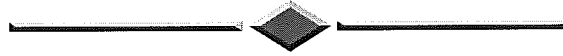




## A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, April 21, 2008*

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday April 7, 2008.
- (2) **UNFINISHED BUSINESS**
  1. Legislative & Administrative Services Manager – *Re: Ambulance Governance* ..1
  2. Legislative & Administrative Services Manager – *Re: Municipal Development Plan (MDP) Bylaw 3404/2008* ..6
- (3) **PUBLIC HEARINGS**

(4) **REPORTS**

1. Director of Development Services – *Re: Central Alberta Regional Wastewater System – Overall Concept Summary / Master Plan* ..8
2. Social Planning Manager – *Re: Mayor's Task Force on Ending Homelessness – Completion of Ad Hoc Committee to Council* ..63
3. Environmental Initiatives Coordinator – *Re: Utility Bylaw 3215/98 – Amendment 3215/B-2008 – Requirement for Low Flow Plumbing Fixtures & Toilet Rebate Program* ..72  
(Consideration of 3 Readings of the Bylaw)
4. Public Works Manager – *Re: Revised Budget – New Civic Yards Fuel System* ..80
5. Parkland Community Planning Services – *Re: Proposed Land Use Bylaw Amendment 3357/D-2008 Multiple Family Residential Site Lot 8, Block 1, Plan 24 HW / 6755-59 Avenue (Glendale South)* ..83  
(Consideration of 1<sup>st</sup> Reading of the Bylaw)
6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/K-2008 Aspen Heights Elementary School* ..86  
(Consideration of 1<sup>st</sup> Reading of the Bylaw)

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3215/B-2008** – Utility Bylaw Amendment – Requirement for Low Flow Plumbing Fixtures for new construction or renovation projects that require a plumbing permit for a residential, commercial, industrial, or institutional structure, shall only install Low-Flow Plumbing fixtures – toilets that have a usage not exceeding 6.0 litres per flush, shower head fixtures with a flow rate not exceeding 9.5 litres per minute  
(3 Readings) ..72  
..88
2. **3357/D-2008** – Land Use Bylaw Amendment – Diamond Terrace Inc – proposed rezoning of Lot 8, Block 1, Plan 24 HW 6755-59 Avenue (Glendale South) from R1A residential (Semi-detached Dwelling) District to R2 residential (Medium Density) District to accommodate the existing 12-unit multiple family building  
(1<sup>st</sup> Reading) ..83  
..90
3. **3357/K-2008** – Land Use Bylaw Amendment – Aspen Heights Elementary School – proposed rezoning of a 630m<sup>2</sup> portion of land from P1 Parks and Recreation District to PS Public Service District in order to accommodate an intended school site expansion.  
(1<sup>st</sup> Reading) ..86  
..92



**Legislative & Administrative Services**

**DATE:** April 14, 2008  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Notice of Motion – Councillor Pimm  
Ambulance Governance

---

***History:***

The attached Notice of Motion from Councillor Pimm regarding Ambulance Governance was introduced at the Monday, February 25, 2008 Council Meeting. Prior to considering the motion, Council agreed to table the resolution to obtain clarification and/or feedback on the resolution from the Premier of Alberta, Minister for Municipal Affairs and Health, Red Deer MLA's, communities with Integrated Services and other stakeholders prior to final consideration.

***Discussion:***

On April 9, 2008 the Minister of Health and Wellness provided the attached response to the City's request.

***Recommendation:***

That Council's direction is requested.

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

Kelly Kloss  
Manager



Date: February 25, 2008

Moved by Councillor Pimm

Seconded by Councillor Parks

***“Whereas,*** one of the first integrated fire / ambulance services in Alberta was pioneered by The City of Red Deer starting on February 1, 1962, and

*Whereas* over the intervening time the level of medical expertise of response teams has increased first to the EMT level and subsequently, beginning in 1985, to the paramedic level, and

*Whereas,* The City of Red Deer has located fire / ambulance stations strategically throughout the city to minimize travel times for responding ambulances and crews, currently arriving on the site of a call-for-aid within four minutes travel time 90% of the time, and

*Whereas,* the citizens of Red Deer are determined to continue to be served at the Advanced Life Support Level by ambulances located strategically throughout the city to reduce travel time for responding ambulances and crews, and

*Whereas,* there is concern that the provision of ambulance service may be transferred to Health Regions,

Therefore be it resolved that The Council of the City of Red Deer strongly endorse the following principles as they relate to possible changes to ambulance services for the citizens of Red Deer:

- there must be no reduction in level of service to Red Deer citizens from the Advanced Life Support (ALS) level currently in place,
- there must be no increase in travel times for ambulance crews responding to calls-for-aid,
- the excellent integrated fire / ambulance service that Red Deer has developed over a long period of time must be retained.

Be it further resolved that The Council of The City of Red Deer express a strong preference for the governance of ambulance services to remain with The City of Red Deer so that:

- the delivery of ambulance services can continue to evolve in the future, sensitive to the changing needs of a growing, dynamic community based on the observations of those closest to the service,
- the linkage between decision makers and service providers is as close as possible so that those who are charged with the responsibility of delivering ambulance services are also empowered to make decisions required to deliver said services effectively and efficiently.

Council further agrees that the City work with the Province and the David Thompson Health Region to develop a course of action that ensures the City's governance, delivery and service levels remain constant.



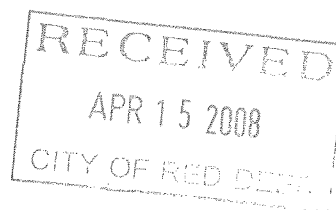
ALBERTA  
HEALTH AND WELLNESS

*Office of the Minister*

AR59517

APR 09 2008

His Worship Morris Flewwelling  
Mayor  
The City of Red Deer  
4914 - 48 Avenue  
Box 5008  
Red Deer, Alberta  
T4N 3T4



Dear Mayor Flewwelling:

Premier Stelmach forwarded a copy of your letter regarding the future of ambulance governance. I appreciate the opportunity to respond on behalf of the Government of Alberta.

The department has reviewed the reports of the Alberta Governance Advisory Council and the Technical Sub-Committee and appreciates their diligent work on this complex issue. The Council has provided some valuable information that will be vital in coming to a final decision on the future governance model for ambulance services in Alberta. Based on the important work of the Council, as well as previous reports, it is clear that Emergency Medical Services in Alberta need to be more seamless and better integrated into the health care system.

I am aware that all stakeholders are awaiting direction from government on this issue. While it is important to move forward in a timely manner, appropriate planning must be done. In the interim, municipalities remain responsible for provision of ambulance services and should plan for it accordingly.

Sincerely,



Ron Liepert  
Minister of Health and Wellness

cc: Honourable Ed Stelmach  
Premier

OFFICE OF THE MAYOR

April 22, 2008

**FILE**

Honourable Ron Liepert  
Minister of Health and Wellness  
323 Legislative Building  
10800-97 Avenue  
Edmonton, AB T5K 2B6

Dear Minister Liepert:

**Re:     *Ambulance Governance – Resolution April 21, 2008***

Thank you for your letter of April 9, 2008, in response to the future of ambulance governance. I am encouraged by your comments that appropriate planning must be done. This, with the Alberta Government's "commitment to consult Albertans on issues that affect them," will allow us to work through the governance matter with you, in a productive way.

My Council has now formally adopted the attached resolution that focuses on the governance of ambulance services being maintained at a municipal level and ensuring the continuance of the current level of service to the citizens of Red Deer, no increase in travel time for emergency response, and the retention of the exemplary integration of ambulance and fire service.

In a recent news release from the Alberta Government, it indicates that by June 15, 2008, a decision will be made on managing ground emergency medical services in the Province. As this decision directly affects the City of Red Deer, I look forward to providing input into that decision well in advance of any announcement.

Red Deer has established a legacy of exemplary ambulance governance and service that meets the needs of our growing community. It is imperative that we play a direct role in any decision that may affect the continuation and effectiveness of our service.

I look forward to meeting with you to discuss this matter further.

Sincerely,

Morris Flewwelling  
Mayor

Attach.

- c.       Premier Ed Stelmach  
          Hon. Mary Anne Jablonski, MLA Red Deer North  
          Cal Dallas, MLA Red Deer South  
          Hon. Luke Ouellette, MLA Innisfail-Sylvan Lake  
          Hon. Ray Danyluk, Minister Municipal Affairs  
          John Vogelzang, President and CEO, David Thompson Health Region  
          Integrated fire/ambulance service providers

*Comments:*

As indicated in the letter from the Minister of Health and Wellness, the Province is undertaking a planning process regarding the future of ambulance governance. Although we have provided a copy of our proposed resolution to the Province, we recommend that Council now passes the resolution formalizing the City's position. This will then be conveyed to the Province with a request that we are included in the planning and discussion on any changes to governance.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



Friday » March  
28 » 2008

## Cities want action on EMS

Transfer of ambulance services in limbo Three years after Alberta retreated from a plan to transfer ambulance services to health authorities -- and left the future of the emergency medical services in limbo -- several cities are calling on government to make a decision on the file.

**Michelle Lang, With files from Kim Guttormson, Calgary Herald**  
Calgary Herald

*Sunday, March 23, 2008*

With the recent appointment of a new provincial health minister, groups like the Alberta Urban Municipalities Association say Alberta Health should determine whether communities will continue to fund and run ambulances or if health regions should take over the service.

"One way or another, we'd like to put the issue to rest," said Lloyd Bertschi, president of the municipalities association, who is also the mayor of Morinville.

"It's been three years." Several organizations also said indecision on the issue has created uncertainty and made it difficult to decide whether to buy new ambulances and equipment since it's unclear who will hold the assets in the future.

"The longer there are unknowns attached to this, the more those unknowns could affect capital funding," said Darrell Reid, acting fire chief of Strathcona County Emergency Services.

Alberta Health officials say they have no timeline for when a decision might be made on ambulance funding and governance, noting Health Minister Ron Liepert was appointed little over a week ago.

"We have a new minister now. He'll want to get up to speed and make decisions," said Shannon Haggerty, a spokesperson with the department.

The debate follows Alberta's decision in the spring of 2005 to quash a planned transfer of ambulance services from municipalities to health regions. The transition was intended to relieve financial pressure on cash-strapped cities.

But the province changed its mind just weeks before the transfer was to take place, scrapping the proposal after cost estimates nearly tripled from the original \$55 million.

The decision outraged dozens of communities that had eliminated the cost of their ambulance service from their budget and were left with an unexpected bill. Iris Evans, who was then health minister, later provided funding to help communities with the tab.

She also announced that the transfer would proceed in two health regions -- Palliser and Peace Country -- as a pilot project. A committee, charged with examining the issue, filed its recommendations with Alberta Health some time ago and was told late last year it had been officially disbanded.

The committee's report has never been released.

Alberta Health acknowledges that in the three years since the transfer was scrapped, little has changed.

Most municipalities are still running the ambulance programs, although they are receiving financial assistance from the province that wasn't available before the 2005 transfer gaffe.

"For now, it's status quo," Haggerty said.

Meanwhile, opinions vary widely on whether the government should proceed with the transfer.

Cities and health regions around the province note that ambulance services operate on different models, making it difficult to find a solution that will work for everyone.

In centres like Calgary, for example, the ambulance service is integrated with other city emergency services like police and fire at the same locations.

"Calgary EMS is very embedded into the city," said Tom Sampson, chief of EMS, who sat on the advisory committee that examined ambulance services. "How do you extract (EMS)?" Sampson said he hopes the province will provide more funding, but leave ambulance operations with the city.

Some smaller communities, however, support transferring ambulance service to the health regions.

Didsbury Mayor Brian Wittal said ambulances are essentially a medical service and he believes health regions may be able to better integrate services if they were transferred.

In Palliser Health Region, where the transfer has gone ahead as part of the pilot project, officials say the new system is working well.

Officials say staff members are now Palliser employees, allowing the health region to make better use of paramedics by having them run flu clinics and education programs.

A decision is needed, said Calgary Mayor Dave Bronconnier. We "need to know the province's view on the long-term future of EMS."

mlang@theherald.canwest.com

© The Calgary Herald 2008

CLOSE WINDOW

---

Copyright © 2008 CanWest Interactive, a division of CanWest MediaWorks Publications, Inc.. All rights reserved.  
CanWest Interactive, a division of CanWest MediaWorks Publications, Inc.. All rights reserved.



Council Decision – March 25, 2008

Legislative & Administrative Services

**DATE:** March 26, 2008  
**TO:** Kim Woods, Council Service Coordinator  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Notice of Motion – Ambulance Governance

---

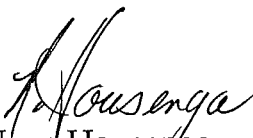
*Reference Report:*

Notice of Motion – Councillor Pimm, dated February 25, 2008.

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Legislative and Administrative Services Manager, dated March 17, 2008, Re: Notice of Motion – Ambulance Governance, hereby tables the above to the April 21, 2008 Regular Council Meeting.”

*Report Back to Council:* Yes, once the response has been received from the provincial representatives and integrated services, this matter will be brought forward to the April 21, 2008 Regular Council Meeting.

  
Nona Housenga  
Deputy City Clerk





OFFICE OF THE MAYOR

February 26, 2008

Office of the Premier  
Room 307, Legislature Building  
10800 - 97th Avenue  
Edmonton, AB T5K 2B6

Dear Premier Stelmach: *Ed.*

Recently some members of my Council heard that the administration of Ambulance Services in Alberta may change. Based on this speculation, one of my Red Deer Councillors introduced the attached resolution outlining some history about Red Deer's Ambulance Services and highlighting the success we have had with the current ambulance model. The resolution also contemplates retaining the current governance model of ambulance service for Red Deer.

Before discussing the resolution in any detail, Red Deer City Council wanted to confirm what changes, if any, the Province is contemplating for ambulance services.

I appreciate any information, clarification, or feedback you or the pertinent ministries are able to provide me on this matter. If changes are proposed, I would also be interested in how Red Deer will be involved in the consultation process.

I think it would be best if municipalities are included in the discussion group so that they can provide their input and unique perspectives. The ultimate goal would be to ensure that ambulance services continue to meet the level of service that our community has come to appreciate and expect.

If it would be more appropriate, I would be happy to meet with you to discuss this matter in more detail.

Sincerely,

Morris Flewwelling  
Mayor

Attach.

- c Mary Anne Jablonski, MLA Red Deer North  
Cal Dallas, MLA Red Deer South  
John Vogelzang, President and CEO, David Thompson Health Region  
Hon. Dave Hancock, Minister of Health and Wellness  
Hon. Ray Danyluk, Minister of Municipal Affairs  
Integrated fire/ambulance service providers

*Congratulations on  
your electoral  
victory!  
Morris*



OFFICE OF THE MAYOR

March 27, 2008

Mr. Lloyd Bertschi, President  
Alberta Urban Municipalities Association  
10507 Saskatchewan Drive  
Edmonton, AB T6E 4S1

Dear Lloyd,

I have as reference a recent Sunday, March 23, 2008, front page article of the *Calgary Herald* under the headline "Cities Want Action On EMS."

While we agree that the ambulance governance and funding issue has dragged on for a bit since it was first raised in 2005, Red Deer City Council would not wish to leave the impression with the Alberta Government nor the public that we are wanting a quick resolution to the matter. Instead, we would support a resolution reached through consultation of the Alberta Government with municipalities. One of the issues that became very clear during the initial debate was that there was a complicated patchwork of EMS systems and services throughout the various municipalities of Alberta. Red Deer City Council does not believe that a quick solution of one size fits all or any other expedient treatment of the matter will be in the long-term best interests of our citizens.

We hope that the government will provide options within a framework and invite municipalities to choose which options best serve their needs. This cannot be accomplished quickly; however, we believe that it is a vital part of coming to a truly workable solution. As a result, we urge you and others within the AUMA to opt for a best practices resolution rather than a quick solution to the ambulance question.

Thank you for allowing me to convey the thinking of our Council to you and your colleagues at the AUMA table.

Thank you for your service to the Association as its President and congratulations on your election to that office.

Best personal regards,

Morris Flewelling  
Mayor

- c Hon. Mary Anne Jablonski, MLA, Red Deer North  
Cal Dallas, MLA, Red Deer South  
Hon. Luke Ouellette, MLA, Innisfail-Sylvan Lake  
Red Deer City Council Members  
Craig Curtis, Red Deer City Manager  
Paul Goranson, City of Red Deer, Director of Development Services  
Jack MacDonald, Red Deer Fire Chief

**Legislative & Administrative Services**

**DATE:** April 14, 2008  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Municipal Development Plan (MDP) Bylaw 3404/2008

---

The Municipal Development Plan (MDP) Bylaw 3404/2008 provides for guidance and direction of future growth and development for Red Deer over the next 25+ years, ensuring: orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community. It is visionary, strategic and long-term in its outlook and application. The plan reflects the kind of community residents wish to see and identifies ways to achieve this future. The MDP is primarily a policy document that serves as a framework for the physical development of the community.

At the Monday January 28, 2008 Council Meeting the Municipal Development Plan Bylaw 3404/2008 was given first reading. At the Monday March 10, 2008 Council Meeting the Public Hearing for the Bylaw was held. Based on input during the Public Hearing, Council asked City Administration to review the information presented and respond to the suggested changes to Bylaw 3404/2008.

City Administration has advised that the report to Council on the proposed changes is not complete. City Administration is requesting up to an additional four weeks. The four week deadline is the Tuesday May 20, 2008 regular Council Meeting.

***Recommendation:***

That the Municipal Development Plan Bylaw 3404/2008 be tabled for up to four weeks.



Kelly Kloss  
Manager

*Comments:*

We support the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



Legislative & Administrative Services

Council Decision – April 21, 2008

**FILE**

**DATE:** April 22, 2008  
**TO:** Colleen Jensen, Director of Community Services  
Angus Schaffenburg, Major Projects Planner  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Municipal Development Plan Bylaw 3404/2008

---

*Reference Report:*

Community Services Director, January 21, 2008.

Legislative & Administrative Services Manager, March 10, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer hereby agrees to table consideration of second reading of the Municipal Development Plan Bylaw 3404/2008 for up to an additional four weeks to allow City Administration to further review the information presented at the Monday March 10, 2008 Public Hearing."

*Report Back to Council:* Yes, City Administration will review the information that was presented and provide a report back to Council on or before the Tuesday May 20, 2008 Council Meeting.

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

Kelly Kloss  
Manager

Cc: Communications Coordinator

**DATE:** March 11, 2008

**TO:** Colleen Jensen, Community Services Director  
Angus Schaffenburg, Major Projects Planner

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Municipal Development Plan Bylaw 3404/2008

---

*Reference Report:*

Legislative & Administrative Services Manager, dated March 4, 2008.

Community Services Director & Major Projects Planner, dated March 3, 2008.

Community Services Director & Major Projects Planner, dated January 21, 2008.

*Resolutions:*

*“Resolved* that Council of the City of Red Deer hereby agrees to table consideration of second reading of Bylaw 3404/2008 for up to six (6) weeks to allow City administration to review the information presented at the Public Hearing of March 10, 2008 and bring back suggested changes to the Bylaw based on that information.”

*Bylaw Readings:*

The Municipal Development Plan Bylaw 3404/2008 was tabled for up to six (6) weeks.

*Report Back to Council:* Yes, please review the information that was presented at the Public Hearing and the attached information to determine what changes should be brought back to Council.

In addition some of the verbal comments related to:

- 1) Designating the Qualico site – Southpointe Junction - as a Towne Centre node to allow office space.
- 2) Allowing offices throughout Red Deer.

Kelly Kloss  
Manager

Cc: Director, Development Services  
Director, Corporate Services  
City Solicitor

Attch.

## Kim Woods

---

**From:** Angus Schaffenburg  
**Sent:** April 11, 2008 9:12 AM  
**To:** Kelly Kloss  
**Cc:** Kim Woods  
**Subject:** RE: DMPROD-#740878-v2-Apr\_9\_\_2008\_MDP\_\_Second\_Supplementary\_Report.DOC

I would be very happy if you would do a tabling request report. Thanks

Angus Schaffenburg, ACP, MCIP  
Major Projects Planner  
Community Services  
The City of Red Deer  
phone: 403.309-8545  
fax: 403.342-8222  
angus.schaffenburg@reddeer.ca

- CI P/H.  
↓  
based on input. Re: Memo. <sup>Dec. Letter.</sup>

---

**From:** Kelly Kloss  
**Sent:** April 11, 2008 9:11 AM  
**To:** Angus Schaffenburg  
**Cc:** Kim Woods  
**Subject:** RE: DMPROD-#740878-v2-Apr\_9\_\_2008\_MDP\_\_Second\_Supplementary\_Report.DOC

Angus to you have a tabling request report or did you want me to do that up?

Kelly Kloss, MBA  
Manager  
Legislative & Administrative Services  
The City of Red Deer  
(403) 342-8134 Office  
(403) 346-6195 FAX  
kelly.kloss@reddeer.ca

---

**From:** Angus Schaffenburg  
**Sent:** April 11, 2008 8:39 AM  
**To:** Kelly Kloss  
**Cc:** Angus Schaffenburg; Colleen Jensen  
**Subject:** RE: DMPROD-#740878-v2-Apr\_9\_\_2008\_MDP\_\_Second\_Supplementary\_Report.DOC

As we discussed yesterday and you agreed that I should continue to ask for the 4 week extension. I will need about a week or so after today to have it finalized and reviewed by you and Craig Curtis. Most likely the report can be ready for the May 5<sup>th</sup> Council, however.

Angus Schaffenburg, ACP, MCIP  
Major Projects Planner  
Community Services  
The City of Red Deer  
phone: 403.309-8545  
fax: 403.342-8222  
angus.schaffenburg@reddeer.ca

---

**From:** Colleen Jensen  
**Sent:** April 09, 2008 5:16 PM  
**To:** Angus Schaffenburg  
**Cc:** Kelly Kloss  
**Subject:** RE: DMPROD-#740878-v2-Apr\_9\_\_2008\_MDP\_\_Second\_Supplementary\_Report.DOC

Angus

Just to let you know I talked with Craig this morning and he indicated that he still thinks he will be back for April 21 and that he would be fine if we just emailed the report to him for his review once the committee has made their changes. (I told him that we were requesting a further extension for tabling the report). His son's test is tomorrow, so I just suggested that we wait to find out what the results are and then make a decision about the further deferral of the report or not. He agreed....so let's leave our request deferral for two weeks in with Kelly for now, and if Craig is going to be back for April 21 and is comfortable with the report once we send it to him, then we can go forward as originally planned. Oh so complicated this gets!!!!

Colleen

---

**From:** Angus Schaffenburg  
**Sent:** April 09, 2008 4:37 PM  
**To:** Tom Warder; Paul Goranson; Scott Cameron; Dave Matthews; Colleen Jensen  
**Cc:** Craig Teal  
**Subject:** DMPROD-#740878-v2-Apr\_9\_\_2008\_MDP\_\_Second\_Supplementary\_Report.DOC

<< File: DMPROD-#740878-v2-Apr\_9\_\_2008\_MDP\_\_Second\_Supplementary\_Report.DOC >>

Here is a draft report on the MDP for **general discussion** at our meeting on April 11 at 2:00. We are looking at tabling the report at the May 5 or more likley the May 20th Council.



## **Kim Woods**

---

**From:** Angus Schaffenburg  
**Sent:** April 08, 2008 4:54 PM  
**To:** Kelly Kloss  
**Cc:** Kim Woods; Colleen Jensen; Angus Schaffenburg  
**Subject:** MDP Bylaw 3404/2008

On March 10, Council resolved to table consideration of second reading for up to six weeks (April 21 Council). We would seek another four week extension with the intent of bring this matter back to Council no later than May 20, 2008. Thank you.



Legislative & Administrative Services

Council Decision – March 10, 2008

DATE: March 11, 2008

TO: Colleen Jensen, Community Services Director  
Angus Schaffenburg, Major Projects Planner

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Municipal Development Plan Bylaw 3404/2008

---

**FILE**

*Reference Report:*

Legislative & Administrative Services Manager, dated March 4, 2008.

Community Services Director & Major Projects Planner, dated March 3, 2008.

Community Services Director & Major Projects Planner, dated January 21, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer hereby agrees to table consideration of second reading of Bylaw 3404/2008 for up to six (6) weeks to allow City administration to review the information presented at the Public Hearing of March 10, 2008 and bring back suggested changes to the Bylaw based on that information."

*Bylaw Readings:*

The Municipal Development Plan Bylaw 3404/2008 was tabled for up to six (6) weeks.

*Report Back to Council:* Yes, please review the information that was presented at the Public Hearing and the attached information to determine what changes should be brought back to Council.

In addition some of the verbal comments related to:

- 1) Designating the Qualico site – Southpointe Junction - as a Towne Centre node to allow office space.
- 2) Allowing offices throughout Red Deer.

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

Kelly Kloss  
Manager

Cc: Director, Development Services  
Director, Corporate Services  
City Solicitor

Attch.

Item No. 2



**Legislative & Administrative Services**

**DATE:** March 4, 2008  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Municipal Development Plan 3404/2008 - Public Hearing

---

***History:***

At the Monday, January 28, 2008 meeting of Council, the Municipal Development Plan Bylaw 3404/2008 was given first reading.

***Public Consultation Process:***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday March 10, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

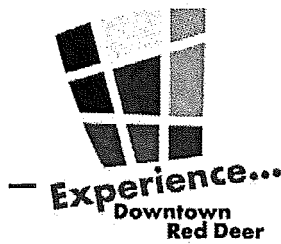
Subsequent to first (1<sup>st</sup>) reading, City Administration is recommending amendments be made to the Municipal Development Plan Bylaw 3404/2008. The amendments are outlined in Attachment 'A'.

***Recommendation:***

That following the Public Hearing, Council:

- 1) Approve a resolution to amend the Municipal Development Plan Bylaw 3404/2008.
- 2) Consider 2<sup>nd</sup> and 3<sup>rd</sup> readings of Bylaw 3404/2008.

Kelly Kloss  
Manager



## Red Deer Downtown Business Association

---

March 3, 2008

Manager, Legislative & Administrative Services  
The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3C8

### **Re: Municipal Development Plan**

On behalf of the Board and members of the Downtown Business Association, I thank you for sharing the proposed Municipal Development Plan.

Upon review, we note the following:

#### **Emerging Trends:**

Inherent in the concept of sustainable development and smart growth is the resurgence of downtowns as being the vibrant heart of communities. A 2005 Emerging Trends Report notes that a significant group of people are keen to live in downtown areas and avoid the car culture as well as to immerse themselves in the exciting energy and diversity of a thriving downtown culture. While Town Centres are included as an emerging trend, it makes sense to also make mention of the major trend towards bringing Downtowns back to life as a principle of smart growth. This is a relevant and important trend that has been overlooked in the proposed MDP.

We strongly support land intensification and redevelopment initiatives (greyfield and brownfield redevelopment) and are pleased that a plan to undertake a review of potential opportunities in the Greater Downtown area has been specifically identified (5.10).

#### **Economic Development and Tourism:**

We are pleased to see the inclusion of marketing and promotion included as objectives. We look forward to working with The City in promoting business and tourism development and support the aim to increase tourism visitation through promotions, development and enhancement of local tourism products, services and infrastructure (6.6 and 6.7). We see the 'opening up' of the Riverlands area as being a rare opportunity for the development of a major tourism attraction in the Downtown/Greater Downtown area.

#### **Urban Design:**

We, too, understand that the goal of urban design is to create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place. We have, in fact, incorporated a very similar vision for downtown into our recently drafted strategic plan. As such, we strongly endorse plans to prepare and adopt design guidelines for areas with special characteristics, including the Downtown.

... /2

---

#### **Red Deer Downtown Business Association**

5024 Ross Street, 2<sup>nd</sup> Floor Red Deer AB T4N 1Y3  
Phone 403.340.8696 Fax 403.340.8699  
Email [info@downtownreddeer.com](mailto:info@downtownreddeer.com) Web [www.downtownreddeer.com](http://www.downtownreddeer.com)



## Red Deer Downtown Business Association

---

March 3, 2008

Manager, Legislative & Administrative Services  
The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3C8

### **Re: Municipal Development Plan**

On behalf of the Board and members of the Downtown Business Association, I thank you for sharing the proposed Municipal Development Plan.

Upon review, we note the following:

#### **Emerging Trends:**

Inherent in the concept of sustainable development and smart growth is the resurgence of downtowns as being the vibrant heart of communities. A 2005 Emerging Trends Report notes that a significant group of people are keen to live in downtown areas and avoid the car culture as well as to immerse themselves in the exciting energy and diversity of a thriving downtown culture. While Town Centres are included as an emerging trend, it makes sense to also make mention of the major trend towards bringing Downtowns back to life as a principle of smart growth. This is a relevant and important trend that has been overlooked in the proposed MDP.

We strongly support land intensification and redevelopment initiatives (greyfield and brownfield redevelopment) and are pleased that a plan to undertake a review of potential opportunities in the Greater Downtown area has been specifically identified (5.10).

#### **Economic Development and Tourism:**

We are pleased to see the inclusion of marketing and promotion included as objectives. We look forward to working with The City in promoting business and tourism development and support the aim to increase tourism visitation through promotions, development and enhancement of local tourism products, services and infrastructure (6.6 and 6.7). We see the 'opening up' of the Riverlands area as being a rare opportunity for the development of a major tourism attraction in the Downtown/Greater Downtown area.

#### **Urban Design:**

We, too, understand that the goal of urban design is to create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place. We have, in fact, incorporated a very similar vision for downtown into our recently drafted strategic plan. As such, we strongly endorse plans to prepare and adopt design guidelines for areas with special characteristics, including the Downtown.

... /2

---

#### **Red Deer Downtown Business Association**

5024 Ross Street, 2<sup>nd</sup> Floor Red Deer AB T4N 1Y3  
Phone 403.340.8696 Fax 403.340.8699  
Email [info@downtownreddeer.com](mailto:info@downtownreddeer.com) Web [www.downtownreddeer.com](http://www.downtownreddeer.com)

City centres are a key focal point for vibrancy, community pride and a strong sense of place. We agree that urban design can enhance the distinctiveness of parts of the community and promote social objectives such as a sense of belonging and interaction amongst community members. Certainly, urban design creates character and interest, attractive streetscapes and outdoor spaces and can affect safety. While the section includes promotion of the development of Town Centres, it does not specifically mention Downtown. Given the role of urban design and the goal outlined, Downtown should be specifically mentioned as one of the best places to achieve this.

**Greater Downtown:**

This is a strong section; we are pleased to see it enhanced in the proposed MDP. In keeping with the objectives outlined, we recommend that Role of the Downtown (11.1) be amended to include cultural services and facilities. *(In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.)*

**Commercial Development:**

We are in support of these policies. In particular, 12.2 and 12.4 which reinforce our priorities. We note that, where appropriate, Greater Downtown has been specifically mentioned along with Town Centres.

**Transportation:**

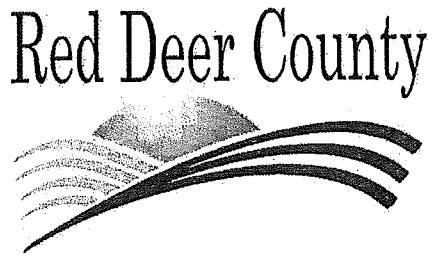
We appreciate the inclusion of policies that support and encourage alternative transportation.

Overall, the proposed Municipal Development Plan is very exciting and positive. We are pleased with the move to embrace Smart Growth principles. We endorse the goals and policies, with the exception of the three recommended amendments (under Emerging Trends, Urban Design and Greater Downtown) and advocate for their incorporation into the final document.

Sincerely,



Laura Turner  
Executive Director



**OFFICE OF THE MAYOR**  
Phone (403) 350-2295 Fax (403) 350-2164

March 5, 2008

Mayor Morris Flewwelling  
City of Red Deer  
Box 5008  
RED DEER, AB T4N 3T4

Dear Mayor Flewwelling

**Re: City of Red Deer – Proposed Municipal Development Plan (MDP)**

Red Deer County appreciates the advance opportunity to review the City of Red Deer's draft Municipal Development Plan (2008).

Following Council's review of the draft Plan and further discussion with City of Red Deer representatives, Red Deer County is pleased to provide its endorsement of the draft Municipal Development Plan (2008) as revised.

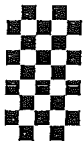
We appreciate the continued cooperation between our municipalities in relation to matters of joint interest.

Yours truly

RED DEER COUNTY

Earl R. Kinsella  
Mayor

nel



**LACOMBE  
COUNTY**

February 27, 2008

City of Red Deer  
Box 5008, 4914 - 48 Avenue  
Red Deer AB  
T4N 3T4

Transmitted by Fax to (403) 342-8222

ATTENTION: Angus Schaffenburg  
Major Projects Planner

Dear Angus:

RE: Draft City of Red Deer Municipal Development Plan

Pleased be advised that Lacombe County has reviewed the draft Municipal Development Plan and supports the spirit of intermunicipal cooperation and regional partnerships proposed in various policies of the draft Municipal Development Plan.

Lacombe County has no concerns or objections and thanks you for the opportunity to comment on the draft Municipal Development Plan.

Yours truly,  
LACOMBE COUNTY

Dale Freitag  
Long Range Planner



To Craig Teal, Director,  
Parkland Community Planning Services.

From: Dorothy Dickson,  
30, Botterill Crescent, Red Deer.  
[grianan@telusplanet.net](mailto:grianan@telusplanet.net)

4<sup>th</sup>, March 2008

### MUNICIPAL DEVELOPMENT PLAN UPDATE 2008

p.1 1.1 Role of Plan. Thank you for re-instating a statement on the relationship between this Plan and Provincial legislation.

p. 7 Trends: 2.4 Good.

p.9 Vision and Principles. 3.1 please remove 'enhance' - the idea of people 'enhancing' nature is arrogant because it is beyond human capacity to do so. We just do things to make it look nice to us but don't understand the effects of our actions on nature - and make many mistakes!

3.2.4 Weak and not as specific as in 1998. It creates a big loophole for putting economic considerations before natural system preservation. Add 'biodiversity of' vegetation and wildlife'

p. 10 Please include on this list the following important statements from earlier documents -

1) Vision 20/20 statement that the City shall "develop an effective road system which preserves the integrity of local neighbourhoods" and

2) The 1998 MDP statement that "The Plan is vital to ensuring that the high quality of life valued by City residents is maintained as new growth occurs."

p.11 Land Use - Very good section.

p.14 Growth management should include 'preservation of ecologically important natural areas' as an Objective.

p.15-16 Policies - good changes to 5.8 & 5.9

p. 18-19 Tourism For all our visitors and those I casually chat to when out for walks, our Parks are a very large part of their pleasure in visiting the City - why are they not mentioned as a major tourist attraction? Our natural heritage matters too.

p. 20-21 Urban design - Good section 7.8 Very good addition - well written and more definite.

p.24 - 25 Environment & Ecology 9.1 bullet 3 still weaker than '98 especially re. wildlife corridors. People seem to equate these with corridors in buildings i.e. just passages from one living area to another but they are actually vital linear ecosystems where biodiversity thrives and many species live, feed, breed etc. as well as providing routes to connect to other natural areas.

9.3 please remove "and provide public access" because in many places (especially narrow corridors) encouraging human use is not appropriate - a perfect example being the Piper Creek valley. Re. 'width established by the Subdivision Authority' - at the Sunnybrook hearing it seemed to be only the engineers who were consulted and they based the width required only on whether geotech measurements showed the banks and escarpments to be stable, regardless of effects on the species that make the valley so valuable (and the information on slumping that we gave them!)

9.4 Some areas will not remain natural once incorporated into the trail system which then opens up the adjacent areas to many uses, both inappropriate and illegal.

9.5 - conservation tools now stronger - good.

9.6 - N.B. grasslands are also a good carbon sink and the major component of the natural parkland ecosystem.

9.7, 9.9 "strive to" – weasel words loophole, omit please.

p.26 9.8 urban forestry – Add "preserving natural grasslands" The City (and developers) put too much emphasis on trees, especially spruce trees, which are far less conducive to biodiversity than grass and/or poplars and, naturally, are only a minor part of the parkland ecosystem. As a climax species, they eventually kill off other plant growth – as is obvious in many parts of our park system.

9.10 good. Council and Staff need educating too!

9.11, 9.12 - use "Shall" not just should

p.28 Housing etc. Objectives add – "Facilitate the use of public transit"

p.29 10.7 Delete "be encouraged to" this is *essential* in future planning and needs to be stipulated not optional.

p.31 Downtown 11.8 add (f) restrict (remove?) the use of Gaetz and Ross as routes for heavy and long vehicles. They pollute the downtown air and are a real *deterrence* to pedestrians and private vehicle use.

p.34 -36 Commercial 12.0 Good Objectives

12.3 'shall' or at least 'should' instead of may

12.5 very good

12.6 'shall'

12.7 good.

p. 37 Industrial 13.0 - good section

p.39 Parks etc 14.0 Goals add – "Preservation of natural areas and species biodiversity". (this should surely be a goal in our parks system)

14.4 include protection of connectivity for wildlife, especially along creek and river valleys. Pathways with human use usually lack privacy so don't work well for them.

p.44 - 45 Transport. Good objectives. 16.1 Very good.

16.6 Change please "The City shall AVOID negative ....."

(Quote "Mitigation is as helpful as putting lipstick on a corpse – it salves the conscience of those who caused the problem but does nothing to solve it")

p.46 16.7 up to 16.13 - all very good.

16.15, 16.16 'shall' needed

16.18 Good

p.47 Utilities. 17.6 I do not think such a guarantee is possible given the uncertainty of the future climate and its effect on water supply. I think wording to the effect that "need to ensure future growth does not exceed the availability of water supply" would be more likely to apply.

*Why is there no mention of applying stricter City building codes re. water and energy conservation?*

p.49 - 50 Regional 18.1, 18.2, 18.5 Good.

p.53 Implementation. 19.8 Good Bullet 4 Yes please!

GENERAL COMMENTS – Good, often very good, on built environment and planning.

Weak, because not explicit enough, on preservation of ecological values.

Lacks emphasis on maintaining quality of life for residents in existing communities.



## OFFICE OF THE MAYOR

DATE: March 4, 2008

TO: Legislative & Administrative Services Manager

FROM: City of Red Deer Municipal Planning Commission

RE: **Municipal Development Plan Re: MPC Recommendations/Comments**

---

At the February 4, 2008 Red Deer Municipal Planning Commission meeting, the Commission considered the Municipal Development Plan submitted and presented by the Major Projects Planner, Community Services.

Following discussion the resolution as set out below was introduced and passed.

*"Resolved* that the Municipal Planning Commission supports the Municipal Development Plan and recommends the plan to City Council with the following recommendations and comments:

1. Page 11, Environmental responsibility – replace 'reduce' with '**minimize**'.
2. Page 26, Point 9.9 replace 'reduce' with '**minimize**'.
3. Point 9.11 include "eco-Retrofit" program of existing buildings as an example of environmental sustainability initiatives and trends.
4. Section 14.0 add (f) 'gardens' inclusive under 15.6 –establishing formal and informal gathering spaces.
5. Page 46, Point 16.13 replace 'for pedestrians in all developments and plans for changes to road and transit facilities', with "**for pedestrians in all new and existing developments and plans for changes to road and transit facilities**'.
6. Page 7, 11, 12 - Smart Growth - use as a footnote.

The above is submitted for Council's consideration.

Mayor Morris Flewelling  
Chairperson  
City of Red Deer Municipal Planning Commission

c: Major Projects Planner, Community Services



**Date:** March 3, 2008

**To:** Kelly Kloss, Legislative & Administrative Services Manager

**From:** Colleen Jensen, Community Services Director  
Angus Schaffenburg, ACP, MCIP, Major Projects Planner

**Subject:** Municipal Development Plan (MDP): Comments Received & Proposed Revisions

---

**Background**

First Reading of Bylaw 3404/2008 being the City of Red Deer Municipal Development Plan was held on January 28, 2008. Attachment B contains an extract from the Minutes of the February 4, 2008 Municipal Planning Commission meeting containing recommendations for changes to the MDP.

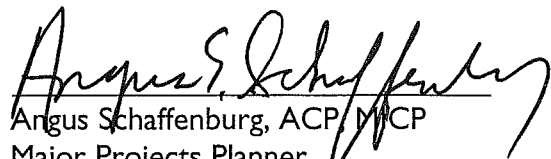
**Discussion**

The Municipal Development Plan of January 2008 is recommended by the administration and the consultants for adoption by Council along with the changes proposed in Attachment A of this report. Attachment A titled: "Summary of Input on Proposed MDP" contains the public and administration comments based on the proposed MDP of January 2008, along with the administration's response. Attachment C contains the pages to be amended showing additions in bold and deletions in strikeout.

**Recommendation**

That Council for The City of Red Deer proceed with second and third readings of Bylaw 3404/2008, as amended, being the City of Red Deer Municipal Development Plan.

  
Colleen Jensen  
Community Services Director

  
Angus Schaffenburg, ACP, MCIP  
Major Projects Planner

/Attachments

## ATTACHMENT “A”

Reference	Issue	Administrative Response and Amended Policy-Additions are in Bold
Page 2	The MDP is not clear that the growth area set out in Red Deer 300,000 has been modified by the IDP. A note should be added to the reference to Red Deer 300,000.	Recommend that the list of studies be amended by adding: <b>as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County.</b> to the end of “Future Directions: Red Deer at 300,000-A Growth Strategy (2006).”
Page 3	The diagram needs to show that a two-way relationship between the MDP and the Strategic Plan	Amend the diagram on page 3 titled: <u>Relations Between City Land Use Plans and Documents</u> by adding an arrow head pointing back to the City Strategic Plan and Vision.
Page 11	Need to use the word “minimize” in the discussion under Environmental Responsibility instead of reduce.	Amend the reference to read: Environmental responsibility – communities and development designed to minimize air, water and soil pollution, <del>reduce</del> <b>minimize</b> land consumption and waste, as well as protect natural systems.
Page 14, second paragraph	Need to clarify that the city growth area is as set out in the IDP	Amend the second paragraph as follows: “Red Deer’s future urban form will reflect the concepts of the Intermunicipal Development Plan, Red Deer Growing Smarter, Future Directions: Red Deer at 300,000 - A Growth Strategy <b>as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County,</b> and other City documents all of which seek to achieve more sustainable development practices”.
Page 19- Policy 6.6	Need to add the agencies the City works with related to economic development	Amend .Policy 6.6 as follows: “The City should continue to work with stakeholders <b>such as the Central Alberta Economic Partnership (CAEP), Red Deer Regional Economic Development (RDRED), Tourism Red Deer, and Red Deer Chamber of Commerce,</b> in promoting business and tourism development for Red Deer”.
Page 26-	Use the word “minimize”	Amend Policy 9.9 as follows:: The City shall strive to enhance its integrated pest

## ATTACHMENT “A”

<b>Policy 9.9</b>	instead of “reduce”	management (IPM) program to help <del>reduce</del> <b>minimize</b> the use and reliance on pesticides, fertilizers and other chemicals. This approach shall be encouraged in public and private developments as the city expands in new growth areas, helping to create a healthier environment.
<b>Page 27- Policy 9.11</b>	Use an example of the desirable retrofit type of program	Amend Policy 9.11 as follows: “The City should investigate and incorporate environmental sustainability initiatives and trends <b>such as eco-friendly retrofit building programs</b> to help ensure long-term land use and sustainable development in Red Deer”.
<b>Page 43- Policy 15.6</b>	Suggestion to add community gardens as an objective. The administration agrees that adding reference to community gardens in the second sentence of Policy 15.6 would be helpful.	Amend Policy 15.6 as follows: The City shall promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes <b>establishing formal and informal gathering spaces through</b> such concepts as pedestrian friendly streetscapes <del>and establishing formal and informal gathering spaces and through</del> <b>amenities such as community gardens.</b>
<b>Page 46 Policy 16.13</b>	Clarification that this would apply to existing as well as the new communities	Amend Policy 16.13 as follows: “The City shall encourage walking by requiring appropriate provision for pedestrians in all <b>new</b> developments, <b>in all redevelopment of existing properties</b> , and <del>plans for</del> <b>in all changes to existing or proposed</b> road and transit facilities”.
<b>Page 48- Policy 17.7</b>	Reference to the Red Deer Municipal User’s Group should be added to the policy	Amend Policy 17.7 as follows: “Recognizing that the Province is responsible for allocations of water drawn from the Red Deer River, The City shall collaborate with other municipalities and other major stakeholders within the Red Deer River basin <b>such as the Red Deer Municipal User’s Group</b> to ensure that at least 38% of the median annual flow of the Red Deer River is committed for allocation (i.e. use) within the Red Deer River basin in a manner that observes water conservation objectives to maintain the aquatic health of the Red Deer River.”
<b>Page 50- Policy 18.6</b>	Reference should be made to the joint density study which is part of the IDP and the Memorandum of Agreement.	Amend Policy 18.6 as follows: “The City shall work with Red Deer County in the implementation of the proposals and policies set out in the Intermunicipal Development Plan. <b>To help fulfill the intent of Policy 3.4.3 (a) (ii) of the Intermunicipal Development Plan The City and Red Deer County shall</b>

## ATTACHMENT “A”

		<b>jointly undertake a study to look at ways to achieve higher densities.”</b>
<b>Glossary of Terms</b>	The suggestions was made that “smart growth” be used as a footnote. Administration determined that a definition for smart growth be added. This definition was modified from: <u>The Smart Growth Toolkit: helping to create more livable communities in British Columbia</u> , Smart Growth BC, 2001.	Add a new definition to the Glossary of Terms as follows: <b>Smart Growth- A collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save resources over time. These principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.</b>
<b>Glossary of Terms</b>	Need to add a definition for Town Centre	Add a new definition to the Glossary of Terms as follows: <b>Town Centre-Town Centres, located strategically at major transportation nodes, are envisioned to be large scale mixed use focal points serving a large sector of the city and region in the midst of significant surrounding and integrated residential development. These town centres shall have significant amounts of higher density housing and commercial development, shall have strong pedestrian oriented streetscape elements, and shall be well served by public transit. They may also include mixed use commercial/residential buildings, institutional uses and community elements such as gathering places.</b>

## ATTACHMENT "B"

### Municipal Planning Commission Minutes February 4, 2008

#### 3. OLD BUSINESS

##### A. Community Services Major Projects Planner Municipal Development Plan

Angus Schaffenburg provided an overview of the Municipal Development Plan.

The following motion was introduced and passed.

Moved by C. Curtis, seconded by R. Mickaluk

**"Resolved** that the Municipal Planning Commission supports the Municipal Development Plan and recommends the plan to City Council with the following recommendations and comments:

1. Page 11, Environmental responsibility – replace 'reduce' with '**minimize**'.
2. Page 26, Point 9.9 replace 'reduce' with '**minimize**'.
3. Point 9.11 include "eco-Retrofit" program of existing buildings as an example of environmental sustainability initiatives and trends.
4. Section 14.0 add (f) 'gardens' inclusive under 15.6 –establishing formal and informal gathering spaces.
5. Page 46, Point 16.13 replace 'for pedestrians in all developments and plans for changes to road and transit facilities', with "**for pedestrians in all new and existing developments and plans for changes to road and transit facilities**'.
6. Page 7, 11, 12 - Smart Growth - use as a footnote.

MOTION CARRIED



## **ATTACHMENT "C"**

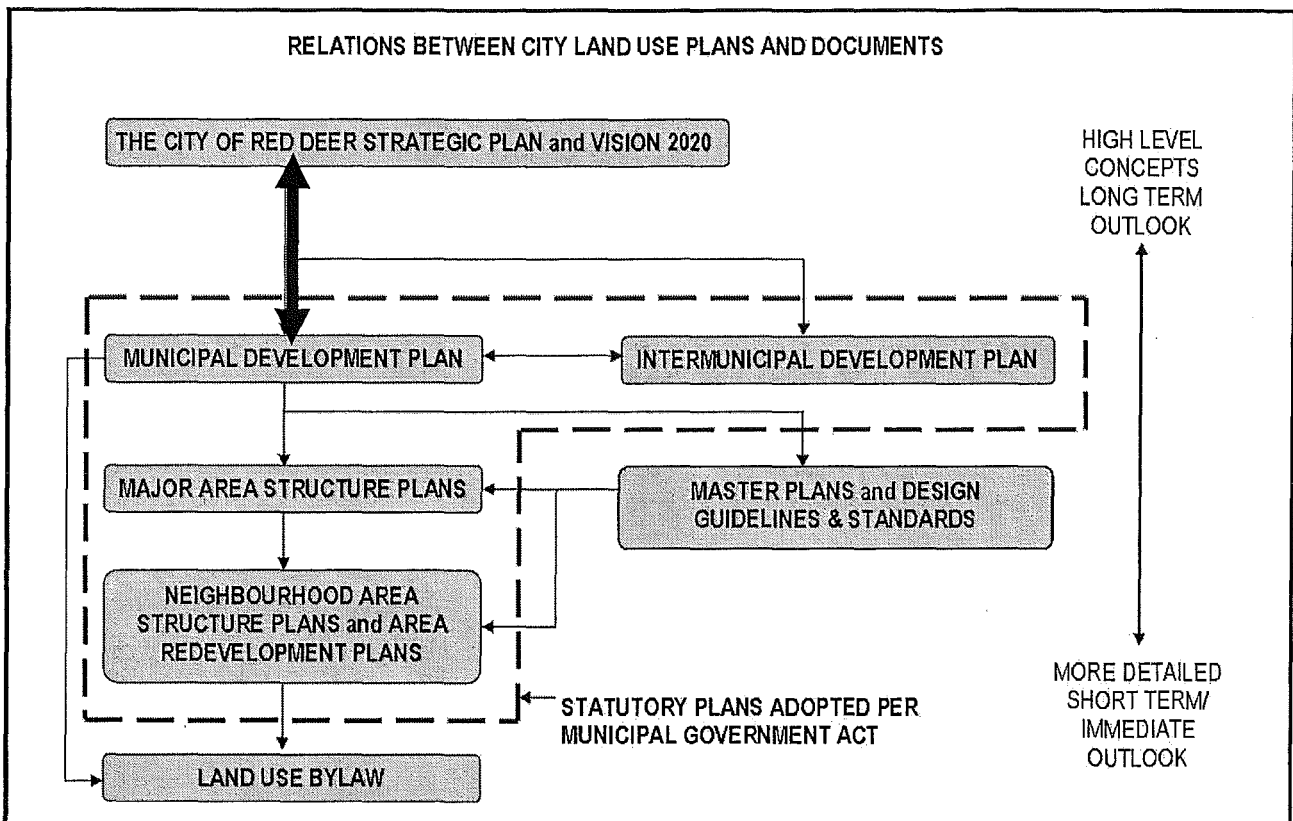
**The attached indicate the changes proposed to the Municipal Development Plan of January 2008 using bold for additions and strikeout for deletions.**

Some of the other City plans and studies that provide guidance for, are reflected by, and/or implement the MDP include:

- Vision 2020
- The Red Deer County and City of Red Deer Intermunicipal Development Plan (2007)
- City of Red Deer Growth Study (2004)
- Neighbourhood Planning Guidelines & Standards
- Industrial Area Planning Guidelines & Standards
- East Hill Major Area Structure Plan
- Northwest Area Structure Plan
- Various Neighbourhood Area Structure Plans
- Greater Downtown Action Plan (2004)
- Riverlands Community Plan, Area Redevelopment Plan & Development Design Criteria (2004)
- Riverside Meadows Revitalization and Action Plan (2000)
- Red Deer Growing Smarter: Design Elements and Ideas for New Residential Neighbourhoods (2002)
- Community Services Division, Services Action Plan (People) 2003 to 2006, With a Vision for the Future
- Community Services Division, Facilities and Open Space Action Plan
- Red Deer Community Housing Plan Update 2003-2006
- The City of Red Deer Affordable Housing Strategy
- The City of Red Deer Discussion Paper on Environmental Initiatives (2004)
- Red Deer Community Culture Master Plan (2001)
- Transportation Plan Update (2004)
- Transit and Special Transportation Study (2004)
- Future Directions: Red Deer at 300,000 - A Growth Strategy (2006) **as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County**
- Crime Prevention and Policing Strategy

The key document related to future growth directions beyond the current city boundaries is the Red Deer County and City of Red Deer Intermunicipal Development Plan, which identifies future growth areas for The City and the County. It establishes policies for the coordination of planning activities between the County and The City. It also sets out policies and procedures for annexation of city growth areas, the preparation of major area structure plans, the control of development and resolution of disputes.

Finally, the MDP provides direction and a city-wide framework to guide more detailed plans and policies. The overall goals and objectives of this Plan will be incorporated in a more detailed manner in local area plans, specific policy documents and programs. In this way, the broad general concepts of the MDP, such as those shown on the accompanying map, are expected to be refined and made more precise as more detailed plans are prepared and adopted. While these plans must be consistent with the MDP, the precise application of the MDP direction must be sensitive to the location, timing and other conditions of the more specific and local context.



Note: The above diagram does not reflect all plans used by The City. Additional information is available in the Neighbourhood Planning Guidelines & Standards and from City staff.

### 1.3 Organization of the Plan

The MDP is divided into a series of sections and topics for ease of reference and use. Sections 1.0 and 2.0 provide introductory and background information about the role of the plan, Red Deer's regional context, and recent growth and development trends influencing the future development of the community. These parts are presented for background and information only and are not to be interpreted as policy statements.

Section 3.0 of the MDP provides a vision of the type of community that Red Deer aims to be in the future. A broad set of goals identify the key directions that will be pursued in order to achieve this vision for each major topic area covered by the plan. Section 4.0 provides an overview of the major planning concepts and elements reflected in the Generalized Land Use Concept map. It sets out the overall context for the policies identified for each major topic area covered by the plan.

Section 5.0 and subsequent sections contain a mix of background and descriptive information, goals, objectives and policies organized by major topic. Each section contains specific statements that are intended as policy to guide municipal decision making.

## 4.0 LAND USE AND FUTURE URBAN GROWTH CONCEPTS

---

The main purpose of this section is to describe the long term land use patterns and urban form of Red Deer. It establishes the overall context for the more specific, topic area policies that are contained in each of the subsequent sections of the plan. The Generalized Land Use Concept map communicates the general intent and direction for future and long-term land use patterns and ways to accommodate and manage urban growth. In this manner, it gives a graphic representation of what Red Deer may look like many years into the future.

Balanced Growth is one of the core underlying concepts for the land use patterns put forward in this Plan. It relates to the creation of a functional mix of residential and non-residential land uses. This contributes to balancing The City's tax base, a significant source of funding for municipal services and programs, and providing opportunities to live and work in Red Deer. Balanced growth shares many common ideas with the concepts of sustainable development and smart growth.

In general, sustainable development and smart growth refers to creating communities that are capable of being sustained far into the future. These communities reflect and balance:

- Fiscal responsibility – the costs of building and maintaining services and infrastructure are affordable and will not become an undue burden on future generations.
- Social responsibility – diverse communities with accessibility to affordable housing, education, health care and public amenities for all citizens.
- Environmental responsibility – communities and development designed to minimize air, water and soil pollution, ~~reduce~~ **minimize** land consumption and waste, as well as protect natural systems.
- Cultural responsibility – communities and development respect and enhance the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history

In the recent past, the application of the balanced growth concept has focused on the city-wide balance of employment related land uses, most notably industrial areas, and major residential areas. Achieving balance between, and within, the areas north and south of the Red Deer River has been the main goal. In part this relates to the number of bridges that would be needed to accommodate work related travel. It also relates to the amenities and services accessible to residents north and south of the river and in general proximity to their preferred place of residence. In more recent years, the question of balance has been raised in terms of east-west travel patterns as residents seek to access the QEII Highway and the major commercial/employment areas.

The completion of the Red Deer Growing Smarter study in 2002 represented a significant review of the way Red Deer's residential areas are planned and developed measured against the concepts of balanced growth, sustainable development and smart growth. The study concluded that there are some areas where improvement that would move Red Deer closer to the ideal of sustainable development can be made. This study was used in formulating the proposals of Future Directions: Red Deer at 300,000 - A Growth

## 5.0 GROWTH MANAGEMENT AND URBAN FORM

---

Growth management is the process of accommodating changes and growth in the community, while directing the location and pattern of development. It seeks to ensure that the quality of life in Red Deer is maintained as the size of the community increases. Growth management is also a tool to ensure that development occurs in a manner that contributes to, and works towards, making the community's future vision a reality. A lack of coordinated growth management can lead to land use conflicts and inefficient servicing patterns. This, in turn, can affect the ability of The City to provide municipal services in a cost effective manner and achieve the optimal use of limited funds for capital improvements and upgrades.

Urban form refers to the physical layout and design of Red Deer's urban environment. It includes issues such as location of growth, density, street patterns, major transportation routes and systems, major open space areas and employment centres. Red Deer's future urban form will reflect the concepts of Future Directions: Red Deer at 300,000 - A Growth Strategy, **as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County**, Red Deer Growing Smarter and other City documents all of which seek to achieve more sustainable development practices.

**Goals: Ensure the efficient utilization of lands and infrastructure, while encouraging a greater mix of uses and socio-economic activities in both new and established areas.**

**Identify and secure the land and infrastructure capacity required to meet future growth needs.**

### **Objectives:**

- (a) Ensure an appropriate supply of land and infrastructure to accommodate future growth;
- (b) Encourage growth in locations and patterns that can utilize existing or planned infrastructure capacity and reduce overall travel demands;
- (c) Ensure the provision of an adequate supply of land appropriately located, and serviced for, residential, industrial and commercial purposes;
- (d) Minimize conflicts between efficient urban growth, and the extraction of natural resources and existing agricultural operations;
- (e) Encourage a compact and efficient urban form;
- (f) Seek opportunities to increase the overall density of the city; and
- (g) Work with Red Deer County to implement the Intermunicipal Development Plan.

- |     |   |  |
|-----|---|--|
| 6.3 | <b>Economic Diversification</b>                                   | The City should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries.   |
| 6.4 | <b>Maintaining a Skilled Labour Force</b>                         | <p>The City should support attracting a local skilled labour force to meet the expanding needs of industry and commerce by:</p> <ul style="list-style-type: none"> <li>• Maintaining a good quality of life with such things as parks and open spaces; recreation, and cultural opportunities; affordable housing and other community amenities and</li> <li>• Encouraging Red Deer College and other educational institutions to provide necessary education and training.</li> </ul> |
| 6.5 | <b>Development Opportunities at the Red Deer Regional Airport</b> | The City should continue to work with the Red Deer Regional Airport Authority and Red Deer County to enhance air services, aviation related development and commercial and industrial development opportunities at the Red Deer Regional Airport.  |
| 6.6 | <b>Marketing and Image-Building</b>                               | The City should continue to work with stakeholders, <b>such as the Central Alberta Economic Partnership (CAEP), Red Deer Regional Economic Development (RDRED), Tourism Red Deer, and the Red Deer Chamber of Commerce</b> , in promoting business and tourism development for Red Deer.   |
| 6.7 | <b>Tourism Development</b>  | The City should aim to increase tourism visitation through promotions, development and enhancement of local tourism products (e.g. local history and culture), services and infrastructure.  |
| 6.8 | <b>Community Economic Development</b>                             | The City should pursue community economic development, which emphasizes community self-reliance and fosters growth from within the community, with emphasis on nurturing small business, supporting skills training, and entrepreneurship.   |

- 9.5 Conservation Tools** In addition to environmental reserve dedication, The City should use tools such as land purchase, land swaps, tax incentives, reserve dedication, leasing and conservation agreements or easements, and other similar mechanisms as a means of conserving natural features both within, and in the areas surrounding, Red Deer.
- 9.6 Green Infrastructure** The City should incorporate significant natural features as part of the overall infrastructure systems. This should include using existing wetlands as storm water management facilities and planting and preserving shrubs and trees to improve air quality.
- 9.7 Ecological Management System** The City shall strive to further develop and refine an ecological management system that is incorporated into a citywide geographic information system (GIS) to help plan for, manage and establish the values of natural capital features with a view towards:
- providing an integrated and sustainable approach to manage ecological features in established and new growth areas, and
  - developing tools to better analyze information such as natural habitat features in areas of projected growth.
- 9.8 Urban Forestry** The City shall structure its urban forestry initiatives to ensure that it continues to play a significant role in the future landscape and form of the urban forest in new land developments. The City shall require:
- landscaping and/or revegetation of open spaces, including natural areas, formal parks and boulevards,
  - adequate tree protection in planted and natural areas in new open space developments, and
  - Incorporation of wildfire management practices within natural areas and management of the risk to adjacent areas used for human habitation and activity in accordance with the wildfire management plan.
- 9.9 Integrated Pest Management** The City shall strive to enhance its integrated pest management (IPM) program to help ~~reduce~~ **minimize** the use and reliance on pesticides, fertilizers and other chemicals. This approach shall be encouraged in public and private developments as the city expands in new growth areas, helping to create a healthier environment.

- |      |   |  |
|------|---|--|
| 9.10 | <b>Environmental Education and Awareness Initiatives and Partnerships</b> | The City should establish a stewardship program to, among other things, provide education, promote awareness and encourage residents to value biodiversity, plant native vegetation, naturalize their property and assist in monitoring the health of the city's natural areas (e.g. invasive plants). |
| 9.11 | <b>Environmental Sustainability Initiatives and Trends</b>                | The City should investigate and incorporate environmental sustainability initiatives and trends <b>such as eco-friendly retrofit building programs</b> to help ensure long-term land use and sustainable development in Red Deer.  |
| 9.12 | <b>City Owned Buildings</b>   | The City should develop a policy regarding the environmental standards (e.g. LEED) which future buildings constructed or renovated for City use shall be required to achieve.  |
| 9.13 | <b>Air Quality</b>  | The City shall promote efforts to improve air quality and may work with other stakeholders to monitor air quality and establish stewardship programs that promote improved air quality.  |



- |      |   |   |
|------|---|---|
| 15.4 | <b>Location of Social Service Facilities</b>          | The City shall develop land use plans and policies to accommodate the development of facilities that house social services and programs within the community.   |
| 15.5 | <b>Red Deer Regional Hospital</b>                     | Uses and development near and adjacent the hospital should be managed to avoid the creation of conflicts with the hospital or to place limitations on future operations and expansion of the existing hospital.   |
| 15.6 | <b>Inclusive Community – Social Interaction</b>       | The City shall promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes <b>establishing formal and informal gathering spaces through</b> such concepts as pedestrian friendly streetscapes and <del>establishing formal and informal gathering spaces through amenities such as</del> <b>community gardens.</b> |
| 15.7 | <b>Inclusive Community – Programs and Initiatives</b> | The City shall continue to work with community agencies in the provision of social and support services to Red Deer residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs.   |
| 15.8 | <b>Inclusive Community – Community Associations</b>   | The City shall work with community associations in exploring ways that strong and active community associations may foster a greater sense of belonging and ways to increase interaction among neighbourhood residents. To achieve this, The City should ensure that every neighbourhood contains a space suitable for community gatherings and interaction.  |
| 15.9 | <b>Social Impact Assessment</b>                       | The City shall recognize that some uses and forms of development may pose social challenges for the community. To understand these challenges, The City may either undertake or require social impact assessments on plans for new areas and development proposals.   |

- |       |  |   |
|-------|--|---|
| 16.10 | <b>Bicycle and Pedestrian Facilities</b>                                 | The City shall plan for and coordinate bicycle and pedestrian facilities throughout the city, as integral parts of the transportation system, serving both recreation and transportation needs.   |
| 16.11 | <b>Pedestrian Links</b>  | The City shall require the provision of appropriate pedestrian linkages between building entrances, and public sidewalks and pathways within and adjacent the site in all developments, including safe roadway crossings.   |
| 16.12 | <b>Provision for Alternative Transportation Modes</b>                    | The City shall encourage alternatives to the single occupant private automobile trip by requiring that all new transportation projects investigate, and where practical include, provisions that encourage the use of transit, walking, cycling and car pooling.  |
| 16.13 | <b>Provisions for Pedestrians</b>  | The City shall encourage walking by requiring appropriate provision for pedestrians in all <b>new</b> developments, in all <b>redevelopment of existing properties</b> , and <del>plans for</del> in all changes to existing or <b>proposed</b> roads and transit facilities.   |
| 16.14 | <b>Right of Way Protection</b>   | The City shall protect the required rights-of-way to allow for the implementation of proposals contained in the Transportation and Trails Master Plans, as amended from time to time.   |
| 16.15 | <b>Transportation Demand Management</b>                                  | The City should investigate and implement appropriate Transportation Demand Management techniques to moderate growth in single occupancy automobile traffic, including use of parking controls to limit demand and strategically managing congestion in the system to encourage alternative modes of travel, including transit, car pooling, walking and cycling. |
| 16.16 | <b>Transportation Systems Management</b>                                 | The City should investigate and implement appropriate Transportation System Management techniques to mitigate the impact of traffic on residential areas, (e.g. traffic calming) and to ensure the efficient utilization of the major road network, (e.g. traffic signal synchronization).  |
| 16.17 | <b>Coordination with Provincial and County Transportation Facilities</b> | The City shall work with Alberta Infrastructure and Transportation and Red Deer County to ensure coordination in the planning and construction of connections with the Provincial and County road and trail systems.  |
| 16.18 | <b>Regional Transportation Systems</b>                                   | The City shall support the provision of effective inter-modal regional transportation systems including bus, rail and air service and the development of a high speed passenger rail service with a stop in or near Red Deer.   |

- |       |  |   |
|-------|--|---|
| 17.5  | <b>Solid Waste Reduction and Recycling</b> | The City shall promote the principles of reduce, reuse and recycle materials with its own operations and with businesses and residents.   |
| 17.6  | <b>Water Supply from Red Deer River</b>    | The City shall seek to ensure a guaranteed water supply from the Red Deer River to support the future growth of Red Deer for the long term and shall implement a water conservation strategy to make the best use of available water supplies.  |
| 17.7  | <b>Capacity of Red Deer River</b>          | Recognizing that the Province is responsible for allocations of water drawn from the Red Deer River, The City shall collaborate with other municipalities and other major stakeholders within the Red Deer River basin <b>such as the Red Deer Municipal Users Group</b> to ensure that at least 38% of the median annual flow of the Red Deer River is committed for allocation (i.e. use) within the Red Deer River basin in a manner that observes water conservation objectives to maintain the aquatic health of the Red Deer River. |
| 17.8  | <b>Regional Utility Systems</b>            | The City may cooperate in regional water and wastewater service systems to support and respond to the needs of the Region without being detrimental to The City. The City's cooperation shall be in accordance with its "Water and Wastewater Utility Extensions Beyond City Boundaries" policy.  |
| 17.9  | <b>Energy Efficiency</b>                   | The City shall promote the efficient use of energy within its own operations and with businesses and residents.   |
| 17.10 | <b>Innovative Technologies</b>             | The City may cooperate with service providers to ensure the provision of innovative technologies such as fibre optic cable in an efficient and compatible manner for all potential users.   |

- 18.4 Regional Partnerships** The City shall explore options for the creation of regional partnerships with the Province, municipalities and agencies in the planning and co-ordination of land use patterns, transportation, utility and other service delivery systems in Central Alberta.
- 18.5 Regional Park System** The City shall work with Red Deer County, Lacombe County, other municipalities and stakeholders to plan for and establish a regional park system, focused on the floodways and flood fringes and natural areas along watercourses, including creating a continuous linear park system connecting a series of larger open space areas.
- 18.6 Intermunicipal Planning** The City shall work with Red Deer County in the implementation of the proposals and policies set out in the Intermunicipal Development Plan. **To help fulfil the intent of Policy 3.4.3(a)(ii) of the Intermunicipal Development Plan The City and Red Deer County shall jointly undertake a study to look at ways to achieve higher densities.**
- 18.7 Future Annexation** The City shall actively pursue the annexation to the city of the City Growth Areas identified in the Intermunicipal Development Plan.

<b>Natural Capital</b>	An extension of the economic notion of capital (manufactured means of production) to environmental 'goods and services'. It refers to a stock (e.g., a forest) which produces a flow of goods (e.g., new trees) and services (e.g., carbon removal, erosion control, and habitat).
<b>Neighbourhood</b>	A mainly residential area designed as a comprehensively planned unit containing a variety of housing types, community services, recreation and culture amenities and parks necessary to meet the needs of the neighbourhood population.
<b>Objective</b>	Directional statements that are usually phrased in measurable terms for given time frames.
<b>Policy</b>	A statement identifying a specific course of action for achieving objectives.
<b>Reserve</b>	Land provided, as part of a subdivision, by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act. This includes lands dedicated as municipal reserve (MR), school reserve (SR) and municipal and school reserve (MSR).
<b>Smart Growth</b>	<b>A collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save resources over time. These principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.</b>
<b>Sustainable Development</b>	Development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth and change by harmonizing long-term economic, environmental and social needs. It also requires that development respects and enhances the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history.

<b>Town Centre</b>	Town Centres, located strategically at major transportation nodes, are envisioned to be large scale mixed use focal points serving a large sector of the city and region in the midst of significant surrounding and integrated residential development. These town centres shall have significant amounts of higher density housing and commercial development, shall have strong pedestrian oriented streetscape elements, and shall be well served by public transit. They may also include mixed use commercial/residential buildings, institutional uses and community elements such as gathering places.
<b>Traffic Demand Management (TDM)</b>	Strategies aimed at reducing the number of vehicle trips, shortening trip lengths, and changing the timing of trips so that they occur outside of peak hours. These strategies include use of public transit, car pools, bicycling and walking and typically focus on home-to-work trips.
<b>Transit Oriented Development (TOD)</b>	Mixed use, residential and commercial development designed to maximize the use of transit and non-motorized modes of transportation.
<b>Urban Design</b>	Planning and architecture that contributes to the creation of attractive spaces by having regard to design elements such as building form and style, views and vistas, open space, and streetscape treatments, which provide an urban context that is both functional and aesthetically pleasing.
<b>Urban Forestry</b>	Urban forestry is the practice of maintaining a viable and healthy urban forest for the health, environmental and economic benefits of the community. These benefits include better air quality, cooling and shade, aesthetics, noise buffering and wildlife habitat.
<b>Urban Form</b>	Refers to the design and layout of our urban environment and includes considerations such as density, street layout, transportation, centres of employment, and urban design.



**Date:** January 21, 2008

**To:** Kelly Kloss, Legislative & Administrative Services Manager

**From:** Colleen Jensen, Community Services Director  
Angus Schaffenburg, ACP, MCIP, Major Projects Planner

**Subject:** Municipal Development Plan

---

### **Background**

The present Municipal Development Plan (MDP) was adopted August 24, 1998. Two amendments to the MDP have been made since that time. On November 9, 2004 Council approved funding for the purposes of updating the MDP. A consulting team consisting of Parkland Community Planning Services (Municipal Planning Division), Armin A. Preiksaitis and Associates, and RKP Consulting began the updating process in early 2005. During that process The City determined that a long term growth strategy was required. Therefore, the MDP Update was put on hold and the preparation of a growth strategy to accommodate a population of 300,000 was requested.

On December 18, 2006 Council approved the recommendations in the report from the City Manager of December 13, 2006 re: Future Directions: Red Deer at 300,000 – Moving Forward-Taking Action. One of the recommendations was to reactivate the update of the Municipal Development Plan to reflect the city's growth strategy. The project was further delayed while the City and County developed a new Intermunicipal Development Plan (IDP). The adoption of the Intermunicipal Development Plan on July 5, 2007 further revised the City growth strategy and allowed the draft Municipal Development plan to be finalized and presented to the public.

### **MDP Process**

The process to update the MDP started in January 2005. Three major phases have been completed. Adoption of the MDP is the fourth phase.

#### ***Phase 1: Initial Input, Research and Issue Identification***

City residents and stakeholder organizations were asked for their thoughts and suggestions on land use planning for The City of Red Deer. When combined with the research done by the consulting team, this input helped identify the various issues that should be addressed in the updated MDP. This phase commenced in January 2005 and was completed in March 2005.

#### ***Phase 2 2005: Strategic Directions and Public Review***

Working with The City staff, the consulting team prepared broad, strategic directions for the policies and issues to be addressed in the MDP. A Plan Strategy was prepared that provided the major directions and policies being suggested for the updated MDP. An Issue Paper to

encourage discussion and suggestions around where office space should be located was also available. This formed the basis of the Plan Strategy presented at an open house and public meeting on May 4, 2005. This phase took place in April and May 2005.

### ***Phase 3 2007: Draft Municipal Development Plan and Public Review***

A draft plan document of July 16, 2007 was prepared based on the input and research from the previous phases. This draft Plan also incorporated reference to the recently adopted Intermunicipal Development Plan. The draft MDP, as well as a Discussion Paper on the issue of the location of office use within Red Deer, was made available for public and stakeholder review in hard copy and electronically. Invitations to provide comment or meet individually, along with copies of the draft Plan, were sent to the extensive stakeholder list. Various means, including newspaper advertisements, public service announcements, and press invitations, were made to inform the public of the open houses and public meetings held August 29 and September 11, 2007. All of the comments received were reviewed to determine the proposed MDP. This phase occurred between July and December 2007.

### **Discussion**

The Municipal Development Plan (MDP) is a statutory plan adopted pursuant to the Municipal Government Act. As such, other statutory plans such as area structure plans and area redevelopment plans must be consistent with the MDP and its policies. All statutory plans adopted by The City must also be consistent with each other. The MDP guides and directs future growth and development for Red Deer, ensuring orderly, economical and beneficial development while balancing the environmental, social, cultural and economic needs and desires of the community. It is visionary, strategic and long-term in its outlook and application. The Plan reflects the kind of community residents wish to see in the future and identifies ways to achieve the vision.

The Municipal Development Plan (Attachment A) is recommended by the administration and the consultants for adoption by Council. The proposed MDP will replace the present document. Originally this project was called the MDP Update; however, what is being presented is a new MDP. The proposed MDP contains a number of significant changes from the present MDP of 1998. Some of these include:

- More emphasis on sustainable development and smart growth incorporating the direction of Red Deer Growing Smarter;
- The introduction of the town centre concept;
- Consistency with the Red Deer County and City of Red Deer Intermunicipal Development Plan;
- More emphasis on multi-modal or alternative forms of transportation and the interrelationship between land use patterns and demands on the transportation system;
- An amended commercial hierarchy;
- Additional emphasis on preservation of key natural areas;
- Greater emphasis on matters of urban design to create attractive and functional public spaces;
- More recognition of pressure for infill development and parameters for future plans and planning process; and
- Increased discussion of the social implications of the physical form of the city such as the inclusion of a definition of affordable housing.



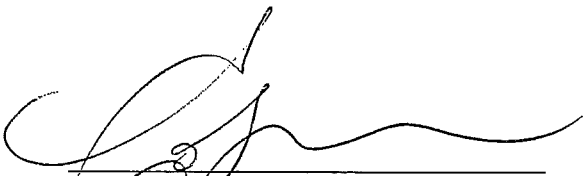
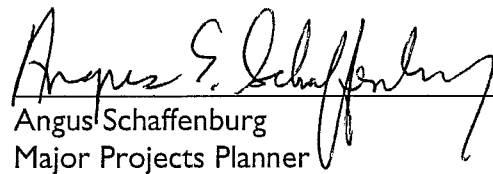
A map showing future land uses within the City Growth Area was circulated with the draft MDP of July 16, 2007. This map has been removed from the proposed MDP based on Section 3.4.3 of the IDP that states: "that the two municipalities, as equal partners, shall jointly prepare major area structure plan(s) for the areas east, north, and west within this Plan." The future land uses for the City Growth Area, among other matters, will be determined through this joint planning process. The administration will provide to the consultants (UMA Engineering Ltd) for this joint planning process the previous work on the long term land use for the City Growth Area, as well as the public comments received related to this map. This will be for consideration during the public process for this jointly prepared plan.

Attachment B titled: "Summary of Input on Draft MDP" contains the public and administration comments based on the draft MDP of July 16, 2007, along with the administration's response.

This package will be presented to the Municipal Planning Commission at their meeting on January 28, 2008.

**Recommendation**

That Council for The City of Red Deer proceed with first reading of Bylaw 3404/2008 being the City of Red Deer Municipal Development Plan.

  
\_\_\_\_\_  
Colleen Jensen  
Community Services Director  
\_\_\_\_\_  
Angus Schaffenburg  
Major Projects Planner

/Attachments

Item No. 3

**Bylaw 3404/2008**

Being a bylaw of The City of Red Deer to adopt a new Municipal Development Plan.

Whereas the Municipal Government Act provides that a Municipality with a population of 3500 or more must by bylaw adopt a Municipal Development Plan;

And Whereas The City of Red Deer considers it advisable to replace its current Municipal Development Plan;

NOW THEREFORE the Municipal Council of the City of Red Deer, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. The City of Red Deer Municipal Development Plan dated January 2008, and as attached as Appendix A hereto and forming part of this bylaw, is hereby adopted.
2. Bylaw 3214/98 as amended is repealed.

READ A FIRST TIME IN OPEN COUNCIL this 28<sup>th</sup> day of January 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

---

MAYOR

---

CITY CLERK

**\* Note: Original Municipal Development Plan was circulated at the January 28, 2008 Council Meeting.**

Council Decision – March 10, 2008

DATE: March 11, 2008

TO: Colleen Jensen, Community Services Director  
Angus Schaffenburg, Major Projects Planner

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Municipal Development Plan Bylaw 3404/2008

---

**FILE**

*Reference Report:*

Legislative & Administrative Services Manager, dated March 4, 2008.  
Community Services Director & Major Projects Planner, dated March 3, 2008.  
Community Services Director & Major Projects Planner, dated January 21, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer hereby agrees to table consideration of second reading of Bylaw 3404/2008 for up to six (6) weeks to allow City administration to review the information presented at the Public Hearing of March 10, 2008 and bring back suggested changes to the Bylaw based on that information."

*Bylaw Readings:*

The Municipal Development Plan Bylaw 3404/2008 was tabled for up to six (6) weeks.

*Report Back to Council:* Yes, please review the information that was presented at the Public Hearing and the attached information to determine what changes should be brought back to Council.

In addition some of the verbal comments related to:

- 1) Designating the Qualico site – Southpointe Junction - as a Towne Centre node to allow office space.
- 2) Allowing offices throughout Red Deer.

  
Kelly Kloss  
Manager

Cc: Director, Development Services  
Director, Corporate Services  
City Solicitor

Attch.

To Craig Teal, Director,  
Parkland Community Planning Services.

From: Dorothy Dickson,  
30, Botterill Crescent, Red Deer.  
[grianan@telusplanet.net](mailto:grianan@telusplanet.net)

4<sup>th</sup>. March 2008

### MUNICIPAL DEVELOPMENT PLAN UPDATE 2008

p.1 1.1 Role of Plan. Thank you for re-instating a statement on the relationship between this Plan and Provincial legislation.

p.7 Trends: 2.4 Good.

p.9 Vision and Principles. 3.1 please remove 'enhance' - the idea of people 'enhancing' nature is arrogant because it is beyond human capacity to do so. We just do things to make it look nice to us but don't understand the effects of our actions on nature - and make many mistakes!

3.2.4 Weak and not as specific as in 1998. It creates a big loophole for putting economic considerations before natural system preservation. Add 'biodiversity of' vegetation and wildlife'

p.10 Please include on this list the following important statements from earlier documents -

1) Vision 20/20 statement that the City shall "develop an effective road system which preserves the integrity of local neighbourhoods" and

2) The 1998 MDP statement that "The Plan is vital to ensuring that the high quality of life valued by City residents is maintained as new growth occurs."

p.11 Land Use - Very good section.

p.14 Growth management should include 'preservation of ecologically important natural areas' as an Objective.

p.15-16 Policies - good changes to 5.8 & 5.9

p.18-19 Tourism For all our visitors and those I casually chat to when out for walks, our Parks are a very large part of their pleasure in visiting the City - why are they not mentioned as a major tourist attraction? Our natural heritage matters too.

p.20-21 Urban design - Good section 7.8 Very good addition - well written and more definite.

p.24-25 Environment & Ecology 9.1 bullet 3 still weaker than '98 especially re. wildlife corridors. People seem to equate these with corridors in buildings i.e. just passages from one living area to another but they are actually vital linear ecosystems where biodiversity thrives and many species live, feed, breed etc. as well as providing routes to connect to other natural areas.

9.3 please remove "and provide public access" because in many places (especially narrow corridors) encouraging human use is not appropriate - a perfect example being the Piper Creek valley. Re. 'width established by the Subdivision Authority' - at the Sunnybrook hearing it seemed to be only the engineers who were consulted and they based the width required only on whether geotech measurements showed the banks and escarpments to be stable, regardless of effects on the species that make the valley so valuable (and the information on slumping that we gave them!)

9.4 Some areas will not remain natural once incorporated into the trail system which then opens up the adjacent areas to many uses, both inappropriate and illegal.

9.5 - conservation tools now stronger - good.

9.6 - N.B. grasslands are also a good carbon sink and the major component of the natural parkland ecosystem.

9.7, 9.9 "strive to" - weasel words loophole, omit please.

p.26 9.8 urban forestry - Add "preserving natural grasslands" The City (and developers) put too much emphasis on trees, especially spruce trees, which are far less conducive to biodiversity than grass and/or poplars and, naturally, are only a minor part of the parkland ecosystem. As a climax species, they eventually kill off other plant growth - as is obvious in many parts of our park system.

9.10 good. Council and Staff need educating tool

9.11, 9.12 - use "Shall" not just should

p.28 Housing etc. Objectives add - "Facilitate the use of public transit"

p.29 10.7 Delete "be encouraged to" this is *essential* in future planning and needs to be stipulated not optional.

p.31 Downtown 11.8 add (f) restrict (remove?) the use of Gaetz and Ross as routes for heavy and long vehicles. They pollute the downtown air and are a real deterrence to pedestrians and private vehicle use.

p.34 -36 Commercial 12.0 Good Objectives

12.3 'shall' or at least 'should' instead of may

12.5 very good

12.6 'shall'

12.7 good.

p. 37 Industrial 13.0 - good section

p.39 Parks etc 14.0 Goals add - "Preservation of natural areas and species biodiversity". (this should surely be a goal in our parks system)

14.4 include protection of connectivity for wildlife, especially along creek and river valleys. Pathways with human use usually lack privacy so don't work well for them.

p.44 - 45 Transport. Good objectives. 16.1 Very good.

16.6 Change please "The City shall AVOID negative ....."

(Quote "Mitigation is as helpful as putting lipstick on a corpse - it salves the conscience of those who caused the problem but does nothing to solve it")

p.46 16.7 up to 16.13 - all very good.

16.15, 16.16 'shall' needed

16.18 Good

p.47 Utilities. 17.6 I do not think such a guarantee is possible given the uncertainty of the future climate and its effect on water supply. I think wording to the effect that "need to ensure future growth does not exceed the availability of water supply" would be more likely to apply.

*Why is there no mention of applying stricter City building codes re. water and energy conservation?*

p.49 - 50 Regional 18.1, 18.2, 18.5 Good.

p.53 Implementation. 19.8 Good Bullet 4 Yes please!

GENERAL COMMENTS - Good, often very good, on built environment and planning.

Weak, because not explicit enough, on preservation of ecological values.

Lacks emphasis on maintaining quality of life for residents in existing communities.



OFFICE OF THE MAYOR

DATE: March 4, 2008

TO: Legislative & Administrative Services Manager

FROM: City of Red Deer Municipal Planning Commission

RE: Municipal Development Plan Re: MPC Recommendations/Comments

At the February 4, 2008 Red Deer Municipal Planning Commission meeting, the Commission considered the Municipal Development Plan submitted and presented by the Major Projects Planner, Community Services.

Following discussion the resolution as set out below was introduced and passed.

*"Resolved* that the Municipal Planning Commission supports the Municipal Development Plan and recommends the plan to City Council with the following recommendations and comments:

1. Page 11, Environmental responsibility – replace 'reduce' with 'minimize'.
2. Page 26, Point 9.9 replace 'reduce' with 'minimize'.
3. Point 9.11 include "eco-Retrofit" program of existing buildings as an example of environmental sustainability initiatives and trends.
4. Section 14.0 add (f) 'gardens' inclusive under 15.6 –establishing formal and informal gathering spaces.
5. Page 46, Point 16.13 replace 'for pedestrians in all developments and plans for changes to road and transit facilities', with "for pedestrians in all new and existing developments and plans for changes to road and transit facilities'.
6. Page 7, 11, 12 - Smart Growth - use as a footnote.

The above is submitted for Council's consideration.

Mayor Morris Flewwelling  
Chairperson

City of Red Deer Municipal Planning Commission

c: Major Projects Planner, Community Services



## Red Deer Downtown Business Association

---

March 3, 2008

Manager, Legislative & Administrative Services  
The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3C8

**Re: Municipal Development Plan**

On behalf of the Board and members of the Downtown Business Association, I thank you for sharing the proposed Municipal Development Plan.

Upon review, we note the following:

**Emerging Trends:**

Inherent in the concept of sustainable development and smart growth is the resurgence of downtowns as being the vibrant heart of communities. A 2005 Emerging Trends Report notes that a significant group of people are keen to live in downtown areas and avoid the car culture as well as to immerse themselves in the exciting energy and diversity of a thriving downtown culture. While Town Centres are included as an emerging trend, it makes sense to also make mention of the major trend towards bringing Downtowns back to life as a principle of smart growth. This is a relevant and important trend that has been overlooked in the proposed MDP.

We strongly support land intensification and redevelopment initiatives (greyfield and brownfield redevelopment) and are pleased that a plan to undertake a review of potential opportunities in the Greater Downtown area has been specifically identified (5.10).

**Economic Development and Tourism:**

We are pleased to see the inclusion of marketing and promotion included as objectives. We look forward to working with The City in promoting business and tourism development and support the aim to increase tourism visitation through promotions, development and enhancement of local tourism products, services and infrastructure (6.6 and 6.7). We see the 'opening up' of the Riverlands area as being a rare opportunity for the development of a major tourism attraction in the Downtown/Greater Downtown area.

**Urban Design:**

We, too, understand that the goal of urban design is to create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place. We have, in fact, incorporated a very similar vision for downtown into our recently drafted strategic plan. As such, we strongly endorse plans to prepare and adopt design guidelines for areas with special characteristics, including the Downtown.

... /2

City centres are a key focal point for vibrancy, community pride and a strong sense of place. We agree that urban design can enhance the distinctiveness of parts of the community and promote social objectives such as a sense of belonging and interaction amongst community members. Certainly, urban design creates character and interest, attractive streetscapes and outdoor spaces and can affect safety. While the section includes promotion of the development of Town Centres, it does not specifically mention Downtown. Given the role of urban design and the goal outlined, Downtown should be specifically mentioned as one of the best places to achieve this.

**Greater Downtown:**

This is a strong section; we are pleased to see it enhanced in the proposed MDP. In keeping with the objectives outlined, we recommend that Role of the Downtown (11.1) be amended to include cultural services and facilities. *(In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.)*

**Commercial Development:**

We are in support of these policies. In particular, 12.2 and 12.4 which reinforce our priorities. We note that, where appropriate, Greater Downtown has been specifically mentioned along with Town Centres.

**Transportation:**

We appreciate the inclusion of policies that support and encourage alternative transportation.

Overall, the proposed Municipal Development Plan is very exciting and positive. We are pleased with the move to embrace Smart Growth principles. We endorse the goals and policies, with the exception of the three recommended amendments (under Emerging Trends, Urban Design and Greater Downtown) and advocate for their incorporation into the final document.

Sincerely,



Laura Turner  
Executive Director



March 5, 2008

Attn: Mr. Kelly Kloss; Manger  
Legislative and Administrative Services  
City of Red Deer  
PO Box 5008,  
Red Deer, Alberta  
T4N 3T4

Re: **Proposed Municipal Development Plan (MDP) Bylaw 3404/2008**

Dear Mr. Kloss:

I am writing to express my concern for the future of Red Deer with respect to the proposed new Municipal Development Plan Bylaw 3404/2008. In particular, I am concerned with the lack of foresight regarding section **4.0 Land Use and Future Urban Growth Concepts**. The proposed document is supportive of the existing land-use zoning set up and is not a forward thinking document in any fashion. I do support the development of major town centre nodes to create commerce nodes, however, the lack of foresight on the current development pressures of Red Deer are completely ignore and not implemented in any area. I am also extremely concerned regarding the continual protectionism for the Downtown core

It is time to stop the protectionism of the sacred downtown core and look to the future. It is time for Red Deer to start thinking and planning like the size of city it is. As a professional architect and designer, I am greatly concerned that the future direction of our city is being driven by individuals that do not embrace positive change and live in a "what if it doesn't work world". It is time to consider that change is good and positive and our future planning direction should be lead by creative planning, innovative design, environmental urban planning and forethought that will see Red Deer grow in a positive, friendly and responsible manner in the future.

At the current time, a professional in an office setting can only operate business in the small downtown core. This area (the BRZ) was proposed to be expanded a few years back but was not supported by both the community and city administration. It is time to allow businesses to operate in any commercial zoning and not discriminate against professionals, such as architects, accountants, lawyers and other similar professionals. I find it hard to understand how a real estate firm can operate outside the downtown when an architect can't. How can an insurance and financial firm operate on Gaetz Avenue south, when an accountant has to be in downtown? How can a doctor have an office in the South-east when a lawyer has to be in downtown? How are these professionals different; how does a real estate agent operate different from an architect, they are certainly not retail, the last time I bought a home I did not go and pick it up at an office, they provide a service and are much less retail than an architect, lawyer or accountant. Land Use Zoning must be consistent and enforced for it not to discriminate against various occupations.

**Berry Architecture & Associates Ltd.**

3rd Floor, 5301-43rd St. Red Deer, Alberta T4N 1C8. Phone: (403) 314-4461, Fax: (403) 314-4477

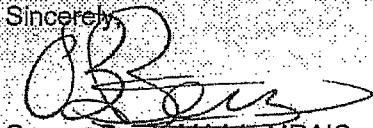
In the City of Lethbridge, Medicine Hat and Grande Prairie, as an architect, I could open my office in any commercially zoned area; the same applies to any professional. How are these three cities different from Red Deer, they are about the same size, and same development pressures, but they are working for the businesses and support local business development and are not into protectionism. Currently several professional businesses are exploring development opportunities outside of Red Deer as the development possibilities in the City of Red Deer are extremely limited and often not practical. There is no real reason or driving force for professional to set up an office in the downtown except for an out of date Land-use By-law and this is the time to correct this inequity.

It is time for the City of Red Deer to be progressive and examine the ways that business operates in 2008. The current proposed Municipal Development Plan (MDP) Bylaw 3404/2008, with regards to Land Use, supports that status quo, and does not support a creative future for professional development in the city. We will see more and more businesses examine other development opportunities and/or find ways around the current by-law and there are many, but that is not the way to a positive future.

I would support a Municipal Development Plan that allows for freedom of business operation, a plan that is creative and forward thinking, not regressive and supportive of the current restrictive regulations. It is the creative mind that will be controlling the future, it is time to use "*A Whole New Mind*", it is time for the City of Red Deer to get creative and support a creative Land-use By-law. The proposed Municipal Development Plan (MDP) Bylaw 3404/2008 needs to be amended to reflect the way that businesses are operating in Red Deer. This continuation of the Status Quo will drive more professionals out of Red Deer.

Today is the time to think with a new, creative, dynamic and progressive approach to development. Thank you for your time and I look forward to attending City Council on Monday, March 10<sup>th</sup> at 6 pm.

Sincerely,



George Berry, MAAA, MRAIC

Architect, Partner

**Berry Architecture & Associates Ltd.**

3rd Floor, 5301-43rd St. Red Deer, Alberta T4N 1C8. Phone: (403) 314-4461, Fax: (403) 314-4477

Canadian  
Home Builders'  
Association



**Central Alberta**

*Trust. Safety. Value.*

10, 7895 - 49 Avenue  
Red Deer, Alberta  
24P 2B4

T. 403 346 5321  
TF. 1 888 346 5329  
F. 403 342 1301  
TFF. 1 877 342 1301  
E. admin@chbacentralalberta.ca  
W. www.chbacentralalberta.ca

March 10, 2008

Mr. Kelly Kloss  
Manager  
Legislative & Administrative Services  
City of Red Deer  
PO Box 5008  
Red Deer, Alberta  
T4N 3T4

**Re: City of Red Deer Municipal Development Plan**

Dear Mr. Kloss,

In 1943, Abraham Maslow published "*A Theory of Human Motivation*" thus identifying a hierarchy of needs. Represented as a pyramid with the more primitive needs at the bottom, the need for security of shelter is seen as fundamental for human social development: sense of belonging and acceptance whether from family, friends or one's community.

As providers of shelter, directly or indirectly, members of the Canadian Home Builders Association – Central Alberta<sup>1</sup> (CHBA-CA) recognize the importance of statutory planning to guide and direct future growth and development. A document such as a Municipal Development Plan (MDP) provides the necessary framework for long range growth and development whereby Industry and Municipal Governments may work in partnership to fulfill the needs and desires of the community therein.

Although an MDP is general in nature, the amount of research, resources and expertise presented in the 62 pages of this draft is praise worthy and thus sincerely appreciated by the CHBA. Reviewing the inclusive steps of review process undertaken, I would be remiss not to suggest I sincerely appreciate and thank the Steering Committee for the opportunity to provide written comment as due to scheduling difficulties I regret having been unable to attend charette or open house sessions.

Besides being impressed and grateful for the inclusive nature of the review process, we are impressed with the thoughtful consideration to the development objectives and principles, and vision expressed for the MDP. Also impressive is the consideration and inclusion of pedestrian accessibility, transit oriented development, and physically accessibility for all populations in the urban design concept.

Referring to the February 2007, *Broadening Housing Choice for Canadians*<sup>2</sup>, a position statement by the Canadian Home Builders' Association, again I express my gratitude to the Steering Committee on consulting Industry in the MDP review process.

---

<sup>1</sup> The Red Deer-based, not-for-profit, trade association the Canadian Home Builders' Association - Central Alberta is a recognized *Alberta Promise Builder* representing more than 170 member organizations involved in home building, land development, remodeling, multifamily construction, property management, municipal government, post-secondary education, subcontracting, design, housing finance, building product manufacturing and many other aspects of the residential construction industry. It cooperates on an ongoing basis with government agencies such as Canada Mortgage and Housing Corporation, Alberta Municipal Affairs and Housing, Alberta Employment, Immigration and Industry, and the Central Alberta Economic Partnership in seeking innovative responses to growth and development issues.

<sup>2</sup> John Kenward, *Broadening Housing Choice for Canadians: Position Statement by the Canadian Home Builders' Association*, February 2007, page 5.

The CHBA-CA has five suggestions which we encourage serious consideration:

1. Section 5.0 Growth Management and Urban Form, Item 5.18 Infill Development:

Proposed Changes:	If Adopted, will read
<ul style="list-style-type: none"><li>▪ After the word "City" change the word "should" to "shall"; and,</li><li>▪ After the word "support" add the words "and provide incentives for".</li></ul>	The City <i>shall</i> support <i>provide incentives for</i> infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

**Rationale:**

It is essential to keep in mind that the home building industry responds positively to consumer demand, and that this still tends to be dominated by those seeking individual ownership of single-detached homes.

However, changing market trends are occurring largely because of changing demographic and income patterns. Higher density developments are finding expanding markets because of rising home prices, lower incomes for newcomers especially those national and international migrants, the rising costs of urban transportation (single vehicle v. public transit), and the desire to live closer to one's place of work<sup>3</sup>.

A December 2000 report on the *Benefits of Growth* prepared for the Canadian Home Builders' Association even then encouraged the promotion of more compact urban forms and infill development; "Smart Growth" as it is termed in the USA<sup>4</sup>.

CHBA-CA is very concerned about the environment, specifically land use for reasons of:

- Continued municipal and market reliance on suburban sprawl of low-density, single-detached housing at the expense of cultivated farmland;
- Continued municipal and market reluctance to adopt higher density, re-urbanization or infill, and brownfield development;
- Continued, and near exclusive, municipal and market reliance on suburban sprawl to the east of the downtown core, which leads to increased pressures on transportation infrastructure, reliance on single vehicle transportation, and need for new infrastructure development.

CHBA-CA is very concerned about rising costs for new infrastructure development<sup>5</sup> for reasons of:

- Municipalities have been reluctant to finance new infrastructure through their property tax base so they have largely resorted to development cost charges (DCCs or similar charges) – which are payable by the developers of new residential and non-residential projects;
- While DCCs apply to new housing, they are reflected in higher general levels of housing prices – as new and resale homes are related, a rise in the price of new housing (due to DCCs) leads to higher prices for resale housing as well;
- DCCs have a negative effect on affordability for first-time homebuyers and renters - and it goes without saying the region's housing shortage especially for at-risk or low-income earners is acute;

<sup>3</sup> John Kenward, *Broadening Housing Choice for Canadians: Position Statement by the Canadian Home Builders' Association*, February 2007, page 5.

<sup>4</sup> Greg Lampert, *The Benefits of Growth*, prepared for CHBA, December 2000, page 16.

<sup>5</sup> Greg Lampert, *The Benefits of Growth*, prepared for CHBA, December 2000, page 1.

- For existing homeowners, DCCs lead to windfall gains because the market prices for their dwellings increase – which in some jurisdictions and markets can lead to speculation buying/selling and creation of a “false market”;
- Higher housing prices are a deterrent to economic growth. Business site selectors take into account a variety of factors (transportation links to markets, availability of labour, transportation for workers, access inputs, etc.) – housing costs, and the availability of adequate housing for both executives and workers, are factors in their location decision making as well. Similarly, workers seeking to migrate to an area are deterred by housing prices and it also goes without saying the region’s labour shortages remains acute.

2. Section 7.0 Urban Design, Item 7.6 Innovative Neighbourhood Designs:

Proposed Changes:	If Adopted, will read
<ul style="list-style-type: none"> <li>▪ After the word “City” change the word “should” to “shall”;</li> <li>▪ After the word “encourage” add the words “and provide incentives for”; and,</li> <li>▪ After the words “responds to” add the word “environmental”.</li> </ul>	<p>The City <i>shall</i> encourage and <i>provide incentives for</i> innovative neighbourhood designs that respond to <i>environmental</i>, economic, demographic and market conditions; and align with the goals, objectives and policies in this design.</p>

**Rationale:**

A growing opportunity exists for a wide range of residential developments targeted to all income and age groups including the growing market for multiple-unit housing.

CHBA-CA is very concerned about the environment, specifically water issues, waste production, and energy and resource consumption for reasons of:

- Existing water shortages, and increasing population growth leading to competition for available water; and,
- The City’s, region’s and Province’s low ranking in Canada and the developed world with respect to waste reduction and/or diversion, and energy and resource consumption.

3. CHBA-CA suggests the addition, under Section 7.0 Urban Design, Item 7.6 Environmental Performance Implementation Strategy with objectives on:

- Developing principles for the City, Citizens and Industry to adopt in addressing their environmental performance.
- Developing clear environmental performance objectives and potential benefits including policy to support infill and higher density development.
- Developing features of a Community Environmental Performance Strategy reflective of:
  - Clearly identified Water Conservation and Water Efficiency Measures and Incentives;
  - Support for water-use efficiency objectives in the Alberta Building Code 2006 and National Plumbing Code;
  - Permitting innovation in Storm and Waste Water Management and Treatment;
  - Clearly identified Waste and Pollution Prevention Measures and Incentives;
  - Permitting innovation in waste reduction, diversion, recycling, and improving outdoor and indoor air quality;
  - Clearly identified Energy Efficiency Measures and Incentives in Building and Transportation Operations;
  - Permitting innovation in Operational Systems, Energy Production, Transportation Access and Transit Service;
  - Clearly identified Open Space Planning, Landscaping, Vegetation, Sedimentation Measures and Incentives; and,

- Permitting innovation in Community Enhancements and Development including Land Use, Density, Green Construction, Site Planning, Unit Orientation, Pedestrian-friendly, and Environmental friendliness of building materials.
- Developing clear, continuous, public education on community environmental performance.
- CHBA-CA's Built Green™ program has a checklist of 179 options to address residential operational systems including among many others water conservation, waste management, indoor air quality, and improved durability<sup>6</sup>.
- CHBA-CA Builder Members lead Canada in research and the production of "Net Zero" homes through the Canada Mortgage and Housing Corporation EQuilibrium Housing for a Healthy Environment Program<sup>7</sup>. Although two of the 12 EQuilibrium Homes are located in Red Deer, the City is not viewed as an environmental leader, but follower with a general reluctance to adopt environmental performance policies unless legislated by provincial or federal regulation.

**Municipal investment must be robust to meet timeframe requirements.** The Subsidiary Body for Scientific and Technological Advice for the 1997 Kyoto Protocol and the United Nations Framework Convention on Climate Change, which Canada ratified, have established specific objectives for achievement by 2010 for urban planning and development including transportation; energy efficiency including industry and residential and commercial end-use; power generation including clean fossil fuels and renewable energy.

4. Section 10.0 Housing and Neighbourhood Design, Item 10.1 Neighbourhood Planning Guidelines and Standards:

Proposed Changes:	If Adopted, will read
<ul style="list-style-type: none"> <li>▪ After the word "with" add the words "CHBA-CA and UDI – Red Deer Chapter, and".</li> </ul>	<p>The City shall continue to use the Neighbourhood Planning Guidelines and Standards, as amended from time to time, to provide detailed guidance on the creation of sustainable neighbourhoods. These guidelines and standards shall be reviewed on an ongoing basis in consultation with <i>CHBA-CA and UDI – Red Deer Chapter</i>, and school authorities and other affected stakeholders.</p>

**Rationale:**

- The Canadian Home Builders' Association - Central Alberta is a recognized *Alberta Promise Builder* representing more than 170 member organizations involved in home building, land development, remodeling, multifamily construction, property management, municipal government, post-secondary education, subcontracting, design, housing finance, building product manufacturing and many other aspects of the residential construction industry. We believe that all Canadians should have the right to a reasonable opportunity to own their own homes. We also believe that all Canadians have the right to decent, safe and appropriate housing.
- Urban Development Institute – Red Deer Chapter's mission is to act as an ambassador for the development industry with municipal governments and their people and to work together as stewards of the land to create sustainable, vibrant communities. Its vision is an industry that positively contributes to the economic and social well-being of residents.

---

<sup>6</sup> Built Green™ is an industry driven voluntary program that promotes "green" building practices to reduce the impact that building has on the environment. It benefits the homebuyer, the community and the environment and is an opportunity for everyone to choose a "green" future. Built Green™ is owned and managed by the Built Green™ Society of Canada. Membership in Built Green™ is open to all members of participating Home Builders' Associations (HBA's) including builders, renovators, product suppliers or manufacturers, service providers, community developers and municipalities.

Currently Built Green™ offers certification for new single family homes and row homes and is in the process of developing Built Green™ standards for Multi-Story & Residential Towers, Communities and Renovations.

5. Section 10.0 Housing and Neighbourhood Design, Item 10.5 Innovative Housing Forms:

Proposed Changes:	If Adopted, will read
<ul style="list-style-type: none"><li>▪ After the word "City" change the word "should" to "shall";</li><li>▪ After the word "encourage" add the words "and provide incentives for".</li></ul>	The City <i>shall</i> encourage and <i>provide incentives for</i> innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with policies of this Plan.

**Rationale:**

There is a case for more compact projects (e.g. infill sites, multiple-unit) that require lower levels of infrastructure investment than other types of development (e.g. single-family homes in suburban locations).

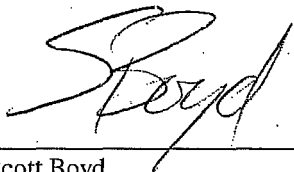
There is also a strong case for all residents of a community, as well as the federal and provincial governments, to share in financing the infrastructure investments necessary to accommodate growth as to impose all (or the bulk) of the costs associated with new infrastructure through DCCs is detrimental to society – it discourages innovative or alternative forms of growth. The whole community benefits from growth – the whole community should make investments necessary to facilitate and support growth<sup>8</sup>.

Once again, thank you for the opportunity to comment on the City of Red Deer Municipal Development Plan.

On behalf of President Laurie Chapman, the Board of Directors, and Members, I look forward to working with the City to collaboratively implement to Municipal development Plan towards municipal sustainability for our collective long-term growth and prosperity.

Sincerely,

*Canadian Home Builders' Association - Central Alberta*



Scott Boyd  
Executive Officer

- c. Colleen Jensen, Community Services Director  
Angus Schaffenburg, ACP, MCIP, Major Projects Planner

---

The program includes mandatory Builder Training (*made possible by a financial contribution from Natural Resources Canada*) and third-party testing, inspections and audits. Successful completion of the Built Green™ Builder Training is required to become a Built Green™ Certified Builder member. Only Built Green™ Certified Builder members can build a Built Green™ home. Built Green™ adds value to new home construction by promoting and recognizing the use of practices and products that represents resource-efficient and environmentally friendly construction.



**Date:** April 16, 2008

**To:** Legislative & Administrative Services Manager

**From:** Director of Development Services

**Re:** **Council Support for the Central Alberta Regional Wastewater System – Overall Concept Summary / Master Plan**

---

Attached are the following:

- Letter from Mayor of Lacombe - Judy Gordon - Chair of the CARWW
- Copy of the Report - Central Alberta Regional Wastewater System - Overall Concept Summary/Master Plan, April 3, 2008

The Chair of the CARWW is requesting the endorsement of City Council of the attached Plan, by April 30, 2008. The CARWW plans to use this document as a means to gain support from the Government of Alberta for a commitment for the funding to enable the plans to proceed.

City staff and Council members have been involved in discussions and preparation of the various studies that have led to the development of the Plan. The process to date has been very thorough and has developed a very sound plan to a very broad, but important, problem that solving is key for the long term development and growth of Central Alberta. The focus of communities and the public is usually on withdrawals from the Red Deer River. This Plan focuses on developing a strategy to ensure that the quality of the water returned to the river meets the best practical standards for wastewater treatment.

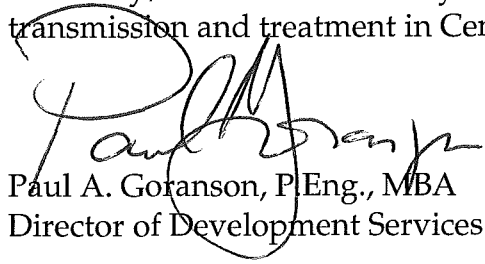
While we recognize that a lot of effort has gone into the formation of this Plan, it is important for Council to be aware that there is still much more detailed work that has to occur prior to a final timeline and plan being finalized.



Legislative & Administrative Services Manager  
April 16, 2008  
Page 2

Recommendation

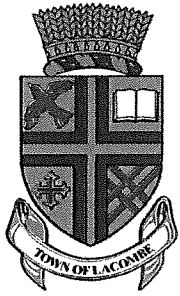
It is respectfully recommended that Council endorse the attached Overall Concept Summary/Master Plan as a key document for planning regional wastewater transmission and treatment in Central Alberta.



Paul A. Goranson, P.Eng., MBA  
Director of Development Services

PAG/ldr  
Attach.

April 16, 2008



**Town of Lacombe**

**Office of the Mayor**

5432 56<sup>th</sup> Avenue  
Lacombe, Alberta T4L 1E9

Phone: (403) 782-6666  
Fax: (403) 782-5655  
jgordon@lacombe.ca  
[www.lacombe.ca](http://www.lacombe.ca)

Mayor Morris Flewwelling and Members of Council  
City of Red Deer  
PO Box 5008  
Red Deer, AB T4N 3T4

Dear <Mayor Flewwelling and Members

**Re: Central Alberta Regional Wastewater System  
Overall Concept Summary and Master Plan**

---

Over the past two years, municipalities in central Alberta have been working toward the development of an overall strategy for the treatment of wastewater. At a meeting in October of last year, municipal representatives considered the second study in this process, the Concept Refinement Study, which identified an overall system of three transmission lines bringing wastewater to a central treatment facility at Red Deer. While the municipalities on each of three lines or "legs" were already beginning to move forward with the planning and development of their respective systems, the municipal representatives agreed that it would be valuable to continue collectively to develop an overall strategy and take this plan forward to the Government of Alberta as the solution to wastewater treatments needs for the entire region.

Arising from that October meeting, a steering committee was empanelled to guide the preparation of an overall concept summary and develop a master plan. Joining me on that committee have been:

Reeve Terry Engen, Lacombe County  
Councillor George Gehrke, Red Deer County  
Councillor Richard Backs, Town of Sylvan Lake  
Reeve Al Kemmere, Mountain View County  
Mayor Ken Graham, Town of Innisfail  
Councillor Lorna Watkinson-Zimmer, City of Red Deer

With the services of Stantec Consulting Ltd. the committee has prepared a concept summary and proposed master plan which would see the three leg system and central treatment facility developed in stages over a five year period, 2008 - 2012, at a total present day cost of about \$285 million. Major funding for the project is proposed from the Government of Alberta Water for Life Program.

*Mayor Morris Flewwelling and Members of Council  
City of Red Deer  
April 16, 2008*

11

As explained in the Plan, treatment capacity for the overall regional system will have to be developed and it is contemplated at this point that the City of Red Deer wastewater treatment facility would be expanded in stages to meet the needs of the regional system in addition to those of the City. The implementation timing in the plan would see wastewater from the south leg flowing to the central facility by 2009 and the north and west legs by 2012. We recognize some degree of concern expressed by the City over the ability to meet these treatment expansion objectives, given the magnitude and complexity of these types of projects. However, the timelines reflect the urgency of treatment needs of many of the municipalities in the region and demonstrate the importance of the municipalities and the Province in coming to agreement on and moving forward with implementing this overall strategy. A Wastewater Treatment Study and Master Plan process, which is underway and which will be completed in the fall of 2008, will better identify how and when the needed treatment capacity could be developed.

We would now present this overall concept summary and master plan to the municipalities for your consideration and endorsement. Should the plan be endorsed by the Municipal Councils, the Committee intends to then present the plan to the Government of Alberta, and the specific Ministers involved, prior to the end of June. We will be requesting the Province's endorsement and adoption of the plan and with it the Government's commitment to provide funding for the project on a staged basis on the time frame identified in the Plan.

On behalf of the Committee, I would ask your Council to support the Plan and provide a resolution of endorsement. To allow us to present the plan to the Province as soon as possible, I would ask for this by the end of April 2008. Please forward a copy of your resolution to me at the Town of Lacombe office. Please contact me if you have any questions or concerns.

Yours truly,

(Signed)

Mayor Judy Gordon  
Chair  
CARRW System Steering Committee

c. Craig Curtis, City Manager

# Central Alberta Regional Wastewater System

## Overall Concept Summary / Master Plan

April 3, 2008

Prepared by Stantec Consulting Ltd.

## Table of Contents

Executive Summary .....	4
Transmission System .....	5
Treatment Facility .....	5
Capital Construction .....	7
Implementation .....	8
1. Purpose.....	10
2. Background.....	10
3. Goals and Objectives of the CARWW System.....	12
4. Geographic Extent of Regional System Municipalities Served and Not Served.....	13
4.1 South Leg - South Red Deer River Regional Wastewater System .....	13
4.2 West Leg - Sylvan Lake Regional Wastewater Commission .....	14
4.3 North Leg - North Red Deer Regional Wastewater System .....	15
5. Transmission Network Capacity and Alignment.....	20
5.1 Common Design Features.....	20
5.1.1 Wastewater Flow Rates.....	20
5.1.2 Variation of Wastewater Flow Rates .....	21
5.1.3 Alignment .....	23
5.1.4 Environmental Considerations.....	24
5.1.5 Wastewater Strength and Quality .....	25
5.2 System Components and Features for Each Leg .....	25
5.2.1 South Leg .....	25
5.2.2 West Leg .....	30
5.2.3 North Leg .....	33
6. Wastewater Treatment .....	38
6.1 CARWW System Expected Volumes and Capacity Requirements .....	38
6.2 Existing City Treatment Facility.....	38
6.3 Treatment Facility Options .....	38
7. Capital Construction .....	40
7.1 Approaches to Construction and Financing.....	40
7.2 Capital Costs .....	40
7.3 Construction Staging and Timing .....	41
7.3.1 Basis for Staging Implementation of CARWW System.....	41
7.3.2 Role of Interim Upgrades.....	41
7.3.3 Implementation Staging.....	42
7.4 Capital Financing .....	46
8. Implementation .....	46
8.1 Governance .....	46

8.1.1	Transmission Leg Commissions.....	47
8.1.2	Umbrella Steering Group.....	47
8.1.3	Wastewater Treatment .....	47
8.2	Rates.....	48
8.2.1	Wastewater Treatment .....	48
8.2.2	Transmission.....	48
8.3	Connection to Public Wastewater Systems.....	49
8.4	Endorsement and Adoption of Plan .....	50
8.4.1	By Municipalities Served by the CARWW System .....	50
8.4.2	By the Government of Alberta.....	50

### **Figures**

Figure 1 - Overall System

Figure 2 - Alignment, Profile South Leg

Figure 3 - Alignment, Profile West Leg

Figure 4 - Alignment, Profile North Leg

### **Tables**

- 5.1 - South Leg Existing Municipal Systems and Required Expansions
- 5.2 - South Leg System Capacity Requirements for Residential and ICI Uses
- 5.3 - West Leg Existing Municipal Systems and Required Expansions
- 5.4 - West Leg System Capacity Requirements for Residential and ICI Uses
- 5.5 - North Leg Existing Municipal Systems and Required Expansions
- 5.6 - North Leg System Capacity Requirements for Residential and ICI Uses
- 6.1 - Total Expected Volume and Capacity Requirements for Residential and ICI Uses  
of All CARWW System Legs
- 7.1 - Opinion of Probable Costs
- 7.2 - CARWW System Implementation Timeline
- 7.3 - Staged Capital Costs by Year

## Executive Summary

The population and economic activity in the Central Alberta region continues to increase significantly with development, and the resultant needs for wastewater treatment, expanding not only in areas already served by existing public systems but also within new areas where needed public wastewater services do not yet exist. In many municipalities there is an immediate and urgent need to increase wastewater treatment capacity and in almost every municipality in the Central Alberta Region, significant upgrades and expansions will be required to meet long term wastewater treatment needs.

The importance of safeguarding water quality has been emphasized by the Government of Alberta through its Water for Life initiative and is certainly of overlying importance to Central Alberta municipalities as well. The release of treated sewage into the streams and rivers has significant environmental implications with respect to water quality and so the manner in which the Province and the municipalities approach wastewater treatment will be critical to ensure that water quality in central Alberta is preserved and improved.

Providing for expanded treatment capacity could continue to be addressed by municipalities on an individual or stand-alone basis but the challenges and opportunities here would clearly favor a cooperative, regional approach. The decision of the Government of Alberta to prohibit the continuous release of treated effluent into the Red Deer River upstream of the City of Red Deer has removed the option of independent solution from municipalities south and west of the City of Red Deer. These municipalities have been moving ahead with the planning of regional project. For municipalities to the west and north, regional solutions, while not mandated, are seen nevertheless by municipalities as clearly desirable options for wastewater treatment and there now arises the opportunity to look at a common solution.

Beginning in 2005 with the **Original Concept Study** sponsored by Alberta Environment and continuing with the 2007 **Concept Refinement Study** funded by Alberta Infrastructure and Transportation, Central Alberta municipalities have been examining and developing the concept of a system that would be to:

- provide wastewater treatment at a single, major treatment facility located at or near the City of Red Deer which will discharge treated effluent downstream of the City water supply intake and.
- convey, by way of three major transmission mains or legs, untreated sewage effluent or wastewater from the municipalities to this central treatment facility.

Set out in Figure 1 and referred to as the Central Alberta Regional Wastewater System, the CARWW System would provide for the wastewater treatment needs for a 25 year time frame for the municipalities. It would also include facilities to receive trucked wastewater from private sewage systems that cannot otherwise practically connect to public wastewater networks and the CARWW System. Most importantly, this system would provide significant environmental benefits including the removal of treated effluent discharge into

the Red Deer River upstream of the City from all but a few small treatment systems. As well, this integrated system will provide for the continued growth and economic expansion in the region expected in both rural and urban municipalities.

### ***Transmission System***

The three legs of the CARWW System are:

**South Leg** - an 80 km system serving the Towns of Olds, Bowden, Innisfail and Penhold, the Highway 27 corridor development in Mountain View County and the Bowden Institution, the Hamlet of Springbrook and south Red Deer residential, commercial and industrial areas within Red Deer County.

**West Leg** - a 34 km system serving the Town of Sylvan Lake, the Summer Villages and lakeshore development areas of Lacombe and Red Deer Counties around Sylvan Lake and the Poplar Ridge residential area in Red Deer County.

**North Leg** - a 22 km system serving the Towns of Blackfalds and Lacombe and portions of the Lacombe and Red Deer Counties

Not all municipalities in the region have been included in the proposed CARWW System. For these municipalities, the environmental impact of continued discharge from individual treatment systems into the streams and rivers are not considered serious enough to justify the significant initial capital costs and the subsequent operating costs of extending a centralized regional system to serve them.

While the proposed transmission systems are expected to accommodate the anticipated growth over 25 years for the municipalities served, more rapid growth or unexpected development in municipalities not connected may require a review of the system and consideration for inclusion of further municipalities.

### ***Treatment Facility***

The final approach to treatment has yet to be determined. It is likely that the City of Red Deer Treatment Plant would be expanded to meet the needs of the CARWW System and the City has indicated a willingness to consider such a role for their Plant provided that their own interests are not negatively impacted.

The City of Red Deer Plan, even with the current expansion now underway, will not have the capacity to accept the volumes of wastewater from the transmission legs. Further expansion will be necessary and the nature of this expansion will be addressed and timelines refined in a Wastewater Treatment Master Plan that will be completed later in 2008.



**FILE**

**DATE:** April 22, 2008  
**TO:** Paul Goranson, Director of Development Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Central Alberta Wastewater System  
Overall Concept Summary/Master Plan

---

*Reference Report:*

Director of Development Services, April 16, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer after considering the report from the Director of Development Services, dated April 16, 2008 Re: Council Support for the Central Alberta Regional Wastewater Sysytem Overall Concept Summary / Master Plan, hereby endorses the Overall Concept Summary / Master Plan as a key document for planning regional wastewater transmission and treatment in Central Alberta."

*Report Back to Council:* No.

  
Kelly Kloss  
Manager

Cc: Community Services Director  
Engineering Services Manager  
Environmental Services Manager

# CENTRAL ALBERTA REGIONAL WASTEWATER OVERALL SYSTEM



## Capital Construction

While there are significant immediate wastewater needs among municipalities to be served the CARWW System, the initial lack of available treatment capacity and the time that it will take to construct the treatment capacity needed, dictate that the development of the CARWW System must proceed on a staged basis. Since all of these needs can not be met by the regional system at the beginning, it will be necessary to undertake interim upgrades at Lacombe, Blackfalds and Sylvan Lake to bridge the time gap until the regional system becomes available. The proposed staging for the project is set out in Table ES1:

An opinion of probable costs (in June 2007 dollars) for the CARWW System including the interim upgrades is:

Component	Capital Cost
-----------	--------------

### Transmission Legs

- South Leg - Olds to Red Deer	\$ 107,930,000
- West Leg - Sylvan Lake Area to Red Deer	\$ 69,500,000
- North Leg - Lacombe to Red Deer	<u>\$ 37,300,000</u>
	\$ 214,730,000

Wastewater Treatment	<u>\$ 68,145,000</u>
<b>Total Project Costs</b>	<b>\$ 282,875,000</b>

These costs are staged over five years as follows:

Year	Transmission Legs			Treatment	Total
	South	West	North		
2008	\$ 2,750,000	\$ 5,400,000	\$ 7,300,000	\$ 1,045,000	\$ 16,495,000
2009	\$ 56,560,000	\$ 3,366,000	\$ 5,651,000	\$ 15,100,000	\$ 80,677,000
2010	\$ 48,620,000	\$ 5,680,000	\$ 1,459,000	\$ 15,000,000	\$ 70,759,000
2011		\$ 55,054,000	\$ 22,890,000	\$ 15,000,000	\$ 92,944,000
2012				\$ 11,000,000	\$ 11,000,000
2013				\$ 11,000,000	\$ 11,000,000
	<u>\$ 107,930,000</u>	<u>\$ 69,500,000</u>	<u>\$ 37,300,000</u>	<u>\$ 68,145,000</u>	<u>\$ 282,875,000</u>

Given the significant environmental objectives that will be achieved with the development of the CARWW System, particularly with respect to the safeguarding and enhancement of surface water quality, the construction of the system is anticipated to be eligible for funding through the Alberta Government's Water for Life Program under which the cost of the:

1. Transmission legs from the commencement points at Olds, Sylvan Lake and Lacombe through to the central treatment facility, (including gravity and force

mains, pumpstations, truck dump stations, pre-built and oversized sections, and interim upgrades at existing facilities together with associated engineering and contingency costs) would be funded to 90% of actual costs.

2. provision of treatment capacity at the central treatment facility would be funded to 100% of actual costs.

The eligibility and funding criteria for this grant funding would be applied on an equal and equitable basis for both urban and rural municipalities.

The municipalities on each transmission leg would be responsible for the remaining 10% of the actual construction cost of their respective transmission leg.

The anticipated construction staging would allow these capital funding requirements, particularly funding under the Water for Life Program, to be provided over six fiscal years.

## ***Implementation***

The CARWW System divides quite cleanly into four primary components - the three individual transmission legs and the wastewater treatment facility. The municipalities on each of the legs are already moving forward with the planning and implementation of their respective component of the system and there is study underway to look at the approach to develop treatment capacity. To move the development of the CARWW System forward, the municipalities on each of the three transmission legs would establish a respective regional service commission under the provisions of the *Municipal Government Act*, which would be responsible for the development and operation of these legs in accordance with the CARWW System Master Plan.

The responsibility for developing and delivering treatment services may well rest with the City of Red Deer, though other approaches for consideration may arise as a result of the completion of the treatment study.

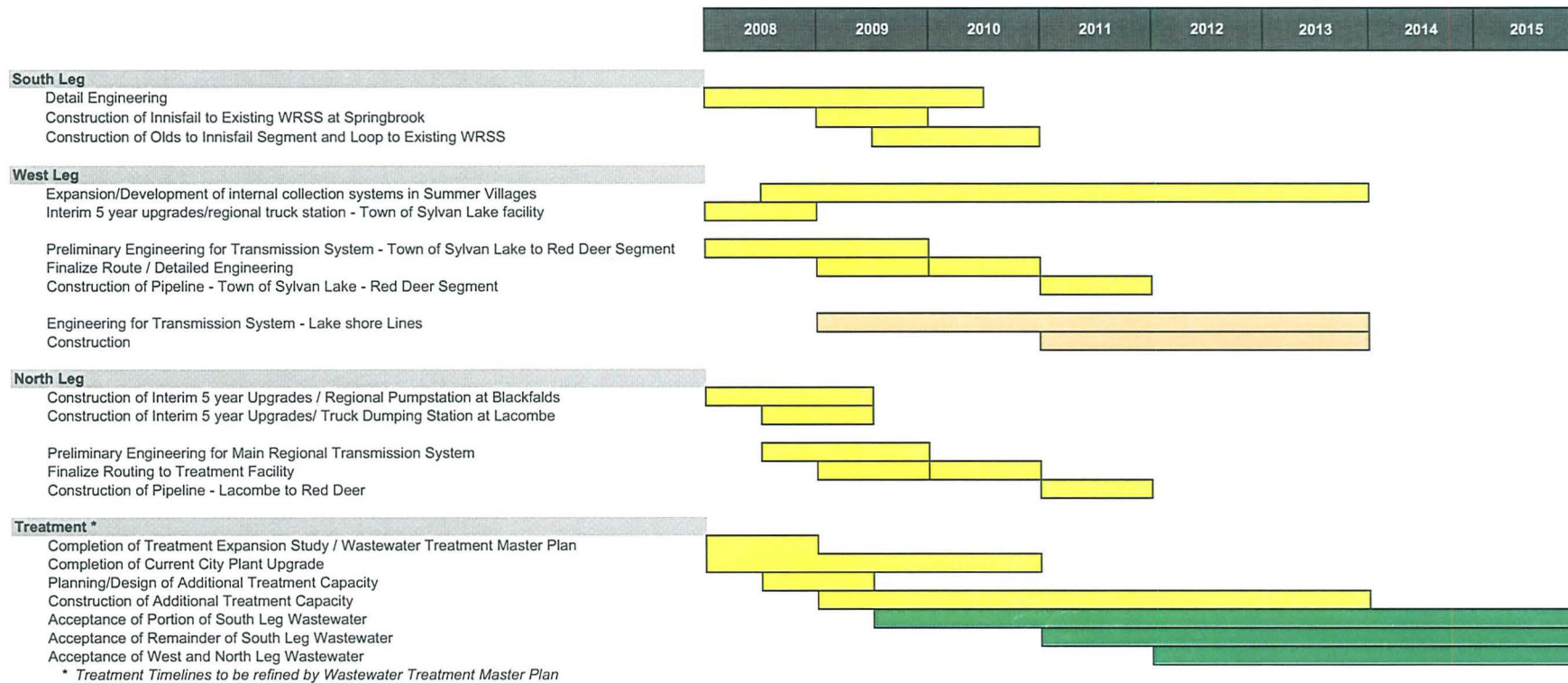
To coordinate the CARWW System, the three commissions and the City would participate in an Umbrella Steering Group which would coordinate the overall development of system, prepare a Master Plan, provide a forum to address common issues and represent the interests of the CARWW System to government and others.

The Umbrella Steering Group with the endorsement of the Councils of the Municipalities will seek adoption of this Plan jointly by Alberta Environment and Alberta Infrastructure. Through the adoption of the Plan, the Ministries signify:

1. acceptance of the development of the CARWW System as the approach to providing for wastewater treatment needs of the Municipalities.
2. commitment to provide funds under the Water for Life Program to undertake the phased development of the CARWW System on the timing set out.



Table ES - 1  
CARWW System Implementation Summary Timeline



Legend for Time Frame in which:

- [Yellow Bar] Specific actions related to planning, engineering and construction are expected
- [Green Bar] Operation of regional transmission and treatment component is expected
- [Orange Bar] Specific actions related to planning, engineering and construction may take place

## Overall Concept Summary / Master Plan

### 1. Purpose

The Overall Concept Summary of the Central Alberta Regional Wastewater System (CARWW System) is intended to be a concise, easy-to-read summary of:

- the overall approach to providing wastewater treatment services to Central Alberta urban and rural municipalities,
- the conceptual system that would be developed and
- how the components would be developed and the system implemented

This summary will help provide a better understanding of the system and will assist in securing funding and project approvals. With the acceptance of those municipalities involved and the Government of Alberta, this summary would then serve as an accepted Master Plan for the Central Alberta wastewater treatment.

This summary draws information from the studies and reports that have already been completed and from engineering work currently underway. These sources include:

- *Central Alberta Regional Wastewater System - Governance Structure, Options, Costs and Conceptual Design Report* - Stantec Consulting Ltd. 2006 (**Original Concept Study**),
- *Central Alberta Regional Wastewater System - Concept Refinement Study* - (June 18, 2007 Draft) Stantec Consulting Ltd. 2007 (**Concept Refinement Study**)
- *South Red Deer Regional Wastewater System - Preliminary Engineering Design* (Underway) - Stantec Consulting Ltd. 2008
- *Sylvan Lake Regional Partnership Initiative - Regional Water/Wastewater Feasibility Study* - Stantec Consulting Ltd. 2006

References (and links in the internet document) to these documents are identified in the text of this summary.

### 2. Background

The population and economic activity in the Central Alberta region continues to grow significantly with development, and the resultant needs for wastewater treatment, expanding not only in areas already served by existing public systems but also within new areas where needed public treatment does not yet exist. In many municipalities, including the City of Red Deer and the Towns of Olds, Innisfail, Sylvan Lake, Lacombe and Blackfalds, there is an immediate and urgent need to increase wastewater treatment capacity and in almost every municipality in the Central Alberta region, significant upgrades and expansions will be required to meet long term wastewater treatment needs. This expanded treatment capacity could continue to be addressed on an individual or stand-alone basis, but for some municipalities such as those to the south and west of the City of Red Deer, standalone solutions have been removed as an option by the

Government of Alberta. For municipalities to the west and north, regional solutions while not mandated were seen nevertheless by municipalities as clearly desirable options for wastewater treatment.

The Government of Alberta has identified in its Water for Life initiative that

- *Alberta's quality of life, and life itself, depends on having a healthy and sustainable water supply for the environment, for our communities and for our economic well-being.*
- *The Government of Alberta is committed to the wise management of Alberta's water quantity and quality for the benefit of Albertans now and in the future.*

The effective treatment of municipal wastewater is, of course, an important factor in preserving and enhancing surface water quality. With the environmental imperative of eliminating the continuous discharge of treated wastewater effluent into the Red Deer River upstream of the City of Red Deer as a means to safeguard and improve the water quality in this section of the river, Alberta Environment with a steering committee of 6 community representatives in late 2005, sponsored the preparation of the **Original Concept Study** by Stantec Consulting Ltd. which examined and set out the concept of an overall regional wastewater treatment system that would:

1. Protect the Dickson to Red Deer sub-basin and the remainder of the Red Deer River, thereby reducing the risk to the City of Red Deer and Anthony Henday regional water treatment plants.
2. Centralize Wastewater Treatment with a view to increasing treatment capabilities to a standard not affordable at stand-alone smaller facilities.
3. Protect environmentally sensitive receiving bodies of water and lands such as lakes and provincial parks.

This original concept identified three core service trunk mains radiating north, west and south from a central treatment facility at the City of Red Deer with secondary trunks serving municipalities further to the northwest and southwest. Alberta Infrastructure and Transportation asked that the Central Alberta municipalities look further at this proposed system concept and:

1. Refine the study area into feasible sections for staging and implementation;
2. Provide an overview of projected populations and wastewater flows;
3. Provide an overview of the system's hydraulics in each of the three legs;
4. Develop an opinion of probable cost for the refined study area; and
5. Recommend an implementation schedule based on considerations of treatment capacity, licensure, and practicality.

This Concept Refinement Study, completed to a final draft stage in mid 2007, identified an overall system similar to the core system outlined in the Original Concept Study but eliminated the areas that would have been served by the originally envisioned secondary trunk lines. This refined concept is consistent with the system scope identified jointly by Alberta Environment / Alberta Infrastructure and Transportation in February 2007. The

text of the Concept Refinement Study draft has been endorsed by the Central Alberta municipalities that would be served by the system and this Overall Concept Summary is the final step in completing the Concept Refinement Study work.

### **3. Goals and Objectives of the CARWW System**

The central Alberta area comprises the third largest population region of the Province after the Calgary and Edmonton metropolitan areas, with a current population of nearly 150,000, including the City of Red Deer. In 25 years the population is projected to grow to over 300,000, with roughly 50% in the City and the remainder in the surrounding municipalities. The goal of the CARWW System is to provide a coordinated and integrated wastewater treatment solution for Central Alberta municipalities by

- replacing many of the current stand-alone treatment facilities in individual municipalities with a large, centralized treatment facility and
- providing public wastewater treatment capacity for new growth in urban municipalities and in those areas of the rural municipalities in proximity to the system's transmission lines.

From an environmental perspective, a centralized system based on a single, technologically advanced treatment facility discharging to the Red Deer River would:

- i lower the risk of environmental degradation and contamination by eliminating all major existing separate treatment facilities in central Alberta apart from the City of Red Deer plant,
- ii provide on an ongoing basis a significantly higher level of wastewater treatment, enabling the minimum provincial standards for treated effluent quality to be exceeded
- iii allow municipalities to respond more easily to changes in standards and to opportunities of new technologies
- iv reduce the environmental impacts on the Red Deer and Battle Rivers and on Sylvan Lake from the discharge of treated effluent into these bodies of water
- v allow the return of some of the water initially lost from the Red Deer River basin through inter-basin transfers to the Battle Rive basin.
- vi reduce the inflow and infiltration of ground and surface water into the wastewater collection systems of individual municipalities through incentives extended to and limitations placed on participating municipalities.

It is recognized that municipalities, in discontinuing their existing stand along treatment systems, are relinquishing control over an aspect of an important utility that has a major effect on a municipality's ability to grow and compete. The ability to determine the costs of this service to the municipality and ultimate fiscal control will be passed to others. The CARWW System, governed and administrated collectively by all of the major urban and rural municipalities in the region, would:

- vi. develop the system in a phased, coordinated manner, providing the treatment capacity as required to accommodate growth throughout the region



- vii. relieve individual municipalities of the ongoing responsibility and liability for the operation of individual treatment systems and provide long term, efficient and reliable wastewater treatment services
- viii. undertake the development and operation of the system on a financially accountable and transparent basis, seeking to ensure fairness in capital funding and cost allocation and to establishing stable, predictable and defensible rates and charges
- ix. remove wastewater treatment capacity as an impediment to continued economic development in the Central Alberta Region.

Municipalities acknowledge that the costs to the municipalities of participating in the CARWW System will likely exceed the costs that would have been incurred in continuing with a stand alone facility but the benefits and objectives achieved justify this premium.

The CARWW System is based on a 25 year design horizon providing capacity for a threshold regional service population of 175,000 excluding the population of the City of Red Deer.

## **4. Geographic Extent of Regional System Municipalities Served and Not Served**

The CARWW System would accept raw sewage effluent (wastewater) from certain Central Alberta municipalities and convey this wastewater to a central treatment facility in or near the City of Red Deer by means of three primary transmission systems or "legs."

### **4.1 South Leg - South Red Deer River Regional Wastewater System**

The South Leg system would convey wastewater northward along the Queen Elizabeth II Highway corridor from Olds to Red Deer serving: [Figure 2]:

- the Towns of Olds, Bowden, Innisfail and Penhold,
- portions of **Mountain View County** within the Highway 27 corridor and along the system route northward
- portions of **Red Deer County** along the system route including the Bowden Institution, the Hamlet of Springbrook and residential area of South Hills

The six municipalities are in the final stages of creating the South Red Deer Regional Wastewater Commission to construct and operate the transmission system.

Municipalities identified in the Original Concept Study but not included in the refined concept include:

- a. West of Olds including Sundre, Cremona and Water Valley - Considered because of the present municipal treated effluent discharges enter the Red

Deer River above the City of Red Deer. This area was not included because the:

- i. relatively small future populations,
- ii. length of the rivers above the City into which treated effluent will be discharged and
- iii. presence of the intervening Gleniffer Lake

mitigate the detrimental environmental impact such that it is not sufficient to justify the significant financial costs of continuing the South Leg west to Sundre and southward to Water Valley. Future treatment needs for the Town of Sundre and the Village of Cremona and areas of Mountain View County around these municipalities would be met by the expansion of existing systems. For development in other parts of the area which are beyond viable connection to these two municipal systems and where private systems would otherwise not be capable, the construction of small treatment systems which achieve a high degree of treatment would be constructed.

- b. South of Olds including the Towns of Didsbury, Carstairs and Crossfield - Considered because of the potential for significant growth not only in the urban centers but also in the rural municipalities along the potential system route given the area's location along the QE II Corridor even though the present municipal treated effluent discharge enters the Red Deer River downstream of the City of Red Deer. (s.4.1.3) As well, the discharge of an increasing volume of treated effluent into the current receiving streams may have degrading environmental effects on these streams.

However, the anticipated growth is ultimately not sufficient to justify the high capital cost of extending the system southward beyond the Town of Olds and the ongoing operational costs. These municipalities have already begun to look at separate regional options for their future treatment needs.

## **4.2 West Leg - Sylvan Lake Regional Wastewater Commission**

The West Leg system would gather wastewater from the west (south) side and east (north) side of Sylvan Lake and then convey it eastward along the Highway 11A corridor to Red Deer serving the following municipalities [Figure 3]

- the Town of **Sylvan Lake**
- the Summer Villages of **Birchcliff, Jarvis Bay, Half Moon Bay, Norglenwold and Sunbreaker Cove,**
- portions of **Lacombe County** on the east and north sides of Sylvan Lake
- portions of **Red Deer County** on the west side of Sylvan Lake and along the system route between Sylvan Lake and the City of Red Deer including Poplar Ridge.

The eight municipalities are seeking to create the Sylvan Lake Regional Wastewater Commission to construct and operate the transmission system.

Municipalities identified in the Original Concept Study but not included in the refined concept are:

- a. the Town of Eckville because of its proximity to the north end areas of Sylvan Lake and because the Town's treated wastewater discharges by way of the Medicine River into the Red Deer River above the City . The impact of the treated wastewater from the small future population even if continued to be discharged into the Medicine River, was not sufficiently detrimental to justify the cost of extending the west leg system to service the community.

However, while the west leg system is not extended to Eckville, there is expected to be sufficient capacity in the west leg system line to accommodate the future wastewater volumes of the Town and immediate area of Lacombe County around the Town and, while expansion of the Town's existing system is seen as the most cost effective approach, future participation in the West Leg system remains a future option.

### ***4.3 North Leg - North Red Deer Regional Wastewater System***

The North Leg system would convey wastewater from the Town of Lacombe along the Highway 2A corridor to Red Deer serving the following municipalities: [Figure 4]

- the Towns of **Blackfalds** and **Lacombe**
- portions of **Lacombe County** along the system route on the west side of Highway 2 and east along Secondary Road 597 and in proximate areas to the north of the Town of Lacombe .
- portions of **Red Deer County** along the system route between the Blindman River and the City of Red Deer

The Municipalities with the exception of Red Deer County have made application to create the North Red Deer Regional Wastewater Commission to construct and operate the transmission system.

Municipalities identified in the Original Concept Study but not included in the refined concept include:

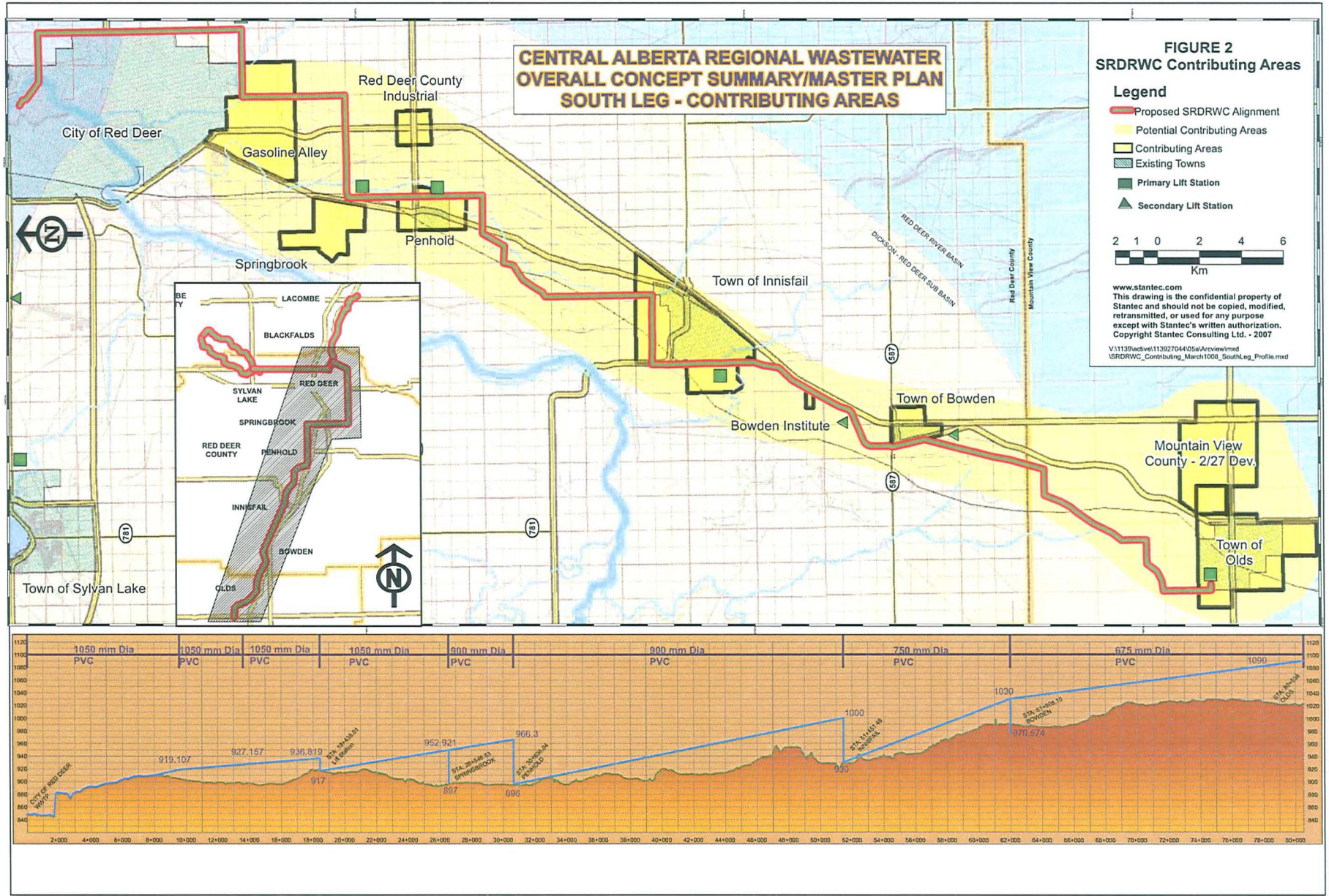
- a. Areas north west of Red Deer including the Towns of Bentley and Rimbey and portions of Lacombe County around Gull Lake. Considered because of the potential growth in the area particularly around Gull Lake. Not included because the relatively small future populations of Bentley and Rimbey would not justify the high capital cost of extending and operating the system north and westward from Blackfalds a distance of 50 kilometers

and the ongoing operational costs. While the current receiving stream for treated effluent, the Blindman River, discharges into the Red Deer River, it does so below the City of Red Deer raw water intake and is able to accept the increasing effluent volumes without excessive degradation.

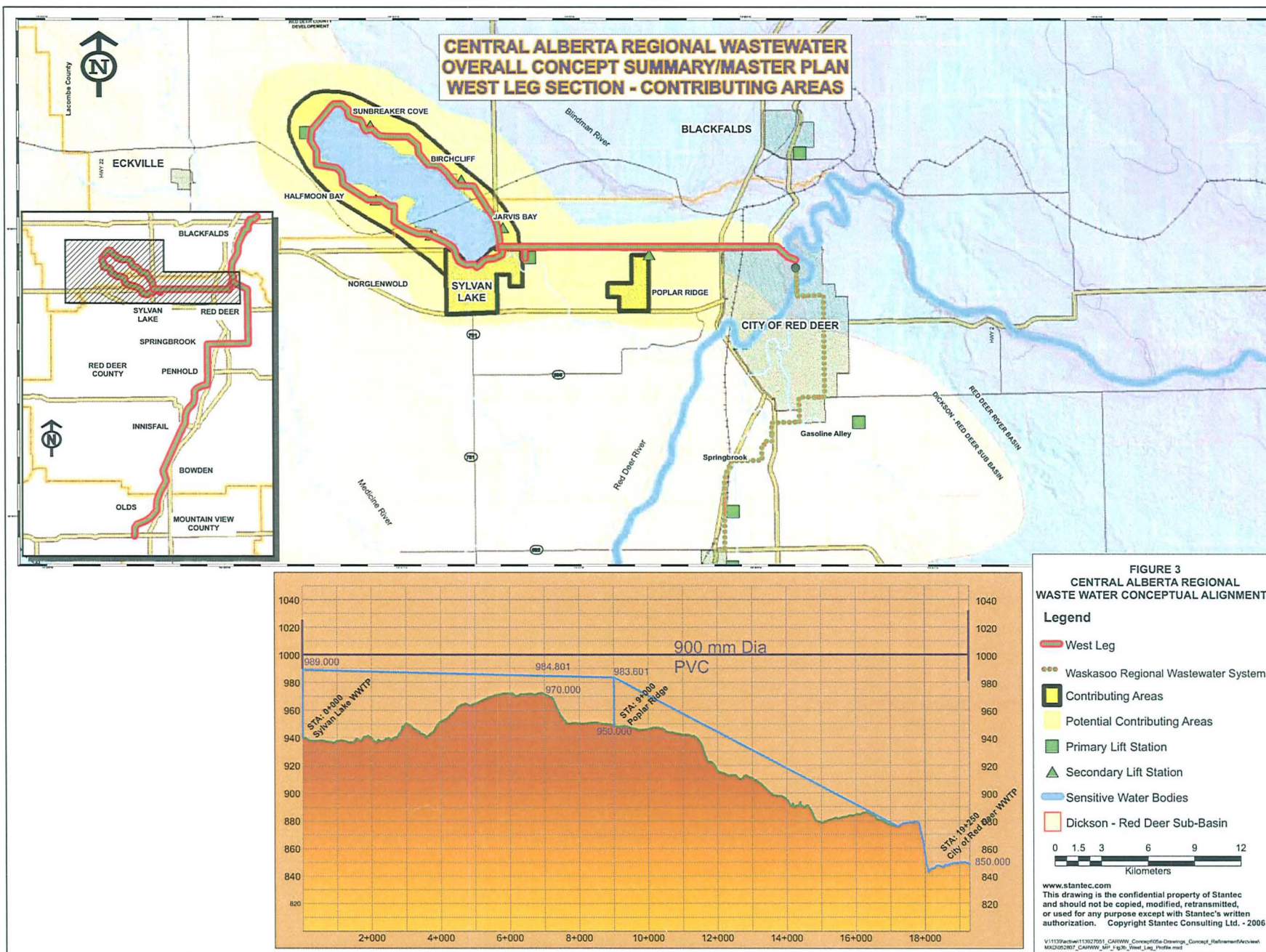
Gull Lake is attractive for continuing residential development but at this point is not expected to have near the level or intensity of population as the Sylvan Lake area and as such can not financially justify the extension of the the CARWW System. Where private systems would otherwise not be capable, the construction of small treatment systems which achieve a high degree of treatment would be constructed. However, given recent development proposals under consideration this circumstance may change in the future such that an extension of the CARWW System within the 25 year time frame may be justified.

- b. Areas north of Lacombe along Highway 2A to the Town of Ponoka including of areas within Lacombe and Ponoka Counties. Considered because these areas are a continuation of the Highway 2A north growth corridor and the Town of Ponoka will have a sizeable future population. However, while the Battle River would have been unable to accept the future treated effluent volumes from both Lacombe and Ponoka, the Battle is able environmentally to accept the Ponoka effluent for at least the 25 year time frame of the system design. The capital cost of extending the system northward to Ponoka and the operating costs of pumping the wastewater southward to Red Deer can not be justified.

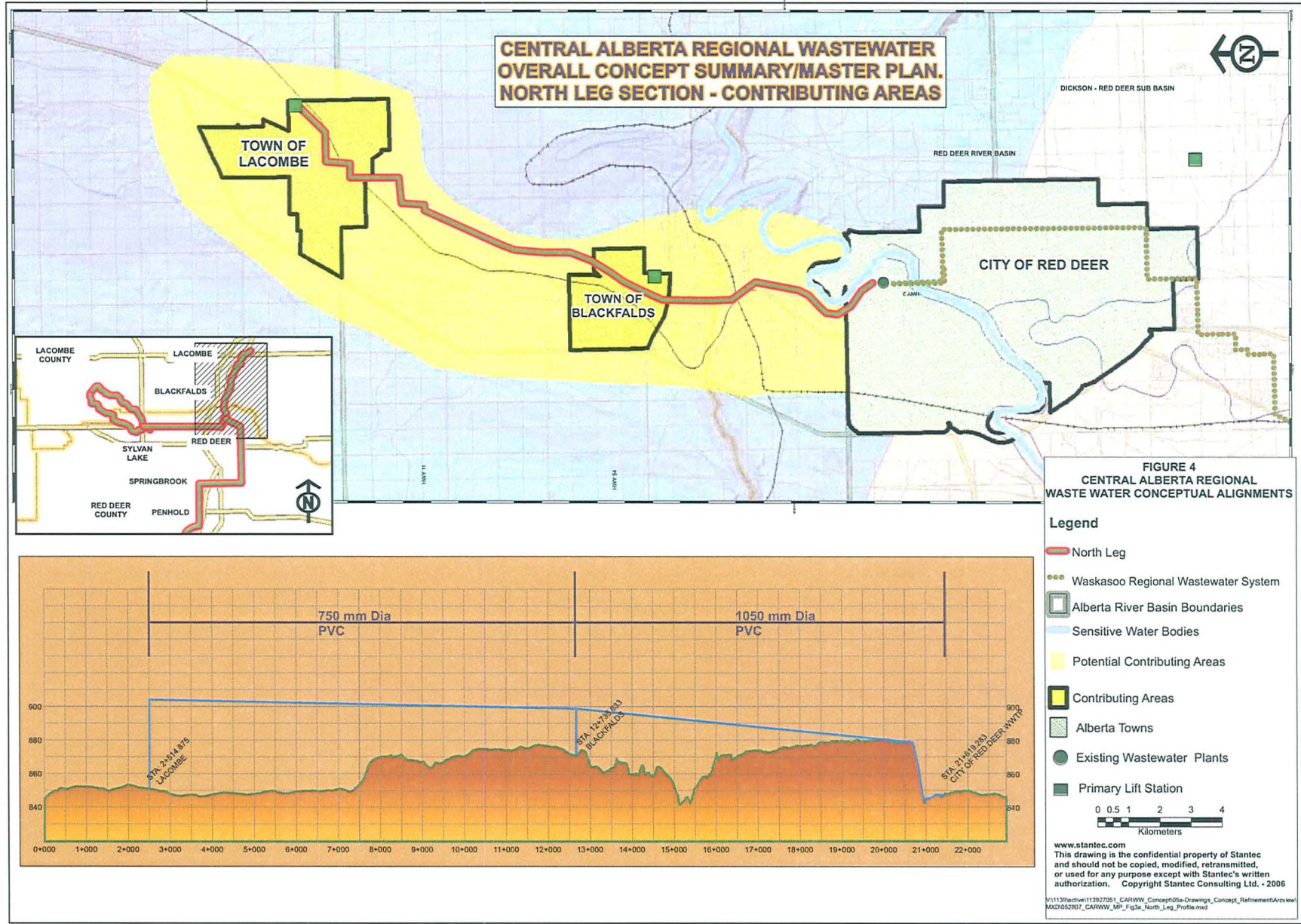
Development in the Counties along the transmission line particularly in the Morningside area can be accommodated with a separate private or public treatment system discharged into Wolf Creek. While the transmission line would not extend past the Town of Lacombe, there would be capacity in the transmission system to accommodate development in the Milton area of Lacombe County if it were conveyed to the Town.











## 5. Transmission Network Capacity and Alignment

The determination of the transmission system components, capacity and alignment of each leg is determined by a combination of common design features and objectives and characteristics specific to each leg including the expected wastewater volume growth over the 25 year design time frame of the CARWW System. The common and specific design features set out following have been based on conceptual and preliminary engineering work to this point. As each component progresses through the detailed design engineering and independent value engineering assessment stages, it may be proved beneficial and appropriate to alter or adjust certain aspects of the designs.

### 5.1 Common Design Features

The common design features and objectives which are applicable to all legs address:

#### 5.1.1 Wastewater Flow Rates (CRS 3.3.3.1)

##### a. Wastewater from Users/Customers of Wastewater Collection Systems

The volume of wastewater generated from residential, industrial, commercial and institutional development typically found in urban centers is generally 80% to 90% of the volume of water that is consumed by these developments. For the Central Alberta System the estimates of wastewater volume are calculated at an 85% return rate of water supplied.

Measured water and wastewater flows in the study region reveal an average annual wastewater flow rate in the range of 300 to 350 litres per day per capita. **The design of the Central Alberta System is based on a generation rate of 350 L/d/capita of wastewater for a typical mix of residential and non-residential, (Industrial, Commercial and Institutional or "ICI" uses).** This rate is assumed to remain unchanged for the 25 year time frame of the regional system for the purposes of calculating system capacities though there is the expectation that this rate would decline over time due to environmental awareness and stewardship considerations, increasing cost and decreasing availability of potable water and the availability of technological improvements. This expected decline in per capita rates will allow the CARWW System to accommodate higher than anticipated growth rates or extend the system's 25 year time frame.

##### b. Inflow and Infiltration (I/I)



In addition to the wastewater generated from these residential and non residential activities, there is also a certain amount of surface and ground water that enters a municipality' collection system through manhole lids and walls, through damaged underground mains and by direct connection of building surface and subsurface drains to wastewater service lines. This volume can be substantial, as much as 5 times the consumption based wastewater flows for some municipalities. (CRS 3.3.1)

Based on experience and measurement of I/I flows in certain locations in the region, the **allowance for I/I volume is 0.2 litres per second per hectare of area within a municipality that is developed to an urban intensity.** This is somewhat less than the allowance rate of 0.28 l/s/ha recommended by Alberta Environment (CRS 3.3.3.2) but still represents a rate that is proportionately significant in terms of the overall wastewater generation rate. As part of the detailed engineering design process, there will be significant efforts to determine more accurately the I/I flows for each of the legs and to identify actions and policy restraints that may be appropriate to reduce the I/I flows.

### 5.1.2 Variation of Wastewater Flow Rates

The rate at which wastewater is generated will change on a daily, weekly and seasonal basis and will be affected by significant weather events. The combined capacity of the collection systems of the individual municipalities and the transmission (including the pipeline and pumpstations) and treatment facilities of the regional system will need to have sufficient storage to accommodate the volumes of wastewater generated during these peak periods except for the most extreme weather events. A greater temporary storage capacity provided in local systems would reduce the capacity needed in the regional system while a greater capacity in the regional system would reduce the capacity required in local systems.

#### a) System Storage (CRS - 6.3)

These two approaches were examined with respect to system storage and each has advantages and disadvantages

- i. In the *Equalization Storage Approach*, local temporary storage in either open lagoons or contained reservoirs, is provided to accept peak flows, discharging the volumes to the regional system at a slower rate. This has the advantage of lessening the regional system peak capacity requirements (and resultant costs) and providing a greater operating efficiency for the regional system by evening out the flow rates. However, it would require additional operating costs at the local level and capital for storage reservoirs. The storage of untreated effluent in existing lagoons would have significant environmental

and nuisance implications and would preclude the discontinuance and reclamation of existing treatment facilities that in some municipalities are being encroached upon by existing urban development or stand in the way of new development.

- ii. The ***Total Flow Approach*** contemplates sizing the the regional system components at a capacity sufficient to handle the peak flow events without local storage. This greater capacity would add additional capital and operating cost to the regional system but would allow the municipalities to discontinue and reclaim their existing wastewater treatment and storage facilities and to lower local operating costs. This approach would also provide municipalities the option of adopting an equalization approach in the future to enable capacity beyond the 25 year time frame of the regional system should the cost of major expansion of the regional system by adding an additional pipeline prove prohibitively expensive. However, even with the Total Flow Approach, the municipality will still need to provide for the temporary storage of wastewater, most likely in a dry pond, in instances of an extreme storm event or a service interruption of the CARWW System or central treatment facility. The volume of temporary storage required for each municipality would be determined at the detailed engineering stage.

The advantages of the Total Flow Approach outweigh the advantages of the Equalization Approach and accordingly the **CARWW System is to be developed on the basis of the Total Flow Approach** with local emergency wastewater storage.

b) Peaking Factors (CRS 3.3.3.3)

On the basis of the Total Flow Approach for system storage, the maximum peak flow rates of wastewater expected to be delivered to the regional system from individual municipal systems are:

- i. ***Peak Residential Wastewater Flows***
  - Peak Hour Factor - 3.0 times average flow rate
  - Peak Day Factor - 2.29 times average flow rate
- ii. ***Peak ICI Wastewater Flows***

In the absence of actual measured data and analysis of ICI peak flows of various municipalities in the the region, the Alberta Environment Design Guidelines are used. This guidelines provides for a gradually declining peaking factor as the average ICI flow increases but is approximately 5 times average daily flow rate. As

with I/I flows generally, the detailed engineering design process will undertaken to determine more accurately individual I/I peak flows and identify appropriate actions and policy considerations to reduce these peak rates.

### 5.1.3 Alignment

#### a. Objectives in Determining Alignments of Transmission Systems (CRS - 5.1 )

In determining the routes for the various pipeline components of the CARWW System, the alignment choices sought to:

- i. Extend through population corridors,
- ii. Optimize servicing opportunities for future development area,
- iii. Maintain proximity to roads,
- iv. Avoid significant environmental features and sensitive natural areas,
- v. Minimize energy usage,
- vi. Minimize system length,
- vii. Limit system high points and bends,
- viii. Minimizes system costs and
- ix. Facilitate staging of system components to coincide directly with anticipated growth.

#### b. Hydraulic Approach (CRS - 6.1, 6.2 )

There are two basic approaches to flow through the transmission lines in the system legs.

- i. *Single Gradeline Approach* where the system leg operates as a single long wastewater pressurized pipe or forcemain, with each contributing lift station in the system delivering sufficient system pressure to overcome the pressure in the line from upstream lift stations, when operating. The primary advantage of this approach is a level of system reliability that enables downstream lift stations to continue transmitting wastewater through the system when upstream reservoirs are out of service. System drawbacks include a high level of operational complexity, as each lift station would have to be designed to accommodate numerous upstream flow conditions.

Further, there would exist a significant disparity between pressure requirements at lift stations when upstream pumps are active and inactive, which would likely mean that pumps throughout the system would be operating inefficiently a majority of the time. From an energy management perspective, this approach is generally considered most applicable where topography rises from the upstream to the downstream end of the system.

- ii. ***Cascade Approach*** where the system leg operates as a series of forcemains and gravity mains with intermittent lift stations at each community and at transition points between gravity and forcemain system segments. Each lift station wet well would be designed to accommodate the active storage requirements of its own service area, plus the cumulative upstream wastewater flow contributions. Lift station pumps would generally deliver significantly less pressure than in the single gradeline approach and could typically operate at high levels of efficiency.

This system carries with it the potential to make use of natural topography, where it falls from upstream to downstream ends, minimizes energy demands under most flow conditions, and may present capital cost savings opportunities where low-pressure gravity sewer pipe products can be employed. However, in the event of service interruptions in downstream lift stations, system controls would be required to ensure that upstream lift stations discontinue pumping and divert wastewater to emergency storage ponds.

#### **5.1.4 Environmental Considerations** (CRS - Section 7)

The extensive geographical footprint of this project will require a significant investment to achieve environmental compliance. A specific Environmental Management System will be developed as part of the preliminary design phase for each of the transmission legs to:

- a. Ensure the resultant system treats the wastewater to meet effluent requirements as set by Health Canada and Alberta Environment
- b. Minimize and manage the impacts of the pipeline construction and continued operations on natural resources and public lands through conservation and reclamation;
- c. Ensure regulatory approval from the various local, provincial and federal government bodies having jurisdiction, through the submission of streamlined applications supported by sound operational planning and thorough design.

Investigation and study will be required as part of the detailed engineering design for each transmission leg in the following areas

- Geotechnical and Soils
- Natural Resource Inventory and Description, including vegetation and wildlife
- Historical Resources

to enable the development of a comprehensive conservation and reclamation plan and to identify measures and actions to mitigate the environmental impact of the construction and operation of the transmission systems.

### **5.1.5 Wastewater Strength and Quality**

The treatment capacity of the CARWW System is determined not only on the basis of volume of wastewater and also on the basis of the quality of the wastewater, the concentration and composition of wastes. Wastewater that has a higher concentration of wastes or has wastes containing certain substances may require more resources for treatment resulting in a higher cost or may have concentrations or compositions that are unable to be treated. As such, the transmission legs will have a defined capacity for both volume and strength or wastewater.

The parameters defining the wastewater concentration and composition that will be accepted by the treatment facility and under what conditions will be determined as part of the treatment system design and treatment arrangements established. The entities operating the respective transmission legs will then determine, as part of the relationships established with the individual municipalities and other direct customers, the parameters defining wastewater that the transmission leg will:

- accept at general rates for normal treatment
- accept with higher rates or financial compensation for higher treatment requirements
- not accept on an ongoing basis

For wastewater that exceeds the established maximum limits for strength or contains such substances that are to be avoided, concentration or composition of wastewater that, the municipality, together with the originators of the wastewater as the municipality may choose, will be required to provide such preliminary treatment as may be required to bring the wastewater to the parameters required to be accepted by the system. The administration of these policies will require the installation of metering and sampling facilities as part of the construction of the system.

## **5.2 System Components and Features for Each Leg**

### **5.2.1 South Leg**

- a. Capacity of Existing Systems and Anticipated Growth (CRS 4.0)

Table 5.1  
South Leg Existing Municipal Systems and Required Expansions

Municipality / Nature and Status of Existing Treatment System	Current / 25 Year Projected Population	Upgrading required to meet growth on stand alone basis
<i>Town of Olds</i>		
<p>Rotating Biological Contactor plant.</p> <p>Treated effluent retained in storage lagoons discharged two times per year into Olds Creek which joins the Red Deer River upstream of the City of Red Deer</p> <p>Capacity = +/- 7,500 population</p>	<p>7,384 / 11,890</p> <p>Assumed 2% annual population growth rate over 25 year</p>	<p>Will reach its capacity in 2008. Immediate upgrading required.</p> <p>Replacement plant would need to be constructed. As treated effluent no longer able to be discharged into Olds Creek. Treated effluent pipeline discharging in Red Deer River below City of Red Deer required to be constructed.</p>
<i>Town of Bowden</i>		
<p>Primary Lagoon system.</p> <p>Anaerobic treatment cells have a capacity of 6,400 population while the existing storage cells are sufficient for a population 2,000.</p> <p>Experiences extremely high rates of wet weather inflow and infiltration during which existing lift station struggles to pump the additional wastewater flows resulting from I/I.</p>	<p>1,205 / 1,977</p> <p>Assumed 2% annual population growth rate over 25 year</p>	<p>Treatment Upgrading near end of 25 year time frame</p> <p>Upgrading of Main Lift station</p> <p>Measures in collection system to control I/I</p>
<i>Bowden Institution</i>		
<p>Primary lagoon system</p> <p>Discharged once yearly into Buffalo Creek, draining into the Red Deer River above the City.</p> <p>Capacity = &gt;1,000 inmates</p>	<p>750 / 1000 (inmates and staff)</p> <p>Possible expansion in 2013 or 2014 to add 140 beds</p>	<p>None.</p>

Municipality / Nature and Status of Existing Treatment System	Current / 25 Year Projected Population	Upgrading required to meet growth on stand alone basis
<i>Town of Innisfail</i>		
<p>Rotating Biological Contactor plant. Plant (initially constructed in 1976) has been expanded several times past to meet growth. Plant aging, using outdated technology, and is inappropriately configured to meet demands of current wastewater flows and loads. Existing plant operating at nearly 100% of treatment capacity and will soon become unable to meet Alberta Environment's effluent requirements.</p> <p>Treated effluent storage lagoons located next to the plant and released into Buffalo Creek in spring and fall. Present effluent storage lagoons becoming overloaded and during wet seasons have insufficient capacity for seven months of storage. Capacity = +/- 7,500 population</p> <p>Existing system produces unpleasant odours causing nuisance to residential neighbours</p>	<p>7438 / 12,203</p> <p>Assumed 2% annual population growth rate over 25 year</p>	<p>Will reach its capacity in 2008. Immediate upgrading required.</p> <p>Replacement plant would need to be constructed. As treated effluent no longer able to be discharged into Buffalo Creek. Treated effluent pipeline discharging in Red Deer River below City of Red Deer required to be constructed.</p>
<i>Town of Penhold</i>		
<p>Currently served by Waskasoo Regional Sewer System (WRSS) conveying wastewater to City of Red Wastewater Treatment Plant.</p> <p>Capacity of primary WRSS pumpstation at Penhold 34.5 l/s, pumping wastewater 2.9 km through a 200 mm forcemain to the next WRSS pumpstation at Springbrook. Penhold pumpstation operates generally at 40 -70% capacity. However intense rainfall events have been known to exceed capacity of the WRSS system</p>	<p>1,961 / 3,217</p> <p>Assumed 2% annual population growth rate over 25 year</p>	<p>WRSS will not have sufficient capacity to handle projected increase in volume.</p> <p>Second pipeline would need to be added and additional treatment capacity at the City of Red Deer Plant provided.</p>

Municipality / Nature and Status of Existing Treatment System	Current / 25 Year Projected Population	Upgrading required to meet growth on stand alone basis
<i>Red Deer County</i>		
<p>Hamlet of Springbrook including the Red Deer Airport and Gasoline Alley commercial area adjacent to Highway 2 immediately south of the City of Red Deer served by the Waskasoo (RSS) System</p> <p>Capacity of second WRSS pumpstation at Springbrook 72.6 l/s, pumping wastewater through 350 mm forcemain to the City treatment plant. WRSS system able to accommodate current demands</p> <p>Development in the County area not served by the WRSS use private systems for treatment and disposal.</p>		
<i>Mountain View County</i>		
<p>County does not currently operate any public wastewater systems in the region to be served by the CARWW System.</p> <p>Wastewater generated not otherwise dispersed in private septic fields, is transported by truck to existing municipal treatment facilities that will accept such trucked wastewater. The only such system in the area being the City of Red Deer facility.</p>	<p>0 / 8,400</p> <p>Significant development anticipated in Highway 27 corridor from east of Highway 2 to west of the Town of Olds.</p> <p>Development expected to reach 10 quarter sections of residential and 20 quarter sections of commercial/industrial development</p>	<p>New treatment system required.</p>



Table 5.2  
South Leg System Capacity Requirements for  
Residential and ICI Uses

Year	Population	Estimated Annual Volume in M3	Peak Hour Design Flow litres/second
2006	21,302	2,462,487	260
2011	24,548	2,844,520	302
2016	28,739	3,328,686	355
2021	33,654	3,880,824	414
2026	39,928	4,566,933	486
2031	48,200	5,448,813	576

*This table does not include an annual volume or peak hour design rate for Inflow and Infiltration.*

#### b. Alignment and Hydraulic Approach

The South Leg from Olds to Red Deer is currently in the preliminary design phase and therefore, the alignment has been refined to a greater degree than the others in the CARWW System. The route is shown on Map 2. The existing Waskasoo Regional Sewer System would be integrated into the South Leg system.

The cascade hydraulic approach will be used on the South Leg. From the Town of Olds to the City of Red Deer a vertical drop exists of approximately 175 m. The total length of the proposed alignment in this section is approximately 80 km. The average grade from the Town of Olds to the City of Red Deer WWTP is 0.0022. Although the average grade is not sufficient to provide gravity sections along the entire alignment, there will be achievable gravity sections between Bowden and Innisfail and from a high point outside the City of Red Deer to the City of Red Deer WWTP. The remainder of the sections will be forcemain pumped using a cascade approach with primary lift stations located at Olds, Innisfail, Penhold, and Gasoline Alley.

### 5.2.2 West Leg

#### a. Capacity of Existing Systems and Anticipated Growth

Table 5.3  
West Leg Existing Municipal Systems and Required Expansions

Municipality / Nature and Status of Existing Treatment System	Current / 25 Year Projected Population	Upgrading required to meet growth on stand alone basis
<i>Town of Sylvan Lake</i>		
<p>Extended aeration wastewater treatment plant services the Town of Sylvan Lake, the Summer Village of Jarvis Bay and a portion of the Summer Village of Norglenwold.</p> <p>Treated effluent is released into Sylvan Creek / Cygnet Lake which outlets to the Red Deer River upstream of the City of Red Deer.</p> <p>Capacity = 3,637 m<sup>3</sup>/day</p>	<p>11,727 / 45,039</p> <p>Aggressive past growth over the short and medium term averaging 5.53% annually.</p> <p>Assumed similar growth rates will apply to the future.</p>	<p>Existing system nearing capacity. Interim expansion of existing facility to population level of 20,000.</p> <p>New treatment plant required at 20,000 population in year 2013. Treated effluent no longer able to be discharged into Sylvan Creek / Cygnet Lake. Treated effluent pipeline discharging in Red Deer River below City of Red Deer required to be constructed</p>
<i>Summer Villages</i>		
<p><i>Jarvis Bay</i> - All properties served by Town of Sylvan Lake's wastewater collection system through a low-pressure sanitary forcemain</p> <p><i>Norglenwold</i> - A portion of the properties served by Town's system. Extension of wastewater collection servicing to the remainder scheduled during 2008 and 2009.</p> <p><i>Half Moon Bay-Birchcliff, Sunbreaker Cove</i> - Private wastewater system in place comprising septic tanks and fields, holding tanks and in some cases outhouses. Many of these private systems are old, in poor condition and do not meet present safety code requirements. A public</p>	<p>3,216 / 6,734</p> <p>Except for some limited infill, number of housing units in Summer Villages not expected to increase.</p> <p>Assumed 3.0% increase in number of full time residents.</p>	<p>Separate treatment systems for each Summer Village would not be permitted.</p> <p>Wastewater in new and expanded collection systems within the Summer Villages would be piped to Town of Sylvan Lake treatment facility.</p>

Municipality / Nature and Status of Existing Treatment System	Current / 25 Year Projected Population	Upgrading required to meet growth on stand alone basis
collection system would need to be installed before the CARWW System could be constructed.		
<i>Lacombe County</i>		
All development within those portions of Lacombe County adjacent to Sylvan Lake utilizes private wastewater systems.	1,263 / 18,723  Build out population in lakeshore development areas is to 27,500 with two thirds in place within 25 years	New treatment facility to be constructed. Treated effluent discharge to be piped to Red Deer River below City of Red Deer.
<i>Red Deer County</i>		
<i>Sylvan Lake Lakeshore Areas</i> - All development within those portions of Red Deer County adjacent to Sylvan Lake utilizes private wastewater systems.	991 / 1,383	Separate treatment system would not be permitted
<i>Poplar Ridge</i> - Private systems used within, a rural residential subdivision located midway between the Town of Sylvan Lake and the City of Red Deer, bordered to the south by Highway 11 and to the north by Highway 11A.	732 / 2,097  Assumed 4.3% annual growth rate	Wastewater in new collection system would be piped to Town of Sylvan Lake treatment facility.

Table 5.4  
West Leg System Capacity Requirements for  
Residential and ICI Uses

Year	Population	Estimated Annual Volume in M3	Peak Hour Design Flow in litres/second
2006	17,929	1,351,747	129
2011	23,205	1,752,676	167
2016	30,371	2,293,937	218
2021	40,257	3,034,431	289
2026	54,132	4,062,934	387
2031	73,975	5,515,778	525

*This table does not include an annual volume or peak hour design rate for Inflow and Infiltration.*

b. Alignment and Hydraulic Approach

The West Leg alignment extends southward along the west and east shores of Sylvan Lake to the Town of Sylvan Lake. From the Town of Sylvan Lake, the alignment extends east along Highway 11A to the City of Red Deer. The conceptual alignment is set out in Figures 3.

The topography along this section is not flat with hills that rise near to 50 m above the elevation of Sylvan Lake. The cascade hydraulic approach will likely be utilized in the design of the transmission mains though this would be determined during the detailed engineering.

c. Pipe Size and Specific Components

Initially the west leg system comprises:

- i. a 300 mm diameter 19.9 km. transmission main flowing southward along the west side of Sylvan Lake serving the Summer Villages of Half Moon Bay and Norglenwold and west side lake shore development in Lacombe and Red Deer Counties.
- ii. a 300 mm diameter 15.7 km. transmission main flowing southward along the east of Sylvan Lake serving the Summer Villages of Sunbreaker Cove, Birchcliff and Jarvis Bay and east side lake shore development in Lacombe and Red Deer Counties.

These two mains discharge into a primary pumpstation at the existing Town of Sylvan Lake treatment facility and then together with the wastewater from the Town's collection system pumped eastward to a destination at:

- the City of Red Deer waste water treatment plant site
- a new treatment plant facility (see Section 6) , or
- a location within the City where the west leg transmission main joins or becomes integrated with City of Red Deer collection system.

The wastewater received from the Poplar Ridge area would join the transmission main by a way of secondary lift station. The pipe diameter in this segment begins at Sylvan Lake with 675 mm for a distance of 9.9 km. and then increases to 750 mm at the point where the Poplar Ridge wastewater enters the transmission main.

Notwithstanding the general application of the Total Flow Approach to system storage (Section 5.1.2. a.), it may be determined during detailed engineering design that interim storage of wastewater at Sylvan Lake may be warranted to more effectively handle peak flow rates associated with summer tourist population.

### **5.2.3 North Leg**

#### **a. Capacity of Existing Systems and Anticipated Growth**

The Town of Lacombe, the Town of Blackfalds and the area of Lacombe County along the Highway 2/2A corridor have been growing quickly over the past decade and, given this area's strategic location on the Calgary/Edmonton corridor on the northern edge of the City of Red Deer, there is an expectation of continued strong growth. Blackfalds population has more than doubled in 10 years, rising from 2,001 in the 1996 census to 4,741 in 2006. Lacombe has seen very consistent growth over the past two decades averaging 3% annually and has a population nearing 12,000.

As well, there has been a significant increase in development interest in the County areas in this corridor area for industrial and commercial along Highway 2, particularly at the interchanges of Highway 2A, Highway 12 and Secondary Highway 597 and for residential along Highway 2A between the Towns of Lacombe and Blackfalds. As in the past, much of the urban type development is expected to take place within the two Towns as they expand into the County area through annexation but there are areas along Highway 2 which will remain within Lacombe County in which the anticipated commercial and industrial uses would best be serviced by the provision of public wastewater services.

There is also the potential connection of existing and future development within the areas along Highway 2A between the Blindman River and the current City boundary including the Blindman Industrial Park. This area is currently within Red Deer County but is identified as an urban expansion area for the City. The areas and developments to be serviced and the relative roles of the North Leg line and City main extensions in serving these developments would be determined as part of the detailed planning of the North Leg project.

**Table 5.5**  
**North Leg Existing Municipal Systems and Required Expansions**

Municipality / Nature and Status of Existing Treatment System	Current / 25 Year Projected Population	Upgrading required to meet growth on stand alone basis
<i>Town of Lacombe</i>		
<p>The Town of Lacombe utilizes an aerated lagoon for wastewater treatment. Treated effluent is discharged twice a year into Wolf Creek which drains northward into the Battle River and ultimately to the North Saskatchewan River. The aerated treatment system was designed to service a maximum population of 12,000 and is at 96% capacity based on 2007 population of 11,562. The current storage capacity for treated effluent is estimated to be sufficient to a population of about 13,000.</p> <p>The Town installed baffle curtains in the aeration cells in the fall of 2007 to improve treatment but further upgrading of the aeration system is needed almost immediately. At population increases projected, the storage requirements will exceed existing capacity by the year 2011.</p>	<p>11,562 / 23,221</p> <p>Assumed 3% annual growth rate over 25 year time frame</p>	<p>Expansion of aeration treatment and treated effluent storage capacities to 20,000 population.</p> <p>New treatment plant required at 20,000 population (year 2025) with construction of pipeline to allow continuous discharge of treated effluent to the Red Deer River below City of Red Deer.</p>
<i>Town of Blackfalds</i>		
<p>Blackfalds also uses an aerated lagoon system for treated but because of its proximity to the Red Deer River southeast of Town, is able to discharge a continuous basis directly</p>	<p>4,741 / 25,886</p> <p>Assumed 8.6% annual growth rate for period 2007 to 2015 and</p>	<p>Expansion of aeration treatment capacities to 20,000 population with upgrading of existing continuous to Red Deer River already located</p>

Municipality / Nature and Status of Existing Treatment System	Current / 25 Year Projected Population	Upgrading required to meet growth on stand alone basis
to the river. The polishing cell component of the facility is currently deficient of storage capacity and will require expansion prior to the license being renewed in 2008. As well, based on current population projections, the partially mixed aerated cells are presently operating near designed capacity.	6.15% annually thereafter.	below City of Red Deer.  New treatment plant required at 20,000 population (year 2026) with continuous discharge of treated effluent to the Red Deer River below City of Red Deer.
<i>Lacombe County</i>		
The County does not currently operate any public wastewater systems in the region to be served by the CARWW System. Wastewater generated not otherwise dispersed in private septic fields, is transported by truck to existing municipal treatment facilities that will accept such trucked wastewater, the only such system in the area being the City of Red Deer facility.	Commercial/industrial development of 12 quarter sections on west side of Highway 2,  Potential connection of existing and new developments in Burbank Industrial area along SR 597	Wastewater from new development will be pumped to Town of Lacombe and Town of Blackfalds systems in generally equal volumes for treatment in respective facilities.
<i>Red Deer County</i>		
Existing development within Highway 2 and 2A corridor between Blindman River and City of Red Deer boundary including Blindman Industrial Park currently served by private wastewater systems.  This area is identified as future urban expansion area for the City.	Potential connection of existing and future development	Connection to an existing municipal system

Table 5.6  
North Leg System Capacity Requirements for  
Residential and ICI Uses

Year	Population	Estimated Annual Volume in M3	Peak Hour Design Flow in litres/second
2006	17,003	2,172,133	207
2011	21,478	2,743,763	261
2016	27,308	3,488,597	332
2021	33,771	4,314,221	410
2026	41,998	5,365,224	510
2031	52,526	6,710,146	638

*This table does not include an annual volume or peak hour design rate for Inflow and Infiltration.*

b. Alignment and Hydraulic Approach

The conceptual alignment is set out in Figure 4 generally paralleling Highway 2A. The final alignment will be determined as part of the preliminary design engineering. The elevations at the Town of Lacombe and the City of Red Deer treatment plan are nearly the same at approximately 850m. However, there is vertical climb of 25m from Lacombe to Blackfalds in passing from the North Saskatchewan River basin to that of the South Saskatchewan. From Blackfalds the route drops to the Blindman River rises again beyond and then drops down to the Red Deer River flood plain. Because of the nature of this profile a single grade line hydraulic approach is used employing a single forcemain.

c. Pipe Size and Specific Components

i. *Lacombe to Blackfalds*

11.03 kilometer segment of 750 mm PVC wastewater trunk forcemain  
A primary pump station at Lacombe would pump wastewater received from:

- by gravity flow and forcemain flow from various sections of the Town of Lacombe Collection System
- by flow from development areas in Lacombe County to the north and west either conveyed directly by forcemain or through Town collection system



- trucked from private systems

at sufficient pressure to push wastewater to the treatment plant or to the beginning of a gravity wastewater main if the line is not connected directly to the treatment plant.

At least one additional pumpstation is anticipated between Lacombe and Blackfalds for future urban development between the two Towns in the Highway 2A corridor.

Member	Peak Hour Flow (l/s)	Peak Day Flow (l/s)
Town of Blackfalds (45%)	527	460
Town of Lacombe (45%)	527	460
Lacombe County (10%)	117	102

*ii. Blackfalds to Red Deer*

A primary pump station at Blackfalds would receive wastewater:

- by gravity flow and forcemain flow from various sections of the Town of Blackfalds Collection System
- by flow from development areas in Lacombe County to the west and south either conveyed directly by forcemain or through Town collection system
- trucked from private systems

and add the wastewater to the pipeline from the north. Pipeline would increase to 1050 mm PVC for the balance of the 8 kilometers or so to

- the City of Red Deer waste water treatment plant site
- a new treatment plant facility (see Section 6) , or
- a location south of the Blindman River where the forcemain becomes integrated with City of Red Deer collection system.

In the segment between Blackfalds and the end of the transmission main, a further increase in pipesize at initial construction and the construction of pumpstations initially or at a later time would be dictated by the additional development to be served.

*d. Allocation of Capacity by Municipality*

The Town of Lacombe and Town of Blackfalds are projected to have similar populations at the end of the 25 year design time frame and are allocated an equal amount of capacity while Lacombe County is allocated 10%.

## 6. Wastewater Treatment

The treatment of the wastewater from the three legs of CARWW System would be undertaken at a single treatment facility located at or near the City of Red Deer. The treated effluent discharge from this treatment process to the Red Deer River will be downstream of the City addressing a primary environmental objective for CARWW System.

### 6.1 CARWW System Expected Volumes and Capacity Requirements

Table 6.1  
Total Expected Volume and Capacity Requirements  
for Residential and ICI Uses of All CARWW System Legs

Year	Population	Estimated Annual Volume in M3	Peak Hour Design Flow in litres/second
2006	56,234	5,986,367	596
2011	69,230	7,340,959	729
2016	86,418	9,111,220	905
2021	107,682	11,229,475	1,113
2026	136,058	13,995,091	1,382
2031	174,701	17,674,737	1,740

*This table does not include an annual volume or peak hour design rate for Inflow and Infiltration.*

### 6.2 Existing City Treatment Facility (CRS 4.1.4)

The City of Red Deer WWTP treats the wastewater generated by the City of Red Deer and the Waskasoo Regional Sewer System. Currently, the plant is near to its treatment capacity and requires upgrades. The current hydraulic capacity of the Red Deer WWTP is approximately 35 ML/d. The City of Red Deer has commenced construction to increase the capacity of the plant to approximately 47.5 ML/d during 2009 through a new bioreactor and secondary clarifier and to provide UV disinfection of its effluent. This additional capacity however is fully required by the City for continuing growth.

### 6.3 Treatment Facility Options

There exist two primary options for wastewater treatment facilities

- a. Expand the City of Red Deer facility sufficiently over time to accommodate both the expected growth of the City and the additional wastewater for the CARWW System. This is assumed at this point to be the most cost effective approach and would be the preferable option if there is found to be sufficient physical space at the present site to facilitate continued expansion and if the appropriate financial and operating arrangements between the City and the CARWW System are put in place.
- b. Development of a new treatment facility apart from and independent of the City facility which would serve the needs of the CARWW System.
- c. A possible third option which would be a hybrid of the first two, would see the City plant expanded to the optimum size possible for that site and then a second facility constructed to operate in tandem with the initial plant to handle the increasing volumes from City and regional growth.

At this point the options for treatment have not been explored to the extent necessary to determine the best approach. A study is currently underway which will determine the:

- limitations, if any, to the continued expansion of the existing City treatment facility at its present location
- logical increments for the expansion/construction of the treatment facilities to meet City growth needs and to accommodate the initial connection of the CARWW System legs and continued growth thereafter
- costs of phased construction
- operating costs and unit rates for treatment

This study is not intending to address the:

- nature and location of any additional treatment facilities to be constructed elsewhere should the City site be unable to accommodate the required expansions
- costs of treatment and the rates and charges for treatment services

The study work is expected to be completed in latter 2008, at which time a Wastewater Treatment Master Plan can be finalized setting out the best approach to providing treatment for the CARWW System wastewater and determining more precisely the manner and timing in which each of the three transmission legs are connected to the wastewater treatment facility identified.

The City of Red Deer has continued to express a willingness to consider accommodating the treatment needs of the CARWW System provided that the City's interests are not impaired and the City is not disadvantaged financially. The

City has recently set out the proposed arrangements for treatment services for the South Leg System. The broader role of the City, if any, in treating wastewater from the CARWW System and the terms of its participation would be finalized once the treatment study work is completed.

## **7. Capital Construction**

### ***7.1 Approaches to Construction and Financing***

In approaching the development of a major infrastructure project such the CARWW System, the member municipalities have the option of:

- a. undertaking the construction and financing of the project in the traditional "Public Works" manner wherein the municipalities as owners of the facility undertake the planning and design of the project, engage a private contractor through a public tender process and fund the project through a combination of public funding sources including grants, existing municipal cash sources and debenture debt financing,
- b. inviting private sector participation in the design construction financing and operation of the facility; or
- c. combining elements of both approaches

While private sector involvement in major infrastructure projects can provide advantages and benefits in certain circumstances, the municipal members of CARWWS do not see such circumstances with the development of the CARWW System and as such will not explore or consider private sector involvement in the project.

### ***7.2 Capital Costs***

An opinion of probable costs for the CARWW System is set out in the following table. At this point, the costs for treatment facility expansion and construction are not known. The cost values are based on the anticipated market for publicly tendered contracted construction in May 2007. Construction costs in Alberta continued to rise through 2007 and the stated values may be low. However the results of recent tenders for pipeline projects and growing evidence of an expected cooling in the Alberta economy may suggest that perhaps construction cost escalation has subsided.

**Table 7.1**  
**Opinion of Probable Costs for**  
**Central Alberta Regional Wastewater System**

Component	Capital Cost *
Transmission Legs	
South Leg - Olds to Red Deer	\$ 107,930,000
West Leg - Sylvan Lake Area to Red Deer	\$ 69,500,000
North Leg - Lacombe to Red Deer	\$ 37,300,000
	\$ 214,730,000
Wastewater Treatment	\$ 68,145,000
<b>Total Project Costs</b>	<b>\$ 282,875,000</b>

\* Based on June 2007 costs

### **7.3 Construction Staging and Timing**

#### **7.3.1 Basis for Staging Implementation of CARWW System**

The CARWW System, because of its multi-component nature and the differing circumstances and needs of its included municipalities, is logical project for phased construction and operation. The need to develop central treatment capacity and availability of funding in fact necessitate a staged approach. Considerations used in assessing the priorities and determining the staging include:

- Remaining Capacity in existing systems
- Development of Precedent Collections Systems
- Expiration of Existing Licensing
- Financing Capacity of the system component governing entities and Grant Funding Availability
- Availability of Treatment Capacity
- Rates of Growth

#### **7.3.2 Role of Interim Upgrades**

While the prime objective of the CARWW System is to eliminate individual treatment facilities and concentrate that treatment at a central

facility, the necessities of a staged implementation require the consideration of interim upgrading to existing facilities as a bridge in time until regional transmission and treatment facilities can be made available. While some of these upgrades are able to be integrated later into the regional systems, other upgrades will be abandoned once these existing facilities are discontinued. However, the costs of these interim upgrades even if they can not be used later, are costs justifiably included as part of the overall cost of the CARWW System.

### **7.3.3 Implementation Staging**

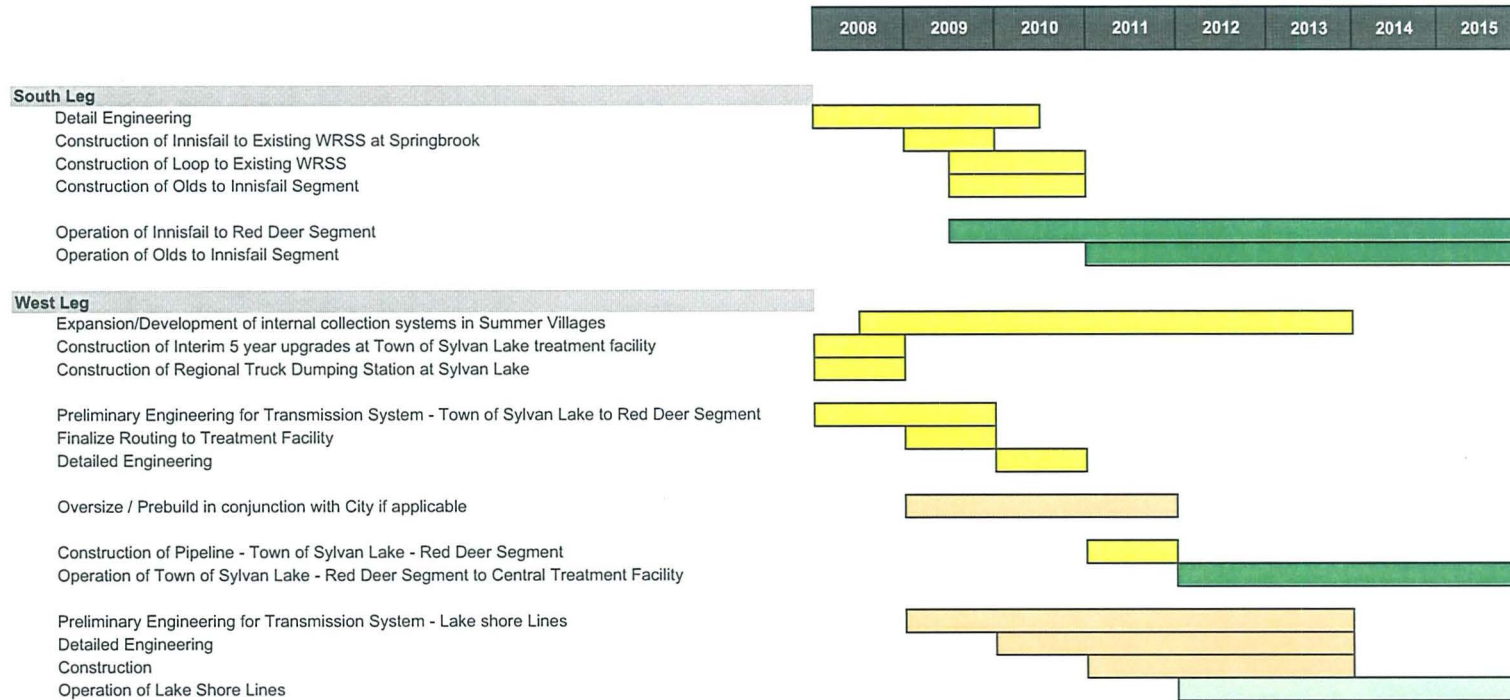
In terms of the transmission systems, the development of the South Leg system is the highest priority within the CARWW System given the urgent need for additional treatment capacity at Olds and Innisfail and the environmental objective of eliminating treated effluent discharge into the Red Deer River above the City of Red Deer. This leg would seek to become operational in 2009 utilizing the excess treatment capacity anticipated to exist in the City of Red Deer treatment plant.

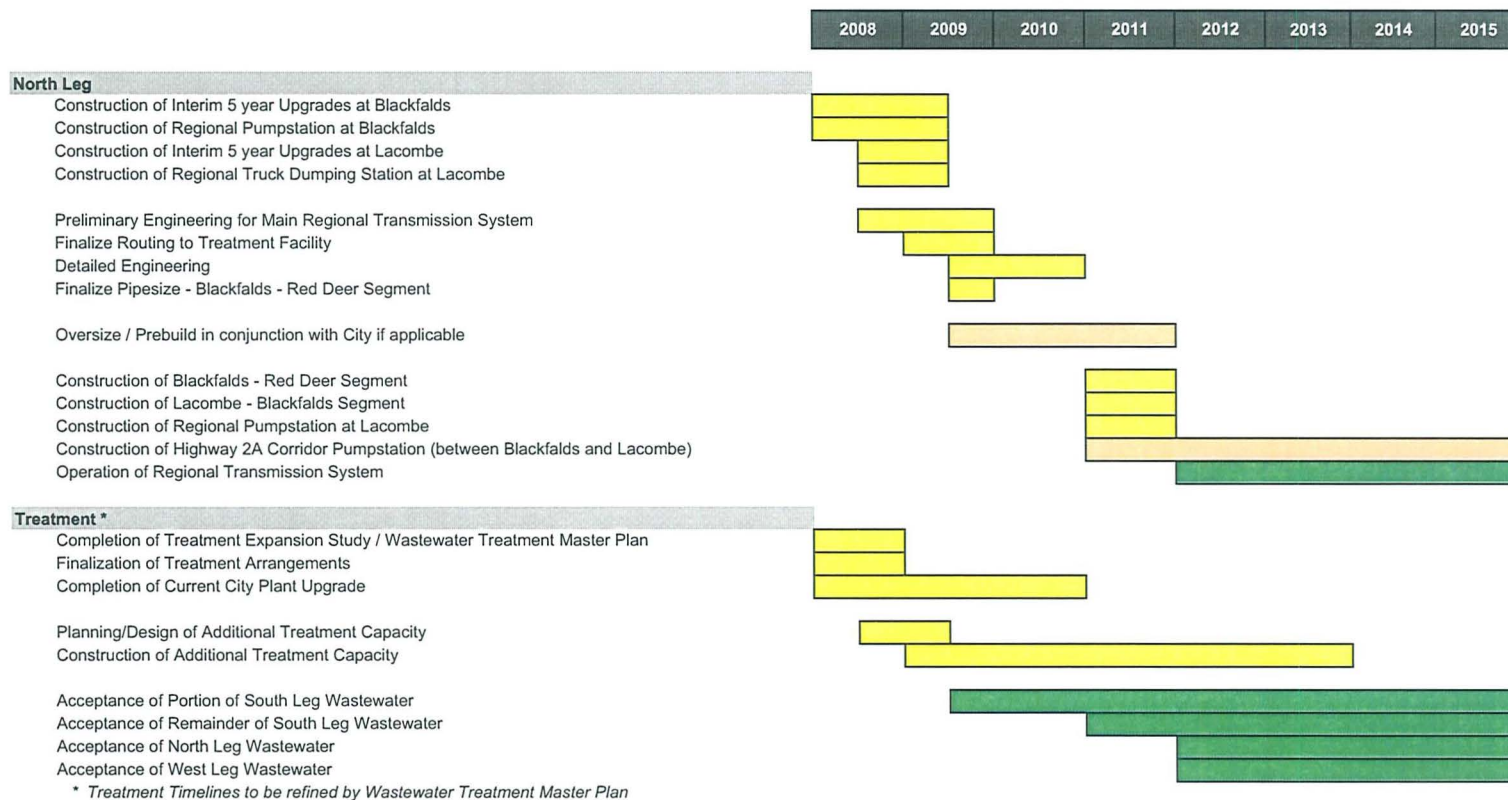
The development of the West and North Legs would of second priority and would become operational by 2012, the earliest that the needed central treatment capacity would become available. Interim upgrades at the existing facilities at the Towns of Sylvan Lake, Lacombe and Blackfalds would be undertaken in 2008 and 2009 to meet their respective treatment requirements until the regional system facilities are in place.

The specific implementation steps are set out in detail in Table 7.2

Based on this staging and the respective costs of each of these components, capital funds would be required on the timing set out in Table 7.3

Table 7.2  
CARWW System Implementation Timeline





Legend for Time Frame in which:

Yellow	Specific actions related to planning, engineering and construction are expected
Green	Operation of regional transmission and treatment component is expected
Orange	Specific actions related to planning, engineering and construction may take place
Light Green	Operation of regional transmission and treatment component may take place



**Table 7.3**  
**Staged Capital Costs by Year**

	2008	2009	2010	2011	2012	2013	Total
<b>South Leg</b>							
Detail Engineering	\$ 2,750,000	\$ 2,750,000	\$ 1,000,000				\$ 6,500,000
Construction of Innisfail to Existing WRSS at Springbrook		\$ 33,810,000					\$ 33,810,000
Construction of Loop to Existing WRSS		\$ 10,000,000	\$ 23,810,000				\$ 33,810,000
Construction of Olds to Innisfail Segment		\$ 10,000,000	\$ 23,810,000				\$ 33,810,000
<b>Sub-total South Leg</b>	<b>\$ 2,750,000</b>	<b>\$ 56,560,000</b>	<b>\$ 48,620,000</b>				<b>\$ 107,930,000</b>
<b>West Leg</b>							
Expansion/Development of internal collection systems in Summer Villages	\$ 2,000,000	\$ 3,000,000	\$ 3,000,000	\$ 1,000,000			\$ 9,000,000
Construction of Interim 5 year upgrades at Town of Sylvan Lake treatment facility	\$ 3,000,000						\$ 3,000,000
Construction of Regional Truck Dumping Station at Sylvan Lake	\$ 300,000						\$ 300,000
Preliminary Engineering for Transmission System - Town of Sylvan Lake to Red Deer	\$ 100,000	\$ 186,000					\$ 286,000
Finalize Routing to Treatment Facility		\$ 80,000					\$ 80,000
Detailed Engineering			\$ 2,494,000				\$ 2,494,000
Enlarge / Prebuild in conjunction with City if applicable				To Be Determined			
Construction of Pipeline - Town of Sylvan Lake - Red Deer Segment				\$ 25,740,000			\$ 25,740,000
Preliminary Engineering for Transmission System - Lake shore Lines		\$ 100,000	\$ 186,000				\$ 286,000
Detailed Engineering				\$ 2,574,000			\$ 2,574,000
Construction				\$ 25,740,000			\$ 25,740,000
<b>Sub-total West Leg</b>	<b>\$ 5,400,000</b>	<b>\$ 3,366,000</b>	<b>\$ 5,680,000</b>	<b>\$ 55,054,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,500,000</b>
<b>North Leg</b>							
Construction of Interim 5 year Upgrades at Blackfalds	\$ 3,000,000	\$ 2,100,000					\$ 5,100,000
Construction of Regional Pumpstation at Blackfalds	\$ 2,000,000	\$ 1,000,000					\$ 3,000,000
Construction of Interim 5 year Upgrades at Lacombe	\$ 2,000,000	\$ 1,100,000					\$ 3,100,000
Construction of Regional Truck Dumping Station at Lacombe	\$ 200,000	\$ 100,000					\$ 300,000
Preliminary Engineering for Main Regional Transmission System	\$ 100,000	\$ 191,000					\$ 291,000
Finalize Routing to Treatment Facility		\$ 80,000					\$ 80,000
Detailed Engineering		\$ 1,000,000	\$ 1,459,000				\$ 2,459,000
Finalize Pipesize - Blackfalds - Red Deer Segment		\$ 80,000					\$ 80,000
Enlarge / Prebuild in conjunction with City if applicable				To Be Determined			
Construction of Blackfalds - Red Deer Segment				\$ 11,304,500			\$ 11,304,500
Construction of Lacombe - Blackfalds Segment				\$ 8,585,500			\$ 8,585,500
Construction of Regional Pumpstation at Lacombe				\$ 3,000,000			\$ 3,000,000
<b>Sub-total North Leg</b>	<b>\$ 7,300,000</b>	<b>\$ 5,651,000</b>	<b>\$ 1,459,000</b>	<b>\$ 22,890,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,300,000</b>
<b>Sub-Total Transmission Legs</b>	<b>\$ 15,450,000</b>	<b>\$ 65,577,000</b>	<b>\$ 55,759,000</b>	<b>\$ 77,944,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 214,730,000</b>
<b>Treatment</b>							
Completion of Treatment Expansion Study	\$ 245,000						\$ 245,000
Completion of Current City Plant Upgrade (\$30 M)				Undertaken by the City of Red Deer			
Planning/Design of Additional Treatment Capacity	\$ 800,000	\$ 100,000					\$ 900,000
Construction of Additional Treatment Capacity (10yr - 15 yr)		\$ 15,000,000	\$ 15,000,000	\$ 15,000,000	\$ 11,000,000	\$ 11,000,000	\$ 67,000,000
<b>Sub-total Treatment</b>	<b>\$ 1,045,000</b>	<b>\$ 15,100,000</b>	<b>\$ 15,000,000</b>	<b>\$ 15,000,000</b>	<b>\$ 11,000,000</b>	<b>\$ 11,000,000</b>	<b>\$ 68,145,000</b>
<b>Total Cost</b>	<b>\$ 16,495,000</b>	<b>\$ 80,677,000</b>	<b>\$ 70,759,000</b>	<b>\$ 92,944,000</b>	<b>\$ 11,000,000</b>	<b>\$ 11,000,000</b>	<b>\$ 282,875,000</b>

## **7.4 Capital Financing**

Given the significant environmental objectives that will be achieved with the development of the CARWW System, particularly with respect to the safeguarding and enhancement of surface water quality, the construction of the system is anticipated to be eligible for funding through the Alberta Government's Water for Life Program under which the cost of the:

- a. Transmission legs from the commencement points at Olds, Sylvan Lake and Lacombe through to the central treatment facility, would be funded to 90% of actual costs. Costs in this case would include: gravity and force mains, pumpstations, truck dump stations, pre-built and oversized sections both within the City of Red Deer and elsewhere along the systems, interim upgrades at existing facilities together with associated preliminary and detailed engineering, value-engineering assessments and contingency costs.
- b. provision of treatment capacity at the central treatment facility would be funded to 100% of actual costs.

The eligibility and funding criteria for this grant funding would be applied on an equal and equitable basis for both urban and rural municipalities.

The municipalities on each transmission leg would be responsible for the remaining 10% of the actual construction cost of their respective transmission leg either

- a. raising those funds collectively through a borrowing by the corporate entity undertaking the transmission leg or
- b. contributing those funds individually in an amount based on the proportionate share of the capacity of the transmission line attributed to the municipality.

## **8. Implementation**

### **8.1 Governance** (CS Section 9)

The Original Concept Study considers the organizational options available for developing and governing the CARWW System and identifies the logic of a single corporate entity assuming responsibility for the entire system. However, the overall system breaks quite cleanly into the three individual transmission legs and the wastewater treatment facility. Given that the municipalities on each of the legs are already moving forward with the planning and implementation of their respective component of the system, the governance instead will be based on three

independent regional service commissions created under the provisions of the *Municipal Government Act*, responsible for the development and operation of the three respective legs in accordance with the CARRW System Master Plan.

### **8.1.1 Transmission Leg Commissions**

Specifically these individual Commissions would:

- a. be responsible to initiate the planning and construction of their respective transmission systems
- b. arrange funding for the construction work, making application for grants and arranging debt financing as required
- c. own the pipeline and transmission facilities
- d. be responsible to operate the transmission system

### **8.1.2 Umbrella Steering Group**

The Commissions collectively would continue to support the operation of an Umbrella Steering Group which would:

- a. initially prepare and periodically update and revise a Master Plan
- b. seek support and acceptance from member municipalities within the CARWW System and the provincial government
- c. continue to advocate on behalf of the entire CARWW System to the Province
- d. provide a forum for exchanging information, coordinating implementation of the Plan and addressing emerging issues

Representation on the Steering Group would include two representatives from each of the Commissions and a representative from the City of Red Deer.

### **8.1.3 Wastewater Treatment**

Governance arrangements with respect to the wastewater treatment component of the CARWW System will depend on the ultimate approach to treatment.

- a. If wastewater treatment is to be provided at an expanded City of Red Deer Treatment Facility, the City could either:
  - i. retain ownership of the facility and maintain responsibility for ongoing operation and for capital expansions necessary to meet the needs of the transmission legs with an individual treatment services agreement based on a common template executed between the City and each commission, or

- ii. shift ownership and responsibility for the treatment facility to a separate legal entity with membership and possibly equity ownership by the City and the three transmission legs.

The City indicates its intention to retain ownership of the facility and ongoing responsibility for its operation.
- b. If the City facility is not to have a future role in waste water treatment for the CARWW System then a separate facility would need to be developed and
  - i. the three commissions would form a separate legal entity with membership and possibly equity ownership by the three transmission legs,
  - ii. one of the Commissions would undertake responsibility for the wastewater treatment facility and provide contracted treatment services to the other two commission, or
  - iii. the three commission amalgamate to form an overall commission.

## **8.2 Rates**

### **8.2.1 Wastewater Treatment**

- a) Rates for the treatment of wastewater will be established by authority operating the treatment facility in consultation with the three transmission leg commissions.
- b) The rates for treatment will be the same for each of the three transmission legs and will be determined on a cost of service basis utilizing the principles set out in the American Water Works Association (AWWA) manuals of practice dealing with waste water rates and charges, as revised and updated from time to time, and in accordance with the findings and directives of the Alberta Utilities Commission, such approach being commonly referred to as the "utility rate model" as modified to reflect the magnitude of direct government grants
- c) Where the treatment authority incurs additional costs to treat wastewater received from a transmission leg, that exceeds the standards set by the treatment authority for acceptable concentration or composition, the treatment authority may levy an additional rate or surcharge to the transmission leg commission sufficient to recover the additional costs of treatment.

### **8.2.2 Transmission**

- a) The rates charged to the municipalities receiving wastewater services from each transmission leg will be set by the respective commissions in consultation with the municipalities customers and shall be based on the full recovery of costs of the commissions for:
  - i. operations of the Commission Board and Manager;
  - ii. operations of the transmission system;
  - iii. wastewater treatment services
  - iv. repayment of debt obligations carried by the Commission;
  - v. contributions to operating or capital reserves
  - vi. non cash expenditures including such depreciation of capital assets as may be prescribed by accounting principles applicable to regional service commissions
  
- b) The rates charged to municipalities will be uniform for all except where:
  - i. a municipality has contributed directly the municipality's respective share of capital costs of the transmission system and a reduction of the rate to the municipality is warranted to reflect the value of this contribution with respect to the overall debt repayment obligations of the Commission.
  - ii. an additional charge or levy is required to cover any additional costs incurred by the Commission in treating wastewater from a municipality that exceeds the standards set by the Commission for acceptable concentration or composition.
  
- c) Municipalities served by CARWW System will recover from their respective customers and users the full cost of the wastewater services received.

### **8.3 Connection to Public Wastewater Systems**

Municipalities served by the CARWW System recognize the importance of developments within their municipalities being serviced where ever possible with public wastewater systems rather than private installations. The municipalities, through their development control policies and decisions, will endeavor to ensure that development within their boundaries are served by public wastewater collection systems unless the magnitude of the development and the distance from the CARWW System makes the provisions of public systems clearly impractical.

Where connection to a public wastewater system served by the CARWWS is not practical, the development of private systems should be governed by the "Model Process Reference Document to Guide Municipal Consideration of Subdivision and Development Using Private Sewage Treatment Systems" developed by the Alberta Association of Municipal Districts and Counties.

## **8.4 *Endorsement and Adoption of Plan***

### **8.4.1 By Municipalities Served by the CARWW System**

The Umbrella Steering Group, through the respective transmission leg commissions, will seek endorsement and adoption of this Plan by the Councils of the Municipalities.

### **8.4.2 By the Government of Alberta**

The Umbrella Steering Group with the support of the Councils of the Municipalities will seek the endorsement and adoption of this Plan jointly by Alberta Environment and Alberta Transportation. Through such action, the Ministries signify:

- a. acceptance of the development of the CARWW System as the approach to providing for wastewater treatment needs of the Municipalities
- b. commitment to provide funds under the Water for Life Program to undertake the phased development of the CARWW System on the timing set out.

*Comments:*

We agree that Council endorses the Central Alberta Regional Wastewater System - Master Plan as a planning tool.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



FILE

OFFICE OF THE MAYOR

April 29, 2008

Mayor Judy Gordon, Chair  
CARRW System Steering Committee  
Town of Lacombe  
5432 - 56 Avenue  
Lacombe, AB T4L 1E9

Dear Mayor Gordon:

*Re: Central Alberta Regional Wastewater System Overall Concept Summary and Master Plan*


On behalf of the City of Red Deer and City Council I am delighted to provide our endorsement of the Central Alberta Regional Wastewater System Master Plan.

Mr. Robert Jenkins provided Council with some very valuable information at our April 21, 2008 Council Meeting with regard to the Master Plan.

I am happy to attach a copy of the resolution as requested in your letter dated April 16, 2008.

The City of Red Deer is pleased to be working along with the CARRW System Steering Committee and we look forward to working with all parties to implement the Central Alberta Wastewater master plan.

Sincerely,

  
for / Morris Flewwelling  
Mayor

c. Director of Development Services  
Legislative & Administrative Services Manager



Social Planning Department

DATE: April 14<sup>th</sup>, 2008

TO: Kelly Kloss, Manager  
Legislative and Administrative Services

CC: Scott Cameron, Manager  
Social Planning Department

FROM: Maribeth Friesen, Community Facilitator  
Social Planning Department

SUBJECT: Mayor's Task Force on Ending Homelessness  
Completion of Ad Hoc Committee to Council

---

## **BACKGROUND**

In 1995 The Red Deer Housing Committee was formed by a group of not for profit organizations and community members experiencing housing difficulties. The Committee has continued and grown in membership since that time to include a large group of concerned citizens and agencies with common issues related to housing and supports. The Committee membership has initiated several significant solutions over the past 13 years including development of the first Community Housing Plan, successful housing conferences, cold weather response plans and providing public education and awareness of issues related to housing and homelessness.

The members of the Red Deer Housing Committee were increasingly concerned that homelessness was becoming an acceptable and inevitable experience for many members of our community. They began to study the work of the American housing advocates who were involved in creating 10 year community and state-wide plans to end homelessness. In 2005, this group brought forward a recommendation to City Council to establish a Mayor's Task Force on Ending Homelessness to develop a plan by 2008 for the eradication of homelessness in Red Deer, chaired by Mayor Morris Flewwelling. Council accepted the recommendation and a multi-sector Committee comprised of approximately 30 individuals who were involved in leadership positions, was appointed on an ad-hoc basis to work in partnership with the community and to affirm Council's commitment to this initiative. The Red Deer Housing Committee remained connected and actively involved, providing information and support through a Project Team for the Task Force. The goal of the Mayor's Task Force on Ending Homelessness was to complete a plan within three years, and to begin implementation of strategies in 2008. In the fall of 2007, six planning groups were established to include a larger cross-section of service providers, in

particular front line community-based organizations. The Task Force met its goal; *Everyone's Home – Red Deer's Vision and Framework on Ending Homelessness by 2018* was released on February 12<sup>th</sup>, 2008. The Mayor's Task Force officially met for the last time on March 18<sup>th</sup> 2008.

## HIGHLIGHTS OF THE PROCESS

A significant amount of time in the first few years of the Task Force was dedicated to learning about the issue of homelessness in our own community. This involved community presentations, research, the study of best practices, creating a homeless survey tool and developing a common approach and philosophy for the work that needed to be done. There were a few very significant events during that time that proved to be an important catalyst, not only for our community but for other municipalities in the province.

The first one was the visit to Red Deer by Philip Mangano in the fall 2006. Mr Mangano is the Executive Director of the United States Interagency Council on Homelessness and is a tireless champion of the cause. Elements of the American 10 year plans were key to the creation of Red Deer's Vision and Framework. Another important event was the Provincial Housing First conference, held in Red Deer in June 2007. This conference, coordinated by the Canadian Mental Health Associations and the Cities of Red Deer, Grande Prairie and Lethbridge brought together innovative and progressive speakers from Canada and the United States. This conference has had a long term impact not only in our community but in our province. Red Deer was credited with inspiring other communities such as Calgary to create a 10 year plan on ending homelessness. The momentum has also inspired the provincial government, who announced the formation of the Alberta Secretariat for Action on Homelessness in late 2007 and recently established the Ministry of Housing and Urban Development.

The third catalyst was the opportunity to work since the fall of 2006, with the Tamarack Institute for Community Engagement. The Task Force is indebted to Mark Cabaj of the Tamarack Institute, for his knowledge and support of this initiative. The Task Force grew to fully appreciate the nature of complex social issues during that time, which resulted in the unique conceptualization of the Framework as a river of homelessness requiring strategies which intervene 'upstream' for those at risk of homelessness and 'downstream', for those experiencing homelessness. As the Task Force began to pull all of this together one consistent theme kept emerging – that of the importance of relationships to the success of creating change. Planning to end homelessness therefore became not only about the provision of housing, but about making a commitment to create a community environment that would be accepting and tolerant of all members; a community where all people regardless of circumstance are valued and provided opportunities to build on individual assets.

As a result the Framework includes a special focus on fostering healthy relationships and positive social connections. Members of the Mayor's Task Force feel so strongly about the importance of these connections, that they have expressed a desire to continue to meet as a group on a regular basis for the purpose of supporting the implementation, continuing a community dialogue and raising public awareness of the issues.

## **IMPLEMENTATION**

As one process ends, another begins. The Mayor's Task Force supported the formation of an Advisory committee to oversee implementation of the work in the first few years of the initiative. In order to facilitate this, the Red Deer and District Community Foundation has undertaken two initiatives. The first is to establish the Advisory Committee to guide the process; the second is to hire a full time coordinator responsible for further development of the strategies. The City is supporting the Red Deer and District Community Foundation by funding the position for the next three years through the Housing Solutions Fund which is included within the Social Planning Budget. This committee has been convened, and includes membership from the original Mayor's Task Force, the Aboriginal community, the Red Deer Housing Committee, a citizen at large, the Red Deer and District Community Foundation, and the City of Red Deer Social Planning Department.

On a final note, it is important to acknowledge the strong leadership and support of Mayor Morris Flewwelling, who together with members of the community took this from an idea to a reality. Mayor Flewwelling believed and continues to believe that we can reach this goal in 10 years if we continue to work together with mutual respect and a common purpose. Members of the Task Force and all of those who were involved in planning the strategies are also to be acknowledged and thanked for their contributions and their commitment to creating a better quality of life for the citizens of Red Deer.

## **RECOMMENDATION**

That Red Deer City Council recognizes the completion of the Mayor's Task Force on Ending Homelessness, as an ad hoc committee to Council, as of April 21<sup>st</sup>, 2008.

February 12, 2008

## **EveryOne's Home: Q & A**

### **Q. Why was a Vision and Framework to end homelessness created?**

**A.** Despite significant efforts by service agencies, the faith community, individuals, housing advocates, The City of Red Deer, local planners and political representatives, homelessness continues to grow in Red Deer.

Since 2005, the Mayor's Task Force has been a champion in raising awareness about homelessness. Over the past three years the Task Force has learned a great deal about the complex nature of homelessness.

The Task Force began with a vision to collectively modify the human services system from one that manages homelessness to one that prevents it. This vision was rooted in the belief that all residents of Red Deer deserve to live in dignity and should have opportunities to fully participate in the community. The goal of the Task Force is to end homelessness in Red Deer by 2018.

### **Q. How was the Vision and Framework developed?**

**A.** The Task Force has worked closely with over 30 other planners from the community including front line service providers, concerned citizens and the private sector. We have heard the personal stories, concerns and hopes of over 200 individuals in our community who have been affected by a wide range of issues related to homelessness and the lack of appropriate, affordable housing.

In 2007, the Task Force broadened the consultation process to include frontline service providers and community members affected by homelessness. Six planning groups were convened, composed of Lead Partners who had a specific interest or expertise in working with that area of the framework. Each group was responsible for the development of strategies, and will have ongoing involvement in their implementation.

The Vision and Framework was informed by: Ending Homelessness in the City of Red Deer research report (2006); the homeless surveys conducted in 2006 and 2007; the Provincial Housing First Conference in Red Deer (2007); The City of Red Deer Affordable Housing Strategy (2006); the Aboriginal Housing Needs and Priorities in Red Deer draft report (2007); and research into best practices across Canada and the United States.

### **Q. What does the Vision and Framework contain?**

**A.** The Framework uses the metaphor of a river to describe homelessness by creating interventions both from an "upstream" and "downstream" perspective. It is critical to focus on priority areas that prevent homelessness as well as those that assist an individual to leave homelessness.

The three "upstream" priority areas are preventative in nature: building and sustaining healthy relationships, enhancing prevention at a systems level, and prevention through emergency service and supports. These priority areas focus on reducing the likelihood that individuals who are "at risk" will fall into the river of homelessness.

The three "downstream" priority areas relate to how we as a community will focus our work on "pulling people out of the river" of homelessness. These are providing emergency assistance, housing options, and support.

The Vision and Framework was developed to help the community to organize and create focus and energy on those six key priority areas. The Vision and Framework contains 12 desired outcomes and 48 strategies based upon the six key priority areas.

In the Vision and Framework, the Task Force has committed to a concrete set of milestones to reduce homelessness by 50% every three years; at the same time, they recognize that stakeholders will need to choose and adapt their strategies – sometimes very quickly – to reflect the ever changing political, economic and social landscape that affects homelessness. For this reason, the timelines attached to the Framework will be developed in close consultation with the Lead Partners.

**Q. How will this Vision and Framework help to end homelessness in Red Deer?**

**A.** The next step is to convene an Advisory Committee. Committee members will support and guide the implementation of the strategies outlined in the Framework.

Starting in 2008, The City of Red Deer will provide resources and support to establish a community-based position to coordinate this work over the next three years. This coordinator will work with the Advisory Committee and Lead Partners to establish timelines and responsibilities for the 48 strategies over the next three years.

The Advisory Committee will include representatives from the Mayor's Task Force, the Red Deer Housing Committee, the Urban Aboriginal Elders, the community at large, the Red Deer and District Community Foundation, and The City of Red Deer Social Planning department.

**Q. What are the Task Force's and the community's responsibilities in this endeavour?**

**A.** The Mayor's Task Force will continue to support the work of local Lead Partners in the key areas of the Framework, and assist Lead Partners to address challenges that prevent their efforts to make progress on a case-by-case basis. The Task Force will represent Red Deer at community, provincial and federal events on the issues related to homelessness.

Ending homelessness is a community effort. It involves changes in attitude around homelessness through increased education regarding the scale, root causes and costs of homelessness. We need to create the civic and political will to end homelessness; this needs to happen at the community and systems levels.

An important aspect of ending homelessness is increasing the capacity of individuals to access and maintain secure housing by providing necessary supports for people to build and sustain healthy relationships. This is a key characteristic of a healthy community. A healthy community is one that continually seeks to prevent homelessness by fostering positive connections and ensuring there is stable housing for all people.

For more information please contact:

Maribeth Friesen  
Social Planning,  
The City of Red Deer  
(403) 342-8164

Stacey Carmichael  
Past Chair  
Red Deer Housing Committee  
(403) 342-5760

## Guiding Principles

The Task Force adopted the following principles to guide their thinking about homelessness and about the individuals who are experiencing it:

- We promote a “Housing First” approach. All members of our community deserve safe, appropriate and affordable housing –housing regardless; housing without judgment of personal circumstance
- We respect the individual rights and civil liberties of all members of our society, with a special focus on our most vulnerable citizens.
- We acknowledge the inter-related root causes of homelessness and that homelessness is a complex social issue.
- We recognize that we are all part of the causes of homelessness: we are all part of the solution to end homelessness. We operate without blame.
- We believe that all sectors of the community and all citizens are responsible for addressing those root causes.
- We balance a long term focus on ending homelessness, fuelled by short-term progress.
- We will remain open to adapting our work as we listen to the community, learn more about homelessness and how to eliminate it and respond to our changing environment.
- We believe that shelter is not housing.
- We believe that managing homelessness costs society more than providing appropriate housing, even when an individual requires significant supports.

## THE FRAMEWORK

As part of the Task Force's mandate, a review of best practices for addressing homelessness was undertaken that included the work of the Canadian and American housing advocates. A Framework was developed that will help the community to organize and create focus and energy in six key priority areas that are likely to result in substantial reductions in homelessness. The Framework uses the metaphor of a river to describe homelessness by creating interventions both from an "upstream" and "downstream" perspective (see Figure 1).

The three "upstream" priority areas are preventative in nature: building and sustaining healthy relationships, enhancing prevention at a systems level, and prevention through emergency service and supports. These priority areas focus on reducing the likelihood that individuals who are "at risk" will fall into the river of homelessness.

The three "downstream" priority areas relate to how we as a community will focus our work on "pulling people out of the river" of homelessness. These are providing emergency assistance, housing options, and support.

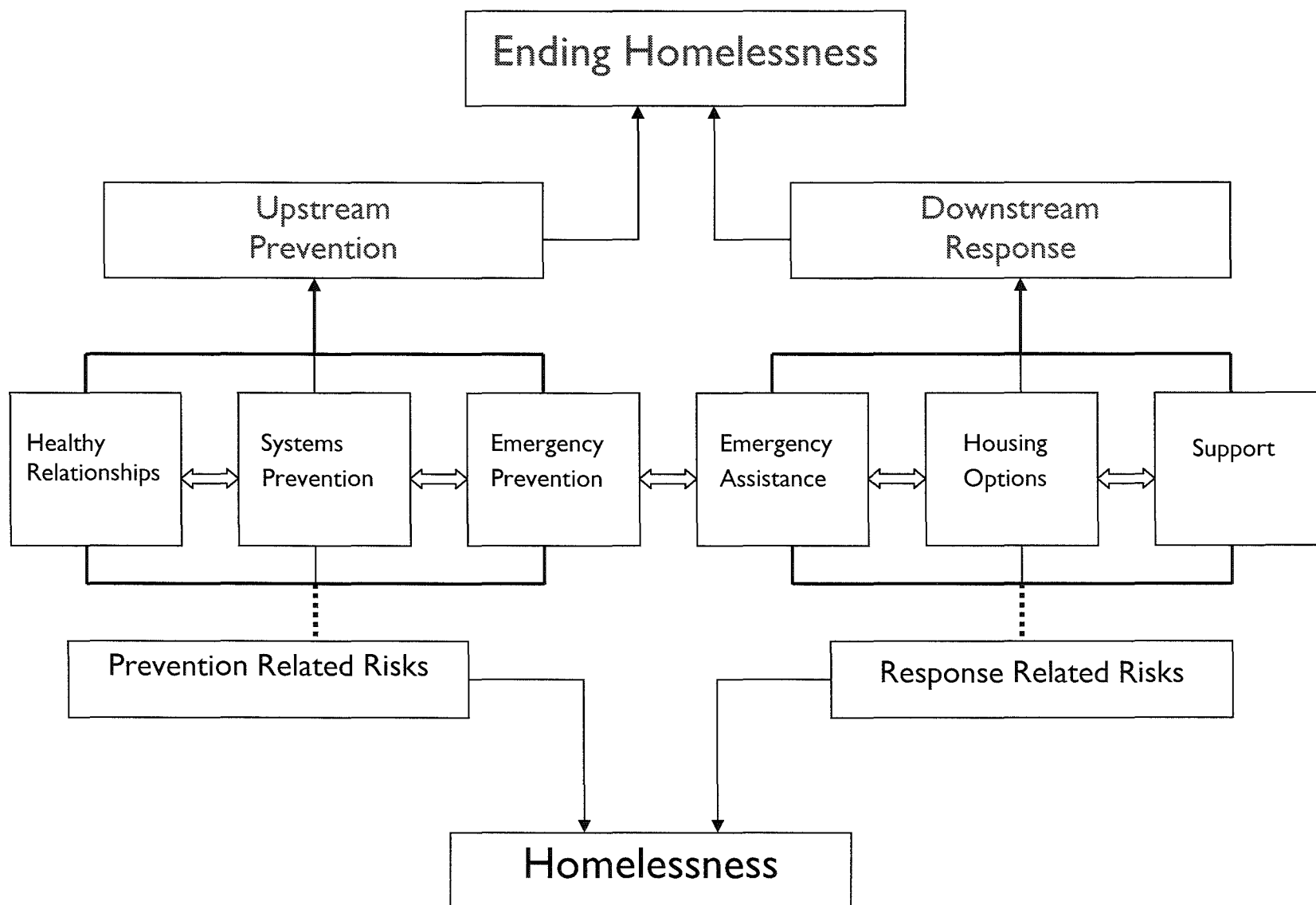
We believe that it is critically important to focus on priority areas that prevent homelessness as well as those which assist an individual to leave homelessness. The Framework diagram illustrates these concepts and shows

how they are inter-related as an individual moves from homelessness to housing stability.

Through the process of creating the Framework, the Task Force made broad recommendations for the development of strategies:

1. "Close the front door" – prevention of homelessness through systemic changes in policies, procedures, partnerships and processes.
2. "Open the back door" – reduce the amount of time in homelessness with options for rapid re-housing and required supports.
3. Promote the "Housing First" approach - provide stable housing first, then customize support services based on individual needs.
4. Create opportunities for individuals experiencing homelessness to develop supportive relationships.
5. Ensure appropriate housing and supports for our most vulnerable community members; Aboriginal people, active substance users, individuals with mental illness and/or chronic physical health conditions, women and children leaving domestic violence, international newcomers and individuals leaving institutional settings.
6. Increase stock and accessibility of permanent affordable housing.
7. Enhance inter-agency collaboration and case management services.

Figure 1. Framework diagram





***Comments:***

As outlined in the report, the Mayor's Task Force on Homelessness has met its goals with the release of the document: "Everyone's Home – Red Deer's Vision & Framework on Ending Homelessness by 2018." Our personal thanks goes out to all involved for the many hours spent to bring us to this point.

As one process ends another begins. To facilitate the implementation of the vision and framework, an Advisory Committee responsible to the Red Deer & District Community Foundation will guide the next steps.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager

Legislative &amp; Administrative Services

**FILE**

**DATE:** April 22, 2008

**TO:** Community Facilitator, Social Planning Department  
Social Planning Manager

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Mayor's Task Force on Ending Homelessness  
Completion of Ad Hoc Committee to Council

---

*Reference Report:*

Community Facilitator, Social Planning Department, April 14, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer after considering the report from the Community Facilitator, Social Planning Department, dated April 14, 2008 Re: Mayor's Task Force on Ending Homelessness Completion of Ad Hoc Committee to Council, hereby recognizes the completion of the Mayor's Task Force on Ending Homelessness and disbands the Ad Hoc Committee as of April 21, 2008."

*Report Back to Council:* No.Kelly Kloss  
Manager

Cc: Community Services Director

## Kim Woods

---

**From:** Kim Woods  
**Sent:** April 14, 2008 3:19 PM  
**To:** Maribeth Friesen  
**Subject:** RE: Memo for Council Re: Mayor's Task Force

Hi Maribeth:

We have reviewed the report and there are a few questions and/ or suggestions:

- 1) Confidential - if it is going to open council we would remove 'confidential' from the first page - is there a reason why it is there?
- 2) Also you may want to consider another word instead of disband - how about Completion of Plan - Mayor's Task Force to end Homelessness....(something along those lines)
- 3) under recommendations, adding this text or similar into the recommendation area: ...as the MTF has completed their mandate and their work is complete....
- 4) the presentation, if you would like, could be attached to your report, that way Council gets an opportunity to read it in its entirety and then you may speak to it in Council providing a very brief highlight of the presentation - would this work for you?

Let me know.

Kim

### *Kim Woods*

Council Services Coordinator  
The City of Red Deer  
Legislative & Administrative Services  
Phone: 403.342.8201  
Email: kim.woods@reddeer.ca  
Website: [www.reddeer.ca](http://www.reddeer.ca)

---

**From:** Maribeth Friesen  
**Sent:** April 14, 2008 12:14 PM  
**To:** Kim Woods  
**Subject:** Memo for Council Re: Mayor's Task Force

Hi Kim - here is the memo. If the font is too small, let me know and I can change it.

Scott will speak with Colleen about the appropriateness of a power point for this particular activity.

### *Maribeth Friesen*

Social Planning Department  
City of Red Deer  
Phone: (403) 342-8164  
Fax: (403) 342-8222  
e-mail: maribeth.friesen@reddeer.ca

<< File: 751320 - Memo Re Disbanding of Mayors Task Force - I.DOC >>

## Kim Woods

---

**From:** Maribeth Friesen  
**Sent:** April 14, 2008 8:52 AM  
**To:** Kim Woods  
**Subject:** RE: Mayor's Task Force Memo for April 21st Council meeting

If possible, it might be helpful to have about 20 minutes on the agenda for this item even though it is only going to be a two page memo. I will likely do a short power point, or at least take a few minutes to describe the pertinent contents of the document, and I expect there will be some comments or questions.

*Maribeth Friesen*

Social Planning Department  
City of Red Deer  
Phone: (403) 342-8164  
Fax: (403) 342-8222  
e-mail: [maribeth.friesen@reddeer.ca](mailto:maribeth.friesen@reddeer.ca)

---

**From:** Kim Woods  
**Sent:** April 14, 2008 8:44 AM  
**To:** Maribeth Friesen  
**Subject:** RE: Mayor's Task Force Memo for April 21st Council meeting

Thnak you for letting me know...

*Kim Woods*

Council Services Coordinator  
The City of Red Deer  
Legislative & Administrative Services  
Phone: 403.342.8201  
Email: [kim.woods@reddeer.ca](mailto:kim.woods@reddeer.ca)  
Website: [www.reddeer.ca](http://www.reddeer.ca)

---

**From:** Maribeth Friesen  
**Sent:** April 14, 2008 8:43 AM  
**To:** Kim Woods  
**Subject:** Mayor's Task Force Memo for April 21st Council meeting

Hi Kim - I just wanted to let you know that the memo re: the above is on it's way down this morning. It's done, I just want to run it by Scott and he is in a meeting till about 10:30.

Thanks,

*Maribeth Friesen*

Social Planning Department  
City of Red Deer

## **Kim Woods**

---

**From:** Kim Woods  
**Sent:** March 20, 2008 1:10 PM  
**To:** Maribeth Friesen  
**Subject:** Disbanding of Mayor's Task Force Ending Homelessness

Hi Maribeth:

I have heard that this matter is coming before Council, potentially on April 21, 2008.

I will need a report outlining the history of the task force, why it is being disbanded and recommendation(s) to Council.

I need the report by April 14th in order for it to be included on the April 21st Council agenda.

Thank you and if you have any questions at all please call or email.

Kim

***Kim Woods***

Council Services Coordinator

The City of Red Deer

Legislative & Administrative Services

Phone: 403.342.8201

Email: [kim.woods@reddeer.ca](mailto:kim.woods@reddeer.ca)

Website: [www.reddeer.ca](http://www.reddeer.ca)

## Kim Woods

---

**From:** Kelly Kloss  
**Sent:** March 20, 2008 10:30 AM  
**To:** Kim Woods  
**Subject:** FW: My apologies!

And more

Kelly Kloss, MBA  
Manager  
Legislative & Administrative Services  
The City of Red Deer  
(403) 342-8134 Office  
(403) 346-6195 FAX  
kelly.kloss@reddeer.ca

---

**From:** Morris Flewwelling  
**Sent:** March 20, 2008 10:26 AM  
**To:** Maribeth Friesen  
**Cc:** Scott Cameron; Kelly Kloss  
**Subject:** RE: My apologies!

No problem, we will get there when we can. In this case GOOD is better than FAST. Morris

---

**From:** Maribeth Friesen  
**Sent:** March 20, 2008 10:19 AM  
**To:** Morris Flewwelling  
**Cc:** Scott Cameron  
**Subject:** My apologies!

Hello again – I just spoke with Scott, and he recalls that we talked about April 21<sup>st</sup> and that you offered to follow up with Kelly.

I had not progressed that far in my notes from the day ( typing them as we speak) so I hope I have not offended you.

We will try to meet the deadline for the 21<sup>st</sup> but may need more time. It would be nice to use the opportunity to update the community i.e.: have the staff person named.

If that is the case, then we will let Kelly know.

Take care and have a wonderful, blessed Easter!

*Maribeth Friesen*

Social Planning Department

City of Red Deer

Phone: (403) 342-8164

Fax: (403) 342-8222

e-mail: maribeth.friesen@reddeer.ca

---

**From:** Morris Flewwelling  
**Sent:** March 20, 2008 9:21 AM

**To:** Kelly Kloss

**Cc:** Craig Curtis; Maribeth Friesen

**Subject:** Disbanding of the Mayor's Task Force on Ending Homelessness in Red Deer

Dear Kelly,

The task force was set up by motion of Council and will need to be disbanded. I am suggesting the meeting of Council on April 21. Maribeth will have the details. Thanks, Morris

Morris Flewwelling, Mayor  
City of Red Deer, Box 5008  
Red Deer, AB T4N 3T4  
Ph 403-342-8155  
Fx 403-342-8365  
morris.flewwelling@reddeer.ca

## Kim Woods

---

**From:** Kelly Kloss  
**Sent:** March 20, 2008 10:29 AM  
**To:** Kim Woods  
**Subject:** FW: Disbanding of the Mayor's Task Force on Ending Homelessness in Red Deer

Please follow up with Maribeth

Kelly Kloss, MBA  
Manager  
Legislative & Administrative Services  
The City of Red Deer  
(403) 342-8134 Office  
(403) 346-6195 FAX  
kelly.kloss@reddeer.ca

---

**From:** Morris Flewwelling  
**Sent:** March 20, 2008 9:21 AM  
**To:** Kelly Kloss  
**Cc:** Craig Curtis; Maribeth Friesen  
**Subject:** Disbanding of the Mayor's Task Force on Ending Homelessness in Red Deer

Dear Kelly,

The task force was set up by motion of Council and will need to be disbanded. I am suggesting the meeting of Council on April 21. Maribeth will have the details. Thanks, Morris

Morris Flewwelling, Mayor  
City of Red Deer, Box 5008  
Red Deer, AB T4N 3T4  
Ph 403-342-8155  
Fx 403-342-8365  
morris.flewwelling@reddeer.ca



## Kim Woods

---

**From:** Kelly Kloss  
**Sent:** March 20, 2008 10:29 AM  
**To:** Kim Woods  
**Subject:** FW: Disbanding of the Mayor's Task Force on Ending Homelessness in Red Deer

More on this

Kelly Kloss, MBA  
Manager  
Legislative & Administrative Services  
The City of Red Deer  
(403) 342-8134 Office  
(403) 346-6195 FAX  
kelly.kloss@reddeer.ca

---

**From:** Morris Flewwelling  
**Sent:** March 20, 2008 10:21 AM  
**To:** Maribeth Friesen  
**Cc:** Kelly Kloss  
**Subject:** RE: Disbanding of the Mayor's Task Force on Ending Homelessness in Red Deer

Thanks, Maribeth. You indeed may be right and I have no problem with delaying the action to disband. I was just following up on the notes I had made and realize that after making the notes there may have been further discussion. Kelly will be at the ready to add this to an agenda in May. Thanks for this. Morris

---

**From:** Maribeth Friesen  
**Sent:** March 20, 2008 9:27 AM  
**To:** Morris Flewwelling  
**Subject:** RE: Disbanding of the Mayor's Task Force on Ending Homelessness in Red Deer

Hi Morris – I believe we decided not to set a date for Council agenda until we had a more firm understanding of the Advisory Committee's roles, staff in place, etc so that we could use this opportunity to inform as well as request dissolution of this ad hoc committee.

We will need time to do this, and it was my understanding that we in Social Planning would facilitate the request to be on the agenda.

I was thinking this would happen closer to May.

Your thoughts?

*Maribeth Friesen*

Social Planning Department  
City of Red Deer  
Phone: (403) 342-8164  
Fax: (403) 342-8222  
e-mail: maribeth.friesen@reddeer.ca

---

**From:** Morris Flewwelling  
**Sent:** March 20, 2008 9:21 AM

**To:** Kelly Kloss

**Cc:** Craig Curtis; Maribeth Friesen

**Subject:** Disbanding of the Mayor's Task Force on Ending Homelessness in Red Deer

Dear Kelly,

The task force was set up by motion of Council and will need to be disbanded. I am suggesting the meeting of Council on April 21. Maribeth will have the details. Thanks, Morris

Morris Flewwelling, Mayor  
City of Red Deer, Box 5008  
Red Deer, AB T4N 3T4  
Ph 403-342-8155  
Fx 403-342-8365  
morris.flewwelling@reddeer.ca



**DATE:** April 11, 2008

**TO:** Kelly Kloss – Legislative & Administrative Services Manager

**FROM:** Pam Vust – Environmental Initiatives Coordinator

**RE:** 1) Utility Bylaw 3215/98 – Amendment 3215/B-2008 - Requirement for Low Flow Plumbing Fixtures  
2) Toilet Rebate Program

---

### **Introduction**

As regional demand for water increases, water efficiency will become increasingly important to protect and conserve Red Deer's water supply. The Water Conservation Strategy was approved by City Council in November 2007 and aims to reduce water use by 20% of 2006 levels within the next five years.

Two of the initiatives identified for implementation in 2008 are an amendment to the Utility Bylaw to require low flow fixtures in all new construction and renovations requiring a plumbing permit and a toilet rebate program targeted at residential property owners. These initiatives are complementary and will be most effective if implemented together. If approved, they will save a significant amount of water without a noticeable change in fixture performance or quality of life for residents.

### **Low Flow Fixture Bylaw**

#### **Background**

"Low flow plumbing fixtures" are similar to conventional plumbing fixtures, but they have been designed to function using less water. This includes single or dual flush toilets (6.0 litres or less per flush), urinals (3.8 litres or less per flush), shower heads (9.5 litres or less per minute) and bathroom and kitchen sink faucets (8.3 litres or less per minute). Municipal bylaws requiring low flow fixtures have already been implemented in communities such as Okotoks, Calgary, Airdrie, Lacombe and Cochrane. Some of these bylaws have been in place since the mid 1990s and have effectively reduced water consumption without any noticeable impact on quality of life.

The City of Red Deer began investigating an amendment to the Utility Bylaw to require low flow fixtures in 2005. At that time, Inspections and Licensing conducted a survey of contractors to determine the proportion of low flow toilets that were installed between April 1, 2003 and March 31, 2004. The survey responses represented 85 percent of permits issued and indicated that 75 percent of toilets installed by contractors were low flow. Although these results supported the proposed bylaw change, and a bylaw amendment was drafted, potential enforcement complications prevented it from being finalized.

### **Consultation**

On December 3, 2007, letters were sent to 125 companies and individuals who obtained a Plumbing Permit for work conducted in Red Deer in 2007. The letter informed them of the proposed bylaw change and invited them to submit any concerns prior to January 6, 2008. Two retailers responded to the letter and both indicated support for the program. No other comments or concerns were received.

### **Enforcement**

In order to address enforcement concerns, it is proposed that The Water Conservation Specialist and the Environmental Initiatives Coordinator will be designated as Bylaw Officers and will be capable of enforcing the Utility Bylaw by issuing tickets related to the low flow fixtures provisions of the Bylaw. The Water Conservation Specialist and/or the Environmental Initiatives Coordinator will conduct inspections in response to complaints and will report any suspected building permit infractions (i.e. building or plumbing permits were required but not obtained) discovered during the course of their inspections to Inspections and Licensing for follow-up.

### **Bylaw Amendment Description**

The current amendment to the Utility Bylaw will apply to all plumbing fixtures installed in new construction and in renovations that require a plumbing permit. A plumbing permit is required to install, alter or add to a plumbing system. Simple replacement of existing fixtures do not require plumbing permits so low flow fixtures will not be required in these situations. Violations of the low flow provisions of the bylaw will be subject to the same penalties as other violations, as outlined in Clause 141 of the bylaw.

Since rebate eligibility depends on amending the Utility Bylaw, this initiative will need to be implemented prior to, or concurrently with, the toilet rebate program. Proposed wording for the Bylaw amendment is attached in Utility Bylaw Amendment 3215/B-2008.

### **Toilet Rebate Program**

#### **Background**

Providing rebates for water efficient toilets was the second most supported initiative in the Water Conservation Strategy survey. Toilets are the highest water using fixture in the home and can account for up to 30 percent of household water use. Since 67 percent of Red Deer's treated water is used for residential purposes, the Water Conservation Strategy recommended that the toilet rebate program focus on residential customers. Due to administrative and budgetary constraints, implementing a rebate program for industrial, commercial or institutional (ICI) customers is not recommended at this time. However, if the residential program is successful it could be expanded in the future to include the ICI sectors.

The toilet rebate program is intended to provide an incentive/reward to single family and multi-family property owners who voluntarily replace higher flow (13 or 20 Litre) toilets with low flow models. Older toilets use between 13 and 20 Litres of water per flush, while low flow toilets typically use six Litres or less and dual flush toilets may use as little as three Litres per flush. Replacing just one 20 Litre toilet with an efficient six Litre low flow toilet will save approximately 25,550 Litres of water annually.

Although some municipalities also offer rebates for other low flow fixtures, such as showerheads, washing machines or dishwashers, these other rebate programs are not

recommended at this time. If the toilet rebate program is successful, The City could consider implementing other rebate programs in the future.

The Water Conservation Specialist will administer this program and input data into the utility billing database. It is recommended that this program be implemented once the Utility Bylaw low flow fixture amendment has been approved. The City will reserve the right to suspend or cancel the toilet rebate program at any time.

### **Program Overview**

The Water Conservation Strategy recommended a rebate of \$50 for low flow toilets; however, in order to encourage additional water savings, a \$75 rebate for dual flush toilets should also be offered. Applicants will be required to submit a completed application form and original receipt for their new low flow toilet. Only toilets purchased after the program start date that meet a minimum performance rating of 350, as tested annually by the Canadian Water and Wastewater Association, will qualify for rebates. The City can provide a link to the CWWA study and/or a list of approved toilet models online. Applicants will be responsible for all purchase and installation costs. The City reserves the right to inspect toilets installed under this program.

Rebates will be credited to active City of Red Deer utility accounts only - cash or cheques will not be issued. Condo owners who choose to credit the complex's utility account will be responsible for negotiating compensation from the condo association. Rental tenants will not qualify for rebates.

The rebate program applies to both single family and multi-family residential units. Property owners within Red Deer would be eligible to apply for a maximum of two rebates per dwelling unit. A separate application package must be submitted for each unit within multi-family buildings.

Condo associations or owners of multi-family residential buildings planning to apply for more than 10 toilet rebates should contact The City prior to beginning their toilet replacement program.

### **Budget**

This program is based on similar programs offered in other municipalities, including the City of Calgary, Town of Olds, City of Airdrie, City of Toronto and the Greater Vancouver Regional District. Most of these programs offer rebates between \$50 and \$150 per toilet and limit the number of rebates to two per household. Municipalities generally determine the rebate amounts based on their individual needs and the urgency of their water conservation programs. Since The City of Red Deer does not have an urgent need to reduce water use, it is felt that an aggressive rebate program offering high rebates is not necessary at this time. A moderate rebate, combined with future financial savings from reduced water use and the "feel good" aspect of being more environmentally responsible, will provide an incentive for residents to participate.

The toilet rebate program has an annual budget of \$40,000 and is subject to yearly budget approval. If rebate amounts are set at \$50 for a six Litre toilet and \$75 for a dual flush toilet, this will provide between 533 and 800 rebates annually. Rebates will be provided on a first come, first served basis and once the fund is depleted, the rebate program will be ended for that year. Individuals who replace toilets after the program cut off will not be allowed to submit completed application forms until the program resumes in the subsequent year. If necessary, the budget and/or the rebate amount may be reviewed and adjusted annually to improve success of the program.

### **Advertising and Promotion**

It is expected that the Low Flow Toilet Rebate Program will attract a lot of public interest and media attention. Once the program is open for applications, The City will put out a news release and information on the program will be available on the website. Environmental Services staff will be available for media interviews and the switchboard operator and staff answering the Environmental Services general phone number (342-8750) will be informed of the program. The program will also be advertised on utility bill inserts.

The City will also produce shelf stickers to be placed at retailers to mark toilets that qualify under the rebate program. This will both promote the rebate program and help consumers choose qualifying toilet models. It will also help retailers assist their customers when choosing a toilet and will reduce complications for administration staff that have to deny rebate applications from home owners who have installed toilets that do not meet performance standards. Any shelf sticker advertisements would involve consultation with retailers prior to launching the rebate program. The Water Conservation Specialist and/or Water Conservation Community Liaison Officers would be responsible for placing stickers on qualifying models at participating retailers. Periodic contact with retailers would ensure that they were still carrying water efficient models and retailers will be encouraged to contact The City if additional stickers are needed.

### **Program Administration**

Environmental Services has hired a Water Conservation Specialist who will be responsible for receiving and processing rebate applications. The Specialist will review applications, verify the address, ensure households do not receive more than two rebates and send denial letters if necessary. The Water Conservation Specialist and the Environmental Initiatives Coordinator will receive training on the Utility Database and will create Work Orders so that Utility Billing staff can credit the rebates to property owner's accounts. Applicants should allow eight to 12 weeks for rebates to be processed, although it is expected that actual process time will take approximately six to eight weeks.

In order to allow enough time to consult with retailers and finalize administration procedures, we recommend the program not begin until July 1, 2008.

### **Application Process**

Applicants will need to submit original receipts and a completed application form, including a signed statement stating that they replaced a high flow toilet with a low flow model. The City of Red Deer will not be responsible for the installation or function of new toilets and reserves the right to inspect premises to confirm low flow toilet installation.

Application forms will not be considered complete unless they include a stamp from the Waste Management Facility to verify disposal of the high flow toilet being replaced. Applications must be mailed or hand delivered and will not be accepted by fax or email. Forms must include a valid City of Red Deer utility account number.

High flow toilets will be accepted at no charge at The City of Red Deer Waste Management Facility. However, residents will need to follow appropriate weigh in procedures. Application forms must be stamped by staff at the Waste Management Facility to verify disposal. It is expected that providing free drop off for 800 toilets will result in roughly \$900.00 per year in lost revenue to the Waste Management Facility. Environmental Services will continue to investigate alternative uses for the recycled toilets.

### **Inspections**

The City reserves the right to inspect or verify installation of low flow toilets for any qualified rebate applications. As designated Bylaw Officers, The Water Conservation Specialist and the

Environmental Initiatives Coordinator will be available to follow up on any complaints received regarding fraudulent use of the program and will conduct inspections as necessary. Any suspected building permit infractions (i.e. building or plumbing permits were required but not obtained) discovered during the course of their inspections to will be reported to Inspections and Licensing for follow-up.

**Recommendation:**

- 1. That Utility Bylaw amendment 3215/98 be approved to provide for the requirement of low flow plumbing fixtures in all new construction and renovations requiring a plumbing permit.**
- 2. that a resolution be passed establishing the residential toilet rebate program effective July 1, 2008. Subject to the program commencing July 1, 2008 and rebates being \$50 for 6 litre toilet and \$75 for a dual flush toilet.**

A handwritten signature in black ink, appearing to read 'Pam', followed by a long horizontal flourish.

Pam Vust  
Environmental Initiatives Coordinator

A handwritten signature in black ink, appearing to read 'T. Marstaller', followed by a long horizontal flourish.

Tom Marstaller  
Environmental Services Manager

## **The City of Red Deer's Residential Toilet Rebate Program**

Our water supplies are limited and continued population and economic growth is expected to increase our demand for water. Toilets consume more water than any other appliance or fixture in the home and account for approximately one third of the average household's water use. Since 67% of Red Deer's treated water is used for residential purposes, we all have a responsibility to use water more efficiently and reduce the amount of water we waste.

### **1. What is the Toilet Rebate Program?**

The Toilet Rebate Program offers a credit to your City of Red Deer utility account as an incentive for residential property owners to replace existing high flow (13 or 20 Litre) toilets with water efficient models (6 Litres or less). The program provides a utility bill credit of \$50 for approved 6 Liter toilets and a credit of \$75 for approved dual flush toilets.

Rebates will be provided on a first come, first served basis. The budget for the Toilet Rebate Program is subject to annual approval by City Council and may be discontinued without notice.

The City of Red Deer will not be responsible for the installation or function of new toilets and reserves the right to inspect premises to confirm low flow toilet installation.

### **2. Do low flow toilets work?**

Yes! Inefficient design of some of the earliest low flow toilets resulted in the common misconception that low flow toilets don't work. However, newer models have been redesigned for maximum efficiency so most low flow toilets work as well as or better than conventional models.

Like most products, not all toilets are created equal. Only toilets proven to meet The Canadian Water and Wastewater Association's performance standards will qualify for rebates. A list of approved toilets is available on The City's website, or can be obtained by calling 342-8750.

### **3. Will replacing my toilet really make a difference?**

Older toilets use between 13 and 20 Litres of water per flush, while low flow toilets typically use 6 Litres or less and dual flush toilets may use as little as 3 Litres per flush! Replacing just one 20 Litre toilet with an efficient 6 Litre low flow toilet will save approximately 25,550 Litres of water per person annually.

### **4. How do I know if my toilet uses more than 6 liters per flush?**

Low flow toilets may be marked "LC", "6 LPF", "LC/6 LPF", or "x LPF" where x indicates tested value in liters per flush and is equal to or less than 6. Check for a label on or inside the tank, on the back of the bowl or on the flush valve.

If your toilet is not marked, you can calculate the tank volume by measuring (in centimetres) the width and the length of the tank as well as the height of water in the tank. Multiply the length x width x height. Multiply this number by 0.001 to get the tank volume in



liters. For example, a tank measuring 45 x 25 cm and filled with water to a height of 16 cm has a volume of 18 litres.

**5. Who can qualify for a rebate?**

The Toilet Rebate Program is open to both single family and multi-family residential property owners who purchase qualifying toilets after July 1, 2008. Condo associations or owners of multi-family residential buildings should contact Environmental Services at 342-8750 prior to beginning their toilet replacement program.

Toilets installed in new construction or during renovations requiring a plumbing permit are not eligible for rebates.

**6. How do I apply for a rebate?**

Applying for a rebate is easy:

1. Read the Toilet Rebate Program brochure and fill out the attached application form. Brochures can be printed off The City's website or picked up at City Hall, Environmental Services, or at participating Red Deer retailers.
2. Purchase and install a qualifying low flow toilet and attach the original receipt to your application form.
3. Take your application form with your old toilet to The City of Red Deer Waste Management Facility for FREE disposal. **Make sure to get your toilet disposal verification stamp** on your application form.
4. Mail your completed application form to the Toilet Rebate Program, Environmental Services, Box 5008, Red Deer, Alberta, T4N 3T4.

Home owners can apply for a maximum of two toilet rebates per household. Please ensure that the utility account number on the application form is correct. Your rebate will be credited to this account within 8 – 12 weeks and will be identified as "toilet rebate" on your utility bill.

**7. Do I need a permit to switch out my toilet?**

No. If you are simply replacing a toilet and not moving any plumbing you do not require a plumbing permit from The City.

**8. Where can I purchase a low flow toilet?**

Most hardware stores and plumbing suppliers carry low flow toilets as well as other low flow fixtures.

**9. Where can I find more information on this and other water conservation programs?**

For more information on the Toilet Rebate Program or The City's Water Conservation Strategy, visit The City's website at [www.reddeer.ca/waterconservation](http://www.reddeer.ca/waterconservation) or call 342-8750.

*Comments:*

We agree with the recommendation of Administration, which has come out of the Water Conservation Strategy approved by Council in 2007.

The strategy sets out priorities and the timing to see us achieve our goals to reduce water use by 20% of 2006 levels within the next five years.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager

Legislative &amp; Administrative Services

**FILE**

**DATE:** April 22, 2008

**TO:** Pam Vust, Environmental Initiatives Coordinator

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** 1) Utility Bylaw 3215/98 – Amendment 3215/B-2008 – Requirement for Low Flow Plumbing Fixtures  
2) Toilet Rebate Program

---

*Reference Report:*

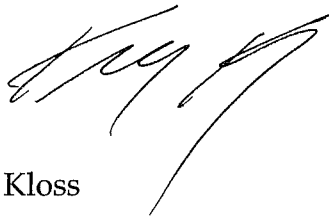
Environmental Initiatives Coordinator, April 11, 2008.

*Bylaw Readings:*

Utility Bylaw Amendment 3215/B-2008 received three readings, a copy of which is attached.

*Resolutions:*

*"Resolved* that the Council of the City of Red Deer after considering the report from the Environmental Initiatives Coordinator, dated April 11, 2008 Re: 1) Utility Bylaw 3215/98 – Amendment 3215/B-2008 – Requirement for Low Flow Plumbing Fixtures / 2) Toilet Rebate Program, hereby establishes the residential toilet rebate program, to commence July 1, 2008 with rebates of \$50 for a 6 litre toilet and \$100 for a dual flush toilet."

*Report Back to Council:* No.Kelly Kloss  
Manager

Cc: Director of Development Services  
Environmental Services Manager

**Kim Woods**

---

**From:** Nona Housenga  
**Sent:** April 21, 2008 8:29 AM  
**To:** Kim Woods  
**Subject:** FW: COUNCIL AGENDA - UTILITY BYLAW AMENDMENT

Hi Kim. I forwarded this to Kelly for his information.

*Nona*

---

**From:** Nick Riebeek  
**Sent:** April 18, 2008 1:36 PM  
**To:** Paul Goranson; Nona Housenga  
**Subject:** COUNCIL AGENDA - UTILITY BYLAW AMENDMENT

I have just looked at this in reviewing the Agenda for Monday.

I disagree with the way the amendment is crafted.

The Definition should go under the **Part 11 Definitions** which specifically deals with Water Utility;

the amendments should best be dealt with under a new heading perhaps styled as,

**"Requirement to use Low Flow Plumbing Fixtures"** this could go either before or after the section dealing with Wastage or could be a sub-head to wastage since that is what it is directed to.

I am not certain what we mean when we say "any **person responsible** for any new construction..." would this be the land/home owner? contractor? sub-contractor? do we have a definition of **person responsible**?

My comments may seem picayune but on the other hand this is a significant initiative and requirement so we want to do it correctly.

Should it be pulled for Monday to the next meeting while changes are made?

nick

2008/04/21

## Kim Woods

---

**From:** Tom Marstaller  
**Sent:** April 21, 2008 10:55 AM  
**To:** Kim Woods  
**Subject:** FW: Changes to Agenda page 88

**Attachments:** \_0421104956\_001.pdf

Kim

I forgot the subheading that I wanted to have added. The following subheading goes ahead of Section 53.3

Requirement to use Low Flow Plumbing Fixtures

Thanks

Tom Marstaller  
Environmental Services Manager

Please consider the environment before printing this email.

---

**From:** Tom Marstaller  
**Sent:** April 21, 2008 10:52 AM  
**To:** Kim Woods  
**Subject:** Changes to Agenda page 88

Kim

Attached are the changes to the agenda on page 88.

Thanks

Tom



\_0421104956\_001.  
pdf (35 KB)

**BYLAW NO. 3215/B-2008**

Being a Bylaw to amend Bylaw No. 3215/98, The Utility Bylaw of the City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended as follows:

- 39
- 1 By adding to Section ~~4~~ the definition of "Low-flow Plumbing Fixtures", as follows:

"Low-flow Plumbing Fixtures" are toilets with a usage not exceeding 6.0 litres (1.6 US gallons) per flush; single flush urinals with a usage not exceeding 3.8 litres (1.0 US gallons) per flush; shower head fixtures with a flow rate not exceeding 9.5 litres (2.5 US gallons) per minute; and lavatory basin faucets and kitchen sink faucets with a flow rate not exceeding 8.3 litres (2.2 US gallons) per minute."

- 53.3 53.4
- 2 By adding new Sections ~~53.3~~ and ~~53.4~~, as follows:

53.3 ~~Any person responsible for any new construction or renovation project that requires a plumbing permit for a residential, commercial, industrial, or institutional structure shall install only Low-flow Plumbing Fixtures.~~ *for the installation of plumbing fixtures*

53.4 ~~Notwithstanding anything contained in this bylaw, the requirements set out in Section ~~53.3~~ shall not be interpreted to:~~

- (a) prevent the installation of more than one valve in a shower stall or lavatory; or
- (b) include any shower head or faucet unit installed solely for safety / emergency purposes, which may include, but is not limited to, emergency safety showers and face / eye wash stations."



**Public Works Department**

**Date:** April 15, 2008  
**To:** Legislative and Administrative Services Manager  
**From:** Public Works Manager  
**Re:** **Revised Budget**  
**New Civic Yards Fuel System**

Public Works is in the process of evaluating proposals to construct the new Civic Yards Fueling System. Consideration of the capital budget is required as the anticipated funding requirement for this project will exceed approval limits.

**A. Budget Update**

There are two funding sources for the Fuel System Project; the Civic Yards Project and the Fuel Tank Reserve. The associated costs to the Civic Yards Project have been included and approved as part of the 2007 Capital Budget. The cost to the Fuel Tank Reserve was approved as part of the 2008 Capital Budget, itemized as Fuel System, \$120,000.

A proposal call for this work was initiated in February 2008 and one vendor responded, Bar W Petroleum and Electric. The total cost for the project with a 10% contingency is estimated at \$517,000. The budget, proposed cost and variance are summarized as follows:

	Fuel Tank Reserve	Civic Yards Project
Budget	\$120,000	\$340,000
Proposed cost	\$177,000	\$340,000
<b>Variance</b>	<b>\$57,000</b>	<b>\$0</b>

**B. Variance analysis**

The 2008 Capital Budget proposed to replace failing components of the existing fuel system, such as the card lock equipment and fuel tank gauges as well as upgrades to the fuel controller. This work was to be coordinated with the relocation of the existing fuel system to the new civic yards.

April 15, 2008  
Legislative and Administrative Manager

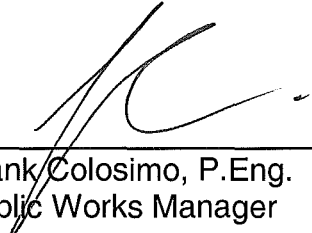
As part of the operational planning and review completed for the new civic yards, it was determined that an emergency generator is required at the new fuel site. The cost for the back-up generator is \$74,000. A dedicated back-up generator for the fuel site is considered to be an operational improvement from the existing site and therefore does not fit within the budget intent of the Civic Yards Project. The funding source for this item should be the Fuel Tank Reserve and is beyond that what was originally anticipated.


**C. Recommendation**

We respectfully recommend that Council approve revising the 2008 Capital Budget as follows:

	<u>Original Budget</u>	<u>Revised Budget</u>
Fuel System	\$120,000	\$177,000

The source of funding for this revision is the Fuel Tank Reserve.

  
 \_\_\_\_\_  
 Frank Colosimo, P.Eng.  
Public Works Manager

  
 \_\_\_\_\_  
 Dean Krejci  
Acting Financial Services Manager

- c. Director of Development Services  
Financial Services Manager  
Fleet Superintendent



*Comments:*

We support the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager

Legislative & Administrative Services

**FILE**

**DATE:** April 22, 2008

**TO:** Frank Colosimo, Public Works Manager  
Dean Krejci, Acting Financial Services Manager

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Revised Budget – New Civic Yards Fuel System

---

*Reference Report:*

Public Works Manager, April 15, 2008.

*Resolutions:*

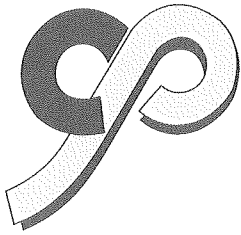
*"Resolved* that Council of the City of Red Deer after considering the report from the Public Works Manager, dated April 15, 2008 Re: Revised Budget - New Civic Yards Fuel System, hereby revises the 2008 Capital Budget by increasing the original budgeted amount of \$120,000 to \$177,000 with the source of the funding being the Fuel Tank Reserve."

*Report Back to Council:* No.



Kelly Kloss  
Manager

Cc: Director of Development Services  
Financial Services Manager  
Financial Analyst  
Fleet Superintendent



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

**DATE:** April 11, 2008

**TO:** Kelly Kloss, Legislative and Administrative Services Manager

**FROM:** Martin Kvapil, Planning Assistant

**RE:** **PROPOSED LAND USE BYLAW AMENDMENT 3357/D-2008**  
**Multiple-Family Residential Site**  
**Lot 8, Block 1, Plan 24 HW**  
**6755 – 59 Avenue (Glendale South)**

---

**Proposal**

The applicant, Nolin Maurier, on behalf of Diamond Terrace Inc., has submitted an application to amend the City of Red Deer Land Use Bylaw (LUB).

The applicant is seeking to rezone the above property from R1A Residential (Semi-detached Dwelling) District to R2 Residential (Medium Density) District in order to accommodate the existing 12-unit multiple family building, presently a legal non-conforming use. A rezoning to R2 would make the existing apartment building a discretionary use. Purchase of the property is being sought in order to renovate and convert the existing rental units into condominium units.

**Background**

The existing apartment building was constructed in 1976. This site was originally zoned R2 General Residential District between 1960 and 1980. Within this district, apartment buildings were considered a discretionary use. With a new land use bylaw adopted in 1980, the zoning remained the same. However, in 1996, under Land Use Bylaw 3156/96, the subject block and adjacent blocks were rezoned to R1A Residential (Semi-detached Dwelling) District, which resulted in several legal non-conforming uses. This change was based on neighbourhood input, whereby some lands were rezoned with the intention of decreasing the overall density of the area by encouraging residential structures with lesser dwelling units.

The remainder of the subject block is presently zoned R1A. This zoning has resulted in several other legal non-conforming uses, such as older apartment buildings and four-plexes. Parkland Community Planning Services (PCPS) explored the options of considering these adjacent lands for review under this proposed amendment. PCPS identified the following possible LUB amendment options to be considered:

- 1) rezone 6755 – 59 Avenue to the R2 District to allow for the proposed development; or
- 2) rezone the entire subject block to the R2 District to accommodate all of the legal non-conforming uses and facilitate higher density redevelopment of the area; or
- 3) rezone only those parcels which resulted in creating non-conforming uses (i.e. four-plexes, apartments).

### **Referral**

All City departments referred to for comment were also asked to state their preference, if any, of the above-listed rezoning alternative options. The majority of the City departments expressed no preference of these options. Most departments agreed that higher densities in the area should be encouraged; however, they did not wish to encourage increased traffic volumes typically associated with R2 zoning.

Inspections and Licensing recommended rezoning the entire block to R2, for possibly foreseeing future redevelopment proposals within the subject block.

Community Services recommended that only the subject site should be addressed and that it should remain as R1A but that an exception is added in order to allow for the existing use as a discretionary use.

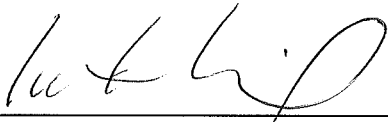
Adjacent landowners were contacted by mail and no comments were received. As well, the proposed amendment was referred to and discussed with the Aspen Heights/Normandeau Community Association and no concerns were expressed.

### **Planning Analysis**

In light of the possible rezoning options considered by Administration, PCPS recognizes the need to further review the zoning of other lands within the immediate area. Until such time that a review may be completed, a suitable alternative to the proposed rezoning would be to maintain the existing R1A zoning, but with a site-specific exception to allow the existing apartment building as a discretionary use. This revised rezoning option recommended by planning staff would accommodate the existing building without providing an invitation for subsequent R2 redesignations within the same block and surrounding area until such time as a comprehensive zoning review of the area can be completed. Any changes to the existing building on site would be considered through the development permit approval process.

### **Staff Recommendation**

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/D-2008.



Martin Kvapil  
PLANNING ASSISTANT



Tony Lindhout  
CITY PLANNING MANAGER

Attachment

*Comments:*

We agree with the recommendations of Parkland Community Planning Services that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Tuesday May 20, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



Council Decision – April 21, 2008

Legislative & Administrative Services

**FILE**

**DATE:** April 22, 2008

**TO:** Martin Kvapil, Parkland Community Planning Services  
Tony Lindhout, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Proposed Land Use Bylaw Amendment 3357/D-2008  
Multiple Family Residential Site  
Lot8, Block 1, Plan 24 HW  
6755 - 59 Avenue (Glendale South)

---

***Reference Report:***

Parkland Community Planning Services, April 11, 2008.

***Bylaw Reading:***

The Land Use Bylaw Amendment 3357/D-2008 was given first reading.

***Report Back to Council:*** Yes.

***Comments/Further Action:***

A Public Hearing will be held on Tuesday May 20, 2008 at 6 pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the Public Hearing.

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

Kelly Kloss  
Manager

**Cc:** Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
J. Fuller, Graphics Designer  
File



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 22, 2008

Nolin Maurier  
Suite 905, 4747 67 Street  
Red Deer, AB  
T4N 6H3

**FILE**

Dear Sir / Madam:

**Re: Land Use Bylaw Amendment No. 3357/D-2008  
Multiple Family Residential Site  
Lot 8, Block 1, Plan 24 HW  
6755 - 59 Avenue (Glendale South)**

Red Deer City Council gave first (1<sup>st</sup>) reading to Land Use Bylaw Amendment No. 3357/D-2008 at the City of Red Deer's Council Meeting held Monday April 21, 2008. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/D-2008 provides for a proposed rezoning to maintain the existing R1A zoning, but with a site specific exception to allow the existing apartment building as a discretionary use.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Tuesday May 20, 2008 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 a.m. on Tuesday April 29, 2008.

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

Sincerely,



Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

**BYLAW NO. 3357/D-2008**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map K18" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3 attached hereto and forming part of the bylaw.
2. New subsection (1)(e)(i)((4) is added to Section 8.2.2 Exceptions Respecting Land Use, as follows:

(4) Lot 8, Block 1, Plan 24 HW (6755-59 Avenue)

READ A FIRST TIME IN OPEN COUNCIL this 21<sup>st</sup> day of April 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

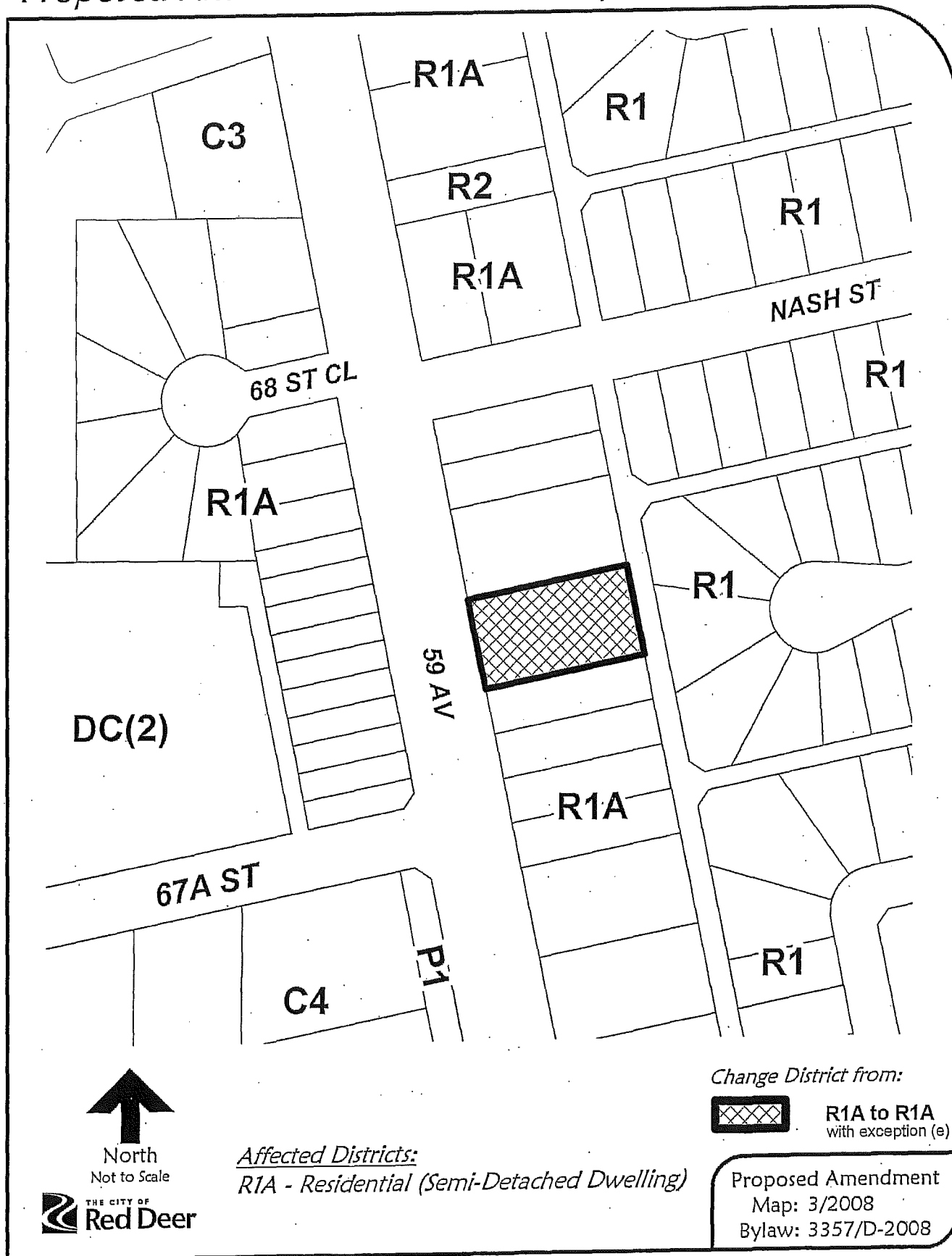
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

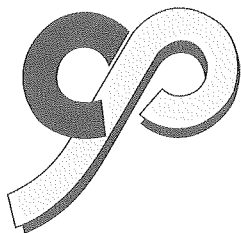
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



# Proposed Amendment to Land Use Bylaw 3357/2006





**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

**DATE:** April 11, 2008  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3357/K-2008  
Aspen Heights Elementary School

---

**Proposal**

The applicant is seeking to rezone a 630 m2 portion of land from P1 Parks and Recreation District to PS Public Service (Institutional or Governmental) District in order to accommodate an intended school site expansion. Rezoning and subdivision are required to accommodate an existing encroachment. Upon development permit approval, the existing temporary building (portable classrooms) will be redeveloped with a permanent structure.

The proposed amendment is supported by Recreation, Parks and Culture. Upon rezoning and subdivision, an adequate access to the adjacent park would remain.

The proposed expansion was discussed with the Aspen Heights/Normandeau Community Enhancement Association and no concerns were expressed.

**Staff Recommendation**

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3357/K-2008.

---

Martin Kvapil  
PLANNING ASSISTANT

---

Tony Lindhout  
CITY PLANNING MANAGER

Attachments

*Comments:*

We agree with the recommendations of Parkland Community Planning Services that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Tuesday May 20, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"  
Mayor

"Paul Goranson"  
Acting City Manager



Council Decision – April 21, 2008

Legislative & Administrative Services

**FILE**

**DATE:** April 22, 2008

**TO:** Martin Kvapil, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3357/K-2008  
Aspen Heights Elementary School

---

***Reference Report:***

Parkland Community Planning Services, April 11, 2008.

***Bylaw Reading:***

The Land Use Bylaw Amendment Bylaw 3357/K-2008 was given first reading.

***Report Back to Council:*** Yes.

***Comments/Further Action:***

A Public Hearing will be held on Tuesday May 20, 2008 at 6 pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the Public Hearing.

A handwritten signature in black ink, appearing to be 'K. Kloss', written over the name and title.

Kelly Kloss  
Manager

Cc: Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
J. Fuller, Graphics Designer  
File



LEGISLATIVE & ADMINISTRATIVE SERVICES

**FILE**

April 22, 2008

Snell Oslund Surveys Ltd.  
#1, 5128 52 Street  
Red Deer, AB  
T4N 6Y4

Dear Sir / Madam:

**Re: Land Use Bylaw Amendment No. 3357/K-2008  
Aspen Heights Elementary School**

Red Deer City Council gave first (1<sup>st</sup>) reading to Land Use Bylaw Amendment No. 3357/K-2008 at the City of Red Deer's Council Meeting held Monday April 21, 2008. For your information a copy of the bylaw is attached.

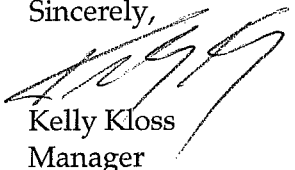
Land Use Bylaw Amendment 3357/K-2008 provides for a proposed rezoning of 630m<sup>2</sup> portion of land from P1 Parks and Recreation District to PS Public Service District in order to accommodate an intended school site expansion.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Tuesday May 20, 2008 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 a.m. on Tuesday May 13, 2008.

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

Sincerely,

  
Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

**BYLAW NO. 3357/K-2008**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map K18" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 8/2008 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21<sup>st</sup> day of April 2008.

READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

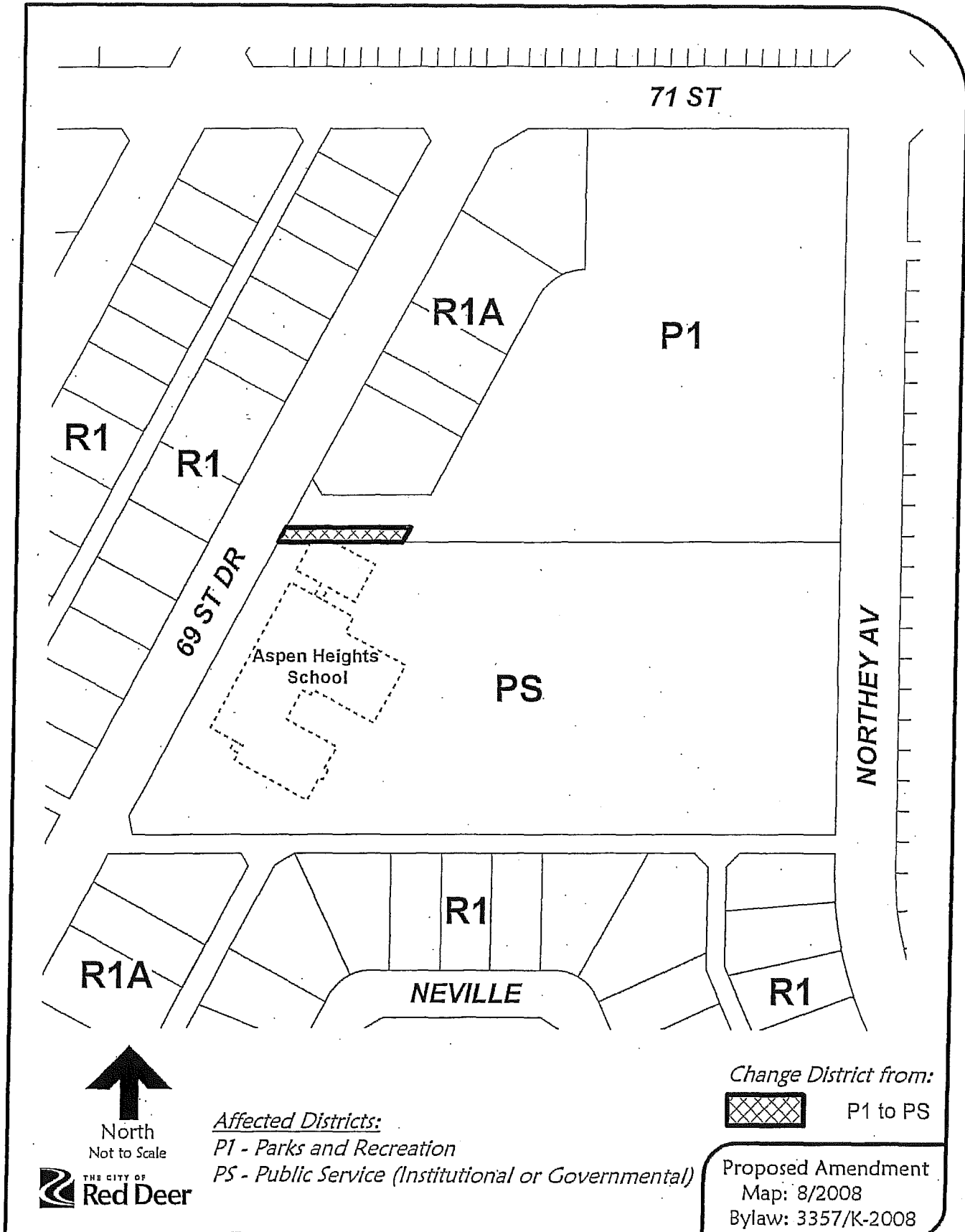
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

*Proposed Amendment to Land Use Bylaw 3357/2006*



**BYLAW NO. 3215/B-2008**

Being a Bylaw to amend Bylaw No. 3215/98, The Utility Bylaw of the City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended as follows:

- 1 By adding to Section 2 the definition of "Low-flow Plumbing Fixtures", as follows:

"Low-flow Plumbing Fixtures" are toilets with a usage not exceeding 6.0 litres (1.6 US gallons) per flush; single flush urinals with a usage not exceeding 3.8 litres (1.0 US gallons) per flush; shower head fixtures with a flow rate not exceeding 9.5 litres (2.5 US gallons) per minute; and lavatory basin faucets and kitchen sink faucets with a flow rate not exceeding 8.3 litres (2.2 US gallons) per minute."

- 2 By adding new Sections 54.4 and 54.5, as follows:

"54.4. Any person responsible for any new construction or renovation project that requires a plumbing permit for a residential, commercial, industrial, or institutional structure shall install only Low-flow Plumbing Fixtures.

54.5. Notwithstanding anything contained in this bylaw, the requirements set out in Section 54.4 shall not be interpreted to:

- (a) prevent the installation of more than one valve in a shower stall or lavatory; or
- (b) include any shower head or faucet unit installed solely for safety / emergency purposes, which may include, but is not limited to, emergency safety showers and face / eye wash stations."



3. In all other respects, Bylaw No. 3215/98 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Item No. 2

**BYLAW NO. 3357/D-2008**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map K18" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3 attached hereto and forming part of the bylaw.
2. New subsection (1)(e)(i)((4) is added to Section 8.2.2 Exceptions Respecting Land Use, as follows:

(4) Lot 8, Block 1, Plan 24 HW (6755-59 Avenue)

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

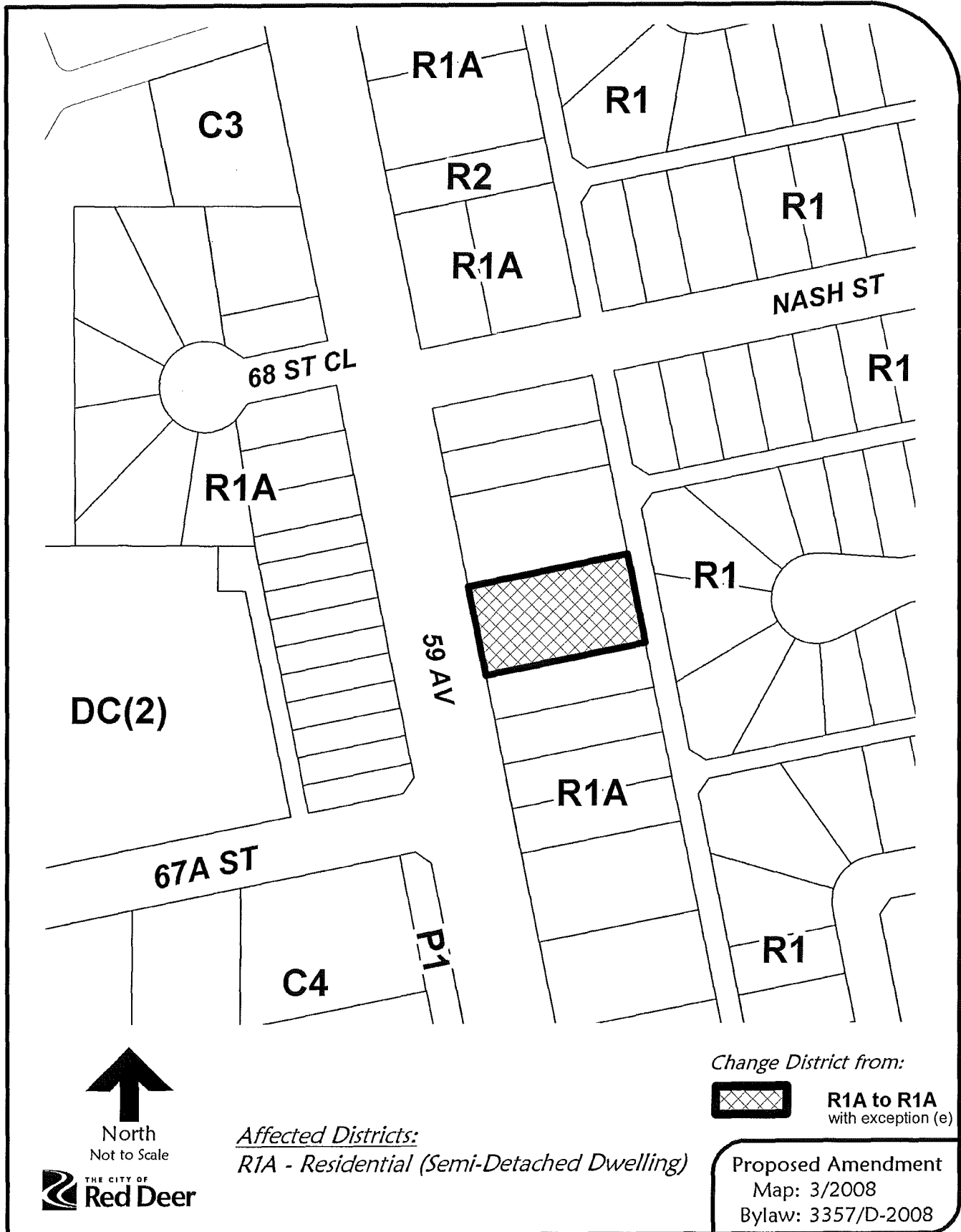
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



Item No. 3

**BYLAW NO. 3357/K-2008**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Land Use District Map K18" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 8/2008 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008.

---

MAYOR

---

CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006

