



CITY COUNCIL PUBLIC HEARING

AGENDA

Monday, August 15, 2011 – Crimson Star Room, 2nd Floor, City Hall

Call to Order: 5:00 PM

I. PUBLIC HEARINGS

- I. Land Use Bylaw Amendment 3357/Q-2011 - Rezoning for Development of Timberstone Park Phase 4
Consideration of Second and Third Reading of the Bylaw
Department: Planning Services

(Agenda Pages 1 – 12)

**Legislative & Governance Services**

DATE: August 9, 2011

TO: Craig Curtis, City Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW1/4 Sec 23-38-27-W4)

History:

At the Monday, June 13, 2011 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/Q-2011.

Land Use Bylaw Amendment 3357/Q-2011 provides for the rezoning of approximately 3 hectares of land from AI Future Urban Development to PI Parks and Recreation District, RI Residential (Low Density) District and RIN Residential (Narrow Lot) District in order to facilitate the construction of 45 single detached dwelling units in Timberstone Park Phase 4.

Public Consultation Process:

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/Q-2011 to be held on Monday, August 15, 2011 at 5:00 P.M. in the Crimson Star Room, 2nd Floor of City Hall. Advertisements were placed in the Red Deer Advocate on July 22 and July 29, 2011. The owners of properties adjacent to the site were notified by letter of the Public Hearing.

Discussion:

Administration has provided a report attached regarding proposed changes to Land Use Bylaw Amendment 3357/Q-2011 as well as an amended Map 11/2011, attached, showing the Public Utility Lot rezoned from AI Future Urban Development to RIN Narrow Lot Residential. The map that was used in the advertising and notification to property owners is also identified.

A letter received from the public regarding Land Use Bylaw Amendment 3357/Q-2011, along with Administration's response, is also attached for your information.

Recommendation:

1. That Council pass a resolution to amend Land Use Bylaw Amendment 3357/Q-2011 and replace Map 11/2011 with the revised Map 11/2011 attached.
2. That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/Q-2011 as amended.

Elaine Vincent
Manager
/attach.



DATE: August 5th, 2011
TO: Craig Curtis, City Manager
FROM: Jordan Furness, Planner
RE: Minor Changes to Land Use Bylaw Amendment No. 3357 / Q-2011
Redistricting of Timberstone Park Phase 4
(part Block X, Plan 993AE, SW¼ Sec 23 38-27-W4)

Proposal

Land Use Bylaw Amendment (LUB) 3357/Q-2011, which constitutes the rezoning of phase 4, received first reading on July 13th. At that time administration was still exploring a request from the Parks Department to convert a proposed 6 m wide Public Utility Lot (PUL) to a private easement over two residential lots. In the interim, an agreement was achieved to create a 10 m wide easement that will be shared between the two adjacent lots.

Therefore, prior to 2nd and 3rd reading, administration proposes Council amend Bylaw 3357/Q-2011 so the PUL may be redistricted from A1 (Future Urban Development) to R1N (Narrow Lot Residential) which matches the proposed district on the entire east block of Timberstone Way, as shown on the August 5, 2011 amendment map. A second, non-material change, more specifically highlights the portion of land going from A1 to road by shading it in grey on the amendment map.

Discussion

The change is supported by the Engineering Department. The applicant has been provided with a list of restrictions regarding use of the easement area, from the Engineering Design Guidelines, that will be placed on the portion of the two properties that will share the 10 m easement.

Although the public advertisement for the amendment did not show the replacement of the PUL with an easement, planning and legal counsel believe the proposed changes do not materially affect the amendment. Therefore, re-advertising of the amendment is not required.

Staff Recommendation

That Council amends bylaw No. 3357/ Q-2011 by replacing the original map 11/2011 with the new map dated August 5, 2011 and proceeds with second and third reading of the amended LUB amendment No. 3357 / Q-2011 following the public hearing on August 15, 2011.


Jordan Furness RPP, MCIP
PLANNER


Tara Lodewyk, RPP, MCIP
PLANNING MANAGER

Revised Bylaw

BYLAW NO. 3357/Q -2011

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown in black in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to P1 (Parks and Recreation) District.
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
3. The land shown by diagonal lines in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District.
4. The land shown in grey in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) to Road.
5. The “Land Use District Map Q16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 11-2011 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of July 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

MAYOR

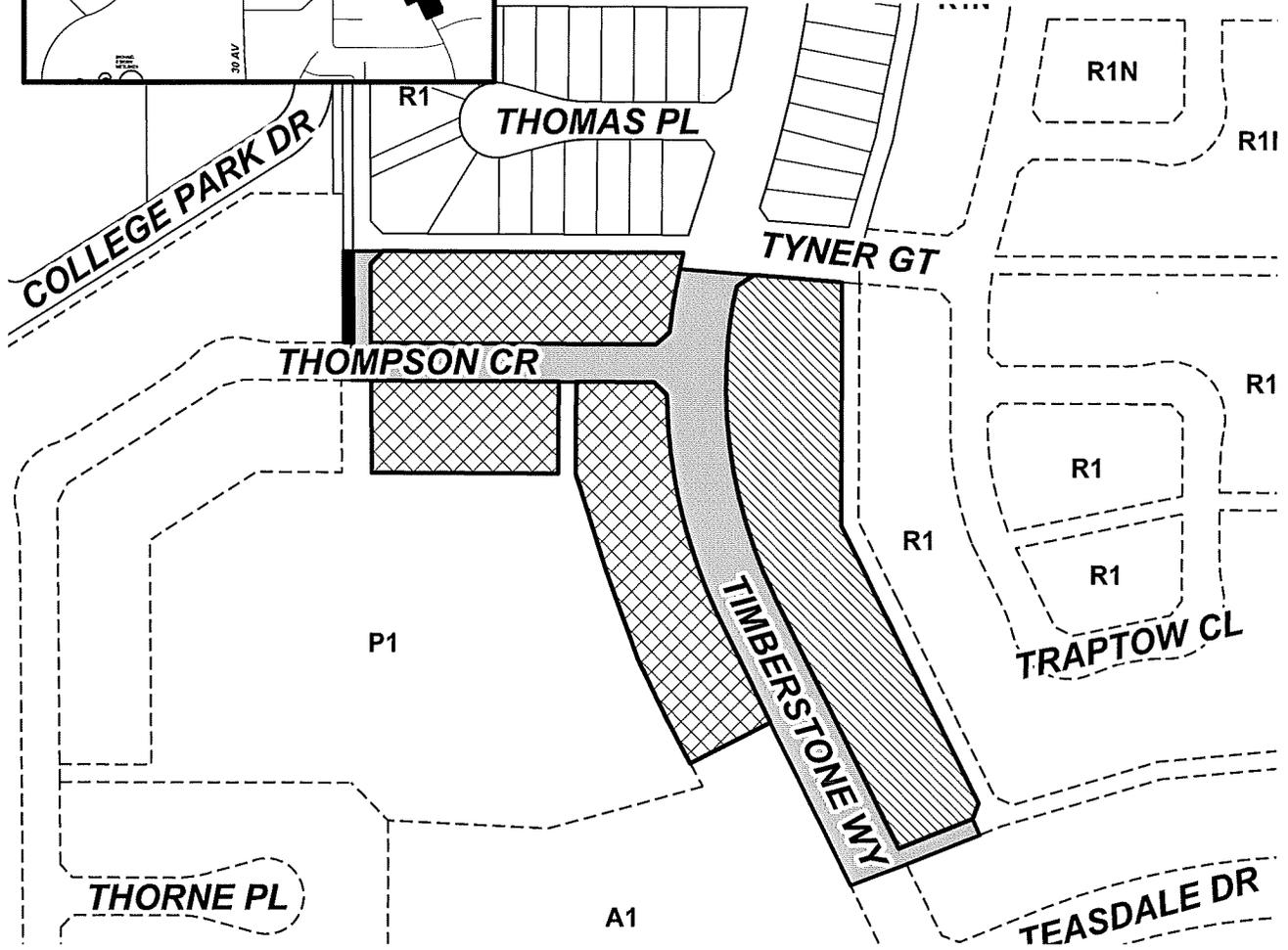
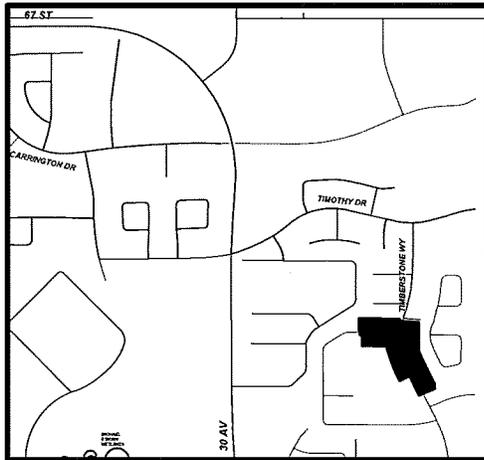
CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006

Subject Area

**REVISED MAP 11/2011
- AUGUST 5, 2011**



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road

Affected District:

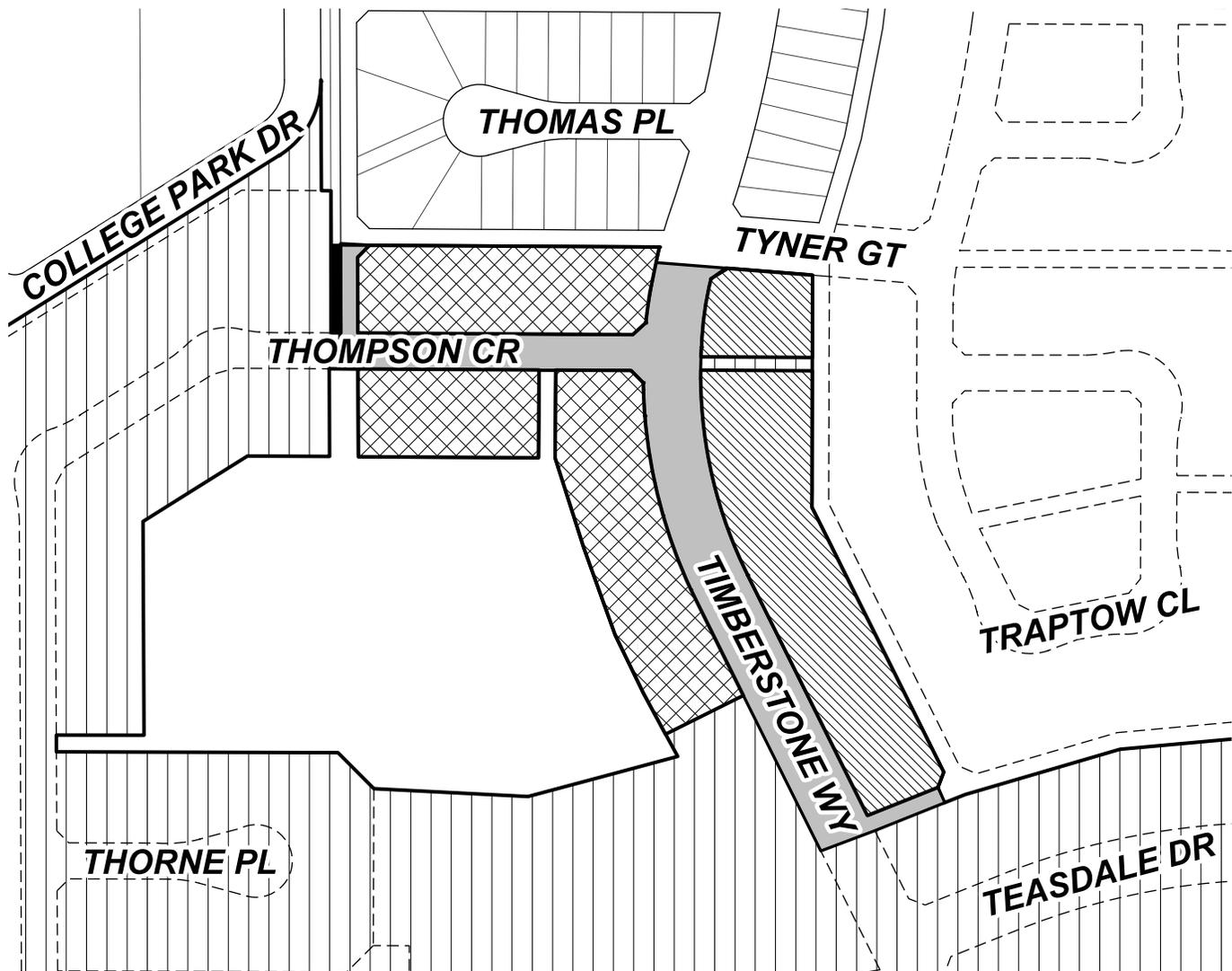
- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
 Map: **11 / 2011**
 Bylaw: **3357 / Q-2011**
 Date: **August 5, 2011**



Proposed Amendment to Land Use Bylaw 3357/2006

Revised Map Used for Advertising



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road
-  A1 to remain A1

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
 Map: 11 / 2011
 Bylaw: 3357 / Q-2011
 Date: July 14, 2011

From: Philip Lester [mailto:highway3@telus.net]
Sent: July 19, 2011 4:12 PM
To: Legislative Services
Subject: Landuse Bylaw Amendment 3357/Q-2011

Dear Sir/Madam,

I received a notice from the City of Red Deer explaining the proposed changes to the land use in the Timber Stone development. The map has no orientation on it and the black area depicting A1 TO P1 does not show an area of three hectares relative to the rest of the map. I viewed the original development plan for this area and would like to know what has changed since then to warrant this change. It is time to start the relocation of Highway 11 / 55 ST. This change should be done before any more development in this area is approved as the current Highway 11 access is too congested and was not designed to handle that amount of traffic. Timber Stone should not have access to Highway 11 / 55 ST until it is changed. It is time for the city to act relocate Highway 11.

Philip G. Lester
21 Russell Crescent
Red Deer
T4P 3B2

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you please consider the environment before printing this e-mail.]

2011/07/20

From: Jordan Furness
Sent: July 22, 2011 1:11 PM
To: 'highway3@telus.net'
Cc: Christine Kenzie; Angus Schaffenburg; Ian Watson; Alison Relkov
Subject: FW: Landuse Bylaw Amendment 3357/Q-2011

Hello Mr. Lester,

Thank-you for your comments regarding the proposed Land Use Bylaw amendment for Timberstone Park. I apologize for the confusion the map has caused you. For future maps, I will ask that a north arrow be added and that an inset map be provided to more clearly provide the location of the amendment within the context of the surrounding area.

This amendment does not propose any deviation from the Timberstone Park Neighbourhood Area Structure Plan (NASP) that was approved by City Council in 2008. Note that Council did approve minor changes to the NASP in 2010 but they did not change the number of housing units or type of housing units. The current version of the plan can be viewed on the City's website at:

<http://www.reddeer.ca/City+Government/City+Services+and+Departments/City+Planning/Com>

When a NASP is approved by Council, the Land is typically still zoned A1 - Future Residential Development. Therefore, although the NASP for the entire area had been approved, the developer is still required to rezone the land to the appropriate land use district under the *Land Use Bylaw* prior to development occurring.

The black area depicting A1 to P1 constitutes only a small portion of the three hectares proposed to be rezoned. The three hectares also includes land being rezoned from A1 to:

- R1 - low density residential
- R1N - narrow lot residential
- road (remove any land use district)

as shown on the map that was sent to you.

Regarding Highway 11/55st, the area structure plan approved by Council did contemplate the complete buildout of Timberstone Park and its impact on 55th Street. Engineering determined that 55th would need to be upgraded to an undivided 4 lane collector road as described in the attached .pdf which was taken from the Timberstone Park Plan. The upgrading will likely occur in the next 2-3 years, with the cost to be borne by the developer. However, to this point there has not been enough new traffic generated by development of Timberstone Park to warrant requiring the developer to upgrade 55th St.

The relocation of Highway 11 to the north to join into 67th st is the responsibility of the

Provincial Government. A review of Alberta Transportation's future capital projects (2011-2014), which can be found at: <http://www.transportation.alberta.ca/614.htm> indicates that the rerouting of Highway 11 away from 55th St is not planned within the next three years. Therefore it is difficult to predict exactly when that will happen.

You may also be interested in reviewing the long-term plans for the upgrading of 20th Avenue, which will result in 55th St becoming a right in, right out only intersection at 20th Avenue. The upgrading of 20th Avenue is a very long term project. Details of the design can be found at: <http://www.reddeer.ca/City+Projects/Projects+and+Initiatives/North+Highway+Connector+Project.htm>

Could you please let me know what times of day you find that the traffic on 55th Street is most congested? If you are interested, I would be happy to meet with you to view the traffic on 55th St at those times.

Please don't hesitate to contact me if you have any other questions or comments.

Sincerely,

Jordan Furness, RPP, MCIP

Planner
Planning Department
City of Red Deer

ph. 403.406.8701
fx. 403.342.8200
www.reddeer.ca

Stantec**TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN
Development Concept**

topography. It is in a central location in the Plan, is surrounded by residential homes, and will contain a Class A soccer field, which will make this facility an active recreational amenity for the entire neighbourhood.

4.12 TRANSPORTATION

The system of roads proposed for the Timberstone Park neighbourhood provides its residents and the surrounding traveling public with safe access for this area to the rest of Red Deer.

4.12.1 Arterial / Expressway Roadways

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Timberstone Park NASP as arterial roadways or collector roadways:

- 30 Avenue (east side) – arterial roadway
- 55 Street / Highway 11 (south side) – collector road

According to the updated East Hill Area Structure Plan, 55 Street will eventually be a collector road. This will occur once Highway 11 is re-routed to a new configuration on 67 Street. Access to 55 Street is proposed at two locations. The first is at the approximate midpoint between Rutherford Drive and 30 Avenue which serves only the bare land condominium development. The second is near the east boundary of this proposed development. As shown on the Plan a 10 m wide strip is proposed along the north side of 55 Street to accommodate additional land to construct a berm between 55 Street and the new neighbourhood. This berm will provide some sound attenuation for 55 Street.

In conjunction with the development of Timberstone Park, 55 Street will be upgraded to an urban standard complete with curb and gutter and storm sewer. This roadway will also be widened to the north. A traffic study has been completed to confirm the roadway cross section but preliminary indications are that it will be a 4-lane undivided collector standard. This roadway cross section is illustrated on Figure 7.0 and requires final approval from the Engineering Services Department at the detailed design stage.

30 Avenue to the west is classified as a City arterial roadway. It currently functions as the major north-south connector road through east Red Deer. The section of 30 Avenue that borders the subject land has already been constructed to its ultimate alignment and thus no additional land is required to be given up by this development.

4.12.2 Collector Roadways

The NASP provides two collector roadways linking the local roads to the rest of the City.

The first collector roadway connects to 55 Street, approximately 100 m west of the east boundary of this development. It then runs approximately 300 m north to connect to the second



Report Submitted to the Monday,
July 11, 2011 Council Agenda

DATE: June 22, 2011

TO: Craig Curtis, City Manager

FROM: Jordan Furness, Planner

RE: Land Use Bylaw Amendment No. 3357 / Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(part Block X, Plan 993AE, SW¼ Sec 23 38-27-W4)

Proposal

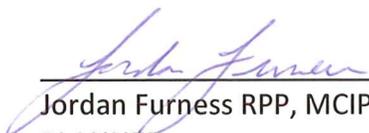
An application was received on June 9th to redesignate approximately 3 ha of land in accordance with the Timberstone Park Neighbourhood Area Structure Plan (NASP). The affected land will be rezoned from A1 – Future Urban Development to a combination of the following that will facilitate construction of 45 single detached dwelling units:

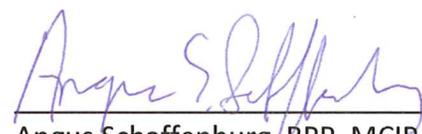
- P1 – Parks and Recreation,
- R1 – Residential (Low Density) and
- R1N – Residential (Narrow Lot).

The NASP shows a narrow (6.0 m wide) Public Utility Lot (PUL) opposite Thompson Cr. that will contain a storm trunk main. This amendment proposes it remain zoned A1. Historically PUL lots have been rezoned to P1; however, Administration wishes to explore with the developer or landowner the sale or lease of this lot with an easement for the utilities. This lot would not be a useful short-cut due to its proximity to the intersection of Tyner Gt. and Timberstone Wy. The sale or lease would also avoid any maintenance costs by The City. Depending on the outcome of these discussions future NASP and LUB amendments may be required.

Staff Recommendation

That City Council proceeds with first reading of Land Use Bylaw Amendment No. 3357 / Q-2011.


Jordan Furness RPP, MCIP
PLANNER


Angus Schaffenburg, RPP, MCIP
ACTING PLANNING MANAGER

Attachments

Original Bylaw Presented at
the July 11, 2011 Council
Meeting

BYLAW NO. 3357/Q -2011

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown in black in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to P1 (Parks and Recreation) District.
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
3. The land shown by diagonal lines in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District
4. The “Land Use District Map Q16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 11-2011 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of July 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

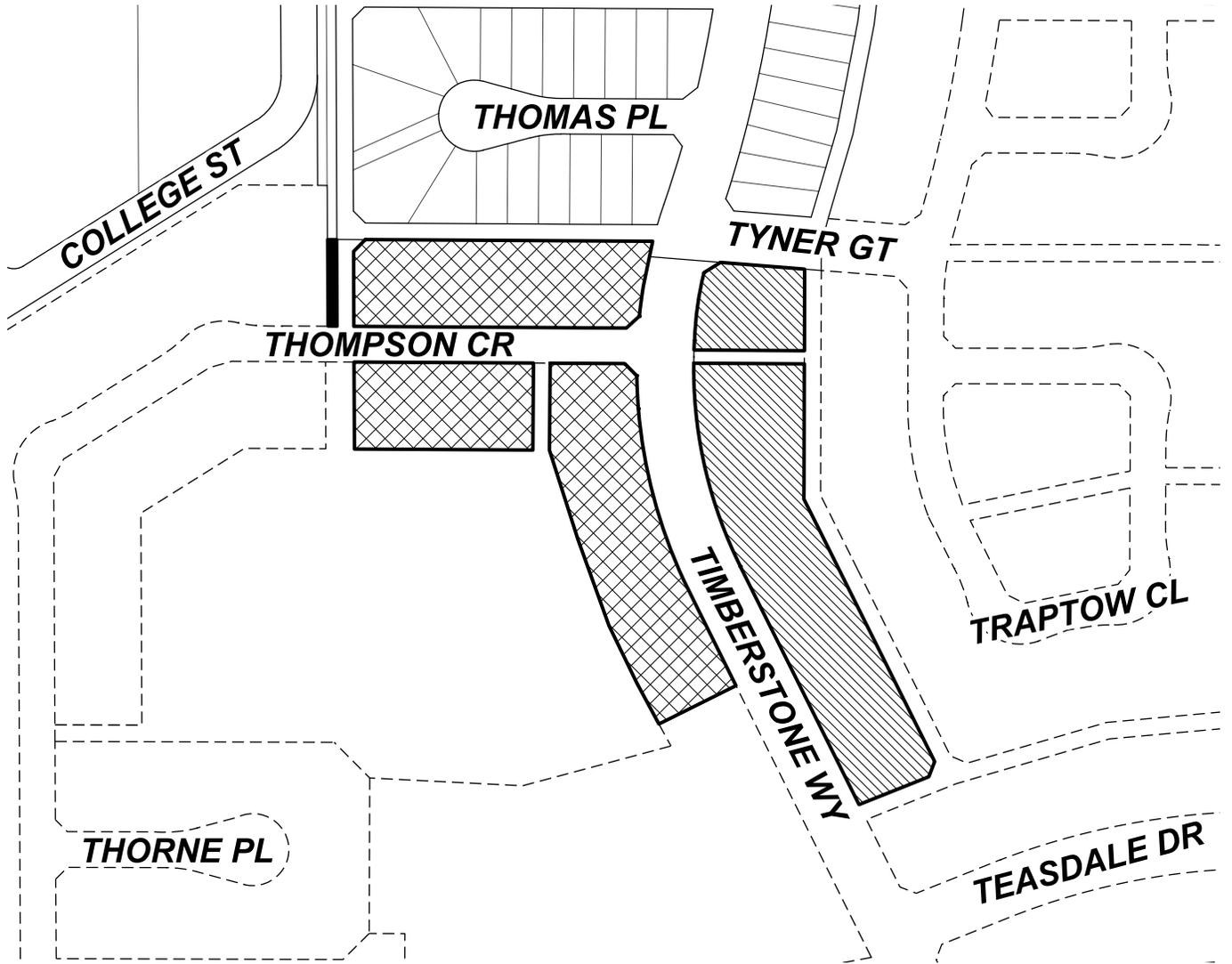
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

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

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
 Map: 11 / 2011
 Bylaw: 3357 / Q-2011
 Date: June 22, 2011

LEGISLATIVE & GOVERNANCE SERVICES

August 16, 2011

ProDev GP
5201, 333 – 96 Avenue
Calgary, AB T3K 0S3

Dear Sirs:

**Re: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW ¼ Sec. 23-38-27-W4)**

At the Monday, August 15, 2011 Red Deer City Council Meeting a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/Q-2011*. Following the Public Hearing, the following resolution was passed to amend Land Use Bylaw Amendment 3357/Q-2011 prior to giving second and third readings to the bylaw:

“Resolved that Council of The City of Red Deer having considered the report from the Legislative & Governance Services Manager, dated August 9, 2011 and the Planning Department, dated August 5, 2011, re: Land Use Bylaw Amendment 3357/Q-2011, Rezoning to Facilitate Development of Timberstone Park Phase 4 (Part Block X, Plan 993AE, SW ¼ Sec 23-38-27-W4) hereby agrees to amend Land Use Bylaw Amendment 3357/Q-2011 as follows:

1. Add a new section 4 as follows:
 4. The land shown in grey in the sketch attached as Schedule A to this Bylaw is rezoned from AI (Future Urban Development) to Road.
2. Renumber the original Section 4 to Section 5.
3. Replace Map 11/2011 for Land Use Bylaw Amendment 3357/Q-2011 with the revised Map 11/2011 as presented at the August 15, 2011 Council meeting.”

Council then proceeded with second and third readings of the amended Land Use Bylaw 3357/Q-2011. For your information, a copy of the bylaw is attached.

...2/

ProDev GP
Land Use Bylaw Amendment 3357/Q-2011
Page 2

Land Use Bylaw Amendment 3357/Q-2011 provides for the rezoning of approximately 3 hectares of land from AI – Future Urban Development District to PI Parks and Recreation District, RI Residential (Low Density) District and RIN Residential (Narrow Lot) District. This is to facilitate the construction of 45 single detached dwelling units in Timberstone Park, Phase 4.

Please contact me if you have any questions regarding the above.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elaine Vincent".

Elaine Vincent
Manager

/attach.

c J. Furness, Planning Services

BYLAW NO. 3357/Q -2011

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown in black in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to P1 (Parks and Recreation) District.
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
3. The land shown by diagonal lines in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District.
4. The land shown in grey in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) to Road.
5. The “Land Use District Map Q16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 11-2011 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of July 011.

READ A SECOND TIME IN OPEN COUNCIL this 15th day of August 2011.

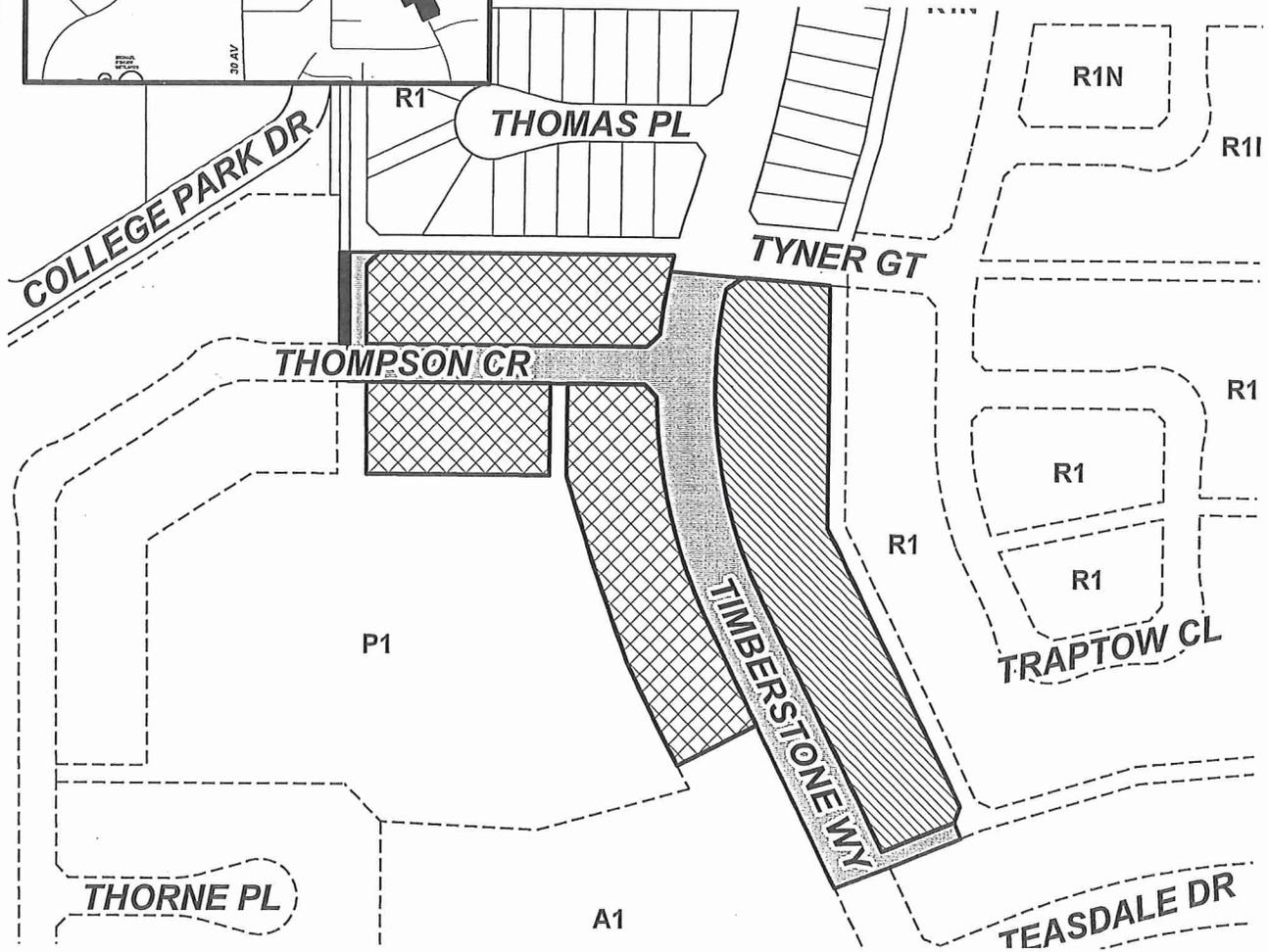
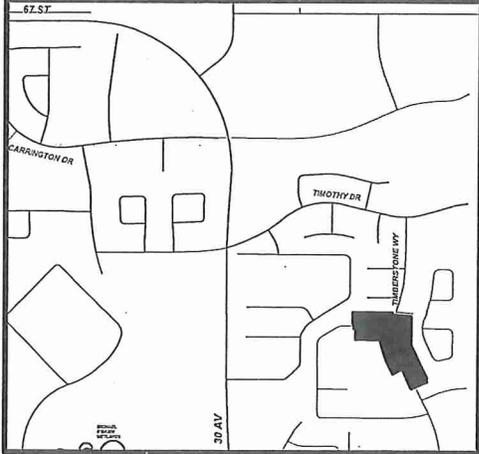
READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15th day of August 2011.


MAYOR


CITY CLERK

Subject Area



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: 11 / 2011
Bylaw: 3357 / Q-2011
Date: August 5, 2011

DATE: August 16, 2011
TO: Jordan Furness, Planner
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
Part of Block X, Plan 993AE, SW ¼ Sec. 23-38-27-W4

Reference Report

Legislative & Governance Services Manager dated August 9, 2011 and Planner dated June 22, 2011 and August 5, 2011

Resolutions:

“**Resolved** that Council of The City of Red Deer having considered the report from the Legislative & Governance Services Manager, dated August 9, 2011 and the Planning Department, dated August 5, 2011, re: Land Use Bylaw Amendment 3357/Q-2011, Rezoning to Facilitate Development of Timberstone Park Phase 4 (Part Block X, Plan 993AE, SW ¼ Sec 23-38-27-W4) hereby agrees to amend Land Use Bylaw Amendment 3357/Q-2011 as follows:

1. Add a new section 4 as follows:
 4. The land shown in grey in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) to Road.
2. Renumber the original Section 4 to Section 5.
3. Replace Map 11/2011 for Land Use Bylaw Amendment 3357/Q-2011 with the revised Map 11/2011 as presented at the August 15, 2011 Council meeting.”

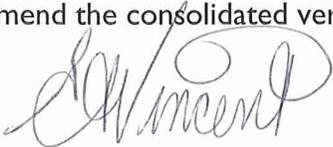
Bylaw Readings:

Land Use Bylaw Amendment 3357/Q-2011, as amended, received second and third readings. A copy of the bylaw is attached.

Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3357/Q-2011 provides for the rezoning of approximately 3 ha of land from AI Future Urban Development to PI Parks and Recreation District, RI Residential (Low Density) District, and RIN Residential (Narrow Lot) District in order to facilitate the construction of 45 single detached dwelling units in Timberstone Park Phase 4. This office will amend the consolidated version of Land Use Bylaw 3357/2006 in due course.



Elaine Vincent
Legislative & Governance Manager

/attach.

- | | | |
|-----|-------------------------------|---|
| cc: | Development Services Director | Inspections & Licensing Manager |
| | Corporate Services Director | Land & Economic Development Manager |
| | Community Services Director | IT Services – GIS Section |
| | Planning Services Director | Property Assessment Technician, D. Lake |
| | Engineering Services Manager | Revenue & Assessment Manager |
| | Financial Services Manager | Planning Services Manager |
| | Client Services Support, LGS | |

BYLAW NO. 3357/Q -2011

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown in black in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to P1 (Parks and Recreation) District.
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
3. The land shown by diagonal lines in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District.
4. The land shown in grey in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) to Road.
5. The “Land Use District Map Q16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 11-2011 attached hereto and forming part of the bylaw.

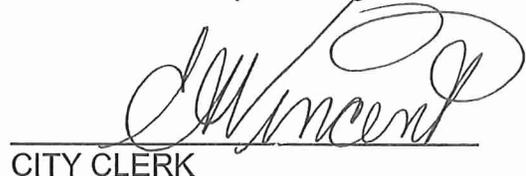
READ A FIRST TIME IN OPEN COUNCIL this 11th day of July 2011.

READ A SECOND TIME IN OPEN COUNCIL this 15th day of August 2011.

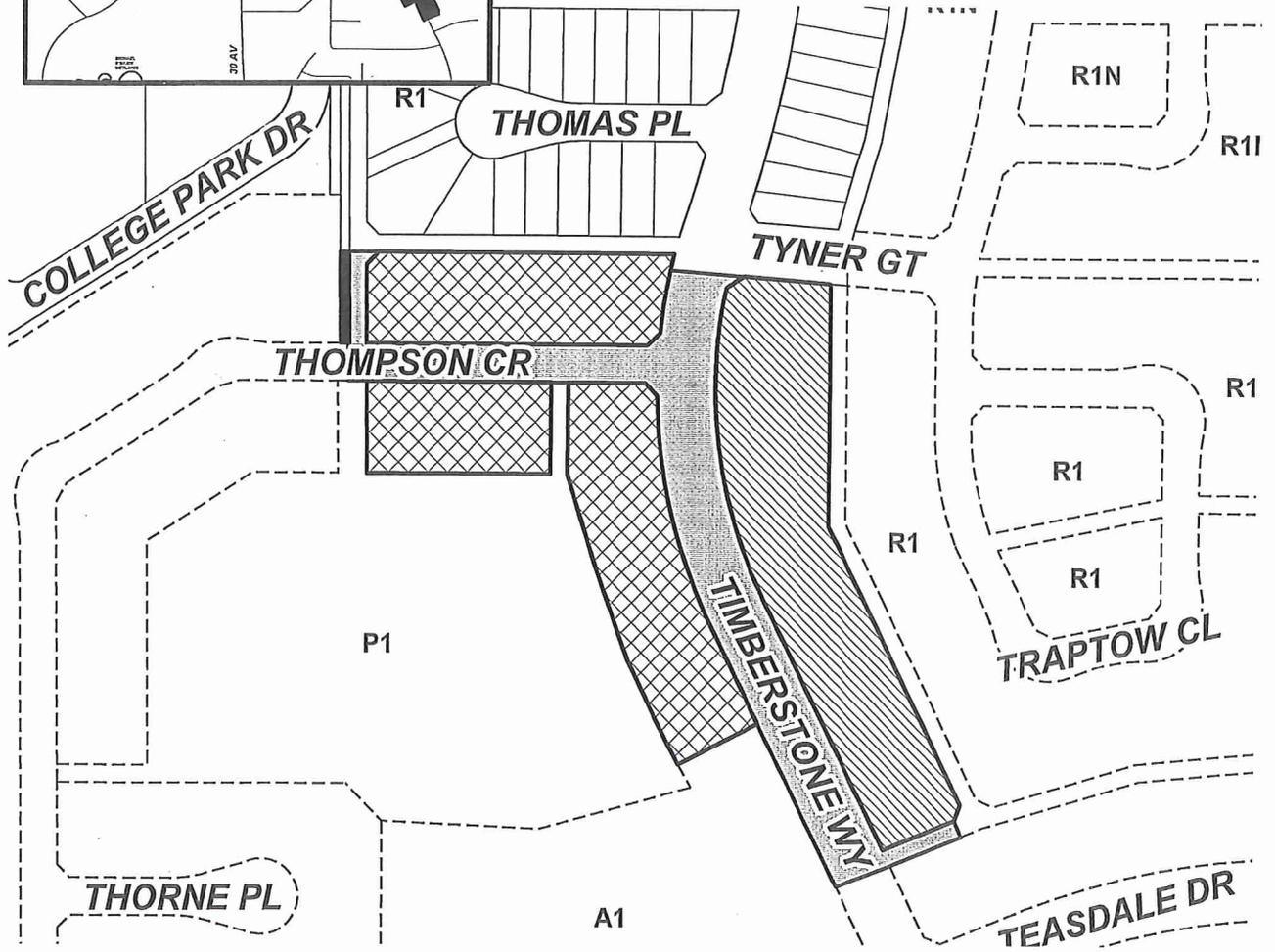
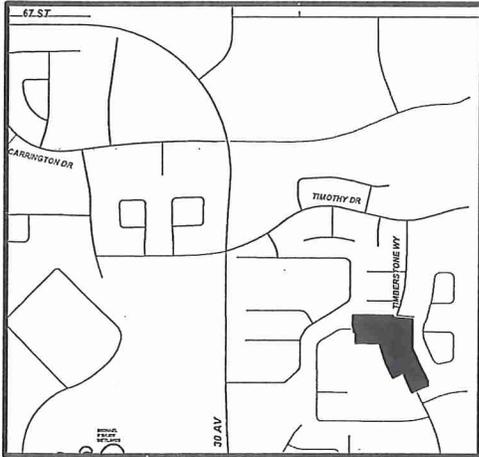
READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15th day of August 2011.


MAYOR


CITY CLERK

Subject Area



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: **11 / 2011**
Bylaw: **3357 / Q-2011**
Date: **August 5, 2011**

LAND USE BYLAW AMENDMENT 3357/Q- 2011
TIMBERSTONE PARK – PHASE 4

DESCRIPTION: Approximately 3 hectares of land (Part of Block X, Plan 993AE, SW ¼ 23-38-27-W4) to be rezoned from A1 Future Urban Development District to P1 Parks and Recreation District, R1 Residential (Low Density) District and R1N Residential (Narrow Lot) district. This is to facilitate the construction of 45 single detached dwelling units in Timberstone Park – Phase 4

FIRST READING: July 11, 2011

FIRST PUBLICATION: July 22, 2011

SECOND PUBLICATION: July 29, 2011

PUBLIC HEARING & SECOND READING: August 15, 2011

THIRD READING: August 15, 2011

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

C# 1727631

COST OF ADVERTISING RESPONSIBILITY OF: ProDev GP (Laebon)

ACTUAL COST OF ADVERTISING:

\$ 386.22 X 2

TOTAL: \$ 772.44

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 278078

BATCH NO.: 1192154

(Advertising Revenue to 180.5901)

Land Use Bylaw Amendment 3357/Q-2011
Timberstone Park – Phase 4

City Council proposes to pass Land Use Bylaw Amendment 3357/Q-2011 which provides for changes to the Land Use Bylaw. This change allows for approximately 3 hectares of land (Part of Block X, Plan 993AE, SW ¼ Sec. 23-38-27-W4) to be rezoned from A1 Future Urban Development District to P1 Parks and Recreation District, R1 Residential (Low Density) District and R1N Residential (Narrow Lot) district. This is to facilitate the construction of 45 single detached dwelling units in Timberstone Park – Phase 4.

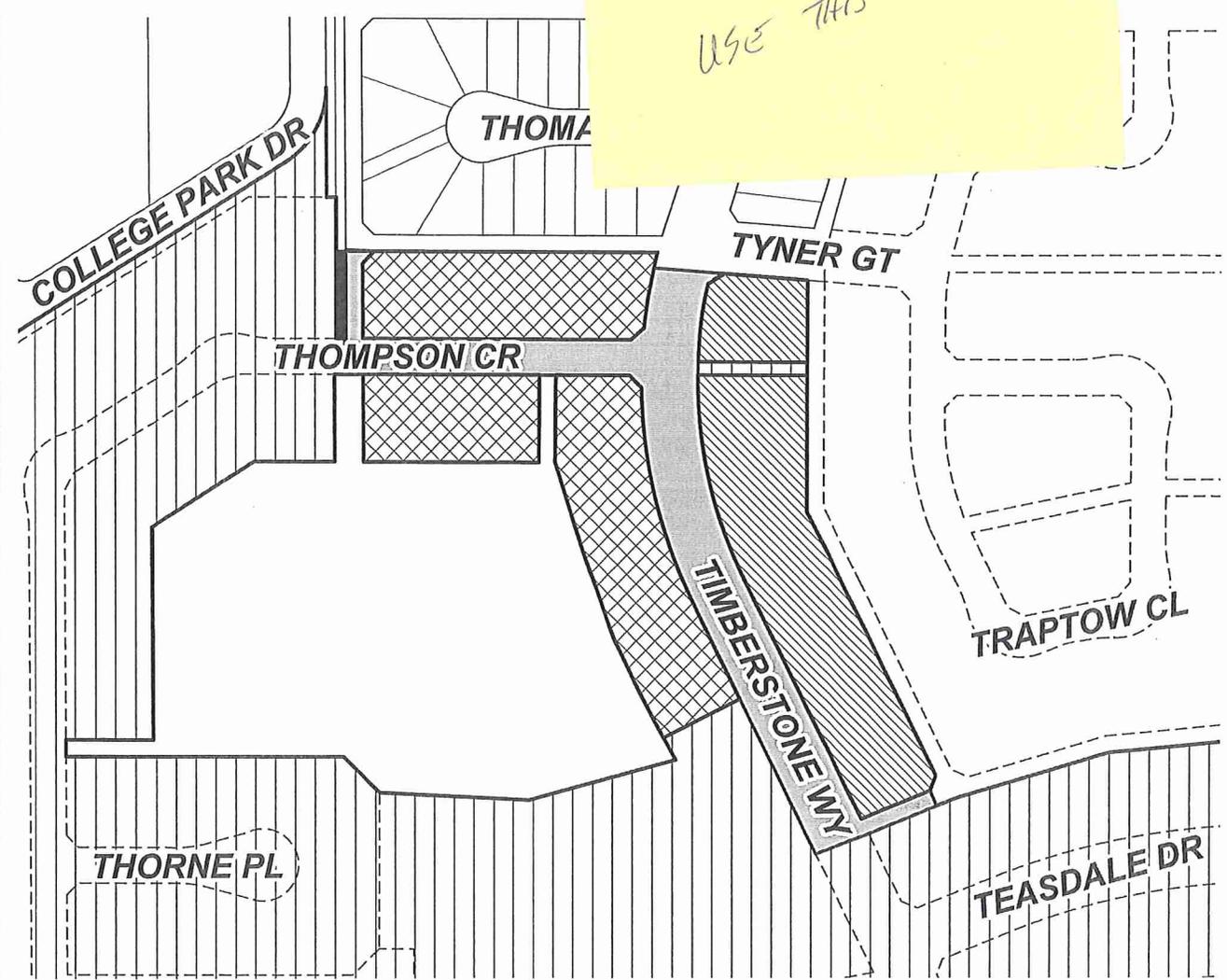
Insert Map - DM 1133439

The proposed bylaws may be inspected at Legislative & Governance Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, August 15, 2011** at 5:00 p.m. in the Crimson Star Room, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Governance Services by **Tuesday, August 9, 2011**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Governance Services at 403-342-8132.

(Publication Dates: Friday, July 22, 2011 and Friday, July 29, 2011)

*REVISED MAP
1133439
USE THIS ONE*



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road
-  A1 to remain A1

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: **11 / 2011**
Bylaw: **3357 / Q-2011**
Date: **July 14, 2011**



Change District from:

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

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
 Map: **11 / 2011**
 Bylaw: **3357 / Q-2011**
 Date: **June 22, 2011**

LEGISLATIVE & GOVERNANCE SERVICES

July 12, 2011

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW ¼ Sec 23-38-27-W4)**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/Q-2011 which provides for changes to the Land Use Bylaw by rezoning approximately 3 hectares of land from AI – Future Urban Development District to PI Parks and Recreation District, R1 Residential (Low Density) District and R1N Residential (Narrow Lot) District. This is to facilitate the construction of 45 single detached dwelling units in Timberstone Park Phase 4.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Governance Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 15, 2011 at 5:00 p.m. in the Crimson Star Room, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, August 9, 2011. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Governance Services at 403.342.8132.

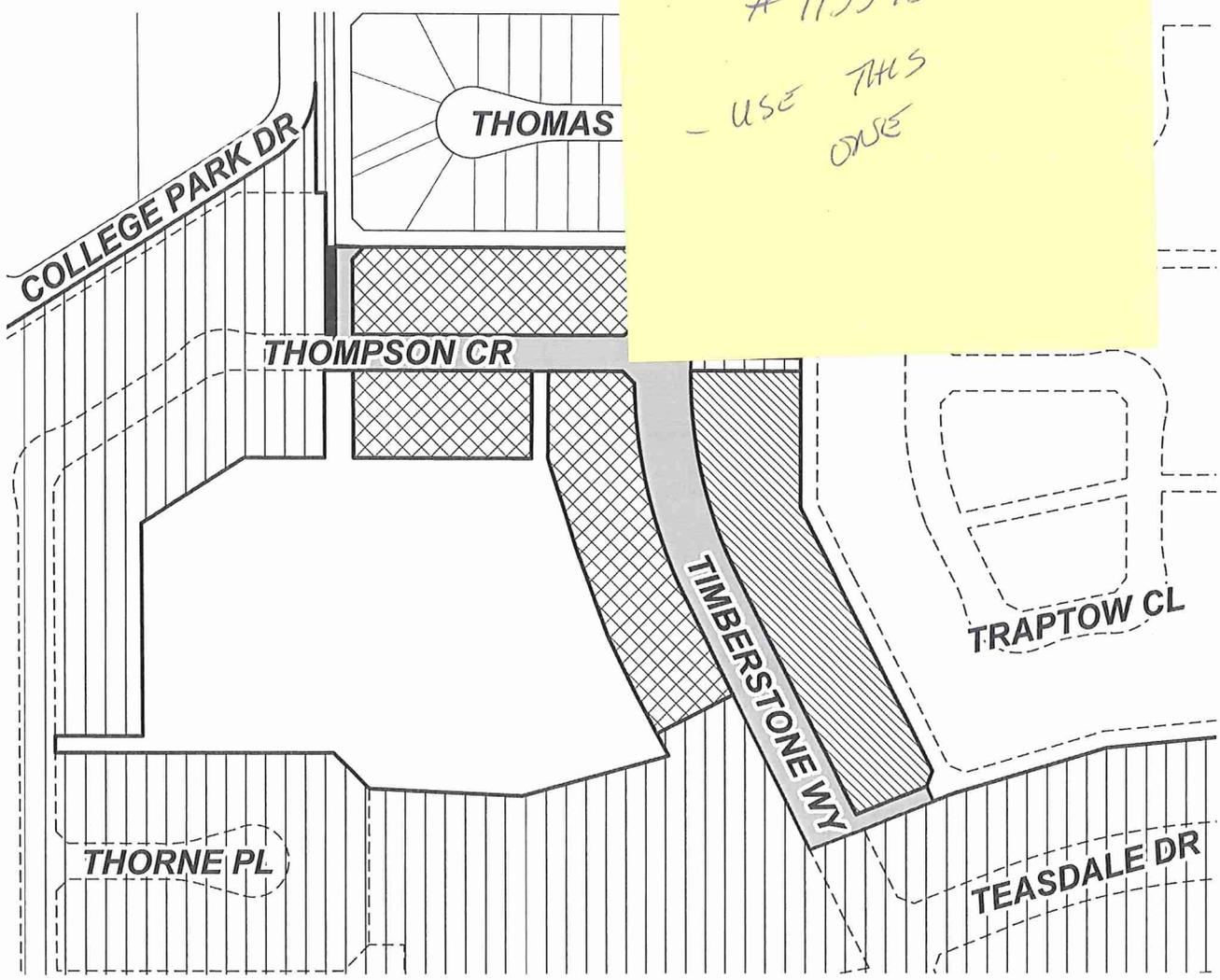
Yours truly,



Elaine Vincent
Legislative & Governance Services Manager

/attach.

REVISED MAP,
1133439
- USE THIS
ONE



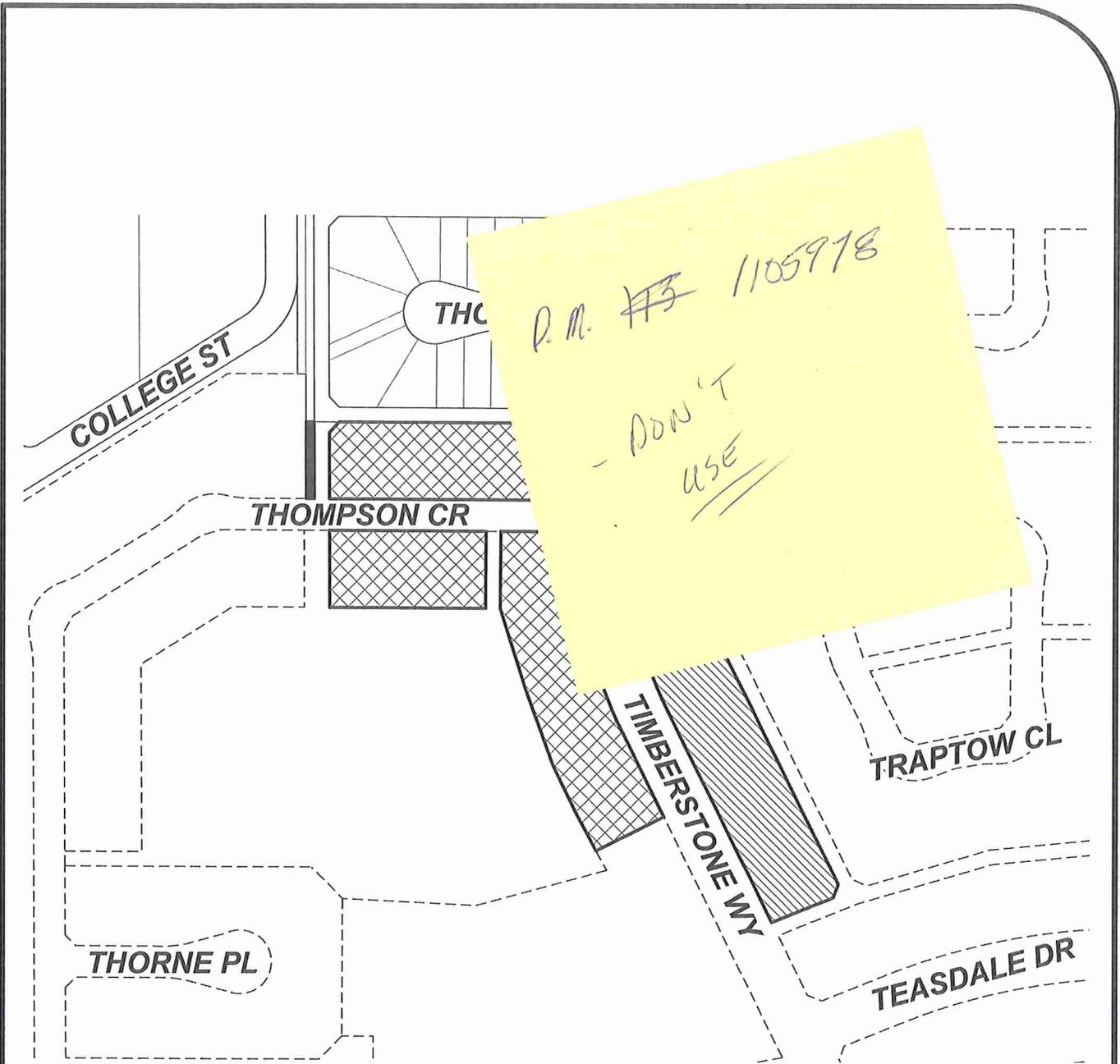
Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road
-  A1 to remain A1

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: 11 / 2011
Bylaw: 3357 / Q-2011
Date: July 14, 2011



Change District from:

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

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
 Map: **11 / 2011**
 Bylaw: **3357 / Q-2011**
 Date: **June 22, 2011**



LEGISLATIVE & GOVERNANCE SERVICES

July 12, 2011

ProDev GP
5201, 333 – 96 Avenue
Calgary, AB T3K 0S3

Dear Sirs:

**Re: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW ¼ Sec. 23-38-27-W4)**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/Q-2011* at the City of Red Deer's Council meeting held Monday, July 11, 2011. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/Q-2011 provides for the rezoning of approximately 3 hectares of land from AI – Future Urban Development District to PI Parks and Recreation District, R1 Residential (Low Density) District and R1N Residential (Narrow Lot) District. This is to facilitate the construction of 45 single detached dwelling units in Timberstone Park, Phase 4.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, August 15, 2011 at 5:00 p.m. in the Crimson Star Room, 2nd Floor of City Hall.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you are not in agreement with paying this cost, please notify me by **10:00 A.M.** on Tuesday, July 19, 2011. If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christine Kenzie'.

Christine Kenzie
Corporate Meeting Coordinator
/attach.

c J. Furness, Planning Services

BYLAW NO. 3357/Q -2011

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown in black in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to P1 (Parks and Recreation) District.
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
3. The land shown by diagonal lines in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District
4. The “Land Use District Map Q16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 11-2011 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of July 2011.

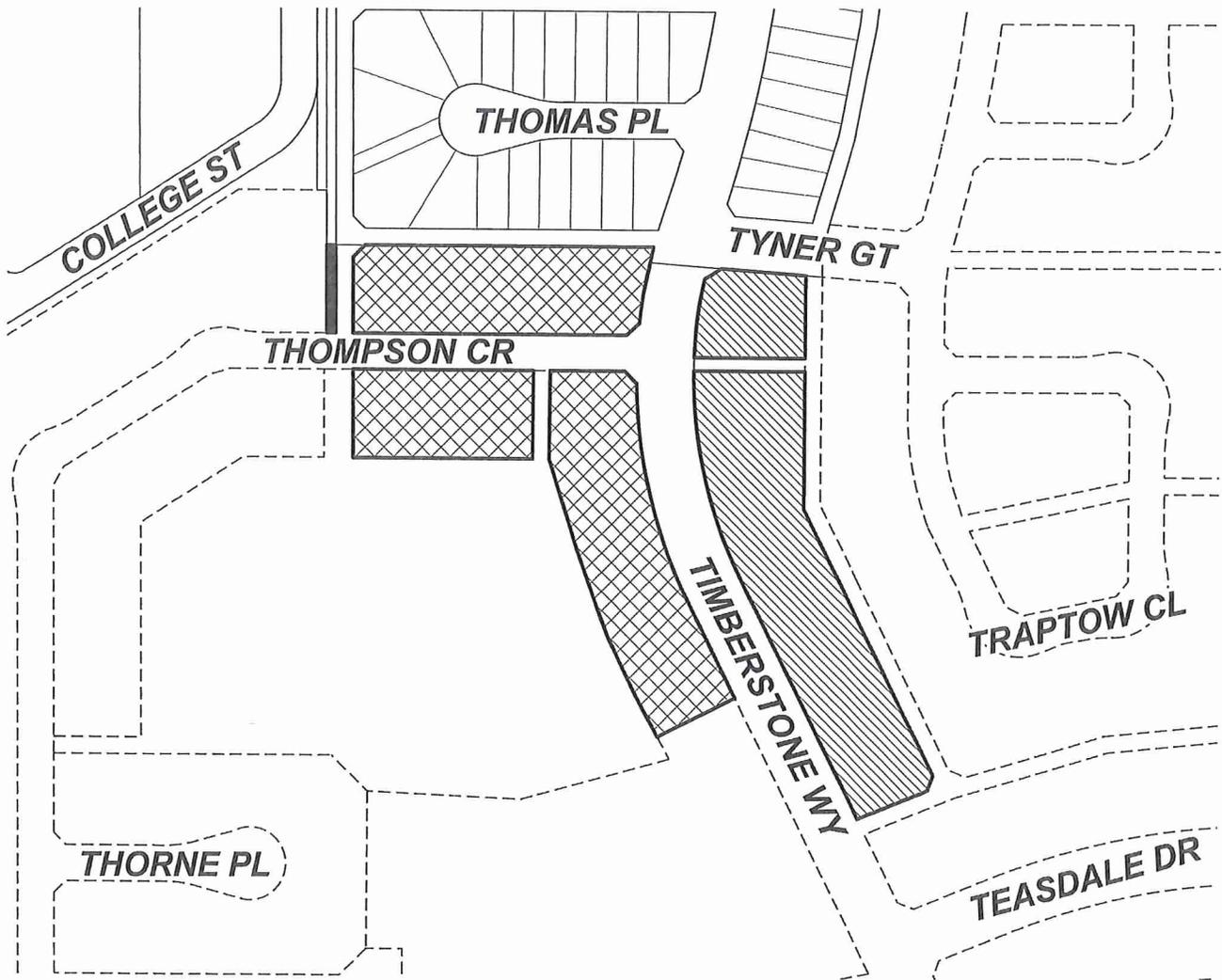
READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

MAYOR

CITY CLERK



Change District from:

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

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: 11 / 2011
Bylaw: 3357 / Q-2011
Date: June 22, 2011

Legislative & Governance Services

DATE: August 9, 2011

TO: Craig Curtis, City Manager

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW1/4 Sec 23-38-27-W4)

History:

At the Monday, June 13, 2011 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/Q-2011.

Land Use Bylaw Amendment 3357/Q-2011 provides for the rezoning of approximately 3 hectares of land from A1 Future Urban Development to P1 Parks and Recreation District, R1 Residential (Low Density) District and R1N Residential (Narrow Lot) District in order to facilitate the construction of 45 single detached dwelling units in Timberstone Park Phase 4.

Public Consultation Process:

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/Q-2011 to be held on Monday, August 15, 2011 at 5:00 P.M. in the Crimson Star Room, 2nd Floor of City Hall. Advertisements were placed in the Red Deer Advocate on July 22 and July 29, 2011. The owners of properties adjacent to the site were notified by letter of the Public Hearing.

Discussion:

Administration has provided a report attached regarding proposed changes to Land Use Bylaw Amendment 3357/Q-2011 as well as an amended Map 11/2011, attached, showing the Public Utility Lot rezoned from A1 Future Urban Development to R1N Narrow Lot Residential. The map that was used in the advertising and notification to property owners is also identified.

A letter received from the public regarding Land Use Bylaw Amendment 3357/Q-2011, along with Administration's response, is also attached for your information.

Recommendation:

1. That Council pass a resolution to amend Land Use Bylaw Amendment 3357/Q-2011 and replace Map 11/2011 with the revised Map 11/2011 attached.
2. That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/Q-2011 as amended.



Elaine Vincent
Manager
/attach.



REVISED REPORT
+ MAP

DATE: August 5th, 2011
TO: Craig Curtis, City Manager
FROM: Jordan Furness, Planner
RE: Minor Changes to Land Use Bylaw Amendment No. 3357 / Q-2011
Redistricting of Timberstone Park Phase 4
(part Block X, Plan 993AE, SW¼ Sec 23 38-27-W4)

Proposal

Land Use Bylaw Amendment (LUB) 3357/Q-2011, which constitutes the rezoning of phase 4, received first reading on July 13th. At that time administration was still exploring a request from the Parks Department to convert a proposed 6 m wide Public Utility Lot (PUL) to a private easement over two residential lots. In the interim, an agreement was achieved to create a 10 m wide easement that will be shared between the two adjacent lots.

Therefore, prior to 2nd and 3rd reading, administration proposes Council amend Bylaw 3357/Q-2011 so the PUL may be redistricted from A1 (Future Urban Development) to R1N (Narrow Lot Residential) which matches the proposed district on the entire east block of Timberstone Way, as shown on the August 5, 2011 amendment map. A second, non-material change, more specifically highlights the portion of land going from A1 to road by shading it in grey on the amendment map.

Discussion

The change is supported by the Engineering Department. The applicant has been provided with a list of restrictions regarding use of the easement area, from the Engineering Design Guidelines, that will be placed on the portion of the two properties that will share the 10 m easement.

Although the public advertisement for the amendment did not show the replacement of the PUL with an easement, planning and legal counsel believe the proposed changes do not materially affect the amendment. Therefore, re-advertising of the amendment is not required.

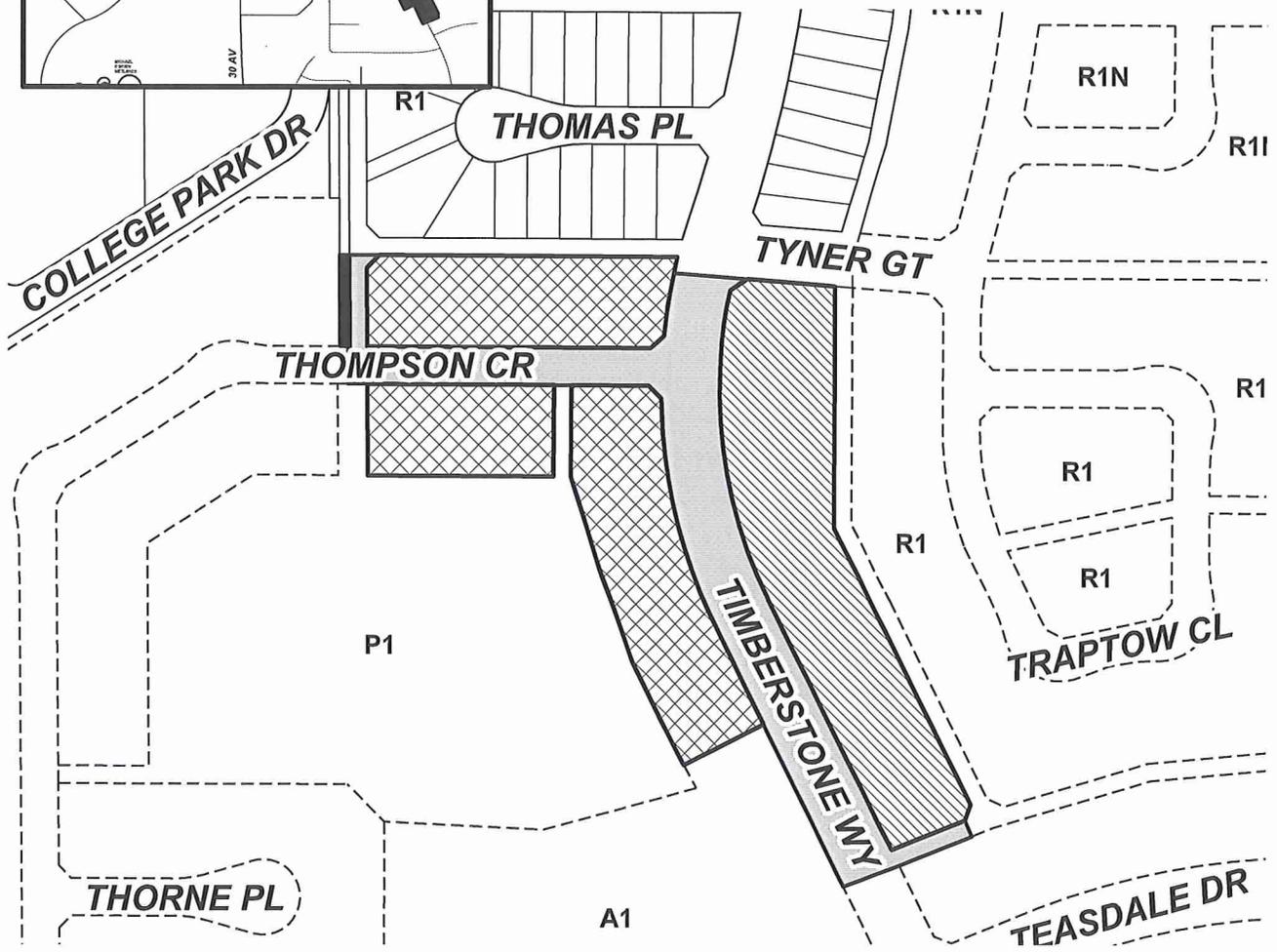
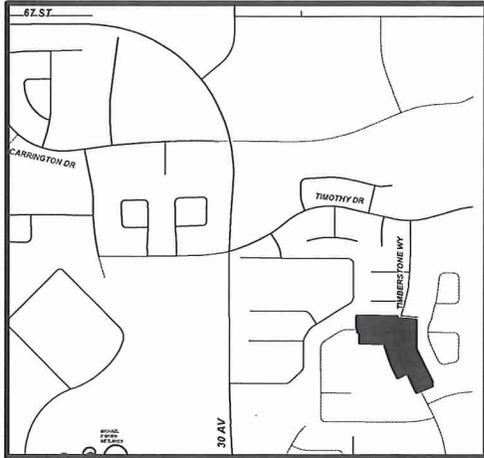
Staff Recommendation

That Council amends bylaw No. 3357/ Q-2011 by replacing the original map 11/2011 with the new map dated August 5, 2011 and proceeds with second and third reading of the amended LUB amendment No. 3357 / Q-2011 following the public hearing on August 15, 2011.


Jordan Furness RPP, MCIP
PLANNER


Tara Lodewyk, RPP, MCIP
PLANNING MANAGER

Subject Area



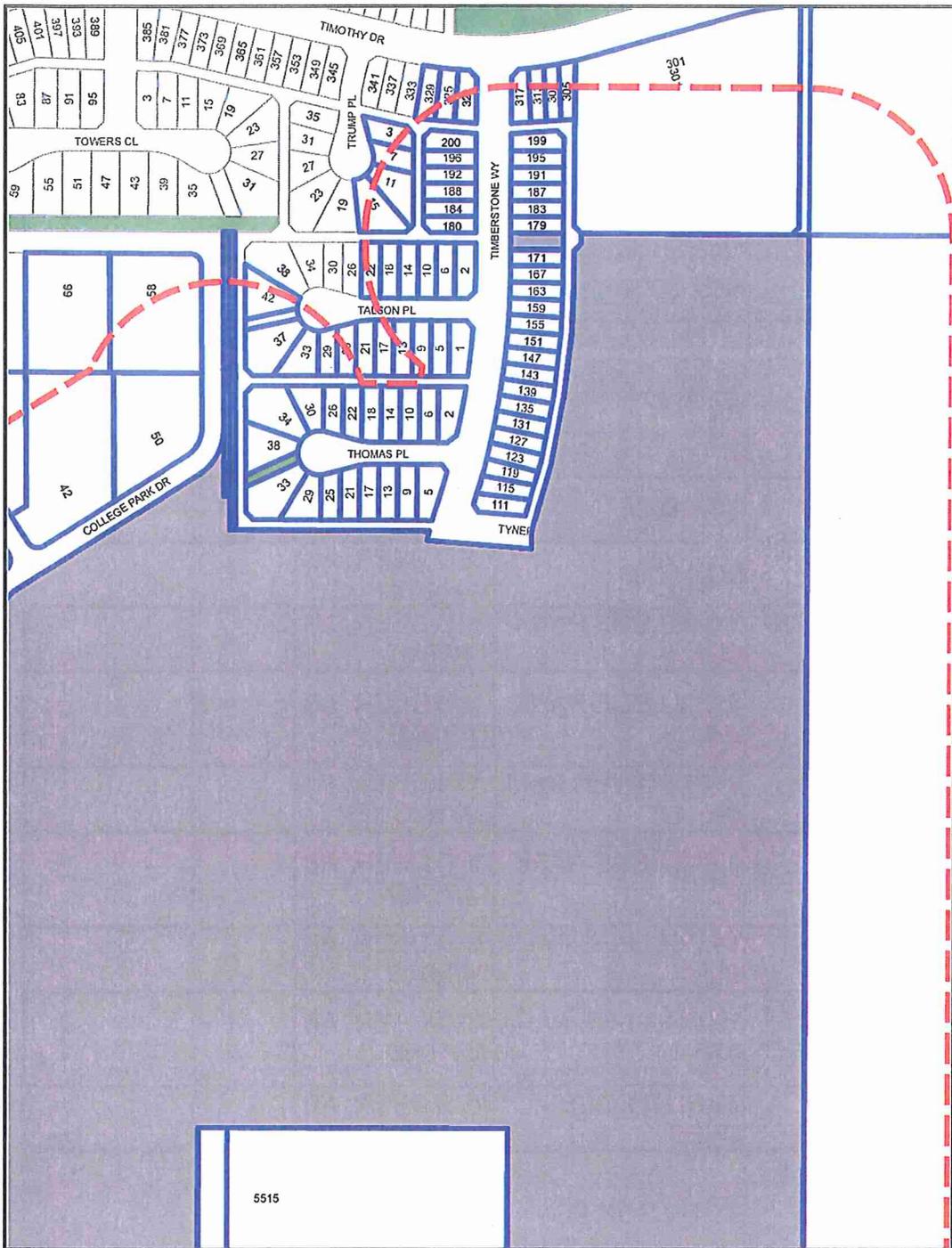
Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
 Map: **11 / 2011**
 Bylaw: **3357 / Q-2011**
 Date: **August 5, 2011**



 Export Data To Excel

| Parcels Touching The Buffer Zone 100 Meters Around | | | | | |
|---|-------------------------|-------------------|----------------------|-----------------|-----------------|
| Address | Prime Owner Name | Owner Address 1 | Owner Address 2 | Owner Address 3 | Owner Address 4 |
| 32 RICHARDS CL | KYLE & TRACY MCCLELLAND | 32 RICHARDS CLOSE | RED DEER, AB T4P 3L2 | | |

| | | | | | |
|--------------------|--|---------------------|------------------------|--|--|
| 19 COLLEGE PARK DR | BARRY & SHERRY DANILUK | 19 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| 26 COLLEGE PARK DR | NORMAN PATRICK & ARLENE IVY COSTIGAN | 26 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| 27 COLLEGE PARK DR | 1484224 ALBERTA LTD | RR 4 SITE 19 BOX 20 | RED DEER, AB T4N 5E4 | | |
| 34 COLLEGE PARK DR | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 42 COLLEGE PARK DR | BRIAN D & ELIZABETH KATHERINE MARIE URLACHER | 42 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| 5751 30 AV | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 5901 30 AV | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 6 COLLEGE PARK CL | JAMES PATRICK LUNDY | 6 COLLEGE PARK CL | RED DEER, AB T4P 0M7 | | |
| 3 COLLEGE PARK DR | GERARD & TAWNIE HERMARY | 3 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| 4 COLLEGE PARK DR | JAN & ANITA G JENSEN | 5474 POWER DAM DR | LONG SAULT, ON K0C 1P0 | | |
| 9 COLLEGE PARK PL | BYRON & MELINDA SETTERS | 9 COLLEGE PARK PL | RED DEER, AB T4P 0M7 | | |
| 14 COLLEGE PARK CL | BARRY JOHN DANILUK | 14 COLLEGE PARK CL | RED DEER, AB T4P 0M7 | | |
| 50 COLLEGE PARK DR | ALBINO ARTURO & LILIAN DINORA LEMUS | 50 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| B 78 RUTLEDGE CR | AUGUST W M YASINSKI | 78 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 33 TALSON PL | TANYA LAYNE & BLAINE MATTHEW HEATHER | 33 TALSON PL | RED DEER, AB T4P 0L7 | | |
| B 321 TIMOTHY DR | GERALD ADAM JEROME | 321 TIMOTHY DR | RED DEER, AB T4P 0K9 | | |
| 13 THOMAS PL | RICARDO FERREIRA & SHANNON WHITEHOUSE | 13 THOMAS PL | RED DEER, AB T4P 0L7 | | |
| 180 TIMBERSTONE WY | PANTERRA DEVELOPMENTS CORP | 61 AUSTIN DR | RED DEER, AB T4R 2V2 | | |
| 196 | DEERCO | | | | |

| | | | | | |
|--------------------|---|-------------------------------|-----------------------------|------------|----------------------|
| TIMBERSTONE WY | DEVELOPMENTS LTD | 23 DIXON CLOSE | RED DEER, AB T4R 2H3 | | |
| 208 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 29 TALSON PL | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 183 TIMBERSTONE WY | SCOTT HOWARD & VANESSA MARIE MASSEY | 183 TIMBERSTONE WAY | RED DEER, AB T4P 0L6 | | |
| 184 TIMBERSTONE WY | DARREN MCDERMOTT & KAREN O'BRIEN | 184 TIMBERSTONE WAY | RED DEER, AB T4P 0L6 | | |
| 199 TIMBERSTONE WY | DARYL & TRACY TERON | BOX 25084 RPO DEER PARK | RED DEER, AB T4R 2M2 | | |
| 200 TIMBERSTONE WY | D.M.A. DEVELOPMENT LTD | 321 TIMOTHY DR | RED DEER, AB T4P 0K9 | | |
| 131 TIMBERSTONE WY | RORY FERN & KAYLEE BENBOW | 131 TIMBERSTONE WAY | RED DEER, AB T4P 0L7 | | |
| 135 TIMBERSTONE WY | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 139 TIMBERSTONE WY | DUSTIN TOLIVER | 139 TIMBERSTONE WAY | RED DEER, AB T4P 0L7 | | |
| 143 TIMBERSTONE WY | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 147 TIMBERSTONE WY | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 151 TIMBERSTONE WY | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 155 TIMBERSTONE WY | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 159 TIMBERSTONE WY | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |

| | | | | | |
|--------------------------|---|-------------------------|-----------------------------------|-------------------------------|--|
| 163 TIMBERSTONE WY | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 167 TIMBERSTONE WY | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 171 TIMBERSTONE WY | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 162 RUTHERFORD DR | COLLEEN VEENSTRA | 162 RUTHERFORD DRIVE | RED DEER, AB T4P 3B5 | | |
| 166 RUTHERFORD DR | GRIFFIN CONSTRUCTION LIMITED | 4-4705 60 ST | RED DEER, AB T4N 2N8 | | |
| 170 RUTHERFORD DR | FRANK JUNIOR GILLINGHAM & | HOLLY O C GUENTHER | 170 RUTHERFORD DR | RED DEER, AB T4P 3C3 | |
| 174 RUTHERFORD DR | JODY R HERMARY | 174 RUTHERFORD DR | RED DEER, AB T4P 3C3 | | |
| 175 RUTHERFORD DR | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 176 RUTHERFORD DR | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 22 38317 HWY 272 | THE CHRISTIAN BRETHREN OF RED DEER | RR 2 LCD 1 | RED DEER COUNTY, AB T4N 5E2 | | |
| 71 COSGROVE CR | | | | | |
| 91 COSGROVE CR | | | | | |
| 18 COLLEGE PARK DR | BRUCE & WENDY OLSON | 18 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| 58 COLLEGE PARK DR | MARLENE KALLSTROM- BARRITT & | BRIAN BARRITT | 58 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | |
| 11 COLLEGE PARK DR | MARY E & MARTHA ANNE KJORVEN | 11 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| 102 ROBINSON CR | HENRY A & DAWN REAY | 102 ROBINSON CRES | RED DEER, AB T4P 3N7 | | |
| 101 RUTLEDGE CR | DERRICK WILLIAM RICHARDS & KIM MARIE STENNES | 101 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |

| | | | | | |
|--------------------------|--|-------------------------------------|-----------------------------------|-----------------|-------------------------|
| 105 RUTLEDGE CR | ROGER & PAULA GUIGNION | RR 1 | MARKERVILLE, AB T0M 1M0 | | |
| 109 RUTLEDGE CR | ROGER BORDEN FISHER | BOX 305 STN POSTAL BOX CTR | RED DEER, AB T4N 5E9 | | |
| 207 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 30 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 2627 55 ST | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 3010 55 ST | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 3030 55 ST | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O MINSTER OF INFRASTRUCTURE | 17TH FLR COMMERCE PL | 10155 102 ST | EDMONTON, AB T5J 4L4 |
| 3250 55 ST | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 36 RICHARDS CL | JAMES A & GENEVIEVE A GLASS | 36 RICHARDS CLOSE | RED DEER, AB T4P 3L2 | | |
| 40 RICHARDS CL | GARRETT R SCOTT | 40 RICHARDS CL | RED DEER, AB T4P 3L2 | | |
| 44 RICHARDS CL | DELBERT & ALANNA DUKES | 44 RICHARDS CLOSE | RED DEER, AB T4P 3L2 | | |
| 48 RICHARDS CL | JOHN JOSEPH & HEATHER MARIE TOMS | 48 RICHARDS CLOSE | RED DEER, AB T4P 3A7 | | |
| 52 RICHARDS CL | MAXWELL & APRIL HISCOCK | 52 RICHARDS CLOSE | RED DEER, AB T4P 3L2 | | |
| 44 RAMSEY CL | CAROL JOYCE PAYNE | 44 RAMSEY CLOSE | RED DEER, AB T4P 3K1 | | |
| 205 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 43 TALSON PL | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 47 TALSON PL | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 101 91 COSGROVE CR | NATHEN & TANYA SNELSON | 21 KENNINGS CR | RED DEER, AB T4P 3M8 | | |
| 102 91 COSGROVE | DARLA | 102-91 | RED DEER, AB | | |

| | | | | | |
|--------------------------|---|----------------------------|--------------------------------|--|--|
| CR | HILDEBRANT | COSGROVE CRES | T4P 2Z6 | | |
| 103 91 COSGROVE CR | MARILYN JOY HOERLE | 103-6118 53 AVE | RED DEER, AB T4N 6P7 | | |
| 104 91 COSGROVE CR | JEAN PERCY | 104 91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 105 91 COSGROVE CR | RUTH PHYLLIS MARSH | 105-91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 106 91 COSGROVE CR | CHELSEA JUNE WEBBER | 88 IRELAND CRES | RED DEER, AB T4R 3K7 | | |
| 107 91 COSGROVE CR | RN HOLDINGS INC | 1081 ISLAND VIEW DR | MANOTICK, ON K4M 1J8 | | |
| 108 91 COSGROVE CR | ARLENE HOLLINGSWORTH | 108-91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 201 91 COSGROVE CR | SCOTT & SONYA ELIAS | BOX 272 | STANDARD, AB T0J 3G0 | | |
| 202 91 COSGROVE CR | STEPHEN J CONNOLLY | 461 RTE 105 RR 2 | LOW, QC J0X 2C0 | | |
| 203 91 COSGROVE CR | HEIDI D SMETHURST & TAMMIE L GINTER | 3827 40 AVENUE | RED DEER, AB T4N 2W4 | | |
| 204 91 COSGROVE CR | TRENTON THOMAS LEACH | 204 91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 205 91 COSGROVE CR | ADA LOUISA VAN STEINBURG | 4404 46 AVE | RED DEER, AB T4N 3M8 | | |
| 206 91 COSGROVE CR | BRENT ZELMER | 146 NEW BRIGHTON CIR SE | CALGARY, AB T2Z 4B4 | | |
| 207 91 COSGROVE CR | RN HOLDINGS INC | 1081 ISLAND VIEW DR | MANOTICK, ON K4M 1J8 | | |
| 208 91 COSGROVE CR | A MARDEL STEEVES | 208-91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 301 91 COSGROVE CR | DOUGLAS & KAREN ANDERSON | 9 FIELDSTONE CRES | SPRUCE GROVE, AB T7X 3C1 | | |
| 302 91 COSGROVE CR | DARRYL E KOOPMANS | 302-91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 303 91 | | | | | |

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| COSGROVE CR | CARLY ROY BOURNE | 303-91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 304 91 COSGROVE CR | STEVEN C VAN TETERING | 35 WOODROW CLOSE | RED DEER, AB T4N 7G1 | | |
| 305 91 COSGROVE CR | FELICE & LILJANA & RANDY LADIC | 67 OLYMPIC GREEN | RED DEER, AB T4P 1S7 | | |
| 306 91 COSGROVE CR | SCOTT & SONYA ELIAS | BOX 272 | STANDARD, AB T0J 3G0 | | |
| 307 91 COSGROVE CR | BRANT KEITH GRANLUND | 307 91 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 308 91 COSGROVE CR | DEBORAH FAY HANSEN | 60 CRAWFORD ST | RED DEER, AB T4P 2G5 | | |
| 101 71 COSGROVE CR | JO-ANNE E & GAUKE DEVRIES | 101-71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 102 71 COSGROVE CR | THOMAS GARY & GEORGETTE CECILE MURRAY | 102 71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 103 71 COSGROVE CR | AMANDA VOOYS | 60B IVERSON CL | RED DEER, AB T4R 3M9 | | |
| 104 71 COSGROVE CR | CODY FISKE | 104 - 71 COSGROVE CR | RED DEER, AB T4P 2Z6 | | |
| 105 71 COSGROVE CR | KAREN PRINCE | 27 IRVING CRES | RED DEER, AB T4R 3R9 | | |
| 106 71 COSGROVE CR | TERRI L KONDRAT | 106 71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 107 71 COSGROVE CR | DANNY & DELLA & AMANDA WRZOSEK | 10602 78 AVE | GRANDE PRAIRIE, AB T8W 2H8 | | |
| 108 71 COSGROVE CR | MELISSA CHOW-LEMUS & ANDRE LEMUS | 108-71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 201 71 COSGROVE CR | EDMOND & DEBORAH LA CROIX | 53 ROWELL CLOSE | RED DEER, AB T4P 3P4 | | |
| 202 71 COSGROVE CR | LYNN NICOLE RICHARDS | 202 - 71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 203 71 COSGROVE CR | FELICIA BRONSWYK | 203-71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |

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| 204 71 COSGROVE CR | DAVID S WILCOTT | 248 SANDPIPER CIRCLE NW | CALGARY, AB T3K 3K9 | | |
| 205 71 COSGROVE CR | DOUGLAS N & JANICE R BUECHLER | 15 ROBINSON CRES | RED DEER, AB T4N 3N9 | | |
| 206 71 COSGROVE CR | MICHAEL KEITH & MARJORIE LOUISE GAVIGAN | 206-71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 207 71 COSGROVE CR | ALEX & EILEEN ARCHUTICK | 207 71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 208 71 COSGROVE CR | 733644 ALBERTA LTD | 2079 50 AV | RED DEER, AB T4R 1Z4 | | |
| 301 71 COSGROVE CR | DEVIN FRANCON | 301-71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 302 71 COSGROVE CR | DOUGLAS ROY KEMP | 302-71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 303 71 COSGROVE CR | MURIEL LEONA LEE | 303, 71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 304 71 COSGROVE CR | DARCY & CARISSA NOTLAND | 75 LANDRY CLOSE | RED DEER, AB T4R 0H3 | | |
| 305 71 COSGROVE CR | PATRICK HARPER | 305 71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 306 71 COSGROVE CR | LEON & NANCY GRAHAM | BOX 5 SITE 3 RR 2 | SUNDRE, AB T0M 1X0 | | |
| 307 71 COSGROVE CR | WAYNE F PRICE & DEBBIE C EWANIUK | 307-71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 308 71 COSGROVE CR | CRAIG JONATHAN MACDONALD | 308 71 COSGROVE CRES | RED DEER, AB T4P 2Z6 | | |
| 179 TIMBERSTONE WY | DAVID STAFFORD- MAYER | 179 TIMERSTONE WAY | RED DEER, AB T4P 0L6 | | |
| 48 RAMSEY CL | PETER & LILLIAN BENCHASKY & LORRAINE SHEREMATA & | DARLENE SPEARIN | 48 RAMSEY CLOSE | RED DEER, AB T4P 3K1 | |
| 52 RAMSEY CL | THERESA M. MURPHY | 52 RAMSEY CLOSE | RED DEER, AB T4P 3K1 | | |
| 56 RAMSEY CL | DONNA JEAN & KAREN JEAN | 56 RAMSEY CLOSE | RED DEER, AB T4P 3K1 | | |

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| | MULLANEY | | | | |
| 60 RAMSEY CL | JOYCE MARION MOORE | 60 RAMSEY CLOSE | RED DEER, AB T4P 3K1 | | |
| 187 TIMBERSTONE WY | FRANCES P HENGSTLER | 187 TIMBERSTONE WAY | RED DEER, AB T4P 0K9 | | |
| 11 TRUMP PL | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 37 TALSON PL | STEVEN & KATHRYN MCEACHERN | 37 TALSON PL | RED DEER, AB T4P 0L6 | | |
| 21 TALSON PL | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 22 TALSON PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 15 TRUMP PL | HARLEY GRANT & KAREN LYNN BURKE | 15 TRUMP PL | RED DEER, AB T4P 0K8 | | |
| 195 TIMBERSTONE WY | PANTERRA DEVELOPMENTS CORP | 61 AUSTIN DR | RED DEER, AB T4R 2V2 | | |
| 309 TIMOTHY DR | ABBEY HOMES LTD | UNIT 283-28042 HWY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 313 TIMOTHY DR | KATRINA NEUFELD | 313 TIMOTHY DR | RED DEER, AB T4P 0K9 | | |
| 317 TIMOTHY DR | JEFFREY J ANDERSON | 317 TIMOTHY DR | RED DEER, AB T4P 0K9 | | |
| 321 TIMOTHY DR | GERALD ADAM JEROME | 321 TIMOTHY DR | RED DEER, AB T4P 0K9 | | |
| 325 TIMOTHY DR | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 329 TIMOTHY DR | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 42 TALSON PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 10 THOMAS PL | DAVID CHI & ZAIQUN HUANG | 10 THOMAS PL | RED DEER, AB T4P 0L7 | | |
| 53 RUTLEDGE CR | MARC & MARGARETTE PERREAULT | 53 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 57 RUTLEDGE CR | DONALD B. & JUDITH D. FALK | 57 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 61 RUTLEDGE CR | WILLIAM ROTH & HEATHER MAE ENSSLIN | 61 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |

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| 65 RUTLEDGE CR | MONTY & RACHEL RUELLE BUCHINSKI | 65 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 66 RUTLEDGE CR | CATHERINE TINORDI | 66 RUTLEDGE CR | RED DEER, AB T4P 3K2 | | |
| 69 RUTLEDGE CR | LINDA E NEALE & RODDY V LIDBERG | 69 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 70 RUTLEDGE CR | JOHN J TERRENZIO & CAROL LYNN GILCHRIST | 70 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 73 RUTLEDGE CR | DENNIS & BETTY MARIE BELL | 73 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 74 RUTLEDGE CR | PAUL COAD & CAROLYN HOLMES | 74 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 77 RUTLEDGE CR | VINH HOANG & NAVY KHEAN | 77 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 78 RUTLEDGE CR | AUGUST W M YASINSKI | 78 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 81 RUTLEDGE CR | JAMES R & ROXANNE M L CRIPPEN | 81 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 82 RUTLEDGE CR | IRENE RUTH RUMBLE | 82 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 85 RUTLEDGE CR | JOEL DOUGLAS NELSON | 85 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 86 RUTLEDGE CR | SPENCER T & JULIE Y HIGGINSON | 86 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 89 RUTLEDGE CR | WILLIAM J MEIR | 89 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 90 RUTLEDGE CR | DANNY N DEMBROWSKI | 90 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 93 RUTLEDGE CR | WADE HARESTAD | 93 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 301 TIMOTHY DR | PETER & KATHY LACEY | C/O 289-28042 HWY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 305 TIMOTHY DR | CURTIS & AUBREY KLOBERDANZ | 305 TIMOTHY DR | RED DEER, AB T4P 0K9 | | |
| 25 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 26 THOMAS PL | MATTHEW & KIMBERLY WALLACE | 26 THOMAS PL | RED DEER, AB T4P 0L7 | | |
| | TY & GINNY | | RED DEER, AB | | |

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| 21 THOMAS PL | CHAPMAN | 21 THOMAS PL | T4P 0L7 | | |
| 20 RUSSELL CR | GORDON MOWBRAY | 20 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| 97 RUTLEDGE CR | LEE WERNER | 97 RUTLEDGE CRES | RED DEER, AB T4P 3K2 | | |
| 14 TALSON PL | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 17 TALSON PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 39 TALSON PL | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 192 TIMBERSTONE WY | ABBEY HOMES LTD | UNIT 283-28042 HWY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 29 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 3 TRUMP PL | ERKINJON ZAKIROV | O/A BROTHERS CONSTRUCTION | 172 LONG CLOSE | RED DEER, AB T4R 0J1 | |
| 119 TIMBERSTONE WY | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 209 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 210 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 211 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 212 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 213 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 214 MEDLEY | HER MAJESTY THE QUEEN IN | C/O INFRASTRUCTURE | DIVISION | 4920 51 | RED DEER, |

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| DR | RIGHT OF ALBERTA | PROPERTIES | | ST | AB T4N 6K8 |
| 215 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 216 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 217 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 218 MEDLEY DR | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 201 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 202 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 203 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 204 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 1 TALSON PL | JAMES & TRACY PRATT | 1 TALSON PLACE | RED DEER, AB T4P 0L6 | | |
| 2 TALSON PL | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 5 TALSON PL | MARK & ROBYN RODOCKER | 5 TALSON PL | RED DEER, AB T4P 0L6 | | |
| 6 TALSON PL | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 9 TALSON PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| | LAEBON | 289-28042 | RED DEER | | |

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| 2 THOMAS PL | DEVELOPMENTS LTD | HIGHWAY 11 | COUNTY, AB T4S 2L4 | | |
| 5 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 6 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 9 THOMAS PL | THOMAS & ARLENE VIS | 64-26540 HIGHWAY 11 | RED DEER COUNTY, AB T4E 1A3 | | |
| 10 TALSON PL | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 13 TALSON PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 22 THOMAS PL | KELLIE LINES & DWAYNE PASSINGHAM | 22 THOMAS PL | RED DEER, AB T4P 0L7 | | |
| 191 TIMBERSTONE WY | CLIFFORD JAMES & MAUREEN LYNN RAHER | 191 TIMBERSTONE WAY | RED DEER, AB T4P 0K9 | | |
| 86 ROBINSON CR | BAN TRAN & TU ANH HOANG | 86 ROBINSON CRES | RED DEER, AB T4P 3N7 | | |
| 90 ROBINSON CR | SHAUN & DAWNE ADKINS | 90 ROBINSON CRES | RED DEER, AB T4P 3N7 | | |
| 94 ROBINSON CR | JOHN A & MONICA E HOPKINSON | 94 ROBINSON CRESCENT | RED DEER, AB T4P 3N7 | | |
| 18 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 25 TALSON PL | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 28 RICHARDS CL | TREVOR & DOREEN KRAUSE | 24 DUFFY CL | RED DEER, AB T4R 2S2 | | |
| 123 TIMBERSTONE WY | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 21 RUSSELL CR | PHILIP G LESTER | 21 RUSSELL CRESCENT | RED DEER, AB T4P 3B2 | | |
| 22 RUSSELL CR | DAVID KENNETH BONIN | 22 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| 24 RUSSELL CR | DENISH & CELIA ABALOS | 24 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |

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| 25 RUSSELL CR | CHRISTOPHER M JONES & TRACY A DODD | 104 BROWN CL | RED DEER, AB T4R 1K4 | | |
| 26 RUSSELL CR | COLIN A M & LYNDIA M DYKES | 26 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| 28 RUSSELL CR | CHANTHAVANH & ORANONG CHANMINARAJ | 28 RUSSELL CRESCENT | RED DEER, AB T4P 3C1 | | |
| 29 RUSSELL CR | WILFRED L & JOANNE K LUTZ | 29 RUSSELL CRES | RED DEER, AB T4P 3B2 | | |
| 30 RUSSELL CR | EDNA M WARRINER | 30 RUSSELL CRESCENT | RED DEER, AB T4P 3C1 | | |
| 32 RUSSELL CR | ROBERT DOUGLAS HALDANE | 32 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| 33 RUSSELL CR | HUGH WILLIAM & JULIE ROSE MCKENNA | 33 RUSSELL CRESCENT | RED DEER, AB T4P 3B2 | | |
| 34 RUSSELL CR | EUGENE PAUL & LOIS MAY ANDERSEN | 34 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| 36 RUSSELL CR | JOANNE K MOORE | 36 RUSSELL CRESCENT | RED DEER, AB T4P 3C1 | | |
| 37 RUSSELL CR | WILLIAM I & MARY L KINVIG | 37 RUSSELL CRES | RED DEER, AB T4P 3B2 | | |
| 41 RUSSELL CR | SUSAN L TAYLOR | 41 RUSSELL CRES | RED DEER, AB T4P 3B2 | | |
| 45 RUSSELL CR | RAQUEL FRAN BAUTISTA & | MARLENE REBOLLIDO BAUTISTA | 45 RUSSELL CRES | RED DEER, AB T4P 3B2 | |
| 98 ROBINSON CR | KENNETH A & ALBERTINA VANDEN BRINK | 98 ROBINSON CRES | RED DEER, AB T4P 3N7 | | |
| 206 MEADOWVIEW RD | HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA | C/O INFRASTRUCTURE PROPERTIES | DIVISION | 4920 51 ST | RED DEER, AB T4N 6K8 |
| 6 RUSSELL CR | MICHELLE SULLIVAN | 6 RUSSELL CRESCENT | RED DEER, AB T4P 3C1 | | |
| 8 RUSSELL CR | JOSEPH WADE & DONNA LORRAINE GALLANT | 8 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| 10 RUSSELL CR | 805660 ALBERTA LTD | BOX 1687 | OKOTOKS, AB T1S 1B6 | | |
| 12 RUSSELL CR | DAVID WILLIAM & CHERYL LYNN MCMECHAN | 12 RUSSELL CRESCENT | RED DEER, AB T4P 3C1 | | |
| 14 RUSSELL | ROBERT GEORGE | 14 RUSSELL | RED DEER, AB | | |

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| CR | MCCULLOCH | CRESCENT | T4P 3C1 | | |
| 16 RUSSELL CR | STACY DEAN WILLIAMS & KAREN MICHELLE GORUK | 16 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| 17 RUSSELL CR | NICOLE RENEE ELLIOT | 17 RUSSELL CRES | RED DEER, AB T4P 3B2 | | |
| 18 RUSSELL CR | SEAN P O'REILLY | 18 RUSSELL CRES | RED DEER, AB T4P 3C1 | | |
| ROLL 2320005 | 1104275 ALBERTA LTD | BOX 735 | RED DEER, AB T4N 5H2 | | |
| ROLL 2320015 | MARLENE GAIL MORRISROE | RR2 | RED DEER, AB T4N 5E2 | | |
| ROLL 2320115 | BRIAN & MELBA VEER | RR 2 LCD 1 | RED DEER, AB T4N 5E2 | | |
| ROLL 2320125 | BRIAN & MELBA VEER | RR 2 LCD 1 | RED DEER, AB T4N 5E2 | | |
| ROLL 2320130 | PRODEV GP LTD | 5201-333 96 AVE NE | CALGARY, AB T3K 0S3 | | |
| 127 TIMBERSTONE WY | TIMBERSTONE PARK DEVELOPMENTS LTD | 289-28042 HIGHWAY #11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 32 RAMSEY CL | DEBORAH GUSE | 32 RAMSEY CLOSE | RED DEER, AB T4P 3K1 | | |
| 36 RAMSEY CL | HELEN R ELEFSON | 36 RAMSEY CLOSE | RED DEER, AB T4P 3K1 | | |
| 40 RAMSEY CL | SHERRY LOUISE & BRADLEY JAMES HEFFERNAN | 40 RAMSEY CL | RED DEER, AB T4P 3K1 | | |
| 5320 30 AV | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 5330 30 AV | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 5340 30 AV | CITY OF RED DEER | BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 38 THOMAS PL | JACQUELINE & DALLAS KOB SAR | 38 THOMAS PL | RED DEER, AB T4N 4C6 | | |
| 5051 30 AV | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 66 COLLEGE PARK DR | DAVID G & LESLEY P PARFETT | 66 COLLEGE PARK DR | RED DEER, AB T4P 0M7 | | |
| 14 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 17 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |

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| 33 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 34 THOMAS PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 35 THOMAS PL | THE CITY OF RED DEER | C/O PO BOX 5008 | RED DEER, AB T4N 3T4 | | |
| 18 TALSON PL | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 7 TRUMP PL | JONATHAN PLANTE & TIFFANY BAKER | 7 TRUMP PL | RED DEER, AB T4P 0K8 | | |
| 5515 27 AV | THE CHRISTIAN BROTHERS OF RED DEER | RR 2 LCD 1 | RED DEER COUNTY, AB T4N 5E2 | | |
| 111 TIMBERSTONE WY | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 115 TIMBERSTONE WY | LAEBON DEVELOPMENTS LTD | 289-28042 HIGHWAY 11 | RED DEER COUNTY, AB T4S 2L4 | | |
| 188 TIMBERSTONE WY | DARYL & TRACY TERON | BOX 25084 RPO DEER PARK | RED DEER, AB T4R 2M2 | | |

BYLAW NO. 3357/Q -2011

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

1. The land shown in black in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to P1 (Parks and Recreation) District.
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1 (Residential – Low Density) District.
3. The land shown by diagonal lines in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District.
4. The land shown in grey in the sketch attached as Schedule A to this Bylaw is rezoned from A1 (Future Urban Development) to Road.
5. The "Land Use District Map Q16" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 11-2011 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of July 2011.

READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

READ A THIRD TIME IN OPEN COUNCIL this day of 2011.

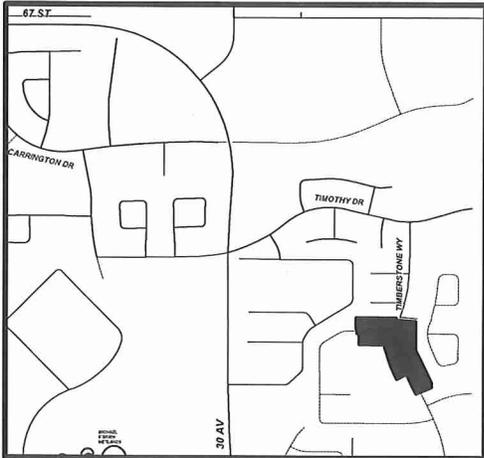
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

MAYOR

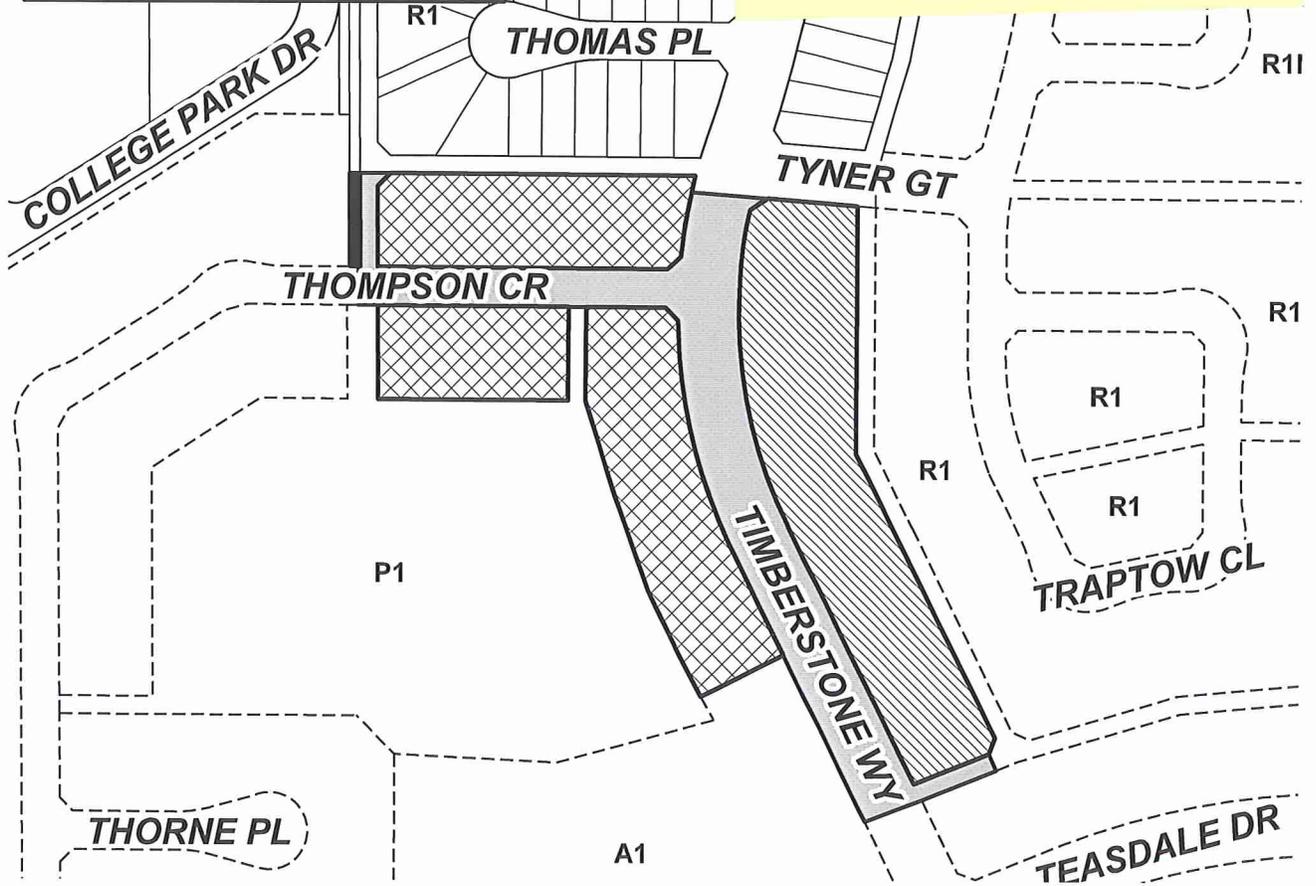
CLERK

*Revised BYLAW.
DM # 1139664
- use ~~request~~.
rezoned
not redesignated*

Subject Area



*Revised
MAP
- As At
Aug 5/2011
FOR BYLAW
D.M. 1139640*



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: **11 / 2011**
Bylaw: **3357 / Q-2011**
Date: **August 5, 2011**

Christine Kenzie

To: Angus Schaffenburg
Cc: Jordan Furness; Alison Relkov
Subject: RE: July 11 2011 Council Meeting Decision Letter: Re Land Use Bylaw Amendment 3357/Q-2011 - Timberstone Park Phase 4

Thanks --- I'll need the map before Tuesday next week.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Angus Schaffenburg
Sent: July 13, 2011 8:28 AM
To: Christine Kenzie
Cc: Jordan Furness; Angus Schaffenburg
Subject: RE: July 11 2011 Council Meeting Decision Letter: Re Land Use Bylaw Amendment 3357/Q-2011 - Timberstone Park Phase 4

Jordan will be supplying a new map for the ad to clearly show the AI piece (has a storm pipe in it) that will not be rezoned. This was requested by the Mayor at the meeting.

Angus Schaffenburg, RPP, MCIP
Acting Manager, Planning Department
The City of Red Deer
City Hall, 4914-48 Avenue, Red Deer
phone: 403-309-8545 fax: 403-342-8200
Mail to: Box 5008, Red Deer, AB T4N 3T4
Email: angus.schaffenburg@reddeer.ca

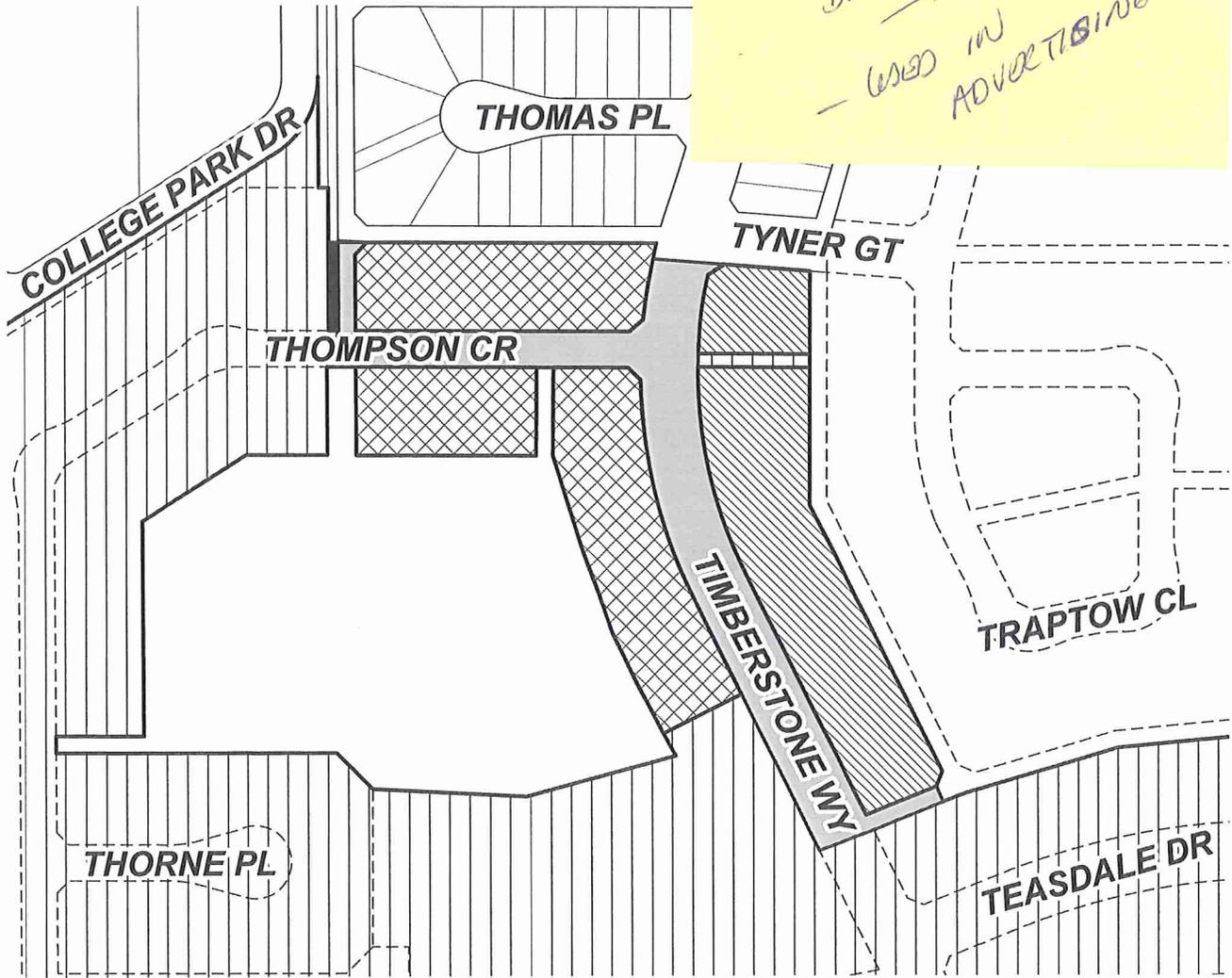
From: Christine Kenzie
Sent: July 12, 2011 1:34 PM
To: Jordan Furness; Paul Meyette; Angus Schaffenburg
Subject: July 11 2011 Council Meeting Decision Letter: Re Land Use Bylaw Amendment 3357/Q-2011 - Timberstone Park Phase 4

<< File: July 11 2011 Council Decision Letter - Re LUB Amendment 3357-Q-2011.pdf >>

Attached is a copy of the July 11 2011 Council Meeting decision letter regarding Land Use Bylaw Amendment 3357/Q-2011 - Rezoning for Timberstone Park Phase 4. The bylaw amendment received first reading. A Public Hearing will be held on Monday, August 15th at 5:00 P.M. in the Crimson Star Room at City Hall.

Let me know if you have any questions. No paper copy of this letter will be forwarded.

REVISED
MAP. 11/2011
FOR LUB 3357/Q-2011
DM 1133439
- USED IN ADVERTISING



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road
-  A1 to remain A1

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: **11 / 2011**
Bylaw: **3357 / Q-2011**
Date: **July 14, 2011**

BACKUP

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Christine Kenzie

From: Jordan Furness
Sent: August 05, 2011 4:08 PM
To: Christine Kenzie
Subject: 3357Q-2011 - BYLAW - Timberstone Park Phase 4.doc
Attachments: 3357Q-2011 - BYLAW - Timberstone Park Phase 4.doc

Hi Christine,

I think you're right. Orlando also suggested I change rezoned to redesignated. Let me know if there is any problem with that.

Thanks for catching that.

Jordan

Christine Kenzie

To: Jordan Furness

Subject: RE: July 12 2011 Letter to Residents Re 3357/Q-2011 - Rezoning of Timberstone Park Phase 4

If Mr. Lester agrees to have his email being included on the agenda for August 15th then I would also include your response on the agenda. Then I have no problem with you forwarding the email and response to Laebon.

I'll let you know what the response is from Mr. Lester.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Jordan Furness

Sent: July 20, 2011 12:29 PM

To: Christine Kenzie

Subject: RE: July 12 2011 Letter to Residents Re 3357/Q-2011 - Rezoning of Timberstone Park Phase 4

Thanks Christine. Do you have any problem if I send a copy of the email and my eventual response to Laebon who applied for the amendment and are also considering a major amendment to the Timberstone Park plan possibly in 2012 to add a commercial centre to the area.

Jordan Furness, RPP, MCIP
Planner
Planning Department
City of Red Deer

ph. 403.406.8701
fx. 403.342.8200
www.reddeer.ca

From: Christine Kenzie

Sent: July 20, 2011 12:06 PM

To: Jordan Furness

Subject: July 12 2011 Letter to Residents Re 3357/Q-2011 - Rezoning of Timberstone Park Phase 4

Here is a copy of the letter that was sent out. The ad will have the same information.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

2011/07/20

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Jordan Furness

Sent: July 20, 2011 12:19 PM

To: Christine Kenzie

Subject: RE: July 12 2011 Letter to Residents Re 3357/Q-2011 - Rezoning of Timberstone Park Phase 4
thanks Christine. He must be a "skimmer" and didn't thoroughly read the letter. It seemed clearly written to me!

Jordan Furness, RPP, MCIP

Planner

Planning Department

City of Red Deer

ph. 403.406.8701

fx. 403.342.8200

www.reddeer.ca

From: Christine Kenzie

Sent: July 20, 2011 12:06 PM

To: Jordan Furness

Subject: July 12 2011 Letter to Residents Re 3357/Q-2011 - Rezoning of Timberstone Park Phase 4

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Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

Christine Kenzie

From: Christine Kenzie

Sent: July 20, 2011 12:05 PM

To: 'highway3@telus.net'

Cc: Jordan Furness

Subject: FW: Landuse Bylaw Amendment 3357/Q-2011 - Correction to Public Hearing Date

In the email I sent to you earlier, as shown below, I indicated that the Public Hearing was to be held on August 8th. This is the wrong date. The correct date for the Public Hearing is Monday, August 15th at 5:00 P.M., Crimson Star Room, 2nd Floor of City Hall.

Let me know if you have any questions.

Thanks.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Christine Kenzie

Sent: July 20, 2011 11:57 AM

To: 'highway3@telus.net'

Cc: Jordan Furness

Subject: RE: Landuse Bylaw Amendment 3357/Q-2011

Dear Mr. Lester:

Thank you for your inquiry regarding Land Use Bylaw Amendment 3357/Q-2011. I have forwarded your inquiry to our Planning Services Department and they will respond back to you.

Would you like this email to be included in the Council Agenda for the Public Hearing to be held on August 8th?

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Philip Lester [mailto:highway3@telus.net]

Sent: July 19, 2011 4:12 PM

To: Legislative Services

Subject: Landuse Bylaw Amendment 3357/Q-2011

Dear Sir/Madam,

I received a notice from the City of Red Deer explaining the proposed changes to the land use in the

2011/07/20

Timber Stone development. The map has no orientation on it and the black area depicting A1 TO P1 does not show an area of three hectares relative to the rest of the map. I viewed the original development plan for this area and would like to know what has changed since then to warrant this change. It is time to start the relocation of Highway 11 / 55 ST. This change should be done before any more development in this area is approved as the current Highway 11 access is too congested and was not designed to handle that amount of traffic. Timber stone should not have access to Highway 11 / 55 ST until it is changed. It is time for the city to act relocate Highway 11.

Philip G. Lester
21 Russell Crescent
Red Deer
T4P 3B2

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you please consider the environment before printing this e-mail.]

Christine Kenzie

From: Christine Kenzie
Sent: July 20, 2011 11:57 AM
To: 'highway3@telus.net'
Cc: Jordan Furness
Subject: RE: Landuse Bylaw Amendment 3357/Q-2011

Dear Mr. Lester:

Thank you for your inquiry regarding Land Use Bylaw Amendment 3357/Q-2011. I have forwarded your inquiry to our Planning Services Department and they will respond back to you.

Would you like this email to be included in the Council Agenda for the Public Hearing to be held on August 8th?

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

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Sent: July 19, 2011 4:12 PM
To: Legislative Services
Subject: Landuse Bylaw Amendment 3357/Q-2011

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Red Deer
T4P 3B2

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2011/07/20

Christine Kenzie

From: Legislative Services
Sent: July 20, 2011 11:19 AM
To: Christine Kenzie
Subject: FW: Landuse Bylaw Amendment 3357/Q-2011
Who should answer this email?

Alison Relkov | Client Services Support
Legislative & Governance Services | The City of Red Deer
P 403.342.8262 | F 403.346.6195
alison.relkov@reddeer.ca

From: Philip Lester [mailto:highway3@telus.net]
Sent: July 19, 2011 4:12 PM
To: Legislative Services
Subject: Landuse Bylaw Amendment 3357/Q-2011

Dear Sir/Madam,

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21 Russell Crescent
Red Deer
T4P 3B2

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Christine Kenzie

From: Jordan Furness
Sent: July 22, 2011 1:11 PM
To: 'highway3@telus.net'
Cc: Christine Kenzie; Angus Schaffenburg; Ian Watson; Alison Relkov
Subject: FW: Landuse Bylaw Amendment 3357/Q-2011
Attachments: 20110721090823086.pdf

Hello Mr. Lester,

Thank-you for your comments regarding the proposed Land Use Bylaw amendment for Timberstone Park. I apologize for the confusion the map has caused you. For future maps, I will ask that a north arrow be added and that an inset map be provided to more clearly provide the location of the amendment within the context of the surrounding area.

This amendment does not propose any deviation from the Timberstone Park Neighbourhood Area Structure Plan (NASP) that was approved by City Council in 2008. Note that Council did approve minor changes to the NASP in 2010 but they did not change the number of housing units or type of housing units. The current version of the plan can be viewed on the City's website at:

<http://www.reddeer.ca/City+Government/City+Services+and+Departments/City+Planning/Com>

When a NASP is approved by Council, the Land is typically still zoned A1 - Future Residential Development. Therefore, although the NASP for the entire area had been approved, the developer is still required to rezone the land to the appropriate land use district under the *Land Use Bylaw* prior to development occurring.

The black area depicting A1 to P1 constitutes only a small portion of the three hectares proposed to be rezoned. The three hectares also includes land being rezoned from A1 to:

- R1 - low density residential
- R1N - narrow lot residential
- road (remove any land use district)

as shown on the map that was sent to you.

Regarding Highway 11/55st, the area structure plan approved by Council did contemplate the complete buildout of Timberstone Park and its impact on 55th Street. Engineering determined that 55th would need to be upgraded to an undivided 4 lane collector road as described in the attached .pdf which was taken from the Timberstone Park Plan. The upgrading will likely occur in the next 2-3 years, with the cost to be borne by the developer. However, to this point there has not been enough new traffic generated by development of Timberstone Park to warrant requiring the developer to upgrade 55th St.

The relocation of Highway 11 to the north to join into 67th st is the responsibility of the Provincial Government. A review of Alberta Transportation's future capital projects (2011-2014), which can be found at: <http://www.transportation.alberta.ca/614.htm> indicates that the rerouting of Highway 11 away from 55th St is not planned within the next three years. Therefore it is difficult to predict exactly when that will happen.

2011/07/25

You may also be interested in reviewing the long-term plans for the upgrading of 20th Avenue, which will result in 55th St becoming a right in, right out only intersection at 20th Avenue. The upgrading of 20th Avenue is a very long term project. Details of the design can be found at:
<http://www.reddeer.ca/City+Projects/Projects+and+Initiatives/North+Highway+Connector+Project.htm>

Could you please let me know what times of day you find that the traffic on 55th Street is most congested? If you are interested, I would be happy to meet with you to view the traffic on 55th St at those times.

Please don't hesitate to contact me if you have any other questions or comments.

Sincerely,

Jordan Furness, RPP, MCIP

Planner
Planning Department
City of Red Deer

ph. 403.406.8701
fx. 403.342.8200
www.reddeer.ca

From: Philip Lester [mailto:highway3@telus.net]
Sent: July 19, 2011 4:12 PM
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Philip G. Lester
21 Russell Crescent
Red Deer
T4P 3B2

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2011/07/25

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Sent: July 19, 2011 4:12 PM
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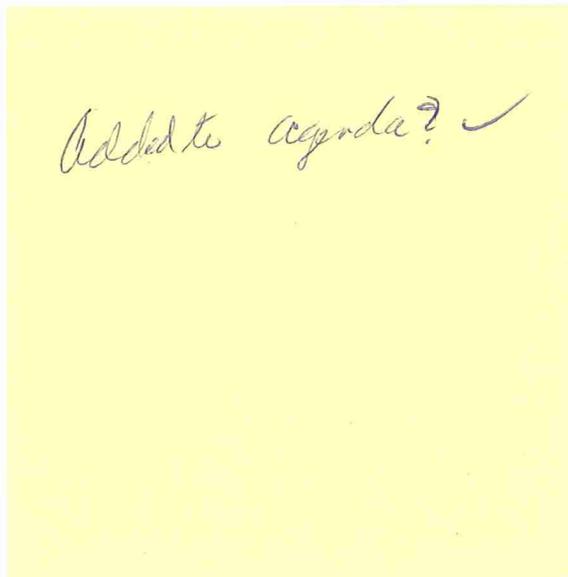
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Red Deer
T4P 3B2

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2011/07/20

From: Jordan Furness
Sent: July 22, 2011 1:11 PM
To: 'highway3@telus.net'
Cc: Christine Kenzie; Angus Schaffenburg; Ian Watson; Alison Relkov
Subject: FW: Landuse Bylaw Amendment 3357/Q-2011

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- R1 - low density residential
- R1N - narrow lot residential
- road (remove any land use district)

as shown on the map that was sent to you.

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The relocation of Highway 11 to the north to join into 67th st is the responsibility of the

topography. It is in a central location in the Plan, is surrounded by residential homes, and will contain a Class A soccer field, which will make this facility an active recreational amenity for the entire neighbourhood.

4.12 TRANSPORTATION

The system of roads proposed for the Timberstone Park neighbourhood provides its residents and the surrounding traveling public with safe access for this area to the rest of Red Deer.

4.12.1 Arterial / Expressway Roadways

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Timberstone Park NASP as arterial roadways or collector roadways:

- 30 Avenue (east side) – arterial roadway
- 55 Street / Highway 11 (south side) – collector road

According to the updated East Hill Area Structure Plan, 55 Street will eventually be a collector road. This will occur once Highway 11 is re-routed to a new configuration on 67 Street. Access to 55 Street is proposed at two locations. The first is at the approximate midpoint between Rutherford Drive and 30 Avenue which serves only the bare land condominium development. The second is near the east boundary of this proposed development. As shown on the Plan a 10 m wide strip is proposed along the north side of 55 Street to accommodate additional land to construct a berm between 55 Street and the new neighbourhood. This berm will provide some sound attenuation for 55 Street.

In conjunction with the development of Timberstone Park, 55 Street will be upgraded to an urban standard complete with curb and gutter and storm sewer. This roadway will also be widened to the north. A traffic study has been completed to confirm the roadway cross section but preliminary indications are that it will be a 4-lane undivided collector standard. This roadway cross section is illustrated on Figure 7.0 and requires final approval from the Engineering Services Department at the detailed design stage.

30 Avenue to the west is classified as a City arterial roadway. It currently functions as the major north-south connector road through east Red Deer. The section of 30 Avenue that borders the subject land has already been constructed to its ultimate alignment and thus no additional land is required to be given up by this development.

4.12.2 Collector Roadways

The NASP provides two collector roadways linking the local roads to the rest of the City.

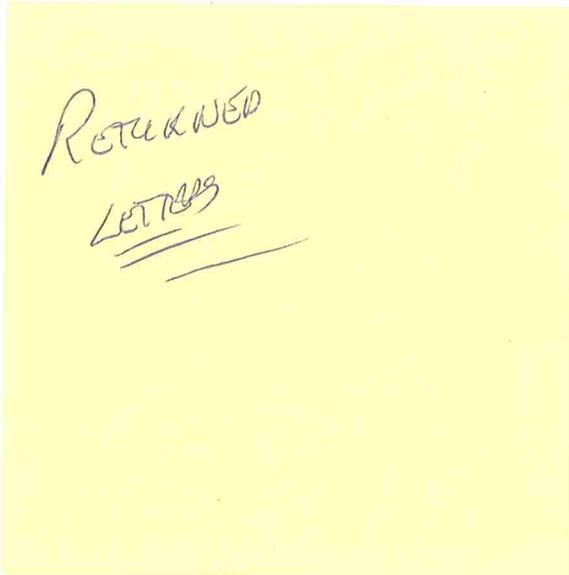
The first collector roadway connects to 55 Street, approximately 100 m west of the east boundary of this development. It then runs approximately 300 m north to connect to the second



LEGISLATIVE & GOVERNANCE SERVICES

July 18, 2011

ERKINJON ZAKIROV O/A BROTHERS CONSTRUCTION
172 LONG CLOSE
RED DEER AB T4R 0J1



Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW ¼ Sec 23-38-27-W4)**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/Q-2011 which provides for changes to the Land Use Bylaw by rezoning approximately 3 hectares of land from AI – Future Urban Development District to P1 Parks and Recreation District, R1 Residential (Low Density) District and R1N Residential (Narrow Lot) District. This is to facilitate the construction of 45 single detached dwelling units in Timberstone Park Phase 4.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Governance Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 15, 2011 at 5:00 p.m. in the Crimson Star Room, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, August 9, 2011. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Governance Services at 403.342.8132.

Yours truly,

Elaine Vincent
Legislative & Governance Services Manager

attach.



LEGISLATIVE & GOVERNANCE SERVICES

July 18, 2011

THE CHRISTIAN BROTHERS OF RED DEER
RR 2 LCD 1
RED DEER COUNTY AB T4N 5E2

*Rtd
July 20*

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/Q-2011
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(Part Block X, Plan 993AE, SW ¼ Sec 23-38-27-W4)**

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Yours truly,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.



LEGISLATIVE & GOVERNANCE SERVICES

July 18, 2011

AMANDA VOOYS
60B IVERSON CL
RED DEER AB T4R 3M9

*Rec'd mail
July 20*

Dear Sir/Madam:

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Yours truly,

A handwritten signature in cursive script that reads 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.



*Rtn'd mail
Aug. 4*

LEGISLATIVE & GOVERNANCE SERVICES

July 18, 2011

MELISSA CHOW-LEMUS & ANDRE LEMUS
108-71 COSGROVE CRES
RED DEER AB T4P 2Z6

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW ¼ Sec 23-38-27-W4)**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/Q-2011 which provides for changes to the Land Use Bylaw by rezoning approximately 3 hectares of land from AI – Future Urban Development District to PI Parks and Recreation District, R1 Residential (Low Density) District and RIN Residential (Narrow Lot) District. This is to facilitate the construction of 45 single detached dwelling units in Timberstone Park Phase 4.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Governance Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 15, 2011 at 5:00 p.m. in the Crimson Star Room, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, August 9, 2011. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Governance Services at 403.342.8132.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.



LEGISLATIVE & GOVERNANCE SERVICES

July 18, 2011

DANNY & DELLA & AMANDA WRZOSEK
10602 78 AVE
GRANDE PRAIRIE AB T8W 2H8

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/Q-2011
Rezoning to Facilitate Development of Timberstone Park Phase 4
(Part Block X, Plan 993AE, SW ¼ Sec 23-38-27-W4)**

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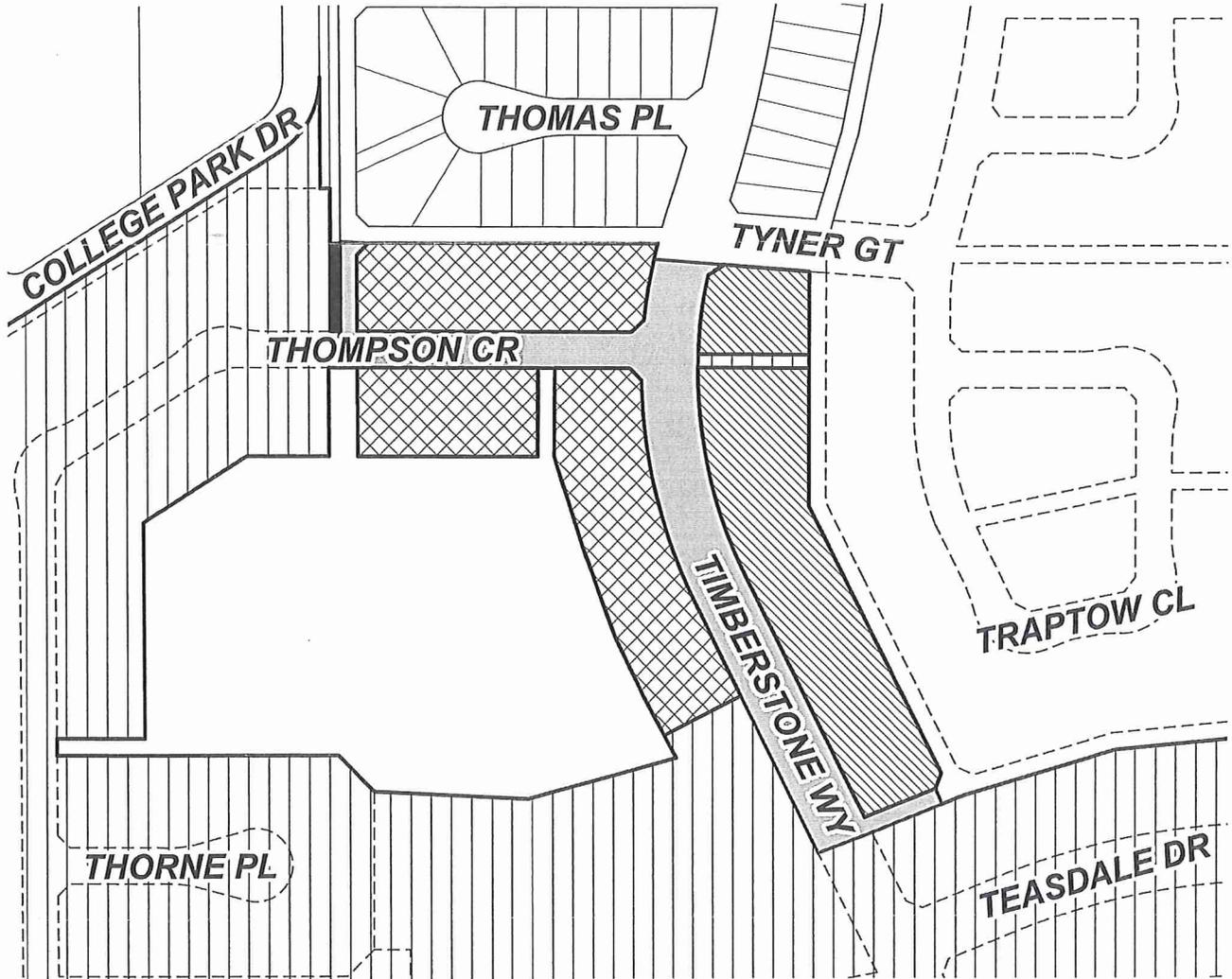
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Yours truly,

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Elaine Vincent
Legislative & Governance Services Manager

attach.



Change District from:

-  A1 to P1
-  A1 to R1
-  A1 to R1N
-  A1 to road
-  A1 to remain A1

Affected District:

- A1 - Future Urban Development
- P1 - Parks and Recreation District
- R1 - Residential (Low Density) District
- R1N - Residential (Narrow Lot) District

Proposed Amendment
Map: **11 / 2011**
Bylaw: **3357 / Q-2011**
Date: **July 14, 2011**