

A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, MAY 21, 2002

COMMENCING AT *4:30 P.M.*

- (1) Confirmation of the Minutes of the regular meeting of Monday, May 6, 2002.

Page #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. City Clerk – Re: *Land Use Bylaw Amendment 3156/N-2002 / Rezoning of 4.84 ac from A1 Future Urban Development to R1 Residential Low Density / Anders South (Anders on the Lake) – Phase 13 / Redbrook Group 2 Corp.*
(Consideration of 2nd and 3rd Readings of the Bylaw) . . .1
2. City Clerk – Re: *Land Use Bylaw Amendment 3156/O-2002 / Rezoning of 2.09 ac from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District / Kentwood Subdivision – Phase 19 / Laebon Developments Ltd.*
(Consideration of 2nd and 3rd Readings of the Bylaw) . . .5

3. West Park Extension Neighbourhood Area Structure Plan:
 - (a) City Clerk – Re: *West Park Extension Neighbourhood Area Structure Plan / Bylaw Amendment 3217/C-2002*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .9
 - (b) City Clerk – Re: *Land Use Bylaw Amendment 3156/P-2002 / Portion of 60th Avenue South of Wishart Street and Part of the E ½ Sec. 7-38-27-4 / West Park Extension – Phase 1 / Trademark Western Properties Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .19
 - (c) City Clerk – Re: *West Park Extension Neighbourhood Area Structure Plan – Proposed 60th Street Road Closure Bylaw 3296/2002*
(Consideration of 2nd Reading of the Bylaw) . .22

- (4) **REPORTS**
 1. Mayor & City Manager – Re: *AUMA – Completion of Survey / The Three R's Service Responsibility Survey* . .27
 2. Community Services Director – Re: *Downtown Safety Strategy* . .50
 3. Land & Economic Development Manager – Re: *Lot Pricing and Architectural Standards – Lancaster Green Phase 3* . .56
 4. Land & Economic Development Manager – Re: *Lot Pricing Kentwood West Phase 18* . .60

5. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/U-2002 / Rezoning of 1.717 ha (4.24 ac) from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Lancaster East (Lonsdale) – Phase 6 / Pemberton Holdings Ltd.*
(Consideration of 1st Reading of the Bylaw) .64

6. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/X-2002 / Amendment Proposal to Allow for Limited Expansion of W. McKee Manufacturing*
(Consideration of 1st Reading of the Bylaw) .68

7. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/Y-2002 / Rezoning of 4.99 ha (12.33 ac) from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District, Rezoning of Public Utility Lot from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation / Oriole Park West – Phase 7 / Reid Worldwide Corp / Conwood Construction Ltd.*
(Consideration of 1st Reading of the Bylaw) .73

- (5) **CORRESPONDENCE**
- (6) **PETITIONS AND DELEGATIONS**
- (7) **NOTICES OF MOTION**
- (8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/N-2002** – Land Use Bylaw Amendment / Rezoning of 4.84 ac from A1 Future Urban Development to R1 Residential Low Density / Anders South (Anders on the Lake) – Phase 13 / Redbrook Group 2 Corp.
(2nd & 3rd Readings) .77
.1
2. **3156/O-2002** – Land Use Bylaw Amendment / Rezoning of 2.09 ac from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District / Kentwood Subdivision – Phase 19 / Laebon Developments Ltd.
(2nd & 3rd Readings) .79
.5
3. **3217/C-2002** – Neighbourhood Area Structure Plan Amendment / West Park Extension Neighbourhood Area Structure Plan
(2nd & 3rd Readings) .81
.9
4. **3156/P-2002** – Land Use Bylaw Amendment / Portion of 60th Avenue South of Wishart Street and Part of the E ½ Sec. 7-38-27-4 / West Park Extension – Phase 1 / Trademark Western Properties Inc.
(2nd & 3rd Readings) .82
.19
5. **3296/2002** – Road Closure Bylaw / West Park Extension Neighbourhood Area Structure Plan – Proposed 60th Street Road Closure
(2nd Reading) .84
.22

6. **3156/U-2002** – Land Use Bylaw Amendment / Rezoning of 1.717 ha (4.24 ac) from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Lancaster East (Lonsdale) – Phase 6 / Pemberton Holdings Ltd.
(1st Reading) . .85
. .64

7. **3156/X-2002** – Land Use Bylaw Amendment / Amendment Proposal to Allow for Limited Expansion of W. McKee Manufacturing
(1st Reading) . .87
. .68

8. **3156/Y-2002** – Land Use Bylaw Amendment / Land Use Bylaw Amendment 3156/Y-2002 / Rezoning of 4.99 ha (12.33 ac) from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District, Rezoning of Public Utility Lot from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation / Oriole Park West – Phase 7 / Reid Worldwide Corp / Conwood Construction Ltd.
(1st Reading) . .88
. .73

DATE: April 23, 2002
TO: City Council
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.

History

At the Monday, April 22, 2002 meeting of Council, Land Use Bylaw Amendment 3156/N-2002 was given first reading.

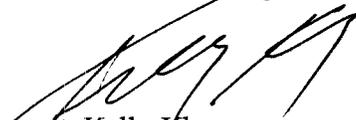
Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

Public Consultation Process

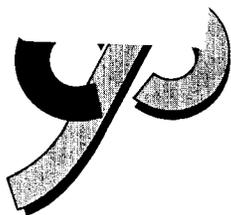
A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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


Kelly Kloss
City Clerk

/chk



**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: April 9, 2002

To: Kelly Kloss, City Clerk

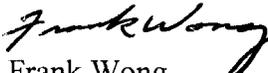
Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) - Phase 13
Redbrook Group 2 Corp.

Redbrook Group 2 Corp. is proposing to develop Phase 13 of the Anders South (Anders on the Lake) Subdivision. Phase 13 consists of 24 single-family lots. The proposal rezones approximately 1.96 ha (4.84 ac) of land from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

Recommendation

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

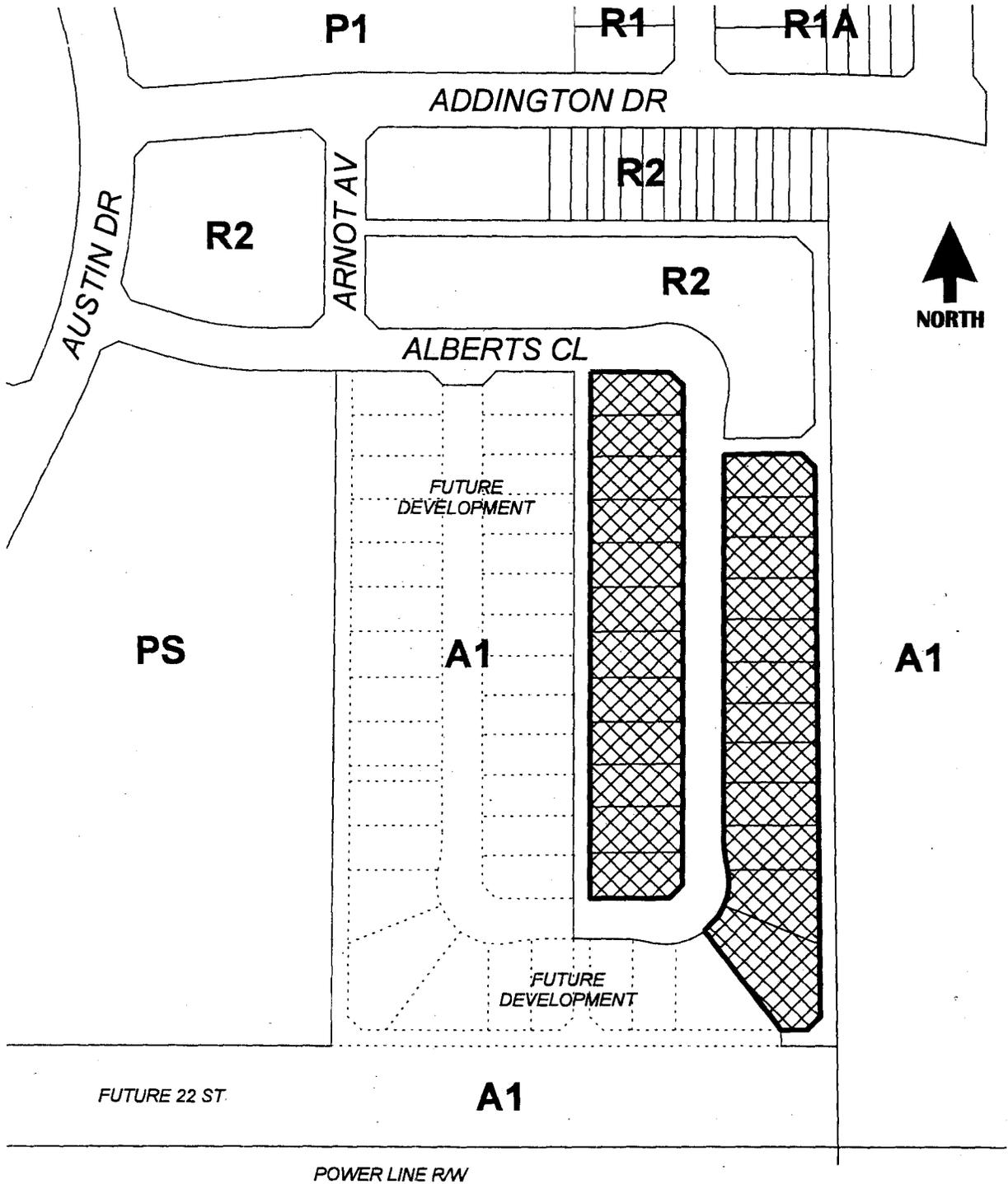
Sincerely,


Frank Wong,
Planning Assistant

Attachment



PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)

Change from :
 A1 to R1 

MAP No. 20 / 2002
 BYLAW No. 3156 / N - 2002

LAND USE BYLAW 3156/N-2002
Anders South (Anders on the Lake) – Phase 13

DESCRIPTION: Development of Phase 13 – 24 single-family lots

FIRST READING: April 22, 2002

FIRST PUBLICATION: May 3, 2002

SECOND PUBLICATION: May 10, 2002

PUBLIC HEARING & SECOND READING: May 21, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400.- NO BY: Redbrook Group 2

ACTUAL COST OF ADVERTISING:

1ST \$ 274.32 & 2ND \$ 274.32 TOTAL: \$ 548.64

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ 148.64

INVOICE NO.: 138249



Office of the City Clerk

May 22, 2002

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.**

At the City of Red Deer's Council Meeting held May 21, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/N-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/N-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

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

Sincerely,

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

RE: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/N-2002 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/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/N-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

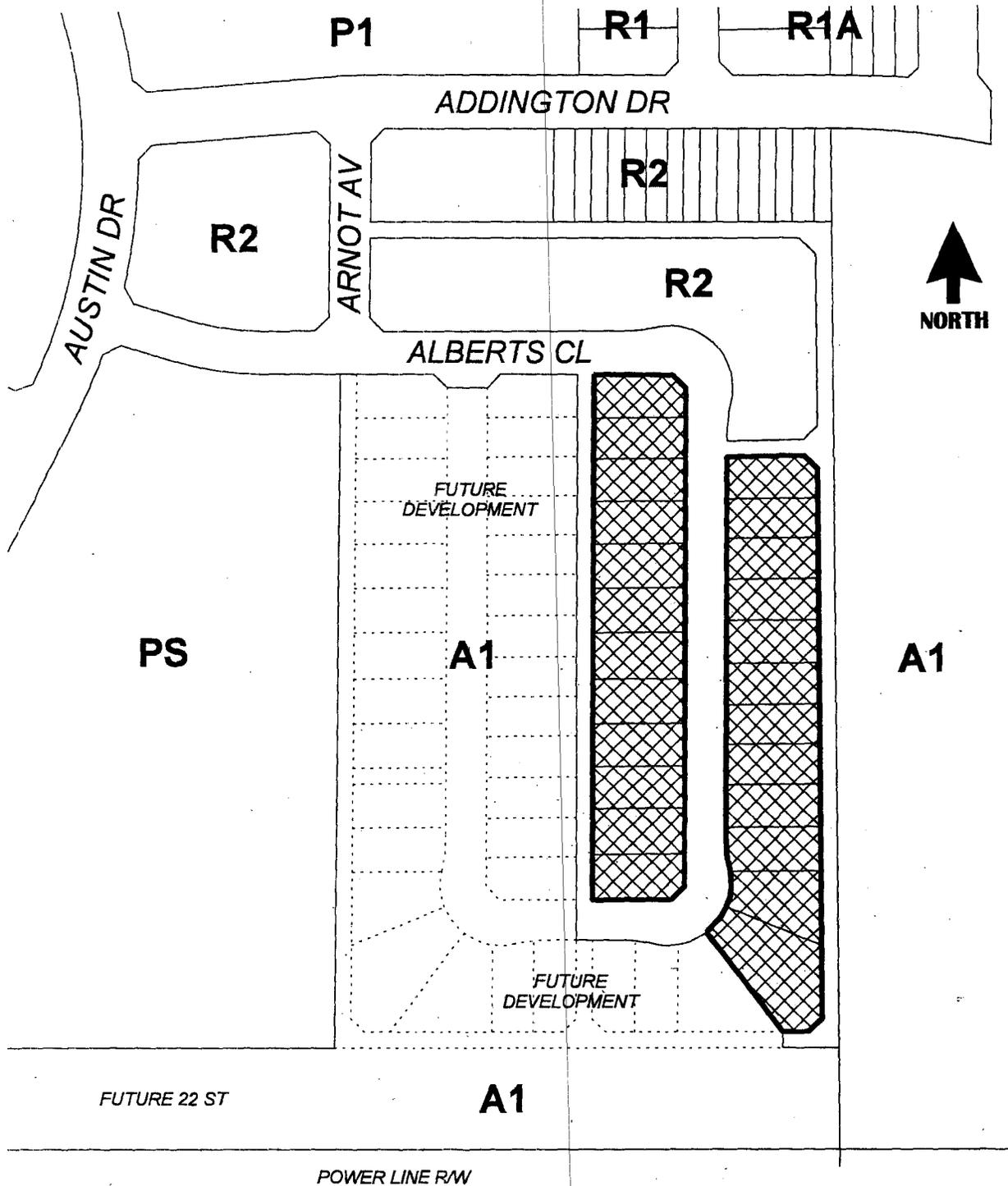
READ A THIRD TIME IN OPEN COUNCIL this 21st day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.


MAYOR

DEPUTY


CITY CLERK



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002

May 1, 2002

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

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/N-2002
Anders South Phase 13
Anders on the Lake**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Anders on the Lake area 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/N-2002**, which will provide for development of Phase 13 of the Anders South (Anders on the Lake) subdivision, which will consist of 24 single-family lots. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

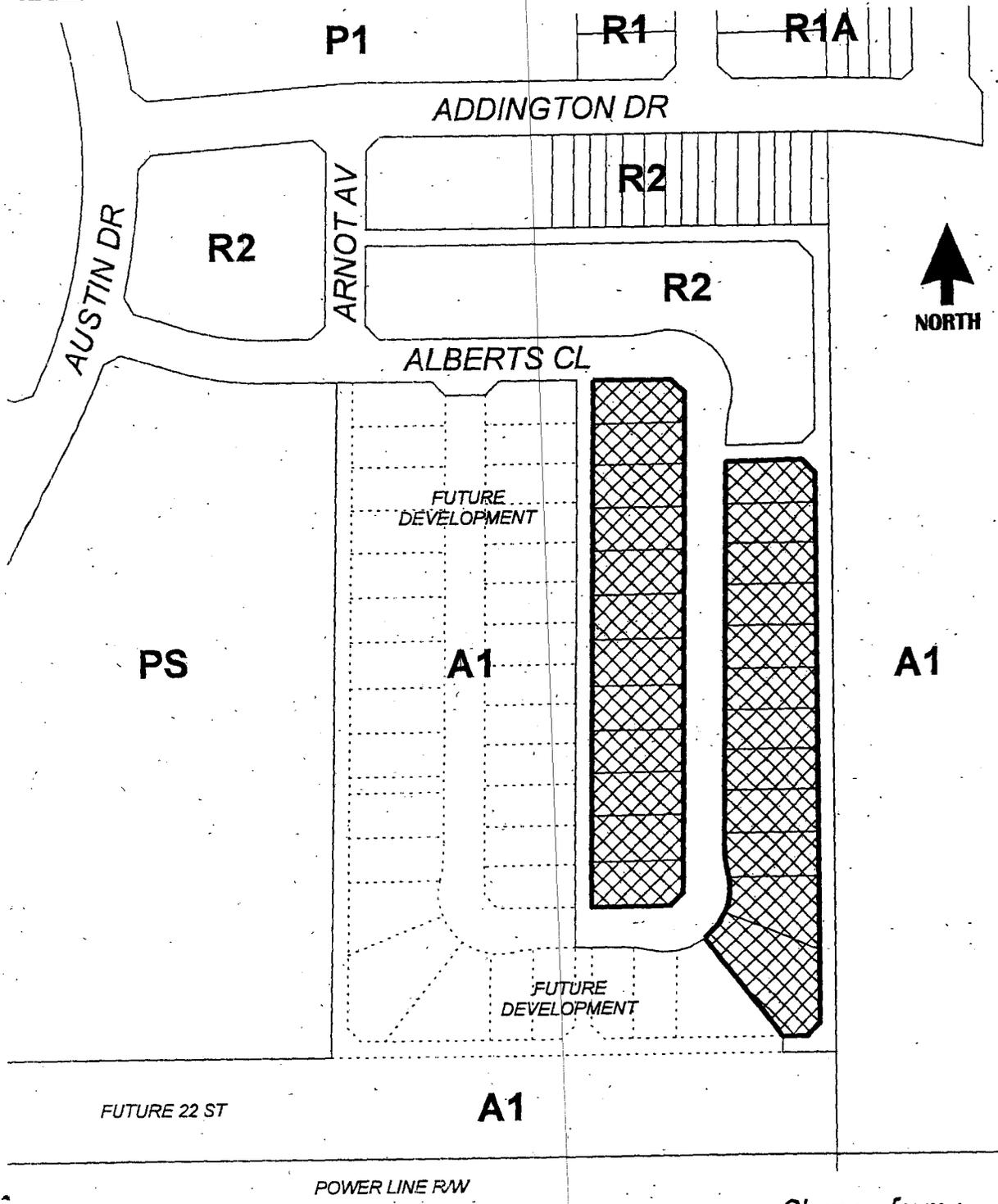
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Tuesday, May 21 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, May 14, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Kelly Kloss
City Clerk

/attch.



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)

Change from :
 A1 to R1 

MAP No. 20 / 2002
 BYLAW No. 3156 / N - 2002

OwnerName	OwnerAdd1	CityProv
Melcor Developments Ltd	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8
Seth Anders	PO Box 399	RED DEER, AB T4N 5E9
Inglewood Communities Inc.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8
Thorvald Nielsen	32 Parsons Close	RED DEER, AB T4P 2C8
Calgary Power Ltd.	BOX 1900 Station M	CALGARY, AB T2P 2M1
Red Deer Christian School	5205 48 Avenue	RED DEER, AB T4N 6X3
Redbrook Group 2 Corporation	3 Archer Drive	RED DEER, AB T4R 2V1



THE CITY OF RED DEER
City Clerk's Department Payment Receipt

10/21/04/12/61
Year Month Day

Name: Red Brook Management Reference: LUB Advertising - Anders South
3156/N-2002

NOT VALID ULESS MACHINE PRINTED HERE

ITEM	Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785				TOTAL	400.00

04/26/02 3:03PM 001N4986

SUNDRY
CHECK

400.00
400.00

Office of the City Clerk

April 23, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.**

At the City of Red Deer's Council meeting held Monday, April 22, 2002, first reading was given to Land Use Bylaw Amendment 3156/N-2002. A copy of the bylaw is attached for your information.

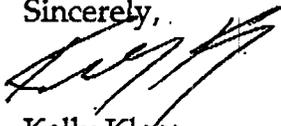
Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk
/attach.

c Parkland Community Planning Services

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



DATE: April 26, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: Land Use Bylaw Amendment 3156/N-2002
Anders South (Anders on the Lake) – Phase 13

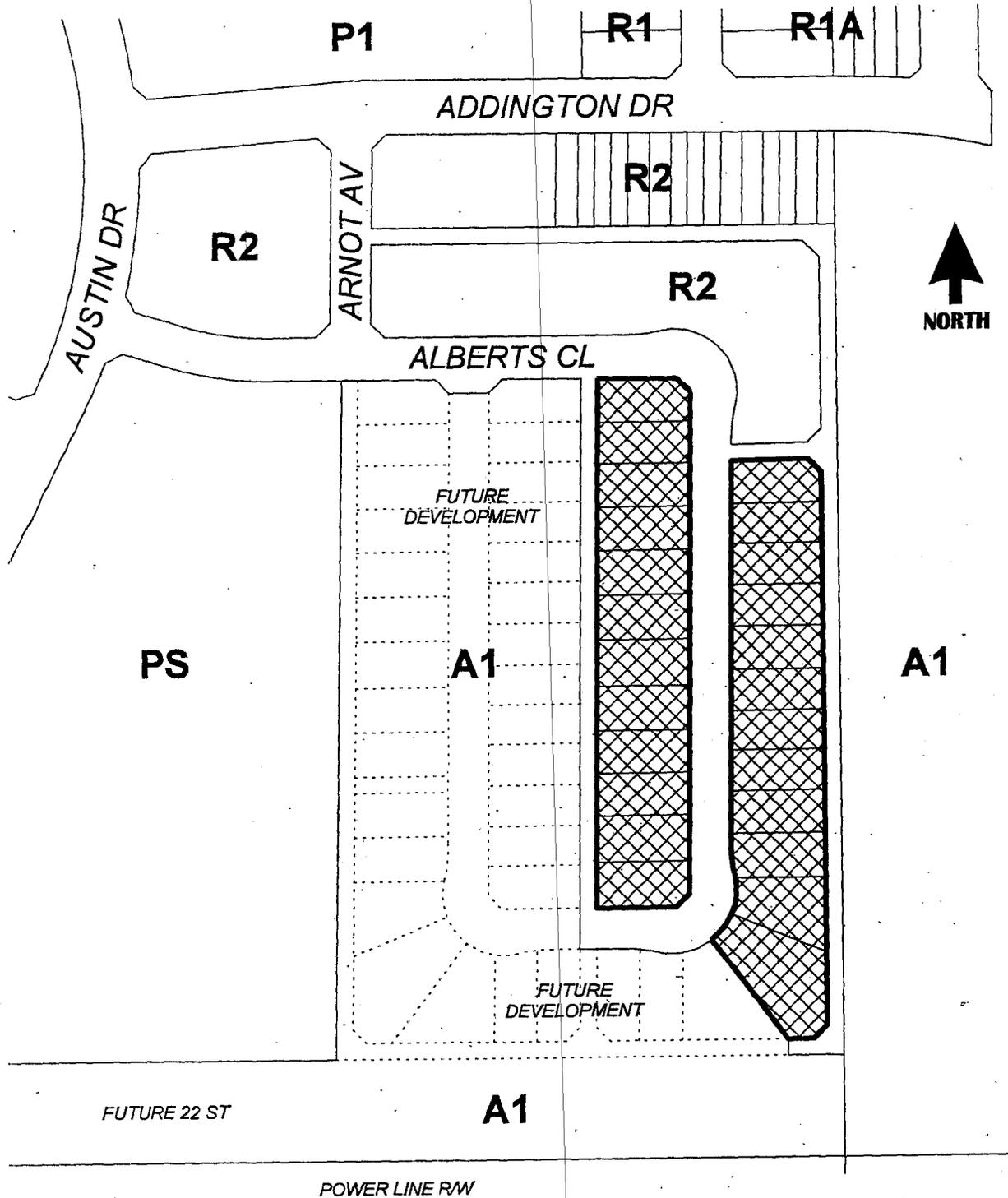
Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

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

Thanks Norma.


C.G. Adams
City Clerks' Office

Attach.



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

Change from :
A1 to R1 

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002



Council Decision – Monday April 22, 2002

DATE: April 23, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.

Reference Report:

Parkland Community Planning Services, dated April 9, 2002

Bylaw Readings:

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

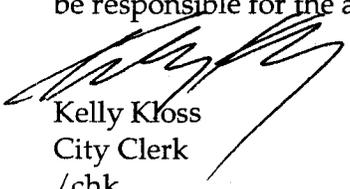
Report Back to Council: Yes

A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Redbrook Group 2 Corp. will be responsible for the advertising costs in this instance.


Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/N-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

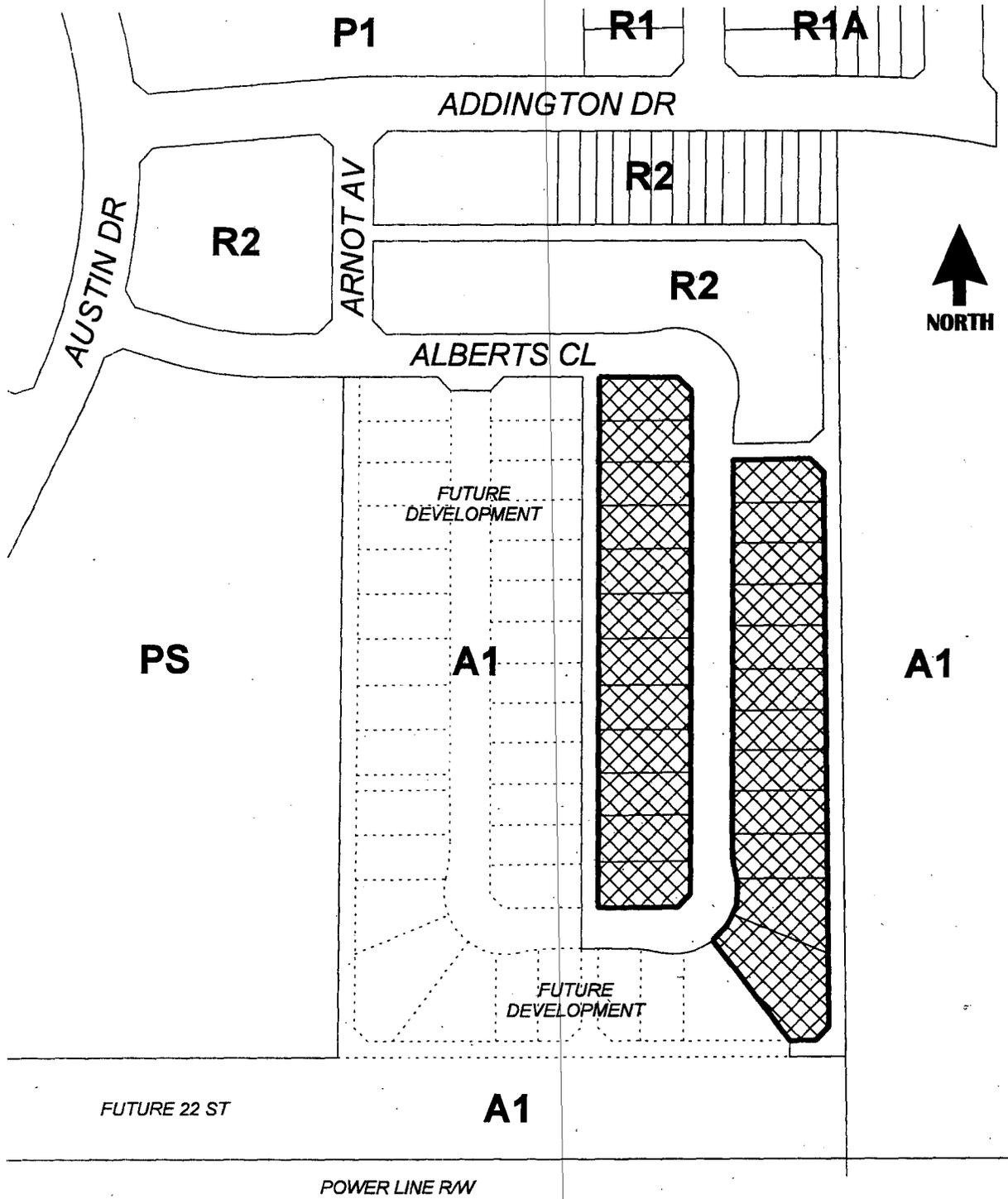
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

MAYOR

CITY CLERK



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002

Office of the City Clerk

April 23, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
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Redbrook Group 2 Corp.**

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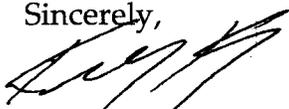
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This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk
/attach.

c Parkland Community Planning Services



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

BYLAW NO. 3156/N-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

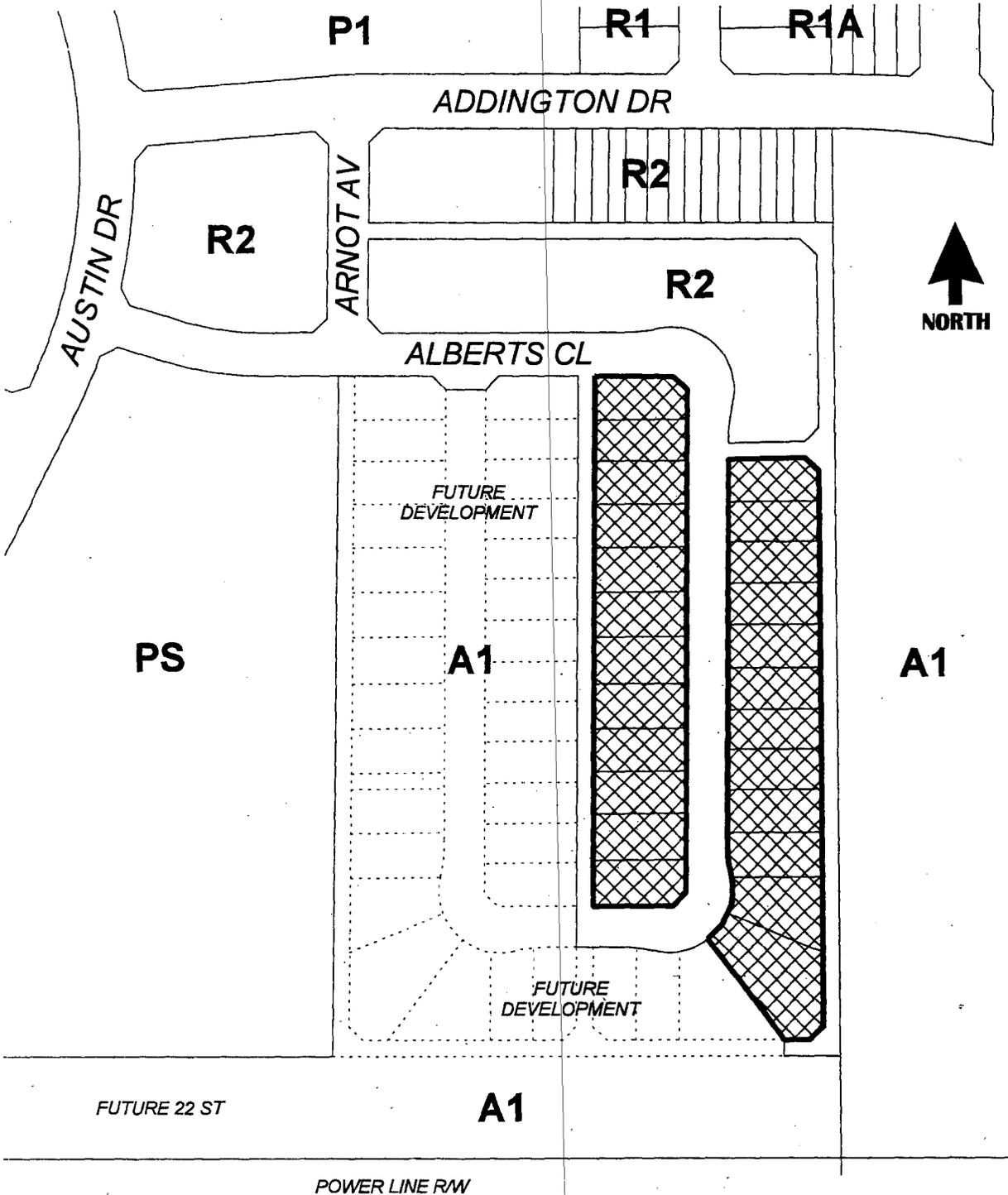
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

MAYOR

CITY CLERK



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Apr.23. 2002 9:11AM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
1715 Memory TX	3469107	P. 3	OK	

Reason for error

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

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



Office of the City Clerk

April 23, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) - Phase 13
Redbrook Group 2 Corp.

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Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

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

Sincerely,

Kelly Klass
City Clerk
/attach.

c Parkland Community Planning Services

FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
RE: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/N-2002 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/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/N-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

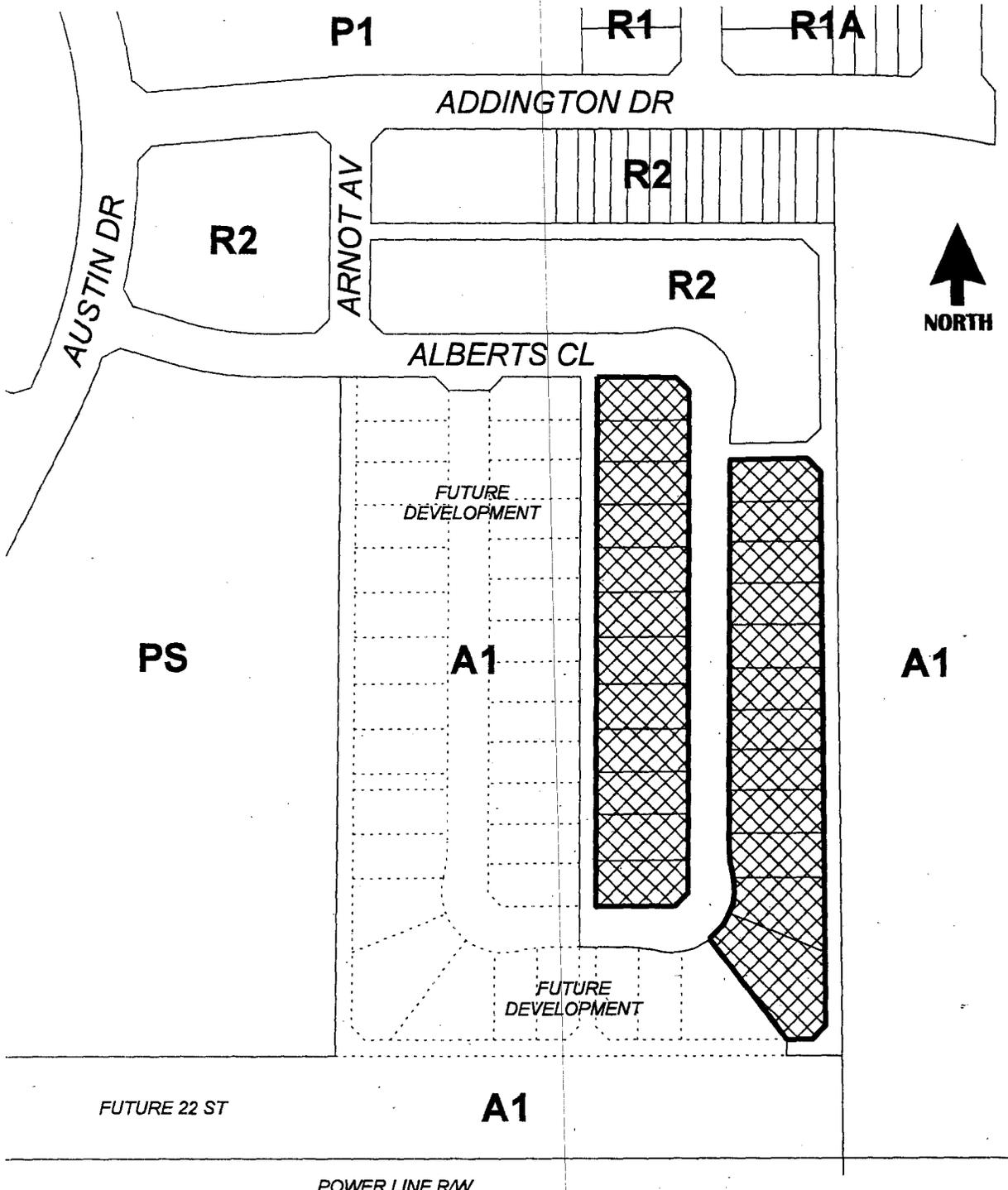
READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this 21st day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.


MAYOR

DEPUTY 
CITY CLERK



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

Change from :
A1 to R1 

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

May 22, 2002

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.**

At the City of Red Deer's Council Meeting held May 21, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/N-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/N-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

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

Sincerely

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

DATE: April 23, 2002
TO: City Council
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision – Phase 19
Laebon Developments Ltd.

History

At the Monday, April 22, 2002 meeting of Council, Land Use Bylaw Amendment 3156/O-2002 was given first reading.

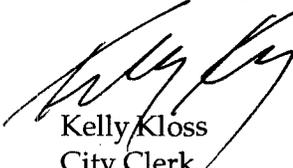
Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09 ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

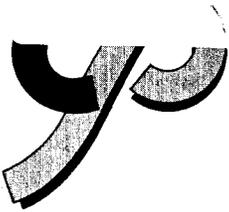
Recommendations

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



Kelly Kloss
City Clerk

/chk



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

6

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: April 10, 2002
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision - Phase 19
Laebon Developments Ltd.

Laebon Developments Ltd. is proposing to develop Phase 19 of the Kentwood (Kingsgate) Subdivision. Phase 19 consists of 22 semi-detached lots. The proposal rezones approximately 0.847ha (2.09ac) of land from A1 Future Urban Development to R1A Residential (Semi-detached dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

Recommendation

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

Sincerely,

A handwritten signature in black ink that reads "Frank Wong". The signature is written in a cursive, flowing style.

Frank Wong,
Planning Assistant

Attachment

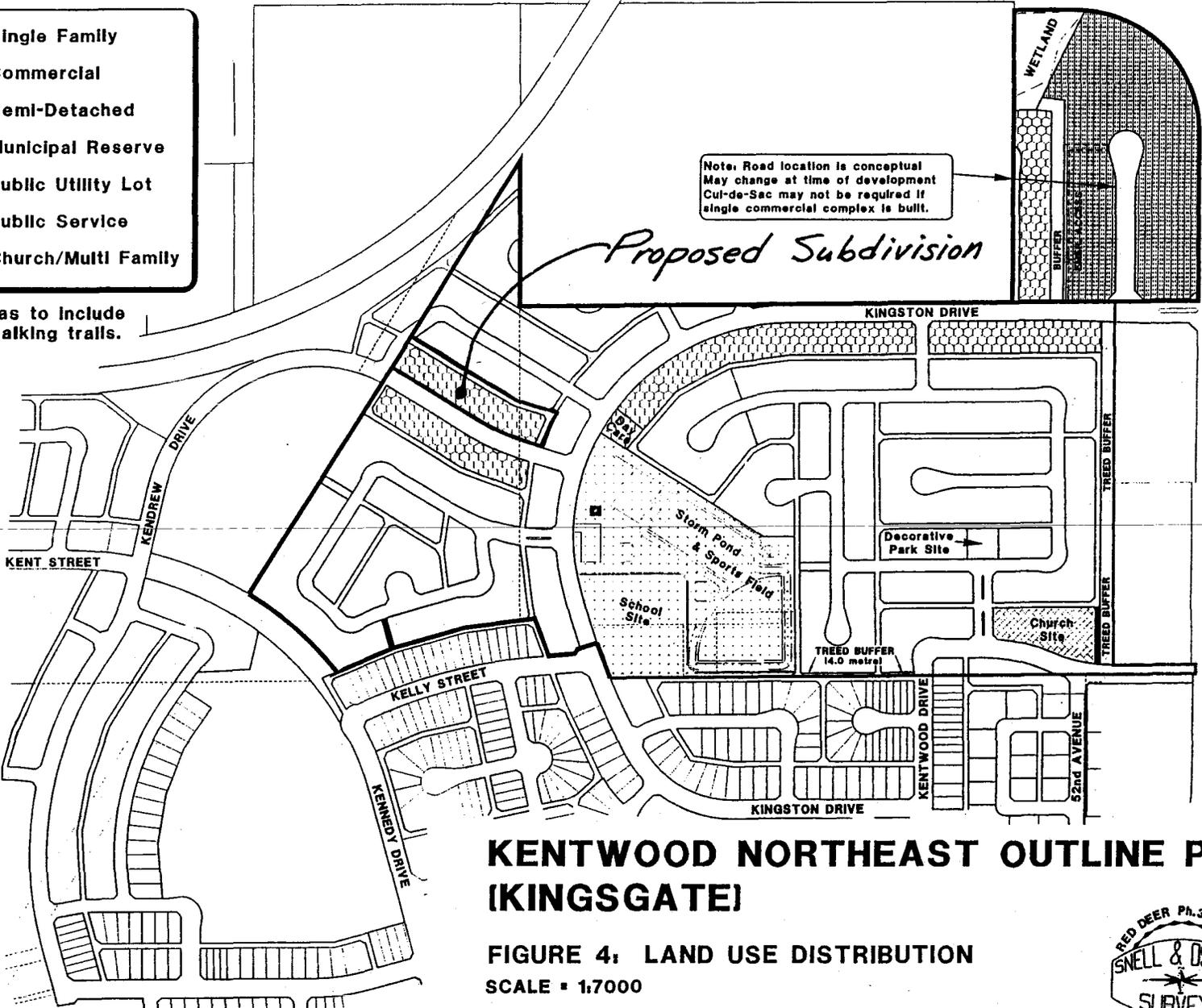
HIGHWAY No.11A

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

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

Proposed Subdivision

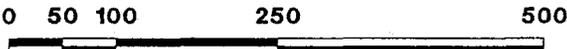
Treed Buffer areas to include
 1.5 metre wide walking trails.



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

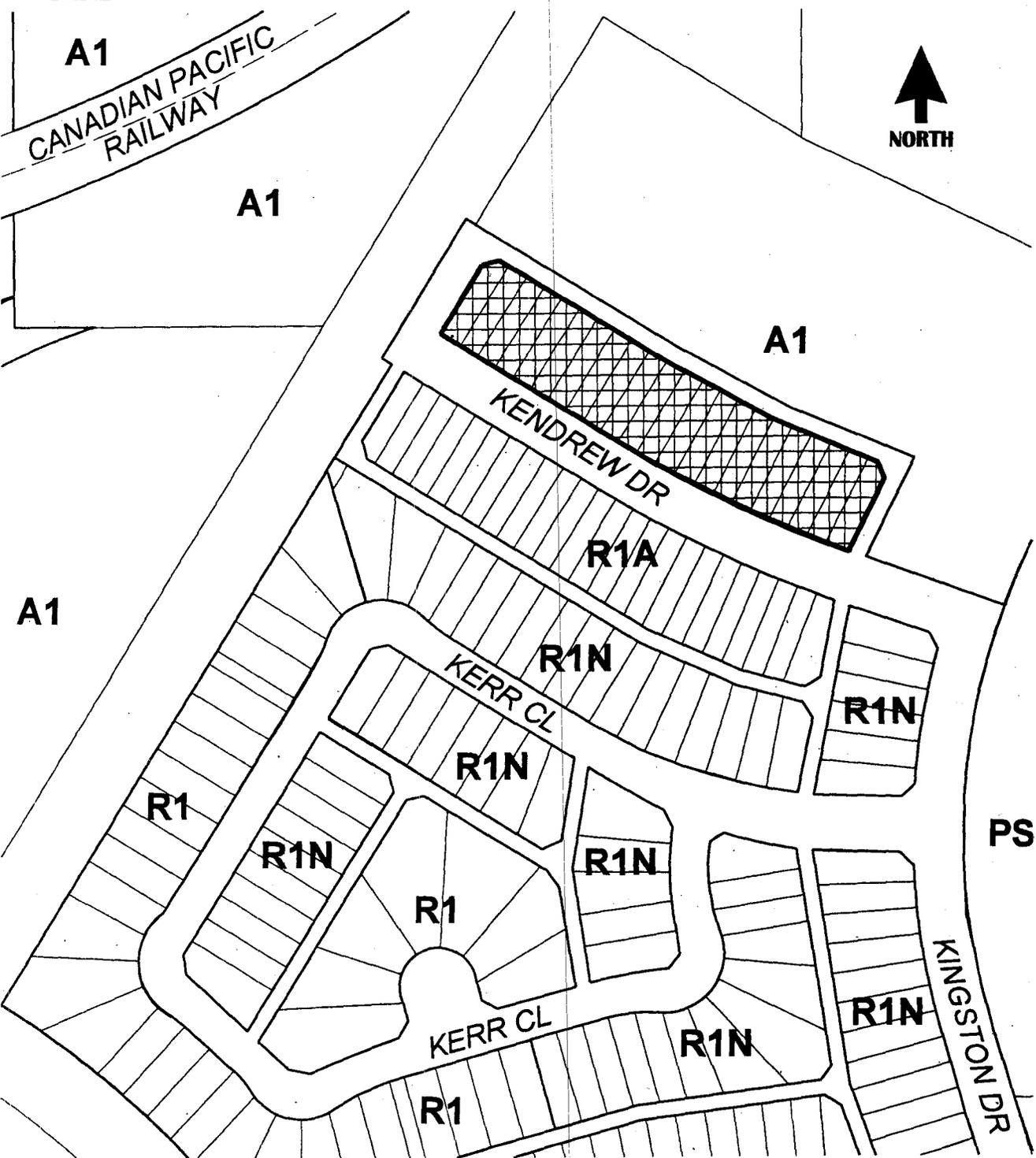
FIGURE 4: LAND USE DISTRIBUTION

SCALE = 1:7000





PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1A - Residential Semi-Detached Dwelling

Change from :

A1 to R1A 

MAP No. 21 / 2002
 BYLAW No. 3156 / O - 2002

LAND USE BYLAW 3156/O-2002
Kentwood Phase 19

DESCRIPTION: Development of Phase 19 – 22 semi-detached lots

FIRST READING: April 22, 2002

FIRST PUBLICATION: May 3, 2002

SECOND PUBLICATION: May 10, 2002

PUBLIC HEARING & SECOND READING: May 21, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400.- NO BY: Laebon Dev.

ACTUAL COST OF ADVERTISING:

1ST \$ 264.16 & 2ND \$ 264.16 TOTAL: \$ 528.32

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ 128.32

INVOICE NO.: 138250

(Account No. 59.5901)



Office of the City Clerk

May 22, 2002

Laebon Developments
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

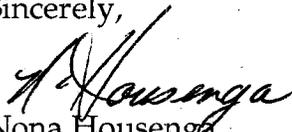
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Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision - Phase 19
Laebon Developments Ltd.**

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

Sincerely,


Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

RE: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision – Phase 19
Laebon Developments Ltd.

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/O-2002 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/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09 ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/O-2002

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

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

- 1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

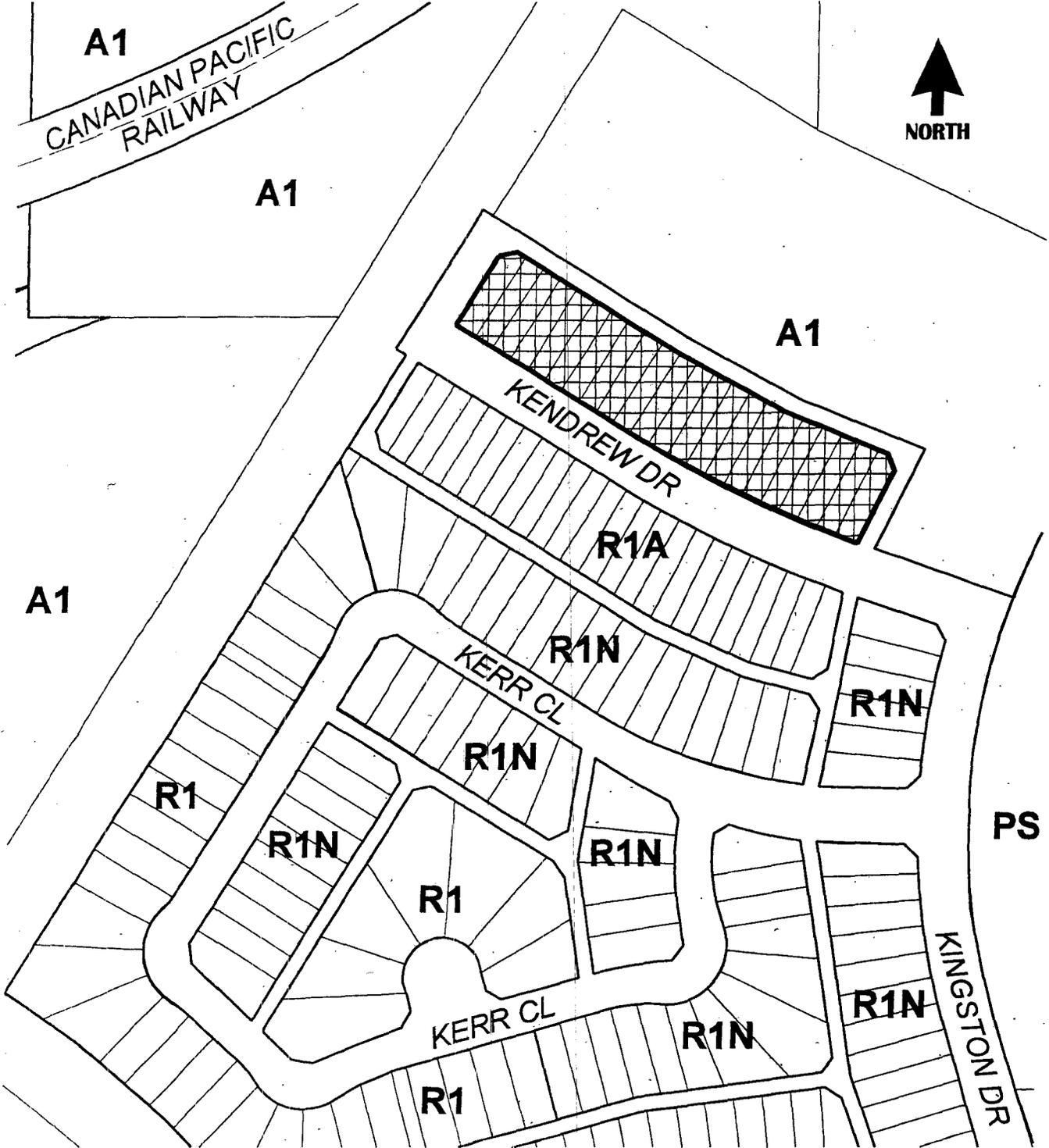
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READ A THIRD TIME IN OPEN COUNCIL this 21st day of May 2002.

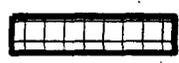
AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.


MAYOR

DEPUTY 
CITY CLERK



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

Change from :
A1 to R1A 

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

May 1, 2002

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

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/O-2002
Kentwood Phase 19**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Kentwood area 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/O-2002**, which will provide for development of Phase 19 of the Kentwood (Kingsgate) subdivision, which will consist of 22 semi-detached lots. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

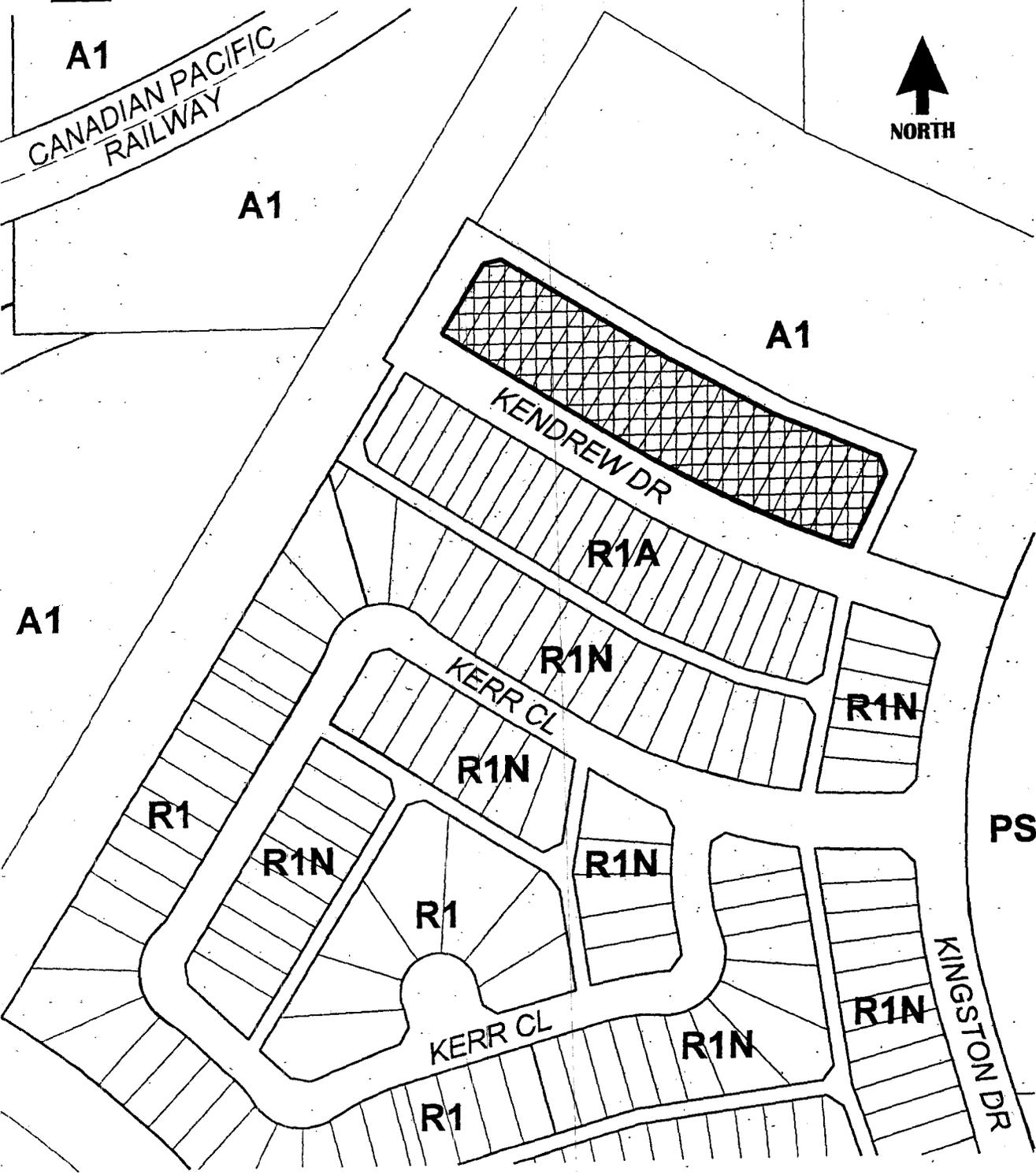
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Tuesday, May 21 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, May 14, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,



Kelly Kloss
City Clerk

/attch.



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

Change from :
A1 to R1A 

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

OwnerName	OwnerAddress	City
Laebon Developments Ltd.	1 - 5128 52 Street	RED DEER, AB T4N 6Y4
Jacks Mens Wear Red Deer Ltd.	4 th Floor 4943 50 Street	RED DEER, AB T4N 1Y1
Gillmar Management Ltd. & J. Alfred Ordman Prof. Corp.	Box 1188	RED DEER, AB T4N 6S6
Calgary & Edmonton Railway Company	2300 125 9 Avenue SE	CALGARY, AB T2P 0P8



THE CITY OF RED DEER RECEIPT

RECEIVED FROM Laebon Development \$ 400.00

02/04/23
YY MM DD

THE SUM OF Four hundred 1- Dollars

DESCRIPTION Land Use Bylaw Amend 3156/10-2002

	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59.7381				400.00
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

GST Registration #R119311785

For Deposit Only To
City of Red Deer

APR 23 2002

Bank of Montreal
Main Br., Red Deer, AB
001-05519-1065-001

Not Valid Unless Machine Printed

LAEBON DEVELOPMENTS LTD.

22075

Check amount: *****\$400.00 Date: Apr. 23, 2002 Number: 022075
Check paid to: City of Red Deer

Invoice: APRIL 23/02 04/23/02 Paid: \$400.00
Job: 3000G Kentwood Phase 14
\$400.00

Office of the City Clerk

April 23, 2002

Fax: 341-4165

Laebon Developments
5128 - 52 Street
Red Deer, AB T4N 6Y4

3000 G
0250

Dear Sirs:

OK

**Re: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision - Phase 19
Laebon Developments Ltd.**

400.00 on



At the City of Red Deer's Council meeting held Monday, April 22, 2002, first reading was given to Land Use Bylaw Amendment 3156/O-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/attach.

c Parkland Community Planning Services

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4

DATE: April 26, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

**RE: Land Use Bylaw Amendment 3156/O-2002
Kentwood Subdivision – Phase 19**

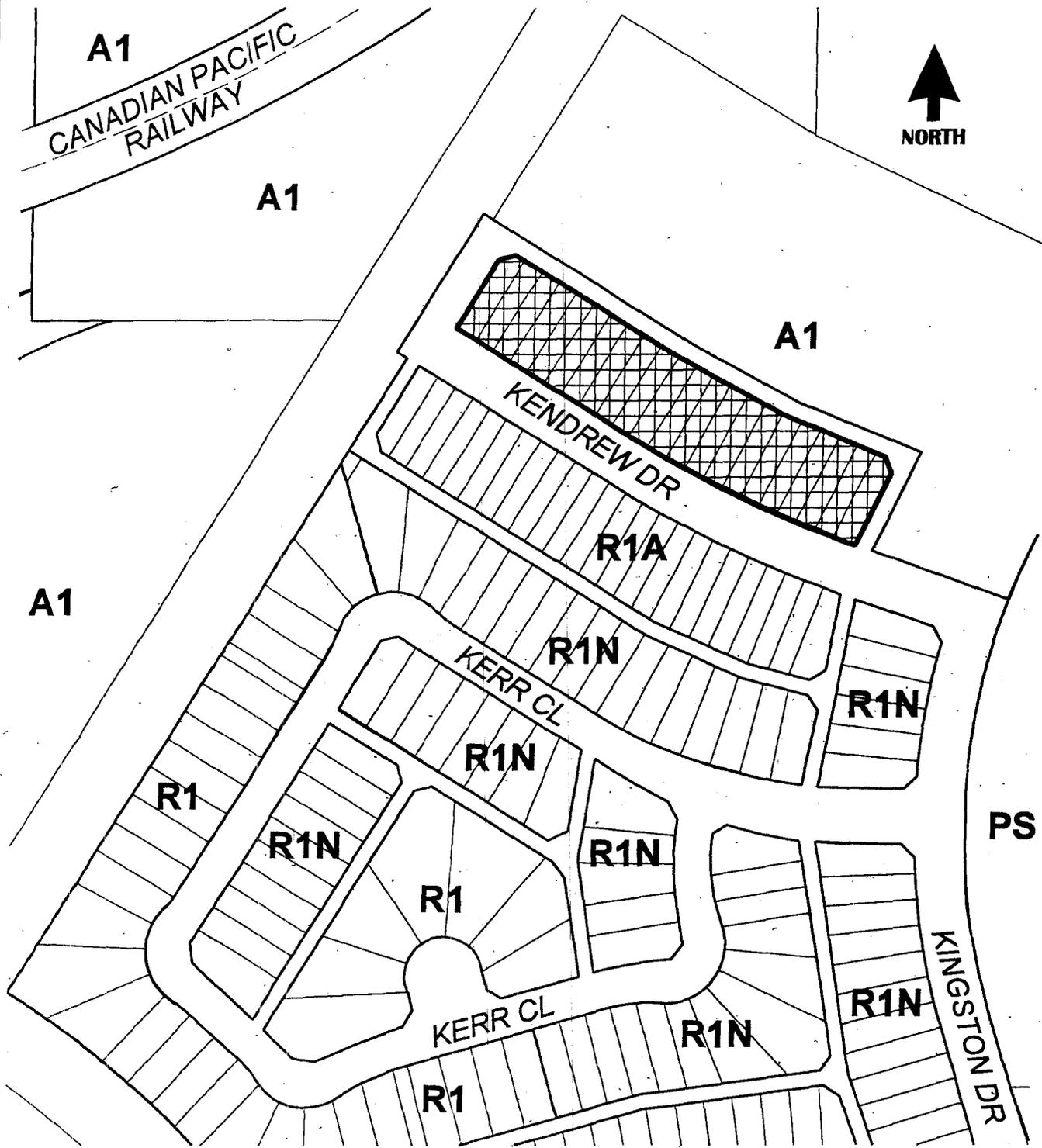
Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

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

Thanks Norma.


C.G. Adams
City Clerks' Office

Attach.



A1

CANADIAN PACIFIC
RAILWAY

A1



A1

KENDREW DR

R1A

A1

R1N

KERR CL

R1N

R1

R1N

PS

R1N

R1N

R1

KERR CL

R1N

KINGSTON DR

R1N

R1

Change from :

A1 to R1A 

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002



Council Decision – Monday April 22, 2002

DATE: April 23, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision – Phase 19
Laebon Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated April 10, 2002

Bylaw Readings:

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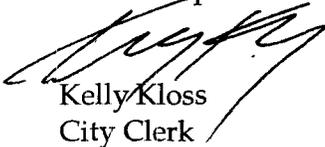
Report Back to Council: Yes

A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09 ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

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


Kelly Kloss
City Clerk

/chk
attchs.

- c Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/O-2002

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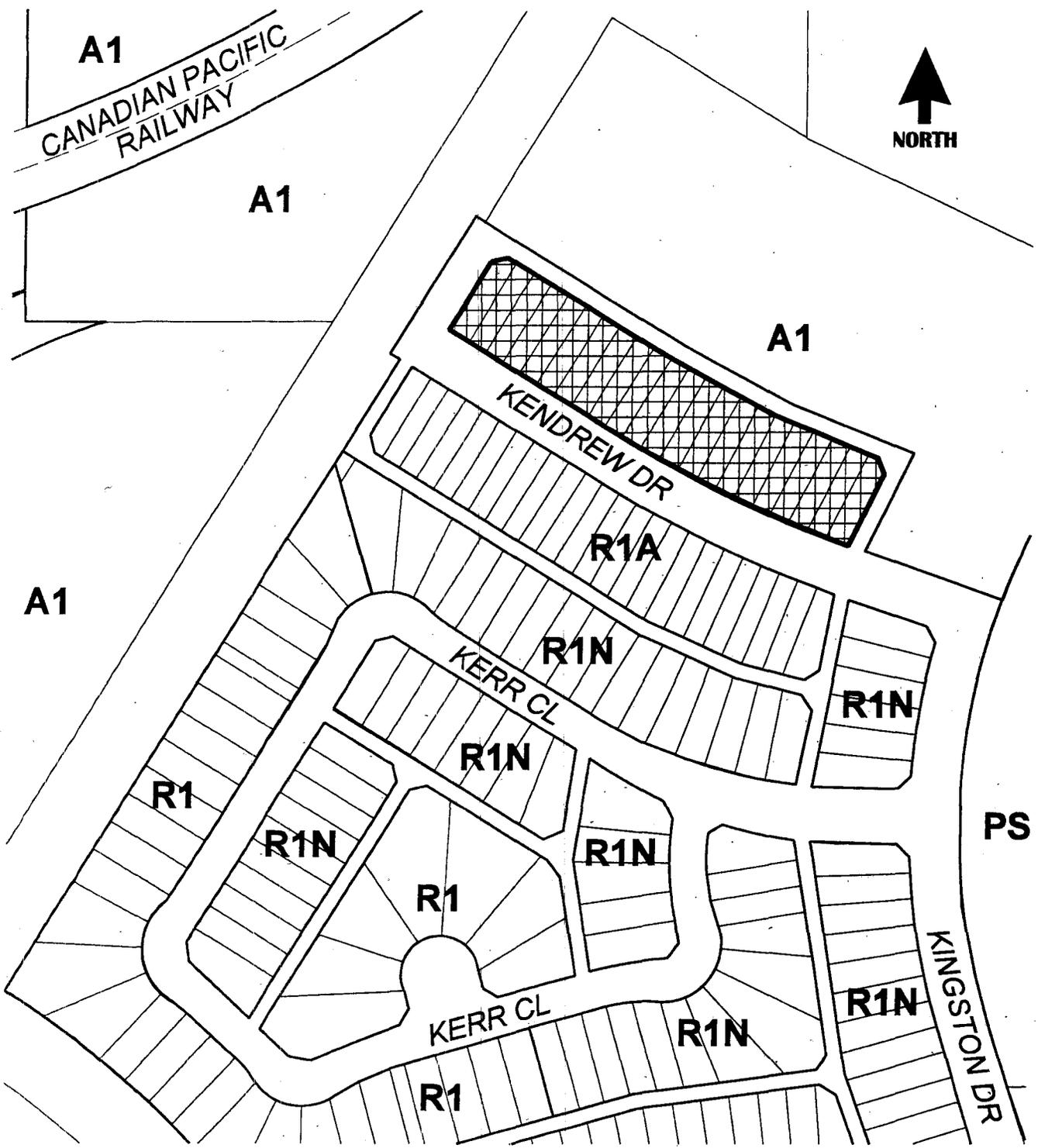
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

A1
CANADIAN PACIFIC
RAILWAY



Change from :
A1 to R1A

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

Office of the City Clerk

April 23, 2002

Fax: 341-4165

Laebon Developments
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

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Kentwood Subdivision - Phase 19
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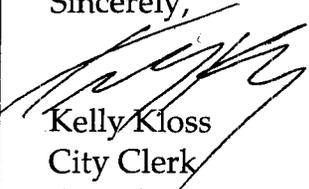
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Sincerely,



Kelly Kloss
City Clerk
/attach.

c Parkland Community Planning Services



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

BYLAW NO. 3156/O-2002

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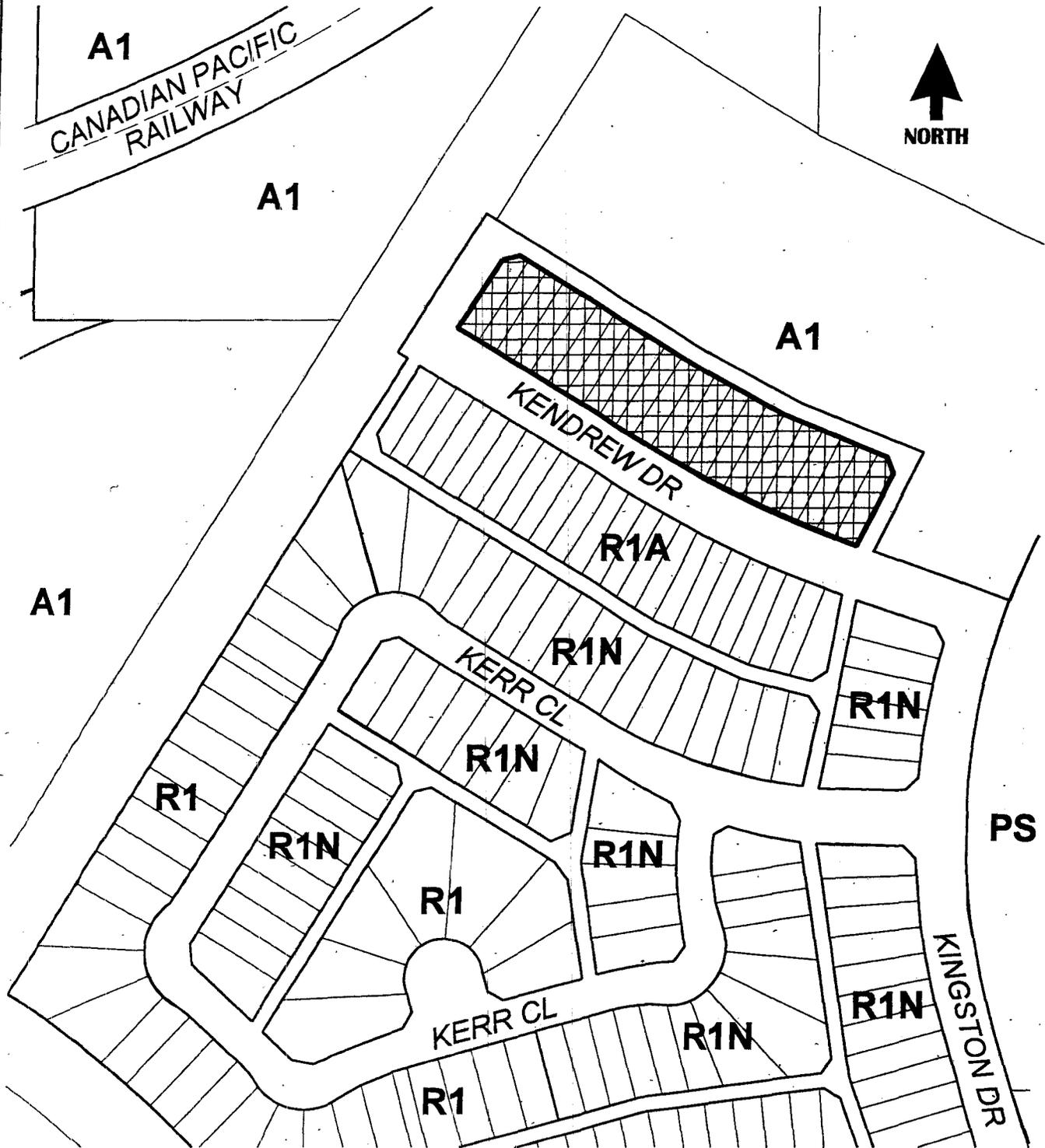
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

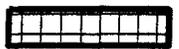
MAYOR

CITY CLERK



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

Change from :

A1 to R1A 

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

1) CITY OF RED DEER
2) City Clerks Dept

e/Time: Apr.23. 2002 9:04AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1714	Memory TX	3414165	P. 3	OK	

Reason for error

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

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



Office of the City Clerk

April 23, 2002

Fax: 341-4165

Laebon Developments
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N 1/4 Sec. 32-38-27-4
Kentwood Subdivision - Phase 19
Laebon Developments Ltd.

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Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

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

Kelly Kloss
City Clerk
/attach.

c Parkland Community Planning Services

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

RE: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision – Phase 19
Laebon Developments Ltd.

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/O-2002 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/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09 ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.


Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/O-2002

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

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

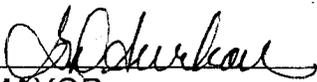
- 1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

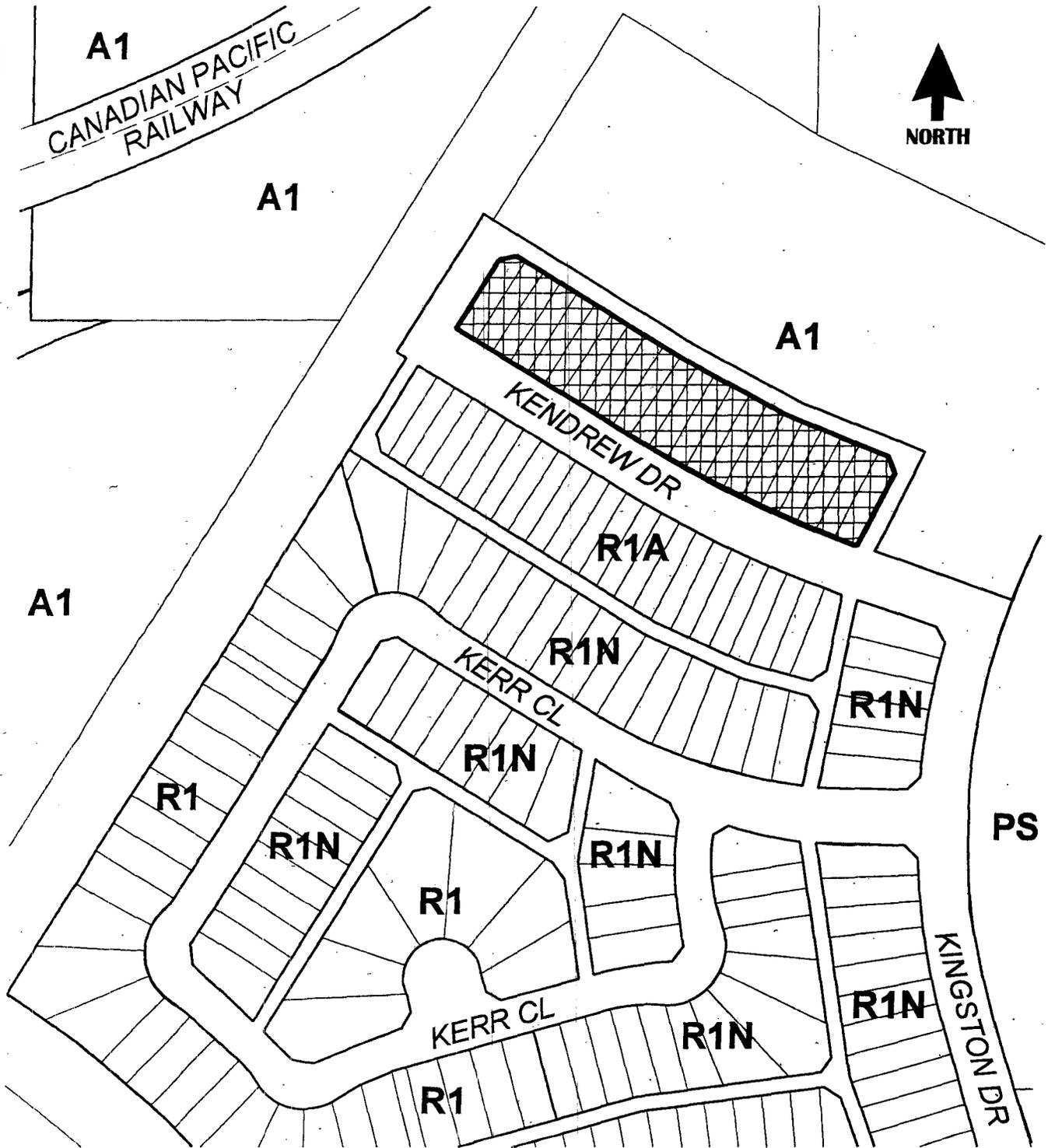
READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this 21st day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.


MAYOR

DEPUTY  CITY CLERK



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

Change from :

A1 to R1A 

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 22, 2002

Laebon Developments
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

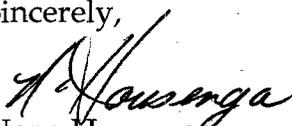
**Re: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision - Phase 19
Laebon Developments Ltd.**

At the City of Red Deer's Council Meeting held May 21, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/O-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/O-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

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

Sincerely,


Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

FILE

DATE: April 23, 2002
TO: City Council
FROM: City Clerk
RE: West Park Extension Neighbourhood Area Structure Plan
Bylaw Amendment 3217/C-2002
Portions of the NE, NW and SE Section 7; 38-27-W4

History

At the Monday, April 22, 2002 meeting of Council, West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002 was given first reading.

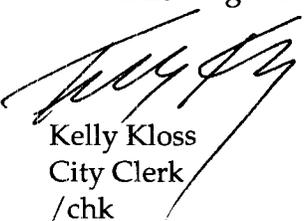
West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Kelly Kloss
City Clerk
/chk

Christine Kenzie

From: Kelly Kloss
Sent: May 08, 2002 1:20 PM
To: 'Roberto Bencivenga'
Cc: Christine Kenzie; Cheryl Adams
Subject: RE: West Park Extension Proposal

Thank you for your comments which I will ensure that Council sees. Also thank you for clarification regarding the reporting of your names.

Kelly Kloss

City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Roberto Bencivenga
Sent: May 08, 2002 11:30 AM
To: 'cityclerk@city.red-deer.ab.ca'
Subject: West Park Extension Proposal

Dear Mr. Kloss

My wife and I own a property in Riverview Park and have recently received your letter informing us of the City Council plans to approve the West Park Extension proposal.

We have seen the current development plans and attended the last community meeting and as a result, we strongly support this plan and hope to see it implemented soon. All the objections that we have heard or seen seem to address minor problems that will be more than offset by the advantages of the plan, especially when the whole development scenario for the City of Red Deer is considered.

We do NOT request that this message be included in the Council agenda, but it can certainly be made public and used for Council deliberations.

On a different, but related note, please notice that our names in the address were reported incorrectly. It should read:

Roberto Bencivenga and Loretta Fiorillo
2 Riverview Park

Thank you for your attention.

Roberto Bencivenga

Christine Kenzie

From: Kelly Kloss
Sent: May 06, 2002 11:04 AM
To: Christine Kenzie
Subject: FW: West Park Extension Neighbourhood Area Structure Plan Bylaw 3217/C-2002; Road closure Bylaw 3296/2002

From: Jackson, Maureen
Sent: May 06, 2002 10:55 AM
To: 'cityclerk@city.red-deer.ab.ca'
Subject: West Park Extension Neighbourhood Area Structure Plan Bylaw 3217/C-2002; Road closure Bylaw 3296/2002

As I will be unable to attend the Public Hearing I want to express my opinion through you.

- 1. I strongly believe that the road should be closed. ie 60th Ave. This will inconvenience a few but be for the greater good of the neighbourhood. Short-cutting is growing rapidly and is annoying to residents. Together with the road closure I believe serious consideration needs to be given to concurrent installation of traffic light systems at the intersections of 32nd St. and 57th and 55th avenues, co-ordinated with the lights at Taylor Drive, as well as the new access from the new neighborhood at 32nd & 60th.**
- 2. I believe the houses next to the wetland area are too close; there should be a larger buffer area between the development and the wetlands.**

Thanks you for your consideration and forwarding these concerns as possible.
M. Jackson



**ARKLAND
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: APRIL 15, 2002

TO: CITY CLERK

FROM: BILL SHAW, ACP, MCIP
DIRECTOR

RE: BYLAW 3217/C-2002
WEST PARK EXTENSION NEIGHBOURHOOD ASP
Portions of the NE, NW and SE Section 7; 38-27-W4

In accordance with Section 3.1.2.11 of the City's *Planning and Subdivision Guidelines* all proposed neighbourhood area structure plans must be forwarded to City Council for consideration for adoption as a statutory plan. Upon adoption by Council, a neighbourhood area structure plan forms the basis of zoning (designation), subdivision and development decisions for the plan area.

Background

InterPlan Strategies Inc., on behalf of the developer – Trademark Western Properties Inc., has prepared a Neighbourhood Area Structure Plan for the 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. Although the project is referred to as the West Park Extension, the new neighbourhood has yet to receive an official name. If a neighbourhood area structure plan is adopted by Council, site construction likely would commence this Summer.

In the planning process leading to the submission of the proposed area structure plan, the developers provided a series of opportunities for public input. The process began about one year ago, when the developers established a Steering Committee consisting of West Park and River View Park residents who were recommended to the developer by the West Park Community Association. A design charette, utilizing the ideas of the Steering Committee, produced the basic elements of the site design that is included in the area structure plan. Opportunities for public comment and input (over and above the process required in the *Planning and Subdivision Guidelines*) followed by consultation with City departments and Red Deer County led to a series of design refinements as now reflected in the area structure plan.

Plan Overview

The West Park Extension Neighbourhood Area Structure Plan is consistent with the City's Municipal Development Plan allocation of the subject lands for residential development.

The features of the proposed neighbourhood include:

- A potential population of 2,411 persons in 718 housing units
- Detached housing is 89% of the housing units
- Wider estate lots along Cronquist Drive serve to ‘mirror’ the rural estate lots to the north
- Detached home lots along the east boundary mirror the existing lots along the west boundary of West Park
- An area for townhouses (10.9% of housing units) in the northwest corner
- A church site and a social housing/day care/retirement home site
- Large natural open space areas (wetlands, central treed area)
- Two playgrounds and a paved multi-use play pad and parking lot (note: because of the amount and importance of natural areas, the City has waived the requirement of soccer fields and ball diamonds)
- Noise berm/treatment along Highway 2 from the north side of the wetland to the north property boundary
- Extensive multi-use trails throughout the neighbourhood, including connections to the Waskasoo Park trail system
- Three storm water management areas, including the south wetland
- Intersection treatment at 32nd Street and 60th Avenue
- Proposed neighbourhood density of 12.23 units per net hectare and 38.12 persons per gross hectare.

If the church site is used for five single family housing, the social care site for two multi-family units and an occupancy rate of 2.2 persons per dwelling unit is applied to the adult housing units, the total population would be 2,278, being 36.02 persons per gross hectare (includes ER) or 38.80 persons per net hectare.

Attachment 1 hereto provides the proposed Development Concept Plan. As shown on the concept plan, the design preserves through Environmental Reserve dedication the wetland in the south portion of the site and the most significant portion of the central treed area through Municipal Reserve dedication, as well as the small treed area/historic marker location in the northeast corner (Municipal Reserve). Of the total area, 10.40 ha or 16.44 % is being dedicated as municipal and environmental reserve. Another 2.84 ha (4.49 %) will be retention and detention ponds that will appear as green space at key entrances to the neighbourhood.

As shown on Attachment 2, of the proposed 718 dwelling units by far the majority (640) are single family detached homes. These include 97 (13.5 %) narrow lot detached homes. The 130 (18.1 %) adult living units planned for the southwest corner are detached bungalows. The only multi-family units are 78 townhouses (10.9 %), these being adjacent to Highway 2 in the northwest corner of the neighbourhood. In keeping with the input of local residents, there are no apartments.

A major aspect of the proposed plan is the closure of 60th Avenue from 32nd Street to 59 Avenue Crescent. The Steering Committee initially advised that one of the design elements should be to discourage shortcut traffic along 60th Avenue and 43rd Street between Highway 2 and the Downtown/Riverlands areas. The planning process led to the recommendation that 60th Avenue be closed between 32nd Street and 59 Avenue

Crescent. However, for the first phase of development only that portion between Wishart Street and 32nd Avenue will be closed. While this design aspect is the one element that received the most (but not overwhelming) negative responses from the public, there also was feedback in favor of the closure of 60th Avenue. The realigned 60th Avenue provides a more direct link to Heritage Ranch from 32nd Street.

The proposed Neighbourhood Area Structure Plan takes advantage of site features. Open space mostly will be 'natural parks' (the wetland and central treed area), but playground facilities are provided within the central park and an east-central parkette. The transmission corridor is used to form a 'Grand Boulevard' that serves as a collector road link between the new 'West Park Drive' (i.e. a unofficial name for the realigned 60th Avenue) and Cronquist Drive. Major trails (2.5 m width) along the former 60th Avenue right-of-way and the Grand Boulevard link the open spaces and the neighbourhood with the Waskasoo Park system and College lands to the south. A 1.5 m (shale/gravel) trail is provided along the wetland to the central park area and along the north side of the storm pond in the northeast corner.

Plan Referrals

Upon receipt of the initial proposed neighbourhood area structure plan, it was referred to City departments, Red Deer County and outside agencies for comments and suggestions. Following the receipt of the comments, the developer was advised to make a series of changes to the proposed neighbourhood plan. Following a series of meetings and discussions, revisions were made, these being acceptable to City departments. The plan was then referred to the Recreation, Parks and Culture Board, the Environmental Advisory Board and the Joint Use Committee. All support the proposed plan.

Neighbourhood Public Meeting

The proposed neighborhood area structure plan was also referred to the West Park community for public comment. At the Neighbourhood Community Meeting held on March 19, around 100 members of the public were in attendance (83 signed the registration sheet).

Questions and comments mostly pertained to traffic matters and the proposed closure of 60th Avenue, but other comments and questions related to density, servicing and impact on schools. While there were people who spoke in favor of closing 60th Avenue, there was also opposition expressed, with related concerns and traffic issues being:

- Access to 32nd Street from the west part of West Park will not be as convenient
- More traffic on 57th Ave. from West Park residents because of the closure of the south end of 60th Avenue
- More traffic on 55th Ave. (from/to downtown and Riverlands) because of the closure of the south end 60th Avenue
- It is already difficult to exit (left hand turns) from 57th but especially 55th Ave onto 32nd Street
- More traffic along 59 Avenue Crescent and Wishart Street
- 60th Ave. has no schools and therefore is better suited for 'through' traffic.

Planners comment: the advantages to closing 60th Avenue (greatly reduced shortcutting) are greater than the disadvantages (inconvenience, more pressure on 57th Avenue)

Regarding density, there was some disappointment that the proposed density was not lower, since some residents in the area felt that the density would be lower than that proposed by the previous developer.

Planners Comment: the density is much less (around 20%) than the maximum provided in City policy.

There was a desire expressed that provisions should be made for future servicing of River View Park.

Planners comment: the plan provides for future connections

There was a question regarding impacts on schools.

Planners Comment: Because school enrollments are down in the West Park schools, a new neighbourhood with younger children should increase enrollments.

Towards the end of the meeting, there were three presentations by attendees that favored the proposed plan.

Neighbourhood Response Sheets

At the Community Neighbourhood meeting, attendees were encouraged to fill out and return response forms. Ten response forms and two letters were received. Six responses supported the neighbourhood plan, with two expressing that the closure of 60th Avenue is a good idea.

The other four response sheets did not express opposition to the proposed neighbourhood plan, but did not support or expressed concern about some components of the plan. Two opposed the closure of 60th Avenue while one expressed concern about increased traffic noise along 43 Street. The fourth expressed concern about site lines along the east end of Cronquist Drive (corner, sun angle, speed of vehicles) and suggested a posted speed limit past the MR/park in the northeast corner would assist safety.

Both letters expressed opposition to the closure of the south end of 60th Avenue. Concerns about additional traffic on 57th and 55th Avenues are consistent with those raised at the neighbourhood community meeting.

Planners Comments: The development of West Park Extension will create more traffic along 43 Street and the closure of the south portion of 60th Avenue will create more traffic pressure on 57th and 55th Avenues. With College expansion and the existing traffic pressures on 32nd Street in the vicinity of the college, the City will need to closely monitor traffic in this area and address the scheduling of

intersectional improvements, including traffic lights, at some or all of the following intersections with 32nd Street – Taylor Drive; 55th Avenue/ College entrance/ 57th Avenues; and 60th Avenue. As well, road/ intersection improvements will need to be considered to encourage downtown and Riverlands traffic to utilize Taylor Drive and not 43rd Street and 55th or 57th Avenues.

Plan Conformity

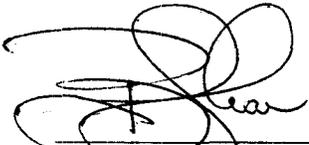
The proposed neighbourhood area structure plan fully conforms to:

- Intermunicipal Development Plan
- Municipal Development Plan
- Community Services Master Plan
- Planning and Subdivision Guidelines.

Recommendation

The proposed neighbourhood area structure plan was referred to the Municipal Planning Commission which, at its meeting on April 8, unanimously endorsed the plan.

Parkland Community Planning Services recommends that Council proceed with first reading of Bylaw 3217/C-2002, being the Bylaw to adopt the West Park Extension Neighbourhood Area Structure Plan.



Bill Shaw, ACP, MCIP

Attachments:

1. Development Concept Plan
2. Density Summary

cc. Colleen Jensen, Director of Community Services
InterPlan Strategies, Inc.
Trademark Western Properties

Red Deer/West Park Extension/MPC report 02april04

West Park Extension In Red Deer Neighbourhood Structure Plan

Within:
Section 7, Township 36, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics

Area's Hatched	5
Total Area	188.36 83.34
Environmental Reserve	11.19 4.53

Total Developable 148.07 88.71

Single Family Large Lots	8.02	3.34	5.63
Single Family Standard Lots	46.43	18.40	28.00
Single Family Narrow Lots	8.72	3.53	6.01
Single Family Adult Living	18.64	8.03	13.08
Multi Family - Town Houses	9.68	3.92	6.46
Street and Lanes	29.88	12.14	20.66
Public Utility Lots	6.88	2.88	4.54
Church Site	1.0	0.40	0.60
Social Care Site			
Small Manufacturing Only			
Manufacturing			
Municipal Reserve	0.30	0.12	0.21
Municipal Reserve	14.01	5.87	10.0

Net Developable Area 148.07 88.71 100.0

Municipal Reserve Summary Areas Hatched

Central Park	0.87	3.88
Highway 2 Buffer	2.14	0.87
Buffer - Existing Community	1.16	0.47
Tot Lot	0.28	0.22
Features Park	1.03	0.42
M.E. Storm Pond	0.78	0.31
Total Area for Municipal Reserve	14.01	5.87

Legend

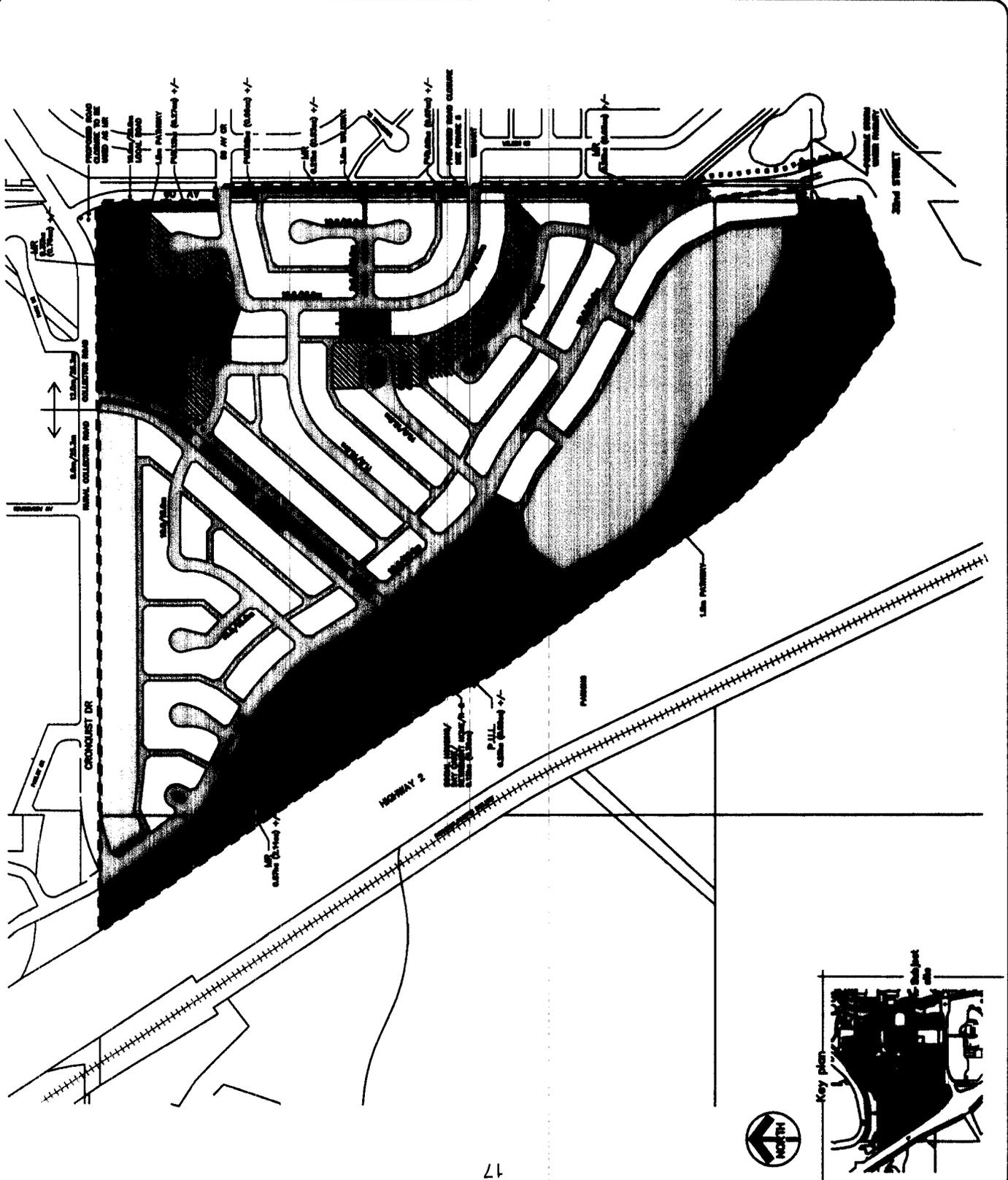
- Neighbourhood Structures
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Wetland
- Landscaped Medians
- Proposed 2.5m Proposed Pathway
- Existing Outlines

Planning Team
 Southern Geographic Inc.
 In-Form Engineering Ltd.
 The Municipality of Red Deer
 Planning Department
 Highway Development Engineer
 Group 3, Architects

Prepared By
 Southern Geographic Inc.
 In-Form Engineering Ltd.
 The Municipality of Red Deer
 Planning Department
 Highway Development Engineer
 Group 3, Architects

Scale
 1:1000
 1:2000
 1:5000
 1:10000

Page 4



WEST PARK EXTENSION - DENSITY SUMMARY

March 29, 2002

LAND USE	FRONTAGE M/Ac	LOT WIDTH M	NUMBER OF UNITS	PERSONS/ D.U.	POPULATION (Maximum)
SF-large lot	685	22.9	30	3.4	102
SF-Stnd. A	4726	12.8	369	3.4	1255
SF-Stnd. B	237	16.8	14	3.4	48
SF - R-1N	1006	10.4	97	3.4	330
SF - Adult	1583	12.2	130	3.4	442
MF- Townhouse	9.69 Ac (816 m)	@ 8 upa	78	3.0	234
TOTAL (with church and social care*)	9053	-	718	-	2411 (38.12)
MF (additional- no social care*)	0.3 Ac (33 m)	@ 8 upa	2	3.0	6
SF Std A (additional-no church)	68	12.9	5	3.4	17
TOTAL (no church, no social care*)	9154	-	725	-	2434 (38.49)

*Social Housing / Daycare / Retirement Home / R2

NOTES:

Assumption: Adult S.F. @ an occupancy factor of 2.2 persons per dwelling unit.

- Total (with church and Social care) 35.66 persons per hectare
- Total (no church and no social care) 36.02 persons per hectare.

LAND USE BYLAW 3156/P-2002
Road Closure 3269/2002
West Park Extension NASP 3217/C-2002

DESCRIPTION: 718 dwellings units – 640 single family, 97 narrow lot detached homes, 130 adult living detached bungalow units and 78 multi-family unites (townhouses)

FIRST READING: April 22, 2002

FIRST PUBLICATION: May 3, 2002

SECOND PUBLICATION: May 10, 2002

PUBLIC HEARING & SECOND READING: May 21, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400. NO BY: Trademark Pacific Prop.

ACTUAL COST OF ADVERTISING:

1ST \$ 322.58 & 2ND \$ 322.58 TOTAL: \$ 645.16

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ 245.16

INVOICE NO.: 138251



Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
RE: Land Use Bylaw Amendment 3156/P-2002
Portion of 60 Avenue South of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension – Phase 1
Trademark Western Properties Inc.

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/P-2002 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/P-2002 provides for the development of Phase 1, 19.25 ha (47.5ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

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

Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/P-2002

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

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this 21st day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.


MAYOR


DEPUTY CITY CLERK

CRONQUIST DR

A1

R1

P1

59 AV CR

60 AV

R1

P1

R1

WISHART ST

R1

WILSON CR

R1

P1

32 ST

A1

A1 to P1



CP RAIL LINE

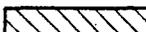
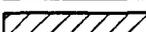
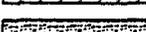
HIGHWAY 2



THE CITY OF
Red Deer

PROPOSED
LAND USE BYLAW
AMENDMENT

Change from :

- A1 to A2 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- Road to P1 
- Road to A1 
- Road to R1 

- AFFECTED DISTRICTS:**
- A1 - Future Urban Development
 - A2 - Environmental Preservation
 - R1 - Residential Narrow Lot
 - R1N - Residential Narrow Lot
 - P1 - Parks and Recreation

MAP No. 22 / 2002
BYLAW No. 3156 / P - 2002



Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Howard Thompson, Land & Economic Development Manager
Ken Haslop, Engineering Services Manager

FROM: Deputy City Clerk

RE: West Park Extension Neighbourhood Area Structure Plan
Proposed 60th Avenue Road Closure Bylaw 3296/2002

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Road Closure Bylaw 3296/2002 was given second reading. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This Road Closure Bylaw provides for the closure of a portion of 60th Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan. As noted at the meeting of Council, advertising relative to the Road Closure Bylaw referred in error to 60 Street and not 60 Avenue. To ensure compliance with the Municipal Government Act relative to advertising we will be re-advertising the Road Closure Bylaw and will hold another public hearing on Monday, June 17, 2002 at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

Council will not proceed with third reading of this bylaw until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

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

Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3296/2002

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

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

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

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals.”

“All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 22 day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21 day of May 2002.

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

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

MAYOR

CITY CLERK

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Bill Shaw, Parkland Community Planning Services

FROM: Deputy City Clerk

RE: West Park Extension Neighbourhood Area Structure Plan
Bylaw Amendment 3217/C-2002
Portions of the NE, NW and SE Section 7; 38-27-W4

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Neighbourhood Area Structure Plan Amendment 3217/C-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3217/C-2002

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

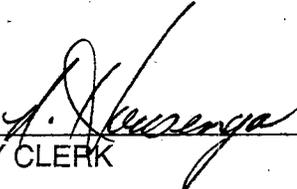
READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRDD TIME IN OPEN COUNCIL this 21st day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.


MAYOR


DEPUTY CITY CLERK

FILE

May 22, 2002

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

Dear Sir/Madam:

Re: Road Closure Bylaw 3296/2002

City Council proposes to pass Road Closure Bylaw 3296/2002, providing for the closure of a portion of 60 Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan. As a property owner in the West Park area you have an opportunity to ask questions about the intended use and to let Council know your views. You can pick up a full copy of the proposed amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

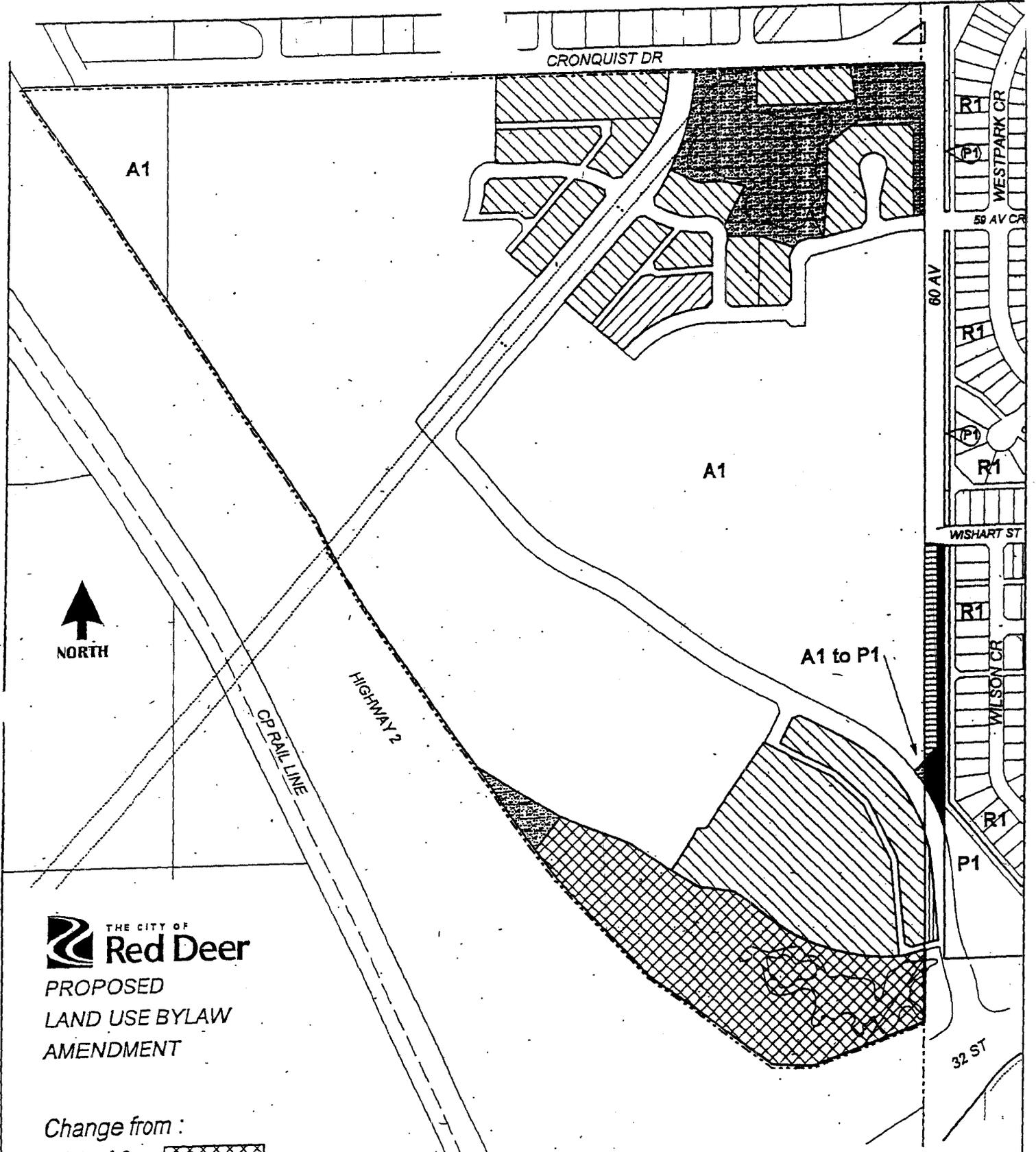
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Tuesday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 10, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,

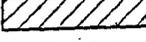
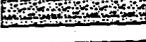
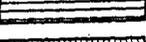


Kelly Kloss
City Clerk

/attch.




**THE CITY OF
Red Deer**
 PROPOSED
 LAND USE BYLAW
 AMENDMENT

- Change from :
- A1 to A2 
 - A1 to R1 
 - A1 to R1N 
 - A1 to P1 
 - Road to P1 
 - Road to A1 
 - Road to R1 

- AFFECTED DISTRICTS:**
- A1 - Future Urban Development
 - A2 - Environmental Preservation
 - R1 - Residential Narrow Lot
 - R1N - Residential Narrow Lot
 - P1 - Parks and Recreation

OwnerName	Comment	
Gerald Cronquist	Box 402	RED DI
The Red Deer College	Box 5005	RED DI
Cameron Madsen & Lynne Warner	69 Wishart Street	RED DI
Elden Thomas & Catherine Anne Herbert	173 Wilson Crescent	RED DI
Ronald & Leanne Hall	169 Wilson Crescent	RED DI
Paula Van Gent & Norman Dunphy	165 Wilson Crescent	RED DI
Harlan Kirby & Janice Fox	161 Wilson Crescent	RED DI
Ronald & Leona Korchinski	157 Wilson Crescent	RED DI
Bruce Holland	153 Wilson Crescent	RED DI
Gordon & Phyllis Diks	149 Wilson Crescent	RED DI
Dianne Fowler	145 Wilson Crescent	RED DI
Thomas Teichroeb	141 Wilson Crescent	RED DI
Ronald & Virginia Bohme	137 Wilson Crescent	RED DI
Robert Ross & Shelley Anne Bailie	133 Wilson Crescent	RED DI
Donald & Diane Clark	129 Wilson Crescent	RED DI
Allen & Barbara Rowland	125 Wilson Crescent	RED DI
Joel & Karen Jackshaw	121 Wilson Crescent	RED DI
Hazel Jackson	117 Wilson Crescent	RED DI
Stanley James & Suzanne Marie Grant	113 Wilson Crescent	RED DI
Rita Lewis & Ken Heather	109 Wilson Crescent	RED DI
Michael & Rhonda Cote	105 Wilson Crescent	RED DI
Gerald & Annamarie Preusse	101 Wilson Crescent	RED DI
Neil Delbert & Rose Marie Crum	P O Box 13	GLENE
Isabella Paterson	93 Wilson Crescent	RED DI
Nancy Batty	89 Wilson Crescent	RED DI
Douglas & Peggy Lane	85 Wilson Crescent	RED DI
Margaret Dorothy Moreau	74 Wishart Street	RED DI
Phyllis Margaret Berard	5930 West Park Crescent	RED DI
Gregory & Barbara Woodard	P O Box 1846	BROOK
Shelley Ann Koch & Robert Ivan Becker	5926 West Park Close	RED DI
Jonathan Raymond & Linda Jean Henry	5924 Westpark Crescent	RED DI
Lawrence & Annette Sackmann	5922 West Park Crescent	RED DI
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Valentine & Jillian Owen	5569 47 Street	RED DI
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Hope Haverstock	21 Riverview Park	RED DI
Thomas & Sonnia Skjonsberg	22 Riverview Park	RED DI
Matthew & Wendy Steiert	23 Riverview Park	RED DI
Ian Brown	24 Riverview Park	RED DI
Red Deer County	4758 32 Street	RED DI



Office of the City Clerk

May 1, 2002

A Bruce & Gladys Doidge
R R 2
RED DEER, AB T4N 5E2

Dear Sir/Madam:

**Re: West Park Extension Neighbourhood Area Structure Plan Bylaw 3217/C-2002
Road Closure Bylaw 3296/2002
Land Use Bylaw Amendment 3156/P-2002**

Council of the City of Red Deer is considering rezoning 63.24 ha (156.26 acres) lying between the existing West Park neighbourhood and Highway 2 to develop the West Park Extension Neighbourhood Area Structure Plan. As a property owner in the West Park area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council also proposes to pass Road Closure Bylaw 3296/2002, providing for the closure of a portion of 60 Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan.

Land Use Bylaw Amendment 3156/P-2002 is also proposed to allow for development of Phase 1 of the West Park Extension subdivision. Phase 1 will consist of 93 single family lots, 10 narrow single family lots, 1 block of 3.15 ha of land for a single family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. You can pick up a full copy of the proposed amendments at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Tuesday, May 21 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, May 14, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,

Kelly Kloss
City Clerk

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: <http://www.city.red-deer.ab.ca/attch>.

The City of Red Deer

Al-Terra Engineering Ltd.

RIVERVIEW PARK

CRONQUIST DRIVE

WEST PARK

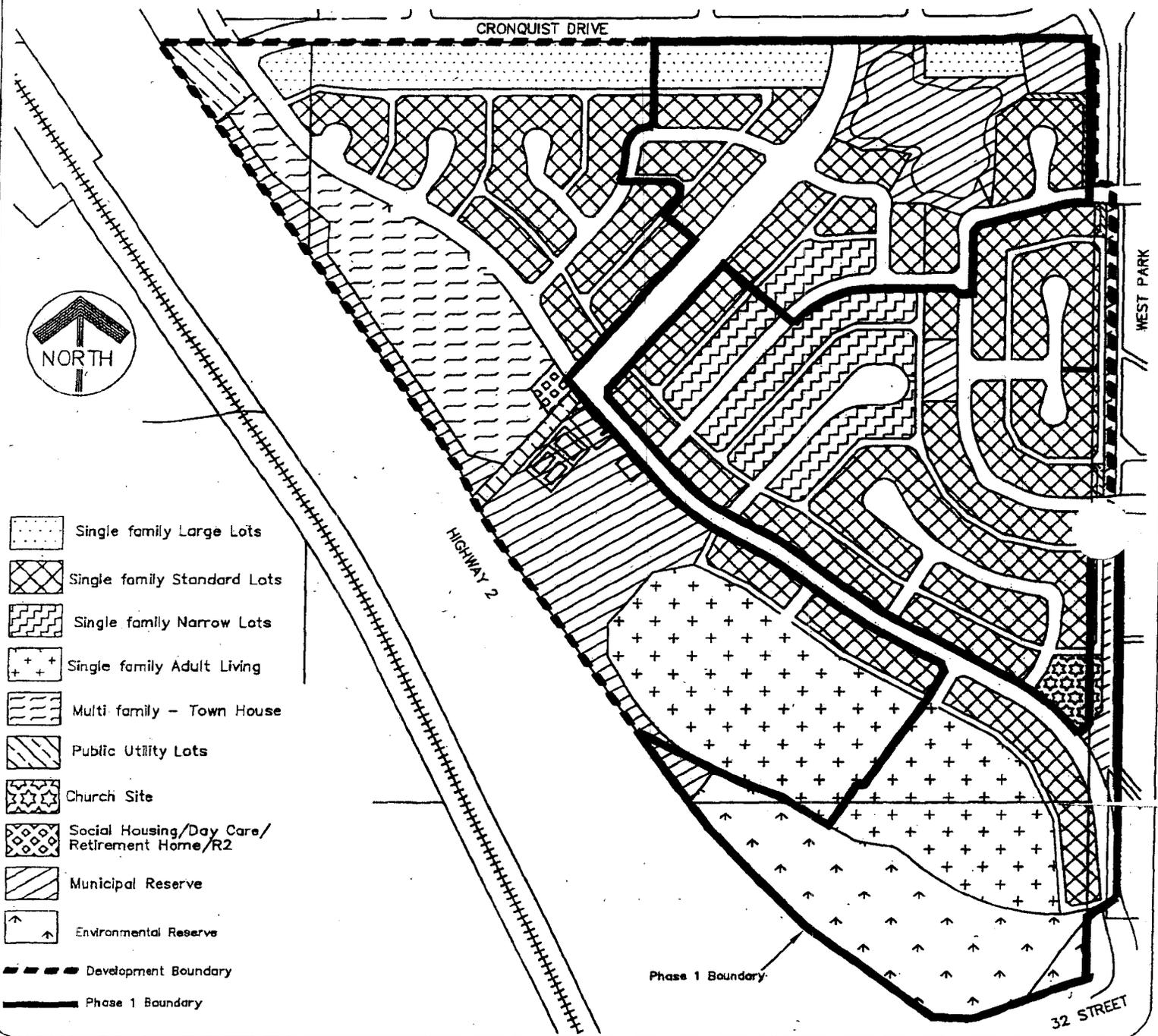
HIGHWAY 2

Phase 1 Boundary

32 STREET



-  Single family Large Lots
-  Single family Standard Lots
-  Single family Narrow Lots
-  Single family Adult Living
-  Multi family - Town House
-  Public Utility Lots
-  Church Site
-  Social Housing/Day Care/
Retirement Home/R2
-  Municipal Reserve
-  Environmental Reserve
-  Development Boundary
-  Phase 1 Boundary



May 1, 2002

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

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**Re: West Park Extension Neighbourhood Area Structure Plan Bylaw 3217/C-2002
Road Closure Bylaw 3296/2002
Land Use Bylaw Amendment 3156/P-2002**

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Yours truly,



Kelly Kloss
City Clerk

/atth.

Al-Terra Engineering Ltd.

RIVERVIEW PARK

CRONQUIST DRIVE

WEST PARK

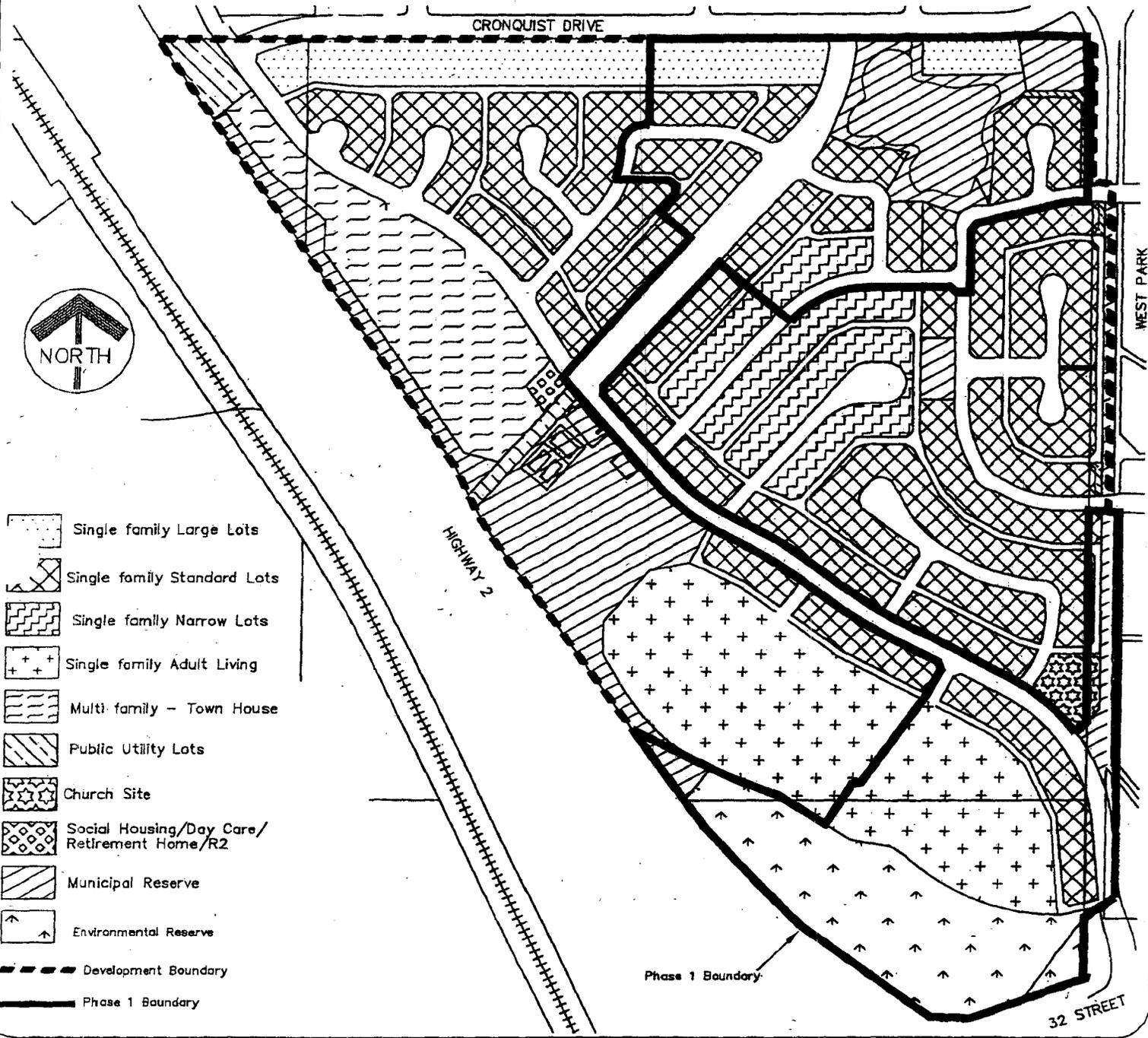


HIGHWAY 2

Phase 1 Boundary

32 STREET

-  Single family Large Lots
-  Single family Standard Lots
-  Single family Narrow Lots
-  Single family Adult Living
-  Multi family - Town House
-  Public Utility Lots
-  Church Site
-  Social Housing/Day Care/Retirement Home/R2
-  Municipal Reserve
-  Environmental Reserve
-  Development Boundary
-  Phase 1 Boundary



OwnerName	OwnerAddr	
Gerald Cronquist	Box 402	RED DEER, AB T4N 5E9
The Red Deer College	Box 5005	RED DEER, AB T4N 5H5
Cameron Madsen & Lynne Warner	69 Wishart Street	RED DEER, AB T4N 5W4
Elden Thomas & Catherine Anne	173 Wilson Crescent	RED DEER, AB T4N 5V6
Ronald & Leanne Hall	169 Wilson Crescent	RED DEER, AB T4N 5V6
Paula Van Gent & Norman Dunphy	165 Wilson Crescent	RED DEER, AB T4N 5V6
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Hazel Jackson	117 Wilson Crescent	RED DEER, AB T4N 5V6
Stanley James & Suzanne Marie Grant	113 Wilson Crescent	RED DEER, AB T4N 5V6
Rita Lewis & Ken Heather	109 Wilson Crescent	RED DEER, AB T4N 5V6
Michael & Rhonda Cote	105 Wilson Crescent	RED DEER, AB T4N 5V8
Gerald & Annamarie Preusse	101 Wilson Crescent	RED DEER, AB T4N 5V6
Neil Delbert & Rose Marie Crum	P O Box 13	GLENEVIS, AB T0E 0X0
Isabella Paterson	93 Wilson Crescent	RED DEER, AB T4N 5V6
Nancy Batty	89 Wilson Crescent	RED DEER, AB T4N 5V6
Douglas & Peggy Lane	85 Wilson Crescent	RED DEER, AB T4N 5V6
Margaret Dorothy Moreau	74 Wishart Street	RED DEER, AB T4N 5W3
Phyllis Margaret Berard	5930 West Park Crescent	RED DEER, AB T4N 1G2
Gregory & Barbara Woodard	P O Box 1846	BROOKS, AB T1R 1C6
Shelley Ann Koch & Robert Ivan	5926 West Park Close	RED DEER, AB T4N 1G2
Jonathan Raymond & Linda Jean	5924 Westpark Crescent	RED DEER, AB T4N 1G1
Lawrence & Annette Sackmann	5922 West Park Crescent	RED DEER, AB T4N 1G1
Barbara Lofstrand	5920 West Park Crescent	RED DEER, AB T4N 1G1
Vernon & Alana Lowe	5918 West Park Crescent	RED DEER, AB T4N 1G1
Gerald & Edith Raddis	5916 West Park Crescent	RED DEER, AB T4N 1G1
Barbara Mckinnon	5914 West Park Crescent	RED DEER, AB T4N 1G1
Mr & Mrs Harrison	5912 West Park Crescent	RED DEER, AB T4N 1G1
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Wayne Morgan	5902 West Park Crescent	RED DEER, AB T4N 1G1
Orma Brookes	5896 West Park Crescent	RED DEER, AB T4N 1E8
Kelly John Mizera	5892 West Park Crescent	RED DEER, AB T4N 1E8
C Morgan Millman	5888 West Park Crescent	RED DEER, AB T4N 1E8
Albert & Barbara Brandl	Box 30	WINFIELD, AB T0C 2C0
Barry Stephenson	5880 West Park Crescent	RED DEER, AB T4N 1E8
Ronald Dale Stimson	48 Archer Drive	RED DEER, AB T4R 3B2
Stacey Nadine Sellers & Steve Ruegg	5872 West Park Crescent	RED DEER, AB T4N 1E8

Ronald Rowbotham	35 Ainge Close	RED DEER, AB T4R 2K8
James & Eileen Buschmann	5864 West Park Crescent	RED DEER, AB T4N 1E8
A Bruce & Gladys Doidge	R R 2	RED DEER, AB T4N 5E2
David McIntyre	207 Barrett Drive	RED DEER, AB T4R 1H3
Gary & Donna Strome	29 Wiltshire Blvd.	RED DEER, AB T4N 6L1
James & Patricia Macsween	25 Wiltshire Blvd.	RED DEER, AB T4N 6L1
Sean & Kerry Kennedy	21 Wiltshire Blvd.	RED DEER, AB T4N 6L1
Terence & Faye Ames	5854 West Park Crescent	RED DEER, AB T4N 1E8
Wayne & Bonnie Howell	5848 West Park Crescent	RED DEER, AB T4N 1E8
Terri Tanner	1 Riverview Park	RED DEER, AB T4N 1E3
Roberto & Fiorillo Bencivenga	2 Riverview Park	RED DEER, AB T4N 1E3
Ronald & Kim Courte	3 Riverview Park	RED DEER, AB T4N 1E3
Rene & Carol Weber	4 Riverview Park	RED DEER, AB T4N 1E3
Emil & Donna Lajeunesse	5 Riverview Park	RED DEER, AB T4N 1E3
George & Katherine Smith	6 Riverview Park	RED DEER, AB T4N 1E3
Valentine & Jillian Owen	5569 47 Street	RED DEER, AB T4N 1S1
Lewis Edwards	8 Riverview Park	RED DEER, AB T4N 1E3
Wes Waschuk	48 Parsons Close	RED DEER, AB T4P 2C8
Gilbert & Lena Willson	10 Riverview Park	RED DEER, AB T4N 1E3
Antoinette & Howard Stuppard	11 Riverview Park	RED DEER, AB T4N 1E3
Janice Gyori	12 Riverview Park	RED DEER COUNTY, AB T4N 1A3
Beverly Anne Turple	13 Riverview Park	RED DEER, AB T4N 1E3
Garnet Eastcott	14 Riverview Park	RED DEER COUNTY, AB T4N 1E3
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Jennifer O'Brien	20 Riverview Park	RED DEER, AB T4N 1E3
Hope Haverstock	21 Riverview Park	RED DEER, AB T4N 1E3
Thomas & Sonnia Skjonsberg	22 Riverview Park	RED DEER, AB T4N 1E3
Matthew & Wendy Steiert	23 Riverview Park	RED DEER, AB T4N 1E3
Ian Brown	24 Riverview Park	RED DEER, AB T4N 1E3
Red Deer County	4758 32 Street	RED DEER, AB T4N 0M8

002

RED DEER COUNTY

04/30/02 13:29 FAX 1 403 346 9840

4/30/02 10:45:20
(TX84220)

TAX SYSTEM
Printed Labels Report

[1]

Roll	Owner	Legal Description
645001001	TANNER, TERRI 1 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 1 Area: 1.06 Acres
645002000	BENCIVENGA, ROBERTO & FIORILLO, LORETTA 2 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 2 Area: 1.04 Acres
645003009	COURTE, RONALD JOHN & KIM JEAN 3 RIVERVIEW PARK RED DEER COUNTY AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 3 Area: .96 Acres
645004008	WEBER, RENE W & CAROL J 4 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 4 Area: .97 Acres
645005007	LAJEUNESSE, EMIL & DONNA M 5 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 5 Area: 1.19 Acres

4/30/02 10:45:20
(TX84220)

TAX SYSTEM
Printed Labels Report

For Roll Numbers From: 645001001 To: 645026002

003

RED DEER COUNTY

04/30/02 13:30 FAX 1 403 346 9840

Roll	Owner	Legal Description
645006006	SMITH, GEORGE & KATHERINE VALERIE 6 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 6 Area: .94 Acres
645007005	OWEN, VALENTINE A & JILLIAN B 5569-47 ST RED DEER AB T4N 1S1	SE-18-038-27-4 Plan -Block -Lot 6680KS - 7 Area: .95 Acres
645008004	EDWARDS, LEWIS ELDON 8 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 8 Area: .95 Acres
645009003	WASCHUK, WES & LINDA 48 PARSONS CLOSE RED DEER AB T4P 2C8	SE-18-038-27-4 Plan -Block -Lot 6680KS - 9 Area: .95 Acres
645010000	WILLSON, GILBERT JAMES & LENA 10 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 10 Area: .95 Acres

[*]

4/30/02 10:45:20
(TX84220)

TAX SYSTEM

Printed Labels Report

For Roll Numbers From: 645001001 To: 645026002

004

[*]

RED DEER COUNTY

04/30/02 13:30 FAX 1 403 346 9840

Roll	Owner	Legal Description
645011009	STUPPARD, ANTOINETTE MARIE & HOWARD THOMSON 11 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 11 Area: .95 Acres
645012008	GYORI, JANICE 12 RIVERVIEW PARK RED DEER COUNTY AB T4N 1A3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 12 Area: .95 Acres
645013007	TURPLE, BEVERLY ANNE 13 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 13 Area: 1.00 Acres
645014006	EASTCOTT, GARNET 14 RIVERVIEW PARK RED DEER COUNTY AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 14 Area: 1.00 Acres
645015005	SIMPSON, BARRY & CHERYL 15 RIVERVIEW PARK RED DEER COUNTY AB T4E 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 15 Area: .97 Acres

4/30/02 10:45:20
TX84220)

TAX SYSTEM
Printed Labels Report

For Roll Numbers From: 645001001 To: 645026002

Roll	Owner	Legal Description
645016004	MATTSON, DONNA LEE 16 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 16 Area: .93 Acres
645017003	CUMMINGS, WAYNE H 17 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 17 Area: .94 Acres
645018002	LAMB, KEITH R & MALCOLM, KAREN 18 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 18 Area: .98 Acres
645019001	LEASAK, LARRY & EUNICE 19 RIVERVIEW PARK RED DEER AB T4N 3E1	SE-18-038-27-4 Plan -Block -Lot 6680KS - 19 Area: .87 Acres
645020008	O'BRIEN, JENNIFER 20 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 20 Area: .99 Acres

04/30/02 13:30 FAX 1 403 346 9840
RED DEER COUNTY

4/30/02 10:45:20
(TX64220)

TAX SYSTEM

Printed Labels Report

For Roll Numbers From: 645001001 To: 645026002

0006

RED DEER COUNTY

04/30/02 13:30 FAX 1 403 346 9840

Roll	Owner	Legal Description
645021007	HAVERSTOCK, CHARLES H & HOPE G 21 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 21 Area: 1.05 Acres
645022006	SKJONSBERG, THOMAS E & SONNIA E 22 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 22 Area: 1.16 Acres
645023005	STEIERT, MATTHEW JOHN & WENDY JOAN 23 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 23 Area: 1.33 Acres
645024004	BROWN, IAN ROBERT 24 RIVERVIEW PARK RED DEER AB T4N 1E3	SE-18-038-27-4 Plan -Block -Lot 6680KS - 24 Area: 1.07 Acres
645025003	RED DEER COUNTY 4758 32 ST RED DEER AB T4N 0M8	SE-18-038-27-4 Plan -Block -Lot 6680KS - R1 Area: 8.04 Acres



THE CITY OF RED DEER RECEIPT

RECEIVED FROM Trademark Western Prop \$ 400.-

02/05/01
YY MM DD

THE SUM OF Four Hundred ~~17~~ Dollars

DESCRIPTION West Park Extension NASP/HUB 3156/P102

05/01/02 11:07AM 251#5496 A

G.L. DIST
G.L. DIST
G.L. DIST
G.L. DIST
G.L. DIST
G.L. DIST
G.S.T.

Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5901				400.-
2.3210				

SUNDRY \$400.00
CHECK \$400.00

GST Registration #R119311785

Not Valid Unless Machine Printed

TRADEMARK WESTERN PAPER INDUSTRIES

Mr. Kelly Kloss
City Clerk
The City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta
T2N 3T4

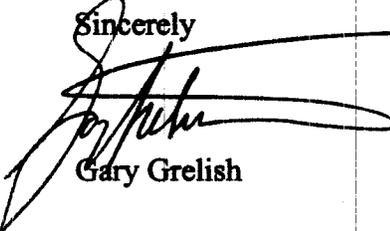
April 30, 2002

RE: Public Hearing for West Park Extension Neighbourhood Area

Dear Mr. Kloss,

Please find enclosed as requested a cheque for \$400.00 for the amount requested for the estimated cost of public advertising for the Public Hearing being held Thursday, May 21, 2002.

Sincerely



Gary Grelish

THE OFFICE	
TIME	
DATE	May 1/02
BY	[Signature]

DATE: April 26, 2002
TO: Norma Lovell, Assessment
FROM: Cheryl Adams
City Clerk's Office

**RE: Land Use Bylaw Amendment 3156/P-2002 / Road Closure 3269/2002
West Park Extension Neighbourhood Area Structure Plan 3217/C-2002**

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

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

Thanks Norma.


C.G. Adams
City Clerks' Office

Attach.

Riverview Park

CRONQUIST DR

A1

A1

A1 to P1

R1

P1

59 AV CR

R1

P1

R1

WISHART ST

R1

WILSON CR

R1

P1

32 ST



PROPOSED
LAND USE BYLAW
AMENDMENT

Change from :

- A1 to A2 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- Road to P1 
- Road to A1 
- Road to R1 

- AFFECTED DISTRICTS:**
 A1 - Future Urban Development
 A2 - Environmental Preservation
 R1 - Residential Narrow Lot
 R1N - Residential Narrow Lot
 P1 - Parks and Recreation

MAP No: 22 / 2002
BYLAW No. 3156 / P - 2002

Office of the City Clerk

April 23, 2002

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Inc.
200, 6245 - 136 Street
Surrey, BC V3X 1H3

Dear Sir:

Re: West Park Extension Neighbourhood Area Structure Plan:
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002
(b) Land Use Bylaw Amendment 3156/P-2002
(c) Road Closure Bylaw 3296/2002 – Portion of 60th Street

At the City of Red Deer's Council meeting held Monday, April 22, 2002, first reading was given to West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002, Land Use Bylaw Amendment 3156/P-2002 and Road Closure Bylaw 3296/2002. Copies of the bylaws are attached for your information.

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5 ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan. With regard to this Bylaw, I would bring to your attention if second reading is successful, we will be recommending to Council that third reading be withheld until such time as you have:

- a) Completed construction of the new alignment to connect Cronquist Drive to 32nd Street and;
- b) Received City Council approval to purchase the closed portion of roadway at current market value rates.

...2/



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Trademark Pacific Properties Inc.

April 23, 2002

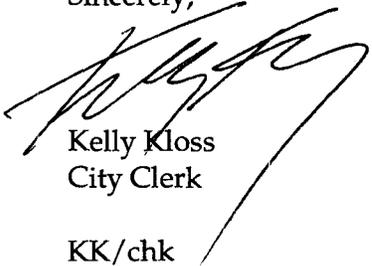
Page 2

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
Land & Economic Development Manager

BYLAW NO. 3217/C-2002

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

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

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

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

BYLAW NO. 3156/P-2002

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

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3296/2002

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

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

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

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals.”

“All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

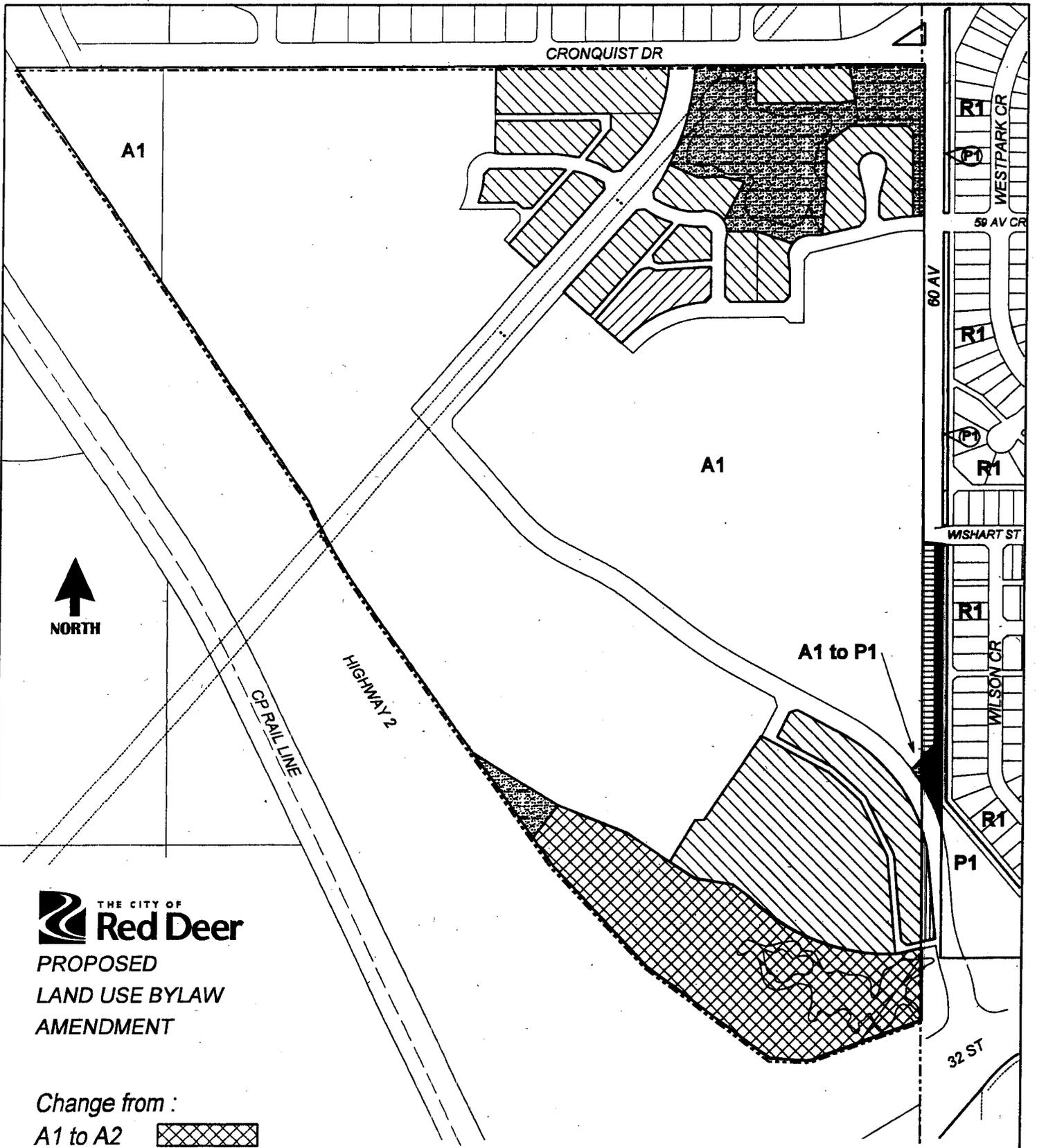
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

MAYOR

CITY CLERK



THE CITY OF
Red Deer
 PROPOSED
 LAND USE BYLAW
 AMENDMENT

Change from :

- A1 to A2
- A1 to R1
- A1 to R1N
- A1 to P1
- Road to P1
- Road to A1
- Road to R1

- AFFECTED DISTRICTS:**
 A1 - Future Urban Development
 A2 - Environmental Preservation
 R1 - Residential Narrow Lot
 R1N - Residential Narrow Lot
 P1 - Parks and Recreation

MAP No. 22 / 2002
 BYLAW No. 3156 / P - 2002

* * * Transmission Result Report (MemoryTX) (Apr.23. 2002 1:50PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Apr.23. 2002 1:48PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1726	Memory TX	16045906766	P. 6	OK	

Reason for error

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

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

Office of the City Clerk

April 23, 2002

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Inc.
200, 6245 - 136 Street
Surrey, BC V3X 1H3

Dear Sir:

Re: West Park Extension Neighbourhood Area Structure Plan:
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002
(b) Land Use Bylaw Amendment 3156/P-2002
(c) Road Closure Bylaw 3296/2002 - Portion of 60th Street

At the City of Red Deer's Council meeting held Monday, April 22, 2002, first reading was given to West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002, Land Use Bylaw Amendment 3156/P-2002 and Road Closure Bylaw 3296/2002. Copies of the bylaws are attached for your information.

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5 ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan. With regard to this Bylaw, I would bring to your attention if second reading is successful, we will be recommending to Council that third reading be withheld until such time as you have:

- Completed construction of the new alignment to connect Cronquist Drive to 32nd Street and;
- Received City Council approval to purchase the closed portion of roadway at current market value rates.

...2/

The City of Red Deer



Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Howard Thompson, Land & Economic Development Manager
Ken Haslop, Engineering Services Manager

FROM: City Clerk

RE: West Park Extension Neighbourhood Area Structure Plan
Proposed 60th Street Road Closure Bylaw 3296/2002

Reference Report:

Land & Economic Development Manager and Engineering Services Manager , dated April 15, 2002

Bylaw Readings:

Road Closure Bylaw 3296/2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

This Road Closure Bylaw provides for the closure of a portion of 60th Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan. Following the Public Hearing, we will recommend to Council that they not proceed with third reading of this bylaw until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

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



Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
City Planner
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3296/2002

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

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

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

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals.”

“All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



Council Decision – Monday April 22, 2002

DATE: April 23, 2002
TO: Bill Shaw, Parkland Community Planning Services
FROM: City Clerk
RE: West Park Extension Neighbourhood Area Structure Plan
Bylaw Amendment 3217/C-2002
Portions of the NE, NW and SE Section 7; 38-27-W4

Reference Report:

Parkland Community Planning Services, dated April 15, 2002

Bylaw Readings:

West Park Extension Neighbourhood Area Structure Plan Amendment 3217/C-2002 was given first reading. A copy of the bylaw is attached.

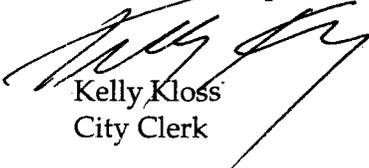
Report Back to Council: Yes

A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

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


Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3217/C-2002

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

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

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

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



Council Decision – Monday April 22, 2002

DATE: April 23, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/P-2002
Portion of 60 Avenue South of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension – Phase 1
Trademark Western Properties Inc.

Reference Report:

Parkland Community Planning Services, dated April 11, 2002

Bylaw Readings:

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

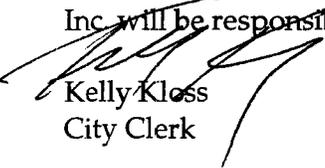
Report Back to Council: Yes

A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

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


Kelly Kloss
City Clerk

/chk
attchs.

- c Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/P-2002

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

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

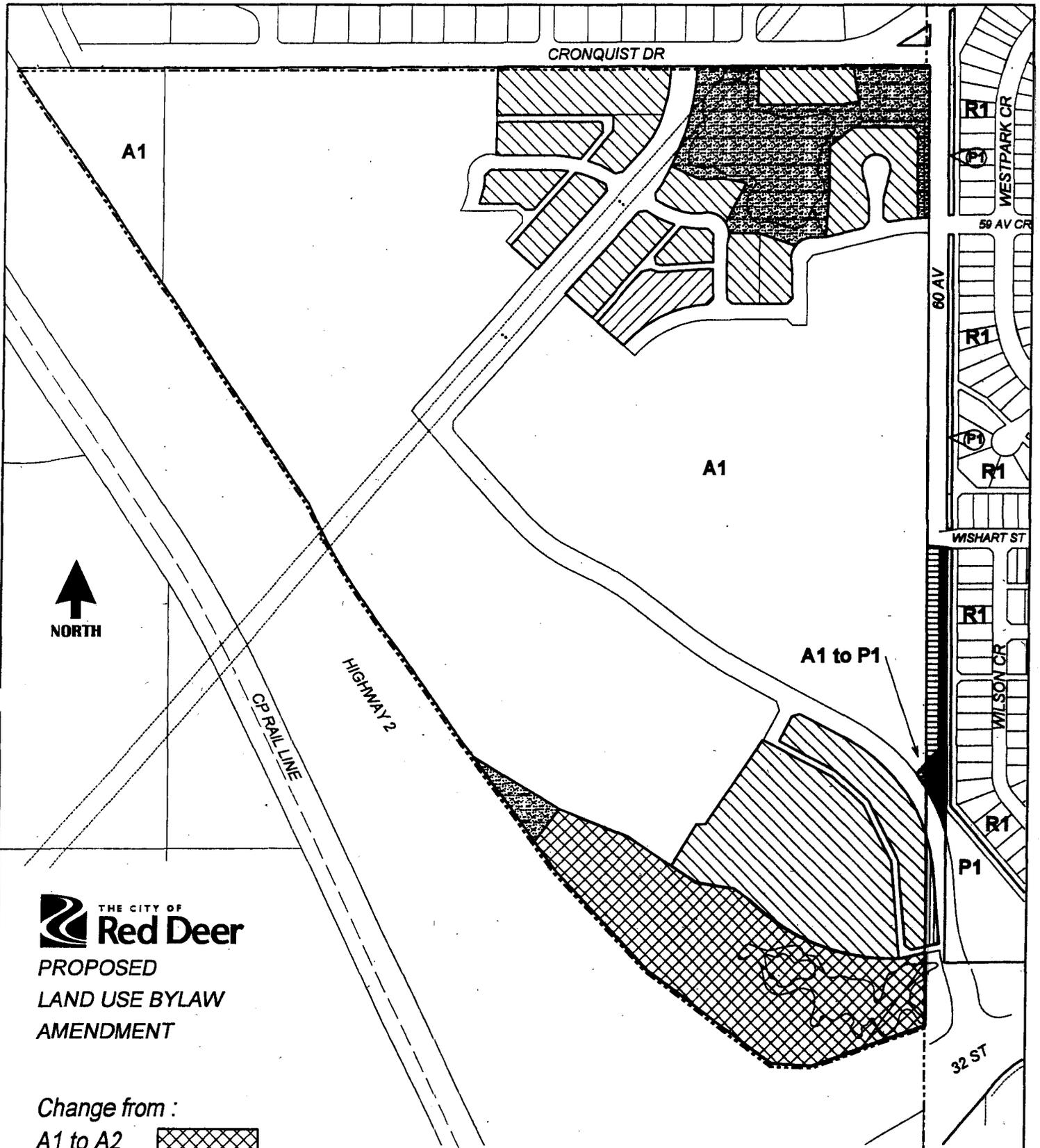
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

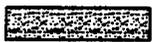
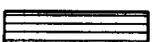
MAYOR

CITY CLERK



THE CITY OF
Red Deer
 PROPOSED
 LAND USE BYLAW
 AMENDMENT

Change from :

- A1 to A2 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- Road to P1 
- Road to A1 
- Road to R1 

- AFFECTED DISTRICTS:**
 A1 - Future Urban Development
 A2 - Environmental Preservation
 R1 - Residential Narrow Lot
 R1N - Residential Narrow Lot
 P1 - Parks and Recreation

MAP No. 22 / 2002
 BYLAW No. 3156 / P - 2002

*Council
Red Deer*

Kelly Kloss

From: Char Rausch
Sent: May 21, 2002 10:38 AM
To: 'Kelly Kloss'
Subject: FW: Wayne Kangas - Letter

From: Wayne.Kangas/External@Alcan.com
Sent: May 18, 2002 12:02 AM
To: Councillor Jeffrey Dawson
Cc: City Manager
Subject: Re: Letter re: MPC

Councillor Jeffrey Dawson

Dear Sir:

Thank you for your response to my e-mail to the City Manager. I must say that the response came from an unexpected quarter. I appreciate receiving the information you passed on regarding the composition of the Municipal Planning Commission. I was disappointed but not surprised that, by way of response to my concerns about the ineffective operation of the Commission, you chose to demonize the messenger by misinterpreting my comments and personalizing this misinterpretation by applying it individually to each member of the Commission. While I have never had the pleasure of meeting with you personally, I have concluded from the tenor of your responses to my e-mails that you are an individual who will consider the opinions of others in spite of the fact that those opinions might be at odds with your opinion and someone who would change his opinion on an issue if the evidence presented warranted such a change. I like to think that I am such an individual myself. Given this common background, therefore, I was disappointed that you misinterpreted my concerns. Given the prevalence of the response shown by most politicians to concerns of constituents, when they deign to respond at all, I was not surprised that you chose to demonize me. At no time did I suggest that everyone but I was incompetent.

I did not direct my comments at any individual on the Commission. My comments were directed at the Commission as an organization, the functioning of this organization and the functionality of the organization. As I understand the role of the Municipal Planning Commission one of its functions is to serve as a screen to reject proposed developments on the basis of established criteria, among which should be the cost of the proposed development to the citizens of Red Deer by way of reduced access to existing facilities. Having reviewed and validated this proposed development with unanimous approval, this Commission has certainly not served as a very effective screen of inappropriate development proposals.

This is the basis of my concern regarding the functionality of the

Commission. The unanimous approval given by the Commission of the clearly flawed proposal is the basis of my concern with the functioning of the Commission. It has been my experience as a member of various committees that unanimous agreement is difficult to achieve. Based on discussions I had with the Manager of the Engineering Department in the fall of last year, the continued use of 60th Avenue as a future route to the Red Deer College seemed to be an established fact, despite the awareness of its proposed closure incorporated in the plan recently presented to City Council. The issue of the future necessity of the use of 60th Avenue as an access route to the College has not disappeared merely because the development proposal was formally presented to City Council. The sudden appearance of unanimity by the Commission in its support of this development proposal led me to ask the City Manager to review the functioning of the Commission to ensure that opposing views of Commission members were incorporated in the response of the Commission to proposals and, if not, that the existence of opposing views within the Commission was reported in its response to proposals. That the proponents of the

development can parade the solution to a nonexistent problem caused by a purely fictional entity, that being the 'short cutting driver', of their own creation, as a benefit of the development and have this specious reasoning accepted without apparent dissent by the Commission is especially concerning to me and should be to everyone concerned with the manipulation of the review process.

Despite your assertion to the contrary, I did not cast aspersions on any individual member of the Commission in my e-mail to Mr. Van Wyk. However, I did want to indicate that in this particular case, the Commission has reached an incorrect decision and that the operation of the Commission which resulted in such an incorrect decision should be reviewed to prevent the recurrence of such errors, improve the operation of the Commission and increase its utility to the City of Red Deer. One could infer from your letter that you feel that committees never make incorrect decisions, but since we both know that this is not true I will not comment on this issue further at the present time.

The remainder of my letter requested that information regarding the current and projected future traffic volumes on the existing roadways in West Park be made available to the public while the review of the proposed development of the vacant land is underway. Your response to my letter did not indicate that such information will be forthcoming in time to be considered before the public hearing of the proposed development is held on May 21, 2002. This is indeed unfortunate, because the proponents of the development will be able to effectively suppress opposition to the proposed development by obscuring the cost of the development expected to be borne by the residents of West Park in the form of increased traffic on the remaining public roadways in the neighbourhood should the developer be allowed to close 60th Avenue and by being able to present the facade of unanimous support for the proposal by those who are expected to be in possession of such information.

The developer already has the ability to exclude other proposals for development of the vacant land west of 60th Avenue from consideration as long as he holds his interest in the land. By allowing him to expand his proposed development beyond the land he has an interest in, City Council is being asked to increase the reward he expects to make from the development of the vacant land. So far as I am aware, he had not acquired an interest in the right-of-way on which 60th Avenue is located but will do so only if City Council approves the bylaw now before it concerning the proposed development. To me it is clear that the proposed closure of 60th Avenue is not in the best interests of residents of West Park or of the City of Red Deer in general, and this aspect of the proposal should be removed from the development plan before it is presented for further consideration.

Thank you for your consideration of this very important issue.

Sincerely,

Wayne Kangas
5438 - 39 Street,
Red Deer, Alberta

Office of the City Manager

May 24, 2001

Mr. Wayne Kangas
5438 - 39th Street
Red Deer, AB T4N 1A2

Dear Mr. Kangas:

Thank you for your May 16 e-mail regarding the proposal for the West Park Extension. Due to my absence from the office on May 17, I was not able to respond prior to the Council meeting when this matter was considered.

Attached for your information is the current membership of the Municipal Planning Commission. Bylaw 3625/2000 which governs the Municipal Planning Commission may be found on the City's website if you click on the following address.

<http://www.city.red-deer.ab.ca/NR/rdonlyres/ey3ejy6adzyaxevaad5qrss7ia3hiihk6aoni5btrcw7jiiidmdeocokcyitwhlxnakyr65ivtlrzwbbvbw4dqogq/Resources%2fCORD%2fCity+Clerks%2fBylaws%2fCommittees+Bylaw+3265-2000.pdf>.

Page 15 refers specifically to the Municipal Planning Commission and its composition. As you can see, the Commission is well represented by the various development functions of the City including our Engineering Department, as well as the senior management of the City, City Council, and two members of the public. The Commission functions extremely well, and I do not believe it necessary to review the competence of the Commission.

The West Park Extension has been reviewed, planned, debated and considered for two years. It has involved two different developers, many residents from the West Park community, various City departments, the City's planning agency Parkland Community Planning Services, and various external planning and traffic consultants acting directly on behalf of the developer and also the City. City Council's unanimous decision to approve the West Park Extension is supported by professional planning and traffic expertise as well as residents of West Park. There are also residents who do not support the development, and that is not unusual. Major developments such as this and sometimes small development proposals do not receive unanimous support of the community it impacts. It is a reflection of the different views in a community. What is critical is that there is healthy debate, discussion and consultations before a final decision is made. In the case of West Park Extension, there is no question that occurred as it should in our democratic society.

Thank you for your interest and for taking the time to participate in this process of discussion and debate as many others have as well.

Sincerely yours,

Norbert Van Wyk
City Manager

c Council Members

FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Bill Shaw, Parkland Community Planning Services
FROM: Deputy City Clerk
RE: West Park Extension Neighbourhood Area Structure Plan
Bylaw Amendment 3217/C-2002
Portions of the NE, NW and SE Section 7; 38-27-W4

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Neighbourhood Area Structure Plan Amendment 3217/C-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).


Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3217/C-2002

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

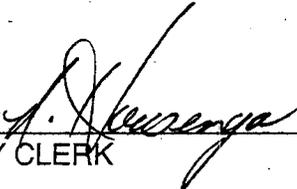
READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRDD TIME IN OPEN COUNCIL this 21st day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.


MAYOR


DEPUTY CITY CLERK

Item No. 3 (b)

DATE: April 23, 2002
TO: City Council
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/P-2002
Portion of 60 Avenue South of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension – Phase 1
Trademark Western Properties Inc.

History

At the Monday, April 22, 2002 meeting of Council, Land Use Bylaw Amendment 3156/P-2002 was given first reading.

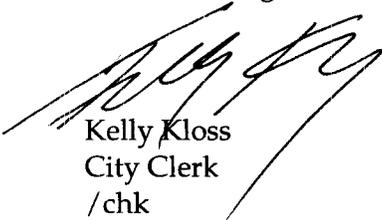
Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

Public Consultation Process

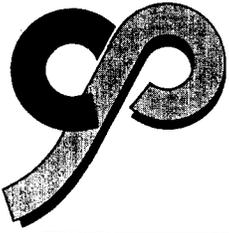
A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Kelly Kloss
City Clerk
/chk



**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: April 11, 2002
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/P-2002
Portion of 60 Avenue south of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension - Phase 1
Trademark Western Properties Inc.

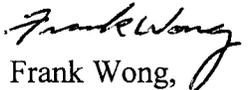
Trademark Western Properties Inc. is proposing to develop Phase 1 of the West Park Extension Subdivision. The 19.25ha (47.5ac) Phase 1 consists of approximately 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha (7.78ac) of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots.

The proposed land use complies with the West Park Extension Neighbourhood Area Structure Plan which appears elsewhere on this Council agenda.

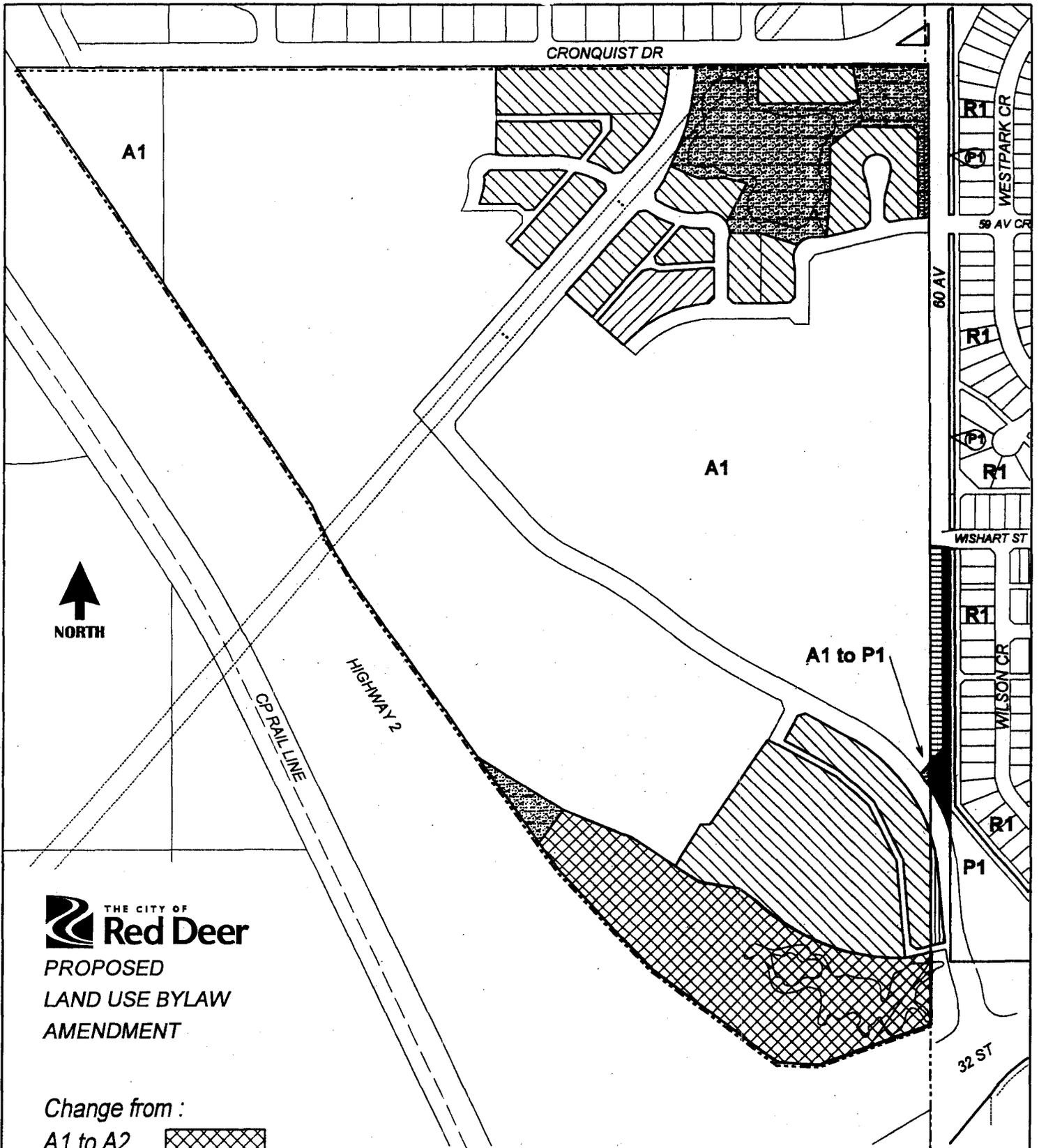
Recommendation

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

Sincerely,


Frank Wong,
Planning Assistant

Attachment



THE CITY OF Red Deer
 PROPOSED
 LAND USE BYLAW
 AMENDMENT

Change from :

- A1 to A2 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- Road to P1 
- Road to A1 
- Road to R1 

- AFFECTED DISTRICTS:**
 A1 - Future Urban Development
 A2 - Environmental Preservation
 R1 - Residential Narrow Lot
 R1N - Residential Narrow Lot
 P1 - Parks and Recreation

MAP No. 22 / 2002
 BYLAW No. 3156 / P - 2002

FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
RE: Land Use Bylaw Amendment 3156/P-2002
Portion of 60 Avenue South of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension – Phase 1
Trademark Western Properties Inc.

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/P-2002 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/P-2002 provides for the development of Phase 1, 19.25 ha (47.5ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/P-2002

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

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

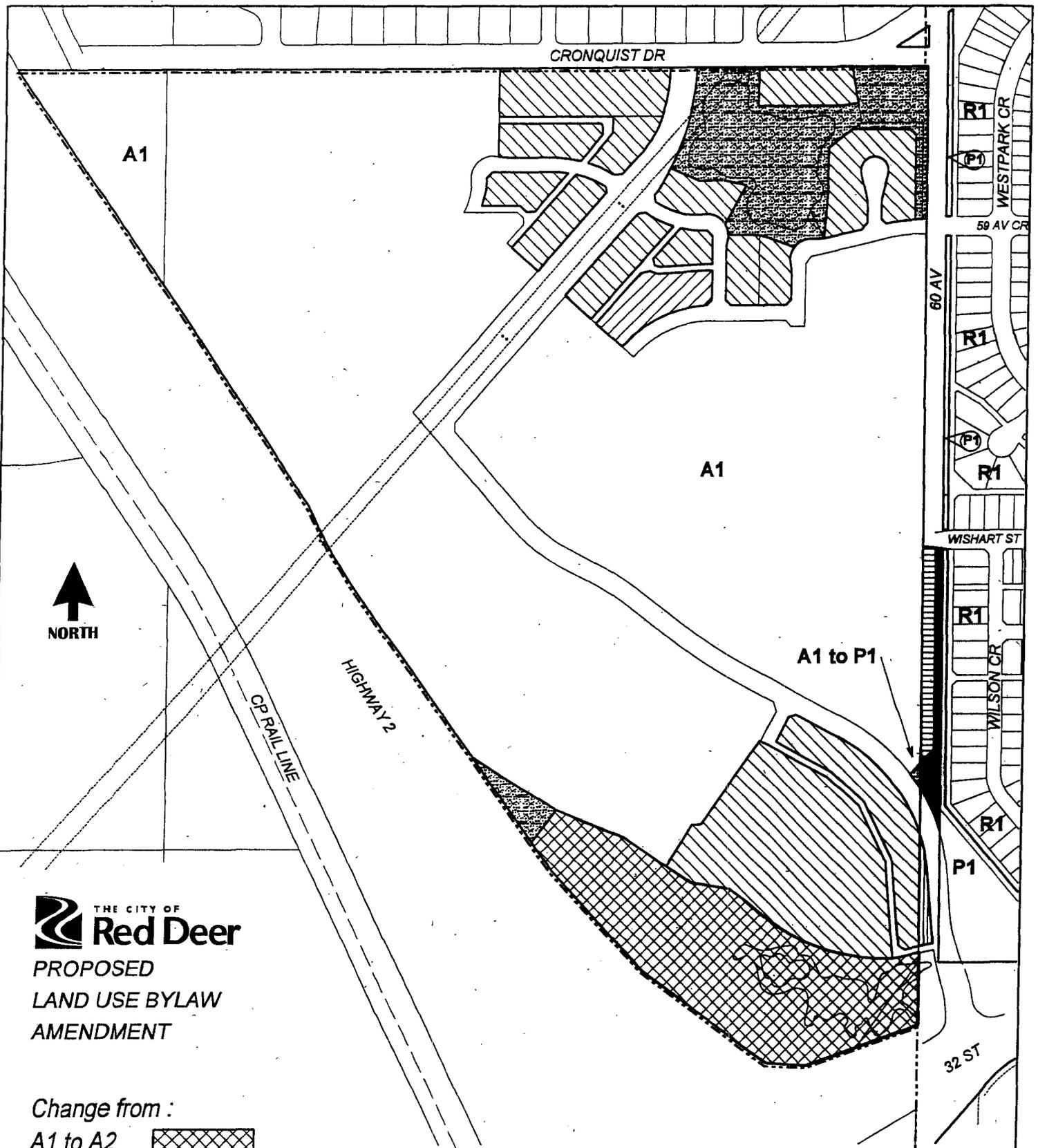
READ A SECOND TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A THIRD TIME IN OPEN COUNCIL this 21st day of May 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 21st day of May 2002.

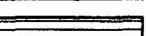

MAYOR


DEPUTY CITY CLERK



**THE CITY OF
Red Deer**
PROPOSED
LAND USE BYLAW
AMENDMENT

Change from :

- A1 to A2 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- Road to P1 
- Road to A1 
- Road to R1 

- AFFECTED DISTRICTS:**
 A1 - Future Urban Development
 A2 - Environmental Preservation
 R1 - Residential Narrow Lot
 R1N - Residential Narrow Lot
 P1 - Parks and Recreation

MAP No. 22 / 2002
 BYLAW No. 3156 / P - 2002



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

May 22, 2002

Mr. Gary Grelish
Trademark Pacific Properties Inc.
200, 6245 - 136 Street
Surrey, BC V3X 1H3

Dear Sir:

- Re: West Park Extension Neighbourhood Area Structure Plan:**
- (a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002
 - (b) Land Use Bylaw Amendment 3156/P-2002
 - (c) Road Closure Bylaw 3296/2002 – Portion of 60th Street

At the City of Red Deer's Council meeting held May 21, 2002, second and third readings were given to West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002 and Land Use Bylaw Amendment 3156/P-2002. Road Closure Bylaw 3296/2002 only received second reading. Copies of the bylaws are attached for your information.

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5 ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan. With regard to this Bylaw, Council only gave second reading with third reading to be withheld until such time as you have:

- a) Completed construction of the new alignment to connect Cronquist Drive to 32nd Street and;

...2/

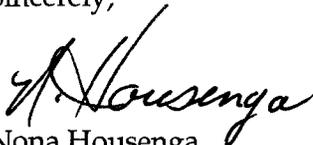
Trademark Pacific Properties Inc.
May 22, 2002
Page 2

- b) Received City Council approval to purchase the closed portion of roadway at current market value rates.

As noted at the meeting of Council, advertising relative to the Road Closure Bylaw referred in error to 60 Street and not 60 Avenue. To ensure compliance with the Municipal Government Act relative to advertising we will be re-advertising the Road Closure Bylaw and will hold another public hearing on Monday, June 17, 2002 at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

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

Sincerely,



Nona Housenga
Deputy City Clerk

NH/chk
/attach.

- c Parkland Community Planning Services
Land & Economic Development Manager

DATE: April 23, 2002
TO: City Council
FROM: City Clerk
RE: West Park Extension Neighbourhood Area Structure Plan
Proposed 60th Street Road Closure Bylaw 3296/2002

History

At the Monday, April 22, 2002 meeting of Council, Road Closure Bylaw 3296/2002 was given first reading.

This Road Closure Bylaw provides for the closure of a portion of 60th Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd reading of the bylaw.

As outlined in the report from the Land & Economic Development Manager and Engineering Services Manager, dated April 1, 2002, it is recommended that if second reading is successful, third reading be withheld until such time as the Developer has:

- a) completed construction of the new alignment to connect Cronquist Drive to 32nd Street and,
- b) received City Council approval to purchase the closed portion of roadway at current market value rates.



Kelly Kloss
City Clerk

/chk

Memo

Date: April 15, 2002

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager
Ken Haslop, Engineering Services Manager

Re: **AL-TERRA ENGINEERING LTD. – WEST PARK EXTENSION NASP
PROPOSED 60TH STREET ROAD CLOSURE BYLAW**

The Administration do not have any objections to proceeding with the first reading of a bylaw to close a portion of 60th Street in conjunction with the proposed West Park Extension Neighborhood Area Structure Plan. The intent of the Developer is to ensure that the road closure is considered by the City at the same time as the NASP otherwise the neighborhood plan cannot proceed in its current form. Proceeding to a second reading will allow for public input and gauge whether there is support for the road closure.

Should the second reading be approved, we do not recommend proceeding with third reading, which would allow for both the legal and physical road closure, until such time as the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street. It is our understanding that the Developer plans to complete this work in the first phase of development.

Our support is also subject to the Developer applying for and receiving City Council approval to purchase the closed portion of roadway at current market values in conjunction with third reading of the road closure bylaw. The Developer will be responsible for all cost related to the road closure bylaw and also for rezoning the land to the appropriate uses outlined in the West Park Extension NASP as the neighborhood is developed.

Recommendation:

That City Council proceed with first reading of a bylaw to close:

1. All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 street as shown on Plan 2886 TR, and
2. All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section.

Memo

Kelly Kloss
Page 2

We further recommend that City Council not proceed with third reading until such time as the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received City Council approval to purchase the closed portion of roadway at current market values.



Howard Thompson



Ken Haslop

c. Director of Development Services

AL-TERRA Engineering Ltd.**Consulting Engineers**

April 9, 2002

Edmonton • Red Deer

236-GEN-51

25 ANNIVERSARY
1976 - 2001Mayor and Council
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4**Re: 60th Avenue Road Closure Bylaw
For the Westpark Extension Area Structure Plan**

We would like to formally request that the City of Red Deer Council pass a bylaw closing 60th Avenue in Westpark, from 59 Avenue Crescent to 32 Street. Please see the attached figure for reference. This road closure is a necessary part of the Westpark Extension Area Structure Plan.

Several meetings were held with local residents, the Engineering Services Department, the Recreation, Parks, and Culture Department, and Parkland Community Planning Services. Issues which were raised were:

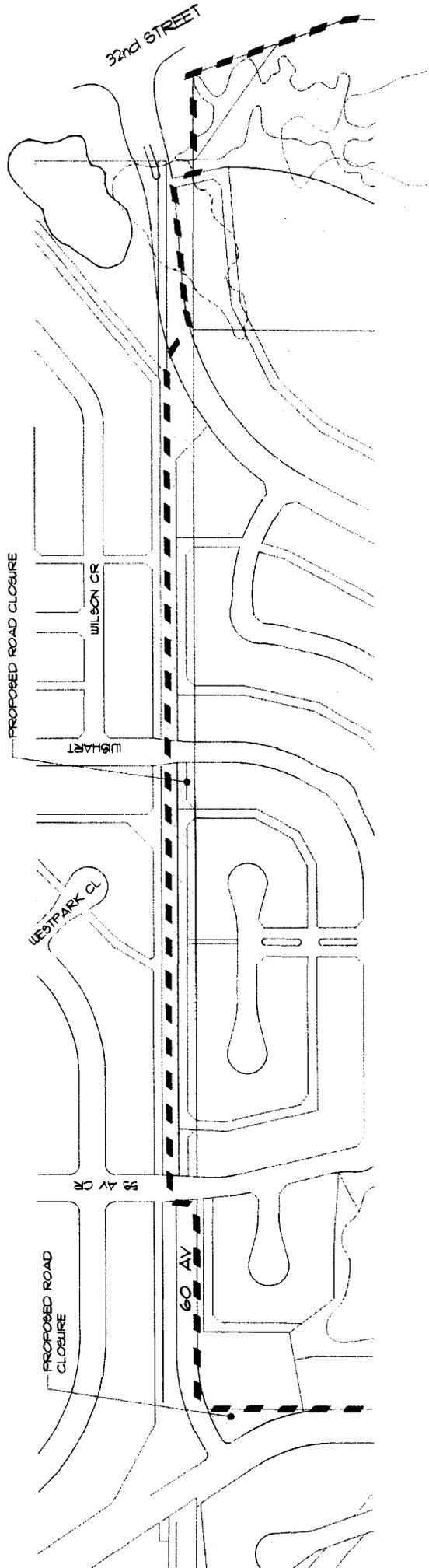
- traffic noise and volume through the existing Westpark subdivision.
- traffic volume along Cronquist Drive.
- access to the Heritage Ranch and Alberta Sports Hall of Fame.

The proposed Westpark Extension Area Structure Plan addresses these issues by reducing the anticipated amount of traffic through the existing Westpark Subdivision and along Cronquist Drive. It also provides a more direct access to the Heritage Ranch and Alberta Sports Hall of Fame. As previously noted, closing 60th Avenue in the noted location is an important part of this Area Structure Plan.

Thank you,



Nick Spyksma, P.Eng.
Project Manager



West Park Extension
Road Closure

FIGURE 5

FILE

DATE: May 22, 2002
TO: City Council
FROM: Deputy City Clerk
RE: West Park Extension Neighbourhood Area Structure Plan
Proposed 60 Avenue Road Closure Bylaw 3296/2002

History

At the Tuesday, May 21, 2002 meeting of Council, Road Closure Bylaw 3296/2002 was given second reading.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60 Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan.

Public Consultation Process

As noted at the meeting of Council, advertising relative to the Road Closure Bylaw referred in error to 60 Street and not 60 Avenue. To ensure compliance with the Municipal Government Act relative to advertising we will be re-advertising the Road Closure Bylaw and will hold another public hearing on Monday, June 17, 2002 at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

Recommendations

That Council not proceed with third reading of this bylaw until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.



Nona Housenga
Deputy City Clerk

/chk

FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Howard Thompson, Land & Economic Development Manager
Ken Haslop, Engineering Services Manager

FROM: Deputy City Clerk

RE: West Park Extension Neighbourhood Area Structure Plan
Proposed 60th Avenue Road Closure Bylaw 3296/2002

Reference Report:

City Clerk, dated April 23, 2002

Bylaw Readings:

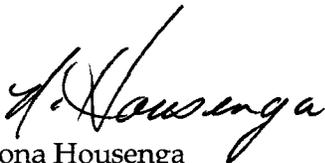
Road Closure Bylaw 3296/2002 was given second reading. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This Road Closure Bylaw provides for the closure of a portion of 60th Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan. As noted at the meeting of Council, advertising relative to the Road Closure Bylaw referred in error to 60 Street and not 60 Avenue. To ensure compliance with the Municipal Government Act relative to advertising we will be re-advertising the Road Closure Bylaw and will hold another public hearing on Monday, June 17, 2002 at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

Council will not proceed with third reading of this bylaw until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3296/2002

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

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

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

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals."

"All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 22 day of **April** 2002.

READ A SECOND TIME IN OPEN COUNCIL this 21 day of **May** 2002.

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

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

MAYOR

CITY CLERK

Item No. 1
Reports

DATE: May 14, 2002

TO: City Council

FROM: Mayor & City Manager

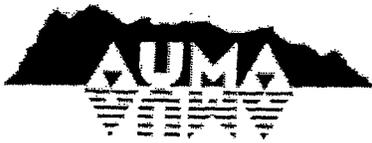
RE: Alberta Urban Municipalities Association
Completion of Survey: The Three R's Service Responsibility Survey

The enclosed correspondence from the Alberta Urban Municipalities Association (AUMA) adequately describes the Three R's Project. At this phase of the Project, AUMA will be developing a position on which roles and responsibilities municipalities should have and which revenue sources should be available to finance them. The survey will guide AUMA in developing that position. The Senior Management Team has reviewed the survey and prepared the responses requested.

The Senior Management Team felt it necessary to preface our responses to provide adequate context for the responses to the individual questions. You will find the preface on the first page of the survey. It is important to take into account these comments as you proceed through the balance of the survey.

Recommendation

We recommend that Council adopt the completed survey and forward it to the Alberta Urban Municipalities Association.



Alberta Urban Municipalities Association

Tuesday, April 16, 2002

Dear Mayor and Members of Council:

Your Strategic Policy Development Standing Committee (SPDSC) is embarking on Phase II of the Three R's Project for the Alberta Urban Municipalities Association (AUMA) and we need your help.

The main purpose of Phase II of the Three R's Project is to develop an AUMA position on which roles and responsibilities municipalities should have and which revenue sources should be available to finance them.

Phase II arises from the results of Phase I of the Three R's Project, which identified a number of issues related to the **R**oles, **R**esponsibilities and **R**esources of Alberta municipalities. Before dealing with individual issues, the SPDSC believes that we should establish a framework regarding the responsibilities of municipalities and the resources to support them. So we are undertaking Phase II.

Your participation is imperative given the instability of provincial grants and the lack of linkages between roles, responsibilities, and resources for the delivery of municipal services. In filling out this survey, you will be able to assist us in determining the most effective, efficient, and equitable method to deliver services in Alberta municipalities. Also, your response to this survey will help to determine AUMA's submission to the Minister's Provincial/Municipal Council on Roles, Responsibilities and Resources in the 21st Century. We need to have the majority of members participate in this survey to ensure we have representation based on region and size and type of municipal governments to properly address the variation of services and methods of delivery that are currently in use and may be in use in the future.

Our schedule for Phase II of the Project is:

- | | |
|-------------------------------|---|
| April 16, 2002 | - Service Responsibility Survey Distributed |
| May 23, 2002 | - Survey Return Deadline |
| June 17, 2002 | - Discussion Paper Distributed (based on survey results) |
| June 20 & 21, 2002 | - Workshops in Calgary and Edmonton |
| July 25, 2002 | - Comment Deadline |
| August 2002 | - Final Report Approved by Board & Distributed to Members |
| September 2002 | - Approval of Final Report at AUMA Convention |



Alberta Urban Municipalities Association

We are asking your Council to review the enclosed Service Responsibility Survey and to return Council's response to us by May 23, 2002. The SPDSC will be reviewing all of the survey responses and using them to prepare a Discussion Paper for the AUMA Board that will then be distributed in June to the members for comments. Your response to the survey will determine what is in that paper.

A conference call will be held on Tuesday, April 30th from 9-10am and from 5-6pm for you to ask any questions about the survey. In order to set up the conference call, we need to know what municipalities will be participating in the conference call. To learn how you can participate in the conference call, please check out www.muniink.net on Friday, April 19th. Each municipality will need to register for the conference call by 4:00pm, Friday, April 26th should they wish to participate in the call.

We hope that you will be able to provide advice and guidance to the SPDSC and the Board by completing the survey, including any comments you might want to offer, and returning them to us via fax or mail by May 23rd. If you complete your survey by May 23rd, your municipality will be entered into a **draw for \$500.00** off your annual membership fee.

THANK YOU FOR HELPING TO GUIDE OUR WORK.

Yours truly,

Mayor George Rogers
AUMA President

Councillor Allan Bolstad, Chair
AUMA Strategic Policy Development
Standing Committee

cc:

John McGowan, Executive Director, AUMA
Member Municipalities - Chief Administrative Officer



INTRODUCTION – THE 3 R'S SERVICE RESPONSIBILITY SURVEY

The 2001-2003 Alberta Urban Municipalities Association (AUMA) Business Plan identified the need "to build the capacity of municipal governments to serve their citizens". An essential component of that objective is improving provincial/municipal relationships and clarifying the roles and responsibilities of each for delivering programs and services.

The Strategic Policy Development Standing Committee (SPDSC) was formed in 2001 to guide the process of addressing the key strategic issues facing Alberta municipalities. The SPDSC concluded that resources needed to be considered as well as roles and responsibilities. So it decided on a **Three R's Project (Roles, Responsibilities, Resources)** as the key initiative in undertaking its work.

What is the Three R's Project?

In Fall 2001, the AUMA's Strategy and Policy Development Standing Committee began the process to develop a Three R's Framework to identify, analyze, and prioritize the key issues municipalities are facing today and expected to face in the future. The framework is based on the supposition that the capacity of a municipality to deliver programs and services and to meet the needs of its citizens in a sustainable and competitive manner is a function of the:

- Legislative environment in which municipal and provincial governments operate;
- Programs and service delivery environment that municipalities and the provincial government develop over time; and
- Fiscal environment in which municipalities and the provincial government function.

In other words, **roles** (legislative environment), **responsibilities** (service delivery environment), and **resources** (fiscal environment) are to act as the foundation to review the way municipal governments' interact with other levels of government.

Reviewing roles and responsibilities without due consideration of resources has created many problems for the municipalities in Alberta leading to discrepancies in service, unclear lines of accountability, and inequity of services between municipalities. The determination of who does what should always closely consider how things are paid for and who has access to and who is accountable for resources.



Why is it Important for You?

- Clarification of roles, responsibilities, and resources is needed. Links need to be made between each of these and need to be accepted by each government. Our Phase I survey results show that many examples of ambiguity exist in the delivery of services.
- According to Statistics Canada, total revenue has increased for provincial and territorial governments by 26% whereas for local government, revenue has increased by 14% during a time when service responsibilities were downloaded to the municipalities. We need to get clarification on who is able to fund services based on their generated revenues.
- Accountability needs to rest with those who fund the services and there is a need to link the raising of revenues to the spending of money to the same elected body. Currently, in many instances, the lines of accountability and responsibility are blurred and this could have negative ramifications for all parties involved.
- The Province needs to recognize that a stable funding mechanism and revenue source for municipalities is needed to deliver services according to the municipalities' mandate and the needs of the citizens.
- Any of the Province's business plans or budgets need to recognize the impact they will have on the ability for municipalities to sustain the delivery of services and ultimately, to understand the impact such decisions will have on the quality of life for its citizens.

In filling out this survey, you are able to impact the way AUMA frames how services are to be delivered in the future, who delivers the services, and how they are financially resourced. We need to hear from you to ensure that we are able to represent the range of needs our members' may have concerning the roles, responsibilities, and resources of services.

Highlights of Phase I

Phase I of the project was completed in February 2002. It focused on designing a framework that could be used to identify and establish priorities for the key issues relating to roles, responsibilities and resources. A major accomplishment of Phase I was compiling an inventory of services delivered by municipalities and how they are being financed. All Phase I documents are available on the AUMA website www.munilink.net.

The Phase I report identified the overarching issues and specific program, service, and resource issues:

Overarching issues

- Municipalities and the provincial government need to develop a clear, long-term vision for the municipal sector.



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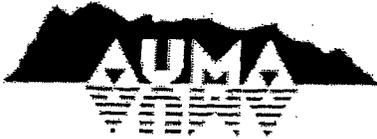
- There needs to be an effectual partnership between all three orders of government.
- Municipalities require the financial capacity to fulfill their mandates and meet the needs of their citizens.
- The financial and planning frameworks established by the province for municipalities should promote efficient and effective intermunicipal cooperation.
- Coordination and consultation between provincial and municipal programs should promote equitable, effective, and efficient service delivery.

Program and service specific issues

- There needs to be consistency of services and improved accountability concerning policing in Alberta.
- There needs to be clarification as to whether ambulance services are a health (provincial) service or an emergency response (municipal) service.
- There needs to be clear accountability and responsibility for development of policy and delivery of services concerning social services for all levels of government.
- There should be clarification about the role that municipalities have concerning social housing services with respect to policy development and service delivery.
- All three levels of government should share in the provision of public transit services and incentives to provide services on a regional basis should be improved.
- There should be better linkages between municipal solid waste management programs and provincial health and environmental programs. Further, roles need to be clarified regarding the location of siting facilities and regional approaches to waste management need to be improved.

Resources

- Infrastructure rehabilitation and growth, particularly roadways, need to be cost-shared by all governments since municipal resources are not responsive to growth.
- Municipalities cannot maintain and expand public transit services, particularly light rail, on their own and given the realities of decreased provincial funding, municipalities must find ways to work with all levels of government to fund public transit services.
- There needs to be consistent and adequate base level funding for police services across Alberta.
- The Province should be funding basic life support ambulance service across the province.
- Provincial involvement in the development of waste management facilities needs to promote equity because currently, the development has been inconsistent with different benefits for each municipality.
- Increasing dependence on volunteer and not-for-profit sectors and user fees for parks and recreation services affects use, access and availability of programs and



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facilities and municipalities should have a role in the development of future policies and actions taken by other orders of government.

- Provincial programs do not recognize the social service demands placed on communities with unique socio-economic and demographic needs and municipalities need to have sufficient sources of financing to effectively fund a wide range of social programs.
- Municipalities need to have sufficient sources of financing to fund a wide range of social housing programs.
- Due the fact that municipalities have to implement and enforce provincial and federal environmental regulations and standards, requiring rate increases to finance the cost of new or higher standards, improved consultation between all levels of government need to take place in order to recognize the implications of actions taken.

Alberta municipalities' success in implementing pay-as-you-go and debt reduction programs has led to the impression that they are not facing significant financial issues. This is simply not true as all of the municipalities across Alberta are trying to develop stable financial plans that address both the short-term and long-term. For example, in the last provincial budget, we saw the provincial government initially freeze any funding promises to finance infrastructure. While it was reinstated, this move only addresses financing infrastructure in the short-term.

We need to develop a long-term, stable funding mechanism on how to deliver municipal services to citizens.

Considering the Phase I report has led the SPDSC to conclude that sorting out the roles and responsibilities of the Province, the federal government, and Alberta municipalities and allocating appropriate and sufficient revenue sources to municipalities is essential, further work needs to be done to determine AUMA's position.

Purpose of Phase II

As indicated in our covering letter, the main purpose of Phase II of the Three R's Project is to develop an AUMA position on which roles and responsibilities municipalities should have and which revenue sources should be available to finance them.

This activity has become urgent because it is now a primary focus of the Minister's Provincial/Municipal Council on Roles, Responsibilities and Resources in the 21st Century. So your timely participation in our process is very important.

The remainder of this paper is a survey to assist you in providing advice to us.



Alberta Urban Municipalities Association

Section 1 proposes some principles to guide the discussion and provides some information describing what each of these principles may mean for AUMA members.

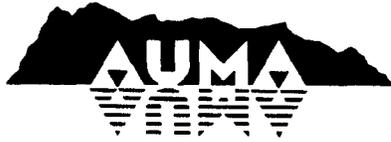
Section 2 asks you to provide your advice on how you think the principles should apply to the service framework developed in Phase I and then asks you to provide advice on which existing or potential revenue sources should be used for which services. Some information is provided on the various revenue sources.

Your answers to these questions are important.

Please return your completed form via mail or fax no later than May 23, 2002. Should you have any questions, please call Tannis Montemurro, Administrative Assistant at (780)433-4431 or Kim Speers, Director of Strategy and Policy Development at (780)431-4532. The toll free line is 1-800-661-2862.

A conference call will be held on Tuesday, April 30th from 9-10am and from 5-6pm for you to ask any questions about the survey. In order to set up the conference call, we need to know what municipalities will be participating in the conference call. To learn how you can participate in the conference call, please check out www.munilink.net on Friday, April 19th. Each municipality will need to register for the conference call by 4:00pm, Friday, April 26th should they wish to participate in the call.

Please call Tannis Montemurro, Administrative Assistant at (780)433-4431 or 1-800-661-2862 or email her at: tmontemurro@auma.ab.ca to register for the conference call.



SURVEY Section 1 - PROPOSED PRINCIPLES

General Information

Name: Norbert Van Wyk
Position: City Manager
Municipality: The City of Red Deer

Date approved by Council of The City of Red Deer: _____

City of Red Deer Preface

In responding to the Survey questions, we provide some introductory comments to provide context to our responses and additional comments set out below. In considering the Roles, Responsibilities and Resources framework, it is important to recognize that in the North American or World context, Alberta is a region of three million population. This may be relatively small when we consider the large metropolitan areas in the United States with populations far in excess of Alberta's population. The objective must be to unify Alberta as an economic region rather than create sub regions with small population bases. When developing new systems for municipal revenue, care must be taken to ensure that these are province wide to achieve desired efficiencies. A proliferation of tax jurisdictions, each with its own collection administration, would not be conducive to overall economic growth and development.

Survey Questions – Proposed Principles

The SPDSC proposes the following principles to guide the 3 R's framework:

1. Proposed Principle A

The services for which municipalities are responsible will

- *primarily serve their residents and property within the boundaries of the municipality, and*
- *reasonably be expected to be financed by municipal revenues as described in Proposed Principle D.*

The *Municipal Government Act* (Section 3) says that a purpose of municipalities is "to provide services, facilities or other things that, in the opinion of the council, are necessary or desirable for all or a part of the municipality." Other provisions of the *Act* make it clear that the authority of a municipality applies within its boundaries, unless there is an agreement with another municipality.



Councils can only plan and manage service delivery effectively when they are responsible for both the level of service and the financing arrangements. The experience of the past decade provides a dramatic demonstration of the difficulties created for municipalities when other governments control a material portion of the financing for municipal services. The financial management decisions of those other governments can create havoc for Councils, particularly when the decisions are made with no notice and no consultation.

Question – Do you agree with Principle A?

Yes

City of Red Deer's Comments:

Principle A should also acknowledge the strength of municipalities and their responsibility to not only serve their residents and property but also to function within a provincial system of partnerships with other municipalities and with the Provincial Government. A broader responsibility exists for municipalities outside of their boundaries to achieve coordination of services in conjunction with neighboring municipalities and the Provincial Government. This can only be achieved if the Province acknowledges this role and actively supports partnerships and the financing required.

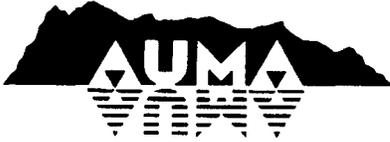
2. Proposed Principle B

Municipalities will deliver services at standards deemed appropriate by their residents. The Province will only impose minimum standards where a municipal service, or the absence of it, may have an impact outside the boundaries of the municipality. When the Province sets a standard, the Province shall ensure that financing is directly given to municipalities to meet the provincial standards.

Municipalities generally accept provincial standards for some municipal services, such as sewage treatment, when the service may impact the quality of life outside their boundaries. In contrast, provincial standards for the frequency of grass cutting in neighbourhood parks would not be appropriate.

As previously noted, the *Municipal Government Act* specifically empowers a council to determine which services are provided. The Council's decisions are guided by the councilors' understanding of the desires of the residents and the willingness of the residents to support them.

This issue is critical. For example, when the Province developed standards for the municipalities on policing, the environment, and safety, the ability of municipalities to abide and support these standards was and is tenuous. Constant downloading of



responsibilities without equal downloading of funding has created disequilibrium between municipalities and between the Province and the municipalities.

Question – Do you agree with Principle B?

Yes

City of Red Deer's Comments:

The principle must also address the need for the sharing of province-wide systems of delivering services. For example, the delivery of services under the Family and Community Support Services (F.C.S.S.) umbrella is an excellent model that delivers a province-wide service but at the same time is tailored to meet local needs through local decision making. Under the F.C.S.S. Program, provincial standards exist and must be adhered to but local circumstances and needs are also accommodated.

3. Proposed Principle C

When the Province desires or requires municipalities to deliver a provincial service on its behalf, the Province must contractually pay municipalities for the entire cost of delivering the service or be faced with a penalty for withdrawal of contractual obligations.

There may be instances when it is in the public interest for municipalities to act as the delivery agent for services that are the responsibility of the province. In such cases, the Province must contract with municipalities to pay the entire cost of delivering the service. Choosing a municipal service delivery option should not provide the Province with the opportunity to download financial responsibility to municipalities.

Downloading financial responsibility has been a serious problem for municipalities across Alberta especially in the last decade. Instead of the Province abiding by contracts they have signed with the municipalities, there have been instances where they have reneged their obligation to fund certain services. To maintain certain levels of service for citizens across Alberta and to ensure that there is some level of continuity and sustainability of services, it is important that the Province be held accountable for breaking a contract. Planning and delivering services on an annual basis with the threat that the Province does not have to abide by contracts they sign with municipalities makes it extremely difficult to plan and function both in the short- and long-term.

Related, it is also important that the municipalities relate to the citizens about the problems of downloading services without the attached revenues or the ability to address the financial shortfalls. For example, in the recent case with the Community Lottery Boards, it is important that citizens know and accept that it was a provincial decision to eradicate the boards and that it was not a municipal decision.


Question – Do you agree with Principle C?
No
City of Red Deer's Comments:

The Principle should stress the importance of trust that must exist between municipalities and the Province. Only through a strong and trusting relationship can we achieve the best for all Albertans. Recent examples of contracts and commitments that have not been upheld by the Province detract from building a strong partnership. These include issues such as capping education taxes, sudden changes in transportation grants, and the elimination of Community Lottery Boards. An earlier example is the unilateral cancellation of the Urban Parks Maintenance Program, which even today continues as a concern to those municipalities who were adversely affected.

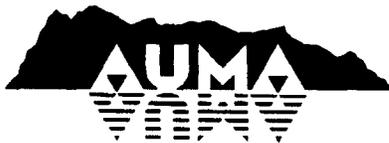
4. Proposed Principle D

Municipal revenues must enable municipalities to recover the costs of the services for which they are responsible through locally controlled and accountable revenues as determined by the council whether through a or a combination of the following means: a defined portion of provincial taxes and fees, a defined municipal tax or fee, or a direct municipal financial source.

The Council of the municipality should determine the method used to finance services for which it is responsible. The mix of taxation and user fees may vary between municipalities, depending on the wishes of the residents. There is general support for services classed as "utilities" being financed from revenues generated by the utility (water treatment, transmission and distribution, for example). However, a Council needs the flexibility to develop its own financial management practices appropriate to the community. Similarly, whether to use debt financing or a pay-as-you-go approach to capital projects should be the decision of the Council.

Provincial ad hoc grants create havoc in municipal financial management. The Province and municipalities need to be flexible and creative in finding other means to finance services to ensure services are sustainable beyond the typical annual planning and fiscal cycle.

Question – Do you agree with Principle D?



Yes

City of Red Deer's Comments:

Municipalities often have to deal with funding programs that are less than stable or flexible and are often ad hoc. There needs to be an acknowledgement that there are economic cycles and that the Province has a role to buffer municipalities from the fluctuations that result.

5. Proposed Principle E

Municipalities are able to deliver the services for which they are responsible by any one or a combination of:

- *obtaining the required equipment and personnel themselves*
- *contracting with other municipalities or establishing a cooperative venture with other municipalities*
- *contracting with organizations other than municipalities.*

Municipalities need the flexibility to deliver services in the most effective and efficient manner possible. Traditionally, municipalities have been able to decide to deliver services themselves, in cooperation with other jurisdictions, by contractors or by some combination of these basic methods.

Question – Do you agree with Principle E?

Yes

City of Red Deer's Comments:

It is suggested that the Principle be amended as follows: "Contracting with organizations other than municipalities, including the Provincial Government".

6. Proposed Principle F

When the Province imposes minimum standards (as described in Proposed Principle B), the Province must ensure that funds are available for municipalities to achieve those standards.

The Province needs to recognize that the standards it imposes directly affect municipal costs in providing the service. A provincial interest that results in imposing standards carries with it a responsibility to share in the cost of implementing those standards. In



most cases, there is likely to be both a local benefit and a provincial benefit, so financial partnering is appropriate.

Question – Do you agree with Principle F?

No

City of Red Deer's Comments:

This Principle should be amended to state that standards should be set in collaboration with municipalities, not in isolation. Consideration should be given to combine this Principle with Principle B that also addresses minimum standards.

7. Proposed Principle G

The government (provincial or municipal) that sets a fee or tax is accountable for the services that are funded by that fee or tax.

Question – Do you agree with Principle G?

Yes

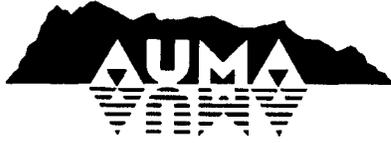
City of Red Deer's Comments:

The Principle should be amended to also acknowledge the existence of shared accountability between provincial and municipal governments. From the taxpayer's standpoint it is not always clear which government is responsible and/or funds any particular service. We must therefore seek better means to share both risk and accountability as well as link the tax or fee to the service provided.

8. Proposed Principle H

The Province has the responsibility to use its tax revenue and to allow municipalities to seek out alternative serviced delivery mechanisms or tax sources to equalize opportunity of service delivery when the resources available to municipalities to deliver these services are unequal.

There is a wide range of financial capacities among Alberta municipalities. It is important to recognize the range of financial capabilities of each municipality to raise funds within their jurisdiction and for the province to assist in ensuring that all Albertans have equitable opportunities to access services. This does not mean simply distributing the 'pot of money' equally amongst municipalities. This principle advocates that the Province give



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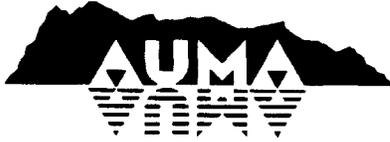
municipalities the opportunity to seek out alternative service delivery mechanisms or tax sources to supplement any deficiencies in their financial base.

Question – Do you agree with Principle H?

Yes

City of Red Deer's Comments:

This Principle must also address the role of the Province to assist in equalizing the capacity of municipalities to provide basic municipal services. That philosophy was contained in the Municipal Assistance Grant Program which was eliminated almost a decade ago. It is the municipality's responsibility to fund standards and services above the basics that all Albertans should have access to.

**9. Other Principles**

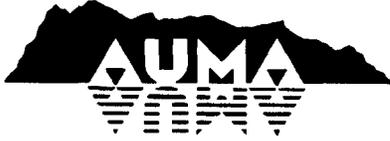
- a) **Please identify any other principles that may guide the 3 R's framework.**

City of Red Deer's Comments:

An additional principle, and this may be considered an "over arching" principle, should address the need for the Province and municipalities to work together to develop collaborative service delivery systems characterized by shared risk taking, shared funding, unilateral action and long term stable arrangements while acknowledging the need to respond to crisis's when they occur.

- b) **Any additional comments?**

This completes Section 1. Please go to following page to fill out Section 2.


SURVEY
Section 2 - SERVICE RESPONSIBILITIES AND REVENUES CHART

The next section of the survey is in two parts:

- **Applying the Proposed Principles**
- **Revenue Sources**

APPLYING THE PROPOSED PRINCIPLES

In this part, you are asked to apply the proposed principles to the programs and services in which municipalities are involved. In the **chart on page 20**, you will be asked to comment on the service responsibilities for services as defined in Phase I of the 3 R's Project. You may find it convenient to use this section to assist you in filling out the 'principles' section of the chart.

Column A: Local service to be financed by locally-generated revenues

Mark Column A if you think this is a local service that should be expected to be financed by locally-generated revenues.

Column B: Local service and provincial minimum standards

Mark Column B if you think this is a local service for which provincial minimum standards are required.

Proposed Principle F is related to this principle as well.

Column C: Provincial service that should be delivered by municipalities

Mark Column C if you think this is a provincial service that should be delivered by municipalities.

Column D: Service should be delivered by the Province

Mark Column D if you think this is a service that should be **delivered by the Province**.



REVENUE SOURCES

The second part of this section asks you to indicate which revenue sources you think should be applied to each type of municipal service. The following information should assist you in filling out the **chart on page 20**. You will be asked to comment on both **existing** and **potential** revenue sources.

EXISTING REVENUES

Alberta municipalities currently obtain revenue from taxation, fees and charges, sales of goods and services, and transfer payments (grants) from other governments. These revenue sources are reviewed below.

Taxation Powers

The *Municipal Government Act* authorizes a municipality to levy the following taxes within its boundaries:

1. Property Tax – Part 10, Division 2
2. Business Tax—Part 10, Division 3
3. Business Revitalization Zone Tax—Part 10, Division 4
4. Special Tax, levied in the area of the municipality benefiting from the service, to raise revenue to pay for—Part 10, Division 5:
 - waterworks,
 - sewer,
 - boulevard,
 - dust treatment,
 - paving,
 - repair and maintenance of roads, boulevards, sewer facilities, and water facilities,
 - ambulance service,
 - a tax to enable the municipality to provide incentives to health professionals to reside and practice their professions in the municipality,
 - fire protection area,
 - drainage ditch,
 - a tax to provide a supply of water for the residents of a hamlet,
 - a recreational services tax.
5. Well Drilling Equipment Tax—Part 10, Division 6
6. Local Improvement Tax—Part 10, Division 7



Fees

The following are some of the relevant sections in the MGA that allow fees:

- If a bylaw is passed under the authority of s.7, then under s.8 Council can provide for a system of licenses, permits or approvals, including establishing fees that may be in the nature of a reasonable tax. The s. 7 jurisdictional areas are as follows:
 - Safety, health and welfare of people and the protection of people and property
 - People, activities and things in on or near a public place
 - Nuisances
 - Transport and transportation systems
 - Businesses
 - Services provided by a municipality
 - Public utilities
- S. 34 , a municipality must provide a municipal utility service to an adjacent parcel subject to terms, costs or charges established by council
- S.61 allows a municipality to charge fees for the use of its property. This section is limited only by other enactments such as the *Traffic Safety Act* that prohibits toll roads.
- S.647 and 648 provide for redevelopment levies, upon issuance of a development permit (to be used for land for parks, schools or recreation facilities) and offsite levies, upon development or subdivision (to be used for water, sanitary or storm facilities and the land required for them)
- a municipality could charge fees (but not tax) under its natural person powers

Sales of Goods and Services

Under its natural person powers, a municipality can "sell" things. It should be noted that the Municipal Government Act does impose some limits, e.g. the disposition of land at less than fair market value.

These sales may be as simple as selling municipal pins or as complex as the development and sale of an industrial subdivision. While most municipalities, as a matter of principle, do not become involved in regular retailing operations, most municipalities do have some sales revenue.

Some inter-municipal arrangements also involve one municipality selling services to one or more neighbouring municipalities.



Transfer Payments

Transfer payments, or grants, from other governments decreased significantly in importance as a municipal revenue source during the 1990s. However, there still are some grants available, e.g. roads, water and sewer from the province and the federal/provincial infrastructure program. The grants currently available are mostly conditional, meaning they are available for a particular purpose and not for the general operations of the municipality. Although transfer payments have not been a significant revenue source, ad hoc grants or conditional grants still are in place. This type of funding is not the preferred way of funding local services since this type of funding mechanism is haphazard and does not promote stability or sustainability.

Debentures

While technically not a "revenue", municipalities may obtain financing for capital works by issuing debenture debt. This enables the work to be undertaken when it is needed and paid for over a term of years, while it is being used, by retiring the debt. The Alberta Municipal Financing Corporation (AMFC) is the primary financing agent for municipal general purpose debt although this may change in the years to come.

During the 1990s, consistent with the initiatives of other governments to reduce the public debt, many municipalities set out to reduce their debenture debt. While this has been a popular way to finance infrastructure projects, there needs to be other ways to finance capital projects in the future.

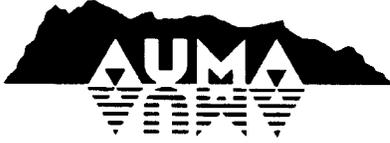
POTENTIAL REVENUES

Proposed Principle D mentions "*a defined portion of taxes and fees administered by the province*". As an example of this type of arrangement, the cities of Calgary and Edmonton currently have an agreement with the province that five cents per litre of the provincial fuel tax will be paid to those cities for transportation purposes. This is simply one way of developing a **new** source of revenue for a municipality to deliver services.

This concept might reasonably be expanded to other types of provincial revenues. Other new forms of taxation may include sales tax, telecommunication tax, etc.

In this section of the chart, you are asked to indicate if you think there are any other ways that municipalities can raise revenues to deliver their services.

When filling out the chart on the following page, you will want to use this legend to assist you.



REVENUE SOURCES

Existing:

T would include Property Tax, Business Tax, Business Revitalization Zone Tax, Special Tax, Well Drilling Tax, Local Improvement Tax and tax-supported debenture debt

F would include user fees, license and permit fees, sales of goods and services, franchise fees, and user-fee supported debenture debt

G means all grants or transfer payments from the province

O means other existing municipal revenues

Potential:

T means new taxes that could be developed such as a telecommunication tax

C includes all provincial consumption taxes such as fuel tax, liquor tax, tobacco tax, hotel room tax, etc.

I means provincial personal and corporate income tax

L means provincial gaming revenue

O means new forms of revenue

If you mark **O** under either part, please include a note indicating what type of revenue you mean.

YOU SHOULD MARK AS MANY BOXES UNDER "Existing" and "Potential" AS YOU THINK APPLICABLE TO ANY SERVICE.

LEAVE ALL THE BOXES BLANK IF YOU THINK THIS IS A SERVICE THAT MUNICIPALITIES SHOULD NOT BE INVOLVED IN DELIVERING.



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10. SERVICE RESPONSIBILITIES AND REVENUES CHART

Please fill out the following chart:

Completed by:
The City of Red Deer

Type of Service	Principles				Revenue Sources													
	A	B	C	D	Existing				Potential									
					T	F	G	O	T	C	I	L	O					
Roadway Infrastructure																		
Local infrastructure	✓							✓	✓			✓						✓
Highways			✓	✓				✓	✓			✓						
Public Transit																		
Bus service	✓							✓	✓	✓				✓				
Rail (mass transit)	✓							✓	✓	✓				✓				
Disabled services		✓						✓	✓	✓				✓				
Police Services																		
Community policing	✓							✓		✓								
Traffic enforcement	✓							✓		✓								
Court liaison			✓					✓		✓								
Fire Services																		
Suppression/rescue	✓							✓	✓									
Medical response	✓							✓	✓									
Prevention	✓							✓										
Inspection/investigation	✓							✓	✓									
Ambulance Services																		
Medical response	✓							✓	✓									✓
Transfer service			✓								✓		✓	✓				
Air medical				✓							✓		✓	✓				
Emergency Planning																		
Disaster services		✓						✓		✓								
Planning and Development																		
Land use planning	✓							✓	✓									
Inter-municipal planning	✓							✓										
Licensing and permitting		✓						✓	✓									
Inspection services		✓						✓	✓									

*Development
Leases*

This chart is continued on the following page.



Alberta Urban Municipalities Association

SERVICE RESPONSIBILITIES AND REVENUES CHART (cont'd)

Type of Service	Principles				Revenue Sources									
	A	B	C	D	Existing				Potential					
					T	F	G	O	T	C	I	L	O	
Solid Waste Services														
Collection and disposal	✓					✓								
Recycling	✓					✓								
Hazardous waste		✓				✓	✓							
Water Services														
Treatment		✓				✓	✓							
Distribution	✓					✓								
Drainage Services														
Storm collection	✓				✓									
Sanitary collection		✓				✓								
Storage		✓				✓								
Treatment		✓				✓								
Library Services														
Library services		✓			✓	✓	✓							
Social Housing														
Social housing			✓				✓							
Parks and Recreation														
Leisure/cultural facilities	✓				✓	✓	✓			✓				
Special needs programs		✓			✓	✓	✓			✓				
Natural areas	✓				✓	✓	✓			✓				
Social Services														
Preventative services	✓				✓		✓							
Early intervention/referral		✓			✓		✓							
Social planning	✓				✓									
Economic Development														
Marketing	✓				✓	✓				✓				
Tourism			✓			✓	✓			✓				
Convention facilities	✓				✓	✓	✓							
Industrial/research parks		✓				✓	✓							

* * * Transmission Result Report (MemoryTX) (May.23. 2002 1:13PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: May.23. 2002 1:08PM

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.2) Busy
E.4) No facsimile connection



P.O. Box 5008, Red Deer, Alberta T4N 3T4
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City Clerk's Department (403) 342-8132
Email: cityclerk@city.red-deer.ab.ca

DATE: May 23, 2002

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 11

FAX TO: Alberta Urban Municipalities Association

ATTENTION: Stacy Beyer

THEIR FAX NO: (780) 433-4454

FROM: Nona Houseaga, Deputy City Clerk

DEPARTMENT: City Clerks

PHONE #: (403) 342-8136

MESSAGE AREA (if required):

Please find attached The City of Red Deer's comments for the 3R's Survey. Any questions, please call.

Confidentiality Notice

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ORIGINAL TO FOLLOW: BY MAIL BY COURIER
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P.O. Box 5008, Red Deer, Alberta T4N 3T4

Web Site: www.city.red-deer.ab.ca

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Email: cityclerk@city.red-deer.ab.ca

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OUR FAX NO: (403) 346-6195

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FAX TO: Alberta Urban Municipalities Association

ATTENTION: Stacy Beyer

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FROM: Nona Housenga, Deputy City Clerk

DEPARTMENT: City Clerks

PHONE #: (403) 342-8136

MESSAGE AREA (if required):

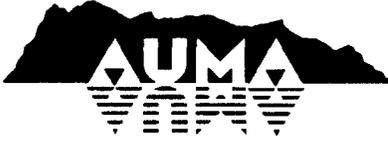
Please find attached The City of Red Deer's comments for the 3R's Survey. Any questions, please call.

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SURVEY
Section 1 - PROPOSED PRINCIPLES

General Information

Name: Norbert Van Wyk
Position: City Manager
Municipality: The City of Red Deer

Date approved by Council of The City of Red Deer: May 21, 2002

City of Red Deer Preface

In responding to the Survey questions, we provide some introductory comments to provide context to our responses and additional comments set out below. In considering the Roles, Responsibilities and Resources framework, it is important to recognize that in the North American or World context, Alberta is a region of three million population. This may be relatively small when we consider the large metropolitan areas in the United States with populations far in excess of Alberta's population. The objective must be to unify Alberta as an economic region rather than create sub regions with small population bases. When developing new systems for municipal revenue, care must be taken to ensure that these are province wide to achieve desired efficiencies. A proliferation of tax jurisdictions, each with its own collection administration, would not be conducive to overall economic growth and development.

Survey Questions – Proposed Principles

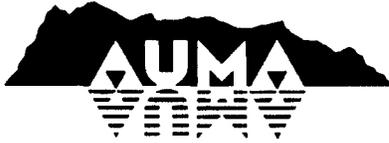
The SPDSC proposes the following principles to guide the 3 R's framework:

1. Proposed Principle A

The services for which municipalities are responsible will

- *primarily serve their residents and property within the boundaries of the municipality, and*
- *reasonably be expected to be financed by municipal revenues as described in Proposed Principle D.*

The *Municipal Government Act* (Section 3) says that a purpose of municipalities is "to provide services, facilities or other things that, in the opinion of the council, are necessary or desirable for all or a part of the municipality." Other provisions of the *Act* make it clear that the authority of a municipality applies within its boundaries, unless there is an agreement with another municipality.



Councils can only plan and manage service delivery effectively when they are responsible for both the level of service and the financing arrangements. The experience of the past decade provides a dramatic demonstration of the difficulties created for municipalities when other governments control a material portion of the financing for municipal services. The financial management decisions of those other governments can create havoc for Councils, particularly when the decisions are made with no notice and no consultation.

Question – Do you agree with Principle A?

Yes X

City of Red Deer's Comments:

Principle A should also acknowledge the strength of municipalities and their responsibility to not only serve their residents and property but also to function within a provincial system of partnerships with other municipalities and with the Provincial Government. A broader responsibility exists for municipalities outside of their boundaries to achieve coordination of services in conjunction with neighboring municipalities and the Provincial Government. This can only be achieved if the Province acknowledges this role and actively supports partnerships and the financing required.

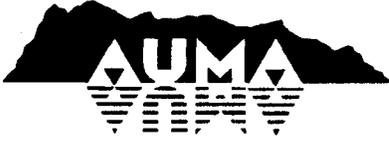
2. Proposed Principle B

Municipalities will deliver services at standards deemed appropriate by their residents. The Province will only impose minimum standards where a municipal service, or the absence of it, may have an impact outside the boundaries of the municipality. When the Province sets a standard, the Province shall ensure that financing is directly given to municipalities to meet the provincial standards.

Municipalities generally accept provincial standards for some municipal services, such as sewage treatment, when the service may impact the quality of life outside their boundaries. In contrast, provincial standards for the frequency of grass cutting in neighbourhood parks would not be appropriate.

As previously noted, the *Municipal Government Act* specifically empowers a council to determine which services are provided. The Council's decisions are guided by the councilors' understanding of the desires of the residents and the willingness of the residents to support them.

This issue is critical. For example, when the Province developed standards for the municipalities on policing, the environment, and safety, the ability of municipalities to abide and support these standards was and is tenuous. Constant downloading of



responsibilities without equal downloading of funding has created disequilibrium between municipalities and between the Province and the municipalities.

Question – Do you agree with Principle B?

Yes X

City of Red Deer's Comments:

The principle must also address the need for the sharing of province-wide systems of delivering services. For example, the delivery of services under the Family and Community Support Services (F.C.S.S.) umbrella is an excellent model that delivers a province-wide service but at the same time is tailored to meet local needs through local decision making. Under the F.C.S.S. Program, provincial standards exist and must be adhered to but local circumstances and needs are also accommodated.

3. Proposed Principle C

When the Province desires or requires municipalities to deliver a provincial service on its behalf, the Province must contractually pay municipalities for the entire cost of delivering the service or be faced with a penalty for withdrawal of contractual obligations.

There may be instances when it is in the public interest for municipalities to act as the delivery agent for services that are the responsibility of the province. In such cases, the Province must contract with municipalities to pay the entire cost of delivering the service. Choosing a municipal service delivery option should not provide the Province with the opportunity to download financial responsibility to municipalities.

Downloading financial responsibility has been a serious problem for municipalities across Alberta especially in the last decade. Instead of the Province abiding by contracts they have signed with the municipalities, there have been instances where they have reneged their obligation to fund certain services. To maintain certain levels of service for citizens across Alberta and to ensure that there is some level of continuity and sustainability of services, it is important that the Province be held accountable for breaking a contract. Planning and delivering services on an annual basis with the threat that the Province does not have to abide by contracts they sign with municipalities makes it extremely difficult to plan and function both in the short- and long-term.

Related, it is also important that the municipalities relate to the citizens about the problems of downloading services without the attached revenues or the ability to address the financial shortfalls. For example, in the recent case with the Community Lottery Boards, it is important that citizens know and accept that it was a provincial decision to eradicate the boards and that it was not a municipal decision.



Question – Do you agree with Principle C?

Yes X

City of Red Deer's Comments:

The Principle should also stress the importance of trust that must exist between municipalities and the Province. Only through a strong and trusting relationship can we achieve the best for all Albertans. Recent examples of contracts and commitments that have not been upheld by the Province detract from building a strong partnership. These include issues such as capping education taxes, sudden changes in transportation grants, and the elimination of Community Lottery Boards. An earlier example is the unilateral cancellation of the Urban Parks Maintenance Program, which even today continues as a concern to those municipalities who were adversely affected.

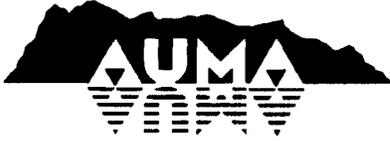
4. Proposed Principle D

Municipal revenues must enable municipalities to recover the costs of the services for which they are responsible through locally controlled and accountable revenues as determined by the council whether through a or a combination of the following means: a defined portion of provincial taxes and fees, a defined municipal tax or fee, or a direct municipal financial source.

The Council of the municipality should determine the method used to finance services for which it is responsible. The mix of taxation and user fees may vary between municipalities, depending on the wishes of the residents. There is general support for services classed as "utilities" being financed from revenues generated by the utility (water treatment, transmission and distribution, for example). However, a Council needs the flexibility to develop its own financial management practices appropriate to the community. Similarly, whether to use debt financing or a pay-as-you-go approach to capital projects should be the decision of the Council.

Provincial ad hoc grants create havoc in municipal financial management. The Province and municipalities need to be flexible and creative in finding other means to finance services to ensure services are sustainable beyond the typical annual planning and fiscal cycle.

Question – Do you agree with Principle D?



Yes X

City of Red Deer's Comments:

Municipalities often have to deal with funding programs that are less than stable or flexible and are often ad hoc. There needs to be an acknowledgement that there are economic cycles and that the Province has a role to buffer municipalities from the fluctuations that result.

5. Proposed Principle E

Municipalities are able to deliver the services for which they are responsible by any one or a combination of:

- *obtaining the required equipment and personnel themselves*
- *contracting with other municipalities or establishing a cooperative venture with other municipalities*
- *contracting with organizations other than municipalities.*

Municipalities need the flexibility to deliver services in the most effective and efficient manner possible. Traditionally, municipalities have been able to decide to deliver services themselves, in cooperation with other jurisdictions, by contractors or by some combination of these basic methods.

Question – Do you agree with Principle E?

Yes X

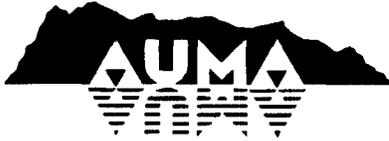
City of Red Deer's Comments:

It is suggested that the Principle be amended as follows: "Contracting with organizations other than municipalities, including the Provincial Government".

6. Proposed Principle F

When the Province imposes minimum standards (as described in Proposed Principle B), the Province must ensure that funds are available for municipalities to achieve those standards.

The Province needs to recognize that the standards it imposes directly affect municipal costs in providing the service. A provincial interest that results in imposing standards carries with it a responsibility to share in the cost of implementing those standards. In



most cases, there is likely to be both a local benefit and a provincial benefit, so financial partnering is appropriate.

Question – Do you agree with Principle F?

No X

City of Red Deer's Comments:

This Principle should be amended to state that standards should be set in collaboration with municipalities, not in isolation. Consideration should be given to combine this Principle with Principle B that also addresses minimum standards.

7. Proposed Principle G

The government (provincial or municipal) that sets a fee or tax is accountable for the services that are funded by that fee or tax.

Question – Do you agree with Principle G?

Yes X

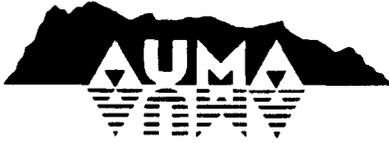
City of Red Deer's Comments:

The Principle should be amended to also acknowledge the existence of shared accountability between provincial and municipal governments. From the taxpayer's standpoint it is not always clear which government is responsible and/or funds any particular service. We must therefore seek better means to share both risk and accountability as well as link the tax or fee to the service provided.

8. Proposed Principle H

The Province has the responsibility to use its tax revenue and to allow municipalities to seek out alternative serviced delivery mechanisms or tax sources to equalize opportunity of service delivery when the resources available to municipalities to deliver these services are unequal.

There is a wide range of financial capacities among Alberta municipalities. It is important to recognize the range of financial capabilities of each municipality to raise funds within their jurisdiction and for the province to assist in ensuring that all Albertans have equitable opportunities to access services. This does not mean simply distributing the 'pot of money' equally amongst municipalities. This principle advocates that the Province give



municipalities the opportunity to seek out alternative service delivery mechanisms or tax sources to supplement any deficiencies in their financial base.

Question – Do you agree with Principle H?

Yes and No

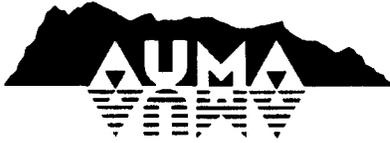
City of Red Deer's Comments:

This principle requires some clarification as it is somewhat ambiguous and perhaps should be separated into two principles:

Principal H(a): The Province has the responsibility to use its tax revenue to equalize opportunity of service delivery when the resources available to municipalities to deliver these services are unequal.

Principle H(b): The Province allows municipalities to seek out stable alternative service delivery mechanisms or tax sources to provide basic municipal services.

There is a need for the principle to differentiate between the Province's responsibility for collection of the education tax and the responsibility of the municipality to provide basic municipal services. Ongoing dialogue is required to further develop these principles and further discussion is required on alternate tax sources.



9. Other Principles

- a) Please identify any other principles that may guide the 3 R's framework.**

City of Red Deer's Comments:

An additional principle, and this may be considered an "over arching" principle, should address the need for the Province and municipalities to work together to develop collaborative service delivery systems characterized by shared risk taking, shared funding, unilateral action and long term stable arrangements while acknowledging the need to respond to crises when they occur.

- b) Any additional comments?**

This completes Section 1. Please go to following page to fill out Section 2.



10. SERVICE RESPONSIBILITIES AND REVENUES CHART

Please fill out the following chart:

Completed by:
The City of Red Deer

Type of Service	Principles				Revenue Sources												
	A	B	C	D	Existing				Potential								
					T	F	G	O	T	C	I	L	O				
Roadway Infrastructure																	
Local infrastructure	✓							✓	✓			✓					✓
Highways			✓	✓				✓	✓			✓					
Public Transit																	
Bus service	✓						✓	✓	✓					✓			
Rail (mass transit)	✓						✓	✓	✓					✓			
Disabled services		✓					✓	✓	✓					✓			
Police Services																	
Community policing	✓						✓		✓								
Traffic enforcement	✓						✓		✓								
Court liaison			✓				✓		✓								
Fire Services																	
Suppression/rescue	✓						✓	✓									
Medical response	✓						✓	✓									
Prevention	✓						✓										
Inspection/investigation	✓						✓	✓									
Ambulance Services																	
Medical response	✓						✓	✓								✓	
Transfer service			✓							✓		✓	✓				
Air medical				✓						✓		✓	✓				
Emergency Planning																	
Disaster services		✓					✓		✓								
Planning and Development																	
Land use planning	✓						✓	✓									
Inter-municipal planning	✓						✓										
Licensing and permitting		✓					✓	✓									
Inspection services		✓					✓	✓									

*Development
Leases.*

This chart is continued on the following page.

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Charlaine Rausch, Assistant
Corporate Planning and Communications

FROM: Deputy City Clerk

RE: Alberta Urban Municipalities Association
Completion of Survey: The Three R's Service Responsibility Survey

Reference Report:

Mayor & City Manager, dated May 14, 2002

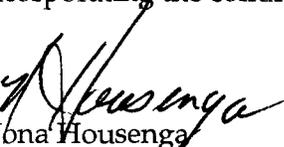
Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Mayor and City Manager, dated May 14, 2002, re: AUMA – Completion of Survey: The Three R's Service Responsibility Survey, hereby approves the completed survey, incorporating Council's comments, to be forwarded to the Alberta Urban Municipalities Association.

Report Back to Council: No

Comments/Further Action:

After confirmation of the attached by the City Manager, please forward the completed survey, incorporating the comments approved by Council, to the Alberta Urban Municipalities Association.


Nona Housenga
Deputy City Clerk

/chk

c City Manager

DATE: May 22, 2002
TO: Norbert Van Wyk, City Manager
FROM: Nona Hosuenga, Deputy City Clerk
RE: Council Revisions to the AUMA Three R's Service Responsibility Survey

Changes to the City of Red Deer comments:

3. Proposed Principal C

Change the No to Yes.

In the comments, first line add the word 'also' between the words 'should' and 'stress' to read: "The Principle should 'also' stress the importance of trust that must exist between municipalities and the Province."

8. Proposed Principal H

Change the Yes to Yes and No.

In the comments, delete and replace with:

This principal requires some clarification as it is somewhat ambiguous and perhaps should be separated into two principals:

Principal H(a) – The Province has the responsibility to use its tax revenue to equalize opportunity of service delivery when the resources available to municipalities to deliver these services are unequal.

Principal H(b) - The Province allow municipalities to seek out stable alternative service delivery mechanisms or tax sources to provide basic municipal services.

There is a need for the principal to discrete the Province's responsibility for collection of the education tax and the responsibility of the municipality to provide basic municipal services. Ongoing dialogue is required to further develop these principals and further discussion is required on alternate tax sources.

9. Other Principles

Correct the plural for crisis's in the last sentence – crises

c. Charlaine Rausch, Assistant, Corporate Planning and Communications



Date: April 19, 2002
To: Senior Management Team
From: Charlaine Rausch, Assistant
Corporate Planning and Communications
Re: *Request from AUMA –
Completion of Survey: The Three R's Service Responsibility Survey*

The Strategic Policy Development Standing Committee (SPDSC) has commenced work on Phase II of the Three R's Project for the AUMA. I have attached a request from the AUMA seeking The City's assistance with completion of a survey in this regard and the background information.

The City Manager is a member of the AUMA Strategic Policy Development Committee and has asked that I circulate this information for your consideration and review. This item has been scheduled for discussion and completion of the survey at the Senior Management Team meeting of Thursday, May 9th. Following which, the completed survey will be placed on the Council agenda of May 22nd for Council's consideration.

Thanks.

A handwritten signature in cursive, appearing to read 'Charlaine'.

Charlaine Rausch, Assistant
Corporate Planning and Communications

Topics for Discussion

/clr
attchs.

c Norbert Van Wyk, City Manager
Kelly Kloss, City Clerk

Item No. 2

cs - 7.698

DATE: May 13, 2002
TO: Kelly Kloss, City Clerk
FROM: Colleen Jensen, Community Services Director
RE: Downtown Safety Strategy

Purpose:

The following report is to outline a strategy to address safety issues in the downtown. It has been acknowledged that there is a need to ensure that the approaches that are taken are sustainable and will continue to make a difference in the long term. The report clearly defines a strategy to year-end for 2002. A longer-term approach will be brought forward as part of the 2003 Business Plans and budgeting process, including a request for the necessary ongoing resources.

Background:

In 1999 and 2000, a significant amount of work was done in the downtown area to address issues of safety and security that had arisen in the community due to the proliferation of licensed liquor establishments (bars and nightclubs) in a small concentrated area of the downtown. A Downtown Safety Task Force was put into action. This Task Force developed a strategy that involved enhanced policing, installation of additional lighting and garbage containers, gravel boulevards were changed to cement boulevards, an enhanced parking and towing strategy was implemented, and some changes to some of our licensing and land use bylaws were made. Some of the bar owners also contributed to a fund that was established to pay for such things as repairs due to vandalism, steam cleaning of streets and enhanced street cleaning. An awareness campaign was also implemented which identified the problems and discussed some of the ramifications such as fines that could be levied.

In the early part of 2002, the same safety and security issues have arisen again. The Downtown Safety Task Force, which still meets as a sub-committee of the Policing Committee, has heard from the small business owners in the area who have voiced strong concern about the situation. As a result, The City established an internal committee to look at some action that The City might be able to undertake that would move toward a more permanent solution to the problem. It is very clear, from the work of the committee, that the issue must be addressed in a multi-pronged approach, and this is the basis for what follows.

Proposed Strategy:

1. Enhanced Policing

In the latter part of March the RCMP, in consultation with the Community Services Director, reviewed the issues at hand and put into action an initial amount of enhanced policing which is to be paid for from the anticipated year end surplus in the policing budget. The total agreed to was \$20,000.

Kelly Kloss, City Clerk
 Downtown Safety Strategy, Report to Council
 May 13, 2002

It was understood that this was just to get the program underway, and that once a more detailed review of the situation was done, then we would come forward to Council to explain the strategy and the funding requirements. The \$20,000 has been used to cover 6 weekends, with additional officers on duty specific to the downtown on Friday and Saturday nights. The statistics related to charges layed have already been circulated to Council for information. This money will run out as of May 18, and further resources are necessary to continue with the work that has begun.

The enhanced policing strategy to December 31, 2002 is being proposed as follows:

- An additional 4 officers that would cover all hotels on weekends, with a primary focus in the downtown. It is felt that once the downtown is under control the issues may be forced to other drinking establishments, which will then need additional attention.
- Each week the enhanced policing might vary by night, so it could be any combination of Thursday, Friday and Saturday and may also be at varying intervals. There may also be times that six officers are on duty rather than the usual four. This overall approach will ensure better compliance and the element of surprise of what may occur from one weekend to the next.
- There will also be a target on a variety of other programs on the busier times of the week, which is usually weekends. This might include such things as targeting drugs, SOS (check stop), and overcrowding. This approach may produce less tickets but will provide a higher visibility.
- In addition, there will also be Bike Patrols on duty, with 2 additional officers from May 15-July 1. After July 1 there will be a four member bike patrol used. This is not part of the enhanced policing, but will also assist in the visibility of the police in the downtown. There are no additional costs related to the bike patrol.

The cost for all of the above will be \$100,000. It should be noted that \$20,000 has already been spent, so the total is \$120,000 from April 11 to December 31, 2002.

Cost: \$120,000

2. Enhanced Street Cleaning

It is suggested that enhanced street cleaning be done, through The City's Public Works department, at once per week (likely on a Monday morning) from now through to the end of September. This amounts to approximately 20 weeks.

Cost: \$3000

3. Enhanced Litter Contract

It has been clearly stated by the small downtown businesses that are in the direct proximity to the many drinking establishments, that one of their issues is the broken glass and other garbage that is left in their private parking lots and on their property on which their business resides. It is suggested that a litter contract between The City and the Downtown Business Association (DBA), be entered into, which would provide some cleaning on private business property.

Kelly Kloss, City Clerk
 Downtown Safety Strategy, Report to Council
 May 13, 2002

This would not apply to the drinking establishments. This contract is similar to the current contract where the DBA cleans up litter on public property.

There are two components being proposed:

- Litter pick-up on private property of small business owners, including parking lots. This will not apply to the drinking establishments. This would be done twice per week (likely Saturday mornings and Monday mornings) until the end of September and then once per week to the end of December.
- Sidewalk cleaning on a once/week basis. This involves sweeping and spot cleaning. If steam cleaning is needed over the summer, then it could be done occasionally. This will be done primarily in the core where most of the nightclubs are.

Cost: \$5000

4. Enhanced Occupancy Inspections

Occupancy inspections are done by the Emergency Services Department to ensure that drinking establishments are not overcrowding. This has been an issue that has arisen on a number of occasions. The occupancy load is established through the fire code primarily.

There are some costs to undertake additional inspections, and particularly in the later evening hours.

Cost: \$5000

5. Licensing and Bylaw Review

It is suggested that research be done, and a new nightclub license bylaw be considered. This could be similar to what has been done in Edmonton. In implementing such a bylaw, there could be conditions for licensing such as the submission of a performance plan by the applicant, which would have to explain how the applicant would deal with such things as noise, litter control and line ups. As well, a licensing fee might be levied which would be used to cover off some of the costs related to the issues arising as a result of the business.

There are also a number of other City licenses and bylaws that should be reviewed to assess whether changes might be made so that issues in the downtown could better be addressed. These include such things as the Licensing Bylaw (for mobile vendors), late nightclub bylaw, drinking establishment bylaw, taxi bylaw and parking bylaw.

There is significant staff time and legal counsel time involved in reviewing and preparing bylaws. The result is additional costs related to this work.

Cost: \$10,000

Kelly Kloss, City Clerk
 Downtown Safety Strategy, Report to Council
 May 13, 2002

6. Other

It is also suggested that the Mayor, City Manager and other administration, including the RCMP, meet with senior officials from the Alberta Liquor and Gaming Commission to express our concern with respect to the need for more aggressive enforcement of the Liquor Act, Regulations and Policies.

Cost: \$0

Funding

The approved 2002 Policing budget has been reviewed, with projections done to year-end. It is anticipated that there will be at least a \$184,000 surplus. This is primarily due to the assignment of members from our detachment to G8, and also due to members being off on sick leave or maternity leave. While the policing "on the street" will be maintained at the current level through the reassignment of manpower, there will be a resulting surplus.

It is suggested that the \$184,000 be used as a funding source to cover the costs of the proposed strategy as outlined above.

A summary of the budget is as follows:

Expenses:

▪ Enhanced policing	\$120,000
▪ Enhanced street cleaning	\$ 3,000
▪ Enhanced litter contract	\$ 5,000
▪ Enhanced occupancy inspections	\$ 5,000
▪ Licensing and bylaw review	\$ 10,000

Total \$143,000

Revenue:

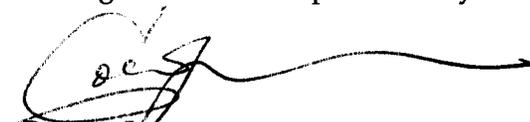
Anticipated year end policing surplus \$184,000

Total \$184,000

Net remaining (\$ 41,000)

Recommendation:

That Council for The City of Red Deer approve the Downtown Safety Strategy as outlined above, including the expenditure of \$143,000, with the resources to cover this expenditure coming from the anticipated 2002 year end policing budget surplus.


 Colleen Jensen

CJ/jb

- c. Jim Steele, Superintendent RCMP
 Bryon Jeffers, Development Services Director
 Norbert Van Wyk, City Manager



May 15, 2002

Mayor Surkan & City Council
City of Red Deer
4914 – 48th Avenue
Red Deer, Alberta T4N 3T4

Re: Downtown Safety Task Force Committee

The Board of Directors for the Downtown Business Association wishes to indicate their support for the initiatives of the Downtown Safety Task Force Committee to address the concerns and issues in the downtown community.

The Downtown Business Association would request Council support the allocation of the additional funding being requested in 2002 to enable implementation of the enhanced policing and other measures.

The additional funding will be of great assistance in 2002, however, a long-term solution will need to be developed and the Downtown Business Association is prepared to continue to work with the City and others in this regard.

Thanking you in advance.

Sincerely,

A handwritten signature in black ink, appearing to read "George Berry", with a long horizontal line extending to the right.

George Berry, President
Red Deer Downtown Business Association

Comments:

We agree with the recommendations of the Community Services Director.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Office of the City Clerk

May 22, 2002

Mr. R. Congdon
Red Deer Downtown Business Association
#9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Dear Ray:

Re: Downtown Safety Strategy

At the May 21, 2002 Council meeting, Council reviewed the report presented by Colleen Jensen, Community Services Director, regarding the Downtown Safety Strategy and passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from the Community Services Director, dated May 13, 2002, re: Downtown Safety Strategy, hereby approves the expenditure up to \$143,000 as outlined in the report and that the 2002 Budget be amended to firstly reflect the expenditure and secondly, the funding source being the 2002 Policing Budget surplus.

Thank you for attending the Council meeting and providing your support for this important strategy.

Sincerely,

Nona Housenga
Deputy City Clerk

/chk

c Community Services Director

FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Colleen Jensen, Community Services Director
FROM: Deputy City Clerk
RE: Downtown Safety Strategy

Reference Report:

Community Services Director, dated May 13, 2002

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Community Services Director, dated May 13, 2002, re: Downtown Safety Strategy, hereby approves the expenditure up to \$143,000 as outlined in the report and that the 2002 Budget be amended to firstly reflect the expenditure and secondly, the funding source being the 2002 Policing Budget surplus.

Report Back to Council:

Comments/Further Action:


Nona Housenga
Deputy City Clerk

/chk
attchs.

c City Manager
Director of Development Services
Director of Corporate Services
Supt. J. Steele, Red Deer City R.C.M.P.

MEMO

DATE: May 14, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land and Economic Development Manager

RE: **LOT PRICING AND ARCHITECTURAL STANDARDS
LANCASTER GREEN PHASE 3**

The City is currently developing Phase 3 of Lancaster Green, south of Lancaster Drive and east of the new Catholic Middle School as shown on the attached map. Phase 3 consists of 28 single family and 5 pairs of duplex lots with the majority of the lots fronting on Lancaster Drive. Based on the current demand and in keeping with our historical marketing practices, we are recommending that the City proceed with a presale and lot draw to allow individuals and contractors the opportunity of securing a lot prior to our anticipated completion date later this summer.

Lot Pricing

As per City Council policy to sell land at market value, an independent fee appraiser was hired in April to provide us with recommendations for land values for several typical lots in Lancaster Green Phase 3. Land and Economic Development have reviewed the appraiser's report and it is apparent that the high level of land development the overall city has been experiencing has maintained a very competitive marketplace for land values.

The appraisal determined a market value of **\$9.00 per square foot** for single family lots and **\$9.50 per square foot** for duplex lots in this phase of development. Land and Economic Development may apply further adjustments for location and rounding to this value to determine the final purchase price of each lot subject to City Manager approval. In this case, discounts may be taken off for location factors such as corners lots, lanes adjacent to a side yard and for major easements.

The market value of \$9.00 for single family lots is the same per square footage value that was approved by City Council in June, 2001 for Lancaster Green Phase 2, however it is difficult to directly compare the phases due to the different features and appeal of each phase. The market value in Phase 2 recognized the positive appeal of the lots having exposure to green areas while the market value in Phase 3 recognizes the fact that these lots front onto a collector road or are across from the school. Depending on the size of a lot, the average price range in this phase will be \$46,000 to \$50,000 plus GST.

The market value of \$9.50 for duplex lots is also difficult to compare to previous phases as the last duplex lots developed in this area were in Phase 1 in 1999. At that time the market value was \$8.75 per square foot. At the current market value, duplex lot prices will range between \$36,000 to \$37,500 per side plus GST.

City Clerk
Page 2

As we are also planning to develop and market Phase 4 later this fall, should market values remain the same for future phases, we recommend that City Council approve the above market values for any new phases also at this time.

Architectural Standards and Controls

The internal committee that developed the architectural standards and controls for Lancaster Green have reviewed the guidelines and determined some minor changes for Phase 3. As the lots are slightly narrower and almost half of the lots are across the street from Laebon's R1N Lonsdale subdivision, we are recommending that each of the minimum square footage requirements be reduced by 100 square feet as shown below.

TYPE 2 SINGLE FAMILY DWELLING:

- Bungalow: - 1,100 sq. ft. (102.2 m²) above lot grade
- Bi-Level: - 1,100 sq. ft. (102.2 m²) above lot grade
- Split-Level: - 1,100 sq. ft. (102.2 m²) on two levels above grade
- Two-Storey: - without attached garage: 1,700 sq. ft. (158 m²) above grade,
with a minimum second floor area of 600 sq. ft. (56 m²).
- with attached garage: 1,500 sq. ft. (139.4 m²) above grade;
with a minimum second floor area of 500 sq. ft. (46.5 m²)

TYPE 3 - SEMI-DETACHED DWELLING:

- Bungalow: - 1,000 sq. ft. (92.9 m²) above lot grade per side
- Bi-Level: - 1,000 sq. ft. (92.9 m²) above lot grade per side
- Two-Storey: - 1,100 sq. ft. (102.2 m²) above grade per side, with a minimum main floor area of 700 sq. ft. (65 m²) and a minimum second floor area of 400 sq. ft. (37 m²)

Semi-detached dwellings must provide a variation of design on the exterior elevations from one side to another, to avoid mirror imaging.

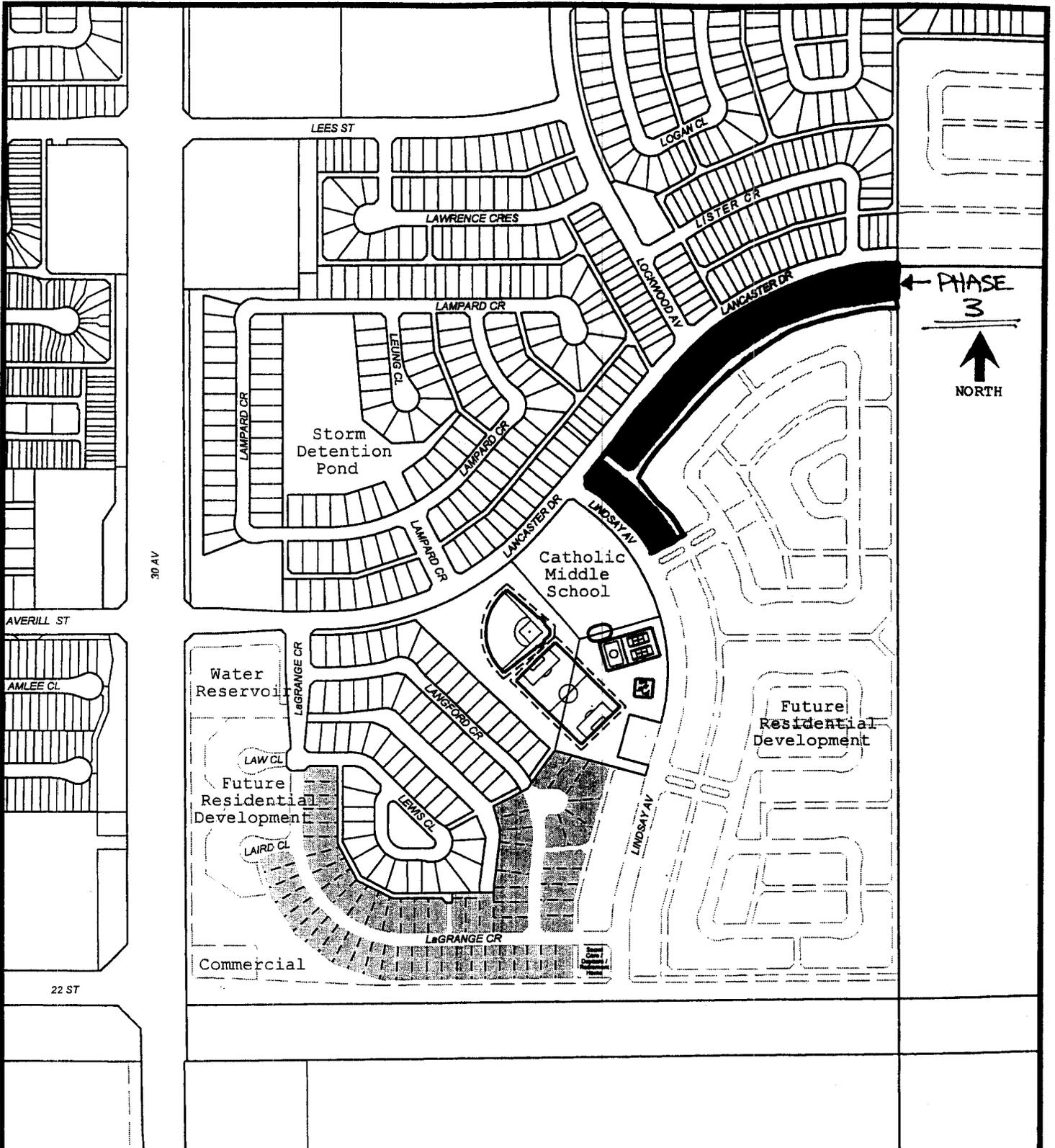
Please note that the process to review the building plans to ensure that the architectural controls are met will be done by the Inspections and Licensing Department.

Recommendation

That City Council approves the base price of \$9.00 per square foot for single family and \$9.50 per square foot for duplex lots, with further lot specific adjustments to be approved by the City Manager, for Phase 3 and any new phases of Lancaster Green; the Architectural Standards and Controls set out in this report; and proceeding with a lot draw presale for Lancaster Green Phase 3. We further recommend that City Council maintain the existing prices for the remaining inventory in Lancaster Green and Meadows.



Howard Thompson



← PHASE 3

↑ NORTH



THE CITY OF
Red Deer

Lancaster Green

-  Approved 2002 development
(28 single family & 5 duplex)
-  ADDITION to 2002 development
(62 single family)

Comments:

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Howard Thompson, Land & Economic Development Manager

FROM: Deputy City Clerk

RE: Lot Pricing and Architectural Standards
Lancaster Green – Phase 3

Reference Report:

Land & Economic Development Manager , dated May 14, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated May 13, 2002, re: Lot Pricing and Architectural Standards – Lancaster Green Phase 3, approves the following:

- 1) the base price of \$9.00 per square foot for single family lots and \$9.50 per square foot for duplex lots with further lot specific adjustments to be approved by the City Manager, for Phase 3 and any new phases of Lancaster Green.
- 2) the Architectural Standards and Controls set out below:

Type 2 Single Family Dwelling:

Bungalow: 1,100 sq. ft. (102.2 m²) above lot grade
Bi-Level: 1,100 sq. ft. (102.2 m²) above lot grade
Split-Level: 1,100 sq. ft. (102.2 m²) on two levels above grade
Two-Storey: -without attached garage: 1,700 sq. ft. (158 m²) above grade, with a minimum second floor area of 600 sq. ft. (56 m²).
-with attached garage: 1,500 sq. ft. (139.4 m²) above grade; with a minimum second floor area of 500 sq. ft. (46.5 m²).

Type 3 Semi-Detached Dwelling:

Bungalow: 1,000 sq. ft. (92.9 m²) above lot grade per side
Bi-Level: 1,000 sq. ft. (92.9 m²) above lot grade per side
Two-Storey: 1,100 sq. ft. (102.2 m²) above grade per side, with a minimum main floor area of 700 sq. ft. (65 m²) and a minimum second floor area of 400 sq. ft. (37 m²)

Council Decision of May 21, 2002
Lot Pricing and Architectural Standards
Lancaster Green Phase 3
May 22, 2002
Page 2

Semi-detached dwellings must provide a variation of design on the exterior elevations from one side to another, to avoid mirror imaging.

- 3) proceeding with a lot draw presale for Lancaster Green Phase 3.

Report Back to Council: No

Comments/Further Action:



Nona Housenga
Deputy City Clerk

/chk
attchs.

- c Director of Development Services
Director of Corporate Services

MEMO

DATE: May 14, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land and Economic Development Manager

RE: **LOT PRICING KENTWOOD WEST PHASE 18**

The City is now developing Phase 18 of Kentwood West with an anticipated completion dates of mid summer for Kirkwood Crescent and early fall for the east side of Keast Way, totaling 32 single family building lots, as shown on the attached map. Contracts for servicing are in the process of being awarded and in keeping with our historical marketing plans, we are recommending that the City proceed with a presale and lot draw to allow individuals and contractors the opportunity of securing a lot. We anticipate continued interest in Phase 18 based on the strong demand for the last phase and the affordable lot price relative to other parts of the city.

Architectural Standards and Controls

There are no architectural standards or controls applicable to this phase of Kentwood West other than the standard City practice to not allow car ports.

Lot Pricing

As per City Council policy to sell land at market value, an independent fee appraiser was hired in April to provide us with recommendations for land values for several typical lots in Kentwood West Phase 18. Land and Economic Development have reviewed the appraiser's report and it is apparent that the high level of land development the overall city has been experiencing has maintained a very competitive marketplace for land values.

The appraisals determined the current market value to be **\$8.00 per square foot** for single family lots up to 6,500 square feet in this phase of development. Land and Economic Development may apply further adjustments for location and rounding to this value to determine the final purchase price of each lot subject to City Manager approval. In this case, discounts may be taken off for location factors such as corner lots, lanes adjacent to a side yard and for major easements. Also larger sized parcels, such as pie lots, above 6500 sq. ft., decreases in value on a marginal basis as the square footage of the lot increases.

The market value of \$8.00 for single family lots is the same per square footage value that was approved by City Council in June, 2001 for Kentwood West Phase 13. Depending on the size of a lot, the average price range in this phase for a rectangular lot will be \$38,000 to \$50,000 plus GST and the largest pie shaped lot would be just over \$56,000 plus GST.

City Clerk
Page 2

As we are also planning to develop and market Phase 20 later this fall, should market values remain the same for single family lots in future phases, we recommend that City Council approve the above market value for any new phases also at this time. Phase 20 will also have duplex lots, which were last valued at \$8.75 per square foot for Phase 13 and approved by City Council in June, 2001. We also recommend City Council approve this value for future phases.

Recommendation

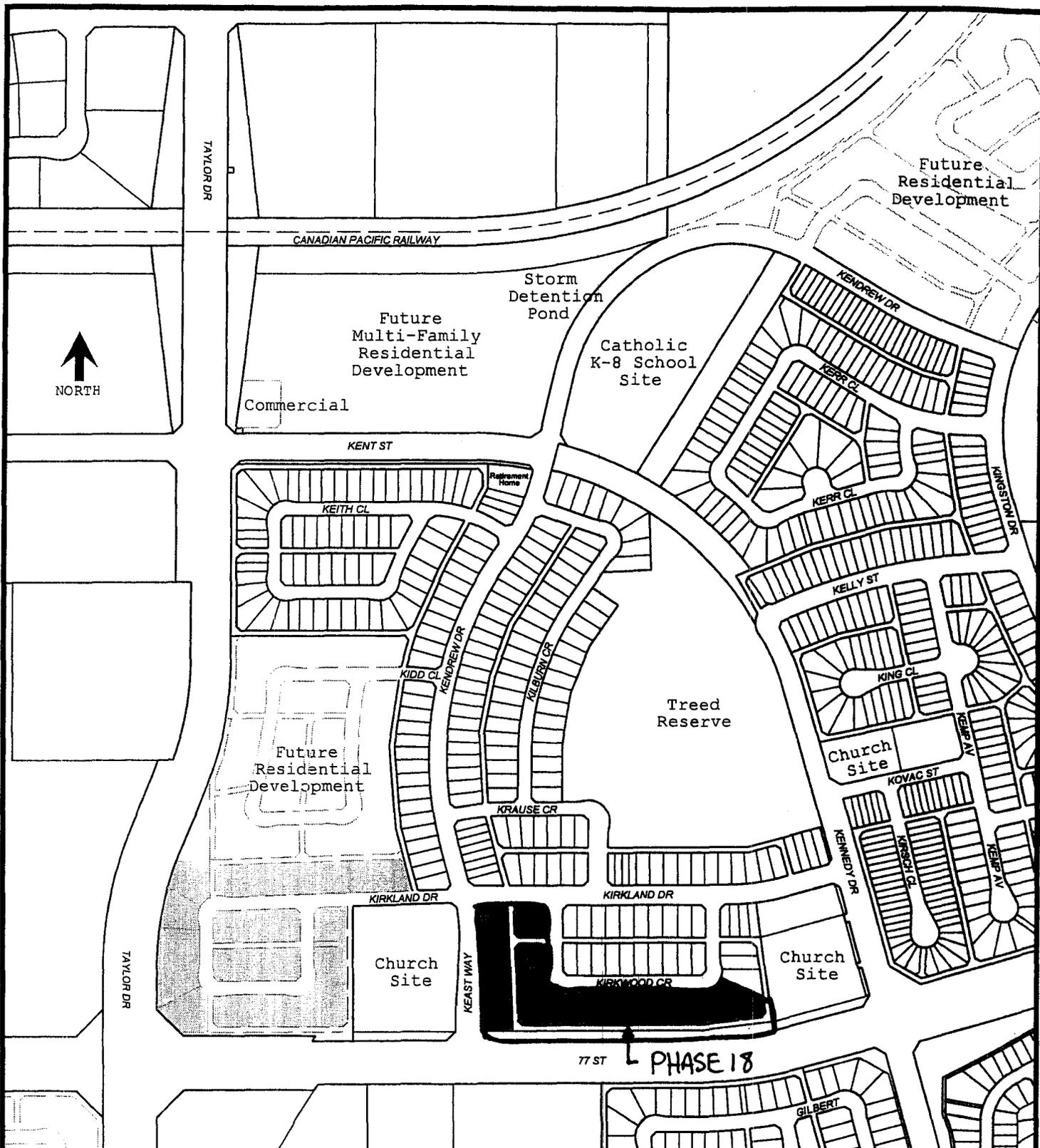
That City Council approves the base price of \$8.00 per square foot for single family and \$8.75 for duplex lots with further lot specific adjustments to be approved by the City Manager for Phase 18 and any future phases of Kentwood West; and proceeding with a lot draw pre-sale for Kentwood West Phase 18. We further recommend that City Council maintain the existing prices for the remaining inventory in Kentwood West.



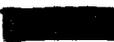
Howard Thompson

Attach.

- c. Bryon Jeffers, Director of Development Services



Kentwood

 Approved 2002 development (32 single family)

 ADDITION to 2002 development (30 single family; 13 duplex)

Comments:

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: Deputy City Clerk
RE: Lot Pricing – Kentwood West Phase 18

Reference Report:

Land & Economic Development Manager, dated May 14, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated May 14, 2002, re: Lot Pricing Kentwood West Phase 18, hereby approves the following:

1. base price of \$8.00 per square foot for single family lots and \$8.75 for duplex lots with further lot specific adjustments to be approved by the City Manager for Phase 18 and any future phases of Kentwood West,
2. proceeding with a lot draw pre-sale for Kentwood West Phase 18.

Report Back to Council: No

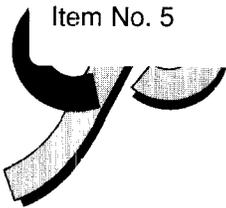
Comments/Further Action:

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

Nona Housenga
Deputy City Clerk

/chk
attchs.

c Director of Development Services
Director of Corporate Services



Item No. 5

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

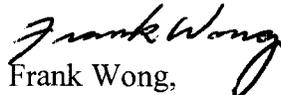
Date: May 8, 2002
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

Pemberton Holdings Ltd. is proposing to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 4 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposal rezones approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

Recommendation

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

Sincerely,

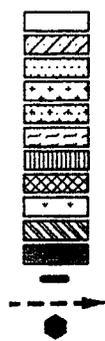

Frank Wong,
Planning Assistant

Attachment

RED DEER
OUTLINE PLAN
 SHOWING
SUBDIVISION
 OF THE
S.E.1/4, 11-38-27-W4
 FOR
LAEBON DEVELOPMENTS LTD.

SCALE:
 FULL SIZE: 1:2000 M
 11"x17" N.T.S.

- LEGEND:**
- SINGLE FAMILY DETACHED (R1)
 - SINGLE FAMILY NARROW (R1-N)
 - SEMI DETACHED (R1-A)
 - TWO STOREY WALKOUT BASEMENT, SINGLE DETACHED.
 - TWO STOREY WALKOUT BASEMENT, SEMI-DETACHED.
 - MULTI-FAMILY - R2/R3
 - WALKWAYS AND LOCAL PARKS
 - NEIGHBOURHOOD COMMERCIAL
 - MIDDLE SCHOOL AND PARK
 - PUBLIC UTILITY LOTS
 - ROADS AND LANES
 - MEDIANS FOR COLLECTOR OR RESIDENTIAL ROADS
 - MAIN PEDESTRIAN LINKAGE
 - CHILDREN'S PLAYGROUND

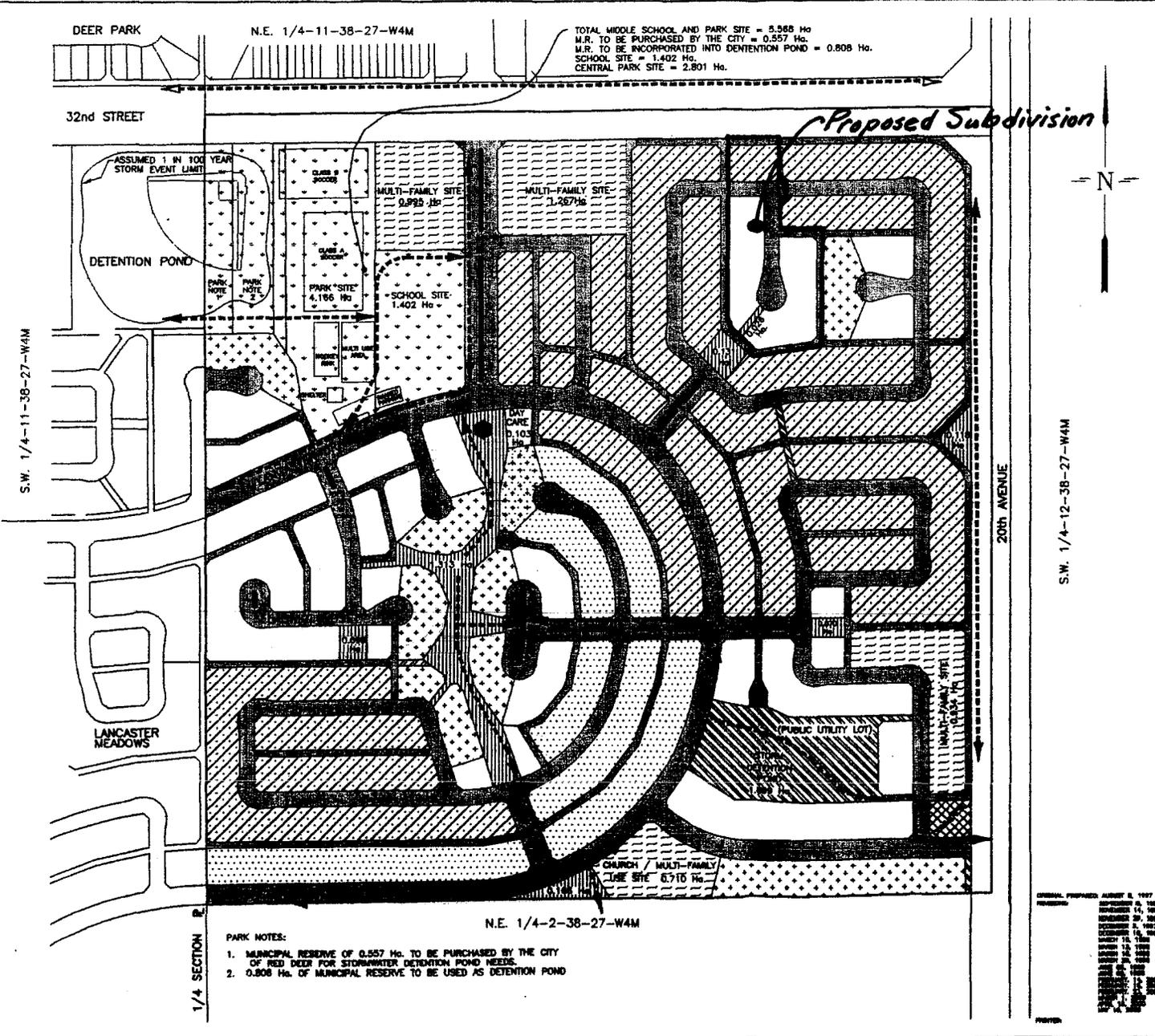


- NOTES:**
- ALL ROAD RIGHT OF WAYS ARE 15.00m WIDE, UNLESS OTHERWISE NOTED.
 - R1-N LOTS ARE TO BE LOCATED ONLY IN AREAS WHERE THERE IS A MINIMUM LOT DEPTH OF 36.6m.

AREAS:

TOTAL AREA OF ORIGINAL 1/4 SECTION	64,704 Ha	160.86 Ac
32nd STREET AND 20th AVENUE WEDDING	4.033 Ha	9.94 Ac
DEVELOPABLE AREA	60.681 Ha	149.94 Ac
SINGLE FAMILY-SCHEMED (R1)	17.795 Ha	43.97 Ac
SINGLE FAMILY-NARROW (R1-N)	15.808 Ha	39.32 Ac
DUPLICATE LOTS (R1-A)	5.148 Ha	12.72 Ac
MULTI-FAMILY LOTS (R2)	3.108 Ha	7.69 Ac
COMMERCIAL	0.108 Ha	0.27 Ac
DAY CARE USE	0.183 Ha	0.45 Ac
CHURCH SITE	0.710 Ha	1.75 Ac
MIDDLE SCHOOL SITE, PARK SITE	5.888 Ha	14.59 Ac
LOCAL PARKS AND WALKWAYS	1.853 Ha	4.59 Ac
S.E. CORNER RETAINING POND	1.899 Ha	4.70 Ac
REMAINING P.U.L. LOTS	0.087 Ha	0.22 Ac
ROADS	14.817 Ha	36.61 Ac
COLLECTOR	4.411 Ha	10.99 Ac
RESIDENTIAL	7.163 Ha	17.79 Ac
LANES	2.885 Ha	7.18 Ac

CONCEPT BY
INTERPLAN STRATEGIES INC.
 PREPARED BY
LAEBON DEVELOPMENTS LTD.



TOTAL MIDDLE SCHOOL AND PARK SITE = 5.555 Ha
 M.R. TO BE PURCHASED BY THE CITY = 0.557 Ha
 M.R. TO BE INCORPORATED INTO DETENTION POND = 0.808 Ha
 SCHOOL SITE = 1.402 Ha
 CENTRAL PARK SITE = 2.801 Ha

- PARK NOTES:**
- MUNICIPAL RESERVE OF 0.557 Ha. TO BE PURCHASED BY THE CITY OF RED DEER FOR STORMWATER DETENTION POND NEEDS.
 - 0.808 Ha. OF MUNICIPAL RESERVE TO BE USED AS DETENTION POND

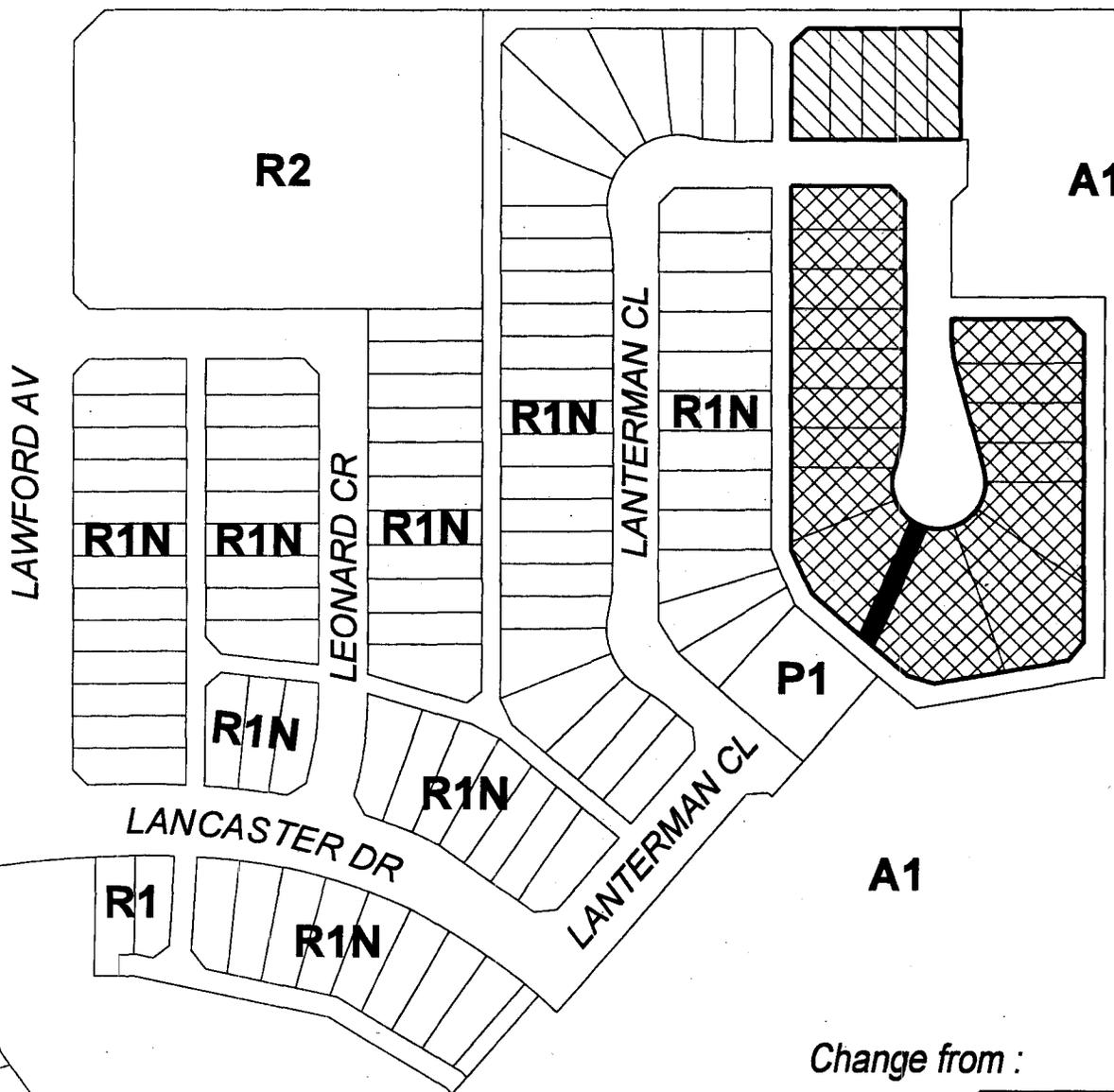
ORIGINAL PREPARED: AUGUST 6, 1997
 REVISIONS:
 REVISION 1: SEPTEMBER 8, 1997
 REVISION 2: SEPTEMBER 14, 1997
 REVISION 3: SEPTEMBER 29, 1997
 REVISION 4: DECEMBER 2, 1997
 REVISION 5: DECEMBER 14, 1997
 REVISION 6: JANUARY 13, 1998
 REVISION 7: JANUARY 16, 1998
 REVISION 8: JANUARY 20, 1998
 REVISION 9: FEBRUARY 10, 1998
 REVISION 10: FEBRUARY 17, 1998
 REVISION 11: FEBRUARY 23, 1998
 REVISION 12: FEBRUARY 23, 1998
 REVISION 13: FEBRUARY 23, 1998
 REVISION 14: FEBRUARY 23, 1998
 REVISION 15: FEBRUARY 23, 1998
 REVISION 16: FEBRUARY 23, 1998
 REVISION 17: FEBRUARY 23, 1998
 REVISION 18: FEBRUARY 23, 1998
 REVISION 19: FEBRUARY 23, 1998
 REVISION 20: FEBRUARY 23, 1998



PROPOSED LAND USE BYLAW AMENDMENT



32 ST



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 R1A - Residential (Semi-Detached Dwelling)
 P1 - Parks and Recreation

Change from :
 A1 to R1 
 A1 to R1A 
 A1 to P1 

MAP No. 26 / 2002
 BYLAW No. 3156 / U- 2002

Comments:

We recommend that Council proceed with First reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

DATE: May 22, 2002
TO: City Council
FROM: Deputy City Clerk
RE: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

FILE

History

At the Tuesday, May 21, 2002 meeting of Council, Land Use Bylaw Amendment 3156/U-2002 was given first reading.

Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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


Nona Housenga
Deputy City Clerk

/chk



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

May 22, 2002

Fax: 341-4165

Pemberton Holdings Ltd.
c/o Laebon Developments Ltd.
5128 - 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) - Phase 6
Pemberton Holdings Ltd.**

At the City of Red Deer's Council meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/U-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

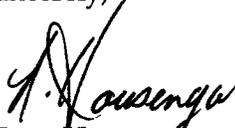
In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

Pemberton Holdings Ltd.
May 22, 2002
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga". The signature is written in a cursive style with a large initial "N".

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/U-2002

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

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

- 1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of **May** 2002.

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

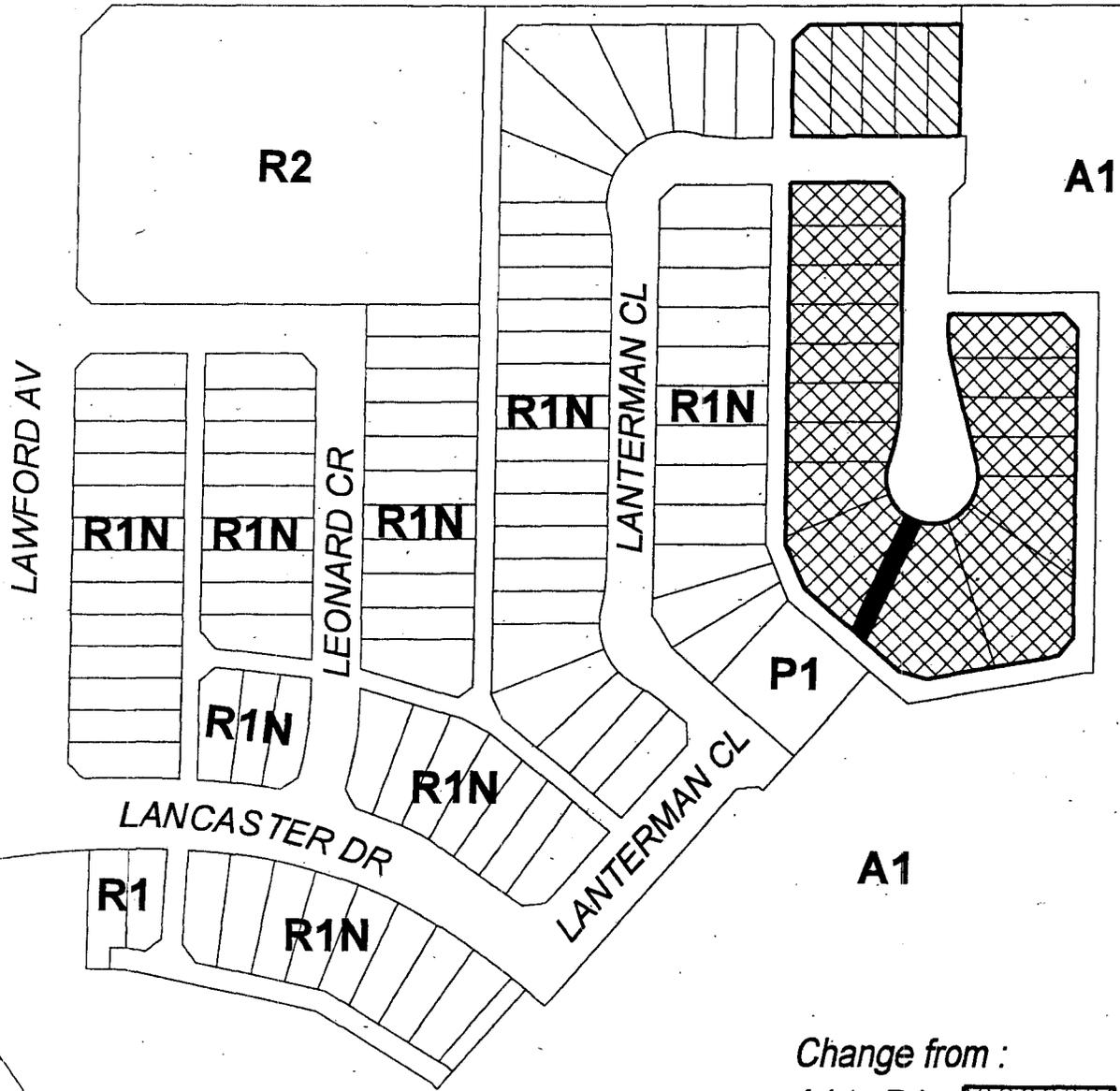
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

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

MAYOR

CITY CLERK

32 ST



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 R1A - Residential (Semi-Detached Dwelling)
 P1 - Parks and Recreation

Change from :

A1 to R1 

A1 to R1A 

A1 to P1 

MAP No. 26 / 2002
 BYLAW No. 3156 / U- 2002

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
RE: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

Reference Report:

Parkland Community Planning Services, dated May 8, 2002

Bylaw Readings:

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

Report Back to Council: Yes

A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/U-2002

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

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

- 1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of **May** 2002.

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

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

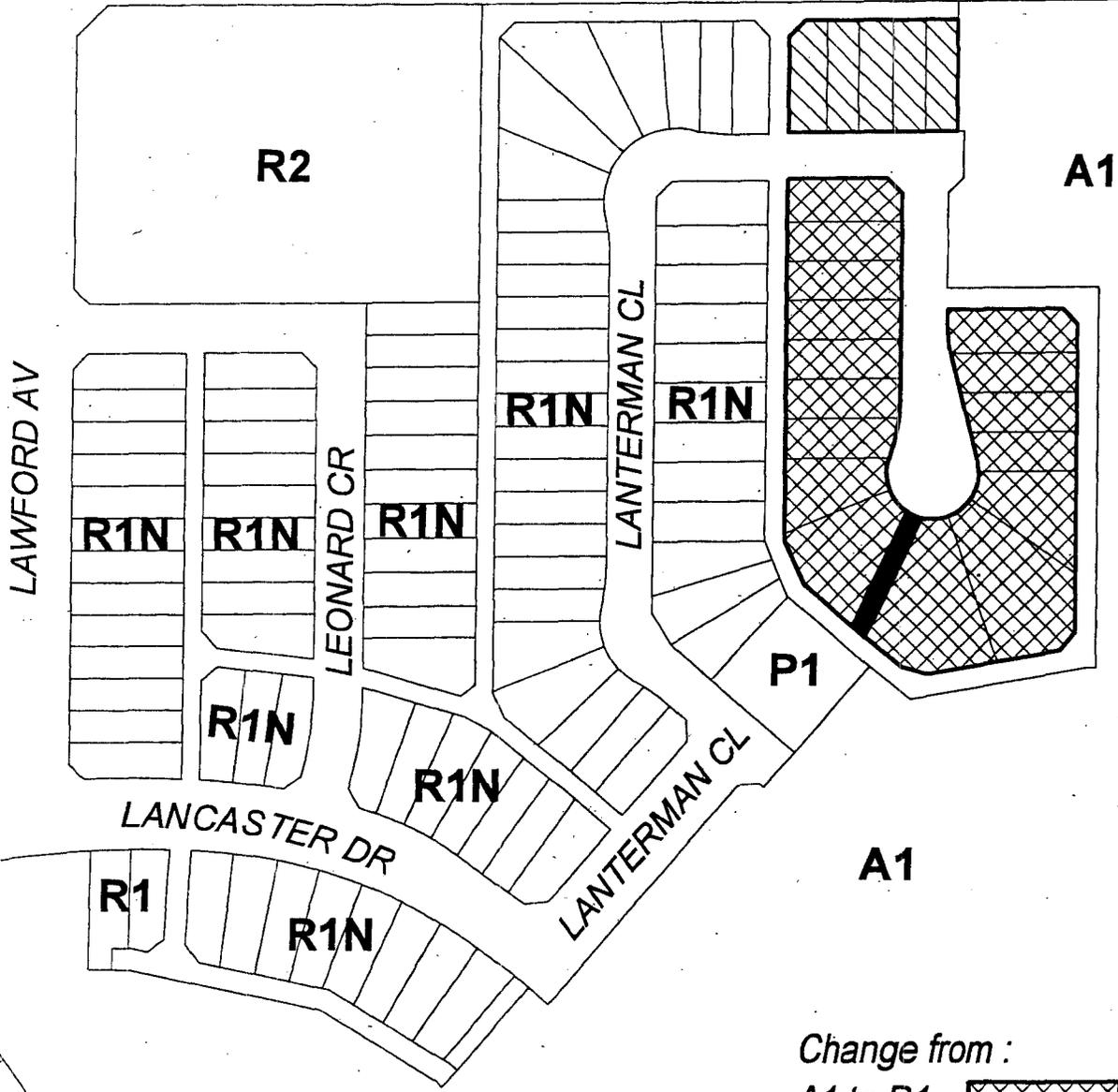
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



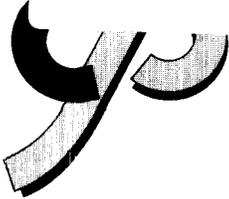
32 ST



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 R1A - Residential (Semi-Detached Dwelling)
 P1 - Parks and Recreation

Change from :
 A1 to R1 
 A1 to R1A 
 A1 to P1 

MAP No. 26 / 2002
 BYLAW No. 3156 / U-2002



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

TO: City Clerk

FROM: Paul Meyette
City Planning Manager

RE: Amendment Proposal to allow for Limited Expansion of W. McKee
Manufacturing
Land Use Bylaw 3156/X-2002

W. McKee Manufacturing is located at the intersection of 30th Avenue and Lees Street. It contains a manufacturing company and residence that predates the surrounding residential development.

In 1997, the owner and the City agreed on a plan which would limit further expansion of the site to a shop addition and one new storage building. This agreement was reinforced through a land use bylaw amendment in 1997 which contained the specific dimensions of the new construction.

In Mr. McKee's letter he indicates that he is proposing to reduce the overall square footage and change the dimensions the addition to his shop. Since the specific measurements are included in the existing land use bylaw this will necessitate a land use bylaw amendment. The land use bylaw amendment will reduce the shop addition from 783.24m² to 716m². The size of the new building will remain unchanged at 446²m. The bylaw amendment will eliminate the reference to the building dimensions and instead refer to the total square metres of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

Recommendation

Planning Staff recommend that Council give first reading to Bylaw 3156/X-2002.



Paul Meyette, ACP, MCIP
City Planning Manager

April 29, 2002

The City of Red Deer
P.O. Box 5008
City Hall
4914 – 48th Avenue
Red Deer, Alberta T4N 3T4

Dear Sir or Madam:

Re: Amendment Proposal to Land Use Bylaw No. 3156/AA-97 / Proposed Limited Expansion of W. McKee Manufacturing Ltd. / Lancaster Meadows.

In our Land Use Bylaw No. 3156/AA-97 we were permitted to add on to our existing welding shop with a 36.6 m x 21.4 m extension. This would give us a 783.24sqm shop addition. We are proposing to change this to a two-phase addition. The first phase would be a 9.14m x 27.43m (250.71sqm) addition to the front of our existing welding shop. The second phase would be a 15.24m x 30.48m (464.51sqm) addition to the end of our existing shop and phase #1. The total of these two phases will not exceed our previous allowance, as the new proposal will equal 715.22sqm.

We would like to keep the new building in the bylaw at the proposed 12.19m x 36.57m (445.78sqm).

We have enclosed a proposed future property view for your convenience as well as a copy of our bylaw No. 3156/AA-97.

If you have any questions or concerns with regards to our proposal please don't hesitate to contact me at (403) 347-7436.

Sincerely,

Wayne McKee
Owner/ Operator

Encl.

BYLAW NO. 3156/AA-97

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

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

- 1 Section 55 Exceptions Respecting Land Use is hereby amended by adding the following subsection:
- (5) (e) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing buildings as well as a new 12.2 metre X 36.6 metre Building and a 36.6 metre x 21.4 metre extension to the welding shop
- (i) Lot1, Block 7, Plan 952-0967

READ A FIRST TIME IN OPEN COUNCIL this 22 day of ~~September~~ A.D. 1997.

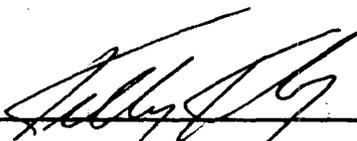
READ A SECOND TIME IN OPEN COUNCIL this 20 day of ~~October~~ A.D. 1997.

READ A THIRD TIME IN OPEN COUNCIL this 20 day of ~~October~~ A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20 day of ~~October~~ A.D. 1997.



MAYOR

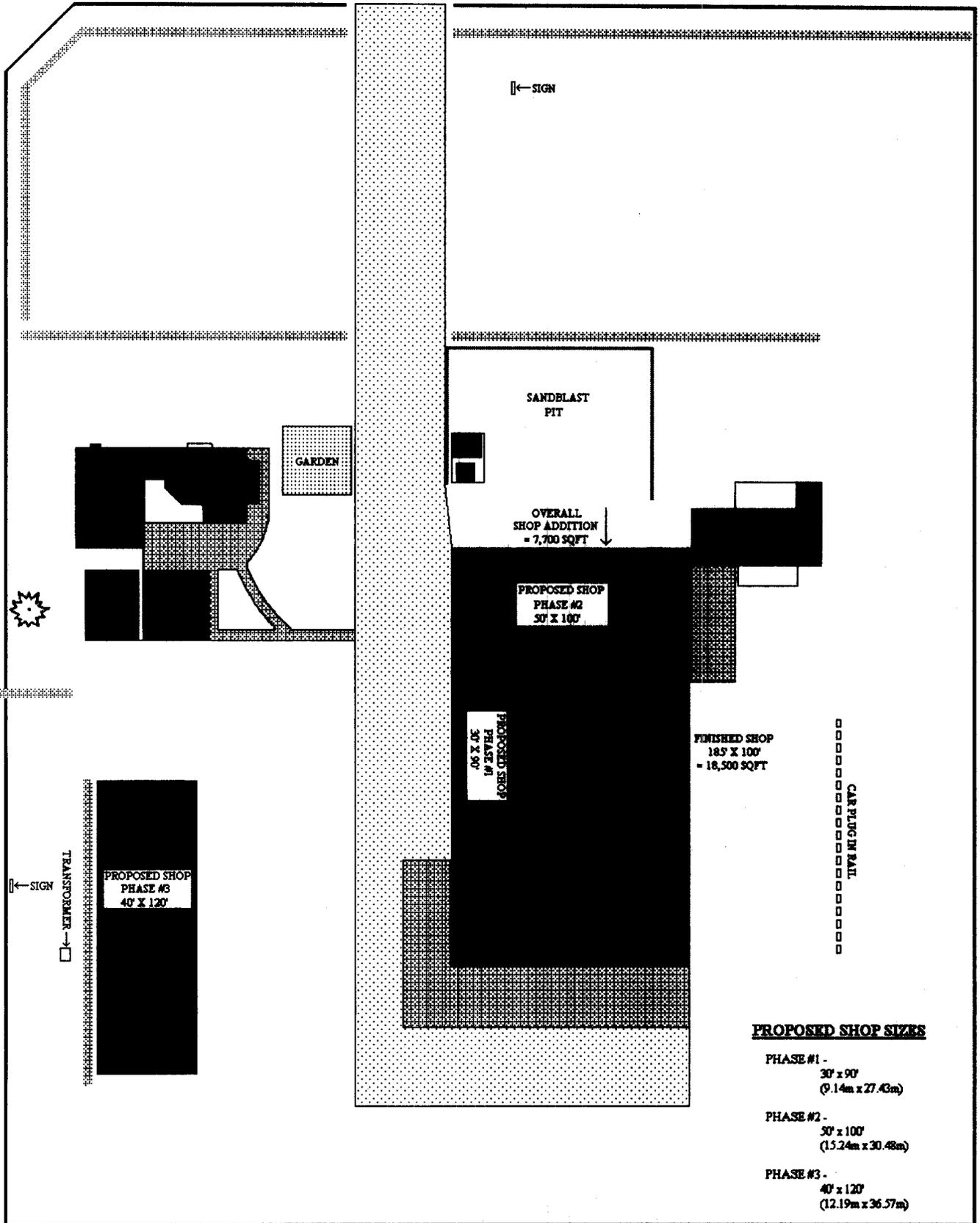


CITY CLERK

Future Property View

LEES STREET

30TH AVENUE



Comments:

We recommend that Council proceed with First reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF MAY 21, 2002

CONFIDENTIAL ATTACHMENT

DOCUMENT STATUS: CONFIDENTIAL

**REFERS TO: LAND USE BYLAW AMENDMENT
3156/X-2002
MCKEE MANUFACTURING
BACKGROUND INFORMATION**

Item No. 2

M E M O R A N D U M

DATE: September 15, 1997

TO: Committee of the Whole

FROM: Paul Meyette, Principal Planner

RE: McKEE MANUFACTURING: BACKGROUND INFORMATION
3156/AA-97

McKee Manufacturing was originally started in 1972 as a small manufacturing business adjacent to Mr. McKee's residence. The business originally focused on truck mounted manure spreaders and has expanded to meet market demand; a minor portion of the business is devoted to fabrication and repair of other agricultural and construction equipment.

In 1987, Mr. McKee approached the City to see if there was any interest by the City in either acquiring his land or a land swap. At the time Mr. McKee was planning to make major investments in his business and needed to know whether this should be done on the existing site or on a new site. In response, the City indicated that they had no interest in acquiring the site or in a land exchange, the City also indicated that they had no opposition to expanding his existing business in its present location. Since that correspondence McKee Manufacturing has expanded twice. New equipment has been ordered for a third expansion. When the Inspections and Licensing Department discussed the issue with the Municipal Planning Commission, M.P.C. was advised that the land use bylaw would not permit expansion of the business; to allow an expansion, a land use amendment would be required.

THE EXISTING SITUATION

On the basis of the City's letter in 1987, Mr. McKee has continued to expand the business. His latest expansion plans involve the construction of a Butler building (approximately 12.2 metres by 36.6 metres) to house the machine and fabricating shops. It is Mr. McKee's intention to remove some of the older, more unsightly buildings. In the long term, he plans to extend the existing welding shop after the older buildings are removed. The expansion will add 780 square metres to his operation; the removal of the older buildings will result in a loss of 372 square metres of space.

.../2

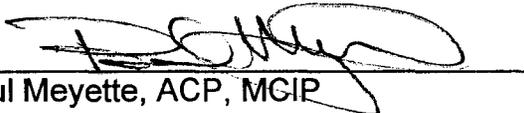
Page 2

Mr. McKee has agreed he will not expand beyond the two buildings noted above and as a result Bylaw 3156/AA-97 limits his expansion to those two buildings. The two new buildings are situated to allow for a new access to the site as proposed by the City.

SUMMARY

Normally planning staff would be opposed to the expansion of an industrial use in a residential area. However, in view of the 1987 correspondence from the City, we are recommending that Council proceed with first reading. The proposed building expansions will be located to allow for a new access road proposed by the City; the expansion will also improve the appearance of the site. From a planning perspective, it is still our long term intent to see this business moved; therefore the Bylaw has been worded, with Mr. McKee's concurrence to allow only limited expansion.

This information is provided as background information for City Council.



Paul Meyette, ACP, MGIP
Principal Planner, City Section

PM/eam

Attachments

cc. Mike Day
Al Scott
Lowell Hodgson

DATE: May 22, 2002
TO: City Council
FROM: Deputy City Clerk
RE: Land Use Bylaw 3156/X-2002.
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing

FILE

History

At the Tuesday, May 21, 2002 meeting of Council, Land Use Bylaw Amendment 3156/X-2002 was given first reading.

W. McKee Manufacturing have an agreement in place with The City, reinforced by a Land Use Bylaw Amendment, which limits further expansion of their site. They are now proposing an expansion of their shop. Since specific measurements are included in the existing land use bylaw, this necessitates a Land Use Bylaw Amendment. Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by W. McKee Manufacturing, from 783.24 m² to 716 m². The size of the new building will remain unchanged at 446 m². This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Nona Housenga
Deputy City Clerk

/chk



FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Paul Meyette, Parkland Community Planning Services
FROM: Deputy City Clerk
RE: Land Use Bylaw 3156/X-2002.
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing

Reference Report:

Parkland Community Planning Services

Bylaw Readings:

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

Report Back to Council: Yes

A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

W. McKee Manufacturing have an agreement in place with The City, reinforced by a Land Use Bylaw Amendment, which limits further expansion of their site. They are now proposing an expansion of their shop. Since specific measurements are included in the existing land use bylaw, this necessitates a Land Use Bylaw Amendment. Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by W. McKee Manufacturing, from 783.24 m² to 716 m². The size of the new building will remain unchanged at 446 m². This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

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

Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/X-2002

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

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

1 Section 54 Exceptions Respecting Land Use is hereby amended by deleting Subsection (5)(d) in whole and replacing with the following:

“(5) (d) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446m² Building and a 716m² addition to the welding shop:

(i) Lot 1, Block 7, Plan 952 0967”

READ A FIRST TIME IN OPEN COUNCIL this 21 day of **May** 2002.

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

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

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

MAYOR

CITY CLERK

FILE



Office of the City Clerk

May 22, 2002

Fax: 347-7492

Mr. Wayne McKee
W. McKee Manufacturing Ltd.
Box 441
Red Deer, AB T4N 5E9

Dear Mr. McKee:

**Re: Land Use Bylaw 3156/X-2002.
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing**

At the City of Red Deer's Council meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/X-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by yourselves, from 783.24 m² to 716 m². The size of the new building will remain unchanged at 446 m². This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002, at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4

W. McKee Manufacturing Ltd.

May 22, 2002

Page 2

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

Sincerely,

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

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/X-2002

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

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

1 Section 54 Exceptions Respecting Land Use is hereby amended by deleting Subsection (5)(d) in whole and replacing with the following:

“(5) (d) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446m² Building and a 716m² addition to the welding shop:

(i) Lot 1, Block 7, Plan 952 0967”

READ A FIRST TIME IN OPEN COUNCIL this 21 day of **May** 2002.

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

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

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

MAYOR

CITY CLERK



Item No. 7

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

Date: May 10, 2002
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/Y-2002
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

Reid Worldwide Corp., beneficial owner of the above land, is proposing to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. The proposal rezones approximately 4.99ha (12.33ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District. This proposal will also rezone the public utility lot created in Phase 6A from R1A Residential (semi-detached dwelling) to P1 Parks and Recreation. The proposed land use complies with the Oriole Park West Neighbourhood Area Structure Plan.

Recommendation

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

Sincerely,

Frank Wong,
Planning Assistant

Attachment

Oriole Park West Outline Plan



SCALE: 1:7000

*Proposed
Subdivision
Phase 7*

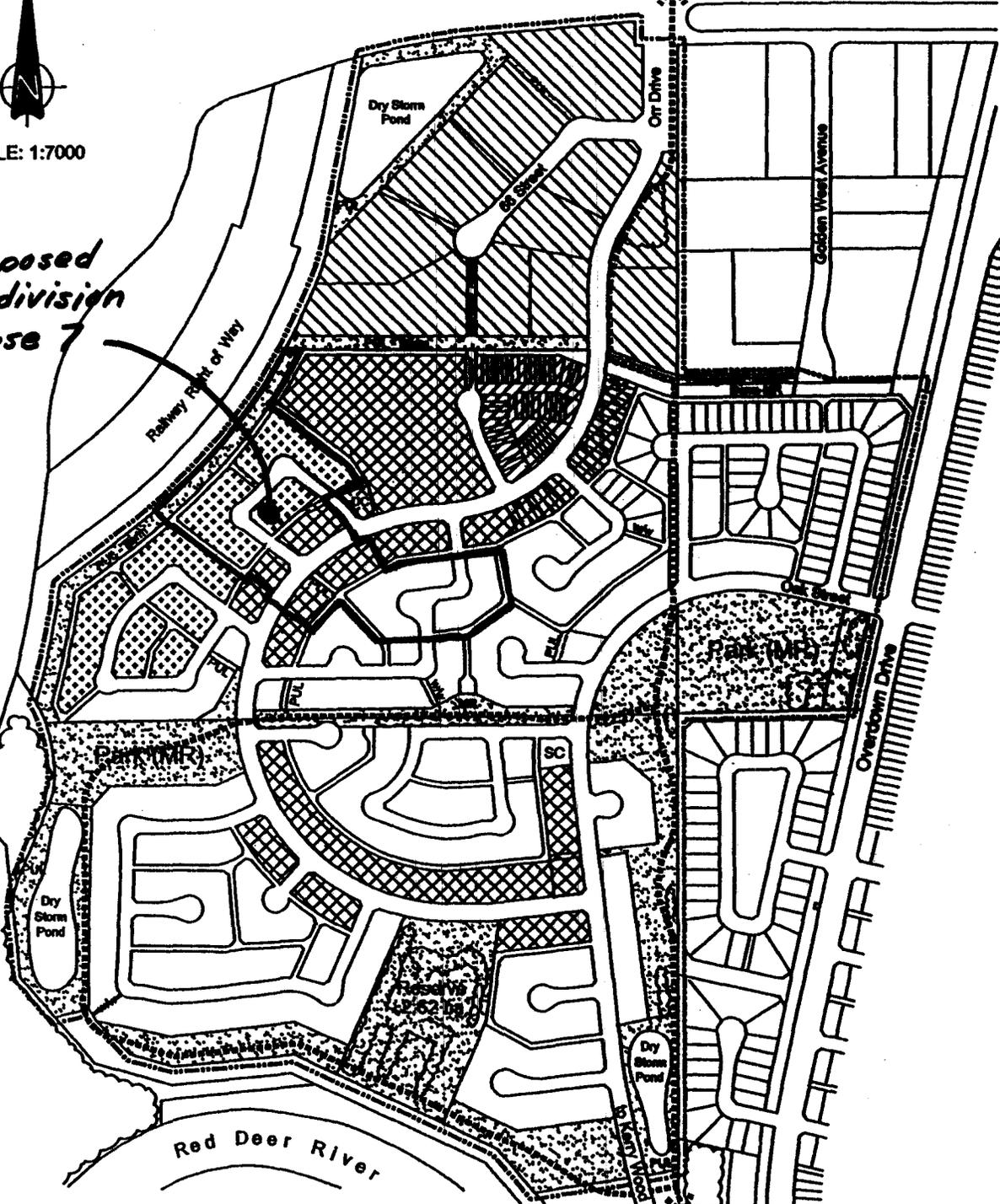
Highway 2

Railway Right of Way

67 Street

Or Drive

Gordon West Avenue



- | | |
|-------------------------------|--------------------------------|
| Single Family | Outline Plan Boundary |
| Single Family (Semi-Detached) | Trees to be retained |
| Single Family (Narrow Lot) | DC Day Care Facility |
| Commercial | SC Social Care Facility |
| Open Space | Major pedestrian / bike trails |
| Medium Density Multi-Family | Walkway |

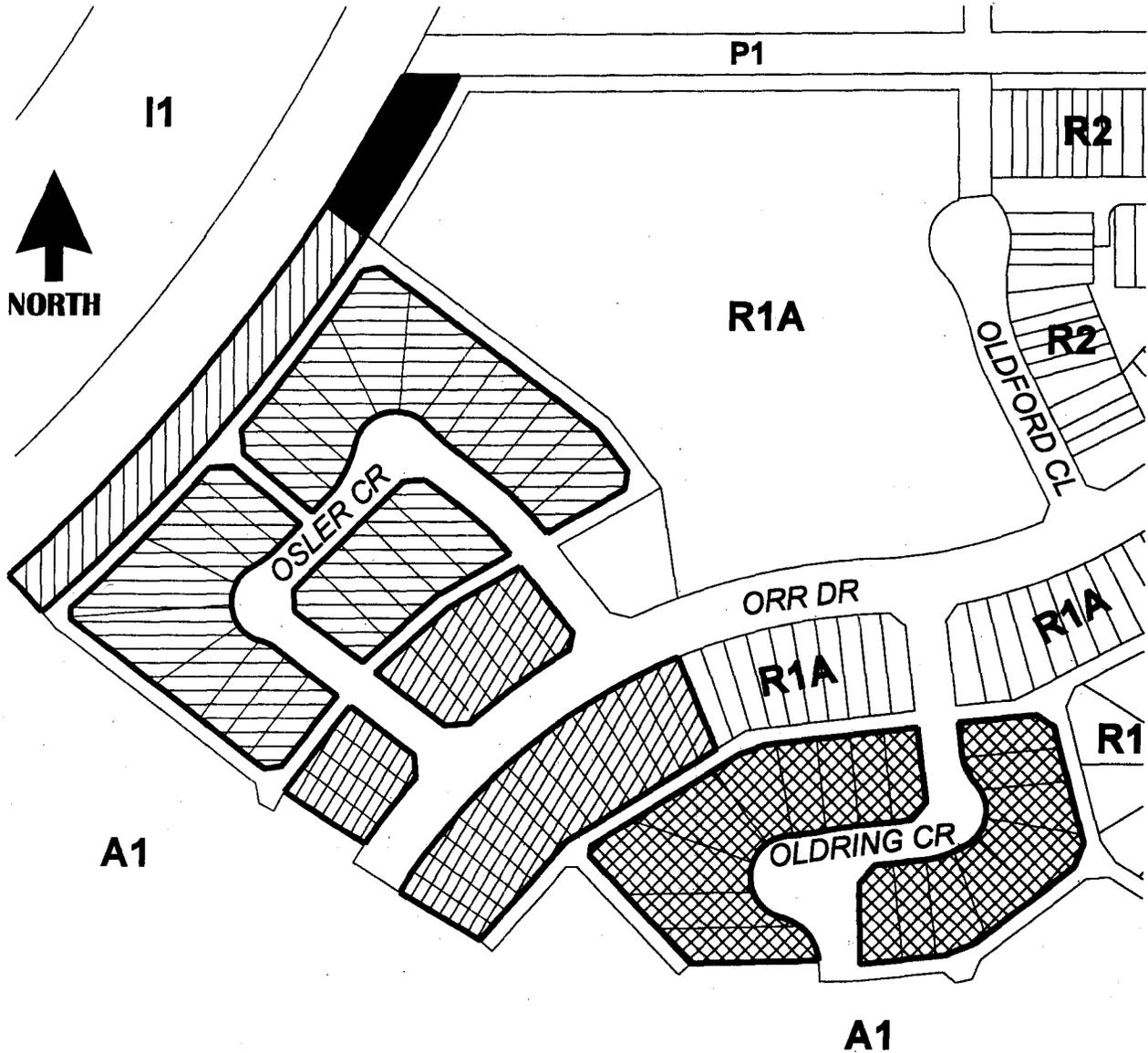
Revised September 2001

Development Concept

Figure 3



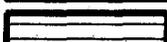
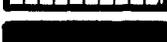
PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

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

Change from :

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

MAP No. 29 / 2002
 BYLAW No. 3156 / Y - 2002

Comments:

We recommend that Council proceed with First reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

DATE: May 22, 2002
TO: City Council
FROM: Deputy City Clerk
RE: Land Use Bylaw 3156/Y-2002.
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

History

At the Tuesday, May 21, 2002 meeting of Council, Land Use Bylaw Amendment 3156/Y-2002 was given first reading.

Land Use Bylaw Amendment 3156/Y-2002 provides for the rezoning of approximately 4.99 ha (12.33 ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District in order to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. This proposal also rezones the public utility lot created in Phase 6A from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation. The proposed land use complies with the Oriole Park West Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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


Nona Housenga
Deputy City Clerk

/chk



Office of the City Clerk

FILE

May 22, 2002

Fax: 342-0969

Reid Worldwide Corp. / Conwood Construction Ltd.
c/o Stantec Consulting Ltd.
400, 4808 Ross Street
Red Deer, AB T4N 1X5

Dear Sirs:

**Re: Land Use Bylaw 3156/Y-2002.
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.**

At the City of Red Deer's Council Meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/Y-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/Y-2002 provides for the rezoning of approximately 4.99 ha (12.33 ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District in order to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. This proposal also rezones the public utility lot created in Phase 6A from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation. The proposed land use complies with the Oriole Park West Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002, at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4

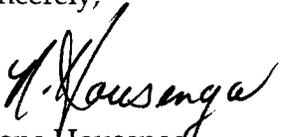
Reid Worldwide Corp. / Conwood Construction Ltd.

May 22, 2002

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga". The signature is written in a cursive style with a large initial "N" and a long, sweeping underline.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
RE: Land Use Bylaw 3156/Y-2002.
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

Reference Report:

Parkland Community Planning Services, dated May 10, 2002

Bylaw Readings:

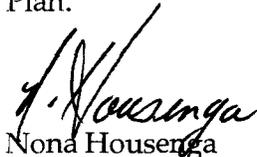
Land Use Bylaw Amendment 3156/Y-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/Y-2002 provides for the rezoning of approximately 4.99 ha (12.33 ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District in order to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. This proposal also rezones the public utility lot created in Phase 6A from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation. The proposed land use complies with the Oriole Park West Neighbourhood Area Structure Plan.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/Y-2002

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

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

- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21 day of **May** 2002.

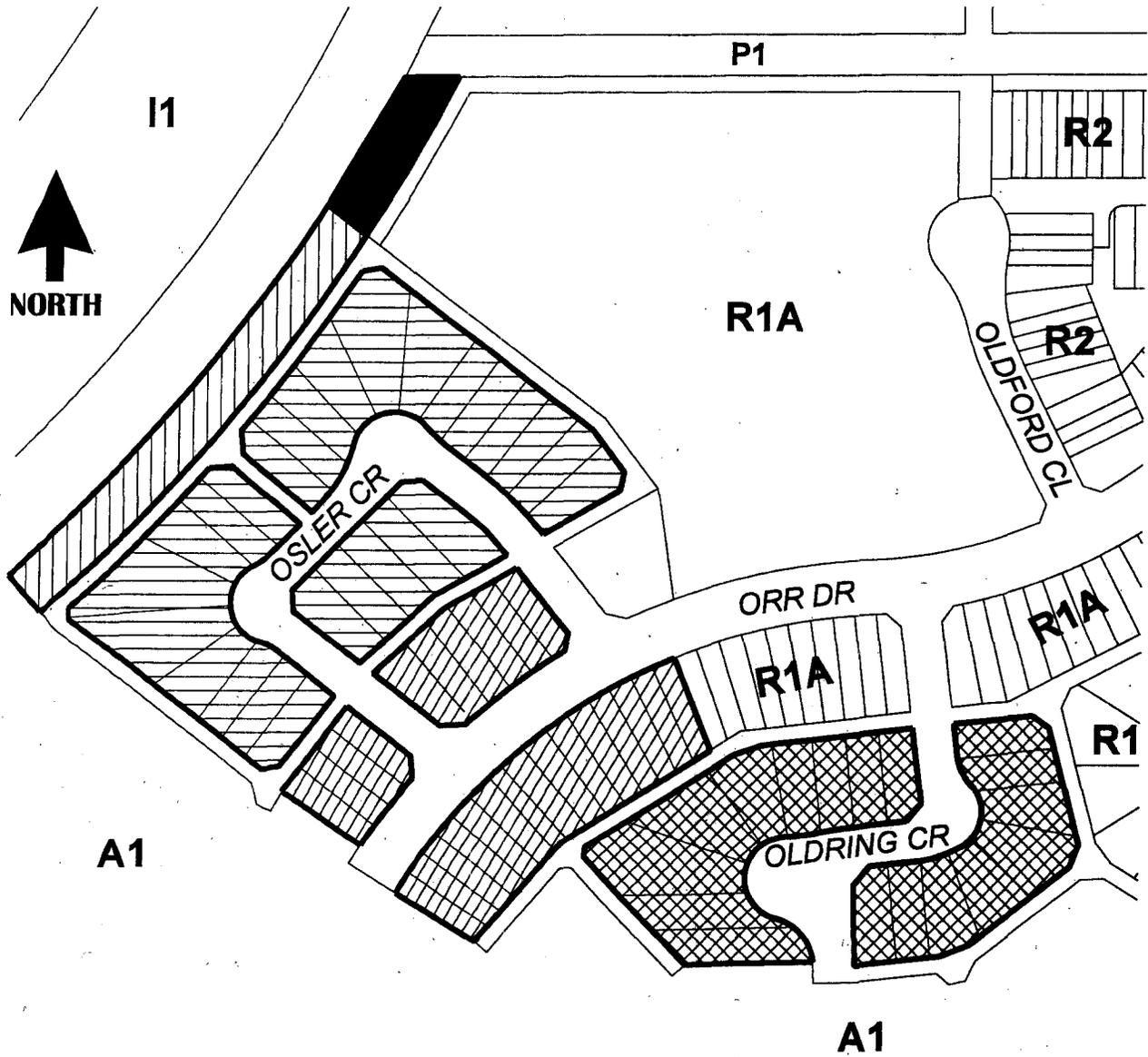
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

MAYOR

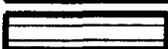
CITY CLERK



AFFECTED DISTRICTS:

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

Change from :

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

Item No. 1
Bylaws

BYLAW NO. 3156/N-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **22nd** day of **April** 2002.

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

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

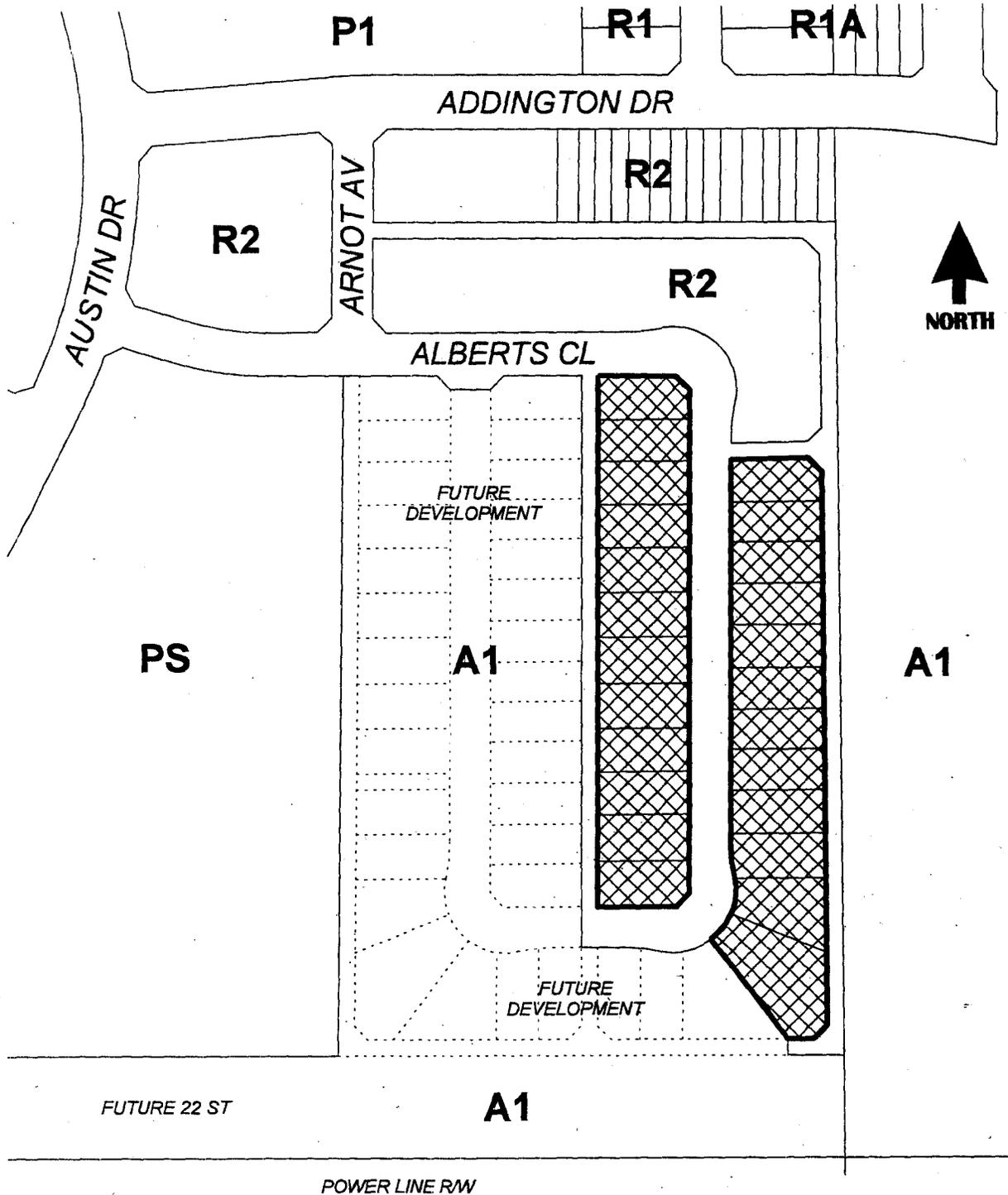
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)

Change from :
 A1 to R1

MAP No. 20 / 2002
 BYLAW No. 3156 / N - 2002

BYLAW NO. 3156/O-2002

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

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

- 1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

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

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

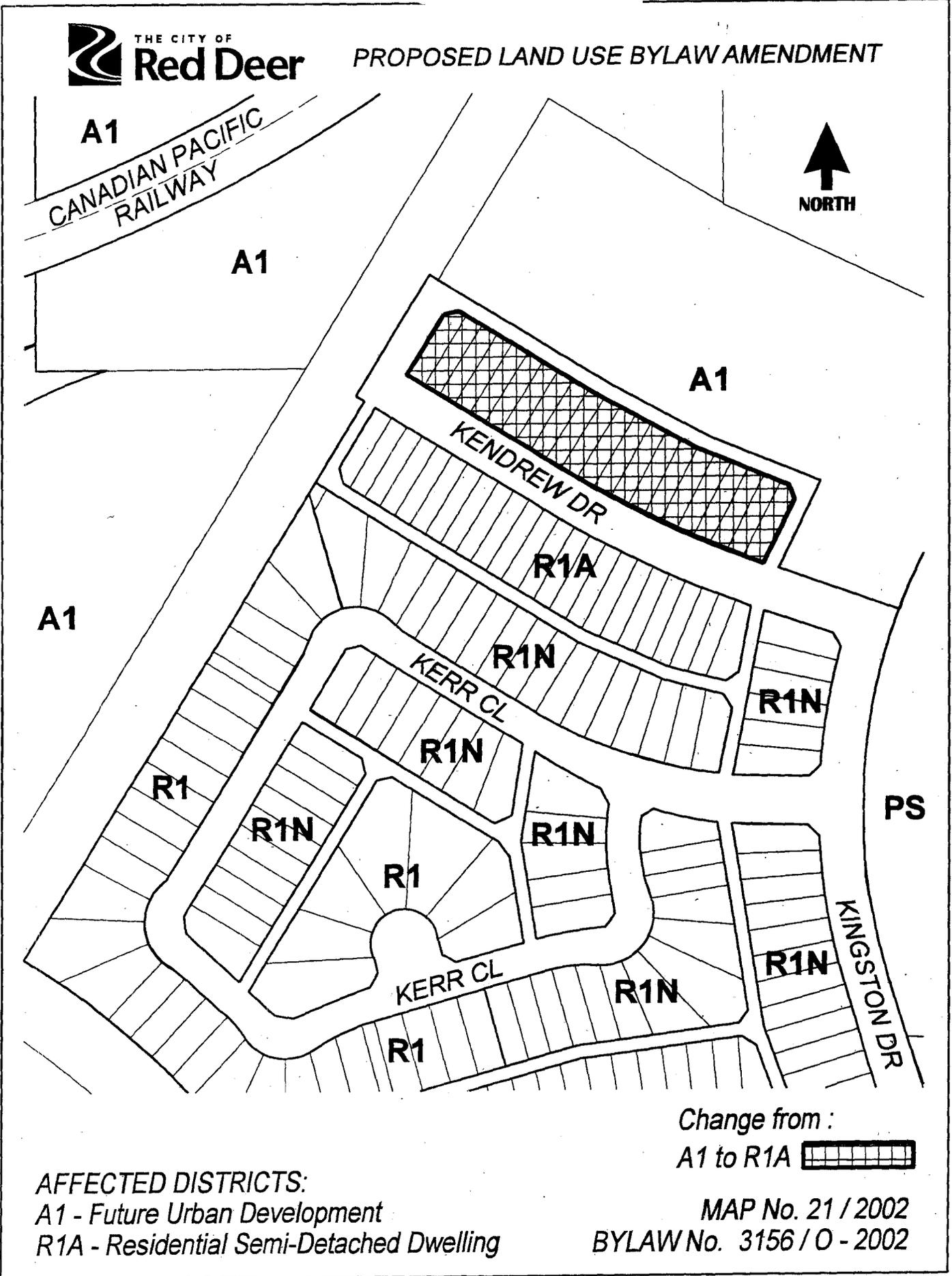
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1A - Residential Semi-Detached Dwelling

Change from :
 A1 to R1A

MAP No. 21 / 2002
 BYLAW No. 3156 / O - 2002

BYLAW NO. 3217/C-2002

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

NOTE

APPENDIX "A", WHICH IS A 40 PAGE COLOUR DOCUMENT, HAS BEEN PREVIOUSLY CIRCULATED TO COUNCIL. PLEASE BRING YOUR COPY TO THIS MEETING. A COPY IS ALSO AVAILABLE FROM CITY CLERK'S.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

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

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

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

MAYOR

CITY CLERK

Item No. 4

BYLAW NO. 3156/P-2002

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

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

- 1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

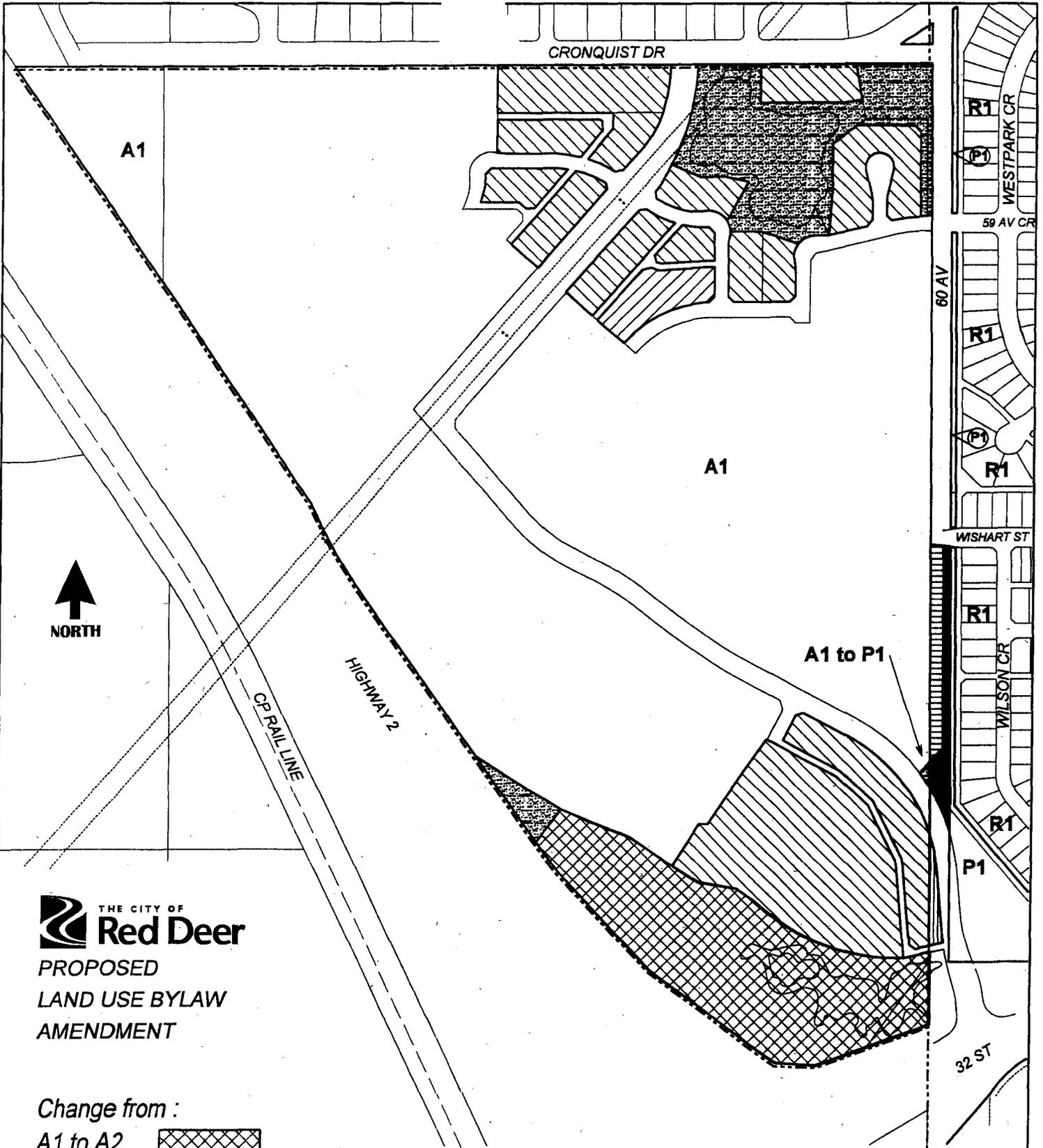
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

 MAYOR

 CITY CLERK



THE CITY OF Red Deer
 PROPOSED
 LAND USE BYLAW
 AMENDMENT

Change from :

- A1 to A2 
- A1 to R1 
- A1 to R1N 
- A1 to P1 
- Road to P1 
- Road to A1 
- Road to R1 

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- A2 - Environmental Preservation
- R1 - Residential Narrow Lot
- R1N - Residential Narrow Lot
- P1 - Parks and Recreation

MAP No. 22 / 2002
 BYLAW No. 3156 / P - 2002

Item No. 5

BYLAW NO. 3296/2002

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

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

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

“All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals.”

“All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

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

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

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

MAYOR

CITY CLERK

Item No. 6

BYLAW NO. 3156/U-2002

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

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

- 1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

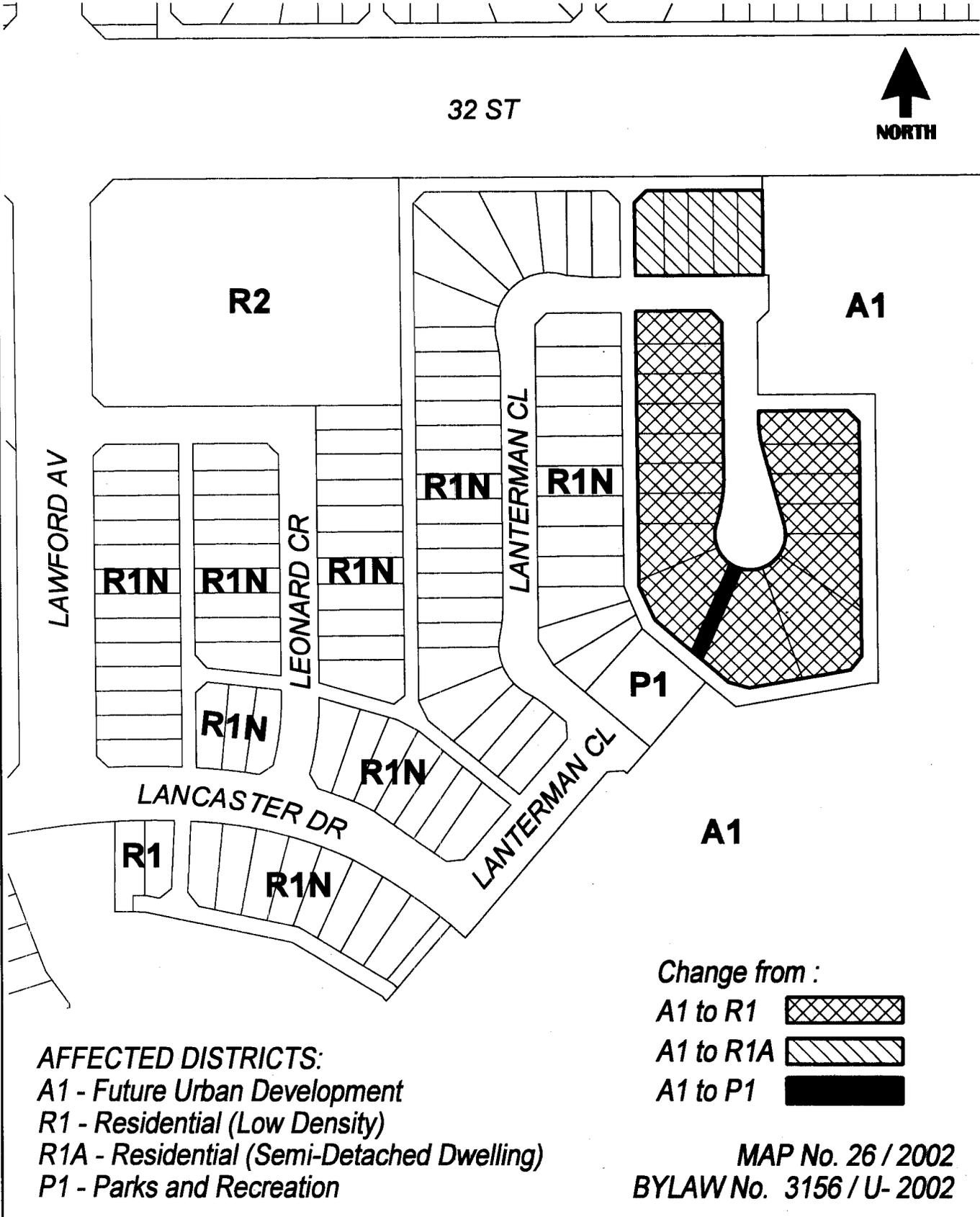
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK



PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 R1A - Residential (Semi-Detached Dwelling)
 P1 - Parks and Recreation

Change from :
 A1 to R1 
 A1 to R1A 
 A1 to P1 
 MAP No. 26 / 2002
 BYLAW No. 3156 / U- 2002

Item No. 8

BYLAW NO. 3156/Y-2002

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

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

- 1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/2002 attached hereto and forming part of the bylaw.

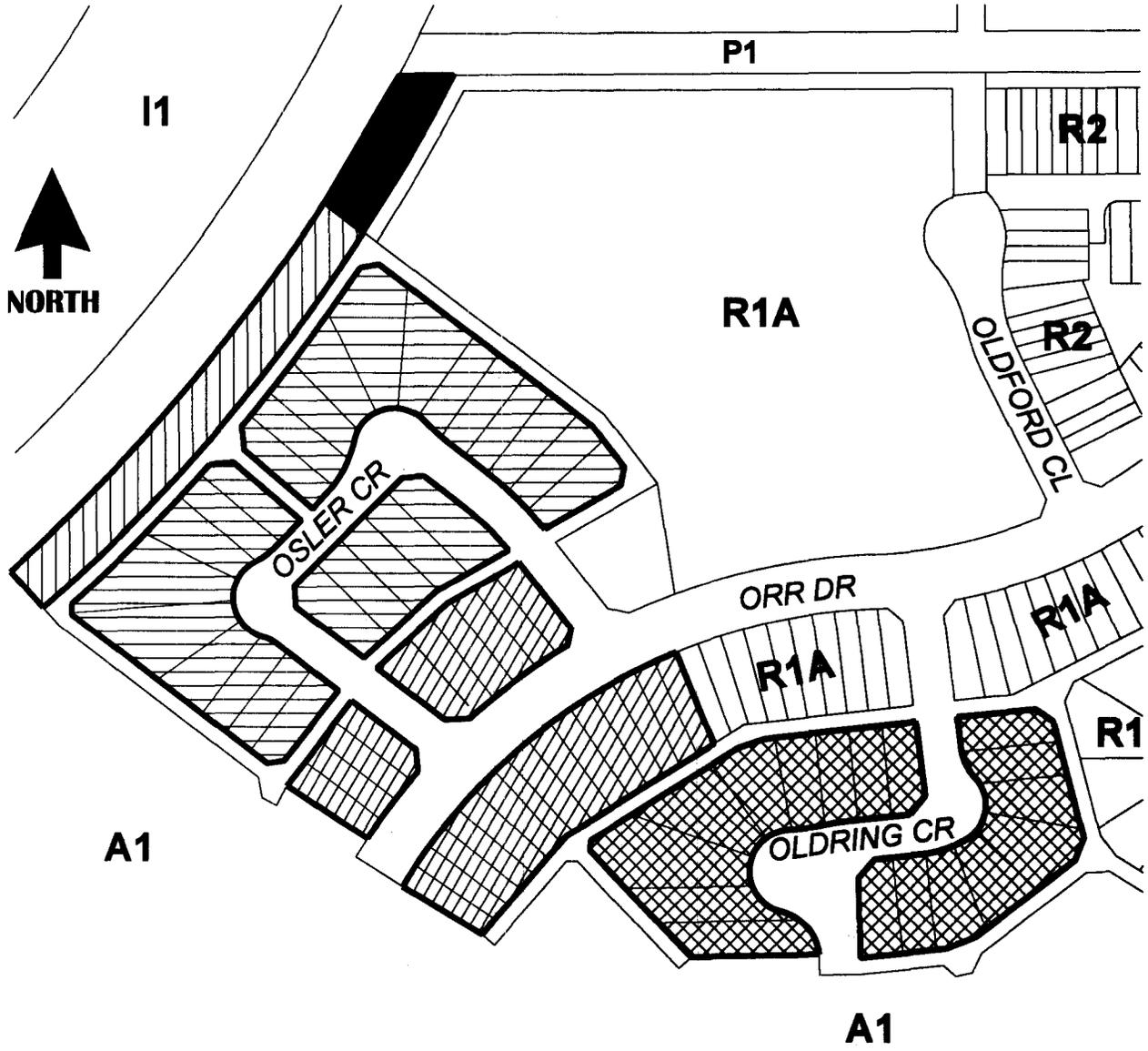
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK



PROPOSED LAND USE BYLAW AMENDMENT



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

- Change from :**
 A1 to R1 [diagonal hatching]
 A1 to R1A [cross-hatching]
 A1 to R1N [horizontal hatching]
 A1 to P1 [vertical hatching]
 R1A to P1 [solid black]

MAP No. 29 / 2002
 BYLAW No. 3156 / Y - 2002

Item No. 7

BYLAW NO. 3156/X-2002

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

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

1 Section 54 Exceptions Respecting Land Use is hereby amended by deleting Subsection (5)(d) in whole and replacing with the following:

“(5) (d) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446m² Building and a 716m² addition to the welding shop:

(i) Lot 1, Block 7, Plan 952 0967”

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

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

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

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

MAYOR

CITY CLERK

**ADDITIONAL
AGENDA**



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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, MAY 21, 2002

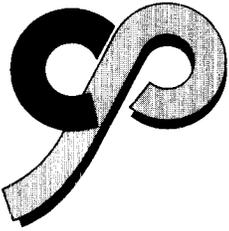
COMMENCING AT **4:30 P.M.**



Page #

(1) REPORTS

1. City Planning Manager / Inspections & Licensing Manager – Re:
Living Stones Church, Land Use Bylaw Amendment 3156/Z-2002 . . 1



Date: May 21, 2002

To: City Clerk

From: Paul Meyette
City Planning Manager

Greg Scott
Inspections & Licensing Manager

RE: **Living Stones Church**
Land Use Bylaw Amendment 3156/Z-2002

Living Stones Church is planning to expand the existing Church Sanctuary and kitchen as well as adding on meeting rooms and washrooms.

BACKGROUND INFORMATION

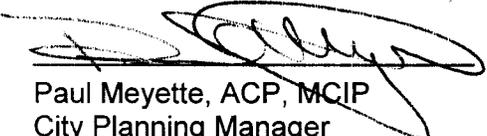
The Living Stones Church was built on the 40th Avenue Drive-in site in the mid 1980's. The site was annexed to the City in 1992 and rezoned to A1 (Future Urban Development). The existing zoning does not include a Place of Worship as a permitted or discretionary use; therefore in order to allow the expansion, the site needs to be rezoned to the Public Service District.

COMMENTS

Although it is located within 300 metres of a non operating sanitary landfill, Alberta Environment has consented to reduce the distance through a waiver in accordance with Section 13(5) of the Subdivision and Development Regulations. The consent to reduce the setback to 140 metres is subject to several conditions which will be applied when an application is made for a development permit for the expansion. The proposed expansion has been referred to all involved City Departments and there are no objections to the proposed expansion.

RECOMMENDATION

Staff recommend that Council give first reading to Bylaw 3156/Z-2002, which will rezone the site to PS Public Service (Institutional or Governmental) Service


Paul Meyette, ACP, MCIP
City Planning Manager


Greg Scott
Inspection & Licensing Manager

Cc Colleen Jensen

BYLAW NO. 3156/Z-2002

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

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

- 1 The "Use District Map H4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2002 attached hereto and forming part of the bylaw.

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

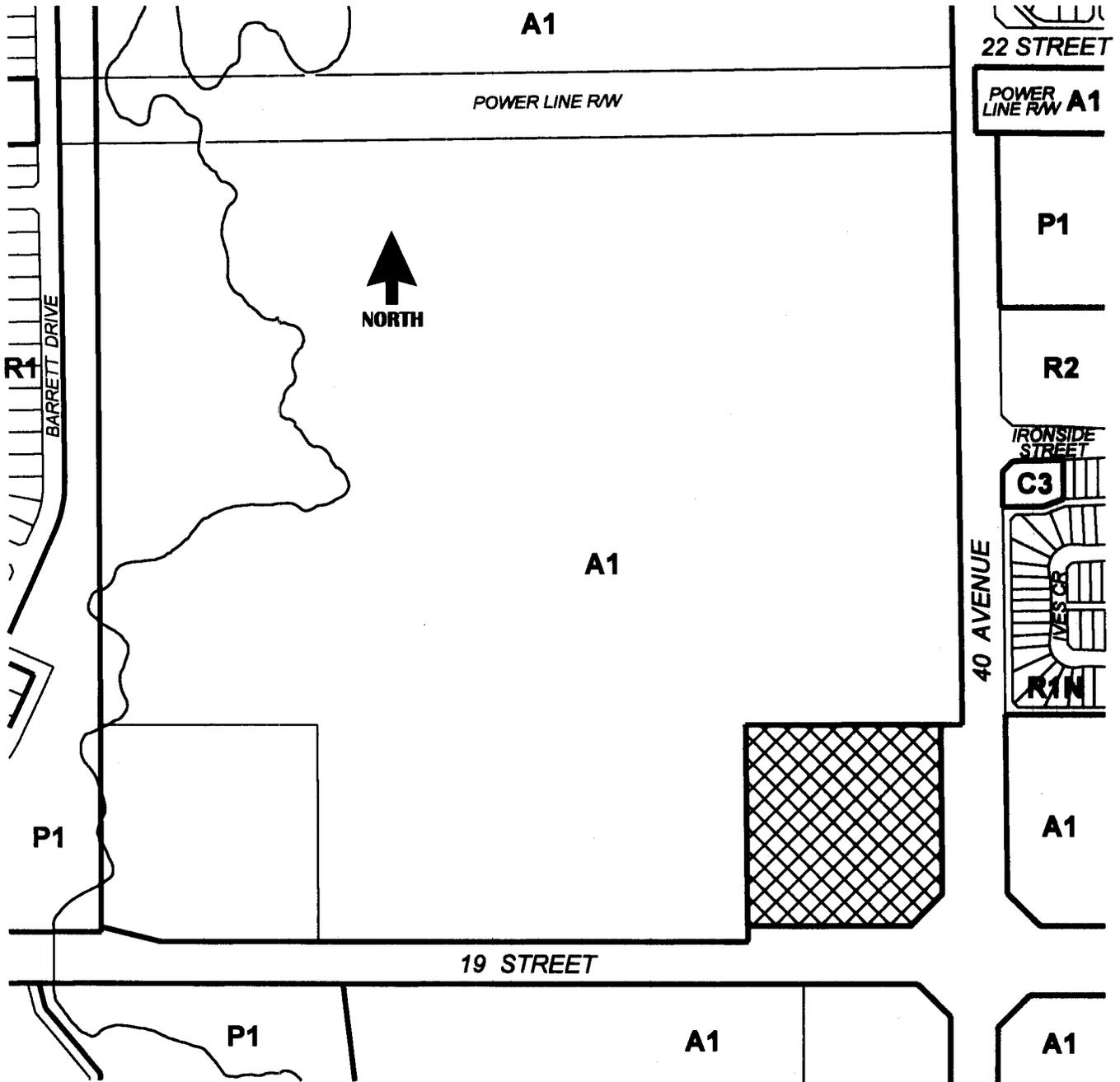
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

MAYOR

CITY CLERK



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 PS - Public Service (Institutional or Governmental)

Change from :
 A1 to PS 

MAP No. 30 / 2002
 BYLAW No. 3156 / Z - 2002



Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Paul Meyette, Parkland Community Planning Services
Greg Scott, Inspections & Licensing Manager

FROM: Deputy City Clerk

RE: Land Use Bylaw 3156/Z-2002.
Living Stones Church

Reference Report:

Parkland Community Planning Services and Inspections & Licensing, dated May 21, 2002

Bylaw Readings:

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

Report Back to Council: Yes

A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use.

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

Nona Housenga
Deputy City Clerk

/chk
attchs.

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

FILE

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Paul Meyette, Parkland Community Planning Services
Greg Scott, Inspections & Licensing Manager

FROM: Deputy City Clerk

RE: Land Use Bylaw 3156/Z-2002.
Living Stones Church

Reference Report:

Parkland Community Planning Services and Inspections & Licensing, dated May 21, 2002

Bylaw Readings:

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

Report Back to Council: Yes

A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use.



Nona Housenga
Deputy City Clerk

/chk
attchs.

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



Office of the City Clerk

FILE

May 22, 2002

Fax: 342-0969

Living Stones Church
2020 - 40 Avenue
Red Deer, AB

Dear Sirs:

Re: Land Use Bylaw 3156/Z-2002.

At the City of Red Deer's Council Meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/Z-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002, at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

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

Sincerely,

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4