

**A G E N D A**

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**FOR THE SPECIAL MEETING OF RED DEER CITY COUNCIL**

**TO BE HELD IN THE BOARDROOM OF THE RED DEER**

**REGIONAL PLANNING COMMISSION OFFICE,**

**TUESDAY, JANUARY 10, 1995,**

**COMMENCING AT 5:00 P.M.**

**\*\*\*\*\***


- 1) Re: The County of Red Deer and The City of Red Deer/Joint  
General Municipal Plan/Bylaw 15/94 and Bylaw 3122/94

DATE: JANUARY 6, 1995  
TO: CITY COUNCIL  
FROM: CITY CLERK  
RE: JOINT GENERAL MUNICIPAL PLAN

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A special meeting of Council is being held on Tuesday January 10, 1995 for the purpose of holding a public hearing relative to The City of Red Deer Bylaw 3122/94, adoption of the Joint General Municipal Plan. This public hearing will be done jointly with The County of Red Deer Council to allow them to receive input relative to their Bylaw 15/94 that also provides for the adoption of the Joint General Municipal Plan.

Attached are submissions received concerning the Joint General Municipal Plan. In addition, a number of individuals have indicated that they wish to address the Councils at the public hearing.



Kelly Kloss  
City Clerk

**PUBLIC HEARING COMMENTS BY MICHAEL O'BRIEN TO  
THE COUNTY OF RED DEER AND THE CITY OF RED DEER  
REGARDING THE JOINT GENERAL MUNICIPAL PLAN**

January 3rd, 1995

I am writing as a member of the General public but also, I submit, on behalf of many other members of the general public. To support this claim to speak on behalf of others, I would submit the following points:

- ♦ I took part in the full range of hearings on the proposal to dam the Red Deer River, studied all of the thousands of pages of reports on that topic, and wrote 3 detailed presentations which affected the conclusions of the body conducting the hearings. I also produced a television program on the topic. These experiences have provided me, I believe, with adequate familiarity to make informed comment on the effects of the dam on the Red Deer River valley, including flood expectations, wildlife impacts, and bank stability.
- ♦ I was a member of the public who took an active role in the negotiations which led to the formation of Waskasoo Park and in providing ecological information to the committees responsible for designing and building its details - and as such am familiar with the intent and expectations of many of those involved in the financing and in preservation of the park and its wildlife.
- ♦ I was a member of the public advisory committee to the Sunpine Forestry operation, invited by the Chief Forester of our west country public lands to represent the interests of that segment of the central Alberta population which has an interest in the natural environment and in its protection - this government invited position acknowledged a knowledgeable interest in forest ecosystems, animals, wildlife habitat, deforestation and their impacts on weather and groundwater.
- ♦ I am the recipient of the 1994 provincial Emerald Award for individual commitments, as determined by the Alberta Foundation for Environmental Excellence, a coalition of business, industry, and professional organizations. - and as such have been judged as responsible volunteer spokesman dedicated to moving people towards environmentally responsible thoughts and behaviours. Many people I am not associated with in any other way have since approached me and assured me that they share my values and opinions, and urge me to keep putting them forward.

On a personal level, I am a tax paying resident of the County of Red Deer and have acted on or worked with a number of volunteer City of Red Deer Boards and one County Board. Least relevant of all, but bearing on some specifics of the plan, I am a County property owner and have lived for the last 25 years in Riverview Park, an area encompassed and effected by the proposed Joint General Municipal Plan.

May I begin my comments by stating that I am pleased that this important proposed plan has finally reached some tangible form. A co-operative framework is long overdue; its long delay strengthening the unfortunate public perception that the absence of co-operation or a plan to co-operate was to accommodate the self serving ambitions of some politicians and bureaucrats.

In contrast to the long delay in bringing this plan forward, is the seeming intent to rush it through

this public stage by advertising it at the most hectic holiday time of the year when few people would even see the two announcements and far fewer would find time in the 3 office days available, to pick up a copy and study the document, let alone prepare a thoughtful written reaction.

**Specific comments on the content of the Joint General Municipal Plan:**

1.1 - General Provisions - Objectives: The intent of the objectives is laudable; good luck.

1.1.1 - To strive to achieve sustainable development would be an admirable objective. However, "to accommodate" implies a lack of intention to plan or regulate. This attitude is not in the public interest. "Sustainable growth", in light of modern environmental understanding, is widely recognized as an oxymoron; ie. it is impossible; growth is not sustainable! It is time that government caught up to the public and recognized this. Suggestion: at least delete the word "growth". Preferably reword 1.1.1 to read, "To accommodate development that is sustainable and that - -"

1.1.1 "a" and "e" are good statements that are in the public interest. However, within the body of the plan there seems too little evidence that these guiding general objectives were remembered. It is important to remember that there is less of the "natural environment" left in this region than in any similar sized area of the province. Consequently, all remaining environmentally sensitive and significant areas must be given the benefit of real protection if the public good is to be served and the objectives of the plan are to be meaningful.

1.1.2 "Resolution" is an admirable objective. However, without impartial and formally educated planners to mediate and resolve the conflicts which will surely arise between the 2 municipalities, there seems little hope that much progress will be made. I would recommend and urge the County to buy into the services of trained and professional planners rather than cause the squandering of both jurisdiction's taxes on expensive lawyers, as was done during the annexation battles. Planners may not always place individual property rights as highly as the County likes, nor always place as paramount the short term interests of the business community, as many current City Council members would like. The education of good professional planners trains them to seek solid, long term solutions, keeping the public good always in the foreground. I strongly suggest that the joint Municipal Plan can only work with the effective intervention and help of competent and professionally trained planners and that their help be hired from the outset.

2.2 Economic Policies: A strong and stable economy would seem to be a more useful, albeit a more difficult, policy direction to aim for than simply a strong economy.

3.1 Utility Sharing: I applaud this objective, particularly in view of the present need of County residents to: a) depend on marginal quality well water (mine tests on the verge of being caustic and has an unhealthy amount of sodium for those prone to developing cardiovascular problems) and b) use overcrowded septic systems with their potential for polluting groundwater

3.2.1 Arterial Roads: The extension of Molly Bannister Drive, as shown on map two, is unacceptable both to many City residents and to the County residents whose land it will run

through, as evidenced by numerous letters and a well attended meetings this past year. I ask that this controversial proposed road not be sneakily endorsed by having it included on this map

4.2 I applaud the Objectives and Policies of the section on the Natural Environment as outlined, with the following cautions and exceptions.

4.2.2 Protection of escarpments is currently not always being carried out, as evidenced by the County recently giving permission to land owners to clear-cut on top of dangerously unstable escarpments, and by providing no rules or even guidelines regarding erosion and slump-producing lawn and garden irrigation, and paying little attention to the need for adequate setback from escarpments. Some housing recently appearing on the City valley escarpment seems also to be questionable from the perspective both of public safety and escarpment protection.

4.2.3 Floodplain development: I wonder if it is clearly appreciated that the Dickson Dam was never intended, nor officially claimed, to provide flood protection against major flood events and that its construction has increased and will continue to increase erosion of the banks in many areas of the river valley.

Additionally, the destructive clear-cutting forestry practices in the public Green Zone of the eastern slopes and on a great deal of privately owned west country forested land can be expected to increase the severity of periodic flooding. Therefore, I am greatly concerned about the liability problems posed for City and County taxpayers by proposing to provide permission to build in areas "for which special controls have been developed to prevent flood damage". The effectiveness of any control measures would seem to be very dubious in view of the very uncertain and unprecedented set of environmental problems that are being created by the upstream combination of public and (unregulated) private clear-cutting, damming, and the global weather changes expected to appear as a result of the steadily increasing greenhouse effect. I would advise that the floodplain be off limits to development for the next few decades. Further, that both the floodplain and banks be left in a wild, forested, or reforested state so as to allow as much transpiration of valley moisture as possible to help reduce the probable agriculturally damaging effects of the generally hotter and more arid climate that is also expected from the above causes.

5.2.1 Land Use: I object to the area south of the Blindman River being exempted from this co-operative planning exercise. The area is obviously of considerable environmental importance and does not currently seem to be benefiting from the degree of protective and thoughtful planning that it should. I request that the planning area of the Joint General Municipal Plan be extended to include the Blindman River and its escapment.

10.1.2.2 I am pleased to see the apparent restriction of further residential development in the Blindman Industrial Area. Again, because of public safety and taxpayer liability issues, I urge that extensive escarpment set back be required in this area, due to the historically unstable nature of the escarpment banks in much of that area. The proposed trailer court would be foolhardy.

10.2 River Corridor Area: I am encouraged by this very tentative beginning at recognizing the unique nature of the River Corridor Area, and hope that in the very near future honest effort will be made to overcome the shortcomings of this area of the plan. The river corridor area, once proposed as a National Park, represents an extremely important wildlife area - virtually all of the rest of the region having been given over to the housing and economic activity of humans. Many

countries are rushing to save what is left of the natural world upon which our own existence and quality of life, in large part, depends. While this planning exercise is encouraging, evidence of any realization that we are not the only species in the picture is not strongly enough suggested in this planning document, particularly in this portion. Please forge ahead with the protection of what little remains of this jewel of creation and evolution. Future generations deserve no less from you.

10.3.2 Heritage Ranch/Cronquist/Riverview Park: As with the River Corridor Area above, present land use should recognize "wildlife habitat" as an important component in these 3 areas. Again, the protection of the river escarpment is non-existent in Riverview Park, and erosion and slumping is in fact being hastened by present practices, and so the question of future liability looms large.

10.3.2.2 Many taxpayers would not agree that the plan should enshrine or even lend support to the Sports Hall of Fame. If that proposed future facility actually attracts the 200 persons per day claimed by its promoters, the parking lot would have to be greatly expanded into the park or ranch area. If the investment fails to generate adequate revenue, there will be pressure to "develop" and introduce vehicle traffic and other supposed amenities into other portions of the present upper and lower ranch area, to the great detriment of the rich and balanced but delicate habitat system that is there in this one rare park area where people can escape the close proximity of automobiles. I strongly suggest deleting reference to the Sports Hall of Fame, so that more environmentally and economically appropriate sites such as the Westerner grounds and area could then be looked at; and so that the worthwhile and gradually growing popularity of the "ranch" aspect of our local heritage is not subverted and endangered by an incongruous sports facility and a mini golf course.

10.5.2.2 and 10.5.2.3 Landfill Site: I would recommend that run-off control and subsequent Piper Creek protection be a part of ongoing discussions for the old site as well as the new one.

10.6 It is unfortunate that the plan does not extend for another mile south along highway two because of the need to preserve the wetland habitat integrity of the area.

Procedures: I would suggest that the chairman of the City Environmental Advisory Board be included in the roster of the steering committee; and so as to balance out that presence, that the County also establish an Environmental Advisory Board (as advised by the Federal Government several years ago) and to have a County Environmental Advisory Board chairman attend as well.

I would further urge the steering committee to review the procedures that led to highly productive meetings of the public and officials who jointly worked on the planning and execution of the Waskasoo Park. Because people knew they would be paid attention to, they met, listened, and co-operated to solve many problems in ways that were new, imaginative, economic and satisfactory. That exercise brought respect to a government body. Some avenues to generate respect are badly needed today, and this planning exercise opens a door to that possibility.

Conclusion: Congratulations on a good beginning for co-operation and understanding between two neighbours. I ask that the suggestions I have made be discussed and hopefully incorporated into a revision of the plan before it is adopted.



**The City and County of Red Deer: Joint General Municipal Plan  
January 3, 1995**

We appreciate the opportunity to comment on the Red Deer Joint General Municipal Plan. It is encouraging to see the two jurisdictions have attempted to come up with a mutually beneficial plan for the periphery of the City. We think this process is a perfect example of why we need the Red Deer Regional Planning Commission -- professional planning that benefits the people of the Red Deer region and not just the vested interests of more local, economically pragmatic planning processes. We were really disappointed to see that the County of Red Deer no longer sees the need to employ the services of the Red Deer Regional Planning Commission. This appears to be a short-sighted decision. If past rows and squanderous legal battles, which cost taxpayers tens of thousands of dollars with the Planning Commission in place are any indication, we have concern for the future of such cooperative processes. However, rather than taking a cynical view, we hope both jurisdictions are committed to what they state in the objectives.

**1.0 The General Provisions** seem very laudable objectives.

**2.0 Economic Development**

**2.1.1**

To say **could** seems rather weak; undoubtedly the three approaches **will** benefit the region.



### **3.0 Transportation and Utilities**

#### **3.2.1**

We strongly disagree with this endorsement. Map 2 indicates that the Molly Banister Drive extension is still included in the plan. This totally contradicts two policies in the next section: 4.2.2 which provides for the protection of escarpments within the planning area and 4.2.7 the protection of wildlife corridors throughout the planning area. This artery would rip right through a beautiful mixed treed area which is part of Waskasoo Park, destroy wide escarpments along a meandering section of Piper Creek and jeopardize grassy wetlands just to the north of it. What this road would do for the Northern Saw-Whet owls, amphibians and deer that rely on this diverse corridor we don't know.

Between the Delburne Road and 32 Street the residents of this future subdivision could be very adequately served. This freeway is just not necessary.

### **4.0 Natural Environment**

4.2.4 We hope the County is serious about this. In the last decade the integrity of the natural environment does not appear to have been a priority on the fringes of the City boundary.

### **6.0 Community Services**

We Support the approach of regional cooperation.

### **8.0 Municipal Administration**

8.2.3 A minimum of one meeting a year seems inadequate. We think three meetings a year would be more appropriate. These municipalities are growing fast and deal with many issues.



## **10.0 Area Specific Policies**

### **Area 1: Blindman Industrial Area**

We don't understand how this proposed mobile home park perched a top the escarpment will help protect it (4.2.2).

### **Area 2: River Corridor Area**

We agree with this section and encourage both municipalities to pursue the goals. One question we would have is: What impact does the recent purchase by Border Paving of a 25 year supply of gravel along the River corridor in the northeast section of the study area have on the policies?

### **Area 5: Landfill Site**

Recently Laidlaw has found it profitable to reclaim an entire landfill in the United States and is now working on a second site in Ontario. This included dealing with the toxic chemicals. This is a possible future scenario for the old landfill. Should that be the case, Recreational use would be appropriate provided there were no huge capital costs and the reclamation option remains a possibility.

Are there ways the City could cooperate with the County on a voluntary recycling program in the country to reduce the demand on the landfill.

### **General Comments:**

The massive clearcut forestry projects west and southwest of us are going to have a significant effect on both jurisdictions; we can expect reduced precipitation and increased run-off. The Dickson Dam will not stop the major 1:100 flood event, as many

people falsely assume, and those forestry projects will only increase the scale of the event. Thus we need to protect our escarpments. Some may recall the problems one inappropriately located small gravel operation caused a few years back near Markerville.

We would hope that new creative approaches to urban development as the City moves up the east hill would make it possible to preserve the springs and natural meandering drainage patterns that currently support trees, shrubs and grasses in an otherwise permanently altered landscape.

We feel the Study Area Boundary should have been extended North to the Blindman River. This seems an illogical oversight or a purposeful deviance from what makes sense. This plan was a perfect time to jointly address this important area south of the Blindman River to its confluence with the Red Deer.

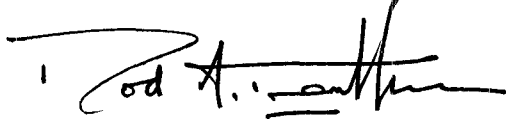
In concluding, Waskasoo Park is a model for how planning should be done. Municipal jurisdictions, a diverse range of organizations and interests and the general public were all asked at the earliest stages what they wanted in a Park. People had the opportunity to participate; it has become a place Central Albertans treasure. Waskasoo Park is a rare place in the midst of an urban setting and it will continue to be the envy of municipalities around the world; however, we must be vigilant to ensure that the

Park does not become an unsupported island in a sea-change of urban and industrial development. We need the wildlife corridors and creative solutions need to be found to sustain the Gaetz Lake Sanctuary as drainage patterns change.

We hope in the future there remains the political will to plan and cooperate on a Regional basis like there was when Waskasoo Park was planned. Just because the Provincial government has moved away from a regional approach to Planning and decision making does not mean we need to in this region. That would be tragic. And it would do little for the quality of life for the residents of Central Alberta.

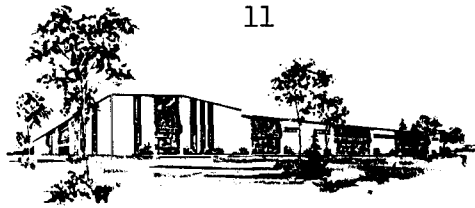
We therefore commend the two municipalities for endorsing this process and thank you for giving us the opportunity to comment on the plan.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Rod A. Trentham", with a stylized flourish at the end.

Rod Trentham  
President

# Chiles



PHONES: 346-3800  
347-3800  
FAX: 340-3800

DEVELOPMENT CORPORATION LTD.

R.R. 1 SITE 15 BOX 10 RED DEER, ALBERTA T4N 5E1

2 January 1995

TO: Council - County of Red Deer  
Council - City of Red Deer

FROM: Norman Chiles, President  
Chiles Development Corporation Ltd.  
R. R. 1 Site 15 Box 10  
Red Deer, Alberta T4N 5E1

Owner of S 1/2 3 - 39 - 27 - W4 in the  
Blindman Subdivision

RE: Joint General Municipal Plan

I wish to point out the following:

### 3.0 TRANSPORTATION AND UTILITIES

#### 3.2 Policies

3.2.1 Endorsements and acceptance of Figure 2.  
Do you mean Map 2?

3.2.2 I believe this should be broken into two categories:  
Major arterial road systems and arterial road  
systems. 60 meters or 200 feet for an arterial  
road not being a numbered highway is a waste of  
land. The Blindman Industrial Overall Plan sets  
out 90 feet or 27 meters. The set back of 50  
meters in an industrial subdivision is also  
excessive and a waste of lands.

### 6.0 COMMUNITY SERVICES

#### 6.2 Policies

6.2.6 This is very, very broad and open ended. Will either  
mean nothing or so restrictive that no development  
will take place.

Page 2.

Council - County of Red Deer  
City of Red Deer

10.0 AREA SPECIFIC POLICIES

10.1 Area 1: Blindman Industrial Area

10.1.2 Policies:

10.1.2.2 We have asked specifically for a mobile home park and have submitted an area plan showing a golf course and some residential development. We would like to have the authority to proceed. This has been held up by the City as they have not given us the "go ahead" on sewer tie in to the existing joint municipal sewer system. We are in the process of finishing our own water system.

SITE DESCRIPTIONS FOR SPECIFIC AREAS

Area 1 : Blindman Industrial Area

A notation has been made about the the presentation of the mobile home development but no mention has been made of the proposed plan for the balance of the SE 1/4 3 - 39 - 37 W4. I would like that mentioned.

I appreciate the opportunity to present this written submission and I personally will present it to the Board on January 10, 1995.

Yours truly,



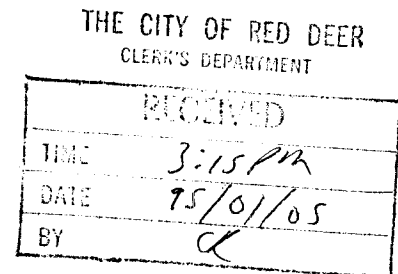
Norman E. Chiles,  
President

Atts.  
NC/mc

**Mills Gardenia Holdings Ltd.  
 Bob & Nicole Mills  
 R.R. 3  
 Red Deer, AB  
 T4N 5E3  
 347 - 6729**

**January 5, 1995**

**Kelly Kloss, City Clerk  
 City Hall  
 4914 - 48 Avenue  
 Red Deer, AB**



**Dear Kelly;**

**I must first thank you for accepting this letter one and a half days past your deadline. I was misinformed of the deadline and being this was advertised over the Christmas season - December 23 - 30, I am late.**

**I have only a few brief comments for your consideration.**

**1. Land Fill - As you are well aware, I oppose the entire concept of land filling and this will be discussed fully at another time. I draw to your attention some major contradictions that are contained within the Joint Municipal Plan:**

**3.2.5 How does a land fill with its smell and blowing paper meet aesthetic standards for an entrance way to the city?**

**4.2.1 This land is the best in the world for agriculture.**

**4.2.5 This present and future land fill drains into Piper Creek - ask the landowners about the changes.**

**The leachate collection system will work for a guaranteed 25 years, will then plug, now leaching into our groundwater and eventually to the river.**

**2. My own property SE 33-37-27W4  
 Map 3**

**What this plan shows is my property being a 78 acre wedge, a land fill on one side with a river corridor and the South Red Deer industrial zone on the other. In all other areas at least straight lines are used. The wedge will be virtually useless and the acceptance of this plan will virtually make the land unsaleable in the future and will dramatically impart on the value of this land. How can a meandering creek be considered a boundary? I believe, if you check the title you will find the reserve comes from the land on the east side of the creek which was formerly owned by Wilson's.**

**.../2**

**2.**

**Thank you for your consideration, and I would welcome an opportunity to discuss my concerns with you in the future.**

**Yours truly,**

A handwritten signature in black ink that reads "Bob Mills". The signature is written in a cursive style with a large, stylized 'B' and 'M'.

**Mills Gardenia Holdings Ltd.  
Bob & Nicole Mills, Owners**

George E. Gardiner  
RR #1  
Red Deer, Alberta  
T4N 5E1  
Telephone & Fax - 347-7561.

January 2, 1995.

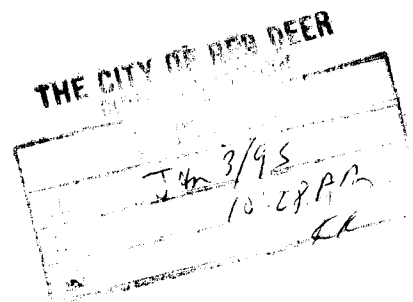
City Clerk  
City of Red Deer  
Red Deer, Alberta.

RE: PUBLIC HEARING COUNTY OF RED DEER AND CITY OF RED DEER  
JOINT GENERAL MUNICIPAL PLAN.

On behalf of myself and my wife Mary Gardiner, joint owners of part of S.E. 1/4 - 17 - 39 - 27 West of 4th, a parcel of land directly north of the area referred to in the Joint General Municipal Plan, I request an opportunity to address the Councils of the County and City of Red Deer at the public meeting to be held on Tuesday, January 10, 1995.

Yours truly

  
George E. Gardiner.





# RED DEER

J<sub>JOINT</sub> G<sub>GENERAL</sub>

M<sub>MUNICIPAL</sub>

P<sub>LAN</sub>



February 1994

**THE CITY AND COUNTY OF RED DEER**  
**JOINT GENERAL MUNICIPAL PLAN**

**February 14, 1994**

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# **THE CITY AND COUNTY OF RED DEER**

## **JOINT GENERAL MUNICIPAL PLAN**

### **PROPOSED GOAL**

**TO IMPROVE COMMUNICATION, COOPERATION AND ORDERLY DEVELOPMENT PRACTICES WITHIN THE PLANNING AREA.**

#### **1.0 GENERAL PROVISIONS**

##### **1.1 Objectives**

- 1.1.1 To accommodate sustainable development and growth that:
  - a) recognizes the value and role of the natural environment,
  - b) utilizes co-ordinated land use planning policies,
  - c) is mutually acceptable, orderly, and efficient,
  - d) conserves better agricultural land, as defined in the Regional Plan, and
  - e) protects environmentally sensitive/significant areas.
- 1.1.2 To provide effective communication and resolution of concerns between the two municipalities regarding matters within the Planning Area.

#### **2.0 ECONOMIC DEVELOPMENT**

##### **2.1 Objectives**

- 2.1.1 Cooperation, open communication and recognition of the needs of both municipalities in the area of economic development could benefit the region.

##### **2.2 Policies**

- 2.2.1 Examine ways and means to work together to ensure a strong economy.

#### **3.0 TRANSPORTATION and UTILITIES**

##### **3.1 Objectives**

- 3.1.1 To provide for the construction, maintenance and integration of transportation and utility systems within the Planning Area.

### **3.2 Policies**

- 3.2.1 Endorsement and acceptance of Figure 2 as the proposed arterial road system.
- 3.2.2 Protection of the proposed arterial road system by protecting a 60 metre right-of-way and requiring that all buildings be set back a minimum of 50 metres from the centre line of the proposed right-of-way.
- 3.2.4 Working together with Alberta Transportation in regards to any provincial transportation matters affecting the plan area.
- 3.2.5 Adoption of uniform aesthetic standards for major entranceways to the City.
- 3.2.6 Adoption common dangerous goods routes between the City and the County, with a particular focus on arterial entry roads to the City.
- 3.2.7 Endorsement of joint access to the City's landfill.
- 3.2.8 Exploration of the potential County access to the City's water system.
- 3.2.9 Endorsement of the current agreement regarding the joint use of the regional sanitary sewer system.
- 3.2.10 The supply of power and gas around and within the City being based upon the arrangement which makes the most economic sense for the utilities involved.

## **4.0 NATURAL ENVIRONMENT**

### **4.1 Objectives**

- 4.1.1 Protection and conservation of the natural environment within the Planning Area.

### **4.2 Policies**

- 4.2.1 Conservation of good agricultural land to ensure that it is not prematurely or inefficiently developed for another use.
- 4.2.2 Protection of escarpments within the planning area in their natural state.
- 4.2.3 Not permitting development within the 1:100 year floodplain other than development which is recreational or agricultural in orientation or areas for which special controls have been developed to prevent flood damage.
- 4.2.4 Conservation of major treed areas within the designated river corridor area.
- 4.2.5 Protection of all water bodies and water courses within the plan area from the discharge of untreated sewage.
- 4.2.6 Protection of the integrity of receiving streams by controlling storm water runoff.
- 4.2.7 Protection of wildlife corridors throughout the planning area.
- 4.2.8 Ensure minimal environmental damage and ensuring reclamation is achieved after resource extraction.

## **5.0 LAND USE**

### **5.1 Objective**

- 5.1.1 Open and direct communication between municipalities to facilitate effective co-operative land use planning.

### **5.2 Policies**

- 5.2.1 Land uses within the Planning Area should be generally guided by the Future Land Use Map contained herein. The Map and policies in this Plan are meant to recognize and respect existing plans and bylaws in effect within the Planning Area (see Reference Map).
- 5.2.2 Ensuring compatible and complementary land use.
- 5.2.3 Ensuring that all major development (over 3 lots in a quarter section) should be preceded by an adopted area structure plan.
- 5.2.4 Ensuring that the distance between non-compatible land uses such as landfills, intensive livestock operations, sour gas areas and pipelines shall be guided by the provisions of Provincial Acts and Regulations including the Land Use Bylaw.

## **6.0 COMMUNITY SERVICES**

### **6.1 Objective**

- 6.1.1 Optimization of the delivery of community services through intermunicipal co-ordination and planning.

### **6.2 Policies**

- 6.2.1 Endorsement of a co-operative approach to the provision of emergency and rescue services.
- 6.2.2
- 6.2.3 Co-operation on the provision and possible rationalization of recreation and cultural services, programs and facilities between County/City recreation board.
- 6.2.4 Co-operation being maintained in the provision of preventative social services through the FCSS Board
- 6.2.5 Maintaining the Historical Preservation Committee with intermunicipal representation.
- 6.2.6 Working together on the protection, of the river valley through the adopted River Valley Concept.

## **7.0 ANNEXATION OF LAND**

### **7.1 Objectives**

- 7.1.1 Recognition of the necessity of orderly, timely and agreed upon annexations, normally from County to City jurisdiction.
- 7.1.2 Clear identification and delineation of projected long term urban growth directions and land requirements.

### **7.2 Policies**

- 7.2.1 Sharing of information related to the growth and development of the City so that both municipalities are aware of the extent of any annexation requirements.
- 7.2.2 Reference to the affected municipality of any annexation application for comment prior to any official action being taken. Such reference should contain proposed phasing, provision of services and rationale for annexation of land.
- 7.2.3 Protection of lands identified for long term annexation from land use and developments which might interfere and conflict with future urbanization.
- 7.2.4 Any annexation application should be preceded by Council to Council discussions, to discuss the rationale for the annexation.
- 7.2.5 Recognition of long term growth directions in municipal plans and bylaws including identification of appropriate types of rural and urban development in relation thereto.

## **8.0 MUNICIPAL ADMINISTRATION**

### **8.1 Objectives**

- 8.1.1 The establishment of an ongoing dialogue between the municipalities which will promote opportunities and reduce conflicts within the Planning area through direct and open communication, and the sharing of information.

### **8.2 Policies**

- 8.2.1 Sharing of information, data and studies with intermunicipal implications with the other municipality.
- 8.2.2 Cost sharing of certain studies or data collection which may have intermunicipal benefits subject to agreements of Councils.
- 8.2.3 The City and County Councils shall have a minimum of one meeting per year to discuss matters of mutual interest and concern.

## **9.0 PLAN ADMINISTRATION AND IMPLEMENTATION**

### **9.1 Objectives**

- 9.1.1 Intermunicipal cooperation and information exchange to effectively manage growth and conserve significant features within the Planning Area.

### **9.2 Policies**

- 9.2.1 Each municipality will refer copies of proposed statutory plans, land use bylaw amendments, outline plans and major subdivision and development proposals to the other municipality for comment, and accordingly consider any comments received relating thereto.
- 9.2.2 Both municipalities will consider the needs of the other municipality and where contentious issues arise, explore methods and mechanisms of mediation, arbitration and conflict resolution.
- 9.2.3 Each Municipal Planning Commission is to be provided with at least thirty (30) days to review and comment on matters of mutual interest and concern unless legislative agreements do not allow for thirty day reference. These referrals should include:
- all statutory plans, outline plans or amendments thereto,
  - land use bylaw amendments or development permit applications within the fringe area for urban, non agricultural or intensive agricultural use not already contained in an area structure plan or this joint general municipal plan, and
  - subdivision applications where the subdivision is not pursuant to an area structure plan.

If a concern is identified, the joint planning committee would be convened.

*NOTE: For the purposes of this plan, an outline plan is defined as a non statutory plan for a particular area; this does not include a more detailed plan for an area already contained within an area structure plan.*

## **10.0 AREA SPECIFIC POLICIES**

### **10.1 Area 1: Blindman Industrial Area**

- 10.1.1 **Present Land Use:** Industrial, Residential

#### **10.1.2 Policies:**

- 10.1.2.2 The County may continue to develop the site primarily for light industrial purposes according to the policies of the ASP.



- 10.1.2.2 There should be no further extension of the country residential development to the area due to potential land use conflicts with industrial land use.
- 10.1.2.3 The longer term considerations for the area could include the possible provision of municipal sewer and water systems into the area.

## **10.2 Area 2: River Corridor Area**

**10.2.1 Present Land Use:** Agricultural, Industrial, Recreational

### **10.2.2 Policies:**

- 10.2.2.1 The river valley corridor, is vital to the well being of both municipalities and should be protected.
- 10.2.2.2 The river valley corridor should be recognized as primarily natural green space and should be allowed to develop for farm purposes only where such developments are compatible with the special nature of the area.
- 10.2.2.3 Any major development proposal which is not allowed under policy 10.2.2.2 should be subject to discussions between the two municipalities.
- 10.2.2.4 The consideration of designating additional natural areas, and sensitive lands should be pursued.
- 10.2.2.5 A review and updating of the River Corridor study should be undertaken.

## **10.3 Area 3: Heritage Ranch/Cronquist/Riverview Park**

**10.3.1 Present Land Use:** Residential, Recreational

### **10.3.2 Policies:**

- 10.3.2.1 There should not be any further subdivision in this area unless the subdivision is serviced with sewer and water.
- 10.3.2.2 The plan should support the development of the Sports Hall of Fame and other related tourist facilities at the Heritage Ranch site.
- 10.3.2.3 Residential development of the Cronquist land should also be supported subject to the adoption of an area structure plan.

## **10.4 Area 4: East Hill Area Structure Plan**

**10.4.1 Present Land Use:** Agricultural, Residential

### **10.4.2 Policies:**

- 10.4.2.1 The provisions and policies of the East Hill ASP are recognized for the area. This area must be reserved for future City residential growth and protected from premature subdivision.

**10.5 Area 5: Landfill Site Area**

**10.5.1 Present Land Use:** Landfill

**10.5.2 Policies:**

- 10.5.2.1 A joint landfill management plan, with provisions for the implementation of suitable buffer zones, development separation distances, and landscaping requirements, should be drawn up and incorporated into Municipal Plans and By-laws affecting the area.
- 10.5.2.2 The old site, upon closure, will be reclaimed and used for recreational and open space purposes.
- 10.5.2.3 Joint discussions regarding the new landfill should address the following:
  - run-off control and Piper Creek protection
  - roads and access
  - land use and development controls within the local area

**10.6 Area 6: South Red Deer Area**

**10.6.1 Present Land Use:** Residential, Highway Commercial, Industrial, Agricultural

**10.6.2 Policies:**

- 10.6.2.1 The policies contained in the Area Structure Plans adopted within the area are recognized. Any additional proposals for the long term future land use of the area should be discussed with the City including:
- 10.6.2.2 The light Industrial uses and the proposed levels of sewer and water services to be provided.
  - Extent of the Highway Commercial areas.
  - Proposed expansion of country residential areas and population projections.
  - Mobile Home Park locations.
  - Level of services provided.
  - Aesthetics of the entrance way to the City.

**10.7 Area 7: Burnt Lake Trail/Highway 11 Area**

**10.7.1 Present Land Use:** Residential, Agricultural Services and Supply, Highway Commercial

**10.7.2 Policies:**

- 10.7.2.1 As a major entrance way into the City, a high standard of development and access control and landscaping is necessary for lands along and adjacent to Highway 11.

- 10.7.2.2 Approved levels of agriculturally oriented industrial, country residential and mobile home development are recognized; only minimal amounts of new agricultural development will be supported, subject to consultation with the City.

**10.8 Area 8: Northwest City**

**10.8.1 Present Land Use:** Residential, Commercial, Industrial

**10.8.2 Policies:**

- 10.8.2.1 The provisions of the Northwest Area Structure Plan are recognized and supported for the future development of the area.

**10.9 Area 9: C and E Trail North Area**

**10.9.1 Present Land Use:** Agricultural, Residential

**10.9.2 Policies:**

- 10.9.2.1 The area contains better quality agricultural land and is situated within the City's long term growth areas and should not be considered for additional grouped country residential.

**10.10 Area 10: Agricultural Area**

**10.10.1 Present Land Use:** Agricultural

**10.10.2 Policies:**

- 10.10.2.1 The area should be used for continued agricultural usage with only limited amounts of appropriate types of non-agricultural developments. Acceptable uses include farmstead separations, and other forms of agricultural or resource extractive activities
- 10.10.2.2 Those lands identified as being within the long term City growth areas should be given particular protection to allow for future urban growth.
- 10.10.2.3 The redesignation of lands within the area for major types of non-agricultural purpose should not be permitted.

**10.11 Area 11: Future City Growth Area (under County jurisdiction)**

**10.11.1 Present Land Use:** Agricultural

10.11.2    **Policies:**

- 10.11.2.1    The area should conform to the provisions of this plan as they apply to Area 1, 2, 9, and 10.
- 10.11.2.2    This area should be retained for agricultural usage with only minor non-agricultural use.
- 10.11.2.3    Redesignation of lands within the area for major types of non-agricultural purposes should not be permitted .
- 10.11.2.4    Land located below the river escarpment should be retained for recreational use.

## CITY//COUNTY JOINT GENERAL MUNICIPAL PLANNING COMMITTEE

### PROCEDURES

1. The steering committee will consist of two City staff, two County staff, the Mayor and two City Aldermen, and the Reeve and two County Councillors. Only elected officials may vote. An alternate may be appointed to attend a steering committee meeting if an elected official is unable to attend; the alternate (who shall be a member of a the respective Council) will be able to vote.
2. Meetings will be scheduled as required.
3. A Chairman shall be elected from the City Council/County Council elected representatives. The chairmanship could alternate between City and County Chairman, at the discretion of the steering committee.
4. Any research required by the Committee shall be conducted by the Red Deer Regional Planning Commission or any other person the County and City would jointly retain.
5. All members of City and County Council will receive copies of the Minutes of each meeting as soon as they are available.
6. The City has agreed to provide secretarial staff to take minutes of the meetings.

## **SITE DESCRIPTIONS FOR SPECIFIC AREAS**

### **Area 1: Blindman Industrial Area**

The area contains a mixture of industrial and to a lesser extent residential uses. The area includes about 335 ha (830 acres). The lands are located north of the City primarily between Highway 2A and the Red Deer River escarpment. There is an existing industrial area of approximately 50 ha (124 ac) west of Highway 2A in the NW of Section 3 that has also been included in Area 1. Most of the land located east of the Highway is contained within the Blindman Industrial ASP adopted by the County in 1979 with amendments in 1981. The area is unserved by municipal sewer and water systems and uses on-site well water and sewage disposal systems. There is also an approved mobile home development in the area. The City recognizes the industrial use of this area. The lands are situated within the City's long term growth area. (See Policy Area map).

### **Area 2: River Corridor Area**

The area contains lands of fragile and sensitive environments along the Red Deer River and Piper and Waskasoo Creeks situated within both municipalities. This includes the river valley floodplain and escarpment. The land is contained within the Red Deer River Corridor Plan adopted in 1974 by both municipalities and includes Waskasoo Park, along with other valley locations. The land within the County is also identified in the Environmentally Significant Areas of the County of Red Deer study. The River Corridor Plan states that the area plays an important role in the economic, recreational and aesthetic components of both municipalities.

### **Area 3: Heritage Ranch/Cronquist/Riverview Park**

This area contains approximately 65 ha (160 ac) located on the east boundary of Highway 2. This area is comprised of a 24 lot country residential subdivision, the proposed site of the Alberta Sports Hall of Fame and a proposed residential subdivision (Cronquist land).

### **Area 4: East Hill Area Structure Plan**

The City's GMP and East Hill Area Structure Plan identifies the area as the City's primary short and intermediate term future urban growth area. The approximately 1686 ha (4166 ac) area is situated north of the Delburne Road (SR 595), mainly south of 67th Street and west of 20 Avenue. Currently, 21.5 quarter sections are located within the City.

#### **Area 5: Landfill Site Area**

The area involves approximately 260 ha (640 acre) located south of the Delburne Road (SR 595) and north east of Piper Creek. The area contains the existing City Landfill site, currently within the City and a future land fill site expansion area to the east located in the County. The existing landfill site is operated and managed by the City but has regional usage by the County and other local urban centres. The existing landfill site is expected to be discontinued in the future with a new landfill site being developed to the east in Section 34.

#### **Area 6: South Red Deer Area**

The approximately 566 ha (1400 ac) area is located south of the City and contains a diversified land use. The area includes lands along Highway 2 and 2A south including gasoline alley and is situated mainly east of the CPR line, but also includes the Woodland Hills area. The lands are located within the County and are not identified as being within the City Growth Area. Current land uses include industrial, highway commercial, country residential, and special use areas. The Medicine River Area Structure Plans has been prepared for the lands east of Highway 2A. No ASP exists for the Woodland Hills area. Current land use allocations for the area include about:

- 80.1 ha (200 acres) country residential (Woodland Hills and Trailer Park)
- 53 ha (132 acres) industrial
- 36.5 ha (90 acres) highway commercial
- 390.0 ha (975 ac) vacant or agricultural (including two parcels zoned Direct Control)

#### **Area 7: Burnt Lake Trail/Highway 11 Area**

The approximately 130 ha (320 ac) area contains a mixture of country residential, agricultural services and supply, and highway commercial uses. There is also a 75 unit mobile home park. The area is generally rated as containing better quality agricultural lands including CLI class 2 and 3 soil. The area also constitutes a major entrance way (Highway 11) into the City.

#### **Area 8: Northwest City**

The area is located within the northwestern portion of the City, north of the river and east of Highway 2 and contains about 818 ha (2020 ac). The City adopted an ASP for the area in 1992. The ASP designated about 276 ha (682 acres) in the eastern portion of the area to be used for residential purposes as well as land in the south. A parcel adjacent to 67th Street is designated for commercial use. This area should accommodate about 12,700 persons. The majority of the remaining lands will be used for future industrial development and includes the new CPR rail yard and line.

#### **Area 9: C and E Trail North Area**

The approximately 518 ha (1280 ac) area contains about 30 country residences, including Central Park. The remaining portion is used for primarily agricultural purposes. The area is situated just west of Highway 2A north of the City and south of the Blindman River Valley. The area generally contains better quality agricultural soils, rated as CLI classes 2 and 3. Most of the area is serviced by on-site sewer and well water systems; Central Park is served by a common water system. The area is located in the City's long term growth area.

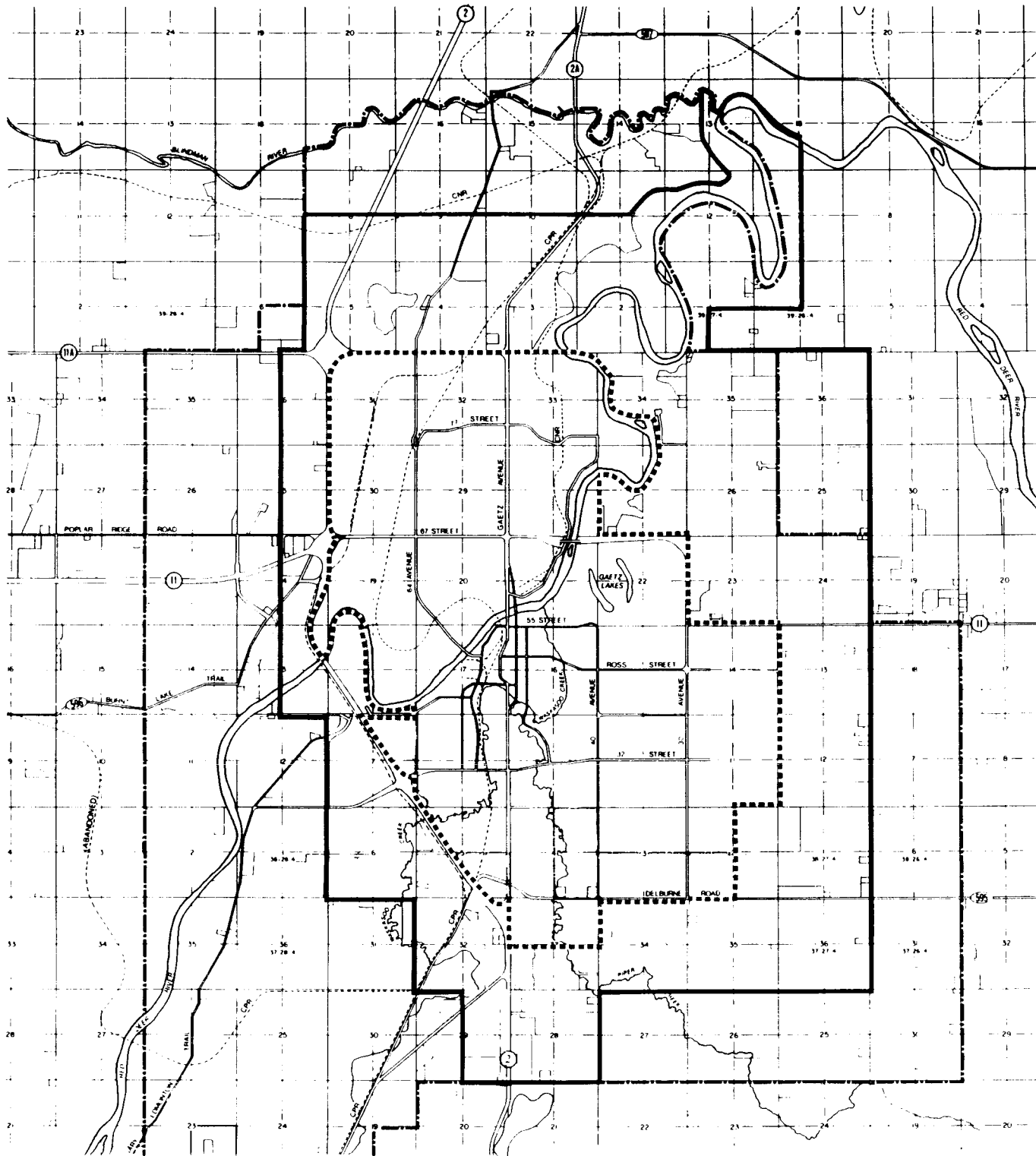
#### **Area 10: Agricultural Area**

The area contains approximately 67 quarter sections and is the largest single district within the Planning Area. The existing land use is predominately agricultural in nature with only limited amounts of non agricultural use. The lands have a CLI soil rating of mainly classes 2 to 4 and are well suited for continued agricultural use. Lands located northeast of the City are identified as long term City growth areas and will be required for future urban growth.

#### **Area 11: Future City Growth Area (under County jurisdiction)**

The approximately 80 quarter section area is located primarily north east and north of the City and has been identified as the long term growth direction for the City and is expected to be needed beyond the year 2030. These lands include all or part Policy of Areas 1, 2, 9 and 10. Detailed planning and engineering studies are necessary to determine the parameters of long term urban growth for the area. The north east area is scheduled mainly for future residential usage.

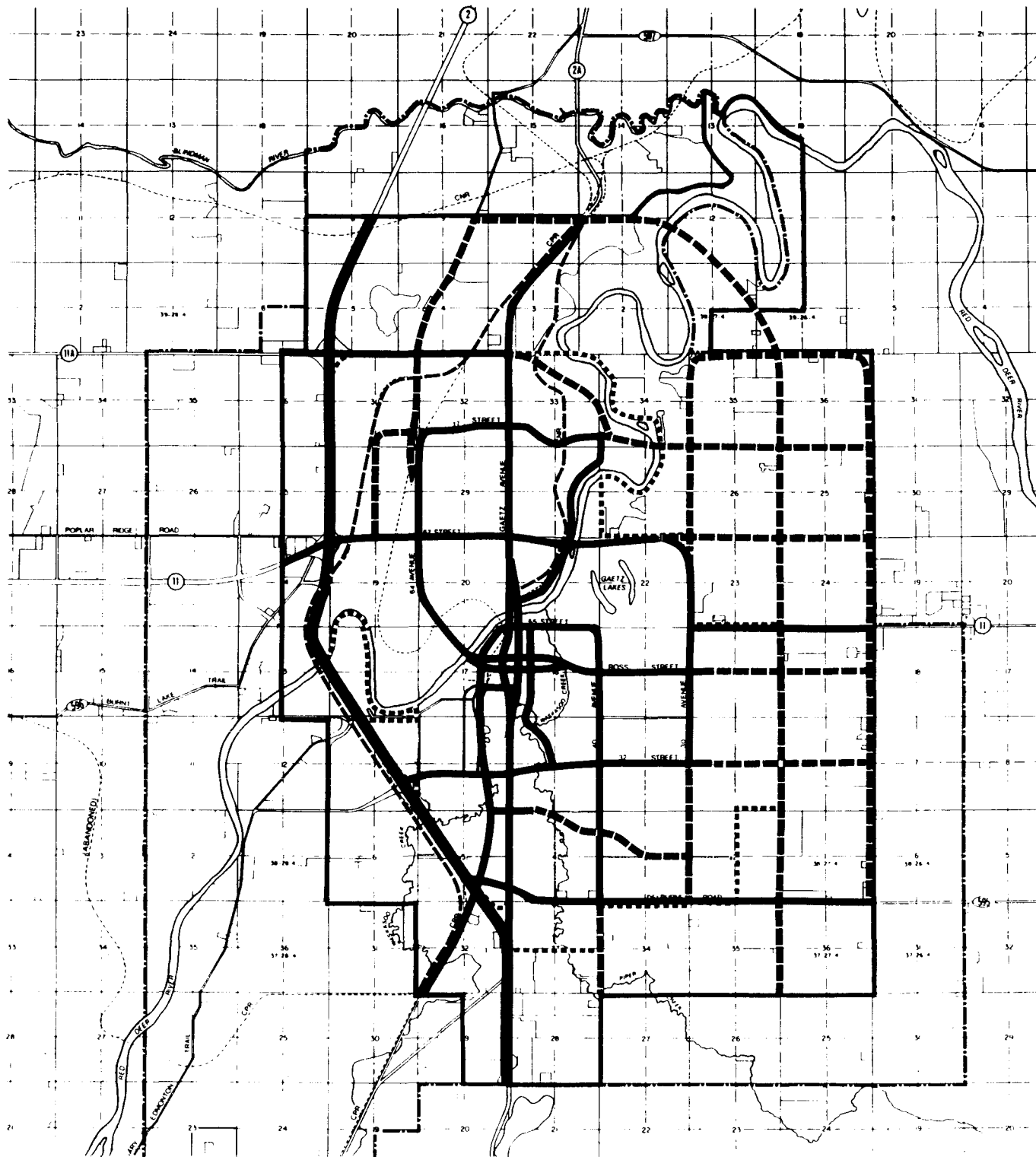










## LEGEND

- STUDY AREA BOUNDARY
- CITY BOUNDARY

NO CHANGE

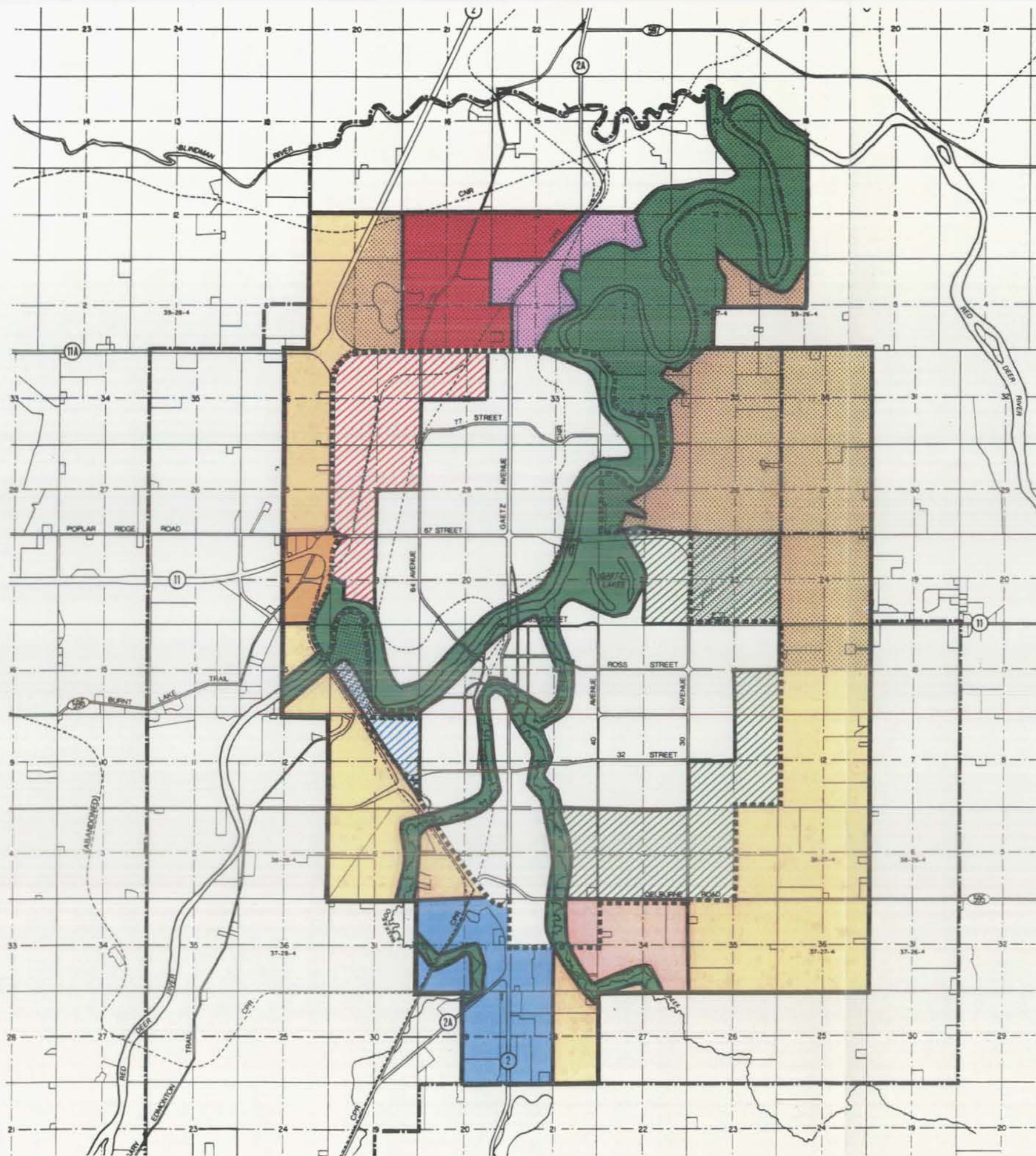


## LEGEND

-  STUDY AREA BOUNDARY
-  CITY BOUNDARY
-  FREEWAY
-  ARTERIAL ROADS
-  RAILWAYS
-  PROPOSED ARTERIAL ROADS

NO CHANGE





## LEGEND

- STUDY AREA BOUNDARY
- CITY BOUNDARY
- 1 BLINDMAN INDUSTRIAL AREA
- 2 RIVER CORRIDOR
- 3 HERITAGE RANCH/CRONQUIST/RIVERVIEW AREA
- 4 EAST HILL AREA STRUCTURE PLAN
- 5 LANDFILL SITE AREA
- 6 SOUTH RED DEER AREA
- 7 BURNT LAKE TRAIL / HIGHWAY 11 AREA
- 8 NORTHWEST AREA STRUCTURE PLAN
- 9 C & E TRAIL NORTH AREA
- 10 AGRICULTURAL AREA
- 11 FUTURE CITY GROWTH AREA  
(Under County Jurisdiction)

COUNTY OF RED DEER NO. 23

4758 - 32 STREET

RED DEER, ALBERTA

T4N 0M8

DATE: DECEMBER 08, 1994

TELEPHONE NO. (403) 347-3364

SEND TO: CITY OF RED DEER  
CITY CLERK'S OFFICE

FROM: COUNTY OF RED DEER  
R.J. STONEHOUSE, C.L.G.M.  
PER: G. GRAHAM

ATTN: KELLY KLOSS

FAX NO. 346-6195

FAX: (403) 346-9840

NUMBER OF PAGES TO FOLLOW THIS PAGE: 0

MESSAGE:

As per your telephone conversation of today's date, please be advised that the number of the Joint General Municipal Plan By-Law is as follows:

BY-LAW NO. 15/94



## **BY-LAW NO. 15/94**

**A BY-LAW OF THE COUNTY OF RED DEER NO. 23, IN THE PROVINCE OF ALBERTA, FOR THE ADOPTION OF A JOINT GENERAL MUNICIPAL PLAN BETWEEN THE CITY OF RED DEER AND THE COUNTY OF RED DEER NO. 23.**

WHEREAS, Section 61(3) of the Planning Act, Chapter P-9, Revised Statutes of Alberta 1980, allows the Councils of two or more municipalities to pass a by-law to adopt a Joint General Municipal Plan in accordance with Part 6 of the Planning Act; and

WHEREAS, the Council of the County of Red Deer No. 23 deems it desirable to adopt a Joint General Municipal Plan with The City of Red Deer.

**NOW THEREFORE, THE COUNCIL OF THE COUNTY OF RED DEER NO. 23 IN PROVINCE OF ALBERTA, ENACTS AS FOLLOWS:**

THAT Schedule "A" attached hereto is hereby adopted as the Joint General Municipal Plan between The City of Red Deer and the County of Red Deer No. 23.

**FIRST READING:           DECEMBER 06, 1994**  
**SECOND READING:**  
**THIRD READING:**

---

**REEVE**

---

**COUNTY COMMISSIONER**



No. 23

OFFICE OF THE COUNTY COMMISSIONER

4758 - 32 STREET

RED DEER, ALBERTA T4N 0M8

Phone 347-3364

Fax 346-9840

DECEMBER 15, 1994

**FAX: 346-6195**

Kelly Kloss  
City Clerk  
The City of Red Deer  
P.O. Box 5008  
Red Deer, Alberta, T4N 3T4

Dear Mr. Kloss:

**RE-ADVERTISEMENT - PUBLIC HEARING**  
**JOINT GENERAL MUNICIPAL PLAN**

We have reviewed the draft copy of the above advertisement, and do not feel that any changes are required to the wording.

Yours truly  
COUNTY OF RED DEER NO. 23

R.J. STONEHOUSE, C.L.G.M.  
COUNTY COMMISSIONER

gg



# THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

City Clerk's Department  
(403) 342-8132 FAX (403) 346-6195

December 20, 1994

Media  
City of Red Deer

Dear Sir/Madam:

RE: SPECIAL MEETING OF COUNCIL

*Copies mailed to the following 94 DEC 21/clr:*

*Red Deer Advocate  
Advisor Publications  
CKGY  
CKRD Radio  
RDTV  
CFRN TV  
Shaw Cable*

*Copies Faxed 94 DEC 20/clr:*

<i>Advocate</i>	<i>RDTV</i>
<i>Advisor/Sunday Express</i>	<i>CFRN TV</i>
<i>CKGY</i>	<i>Shaw Cable</i>
<i>Radio 7/CKRD</i>	<i>Red Deer Morning News</i>

Council of The City of Red Deer will be holding a special meeting of Council on the following date for the purpose of holding a Public Hearing regarding Bylaw 3122/94, Adoption of Joint General Municipal Plan:

TUESDAY, JANUARY 10, 1995

5:00 P.M.

RED DEER REGIONAL PLANNING COMMISSION'S BOARD ROOM

This is submitted for your information. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

KELLY KLOSS  
City Clerk

KK/clr



RED DEER

*a delight  
to discover!*



No. 23



# **PUBLIC HEARING THE COUNTY OF RED DEER AND THE CITY OF RED DEER JOINT GENERAL MUNICIPAL PLAN**

1. The County of Red Deer and The City of Red Deer propose to pass Bylaws 15/94 and 3122/94 respectively, that provide for the orderly development of lands in the areas of the Blindman Industrial Area, Red Deer River Corridor, Heritage Ranch/Cronquist/Riverview Park area, East Hill area, Landfill site area, South Red Deer area, Burnt Lake Trail/Highway 11 area, Northwest City area, C&E Trail north area, and adjacent Agricultural areas. The approximate 80 quarter section area located primarily north east and north of the City includes the long term growth area for the City. The north east area is scheduled mainly for future residential usage.
2. The proposed goal of the Joint General Municipal Plan is to improve communication, cooperation and orderly development practices between the County and the City within the planning areas outlined in the Bylaws.
3. A copy of the proposed Bylaws 15/94 and 3122/94 and a copy of the Joint General Municipal Plan may be inspected by the public at the Development Department of the County Office at 4758-32 Street, Red Deer or at the Office of the City Clerk, City Hall, 4914-48 Avenue, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.
4. The Councils of the County of Red Deer and The City of Red Deer will hold a Public Hearing in the Boardroom of the Red Deer Regional Planning Commission Office at 2830 Bremner Avenue, Red Deer, on **Tuesday, January 10, 1995, at 5:00 p.m.**, for the purpose of hearing presentations for or against the proposed Bylaws.
5. Any person claiming to be affected by the proposed bylaws shall be heard. Any other interested party may be heard if the Councils agree.
6. To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes, exclusive of questions put to the speaker by the Councils. Speakers must direct their remarks to the advisability of the bylaws under consideration and should not repeat at length points made by other speakers.
7. No written representation or petition shall be heard by Councils of The County of Red Deer and the City of Red Deer unless:
  - (a) such representation or petition is filed with the Development Officer of the County of Red Deer and the City Clerk of The City of Red Deer, no later than 4:30 p.m. on the Tuesday prior to the date of the Public Hearing, and
  - (b) it contains the names and addresses of all persons making the representation, and
  - (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

DATE OF FIRST PUBLICATION of this Notice: DECEMBER 23, 1994.

DATE OF LAST PUBLICATION of this Notice: DECEMBER 30, 1994

R.J. STONEHOUSE, COUNTY COMMISSIONER

KELLY KLOSS, CITY CLERK





# THE CITY OF RED DEER



## News Release Information Bulletin



**TOPIC:** SPECIAL COUNCIL MEETING TUESDAY JANUARY 10, 1995 Page 1 of 2

**DATE:** January 6, 1995

**DATE FOR RELEASE:** Immediately

Distributed to:	Attention:	Fax Number:
CFRN-TV	Jeannette LaBrie	343-7191
CKGY Radio/Z99	Alan Redel	341-5545
CKRD Radio	Brian Walters	343-2573
Morning News	Greg Morrison	341-3230
RDTV	Robert Palmer	346-3336
Red Deer Advocate	Carolyn Martindale	341-6560
Shaw Cable	Patricia Smith	346-3962
Sunday Express	Frank Ryan	347-6620

### COPIED TO:

Mayor's Office

### CONTACT:

Kelly Kloss, City Clerk  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4

**Phone:** 342-8134  
**Fax:** 346-6195

**AUTHORIZED BY:** Kelly Kloss

**Signature:**



# THE CITY OF RED DEER



## News Release Information Bulletin



**TOPIC: SPECIAL COUNCIL MEETING TUESDAY JANUARY 10, 1995** Page 2 of 2

**DATE:** January 6, 1995

**DATE FOR RELEASE:** Immediately

The agenda for the Special meeting of Council held on Tuesday January 10, 1995 commencing at 5:00 pm in the Red Deer Regional Planning Commission Board Room, can be picked up by the media on Friday January 6, 1995 at 2:00 pm at the City Clerk's Department.

The purpose of the special meeting is to hold a public hearing, in conjunction with the County of Red Deer, to hear from the public on the proposed Red Deer Joint General Municipal Plan.

**THE CITY OF RED DEER**

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FAX: (403) 346-6195

City Clerk's Department (403) 342-8132

December 9, 1994

COUNTY COMMISSIONER R. J. STONEHOUSE  
COUNTY OF RED DEER NO. 23  
4758 - 32 Street  
Red Deer, Alberta  
T4N 0M8

Dear Mr. Stonehouse:

**RE: ADVERTISEMENT - PUBLIC HEARING - JOINT GENERAL MUNICIPAL PLAN.**

I enclose herewith a draft of the advertisement of the Public Hearing regarding the Joint General Municipal Plan, for your approval. Once you have had an opportunity to peruse the Ad, please feel free to provide us with any additions or deletions you would prefer.

The Ad will appear in the Friday editions of the Red Deer Advocate on December 23 and December 30, 1994. No banner will appear at the top of the Ad, however, will be headed by the two crests, as noted in the Ad.

The deadline for the Ad to appear on December 23, is Wednesday, December 21, at 10:00 a.m. Therefore, we would appreciate your comments **by December 20th.**

Thank you for your assistance.

Sincerely,

KELLY KLOSS  
City Clerk  
Encl.

*a delight  
to discover!*

COUNTY  
CREST

CITY  
CREST

## **PUBLIC HEARING**

### **THE COUNTY OF RED DEER AND THE CITY OF RED DEER**

### **JOINT GENERAL MUNICIPAL PLAN**

1. The County of Red Deer and The City of Red Deer propose to pass Bylaws 15/94 and 3122/94 respectively, that provide for the orderly development of lands in the areas of the Blindman Industrial Area, Red Deer River Corridor, Heritage Ranch/ Cronquist/ Riverview Park area, East Hill area, Landfill site area, South Red Deer area, Burnt Lake Trail/Highway 11 area, Northwest City area, C & E Trail North area, and adjacent Agricultural areas. The approximate 80 quarter section area located primarily north east and north of the City includes the long term growth area for the City. The north east area is scheduled mainly for future residential usage.
2. The proposed goal of the Joint General Municipal Plan is to improve communication, cooperation and orderly development practices between the County and the City within the planning areas outlined in the Bylaws.
3. A copy of the proposed Bylaws 15/94 and 3122/94 and a copy of the Joint General Municipal Plan may be inspected by the public at the Development Department of the County Office at 4758 - 32 Street, Red Deer or at the Office of the City Clerk, City Hall, 4914 - 48 Avenue, Red Deer, between the hours of 8:00 o'clock in the forenoon and 4:30 o'clock in the afternoon Mondays to Fridays inclusive.
4. The Councils of The County of Red Deer and The City of Red Deer will hold a Public Hearing in the Boardroom of the Red Deer Regional Planning Commission Office at 2830 Bremner Avenue, Red Deer, on **Tuesday, January 10, 1995, at 5:00 p.m.**, for the purpose of hearing presentations for or against the proposed Bylaws.
5. Any person claiming to be affected by the proposed bylaws shall be heard. Any other interested party may be heard if the Councils agree.

6. To ensure the Public Hearing is conducted in an orderly manner, each speaker shall be limited to a maximum of 10 minutes, exclusive of questions put to the speaker by the Councils. Speakers must direct their remarks to the advisability of the bylaws under consideration and should not repeat at length points made by other speakers.
7. No written representation or petition shall be heard by Councils of The County of Red Deer and The City of Red Deer unless:
  - (a) such representation or petition is filed with the Development Officer of the County of Red Deer and the City Clerk of The City of Red Deer, no later than 4:30 p.m. on the Tuesday prior to the date of the Public Hearing, and
  - (b) it contains the names and addresses of all persons making the representation, and
  - (c) it states the names and addresses of all persons authorized to represent a group of persons or the public at large.

DATE OF FIRST PUBLICATION of this Notice:           DECEMBER 23, 1994.

DATE OF LAST PUBLICATION of this Notice:           DECEMBER 30, 1994.

R. J. STONEHOUSE, COUNTY COMMISSIONER  
KELLY KLOSS, CITY CLERK

**DATE: JANUARY 12, 1994**

**TO: RED DEER REGIONAL PLANNING COMMISSION**

**FROM: CITY CLERK**

**RE: COUNTY AND CITY OF RED DEER  
JOINT GENERAL MUNICIPAL PLAN  
PUBLIC HEARING JANUARY 10, 1995**

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A Public Hearing was held relative to The City of Red Deer's Bylaw 3122/94, Adoption of Joint General Municipal Plan.

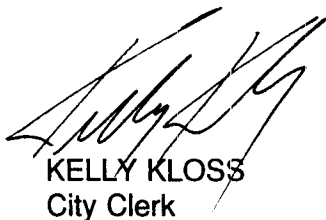
This Public Hearing was held jointly with the County of Red Deer Council to allow them to receive input relative to their Bylaw 15/94, that also provides for the adoption of the Joint General Municipal Plan. At the above noted meeting, both Councils only heard and received submissions relative to the plan and agreed that consideration of second and third reading of the proposed bylaws be considered at future Council Meetings.

Attached hereto for your information is a list of those persons who attended the Public Hearing, as well as written submissions taken at the Public Hearing from the following persons:

Alderman Tim Guilbault  
George Gardiner  
Janet Walter  
Eldon Neufeld  
Michael O'Brien  
Roberta and Vern Cullum.

I trust you will now be taking the information received at the Public Hearing and making further recommendations to both the County Council and City Council relative to any proposed changes to the Joint General Municipal Plan. Once you have prepared this report and received direction from both Councils, it may be appropriate to hold a County/City Joint General Municipal Planning Committee meeting to ensure there is agreement concerning any proposed changes.

I look forward to a further report back to Council in due course. If you have any questions, please do not hesitate to contact the undersigned.



KELLY KLOSS  
City Clerk

KK/clr  
attchs.

cc: Director of Community Services  
Director of Development Services  
Parks Manager  
County Commissioner, Bob Stonehouse

RE: CITY/COUNTY JOINT GENERAL MUNICIPAL PLAN

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I won't be able to attend (in Calgary) however, one key issue, which I raised before (to no avail) - I believe there should be some restrictions on agricultural uses next to rivers, lakes and major streams within this plan, eg: no feedlots or cattle grazing with unrestricted access to the Red Deer River, Blindman River, Medicine River, Little Red Deer River, etc. etc. and lakes, throughout the areas covered by this plan due to pollution and health concerns.

Tim Guilbault

George E. Gardiner  
RR #1  
Red Deer, Alberta  
T4N 5E1.

Councils of the County of Red Deer  
and the City Of Red Deer  
Red Deer, Alberta.

January 10, 1995.

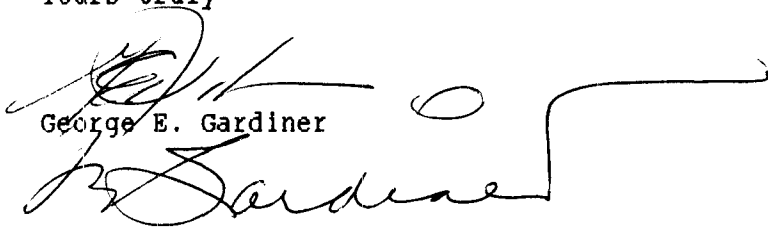
RE: COUNTY AND CITY OF RED DEER JOINT MUNICIPAL PLAN

We would like to commend both councils for their co-operation in bringing forth this plan. The successful implementation of the plan will be significant in recognizing and protecting the natural environment, coordinating planning, and conserving agricultural land.

The proposed policies regarding the RIVER CORRIDOR AREA are of particular interest to us and we are in agreement with all of them. Our concern is that a similar area, THE BLINDMAN VALLEY CORRIDOR, should be included in this plan and afforded the same protection as the Red Deer River area. The area we refer to is outlined with a black dotted line on your map of the proposed plan area. All of the proposed policies outlined in 10.2.2 of your plan, could, we believe, be equally applied to this area. We note that the area north of the Blindman River is in the County of Lacombe and therefore outside of the Red Deer jurisdictions. This should not, we contend, be a barrier to the inclusion of the lands south of the Blindman River in the proposed plan.

We ask that you include the BLINDMAN RIVER VALLEY CORRIDOR in the joint municipal plan.

Yours truly



George E. Gardiner

Mary E. Gardiner

Councilty.95



Public Hearing  
Red Deer City and County Joint Municipal Plan  
January 10, 1995

Individual Submission of County Resident, Janet Walter

As a citizen of Red Deer County I applaud the recognition of the joint interests of city and county residents. We share people facilities such as; hospital, health unit, college, schools, churches, sports venues and we buy from a wide variety of commercial enterprises. Industrialized agriculture and petro-chemical industries are common economic generators and ecological hazards.

All of these built environments use natural systems of air, soil and water that have been altered by past generations, used by our present population and required by those who succeed us.

Ten years ago the U.N. commissioned, Brundtland report, Common Future, clarified global common interests and the finite limits of human use of natural resources. Renewable limits of the natural resources of the Red Deer area are germane to local planning.

If sustainable development is considered to mean sustaining present developments and growth of non-renewing built environments as givens for provincial and municipal planning, future generations are short changed and burdened with our wastes and present greed needs.

I encourage both County and City councils to work in concert in a broader circle than the land designated in this joint plan. The Blindman and Red Deer rivers need the same riparian protection outside the mapped area as they do in the enclosed study boundaries.

On page one of the plan, under General Provisions 1.0

1.1 Objectives, the wording is: To accommodate sustainable  
development and growth that:

This is followed by five conditions that give detail to necessary considerations.

I request that the Joint Planning committee consider adding the words: is within the renewable limits of air, soil and water systems of the Red Deer region.

Proposed revisions to the Alberta Planning Act indicate an increased need for co-operation and collaboration for mutual interests on the part of municipal officials. Section 3.2 which deals with

Integrating Provincial and Municipal Approvals indicates that provincial approvals will have prior authority and that they will facilitate resource development and that municipalities will,"continue to facilitate human settlement patterns that result".....

The proliferation of county small parcel residences in the area around the city is a direct concern of farmers. I understand the choice of living in the country---- it has been our choice and place of livelihood for nearly forty years. The proposed strip development along the fifth meridian, where we live, will change the clean serene living conditions that new residents are seeking into one of; dust, noise, inadequate fresh water. and sewage disposal problems---urban problems in a rural setting.

Surrounded by a rich food producing area, there are an increasing number of city residents, that do not have food security.

Both of these situations require new approaches to rural/urban relationships. The past dynamic of living off each other can become one of living with each other.

What are considered now to be real estate interests would alter if the focus was that ; the real estate of people is within the limits of the natural world. Many rights now known as property rights are improper. We can do better. I congratulate your commitment to work together and encourage both councils to be creative in your ventures.

# Comments on the County of Red Deer and the City of Red Deer Joint General Municipal Plan

Public Hearing, January 10, 1995

I am very pleased that the County of Red Deer and the City of Red Deer have taken a significant step towards improved communication and co-operative planning by drafting a Joint General Municipal Plan. As close neighbours, these municipalities will always have important and often difficult growth related issues to resolve. Close cooperation should not only save taxpayers money but also preserve, and possibly enhance, the quality of life for area residents.

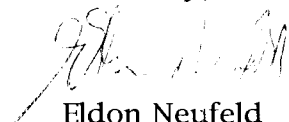
I certainly appreciate the opportunity to make comments at this hearing. As a long-time County resident, employed in the City, I have made other presentations to Councils in both jurisdictions. Today my comments will focus mainly on Plan items that affect the natural environment, wildlife and aesthetics, along with a few observations regarding the planning process.

- Item 1.1.1      It is great to see the role of the natural environment, conservation of agricultural land and protection of environmentally sensitive areas identified in the objectives of this section.
- Item 3.2.1      The endorsement and acceptance of Figure 2 as the proposed arterial road system could only be acceptable if the proposed Molly Bannister Drive was deleted. The remaining forested banks of the Red Deer River and its tributaries are vital corridors for the movement of wildlife in and out of the City as pointed out in the Gaetz Lake Committee Submission to the Red Deer Environmental Plan. Frequent roadways through these narrow strips of natural vegetation make them ineffective as corridors. Surely the traffic from future development in the Southeastern segment of the City could be accommodated by 32nd Street and widening of the Delburne Road. Another road through Piper Creek seems a clear violation of proposed Policies 4.2.2 and 4.2.7.
- Item 4.1.1      With a few exceptions, Red Deer City has been very good about the protection of its natural environments. Visitors to the City rave about the beauty and functionality of Waskasoo Park. The public consultation used in planning that development has paid many dividends. The Joint General Municipal Plan should recognize the value of public participation, especially where environmental and natural landscape issues are involved.
- Item 4.2        All of the policy items identified in this section are commendable. I will make particular mention of two items that could be made even better.

- Item 4.2.4 Conservation of treed areas should be given consideration even when not in the designated river corridor area. An example would be the trees along highway number two in the proposed Cronquist housing development. If development proceeds here, it should incorporate rather than destroy this existing sound and visual barrier.
- Item 4.2.8 Reclamation after resource extraction should be prompt. Some companies are particularly good at delaying extraction of the last "truckload" for about 10 years simply to avoid restoration. Resource extraction that will result in massive destruction of desirable natural environments within the Plan area should be avoided. We just don't have enough of these areas left and reclamation cannot economically replace them. The sand pit on the Bower land is a prime example. That land can never be satisfactorily restored at a reasonable cost and the sand mined there could have been provided from an alternate location.
- Item 10.2 The River corridor lands in the vicinity of Red Deer City have been highly exploited, especially for gravel extraction. Fortunately much of this area has been successfully restored, primarily with Provincial Government funding, and is now designated as Park. It is most unlikely that similar funding will ever be available again so we need to be extra protective of remaining green areas within the Plan's study boundary. Natural areas require little upkeep but restoration and the maintenance of restored areas is very costly.
- Item 10.2.2.4 I highly endorse designation of more natural areas and sensitive lands. In particular, the Maskepetoon, Spruce Woods and Bower natural areas need recognition, designation and protection. These are irreplaceable natural environments that are immensely important to the area and to the diversity of wild life that inhabits it.
- Item 10.2.2.5 Updating of the River Corridor Study should be given high priority to help support protection of sensitive areas and help with policies of appropriate sustainable development.

In closing, I would again like to thank Council members in both municipalities for initiatives taken to facilitate co-operative planning and for the comprehensiveness of the Joint General Municipal Plan. I sincerely hope you will have the dedication required to act in keeping with the many positive aspects of this Plan and to give careful consideration to amending those policies which have been identified in today's hearings as problematic.

Sincerely,



Eldon Neufeld

R.R. #4, Site 2, Box 49  
Red Deer, AB  
T4N5E4

20 Riverview Park  
Red Deer, Alberta  
T4N 1E3  
January 11, 1995

Mayor and Council  
City of Red Deer  
Red Deer, Alberta

Dear Sirs:

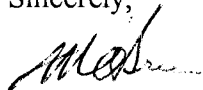
Please find enclosed a copy of my revised comments which were presented, in a somewhat abbreviated form, at last yesterday's Joint General Municipal Plan meeting. The comments are hopefully somewhat clearer than the necessarily hasty draft submitted to meet your earlier deadline.

In this copy of my remarks, I have taken the liberty to highlight those points which I would ask the City and the County to especially consider when reworking the agreement document.

I would be pleased to make myself available to answer any questions Council members might have with regards to my comments.

With regards to Alderman Lawrence's question about wildlife underpass information, he could obtain what is known about this still experimental solution by approaching the local Fish and Wildlife office and also the administration office of Banff National Park. The matter was looked into some years ago by the Gaetz Lake Sanctuary Committee when the 67th street extension was being planned, and is of course the subject of much ongoing study by the Banff National Park. Mr. Lawrence could call me at 346-6814 and I would be pleased to pass on what I remember of the problems and advantages of this engineering approach to the problem of wildlife/traffic interface.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. O'Brien', with a stylized flourish at the end.

Michael O'Brien

**PUBLIC HEARING COMMENTS BY MICHAEL O'BRIEN TO  
THE COUNTY OF RED DEER AND THE CITY OF RED DEER  
REGARDING THE PROPOSED JOINT GENERAL MUNICIPAL PLAN**

Revised, January 10, 1995

Chairman, members of the County and City Councils and their staff, ladies and gentlemen.  
May I begin my comments by stating that I am pleased that this important proposed plan has finally reached some tangible form. A co-operative framework is overdue and I would urge that such a plan be implemented soon. But first, I do have some concerns **and some suggestions for change that I hope you will consider as friendly amendments.**

I will mention the points in the order they appear in the document.

**Specific comments on the content of the Joint General Municipal Plan:**

Point 1.0 - The Proposed Goal is laudable; congratulations in having decided to work towards this very civilised goal.

1.1.1 - Actually working to achieve sustainable development would be a clear and admirable objective. However, including in the objective statement the words, "to accommodate -- growth" implies to this reader both a stated lack of scientific and biological understanding that "growth" is not in fact sustainable, and so the statement really implies there is little intention to actually plan for or regulate development. Such an implication is probably not your intent and would certainly not be in the general public interest nor in the interest of future generations, although some present day developers would be delighted by such a wide open promise. **My suggestion, therefore, would be to reword the beginning of 1.1.1 to read, "To accommodate development that is sustainable and that - -" and go on to the points "a" to "e"**

1.1.1 "a" and "e" are particularly good statements that are in the public interest. It is important to remember that there is less "natural environment" left in this eco-region than in any other eco-region of the province. Consequently, all remaining environmentally sensitive and significant areas should be given the benefit of real rules and protection, if the public good is to be served and if the objectives of the plan are to be followed through in a meaningful way.

1.1.2 The "Resolution" of concerns is an admirable objective. However, without impartial and formally educated planners to mediate and resolve the conflicts which will surely arise between the 2 municipalities, there seems little hope that much progress will be made. As a County taxpayer, **I would recommend and urge the County to buy into the services of trained and professional planners** rather than invite the squandering of both jurisdiction's taxes on expensive lawyers, who often draw out battles as long as possible for their own financial benefit, as appears to have been done during the annexation and shopping centre battles.

Planners may not always place individual property rights as highly as the County likes, nor always place as paramount the short term interests of the business community, as some current City Council members would like. The education of good professional planners trains them to seek solid, long term solutions, keeping the public good always in the foreground. I suggest that it is evident that the joint Municipal Plan can only work with the effective intervention and help of competent and professionally trained planners and **that their help be budgeted for and hired from the very outset, and that funding be drawn in part from the source that will otherwise pay for lawyers fees in never ending fights against co-operation and rational planning.**

2.2 Economic Policies: A strong and stable economy would seem to be a more useful, albeit a more difficult, policy direction to aim for than simply a strong economy. **I suggest you insert the word "stable" in front of the word "economy",** again to benefit the long term benefit to the general public rather than encouraging "fast buck" developers .

3.1 Utility Sharing: I applaud this objective, particularly in view of the present need of County residents to:

(first) depend on marginal quality well water (for instance, mine tests on the verge of being classed as "caustic" and has an unhealthy load of sodium, particularly for those with, or just developing, cardiovascular problems)

(secondly) many overcrowded septic systems in residential areas have considerable potential for polluting groundwater and even surface water and the animals that drink it. Planning for utility sharing is therefore welcome.

A difficulty, however, is that I understand there are areas of the County not included in this plan's boundaries where water shortage and over use of septic systems are already presenting clear indications of over development. **Therefore, I think the planning area is too small, since the City may soon or ultimately be forced to come to the County's assistance outside the presently proposed planning area to provide emergency sewer and water services,** or the County may have to set up a hugely expensive sewer and water systems of its own if it continues to try and protect farm taxes by creating revenue through allowing, even encouraging, unregulated hamlets to spring up everywhere.

3.2.1 Arterial Roads: The proposed extension of Molly Bannister Drive, as shown on map two, is unacceptable both to many City residents and to the County residents whose land it will run through, as evidenced by numerous letters and a well attended meetings this past year. **I ask the County that this controversial proposed road not be unintentionally endorsed by you through having it included on this map. The controversial roadway in question should be erased from the map before the County or the City signs this document.**

4.2 I applaud the Objectives and Policies of the section on the Natural Environment as outlined, with the **following cautions:**

4.2.2 **Protection of escarpments is currently not always being carried out**, as evidenced by the County recently giving permission to land owners to clear-cut on top of seriously unstable escarpments, and by refusing to even discuss rules or even guidelines regarding lawn and garden watering which can increase erosion and slumping, and by paying little attention to the need for adequate setback from escarpments. Some housing recently appearing on the City's valley escarpment seems also to be questionable from the perspective both of public safety and escarpment protection.

With regard to 4.2.3, **Flood plain development. Is it clearly appreciated by both the City and County that the Dickson Dam was never designed to provide flood protection against major flood events and that the dam itself has increased and will continue to increase the eating away of previously stable banks in many areas of the river valley?**

Additionally, the destructive **clear-cutting** forestry practices in the public Green Zone of the Eastern Slopes and on a great deal of privately owned West Country forested land **can be expected to increase the severity of periodic flooding**. Therefore, I am greatly concerned about the **liability problems posed for both the City and County taxpayers by proposing to provide permission to build in areas "for which special controls have been developed to prevent flood damage"**. **The dependability of any control measures would seem now to be very dubious** in view of the very uncertain and unprecedented set of environmental problems that are being created by the upstream combination of poorly regulated multinational clearcutting on public land and completely unregulated private clear-cutting,-- plus the erosion effects of the new dam, and plus the global weather changes expected to create havoc as a result of the steadily increasing greenhouse effect and the just recently discovered weather altering problems of sulphur particle pollution in the air. **I would advise that all river flood plain and escarpments be definitely off limits to development** for the next decades. Further, that **both the flood plain and banks be left in a wild, forested state, or be reforested**. This is to allow as much transpiration of valley moisture as possible to help reduce the effects of an expected hotter and more arid climate, and certainly the more pronounced and untypical weather swings and storms, that are also expected from the above causes, and which can be expected to damage the stability of our agricultural economy even more than the weather effects City life.

5.2.1 Land Use: I object to much of the area south of the Blindman River being exempted from this co-operative planning exercise. The area is obviously of considerable environmental importance and does not currently seem to be benefiting from the degree of protective and thoughtful planning that it should. **I request that the planning area of the Joint General Municipal Plan be extended north and west to include the Blindman River and its escarpment.**

Moving to 10.1.2.2, I am pleased to see the apparent restriction of further residential development in the **Blindman Industrial Area**. Again, **because of public safety and taxpayer liability issues, I urge that extensive escarpment set back be required in this area, due to the historically unstable nature of the escarpment banks in much of that area.** The



proposed trailer court would, of course, be foolhardy to allow from a **County taxpayer's liability standpoint.**

10.2 River Corridor Area: I am encouraged by this very tentative beginning at recognizing the unique nature of the River Corridor Area, and hope that in the very near future honest effort will be made to overcome the shortcomings of this area of the plan. The river corridor area, once proposed and nearly designated as a National Park, represents an extremely important wildlife area - virtually all of the rest of the region having been given over to the housing and economic activity of humans. Many countries are rushing to save what is left of the natural world upon which our own existence and quality of life, in large part, depends. While this planning exercise is encouraging, evidence of any realization that we are not the only species in the picture is not strongly enough suggested in this planning document, particularly in this portion. **Please forge ahead with the protection of what little remains of this jewel of creation and evolution.** Future generations deserve no less from this joint planning group.

10.3.2 Heritage Ranch/Cronquist/Riverview Park: As with the River Corridor Area in 10.2 above, **present land use should recognize and include "wildlife habitat" as an important component in these 3 areas.** Again, I would point out that the protection of the river bank, the escarpment and narrow forty foot public reserve is non-existent along Riverview Park, and erosion and slumping is in fact being hastened by present actions of County officials, and so the question of **future liability** of either the tax payers of the City or the County, or to the officials involved should make this an important issue to investigate and improve - with full citizen input.

10.3.2.2 Many taxpayers would not agree that the plan should enshrine or even lend support to the Sports Hall of Fame. If that proposed future facility actually attracts the 200 persons per day claimed by its promoters, the parking lot would have to be much expanded into the park or ranch area or both. When the investment fails to generate sustaining revenue, there will be pressure to "develop" and introduce traffic and other supposed amenities into other portions of the present upper and lower ranch area, to the great detriment of the rich but delicately balanced habitat system that is there - in this one rare area of Waskasoo Park where people can escape from automobiles. **I suggest deleting reference to the Sports Hall of Fame,** so that more environmentally suitable and economically attractive sites such as the Westerner grounds and area, and the large crowds it draws, could then be seriously examined; and so that the historically and recreationally worthwhile and gradually growing popularity of the "ranch" aspect of our rural local heritage is not subverted and endangered by an incongruous sports facility and probable other additions such as a mini golf course or a "Gambling in the Woods Casino".

10.5.2.2 and 10.5.2.3 Landfill Site: I would recommend that **run-off control and subsequent Piper Creek protection be a part of ongoing discussions for the old landfill site as well as the new one.**

10.6 It is unfortunate that the plan does not extend for another mile south along Highway Two because of the planning difficulties and environmental sensitivities involved in the need to

preserve the important wetland habitat integrity of the area. **Extend plan for another quarter section south on either side of Highway 2.**

Finally, the "Procedures" section: I would **suggest that the chairman of the City Environmental Advisory Board be included in the membership of the steering committee.** To balance out that presence, I further **urge that the County also establish an Environmental Advisory Board (as advised by the Federal Government several years ago) and to have the new County Environmental Advisory Board chairman sit on the steering committee as well.**

I would further **urge the steering committee to review the procedures that led to highly productive meetings between the public and officials who jointly worked on the planning and execution of the Waskasoo Park.** Because the public came to realize they would actually have attention paid to their ideas, they made sure their ideas were well thought out; they met, listened, and co-operated to solve many problems in ways that were new, imaginative, economical and satisfactory to nearly all. In other words, ideas were generated that were in the public good as well as in the good of individuals and organizations. That exercise brought considerable respect to a government body. Some avenues to generate respect for government are badly needed today, and this planning exercise opens a door to that possibility.

In Conclusion: Congratulations on a good beginning for establishing co-operation and understanding between two neighbours. The inclusion of City, Farm, and Rural Residential views in this hearing was valuable and points to the need for many such forums, but in a format hopefully more conducive to listening and learning and beginning the difficult task of trying to find solutions to problems.

I ask that the suggestions I have made be discussed and incorporated into a revision of the plan before it is adopted by both Councils.



January 10, 1995.

County of Red Deer No. 23,  
Red Deer, Alberta.

✓ City of Red Deer,  
Red Deer, Alberta.

Red Deer Municipal Planning Commission,  
Red Deer, Alberta.

ATTENTION: Mr. Lorne McLeod, Development  
Officer for County of Red Deer No. 23.

Dear Sir:

Re: **Joint General Municipal  
Plan dated February 1994.**

It has recently come to our attention that the City of Red Deer and the County of Red Deer No. 23 are holding talks regarding the Joint General Municipal Plan as outlined in a booklet dated February 1994.

My husband and I, Vern Ross Cullum and Roberta Lynn Cullum, are the owners of property in the County of Red Deer No. 23 which will be directly affected by the proposed Joint General Municipal Plan. Please note that our property is immediately south of the present landfill site and across the road and west of the proposed land fill site. The legal description of our property is: portion of the S.E. 1/4 of 33-37-27-W.4thM. In the Joint General Municipal Plan the portion of our land which is north and east of Piper Creek has been colored Landfill Site Area, a small portion River Corridor and a further small portion Agricultural Area. At the present time our land is zoned Agricultural.

**WE STRENUOUSLY OBJECT TO THE JOINT GENERAL MUNICIPAL  
PLAN.** Some of the reasons are as follows:

1. **General Objection:** By agreeing to the Joint General Municipal Plan, the City of Red Deer and County of Red Deer are in essence rezoning the areas affected without having to compensate existing land owners where such rezoning affects the existing land owners adversely.

County of Red Deer No. 23,  
City of Red Deer,  
Red Deer Municipal Planning Commission,  
Page 2,  
January 10th, 1995.

**2. Specific Objections regarding our land, namely, Pt. of S.E. -33-37-27-W.4M:**

- a) **Devaluation of Property:** When we purchased our land in 1990 we were advised that the present landfill site would in time be closed and thereupon reclaimed and used for recreational and open space purposes. When we bought, we were investing in the future with the expectation that our land would become valuable and lend itself to subdivision. By designating the bulk of our land as Landfill Site Area, there is little likelihood of our being able to sell the property - other than to the County or the City of Red Deer - or to developing the land further. All our options would be removed boxing us in with no other alternative but to sell to either the County or the City of Red Deer. This is a form of expropriation at its worst in that the safeguards and benefits of the Expropriation Act are not extended to us.
- b) **Access to Our Land:** The Joint General Municipal Plan does not state or indicate what is to become of the existing municipal road which is to the immediate east of our property, which is used for access to our residence.
- c) **Piper Creek Running Through Our Land:** By designating Piper Creek as River Corridor, a certain amount of land would be made inactive for us to use for economic purposes, and it opens the possibility of the City of Red Deer or the County implementing a plan allowing the public access to this River Corridor area.
- d) **Access to Our Land West of Piper Creek:** At present we have access to our land west of Piper Creek through our land east of Piper Creek. At some point the two parcels will have to be subdivided if the land east of Piper Creek is to be used as landfill area. In such event there would be no access to our land west of Piper Creek.
- e) **Proposed Landfill Site on Section 34-37-27-W.4thM:** We oppose the proposed landfill site on the above land for the various reasons which are being put forward in the Court action opposing the rezoning of the above land for a landfill area.

For the above reasons, we strongly object to the proposed Joint General Municipal Plan.

  
ROBERTA LYNN CULLUM

  
for VERN ROSS CULLUM

JOINT G.M.P. PUBLIC HEARING  
JANUARY 10, 1995

COUNTY OF RED DEER  
AND  
CITY OF RED DEER

REGISTRATION (Please Print)

NAME	ADDRESS	POSTAL CODE	TELEPHONE NUMBER
Beu Hughes	1647509 St, Red Deer, M.	T4R 1A3	343-1881
✓ Lon Bower	RR2	T4N5E2	347-5032
✓ Eldon Newell	RR#4, Site A Box 49	T4N5E4	343-1542
✓ Janet Walter	RR# Site 6 Red Deer	T4N5E1	347-0660
Jean Hepburn	85 Seelick Blvd <sup>RD.</sup>	T4N0G6	342-2245
WAYNE ABRISON	RR# R.D.	T4N5E4	347-5392
<del>George Gardiner</del>	RR1 Red Deer	T4N5E1	347-7561
PAUL Ellis	RR#2 Red Deer	T4N5E2	346-7938
✓ J.A. Robinson	RR2 Red Deer	T4N5E2	347-0379
✓ J. Lynne	"	"	347-0594
✓ SHERRY SCHENWERT	#4 Ogden Ave RD	T4N5B1	347-7434
Norman Chubb	RR#1 Site 15 Box 10	T4N5E1	346-3800
✓ H. STUPPARD	#11 RIVERVIEW PK	T4N1E3	346-6806
✓ Lorke Digniel	69 Walton Cr	T4N6B1	346-1871
Harry Sopchan	174700 Fountain D.	T4N6W4	346-0808
✓ Rod Trentham	43 Dobler Ave	T4N5H2	340-8959
✓ ROBERTA CULLUM	RR3 Red Deer	T4N5E3	342-2555
✓ Michael O'Brien	20 River view PK	T4N1E3	346-6814
B. Rossowan	Bag 5200 P.D.	T4N5G3	343-2400
L O'CONNELL	RR4	T4N5E4	886 4310
✓ PETER WYNTER	RR3	T4N5E3	346-3406
PETER LACEY	3301 SPENCE DR RD	T4N3N7	342-1199
✓ T Nielsen	32 Parsons Close		347 3195

COUNTY OF RED DEER  
AND  
CITY OF RED DEER

**REGISTRATION (Please Print)**[illegible]

COUNTY OF RED DEER  
AND  
CITY OF RED DEER

[illegible]