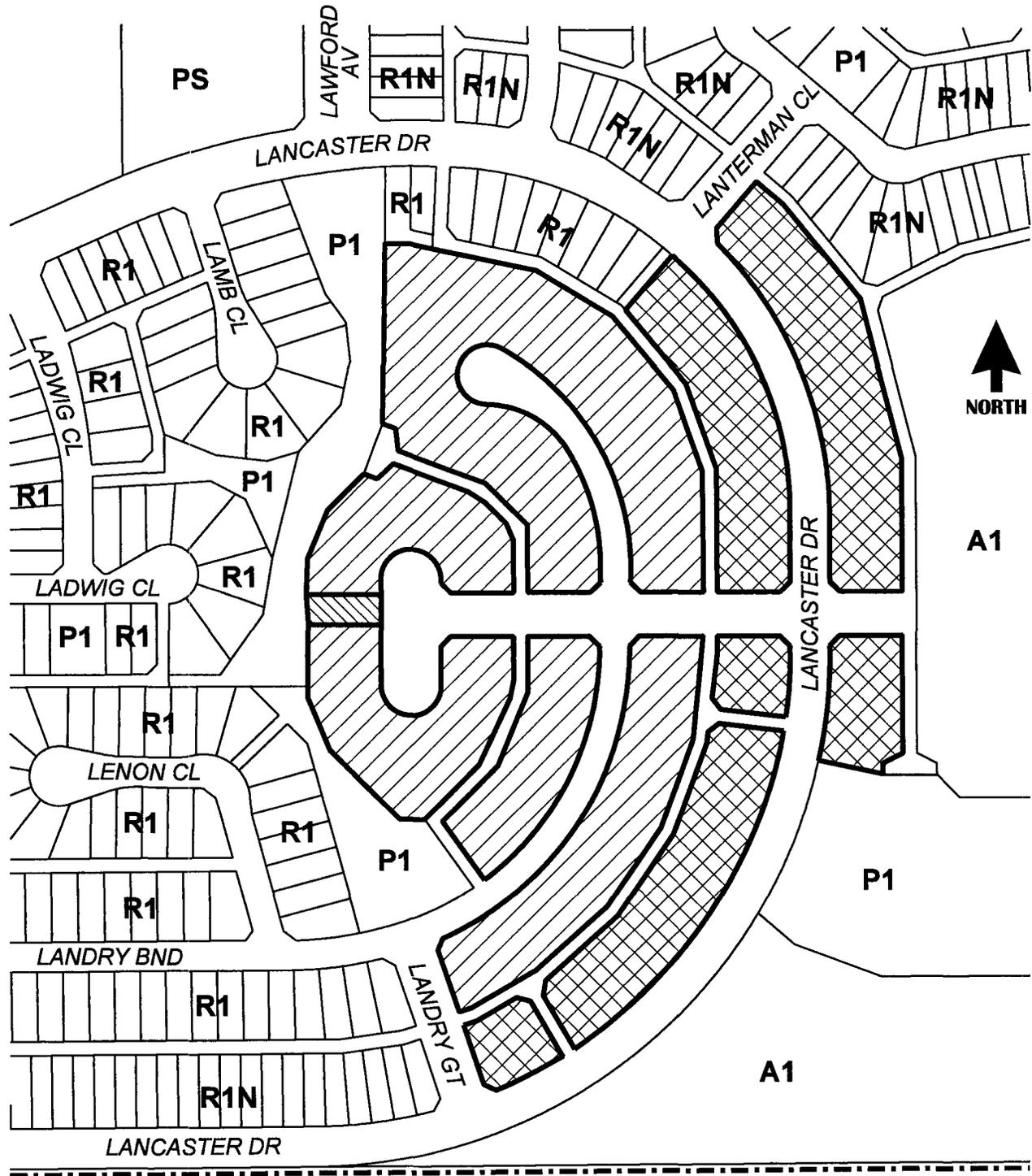
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

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



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

Change from :
 A1 to R1 
 A1 to R1N 
 A1 to P1 

MAP No. 10 / 2006
 BYLAW No. 3156 / N - 2006

BYLAW NO. 3156/H-2006

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

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

1. That "Use District Map D15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

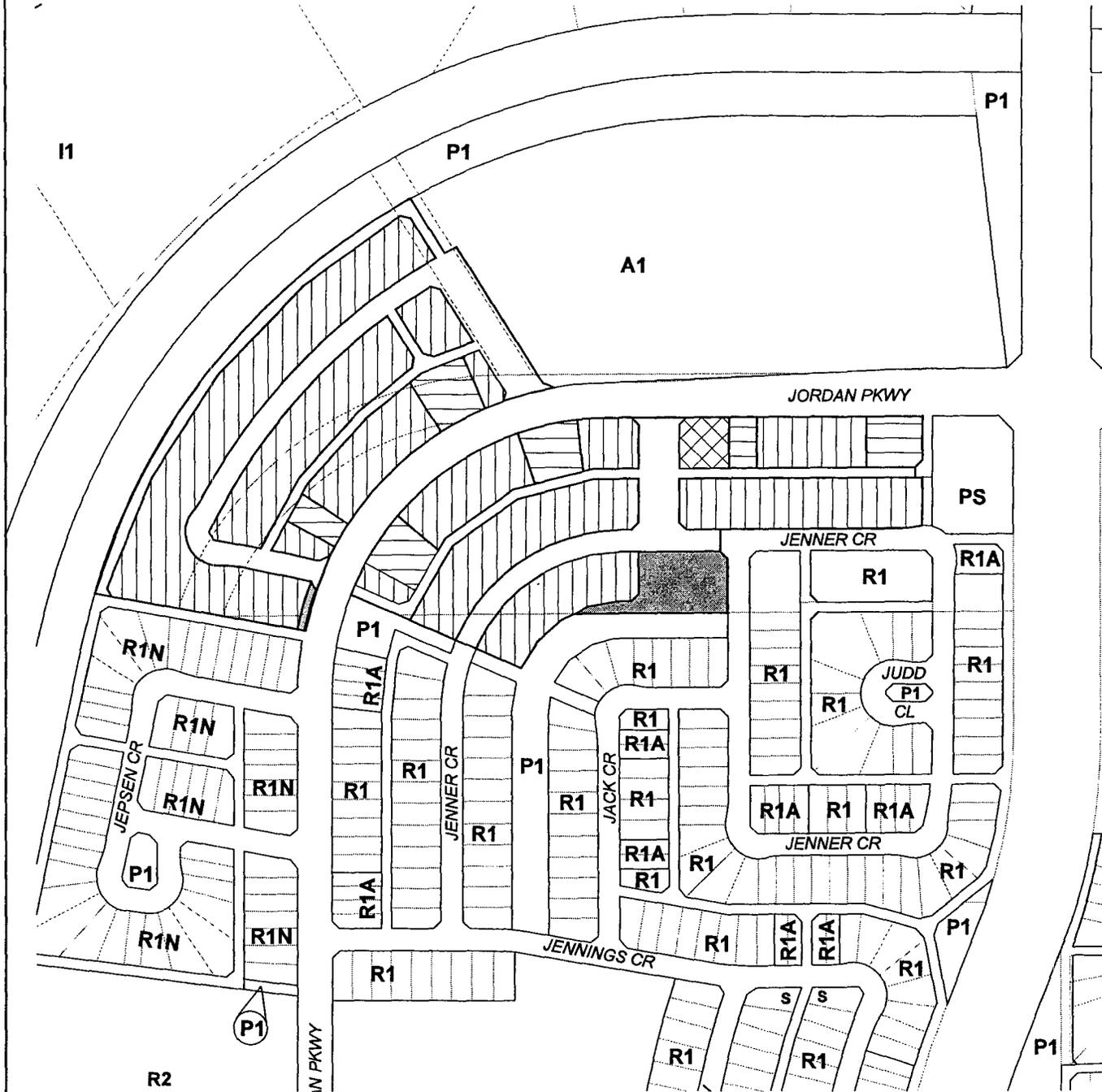
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

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

Change from :

- A1 TO R1 
- A1 TO R1A 
- A1 TO PS 
- A1 TO P1 

MAP No. 4 / 2006
 BYLAW No. 3156 / H - 2006

BYLAW NO. 3156/I-2006

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

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

- 1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 5/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of March 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

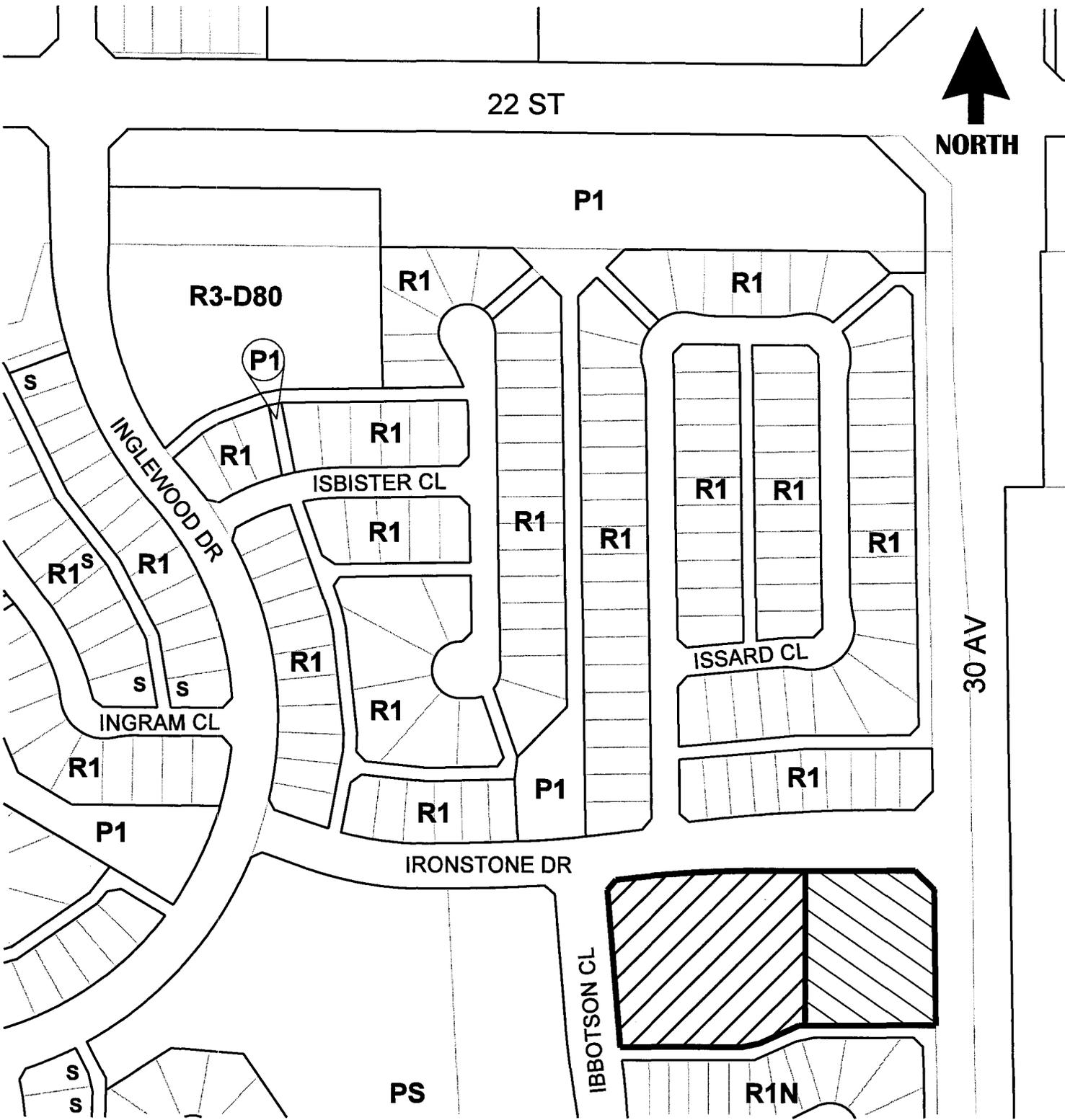
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- R2 - Residential (Medium Density) District
- R3 - Residential (Multiple Family) District

Change from :

- R2 D23 to R2 D57 
- R3 D81 to R3 D57 

BYLAW NO. 3156/F-2006

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

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

Schedule "D" - Sign Regulations of Bylaw No. 3156/96 is hereby amended as follows:

1 By deleting the definitions of "Billboard", "Fascia Sign", "General Advertising" and "Sign Area" from section 1(1):

2 By adding the following new definitions to section 1(1):

"Billboard" means a sign to which advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted structures. A billboard displays third-party advertising.

"Fascia Sign" means a local advertising sign attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a third-party advertising sign or painted wall sign.

"Reader Board" means a sign which provides for a changeable message through the use of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.

"Sign Area" means the entire surface area of a sign on which advertising copy could be placed and includes any frame or embellishment which forms an integral part of the display, but does not include landscaping and in the case of a double-face or multi-face sign, the average of the total area of all sign faces.

"Sponsor" means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

“Sponsor Recognition” means the identification, by name and/or logo, of an individual or organization.

“Third-party Advertising” means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

3 By deleting subsection 10(12)(a) and replacing it with the following:

“10(12) (a) such signs may not display third-party advertising; and

4 By deleting subsection 36(3) and replacing it with the following new subsection:

“36(3) On Public Service (PS) sites greater than 17.0 hectares, a freestanding sign is permitted for so long as the site remains greater than 17.0 hectares in size and subject to the following regulations:”

5 By deleting subsection 36(3)(e) and replacing it with the following:

“36(3)(e) up to 25% of the sign area excluding the area of any reader board may be allowed for the purpose of identifying any accessory tenants within the principal building or for the use of sponsor recognition.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006

READ A SECOND TIME IN OPEN COUNCIL this day of 2006

READ A THIRD TIME IN OPEN COUNCIL this day of 2006

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006

MAYOR

CITY CLERK

BYLAW NO. 3156/M-2006

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

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

1. That "Use District Map K4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 9/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

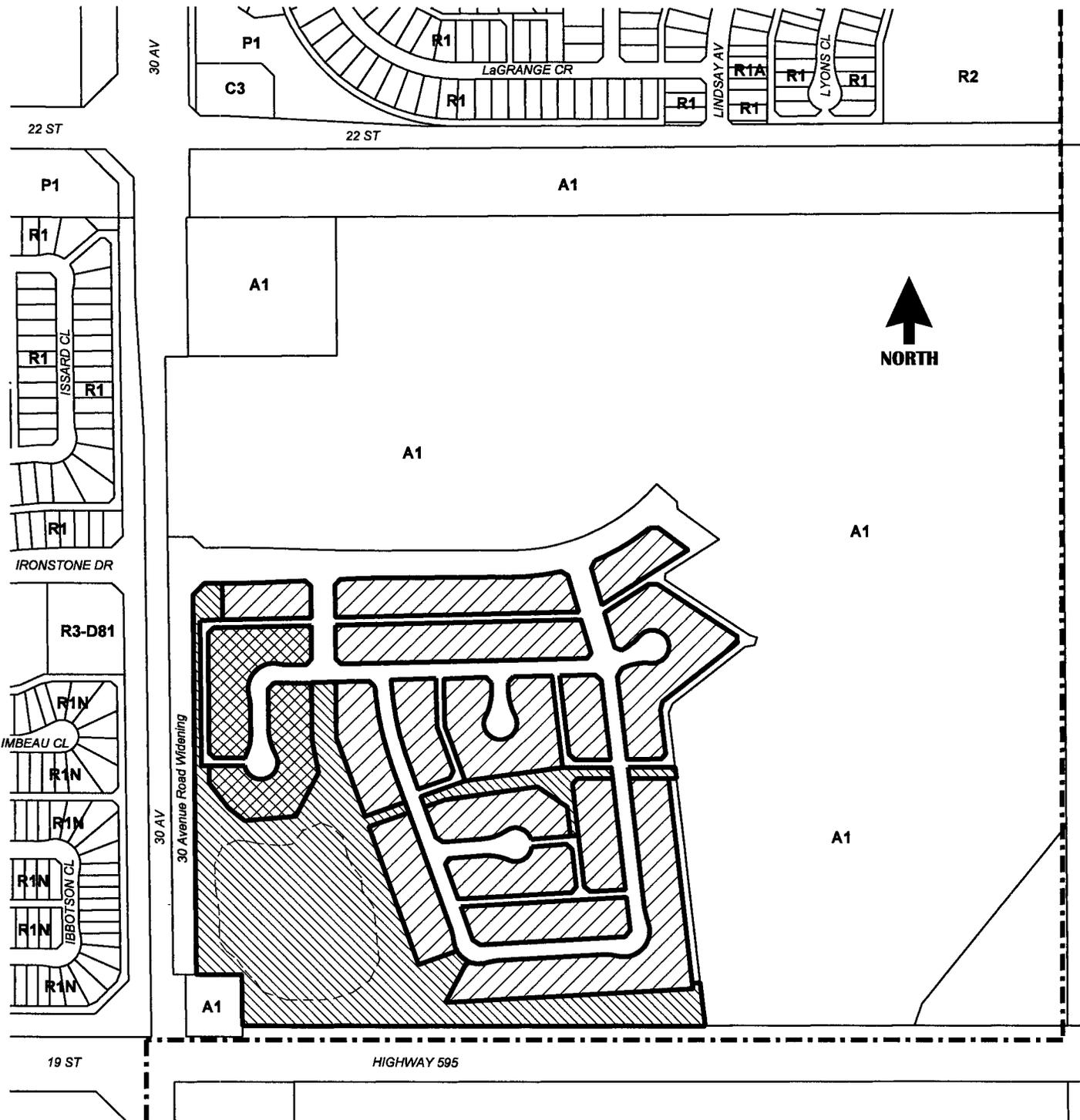
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreational

Change from :

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

MAP No. 9 / 2006
 BYLAW No. 3156 / M - 2006

Item No. 5

BYLAW NO. 3156/N-2006

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

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

1. That "Use District Map L6" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

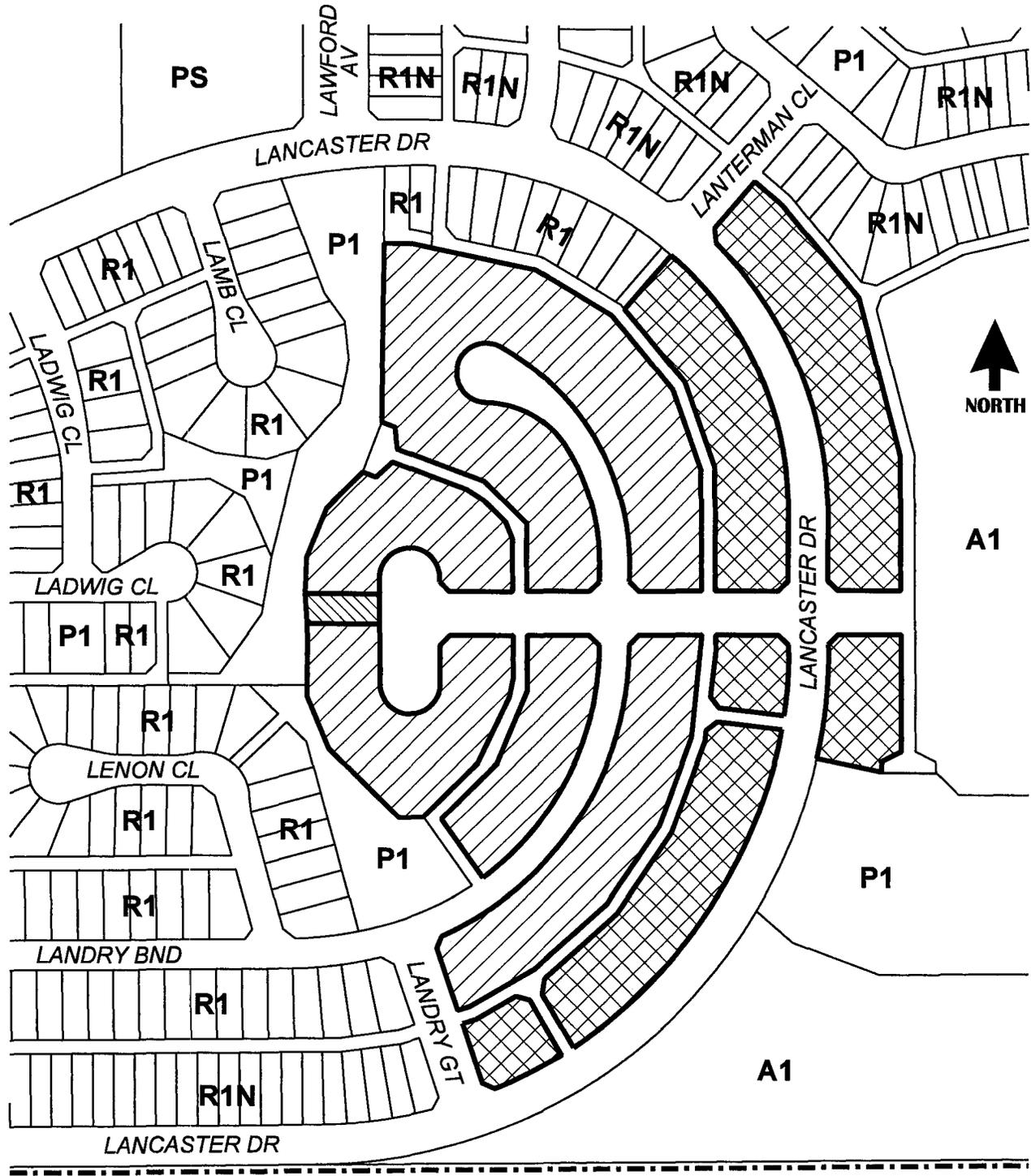
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



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

Change from :
 A1 to R1 [diagonal hatching symbol]
 A1 to R1N [cross-hatching symbol]
 A1 to P1 [diagonal hatching symbol]

MAP No. 10 / 2006
 BYLAW No. 3156 / N - 2006

BYLAW NO. 3273/C-2006

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting under "Tariffs and Schedules of Fees" 3 (3) – "Deleted" and replacing it with the following:
 3 (3) Regulated Rate Tariff-Energy Price Setting Plan – Appendix C
2. By adding new Appendix "C" - Regulated Rate Tariff - Energy Price Setting Plan - attached hereto.
3. By deleting Appendix "D" - Regulated Rate Tariff - and replacing it with Appendix "D" attached hereto.
4. This bylaw shall come into effect on July 1, 2006.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.
 READ A SECOND TIME IN OPEN COUNCIL this day of 2006.
 READ A THIRD TIME IN OPEN COUNCIL this day of 2006.
 AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF-ENERGY PRICE SETTING
PLAN

1. Definitions

Capitalized terms used in this Regulated Rate Energy Price Setting Plan ("EPSP"), that are not otherwise defined herein, have the respective meanings ascribed to those terms in Schedule "1" of the EPSP.

2. Energy Price Setting Plan

This document sets out the EPSP for the Regulated Rate Tariff ("RRT") required under the *Regulated Rate Option Regulation AR 262/2005*.

3. Acquisition Process

The electric energy required to supply Eligible Customers under the RRT will be procured in accordance with the Procurement Protocol attached as Schedule 2.

4. RRT Electric Energy Cost and RRT Rates

- (a) The electric energy cost component of the RRT EPSP will be determined on the basis of the Other Procurement Arrangements and New RRO Rate Arrangements, using the procedures set out in the Procurement Protocol set out in Schedule 2.
- (b) The RRT rates for electric energy will be determined in accordance with the Energy Rate Calculation attached to this EPSP as Schedule 3.

5. Competitive Procurement Process

A Competitive Procurement Process will be conducted as necessary to fulfill the EPSP.

6. Risk Margin and Return

Red Deer will not receive a Risk Margin or Return for providing electricity services in accordance with the RRT.

7. Schedules

The following schedules are attached to, and form part of this EPSP:

Schedule 1	Definitions
Schedule 2	Procurement Protocol
Schedule 3	Energy Rate Calculation

SCHEDULE "1"**DEFINITIONS**

The following terms have the meanings set out below:

"7 x 24 Product" means a hedge product that notionally delivers electric energy over all hours (7x24);

"Base Hedge" means the electrical energy procured for Other Procurement Arrangements

"Competitive Procurement Process" means a reasonably transparent, competitive process used to procure products under the EPSP;

"Eligible Customer" has the meaning set out in the *Regulated Rate Option Regulation*, AR 262/2005, or its replacement;

"Energy Rate Calculation" means the Energy Rate Calculation attached as Schedule 3 to the EPSP;

"EPSP" means the Regulated Rate Energy Price Setting Plan;

"Line Loss" means the calculated amount that the WSP knows is lost through the distribution of electricity;

"Load" means the consumption of electric energy for a given time period and for a specified group of consumers as measured through metering devices and reflecting any unaccounted for energy and losses;

"Metered Load" means Load, net of Unaccounted for Energy and Losses;

"Month" means the period beginning on the first day of a calendar month and ending immediately prior to the commencement of the first day of the next calendar month;

"Monthly Energy Price" has the meaning set out in Schedule 3 of the EPSP.

"Monthly Hedge Price" has the meaning set out in section 7 of Schedule 2 of the EPSP;

"Monthly Hedge" has the meaning set out in section 7 of Schedule 2 of the EPSP;

"Monthly Index" has the meaning set out in section 6 of Schedule 2 of the EPSP;

"Monthly Index Price" has the meaning set out in section 6 of Schedule 2 of the EPSP;

"MWh" means megawatt hours;

"New RRO Arrangements" means arrangements to supply electric energy to Eligible Customers under Part 3 of Schedule 2 of the EPSP;

"NGX" means the Natural Gas Exchange, Inc.;

"Other Procurement Arrangements" means arrangements to supply electric energy to Eligible Customers under Part 2 of Schedule 2 of the EPSP;

"Procurement" means the process conducted under the EPSP for the procurement of products for the purpose of supplying electric energy to Eligible Customers;

"Procurement Protocol" means the Procurement Protocol attached to the EPSP as Schedule 2;

"Prompt Month" means the Month beginning immediately after the current Month;

"Return" means the portion of the electric energy price to compensate the owner of an electric distribution system for the obligation to provide electricity services under an RRT;

"Risk Margin" means the portion of the electric energy price to cover risks to which the owner of an electric distribution system is directly exposed in providing electricity services under an RRT;

"RRT" means a regulated rate option tariff as contemplated under Section 103 of the EUA and the *Regulated Rate Option Regulation* AR 262/2005;

"Settlement" means the WSP allocation of load, including Unaccounted For Energy and Line Loss, and associated cost;

"Suppliers" means any third party who manages the EPSP and provides electric energy for the purpose of supplying the EPSP;

"Unaccounted For Energy" means the residual amount of electricity that can not be accounted for after metering and Line Losses have been calculated;

"WSP" means the owner of an electric distribution system, or a person authorized by the owner to act on behalf of that owner.

SCHEDULE "2"**PROCUREMENT PROTOCOL****PART 1: GENERAL****1. General**

- (a) Procurement under the EPSP will be carried out in accordance with the provisions of this Procurement Protocol. Capitalized terms used in this Procurement Protocol, and not otherwise defined herein, have the respective meanings ascribed to those terms in Schedule "1" to the EPSP.
- (b) This Procurement Protocol will be used to acquire products for the period from July 1, 2006 through June 30, 2010. For this period, the energy supply for the RRT will be made up of both Other Procurement Arrangements (procured in accordance with Part 2 of the Procurement Protocol) and New RRO Arrangements (procured in accordance with Part 3 of the Procurement Protocol) in the following proportions:
 - (i) for each calendar month in the period July 1, 2006 to June 30, 2007, a minimum of 20% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 80% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;
 - (ii) for each calendar month in the period July 1, 2007 to June 30, 2008, a minimum of 40% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 60% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;
 - (iii) for each calendar month in the period July 1, 2008 to June 30, 2009, a minimum of 60% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 40% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;

- (iv) for each calendar month in the period July 1, 2009 to June 30, 2010, a minimum of 80% of the calendar monthly volumes of electric energy will be made up of New RRO Arrangements, and a maximum of 20% of the calendar monthly volumes of electric energy will be made up of Other Procurement Arrangements;

PART 2: OTHER PROCUREMENT ARRANGEMENTS

2. General

- (a) The Other Procurement Arrangements shall be comprised of Base Hedges procured through a Competitive Procurement Process anytime up until 5 days prior to the Prompt Month.
- (b) Base Hedges will be composed of 7x24 Products, or some alternative Base Hedge product, which will not exceed the parameters identified in section 1(b)

3. Competitive Procurement Process

A Competitive Procurement Process will be employed to fulfill the Other Procurement Arrangements as set out in Part 2 of the Procurement Protocol. The Competitive Procurement Process will include but is not limited to: determining Supplier credit prequalification requirements; Procurement timing; minimum and maximum offer size; and the process for opening, reviewing and accepting offers.

PART 3: NEW RRO ARRANGEMENTS

4. General

The New RRO Arrangements will comprise the electric energy supplied at the New RRO Price determined in accordance with this Part. For any period, the volume to be procured through New RRO Arrangements will not fall short of the parameters identified in 1(b) and, in conjunction with the Base Hedges acquired under Part 2 of this EPSP, is forecast to be sufficient to serve all Eligible Customers.

5. Establishment of a New RRO Price

The New RRO Price will be based on volumes procured to supply the New RRO Arrangements. New RRO Price will be established through a process, which may include, but is not limited to the use of a Monthly Index, or Monthly Hedges.

6. Establishment of a Monthly Index and Monthly Index PriceMonthly Index

The Monthly Index, when it is used to establish the New RRO Price, will be based on the NGX transactions for the Prompt Month, set during the period starting 45 days prior to the Prompt Month and ending no later than 5 days prior to the Prompt Month inclusive.

Monthly Index Price

The Monthly Index Price will be determined based on the arithmetic volume weighted average of the Daily Indexing Offers for the period starting 45 days prior to the Prompt Month and ending no later than 5 days prior to the Prompt Month inclusive. Once the Monthly Index Price has been determined, it may represent the New RRO Price component in the Monthly Energy Price formula in Schedule 3.

7. Establishment of Monthly Hedges and Monthly Hedge PriceMonthly Hedge

In the period starting 45 days prior to the Prompt Month and ending no later than 5 days prior to the Prompt Month, a monthly Competitive Procurement Process may be conducted to procure Monthly Hedges. Through the Competitive Procurement Process a 7 x 24 Product will be procured to meet the forecast volume requirements for Eligible Customers, in conjunction with the Base Hedges procured under Part 2 of the EPSP.

Monthly Hedge Price

The Monthly Hedge Prices will be calculated based on the arithmetic volume weighted average of the Monthly Hedges procured for the Prompt Month.

The Monthly Hedge Price may be used to represent the New RRO Price component of the Monthly Energy Price.

SCHEDULE "3"

ENERGY RATE CALCULATION

The Energy Rate Calculation will be based on a monthly electric energy price and will establish a monthly RRT rate. The monthly electric energy price will be established based on New RRO Arrangements and Other Procurement Arrangements for each month. Except as set out in this schedule, capitalized terms in this Energy Rate Calculation will have the meanings set out in Schedule "1" to the EPSP.

Monthly Energy Price Methodology

The "**Monthly Energy Price**" will be expressed in dollars per kWh, and will be the weighted average of the "**New RRO Price**" the "**Base Hedge Price,**" plus Adders for Load Shape Adjustment, Load Swing, Unaccounted For Energy and Line Losses (UFE/LL), Return Margin; and Pool Trading Charges.

The Monthly Energy Price will be applied to actual electric energy delivered to Eligible Customers and will be determined as follows:

$$\text{Monthly Energy Price} = ((L \times P) + (N \times (M - P))) / M$$

L = Base Hedge Price (\$)
M = Monthly Load Forecast (MW)
N = New RRO Price (\$)
P = Base Hedge Amount (MW)

where:

"**Adders**" means the components of the Monthly Energy Price added to the Base Hedge Price and New RRO Price, and include:

- (a) "**Load Shape Adjustment**" means an adjustment, expressed as a percentage of the electric energy price, for the expected incremental cost or discount applicable to the specific Load shape when compared to a flat Load against the hourly pool price
- (b) "**Load Swing Option**" means an amount, expressed as a percentage of the electric energy price, to allow for Load fluctuations of the monthly contracted quantities

- (c) **"Pool Trading Charges"** Pool Trading Charges (PTC) is the actual fee applied to every MWh of power bought or sold through the Power Pool of Alberta expressed as dollars per MWh.
- (d) **"Return Margin"** means the amount, expressed as dollars per MWh and applied to the total energy price, which represents the energy Supplier's return and cost recovery for facilitating the Energy Price Setting Plan process over the term of the contract.
- (e) **"UFE&LL"** means the average Unaccounted for Energy and Line Losses for the previous calendar year, expressed as a percentage, and determined using Settlement data provided by the WSP for the Red Deer zone.

"Base Hedge Price" means the price per MWh for Base Hedges procured for the Prompt Month.

"New RRO Price" means the price per MWh for New RRO Arrangements procured for the Prompt Month.

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF

GENERAL

Effective Date and Term

This Tariff is effective on July 1, 2006 and remains in effect until revised.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Tariff", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Tariff Fee Schedule", the "Distribution Access Services Schedule of Fees", and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utility Act, S.A. 2003, c. E-5.1.

Application

Applies to all residential premises which

- (1) are measured by a single meter and contain not more than two dwelling units; and
- (2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2295 per day
Energy Charge	As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) It is reasonably forecasted that the annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Administration Charge	\$0.2295 per day
Energy Charge	As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2295 per day
Energy Charge	As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 262/2005), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1,000 kVA; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2295 per day
Energy Charge	As per Regulated Rate Tariff Energy Price Setting Plan, Appendix "C" of this Bylaw
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Allocation

As per Distribution Tariff, Appendix "A" of this Bylaw.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

BYLAW NO. 3359/2006

Being a bylaw to license and regulate the use of limousines within the limits of the City of Red Deer

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

Title

- 1 This Bylaw may be cited as "The Limousine Bylaw".

Definitions

- 2 In this Bylaw unless otherwise specified:

"Bylaw Enforcement Officer" means any person authorized to enforce City bylaws and includes the License Inspector;

"License Inspector" means the Inspections and Licensing Manager for the City or any designated member of the Inspections and Licensing Department for the City;

"Limousine" means a vehicle, which shall include sedan limousine, formal limousine, stretched limousine, super, mega and ultra stretched limousines; or any other vehicle advertised or operating as a limousine;

"Limousine Vehicle License Identification" if applicable, means the City of Red Deer identification issued under this bylaw for attachment to a limousine;

"Limousine Driver" shall mean any person who operates a limousine and who is in possession of a current and valid City of Red Deer Limousine Driver License or City of Red Deer Taxi Driver License;

"Limousine service" shall mean the business of offering for gain or profit the use of limousines;

"Mechanical Fitness Report" means a report in a form approved by the License Inspector and signed by a licensed mechanic which report shall contain such information as the License Inspector may require, but in any event, shall certify that the vehicle is safe, fit and include information as to the safety and condition of the steering mechanism, brake system, bodywork, including conditions of doors and locks, windows, electrical light and signal systems, exhaust system and tire wear and condition and that the vehicle is suitable to convey passengers;

“Peace Officer”, “Special Constable”, and “Bylaw Enforcement Officer” shall include any employee of the City appointed as a special constable or bylaw enforcement officer and any member of the Canadian Corps of Commissionaires or the City Detachment of the R.C.M.P. appointed or assigned to enforce the provisions of this bylaw;

“Person” means a natural person or body corporate and includes a partnership, a group of persons acting in concert, or an association;

“Resident” means a person, business or corporation that has a business location in the City of Red Deer or resides in the City of Red Deer and intends to carry on business within the City for not less than six months;

“Non-resident” means a person, business or corporation that is not a resident as defined in this bylaw.

Licenses – Business

All Applicants

- 3 (1) No person shall operate a Limousine Service or Limousine without a License obtained pursuant to this bylaw or an identification tag attached to the Limousine as issued hereunder.
- (2) Any person who wishes to operate a Limousine Service or Limousine shall obtain the applicable license by making application to the License Inspector and paying the applicable fee as set out in Schedule “A”.
- (3) The application shall be in writing and shall include identification of the registered owner, mechanical inspection, and proof of valid insurance with respect to all limousines to be used, and the following information:

Non-Corporation

- (a) full name, address and telephone number of the business and the individual completing the application;
- (b) list of all convictions both criminal and traffic in any jurisdiction;
- (c) such other information as the License Inspector may reasonably Require;

Corporation

- (d) corporate name, business address and telephone number of the corporation and the individual completing the application;
- (e) copy of minutes and articles of incorporation, Certificate of Incorporation and Certificate of Good Standing with respect to the corporation;
- (f) full name, address and telephone number of all shareholders, directors and office holders of the corporation;
- (g) list of all convictions of the corporation, its shareholders and directors both criminal and traffic in any jurisdiction;
- (h) such other information that the License Inspector may reasonably require.

Licenses – Drivers

- 4 (1) No person shall drive a Limousine or act as a Limousine Driver without being in possession of a valid City of Red Deer Taxi Driver License or a License obtained pursuant to this bylaw.
- (2) Any person who wishes to operate a Limousine or act, as a Limousine driver shall obtain the applicable license by making application to the License Inspector and paying the applicable fee set out in Schedule "A".
- (3) The application shall be in writing and shall contain the following information:
 - (a) full and correct name, address and telephone number of the applicant as well as the name and current address of the licensed Limousine business employing the applicant;
 - (b) evidence that the applicant is properly licensed under the laws of the Province of Alberta for the class of vehicle that will be operated;
 - (c) current abstract of driving record from the Province of Alberta and from any territory or Province where the applicant has previously had a drivers license; dated within 30 days of application date

- (d) a list of all convictions, criminal, traffic and otherwise in any jurisdiction;
- (e) such other information that the License Inspector may reasonably Require;
- (f) on initial application, evidence the applicant has completed a driver improvement course recognized by the City (such as Alberta Motor Association or Aim High); taken within 6 months of application OR proof the applicant is registered to take a driver improvement course within 30 days of application date.

Term and Renewal of Licenses

- 5
- (1) A Limousine Drivers License shall be valid until January 31 in the year following the year in which it was issued. An application for a new license may be made at any time during the year.
 - (2) A renewal application for any license required by this bylaw shall be made no later than January 31 of the year for which the license is to be renewed. If a renewal application is not received by January 31, it will be deemed expired and a new application will be required.

Operating Requirements

- 6
- (1) A person operating a Limousine or Limousine service shall not operate on a fixed or scheduled route.
 - (2) A person operating a Limousine or Limousine Service shall not pick up passengers in a marked taxi zone or taxicab stand or accept chance passengers.
 - (3) A person operating a Limousine or Limousine service shall ensure all trips are pre-arranged and that log books are kept as to the date, time, number of passengers, place of pick up and delivery for each trip.

Powers of License Inspector

- 7 The License Inspector is hereby authorized to:
- (1) inspect or cause to be inspected any vehicle which is used to provide services under this bylaw;

- (2) refuse to issue or renew any license where in the reasonable opinion of the License Inspector the applicant does not comply with the requirements of this bylaw;
- (3) revoke or suspend any license if in the reasonable opinion of the License Inspector the licensee has not complied with or is breaching any provision of this bylaw;
- (4) revoke or refuse to issue a Limousine Driver license under this bylaw where in the reasonable opinion of the License Inspector the person applying for a license or to whom a license has been issued;
 - (a) has a driving record which makes the driver unfit to drive a public conveyance;
 - (b) the character, conduct or state of health makes the driver unfit to drive a public conveyance;
 - (c) the driver does not comply with the requirements or is in breach of any of the provisions of this bylaw;
- (5) require a driver to undergo additional driver improvement or driver training courses;
- (6) prescribe and authorize the forms, licenses and certificates to be used or issued under this bylaw.

Inspection of Documents

- 8 Every licensee under this bylaw shall upon the demand of the License Inspector, Bylaw Enforcement Officer or Peace Officer produce any license or document, which the licensee may be required to have under this bylaw.

Mechanical Fitness of Vehicles

- 9 (1) The License Inspector may require any vehicle used to provide services under this bylaw to undergo such inspections for safety and mechanical fitness and to undergo such repairs as in the reasonable discretion of the License Inspector is deemed necessary for the safety of the public; such inspections are not limited to but may include as follows:
 - (a) the periodic provision of a Mechanical Fitness Report prepared by a licensed mechanic;
 - (b) the repair and correction of any deficiencies and the provision of a further Mechanical Fitness Report confirming same.

- (2) All costs of inspections and repairs shall be paid for by the licensee.
- (3) No person shall obstruct or interfere with any inspection required under this bylaw.

Appeal

- 10 A decision of the License Inspector made pursuant to Sec. 7 (2)(3)(4) of this bylaw may be appealed to City Council on written notice of appeal delivered to the License Inspector not later than 30 days following such decision.

Annual License Fees

- 11 The License Fees under this bylaw are set out in Schedule "A" annexed hereto and made part of this bylaw.

Fares to be Charged for Limousine Services

- 12 The minimum fares to be charged for the hire of a Limousine are set out in Schedule "B" annexed hereto and made part of this bylaw.

Offences and Penalties

- 13
 - (1) Any person who contravenes the provisions of this bylaw shown in Schedule "C" is guilty of an offence and liable to pay a fine as specified in Schedule "C" which is annexed hereto and made part of this bylaw.
 - (2) Any person who contravenes a provision of this bylaw not listed in Schedule "C" is guilty of an offence and liable upon summary conviction to pay a fine of not less than \$250.00 and not more than \$2500.00 and in default of payment to imprisonment for a period not exceeding 6 months.
 - (3) Any person who contravenes any provision of this bylaw and is found guilty of a third or subsequent offence is liable upon summary conviction to pay a fine of not less than \$5000.00 and not more than \$10,000.00 and in default of payment to imprisonment for a period not exceeding six months.
 - (4) A peace officer, license inspector, or bylaw enforcement officer who has reasonable grounds to believe that any person has contravened any provision of this bylaw shall:

Schedule A - Fees

Non-Resident Limousine Service License	\$ 330.00
Non-Resident Single Event License –one per calendar year	165.00
Resident Limousine Service	165.00
Limousine Vehicle License	40.00
Transfer of Limousine Vehicle License	40.00
Limousine Vehicle License Replacement	20.00
Limousine Driver License	40.00
Limousine Driver License Replacement	20.00
Re-instatement Fee – Any License	100.00

Schedule B - Fares

The minimum fare a Limousine Service may charge is \$60.00 per hour or any portion thereof.

Schedule C - Fines

	<u>1st Offence</u>	<u>2nd Offence</u>	<u>3rd Offence</u>
Operating without a Limousine Service License	\$500.00	\$1000.00	Mandatory court Appearance
Operating without a Limousine Vehicle License	200.00	400.00	Mandatory court Appearance
Operating without a Limousine Driver License	200.00	400.00	Mandatory court Appearance