

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 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.

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

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

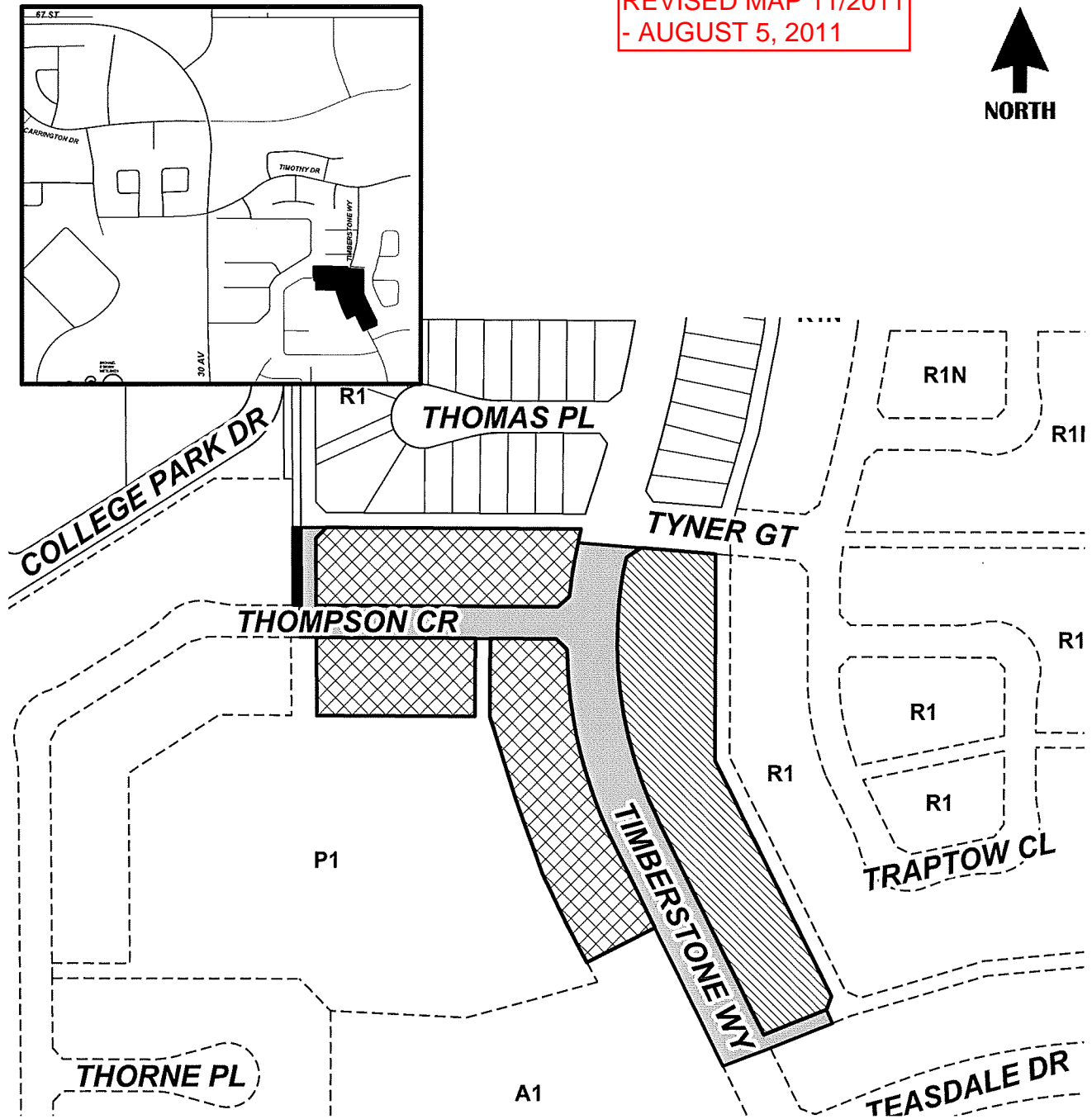
CITY CLERK







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

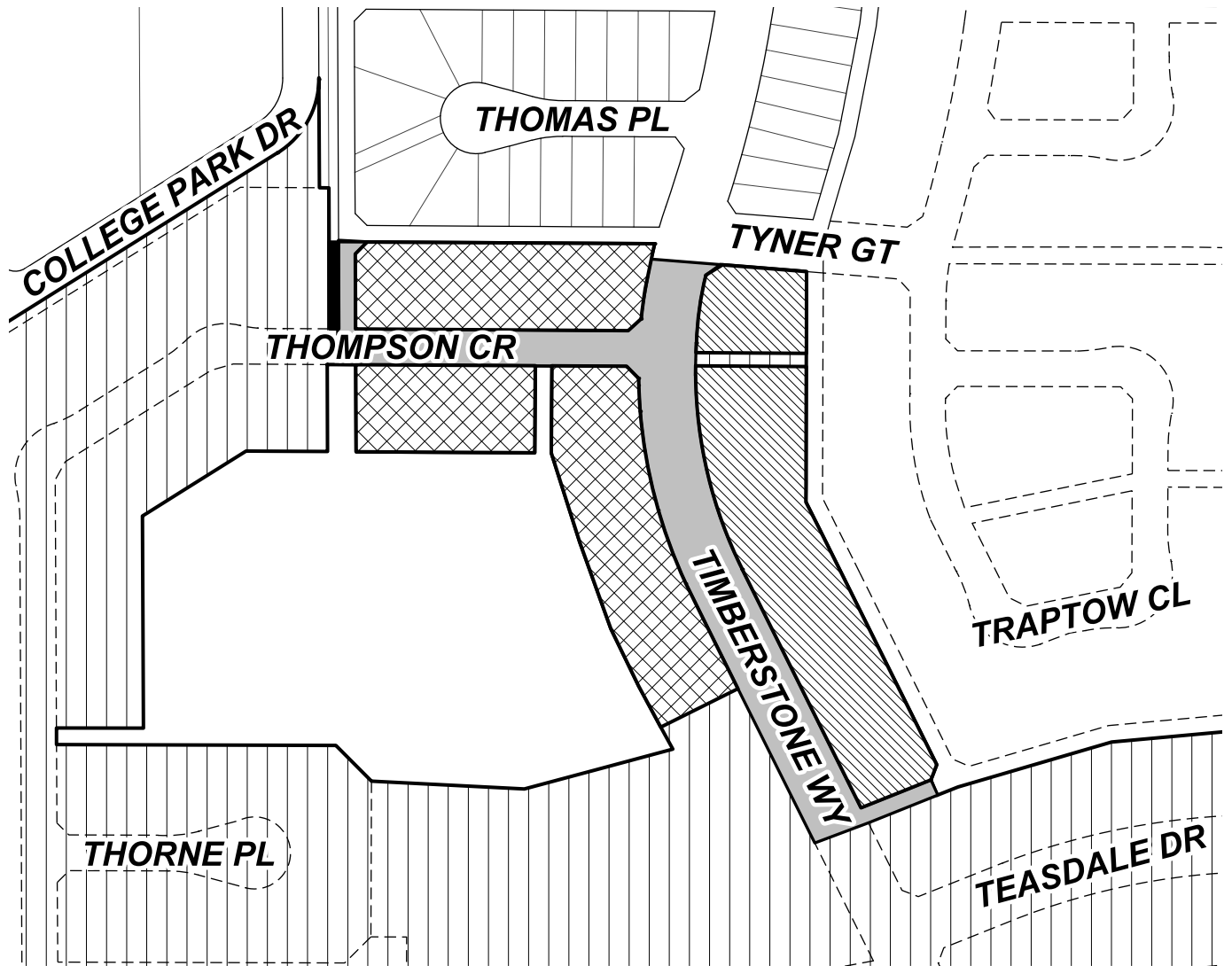
Bylaw: 3357 / Q-2011

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 the 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

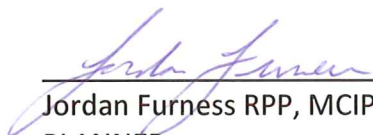
An application was received on June 9th to redesignate approximately 3 ha of land in accordance with the Timberstone Park Neighbourhood Area Structure Plan (NASP). The affected land will be rezoned from A1 – Future Urban Development to a combination of the following that will facilitate construction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

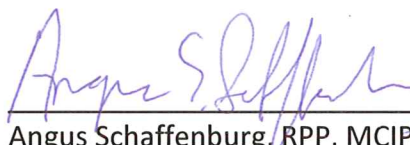
- P1 – Parks and Recreation,
- R1 – Residential (Low Density) and
- R1N – Residential (Narrow Lot).

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.

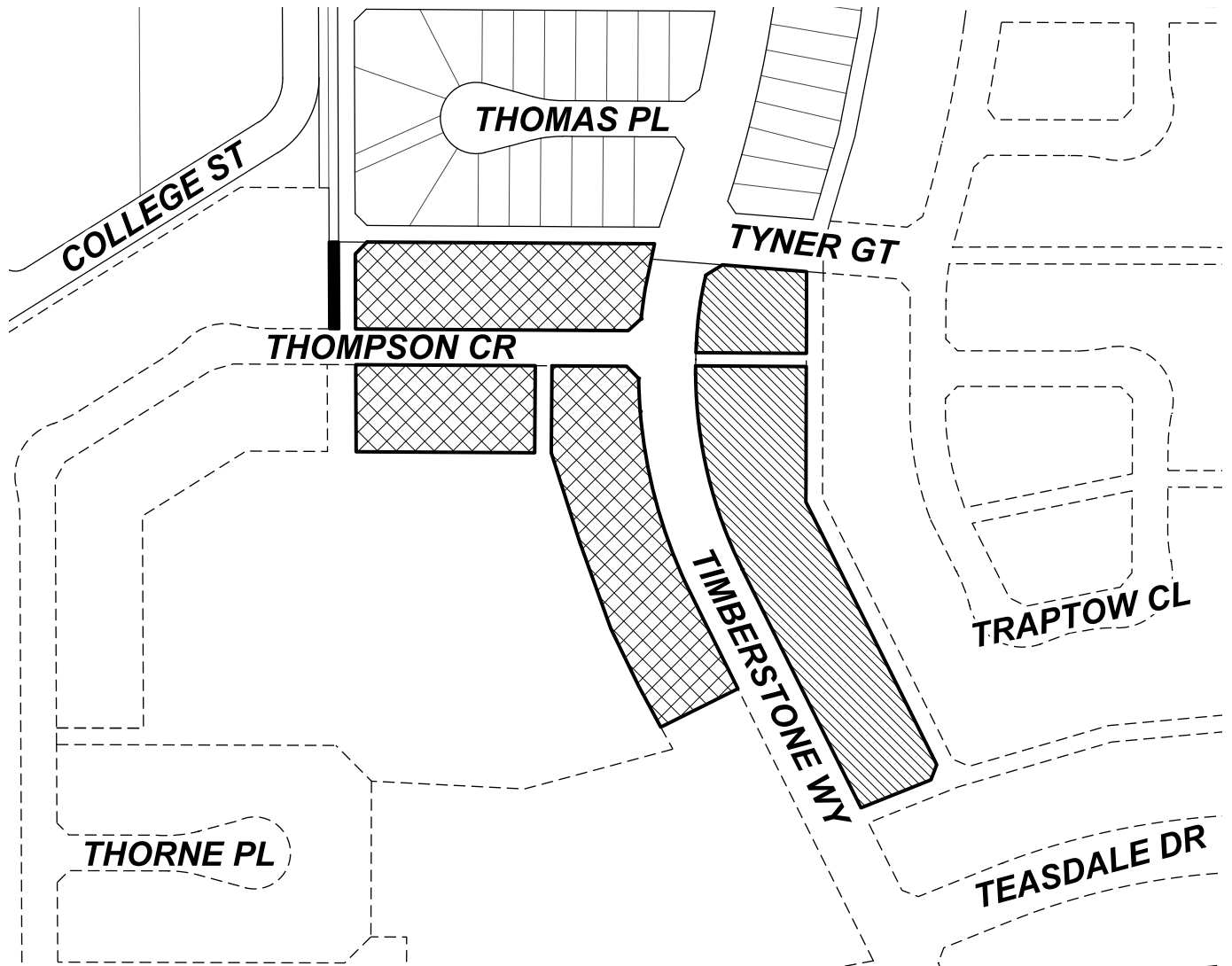
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

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 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.”

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.

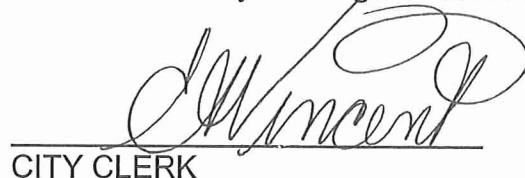
READ A FIRST TIME IN OPEN COUNCIL this 11th day of July 2011.

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

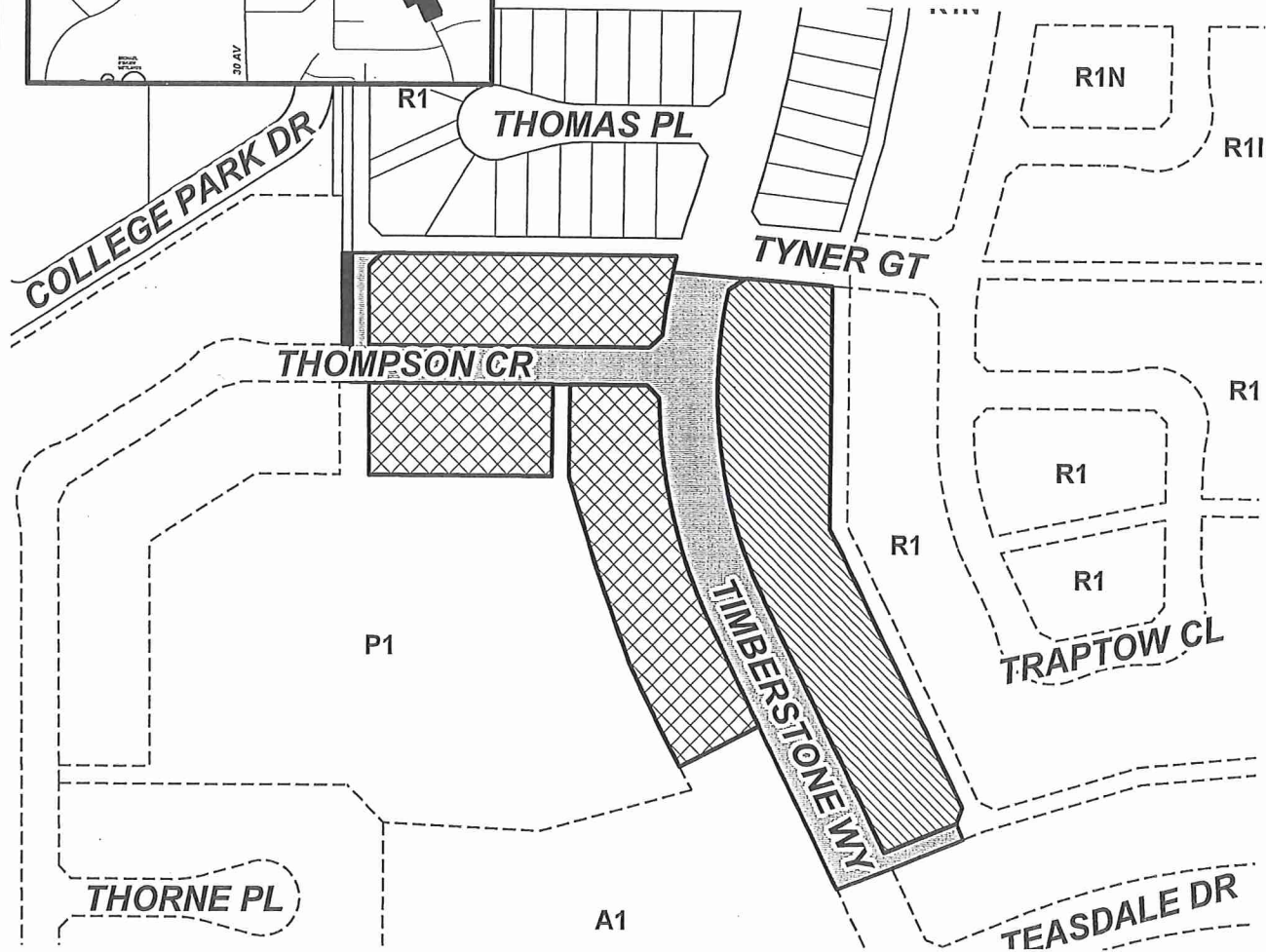
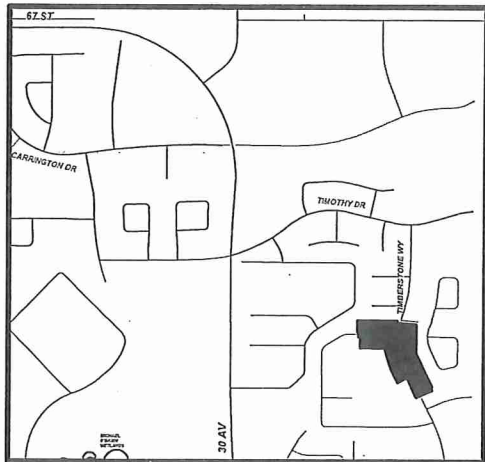
READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2011.

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**



Council Decision – August 15, 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.”

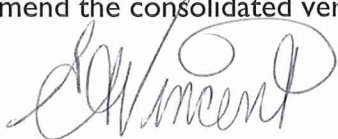
Bylaw Readings:

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
Corporate Services Director
Community Services Director
Planning Services Director
Engineering Services Manager
Financial Services Manager
Client Services Support, LGS

Inspections & Licensing Manager
Land & Economic Development Manager
IT Services – GIS Section
Property Assessment Technician, D. Lake
Revenue & Assessment Manager
Planning Services Manager

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.

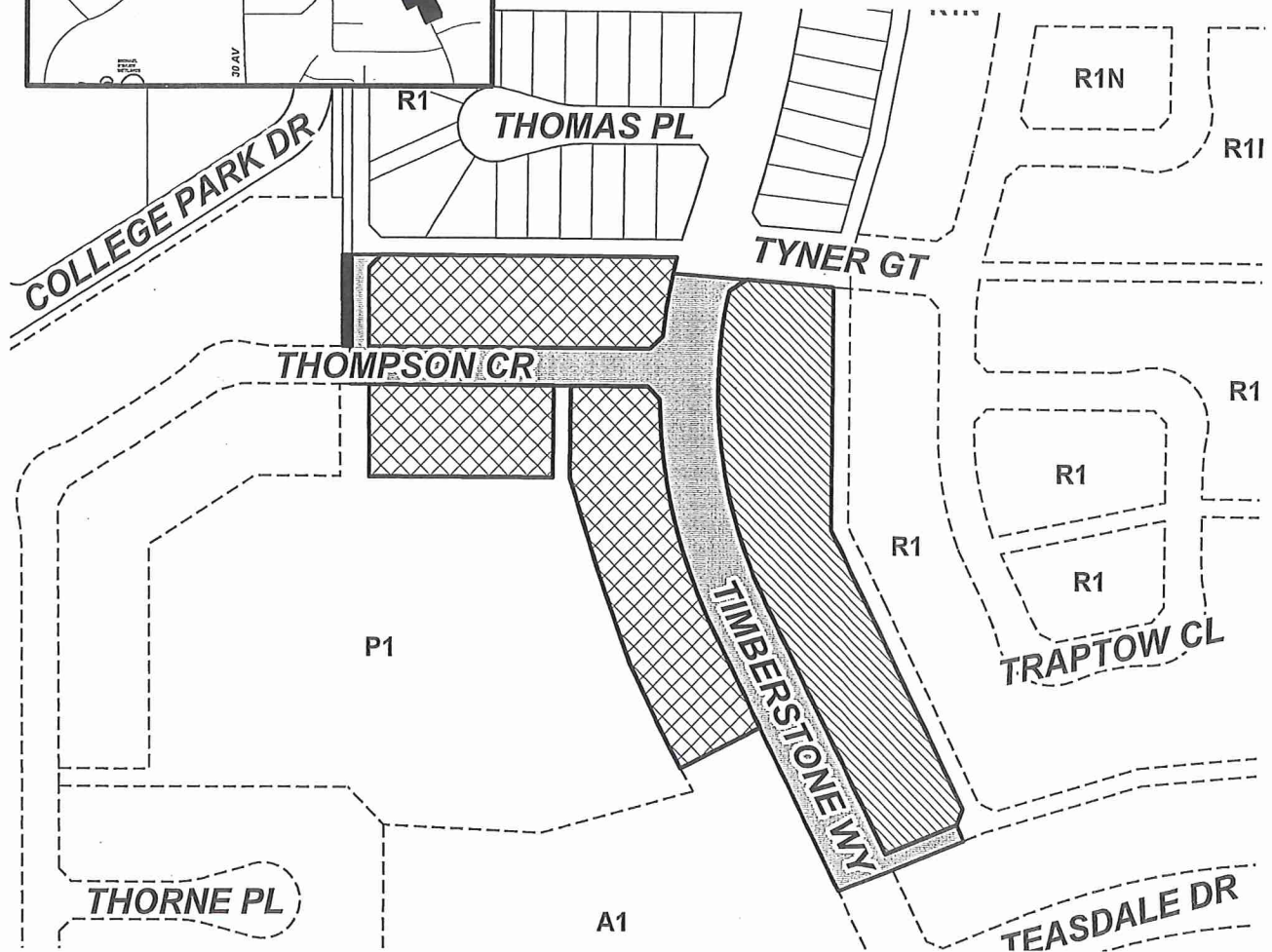
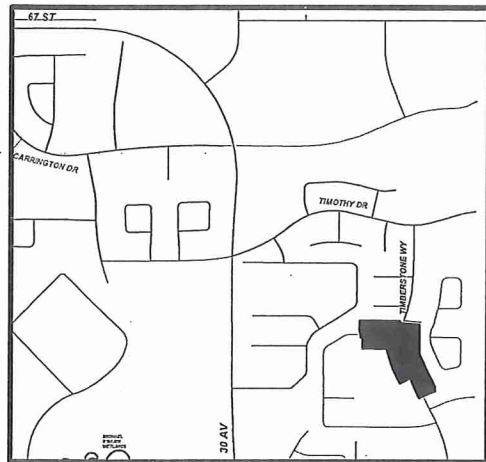
READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2011.

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**

**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.

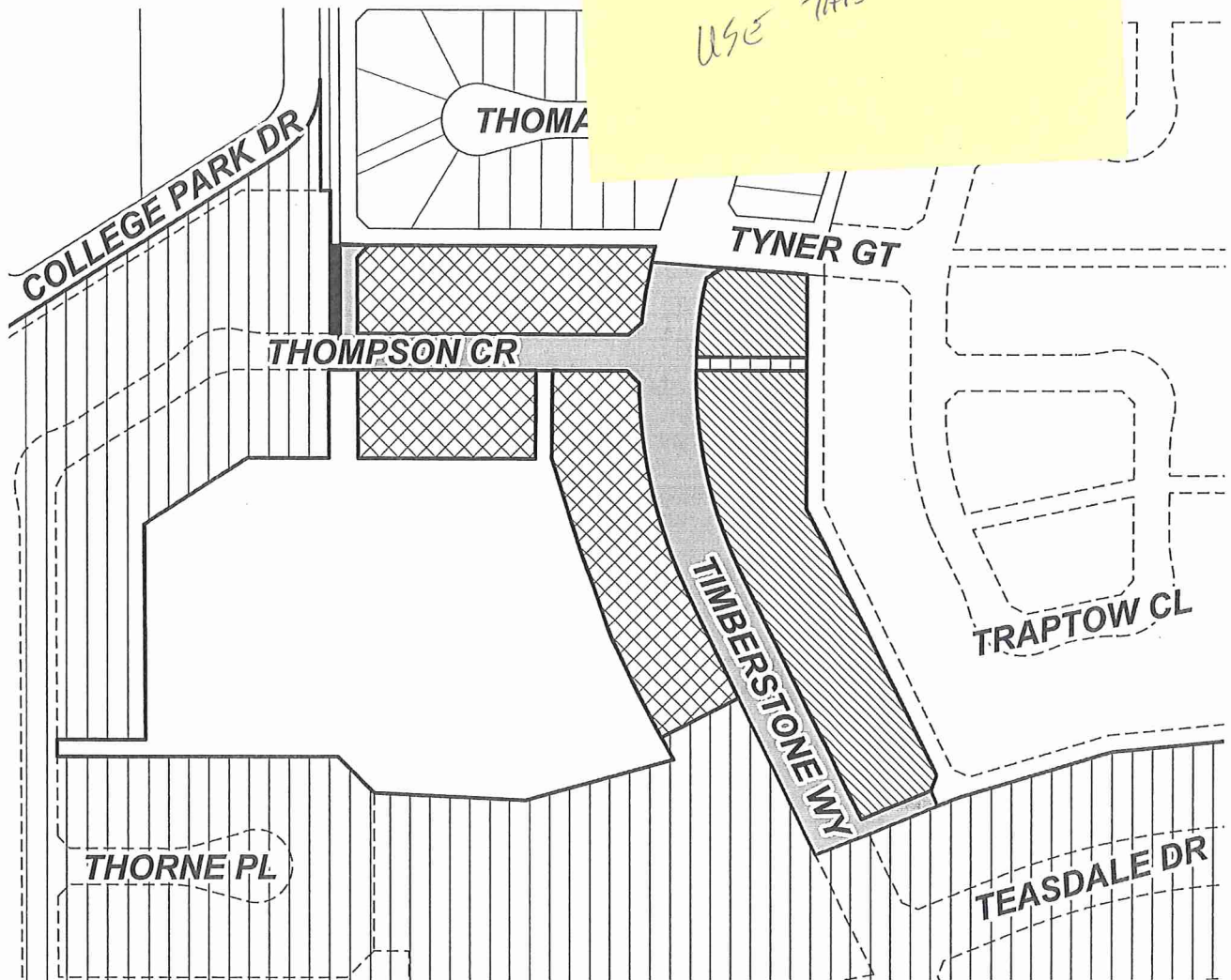
Insert Map - DM 1133439

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



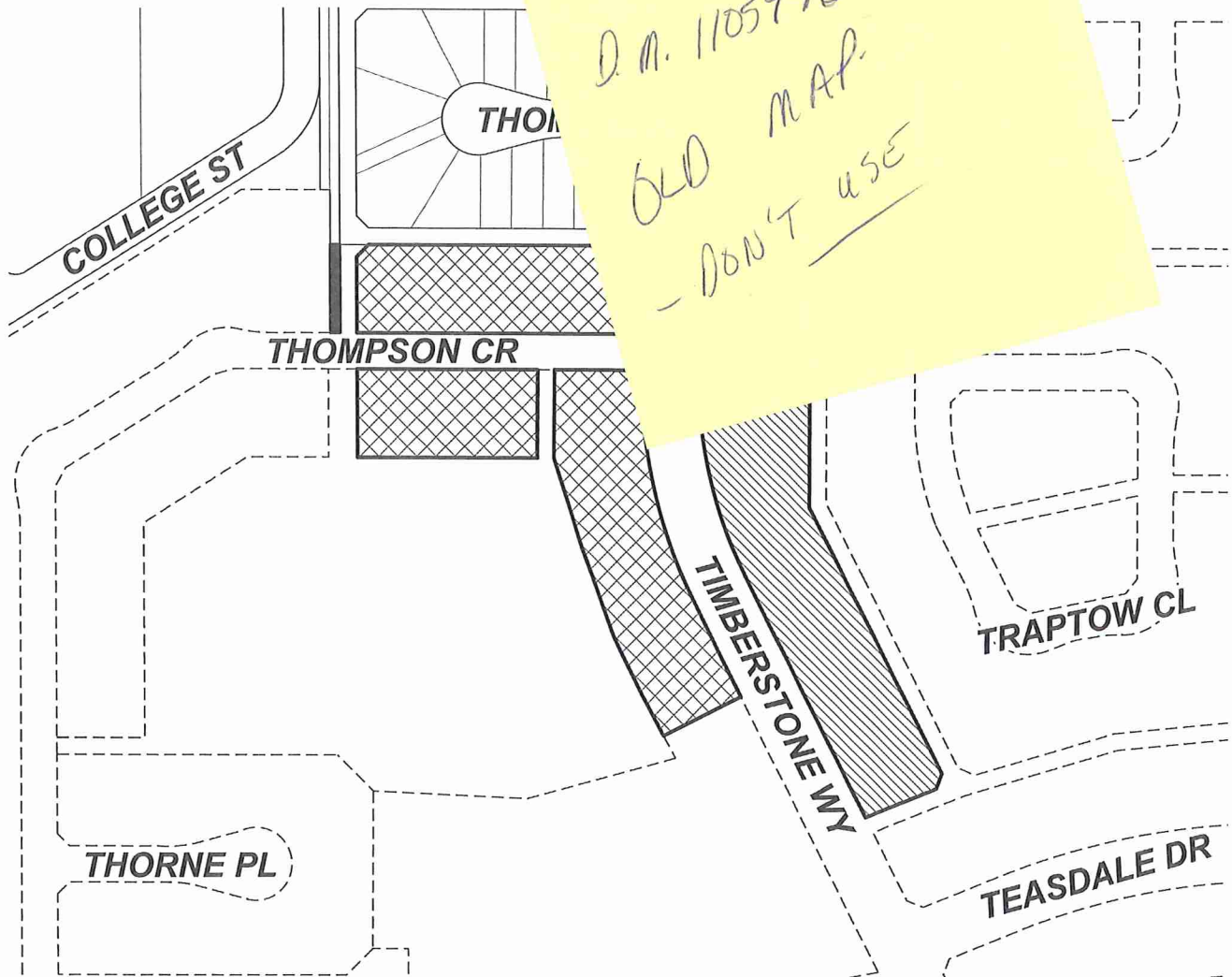
Change District from:

-  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.

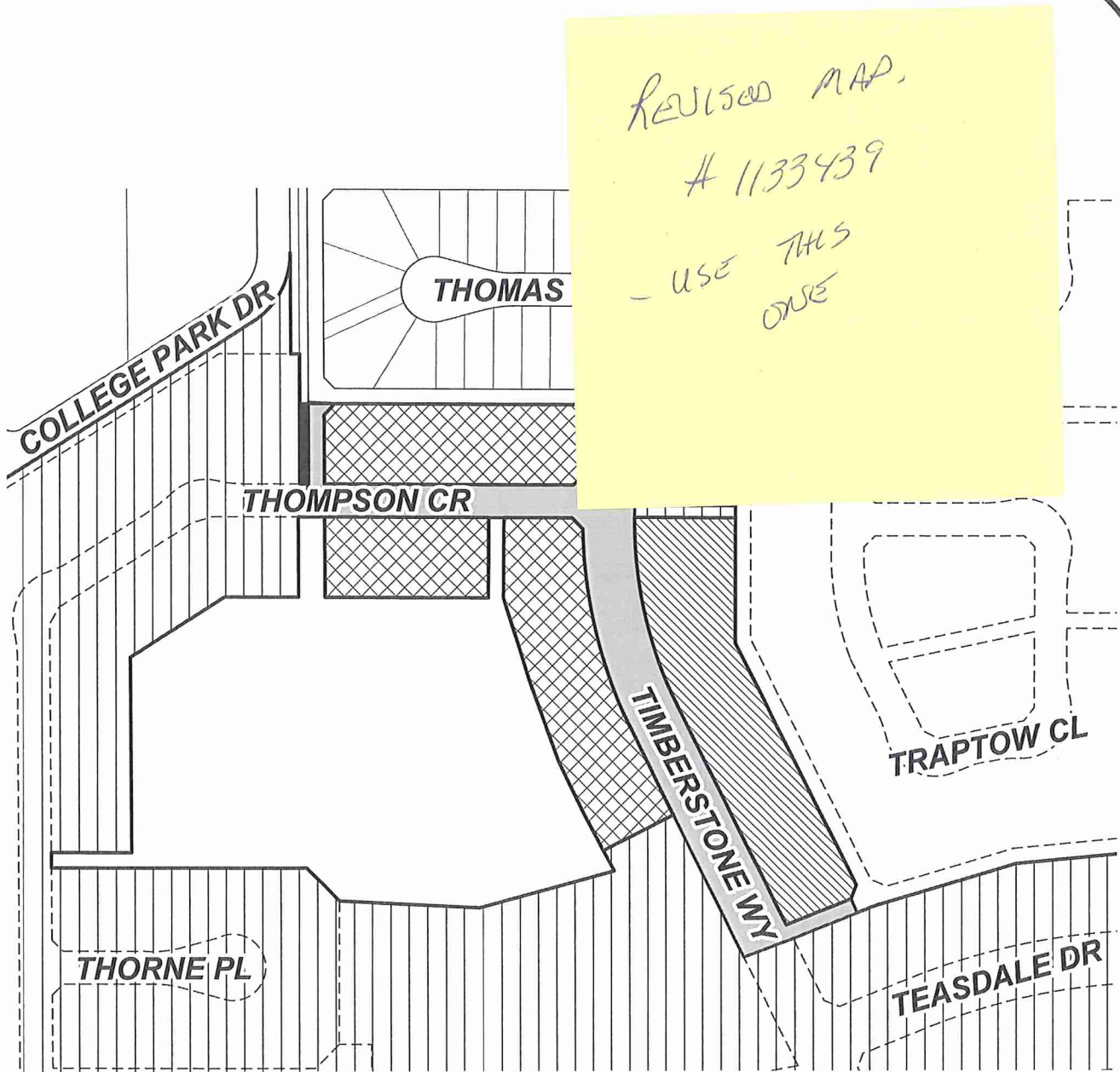
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, August 15, 2011 at 5:00 p.m. in the Crimson Star Room, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, 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.



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 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.

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 cursive script, 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.

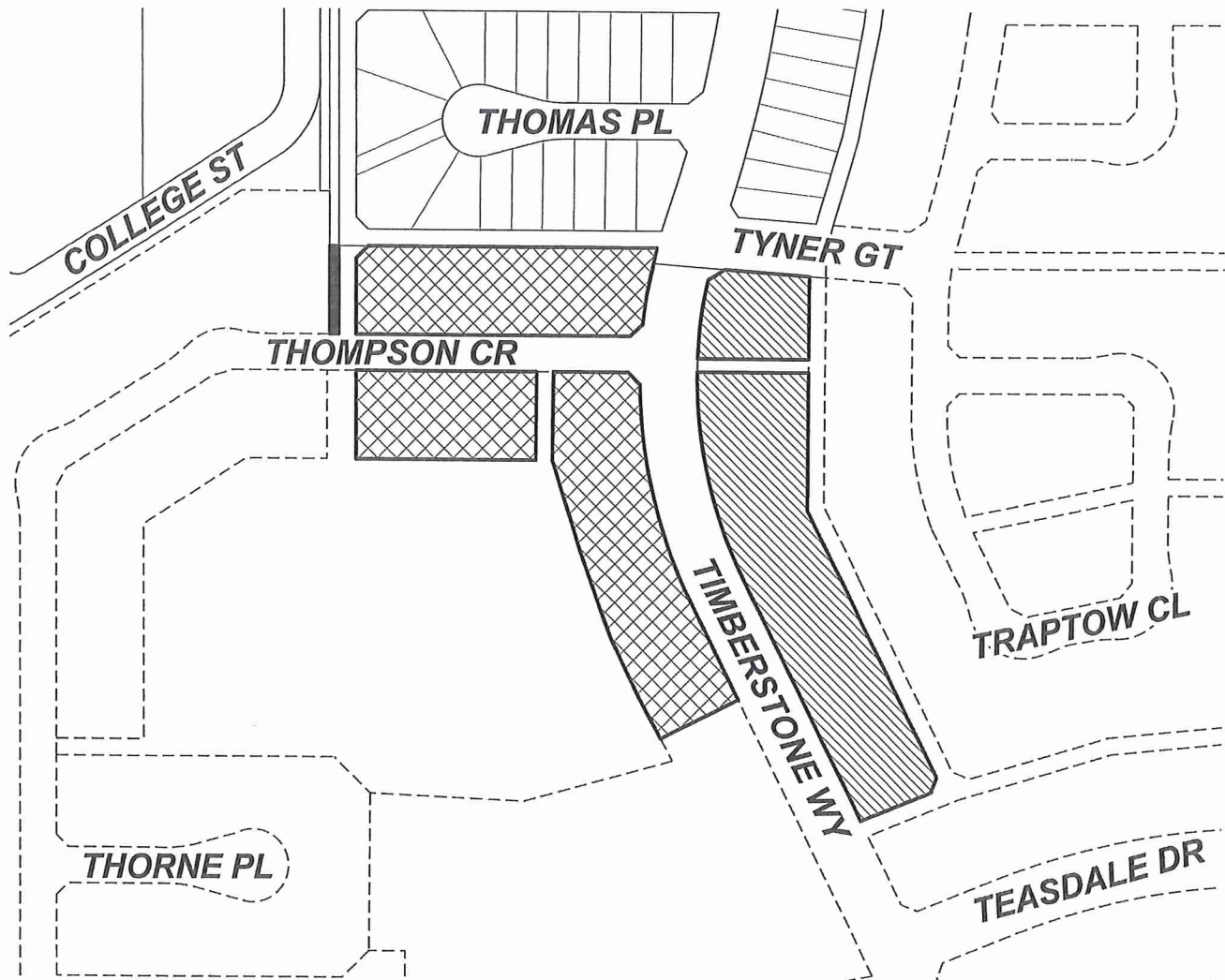
READ A SECOND TIME IN OPEN COUNCIL this day of 2011.

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 memo

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.

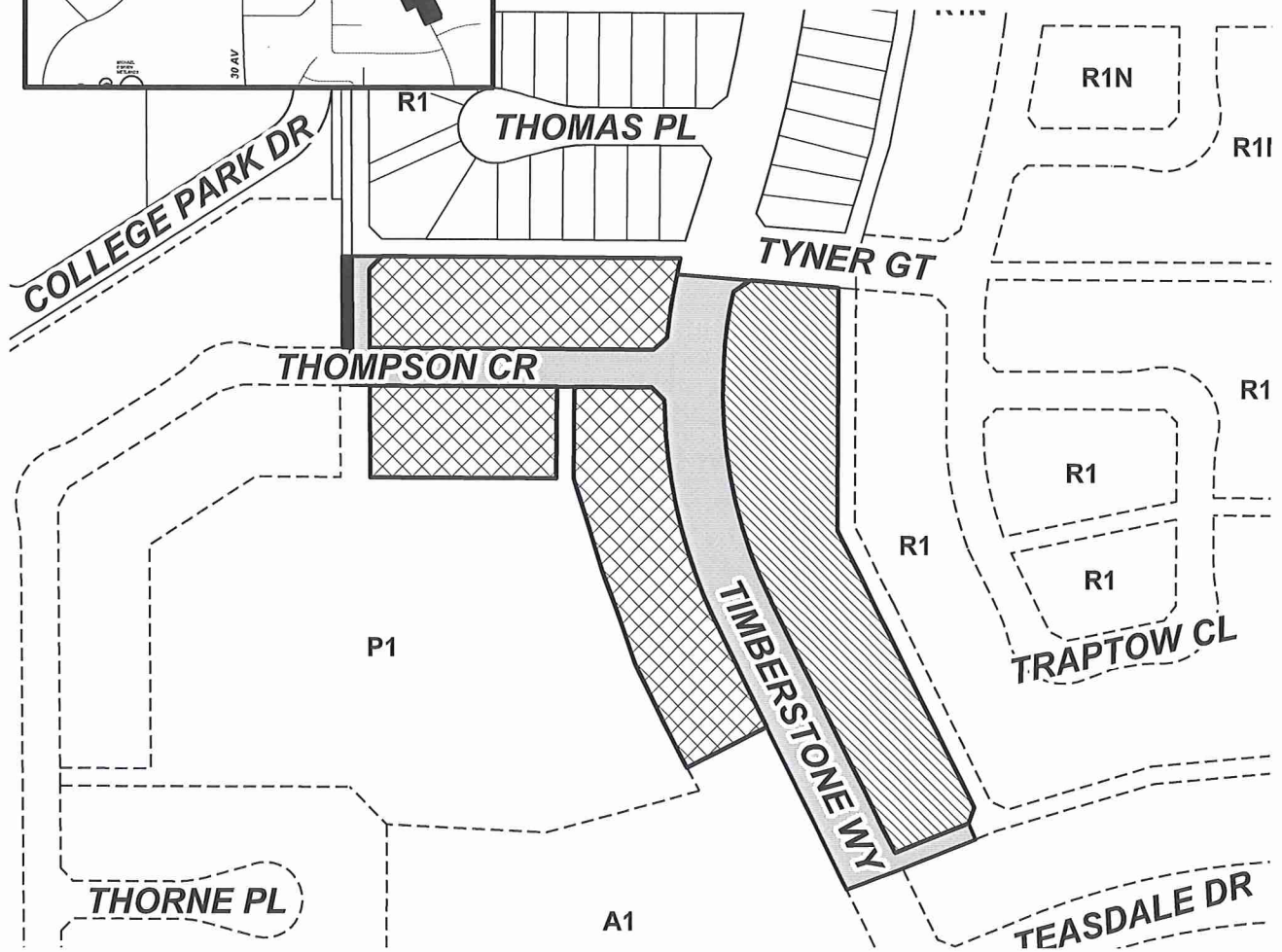
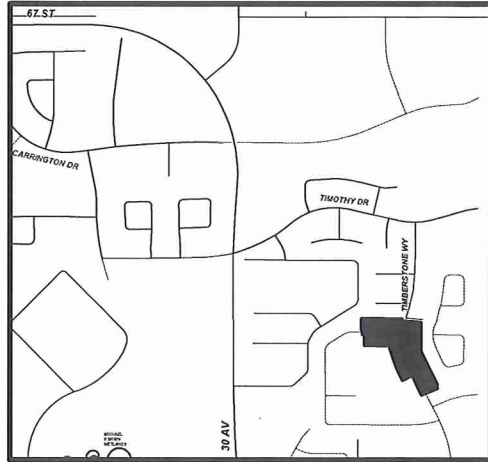


Jordan Furness RPP, MCIP
PLANNER







Tara Lodewyk, RPP, MCIP
PLANNING MANAGER

Subject Area



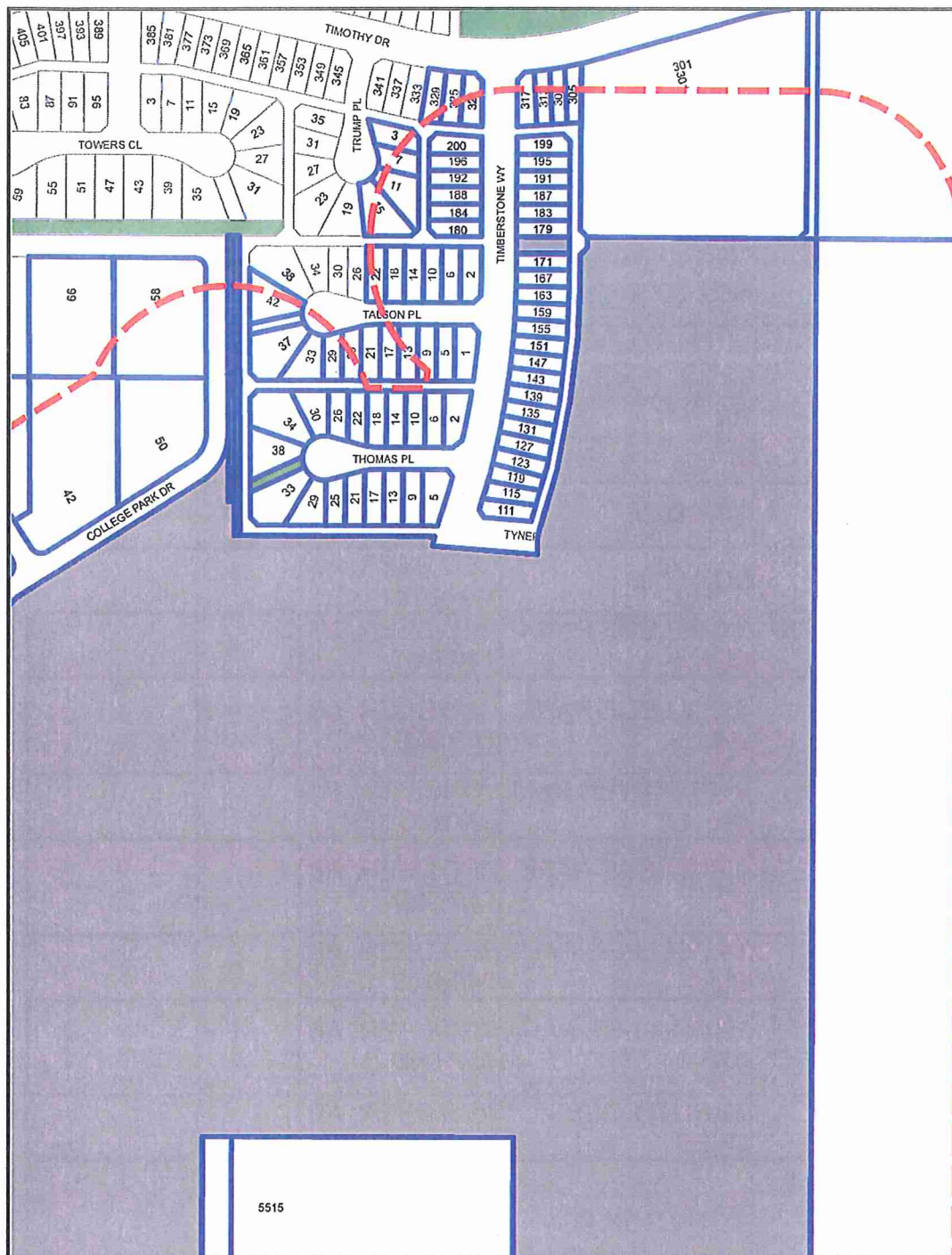
Change District from:

-  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					

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		

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		

	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	ABBAY 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		

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		

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,

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		

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		

25 RUSSELL CR	CHRISTOPHER M JONES & TRACY A DODD	104 BROWN CL	RED DEER, AB T4R 1K4		
26 RUSSELL CR	COLIN A M & LYNDA 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		

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		

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 BRETHREN 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.

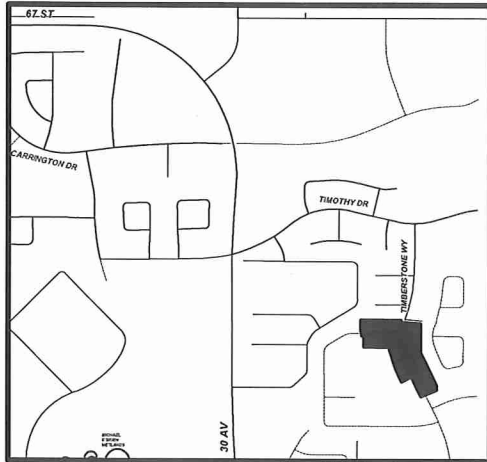
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2011.

MAYOR

CLERK

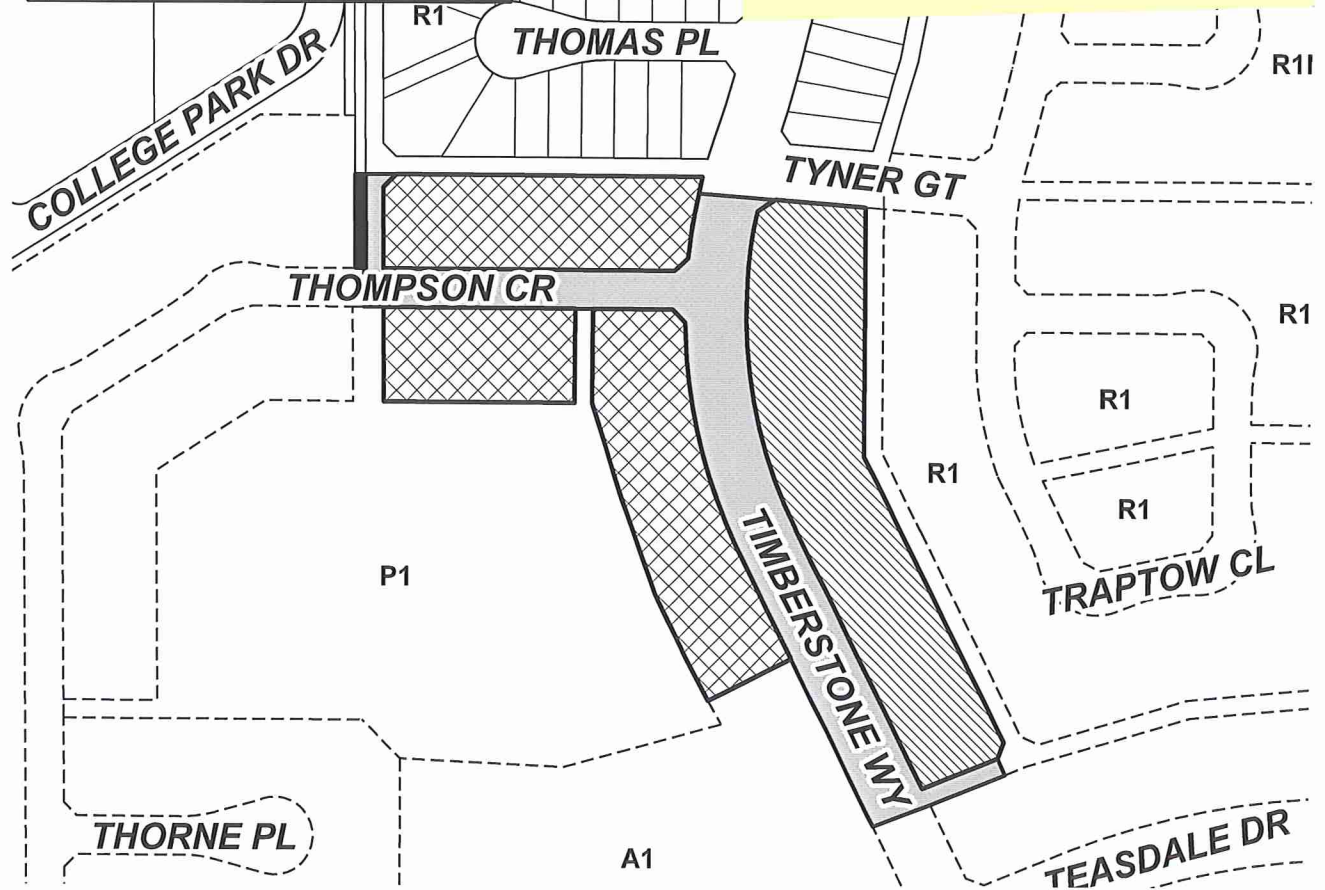
*Revised BYLAW.
DM # 1139664
- use ~~rezone~~.
rezone
not redesignated*

Subject Area







*Revised
map
- As At
Aug 5/2011
for bylaw*

DM. 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 A1 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

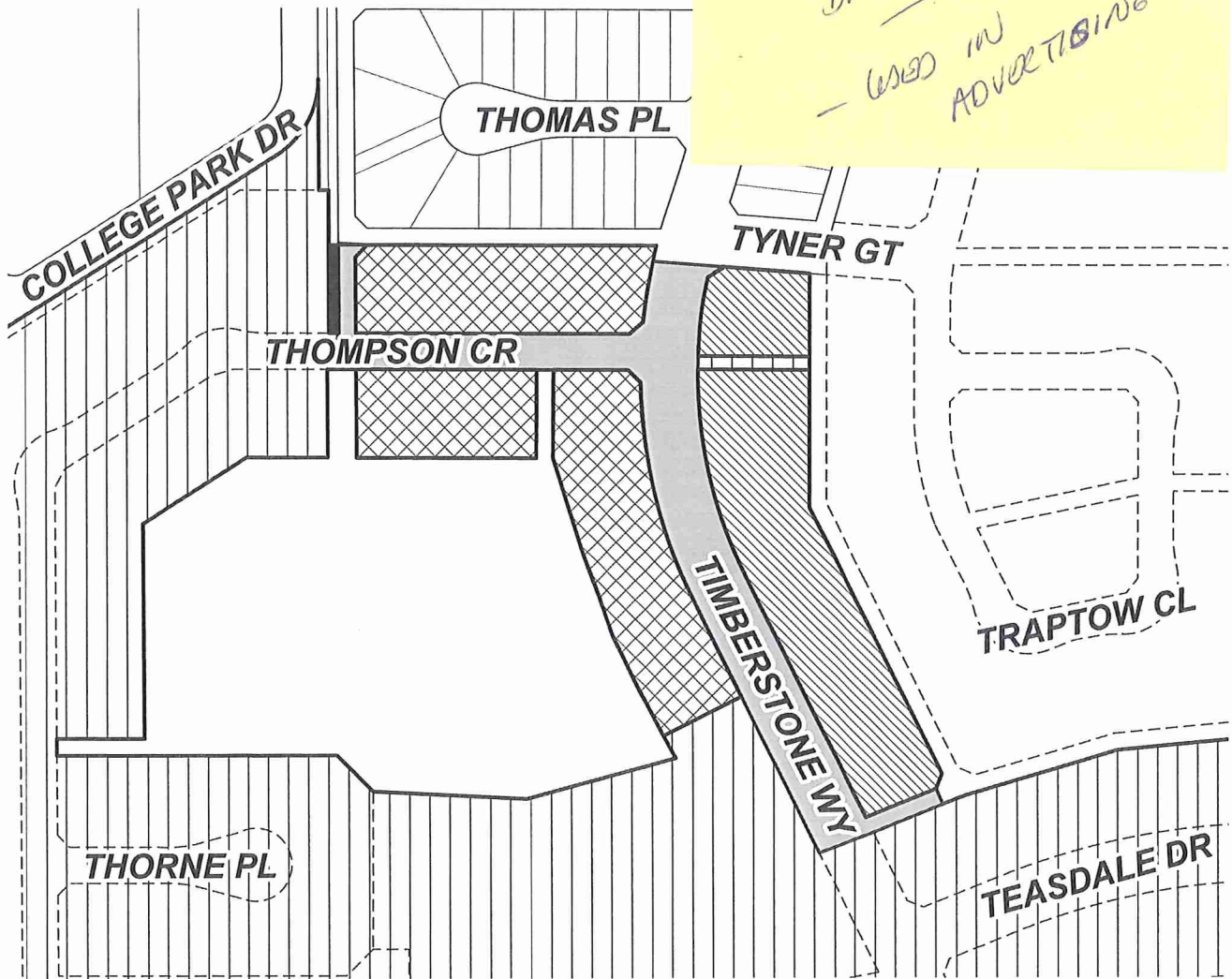
From: Christine Kenzie
Sent: July 12, 2011 1:34 PM
To: Jordan Furness; Paul Meyette; Angus Schaffenburg
Subject: July 11 2011 Council Meeting Decision Letter: Re Land Use Bylaw Amendment 3357/Q-2011 - Timberstone Park Phase 4

<< 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

2011/08/05

Christine Kenzie

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

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

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Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

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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Philip G. Lester
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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
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Subject: Landuse Bylaw Amendment 3357/Q-2011

Dear Sir/Madam,

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T4P 3B2

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2011/07/20

Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

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

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T4P 3B2

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2011/07/25

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T4P 3B2

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Added to agenda? ✓

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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- road (remove any land use district)

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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 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.

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

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

*Rtd
July 20*

Dear Sir/Madam:

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(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.

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Elaine Vincent
Legislative & Governance Services Manager

attach.



LEGISLATIVE & GOVERNANCE SERVICES

July 18, 2011

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

*Re: mail
July 20*

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Elaine Vincent
Legislative & Governance Services Manager

attach.



LEGISLATIVE & GOVERNANCE SERVICES

July 18, 2011

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

*Rtn'd mail
Aug. 4*

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/Q-2011
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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

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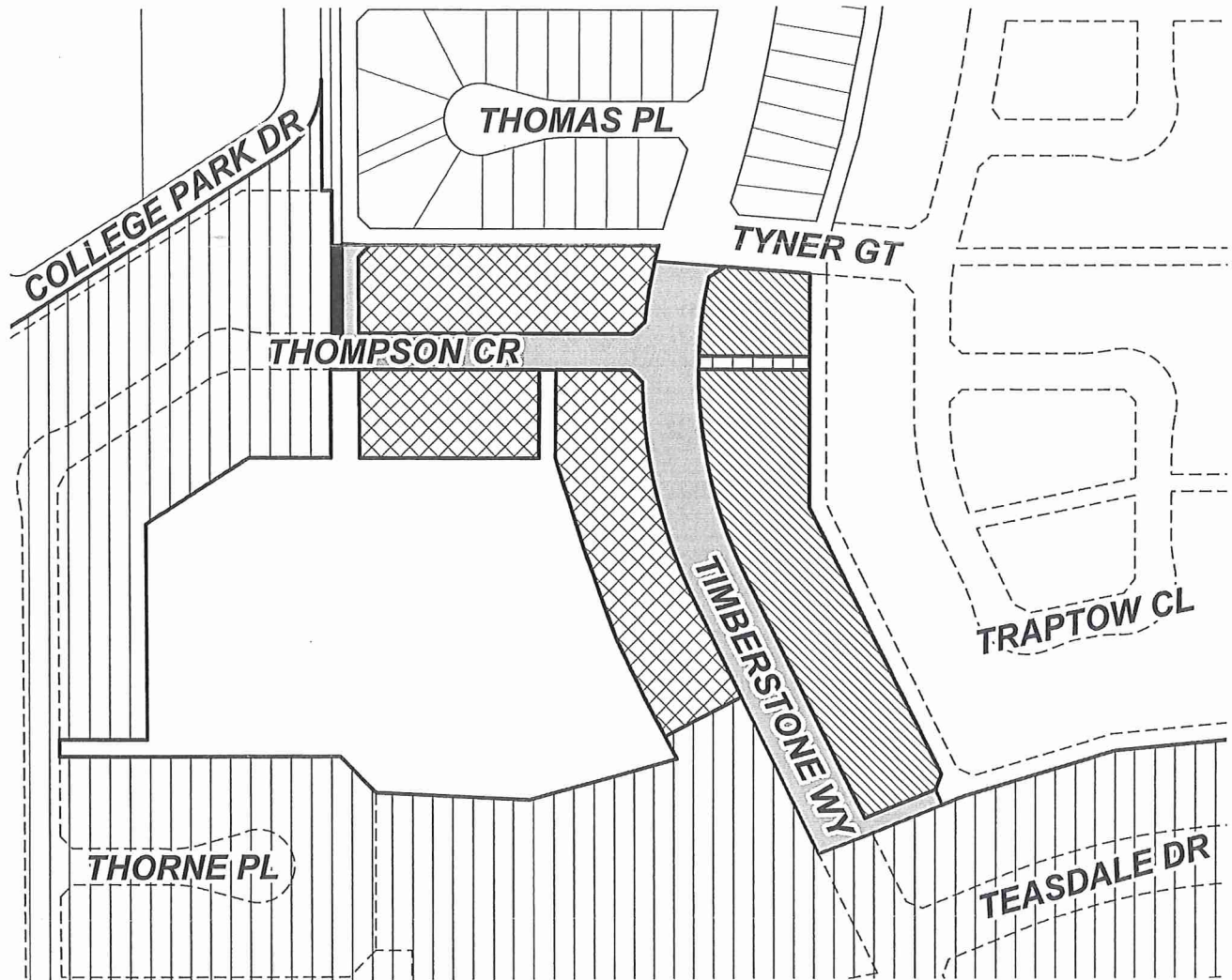
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Yours truly,






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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**