



## AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, DECEMBER 18, 2006*

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, December 4 , 2006 and Capital Budget Meeting of December 11, 2006
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
- (4) **REPORTS**
  1. City Manager – *Re: Future Directions: Red Deer at 300,000 - Moving Forward – Taking Action* . .1
  2. Community Services Director – *Re: Exhibit Renewal - Kerry Wood Nature Centre* . .4
  3. Deputy City Assessor / Acting Tax Collector – *Re: 2007 Tax Sale* . .6

4. Engineering Services Manager – *Re: Development Agreement Administration, Survey & Mapping Fees* . .10
5. Engineering Services Manager – *Re: 2006/2007 Area Improvement Fees* . .13
6. Engineering Services Manager – *Re: Proposed 2006 and 2007 Off-Site Levy Rates / Off-Site Levy Bylaw 3380/2006*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .21
7. Land and Appraisal Coordinator and Land & Economic Development Manager – *Re: Road Closure Bylaw 3379/2006 for the Unnamed Road in Riverside Heavy Industrial Park, Municipal Yards Site, City of Red Deer*  
(Consideration of 1<sup>st</sup> Reading of the bylaw) . .34
8. Recreation, Parks & Culture Manager – *Re: Red Deer Minor Hockey Commission – TELUS Cup Sponsorship* . .37
9. EL & P Manager, *Re: PILOT Charge to RRO Customers Effective January 1, 2007* . .43
10. Parkland Community Planning Services – *Re: City Council 'Appointee' as per the Historical Resources Act* . .57
11. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/O-2006 – Rezoning of 1.35 ha Portion of Land From I2 Industrial (Heavy Industrial) District to P1 Parks and Recreation District / Riverside Heavy Industrial*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .61

(5) CORRESPONDENCE

(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) ADMINISTRATIVE INQUIRIES

(9) BYLAWS

1. **3357/O-2006** – Land Use Bylaw Amendment - Rezoning of  
1.35 ha Portion of Land From I2 Industrial (Heavy Industrial)  
District to P1 Parks and Recreation District / Riverside  
Heavy Industrial  
(1<sup>st</sup> Reading) . .66  
. .61
2. **3379/2006** – Road Closure Bylaw - for the Unnamed Road in  
Riverside Heavy Industrial Park, Municipal Yards Site, City  
of Red Deer  
(1<sup>st</sup> Reading) . .68  
. .34
3. **3380/2006** - Off-Site Levy Bylaw for 2006/2007  
(1<sup>st</sup> Reading) . .69  
. .21



**Date:** December 13, 2006

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

**From:** Norbert Van Wyk City Manager

**Subject:** Future Directions: Red Deer at 300,000  
Moving Forward – Taking Action

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*Future Directions: Red Deer at 300,000* is about realizing Red Deer's fullest potential. It's about waking up to the possibilities and planning now to take action. *Future Directions: Red Deer at 300,000 – A Growth Strategy* is the strategy that will allow us to take action in creating the future we want for Red Deer. Now is the time for The City of Red Deer to move forward and take action.

### **Moving Forward**

The *Future Directions: Red Deer at 300,000 - A Growth Strategy* (attached) moves us forward in developing a land-use plan for the city of Red Deer to accommodate an overall population of 300,000. This revised concept, now a growth strategy, originated from *Future Directions: Red Deer at 300,000 - A Discussion Report*, launched September 27, 2006. This concept was revised after extensive public consultation (see *Future Directions: Red Deer at 300,000 - Public Consultation Results* (attached)).

The *Future Directions: Red Deer at 300,000 A Growth Strategy* achieves the following:

- Protection and access to significant open space and natural areas.
- Efficient use of land and infrastructure through the careful placement of uses and increased densities, particularly in new residential areas.
- Provision of sufficient land to create a balance of employment and residential opportunities in all sectors of the city.
- Support of the existing major activity centers including Downtown, Red Deer College, Westerner Park, and the Gaetz Avenue/ QE II Highway corridor.



- Incorporation into the city of all urban type uses immediately adjacent to the existing City boundary. This will lead to improved service coordination, planning and development of these areas in the long term.

### **Taking Action**

The Senior Management Team and I recognize the implications of the Growth Strategy and most particularly the recommendation to include the south sector as a future growth area for the city of Red Deer.

We believe this is the right thing for the long term sustainability of the city. This area does now, and will in the future, function as part of the Red Deer urban area. Given its location immediately adjacent to the existing built up area of Red Deer, it is best served by being part of the city.

Achieving this will require creativity in negotiations with Red Deer County, and the cooperation of the provincial government. Council must move forward now to implement this growth strategy.

### **Recommendations**

#### **It is recommended that City Council:**

**A.** Approve *Future Directions: Red Deer at 300,000 - A Growth Strategy*.

**B.** Instruct the City Manager to take action and within three months present Council with a detailed report on how to implement *Future Directions: Red Deer at 300,000 - A Growth Strategy*. The overall recommended process, which should be completed by December 31, 2016, is:

1. Continuing with the present industrial annexation application west of the present city of Red Deer limits.
2. Initiating an annexation of the areas in the north and east identified as future urban growth areas in both the *Growth Strategy* and the Intermunicipal Development Plan to ensure an adequate supply of residential land in the city in the near future.
3. Proceeding with the Update of the Municipal Development Plan.
4. Negotiating the necessary changes to the IDP to incorporate the overall growth strategy



5. Proceeding with annexation of the remaining growth areas in one or a series of applications possibly in the following order:

North and East  
Southwest  
West  
South (Gasoline Alley)  
Northwest

- C. Provide Red Deer County Council with the reports for their information.

A handwritten signature in black ink, appearing to read 'Norbert Van Wyk'.

**Norbert Van Wyk City Manager**

**Attachments:** *Future Directions: Red Deer at 300,000 - A Growth Strategy*  
*Future Directions: Red Deer at 300,000 - Public Consultation Results*

## ***Future Directions: Red Deer at 300,000*** **Public Consultation and A Growth Strategy**

### **Moving Forward - Taking Action**

#### **Future Directions**

##### **What is *Future Directions: Red Deer at 300,000*?**

*Future Directions: Red Deer at 300,000* is about realizing Red Deer's fullest potential. It's about planning for a population of 300,000 in the city of Red Deer and the land use required to accommodate this population. Good decisions made today affect the ability to make good decisions in the future.

*Future Directions: Red Deer at 300,000* began an open dialogue with citizens, neighbours and partners in Central Alberta regarding future directions and manner of Red Deer's growth.

##### **What was the original concept and what is the revised Growth Strategy?**

The *Future Directions: Red Deer at 300,000* concept was a snapshot of what Red Deer could look like at that population. City staff developed the concept and wanted stakeholder feedback before moving forward with more detailed planning and Council review. The concept was launched on September 27, 2006. The feedback period ended on October 27, 2006.

After considering stakeholder input, a *Growth Strategy* was developed to form the basis for more detailed planning. The *Growth Strategy* will be considered by City Council at the Council meeting on Monday, December 18, 2006.

##### **What is different in the *Growth Strategy* from the original concept?**

After receiving and analyzing the public input and considering additional planning rationale, the concept was revised. The most significant changes in the *Growth Strategy* are:

- A reduction in the total amount of land required to accommodate a population of 300,000 in recognition of smart growth principles, including higher residential densities.
- An increase in the amount of land allocated for residential communities in the north sector to provide a better balance of housing and employment opportunities in that area.
- Provision for additional open space in the east to acknowledge the importance of green space in Red Deer.
- The inclusion of the south sector, including Gasoline Alley and adjacent lands as a future city employment growth area.

## **Annexation strategy**

### **What is The City's annexation strategy?**

Within three months, the City Manager will present a report to City Council detailing the steps required to implement *Future Directions: Red Deer at 300,000 – A Growth Strategy*. This report will detail steps in a recommended five stage process including annexation strategies.

1. Continue with the present industrial annexation application for lands west of the present city of Red Deer limits.
2. Initiate a residential annexation for the areas to the east and north identified as future urban growth areas in both the *Growth Strategy* and the Intermunicipal Development Plan.
3. Proceed with the update of the Municipal Development Plan.
4. Negotiate the necessary changes to the Intermunicipal Development Plan to incorporate the overall growth strategy
5. Move forward with annexation of the remaining growth areas in one or a series of large area applications for north and east; southwest; west; south (Gasoline Alley); and northwest.

The overall recommended process should be completed by December 31, 2016.

### **Why is The City identifying Gasoline Alley as a future annexation area?**

We believe this is the right thing for the long term sustainability of the city. For a long time The City of Red Deer has not been clear in its plans for large scale future land use and physical look of the city. It is time now for The City to move forward and take action by making their position clear. This area functions as part of the Red Deer urban area and will continue to do so. Given its location immediately adjacent to the existing built up area of Red Deer, it is best served by being part of the city.

Gasoline Alley currently operates as a part of urban Red Deer through:

- Uses served with water and sewer facilities connected to the city.
- City provision of emergency service response.
- City residents working and using commercial and industrial services in the area.
- Residents working and utilizing services within the city.
- Requests to The City for transit service to the area.

With Gasoline Alley's uses and activities mixing with existing Red Deer urban activities, incorporation of the area is logical to facilitate coordinated planning and delivery of services. This area would form a logical employment area when connected with the proposed employment area in the south east sector. This would lead to a much better relationship in the jobs/housing balance in the south side of the city.

Incorporation of this area into the city of Red Deer presents significant challenges. The City of Red Deer acknowledges that the annexation of Gasoline Alley into Red Deer will have a significant impact on the finances and plans of Red Deer County. It is also anticipated that some of the existing landowners / businesses / residents may be concerned about the impact on their taxes, ability to develop land etc. Challenges will also exist with integrating existing Gasoline Alley development and service patterns of Gasoline Alley into The City service model.



These challenges and impacts have to be taken into account in both the timing and method of annexation into the city. Special provisions to deal with these concerns will be required.

The advantages of incorporating Gasoline Alley into the city as a future growth area outweigh the challenges. Again, this area currently functions as part of the Red Deer urban area and will continue to do so; it is located immediately adjacent to existing city urban development; and, the experience of The City of Red Deer as the major urban municipality in Central Alberta make it the logical government body to be responsible for the planning and provision of services to the area.

### **Why is The City proposing expansion west of the Queen Elizabeth II (QE II) Highway?**

While the city of Red Deer has historically developed east of the Highway, expanding to the west is recommended due to the following factors:

- Locating major residential growth in the Highway 2A/ Red Deer River area in the south west provides a better balance of land uses, residential and other uses, while at the same time situating more residents closer to the amenities of the Red Deer and Waskasoo River Valleys.
- The major employment/commercial activities are located along the Gaetz Avenue/QE II Highway corridor – including downtown, Red Deer College, major industrial uses, etc. Expansion west of the QE II provides easier access to these amenities.

### **Does this mean The City is proposing the annexation of land to The City – if so, is my land included?**

At this stage The City is proposing *A Growth Strategy* of how Red Deer could grow to accommodate 300,000 people. The growth areas shown on the Growth Strategy map are conceptual and schematic – they are the general areas where different land uses could be located to accommodate future growth.

Although this is not an annexation proposal it generally shows the lands The City proposes to annex. One of the recommendations coming out of the strategy is to create a long-term annexation strategy. The annexation strategy will include which land and when to propose annexation into The City.

### **Does this strategy relate to The City's current industrial application to the province to annex land in North West Red Deer?**

The *Future Directions* administrative report being presented to City Council on Monday, December 18 recommends continuation of the present industrial annexation application. Although *Future Directions: Red Deer at 300,000* is a separate project from The City's current industrial application for land the *Growth Strategy* supports that recommendation. That application involves eight quarter sections in the Burnt Lake area on the south west corner of Highway 11A and the QE II Highway. The industrial annexation proposal identifies eight quarter sections of land from the County lying west of the QE II Highway and south of Highway 11A. This land is required to meet The City's immediate requirements for industrial land.

*Future Directions: Red Deer at 300,000* is now a longer term *Growth Strategy*. However, both the annexation proposal and the *Growth Strategy* are consistent as *Future Directions: Red Deer at 300,000* also proposes the Burnt Lake Area as a long term industrial growth area for The City.

More information about the current industrial annexation process can be found on The City's website at [www.redeer.ca](http://www.redeer.ca).

### **Are there other options to accommodate growth in the Red Deer area?**

The Discussion Report acknowledges other practices to accommodate growth in the Red Deer area. Examples are significantly increasing intensive development within existing city boundaries or encouraging significant growth in other communities. These options require significant changes in current Council policies and/or in the way the Red Deer Region is planned.

There options were not pursued because:

- Some of the options would result in a significant change in the existing character of Red Deer.
- A new approach to planning in the Red Deer region would include provincial regulatory changes. At this time there is no readily available mechanism or forum to pursue such ideas.

The City of Red Deer will continue to review and update its planning policies in consultation with all stakeholders. Although it is important to protect the ability to accommodate growth it does not mean other options cannot be pursued by Council and other stakeholders in the future.

### **Has Red Deer County been consulted on the *Growth Strategy*?**

City Council shared the original concept with Red Deer County Council through the Intermunicipal Affairs Committee during the third week of September ahead of making it public indicating a desire to work with The County to ensure the best long term plan for all residents and businesses in the Red Deer area. Comments were received from Red Deer County Administration on the original concept.

The public consultation results and revised growth strategy were shared with the Intermunicipal Affairs Committee on December 13, 2006. We look forward to working with Red Deer County on managing and planning for growth in the Red Deer region.

## **Population growth**

### **Why plan for 300,000 people in Red Deer, isn't this more than three times its present size?**

Alberta's dynamic economy is causing Red Deer to grow. It is important for The City to plan now for the future. A population of 300,000 has been selected as a reasonable level for Red Deer's long term plans. Current projections indicate this population could be achieved in the next 45 to 75 years.

Looking ahead ensures plans and decisions made today provide the basis to accommodate this population whenever it occurs. Population projections are based on *The City of Red Deer Population Projections 2007-2031* prepared by Schollie Research and Consulting, August 2006.

### **How can you suggest Red Deer will grow to 300,000 people?**

Earlier this fall, The City published revised population projections estimating Red Deer could grow to between 136,000 and 185,000 people in the next twenty-five years. Using this information it is estimated Red Deer could reach the 300,000 population level in 45 to 75 years from now.

Forecasting long term population growth rates is always a challenge, particularly in a dynamic environment such as the Alberta economy. *Future Directions: Red Deer at 300,000* is a strategy of land areas and uses needed to accommodate this population level. The focus of this strategy is lands required to accommodate the increase in population and not when this threshold will be reached.

### **Why does Red Deer need to accommodate this growth, can't other municipalities in the area absorb some of the growth?**

Our dynamic provincial economy is attracting residents and businesses all across Alberta. Located at the centre of the Calgary-Edmonton corridor, the city of Red Deer is well positioned to accommodate growth. At the same time, the dynamic growth will continue expansion in other Central Alberta communities.

### **Why does the city of Red Deer have to grow?**

While many may prefer to keep Red Deer as a smaller urban centre, the fact is that many people see Red Deer as an attractive place to live, work and do business in. Over the last year, 3,889 new people called Red Deer home. Although The City can manage the growth, we cannot control it.

The City of Red Deer has been planning for growth as evidenced by the Growth Study of 1999/2000 and the 2004 Growth Study. *Future Directions: Red Deer at 300,000* is a part of a long term growth strategy to ensure the city can handle growth effectively.

## **Public participation**

### **Why did The City look for public feedback on the original concept?**

City Council is being called upon to make a number of key decisions regarding the future of Red Deer. Before Council adopts a strategy to guide future planning, they were committed to receiving public comment and feedback.

Public participation and consultation is vital to The City's decision making process. The City believes citizens must have opportunities to influence decisions that could affect their lives. Effective public participation recognizes the needs and interests of citizens to participate in meaningful and effective ways. Effective public participation also ensures The City will make better decisions.

Public consultation for organizations affecting the public interest is evolving. The level of public participation required to assist in decision-making is linked to the impact on the public. The International Association of Public Participation (IAP2), an association promoting and improving the practice of public participation in public service organizations, recommends five levels of public participation. They are: inform, consult, involve, collaborate and empower.

The City practices each level of the IAP2 Public Participation Spectrum:

- Inform – fact sheets, website, open houses
- Consult – public comments, focus groups, surveys, public meetings
- Involve – workshops
- Collaborate – ad hoc committees
- Empower – elections

This phase of the *Future Directions: Red Deer at 300,000* public participation process included informing and consulting.

### **What was the public consultation process?**

During the fall of 2006, a number of public consultation methods gained stakeholder feedback providing direction to The City of Red Deer on growth management for Red Deer. Public consultation included open houses, presentations, an online survey, a brochure survey, media coverage and The City of Red Deer website.

The public engagement process was as much about receiving information as it was about educating stakeholders and encouraging other organizations to begin long-term planning as the community grows. Understanding that The City's decisions affect others, communication of The City's options to manage growth is essential.

### **What was the level of response?**

The City of Red Deer was surprised and delighted with the response to *Future Directions: Red Deer at 300,000*. In response to the public consultation initiatives, an extremely high volume of feedback was generated from across the city of Red Deer, Red Deer county, other Central Alberta communities and additional stakeholders. A total of 1301 surveys were completed providing 1707 written comments, 209 individuals attended public meetings, and several presentations and public meetings educated stakeholders on the concept.

Local media covered the concept generously over the five and a half week consultation period. As well, Westerner Park has begun a long-term planning exercise referring to *Future Directions* as an important process to be knowledgeable of. To date this is the only external organization referencing the document that we are aware of.

The range and quality of feedback generated through the *Future Directions: Red Deer at 300,000* public consultation process provides valuable information for The City of Red Deer's growth management. The launch of the concept this fall and the resulting stakeholder consultation is the first step in the *Future Directions* process. More opportunities for feedback and input from stakeholders will take place in future program phases.

### **What feedback was provided?**

The 1707 comments were categorized into 14 themes as follows:

- Environmental issues and concerns
- Growth concept
- Regional and local transportation
- Intermunicipal affairs
- Future Directions
- Quality of life
- Growth directions
- Residential development
- Industrial development
- Commercial development
- Gasoline Alley
- Downtown
- General annexation
- Miscellaneous comments

These themes have been further categorized into 54 sub-themes. In addition to these themes, almost 20 per cent of the comments received were regarding 13 City service areas.

The number one concern mentioned in the comments was regarding green spaces in the city of Red Deer. Overwhelmingly, respondents were strongly in favour of keeping the current green space ratio in new residential areas as well as adding additional major green spaces, specifically in the east side of Red Deer.

Limiting growth was the second most common concern of respondents. There were suggestions on when Red Deer should limit growth, complaints about the fast pace of current growth, ideas on encouraging growth in bedroom communities as well as recognizing that growth will happen so it is good to plan for it. There was also caution about the possibility of the current rate of growth slowing and to be careful not just to plan based on recent growth patterns.

Detailed feedback and analysis can be found in the *Future Directions: Red Deer at 300,000 – Public Consultation Feedback and Analysis Report* on The City's website at [www.reddeer.ca](http://www.reddeer.ca).

### **What does the public consultation report suggest from the public feedback?**

Recommendations from the consultation are made in the following categories: development, transportation, planning, annexation, community services, and communication and public engagement. Some examples are to:

- Continue or increase the ratio of green spaces in neighbourhoods as the community grows and develops.
- Increase densities in new residential development areas.
- Ensure berms and other separations are developed between residential and employment areas.
- Complete transportation studies to look at a future population and determine actions now to accommodate future traffic volumes.
- Encourage and look for opportunities for regional/multi-jurisdictional planning in Central Alberta.
- Continue to work with Red Deer County to resolve land-use disputes.
- Study the environmental impact of growth and look for ways to minimize damaging effects, including water use and capacity.
- Develop a long-term annexation strategy including annexations of larger pieces of land.
- Solidify The City's position on Gasoline Alley.
- Continue working with community and government partners to encourage development of affordable housing.
- Develop a long-term strategy to identify and deal with social impacts of growth.

### **Additional studies**

#### **What other studies can I review to be more informed about Red Deer growth patterns or The City's planning?**

Several reports provide background and additional information. They are:

- *City of Red Deer Population Projections 2007-2031* prepared by Schollie Research and Consulting, August 25, 2006 – provides updated population projections up to 2031.
- *The City of Red Deer 2004 Growth Study* – focuses on land absorption rates and future land inventory requirements for industrial, residential and commercial land uses within the city for the next 50 years.

- *Red Deer Growing Smarter* – lays out the principles of growth density and locations of future development.

All these reports are available on The City's website at [www.reddeer.ca](http://www.reddeer.ca)

**Where can I get more information about *Future Directions: Red Deer at 300,000*?**

More information is available on The City of Red Deer website at [www.reddeer.ca](http://www.reddeer.ca) under 'Keeping You Informed'. This section will be updated regularly as more information is available. You can contact Angus Schaffenburg, Major Projects Planner at The City of Red Deer at (403) 309-8545, [angus.schaffenburg@reddeer.ca](mailto:angus.schaffenburg@reddeer.ca) or:

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Communications and Corporate Planning  
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**DATE:** December 19, 2006  
**TO:** Norbert Van Wyk, City Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Future Directions: Red Deer at 300,000 – Moving Forward – Taking Action

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*Reference Report:*

City Manager, dated December 13, 2006

*Resolutions:*

*“Resolved* that Council of the City of Red Deer, having considered the report from the City Manager, dated December 13, 2006, re: Future Directions: Red Deer at 300,000 – Moving Forward – Taking Action, hereby

1. Approves *Future Directions: Red Deer at 300,000 – A Growth Strategy*, dated December, 2006.
2. Instructs the City Manager to, within three months, present Council with a detailed report on how to implement *Future Directions: Red Deer at 300,000 – A Growth Strategy*.
3. That the City Manager’s report include the following processes, with an expectation that the Growth Strategy be implemented by no later than December 31, 2016:
  - a) Continuing with the present industrial annexation application west of the present city of Red Deer limits.
  - b) Initiating an annexation of the areas in the north and east identified as future urban growth areas in both the *Growth Strategy* and the Intermunicipal Development Plan to ensure an adequate supply of residential land in the city in the near future.
  - c) Proceeding with the Update of the Municipal Development Plan.
  - d) Negotiating the necessary changes to the Intermunicipal Development Plan to incorporate the overall growth strategy.


e) Proceeding with annexation of the remaining growth areas in one or a series of applications possibly in the following order:

- 1) North and east
- 2) Southwest
- 3) West
- 4) South (Gasoline Alley)
- 5) Northwest

4. Provide Red Deer County Council with the documents for their information."

*Report Back to Council:* Yes - within three months time.

*Comments/Further Action:*



Kelly Kloss  
Manager

/chk

c Director of Development Services  
Director of Community Services  
Communications & Corporate Planning Coordinator  
Major Projects Planner, Community Services





## COUNCIL MEETING OF DECEMBER 18<sup>TH</sup>, 2006

### ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: PUBLIC CONSULTATION RESULTS  
& ANALYSIS  
FUTURE DIRECTIONS: RED DEER  
AT 300,000  
DECEMBER, 2006



## Public Consultation Results & Analysis



**Future Directions: Red Deer at 300,000**

**December 2006**

**Completed by: Julia Harvie-Shemko  
Communications & Corporate Planning  
City of Red Deer**



## COUNCIL MEETING OF DECEMBER 18<sup>TH</sup>, 2006

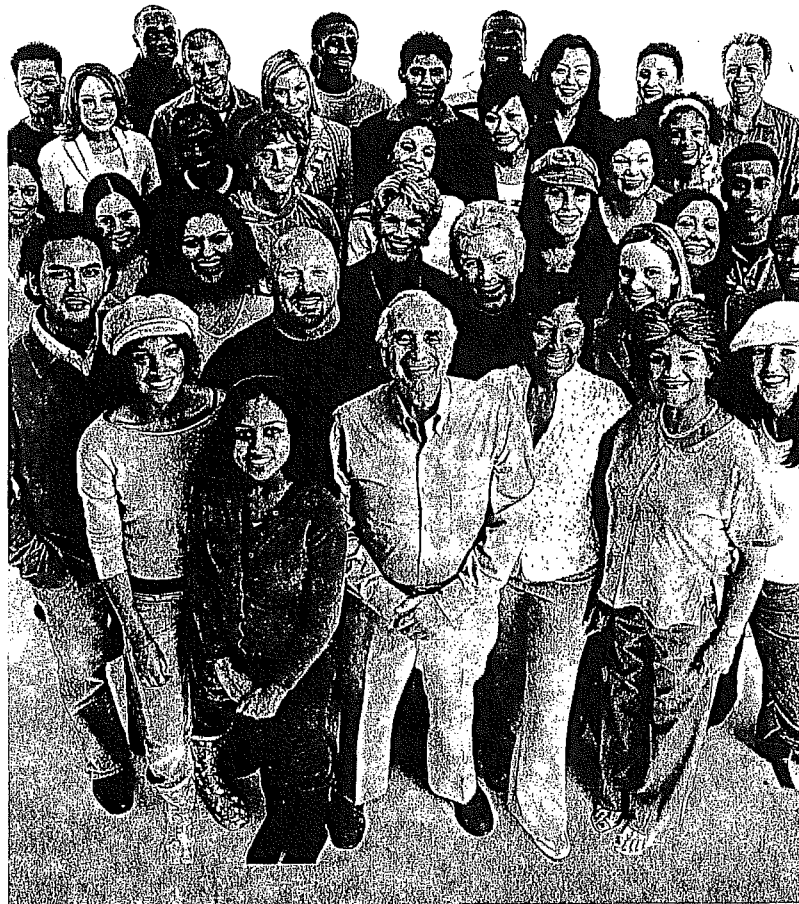
### ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: A GROWTH STRATEGY  
FUTURE DIRECTIONS: RED DEER  
AT 300,000  
DECEMBER, 2006



## A Growth Strategy



**Future Directions: Red Deer at 300,000**

**December 2006**

**Completed by: Richard Parker, RKP**



**Date:** December 12, 2005

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

**From:** Colleen Jensen, Director  
Community Services

**Re:** Exhibit Renewal – Kerry Wood Nature Centre

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**Background:**

Under the terms of The City's contract with the Normandeau Cultural and Natural History Society (NCNHS), a reserve has been developed to facilitate accumulation of funds to be used periodically for exhibit renewal at Kerry Wood Nature Centre, Fort Normandeau and The Museum. In order to access this reserve, The City has requested that NCNHS seek matching funding where appropriate for exhibit renewal.

**Discussion:**

The Kerry Wood Nature Centre exhibits were originally designed between 1983 and 1985 and have been revamped once to be more interactive. The popularity of these exhibits has resulted in heavy use and many are worn out or broken. In seeking to renew these exhibits, NCNHS will also ensure the content reflects the current environmental issues facing Red Deer and its citizens.

The total cost for this initiative is \$55,000, of which \$27,500 is requested from The City's reserve fund. NCNHS will match The City's contribution with contributions from the Red Deer River Naturalists and the Friends of Kerry Wood Nature Centre.

As funding for exhibit renewal is set aside in a reserve, a resolution is now required to move the funding from the reserve to the 2006 Operating Budget in order to fund the contribution to exhibit renewal at Kerry Wood Nature Centre.

**Recommendation:**

That City Council approves the transfer of funds from the NCNHS Exhibit Renewal Reserve, to the 2006 Community Services Directorate Operating Budget, to match the funds assembled for exhibit renewal at Kerry Wood Nature Centre.

Colleen Jensen

cc. Director of Corporate Services

*Comments:*

We agree with the recommendation of the Community Services Director.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager

Legislative & Administrative Services

**DATE:** December 19, 2006  
**TO:** Colleen Jensen, Director of Community Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Exhibit Renewal – Kerry Wood Nature Centre

---

*Reference Report:*

Director of Community Services, dated December 12, 2006

*Resolutions:*

*"Resolved* that Council of the City of Red Deer, having considered the report from the Community Services Director, dated December 12, 2006, re: Exhibit Renewal – Kerry Wood Nature Centre, hereby approves the transfer of \$27,500 from the Normandeau Cultural and Natural History Society (NCNHS) Exhibit Renewal Reserve, to the 2006 Community Services Directorate Operating Budget, to match the funds assembled for exhibit renewal at Kerry Wood Nature Centre. *"*

*Report Back to Council:* No



Kelly Kloss  
Manager

/chk

c Barbara Hill, Senior Projects Consultant  
Mary Bovair, Financial Analyst



**Assessment and Taxation Services**

**DATE:** December 13, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Larry Laverty, Deputy City Assessor / Acting Tax Collector  
**SUBJECT:** 2007 Tax Sale

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**Background**

The Municipal Government Act provides municipalities with a process to recover property taxes that have remained unpaid beyond the year in which they are due. At the end of this process is the actual tax sale.

For a property to be eligible for a tax sale, they must have a tax notification registered against their property for one full year, which means they have all or a portion of their property tax still in arrears.

Attached is a question & answer giving some additional background related to tax sales.

**Process**

To begin this process Section 419 of the Municipal Government Act states:

"The Council must set:

- a) For each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- b) Any conditions that apply to the sale."

Attached is: the property up for sale, the suggested reserve bid, the terms and dates for the various advertisements.

It is our hope that by the time of the tax sale, all tax arrears will have been paid for this property and thus would be withdrawn from the sale.

**Recommendation**

That Council pass a resolution establishing a reserve bid and sale conditions as listed in Schedule "A" for the 2007 Tax Sale.

LL/pm

Att. 2X



## **TAX SALE**

### **What is a tax sale?**

A tax sale is the public auction of property for the purpose of collecting property taxes that have remained unpaid for four years. The goal of the tax sale is to encourage the registered owner, or any party having an interest in the property, to pay the outstanding taxes.

### **When is the tax sale held?**

The City of Red Deer will offer for sale, by public auction, in City Hall, Red Deer, Alberta On Thursday, January 18, 2007 at 11:00 am.

### **When is property eligible for tax sale?**

A property is eligible for tax sale when there are four years of taxes outstanding (three years arrears and the current year). The timetable is as follows:

- April 23, 2005 – A tax recovery notification is registered at Land Titles Office on properties with two years on tax arrears.
- April 23, 2006 – (Following year) – The tax recovery notification has now been filed with Land Titles Office for one full year. The tax sale proceedings must start.
- October, 2006– Tax sale is advertised in the Alberta Gazette. Registered letters are sent to the owners and any parties having an interest in the property.
- November, 2006– Council sets a reserve bid, which is based on market value, and the date for tax sale is set.
- January, 2007 – Tax sale is advertised in the Red Deer Advocate. Registered letters are sent as above.
- January, 2007 – Tax sale is held, and any properties eligible are offered for sale.

### **What happens with the revenue from the tax sale?**

The outstanding property taxes including all penalties and costs are first paid to The City of Red Deer. Any remaining funds are paid to the property owner and any debtors.

### **Has The City of Red Deer ever sold a property through a tax sale?**

The City has not sold a property at a tax sale for the last 25 years.

### **What happens if a property does not sell?**

The property is transferred into the name of The City of Red Deer. The City applies for occupancy, and, once The City gains occupancy, the property is offered for sale on the open market.

**SCHEDULE "A"**  
**PROPOSED 2007 TAX SALE**

Advertisement in The Alberta Gazette  
Advertisement in The Red Deer Advocate  
Tax Sale  
Terms

October 31, 2006  
January 3, 2007  
January 18, 2007  
Cash

<b>Roll #</b>	<b>Legal Description</b>	<b>Reserve Bid</b>
2031390	Unit 9 CDE 7820002	\$ 145,000

*Comments:*

We agree with the recommendation of the Deputy City Assessor / Acting Tax Collector.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



Council Decision – December 18, 2006

Legislative & Administrative Services

**DATE:** December 19, 2006  
**TO:** Larry Laverty, Deputy City Assessor / Acting Tax Collector  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** 2007 Tax Sale

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*Reference Report:*

Deputy City Assessor / Acting Tax Collector, dated December 12, 2006

*Comments/Further Action:*

As per your recommendations, this matter was withdrawn at the December 18, 2006 Council Meeting.

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

Kelly Kloss  
Manager

/chk

c Director of Corporate Services  
Assessment & Taxation Services Manager



**Date:** December 11, 2006

**To:** Legislative & Administrative Services Manager

**From:** Engineering Services Manager

**Re:** Development Agreement Administration, Survey & Mapping Fees

The City charges Administration, Survey and Mapping Fees on new development land within The City. Brief descriptions of the fees are as follows:

1. The Development Agreement Administration Fee covers the cost of administering Development Agreements, reviewing Construction Drawings, construction inspection, camera testing of sewers and record drawing preparation.
2. The Legal Base Mapping Fee covers the cost of purchasing updates of the mapping base and the man hours to incorporate them into our legal land base.
3. The Survey Network Fee covers the cost of extending Alberta Survey Control Monuments into new development areas.

Each year we review the rates to ensure that our costs are adequately covered. The review for 2006 has found that the interim rates being charged for the Survey Network and the Legal Base Mapping fees need to be adjusted to cover the actual expense pattern for the current year in these accounts. The changes being proposed will have no monetary impact to the developer, as the review resulted in a net zero change when considered collectively.

Table 1 outlines the Interim Rate charged for 2006 and the Proposed Actual rates for 2006:

**Table 1**

	INTERIM RATES FOR 2006	PROPOSED RATES FOR 2006
<b>ADMINISTRATION FEE (a or b)</b>		
a. Residential/Industrial Developments	\$2,000 / ha	\$2,000 / ha
b. Minimum Charge	\$2,500 / agreement	\$2,500 / agreement
<b>SURVEY NETWORK FEE</b>	\$200 / ha	\$100 / ha
<b>LEGAL BASE MAPPING FEE</b>	\$100 / ha	\$200 / ha

Legislative & Administrative Services Manager  
 December 11, 2006  
 Page 2

Following the review to set the 2006 rates, we analyzed the revenue and expense trends and averages for the last five years and we feel that in order to prevent incurring a deficit within the Legal Base Mapping account in the future, we need to increase the rate being charged for 2007. The same review showed that we are able to further reduce the Survey Network Fee. The overall impact for 2007 to the developer will be net zero as the changes to both accounts offset one another.

The following table outlines the 2006 rates and the proposed rates for 2007:

**Table 2**

	2006 RATES	PROPOSED RATES FOR 2007
<b>ADMINISTRATION FEE (a or b)</b>		
a. Residential/Industrial Developments	\$2,000 / ha	\$2,000 / ha
b. Minimum Charge	\$2,500 / agreement	\$2,500 / agreement
<b>SURVEY NETWORK FEE</b>	\$100 / ha	\$50 / ha
<b>LEGAL BASE MAPPING FEE</b>	\$200 / ha	\$250 / ha

**RECOMMENDATION:**

We respectfully recommend that Council approve the Proposed 2006 Administration, Survey and Mapping Fee rates as shown in the Table 1.

Also, we further recommend that Council approve Table 2 containing the Proposed 2007 Administration, Survey and Mapping Fee rates.



Tom C. Warder, P.Eng.  
 Engineering Services Manager

/TT

cc     Director of Development Services  
        Director of Corporate Services  
        Utilities Engineer  
        Development Coordinator  
        Administrative Supervisor  
        UDI Chapter Chairman, Guy Pelletier

***Comments:***

We agree with the recommendations of the Engineering Services Manager.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager

Legislative & Administrative Services

**DATE:** December 19, 2006

**TO:** Tom Warder, Engineering Services Manager

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

**SUBJECT:** Development Agreement Administration, Survey & Mapping Fees

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*Reference Report:*

Engineering Services Manager, dated December 11, 2006

*Resolutions:*

*“Resolved* that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated December 11, 2006, re: Development Agreement Administration, Survey & Mapping Fees, hereby approves the following rates:

	2006RATES
<b>ADMINISTRATION FEE (a or b)</b>	
a. Residential/Industrial Developments	\$2,000 / ha
b. Minimum Charge	\$2,500 / agreement
<b>SURVEY NETWORK FEE</b>	\$100 / ha
<b>LEGAL BASE MAPPING FEE</b>	\$200 / ha

	2007 RATES
<b>ADMINISTRATION FEE (a or b)</b>	
a. Residential/Industrial Developments	\$2,000 / ha
b. Minimum Charge	\$2,500 / agreement
<b>SURVEY NETWORK FEE</b>	\$50 / ha
<b>LEGAL BASE MAPPING FEE</b>	\$250 / ha



Council Decision – December 18, 2006  
Development Agreement Administration, Survey & Mapping Fees  
Page 2

*Report Back to Council:* No

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

Kelly Kloss  
Manager

/chk

c     Director of Development Services  
       Director of Corporate Services



### Engineering Services

**Date:** December 11, 2006

**To:** Legislative & Administrative Services Manager

**From:** Engineering Services Manager

**Re:** 2006 / 2007 Area Improvement Fees

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Area Improvement Fees are charges payable by a developer for the use of municipal improvements constructed or to be constructed by The City or another developer. The fee is based upon the actual or estimated cost of the improvement divided by the total development area that benefits from the improvement. Unlike trunk utility mains and arterial roadways that are funded by off-site levies and benefit all development areas, the area improvements in question only benefit specific areas.

The following table outlines the proposed area improvement rate changes for 2006 and 2007.

Project	2005 Rate /ha	Proposed 2006 Rate		Proposed 2007 Rate	
		Rate / ha.	% change	Rate / ha.	% change
a. Oak Drive from 175 m west of Farrell Avenue to 245 m south of Orr Drive and Oak Drive intersection	\$7,270	\$9,720	34%	\$20,485	111%
b. Kingston Drive from Gaetz Avenue to west property line of Lot 1, Plan 800 HW	\$7,560	\$8,935	18%	\$9,340	5%
c. Golden West Industrial Park					
Water Area Improvement	\$20,215	\$20,720	2.5%	\$21,340	3.0%
Sanitary Sewer Area Improvement	\$15,580	\$15,970	2.5%	\$16,450	3.0%

Legislative & Administrative Services Manager  
December 11, 2006  
Page 2

A complete review of the rate calculation was undertaken in 2006 by Engineering Services, and proposed road construction costs for Oak Drive and Kingston Drive were recalculated using 2006 tendered unit rates. With respect to the 2007 Area improvement rates, for construction works yet to occur, the 2006 estimates were inflated to keep in pace with the heated construction economy. For projects already constructed, the 2007 rates are based on 2006 rates adjusted upward by the Alberta CPI.

These reviews and recalculations were used to determine the proposed 2006 & 2007 Area Improvement rates, and are detailed as follows:

**1. Oak Drive Area Improvement**

The rate for Reid World Wide Corporation lands (NW 19) and The City of Red Deer lands (SW 19) reflects a substantial increase in the future roadway construction costs. An accounting review also resulted in an additional cost of approximately \$8,100 for the year 2000 that was previously overlooked.

Construction cost estimates have risen in the order of 40% since 2005. This increase is compounded by the fact that less than 25% of the developable land is remaining to fund the expense. The 2007 rate has therefore experienced a significant increase in order to generate sufficient revenues to fully fund this improvement. Note that The City Land Bank is the only developer remaining to pay this fee in 2007.

**2. Kingston Drive (80 Street) Area Improvement**

The rate for the Laebon lands, Quantum IV, and Gillmar/Ordman lands reflects the road right of way purchase cost (including development charges), initial road construction costs, an increase in the remaining roadway construction costs, and revenue received to date (including interest earned). An accounting review resulted in adjustments to expenditures and revenues for the years 2000, 2001, 2002 and 2004. The net amount of these adjustments total approximately \$7,300.

Although inflated construction costs have caused the 2006 and 2007 rates to increase, a lower than anticipated land sale cost has offset the overall increase for the 2007 rate.

Legislative & Administrative Services Manager  
 December 11, 2006  
 Page 3

### 3. **Golden West Water and Sanitary Area Improvement**


The rate for the Golden West Water and Sanitary Area Improvements reflect the 1996 and 1999 as-constructed quantities. The construction costs were recalculated in 2005 using current prices at that time. The proposed 2006 and 2007 Area Improvement rates were adjusted for inflation from 2005 to 2006 and from 2006 to 2007 by 2.5% and 3.0% respectively.

Drawings showing the proposed area improvement project locations and the boundaries of the benefiting areas used to determine the area improvement rate are attached for information.

#### SUMMARY

We respectfully request Council's approval of the proposed 2006 Area Improvement Fee rates for the projects as shown in the preceding table.

  
 for Gregory J. Sikora M.Sc., P.Eng.  
 Utilities Engineer

  
 Tom C. Warder, P. Eng.  
 Engineering Services Manager

TCW/GJS/ldr  
 Att.

- c. Reid World Wide
- Laebon Developments Ltd.
- Quatum IV Developments Inc.
- Gillmar Management Ltd.
- J. Alfred Ordman Professional Corp.
- Allstar Excavating Ltd (Twin Tractor Ltd.)
- HayAlta Farm Equipment Ltd.
- UDI Chapter Chairman, Guy Pelletier



HIGHWAY 2

EDGAR INDUSTRIAL DR

67 ST

66 ST

ORR DRIVE OVERSIZE  
from collector roadway  
to arterial roadway

67 ST

67 ST CL

OVERDOWN DR

## Kerry Wood Drive / Oak Drive Area Improvements

### PHASE 1

East of Fountain Drive to  
West of Farrell Avenue.

(Construction included in  
DA 98-09)

#### Cost Recovery

- 50% City of Red Deer  
(General Subdivision  
Fund)
- 50% "The Falls" Condo. Project

### PHASE 2

West of Farrell Ave to  
South of Orr Dr/Oak Dr  
intersection

#### Cost Recovery

- 50% Development of  
NW19 & SW19
- 50% City of Red Deer  
General Benefit Taxation  
(General Subdivision Fund)

NW19  
REID WORLDWIDE CORP.  
(25.04 ha)

SW19  
CITY OF RED DEER  
(34.86 ha)

RED DEER RIVER

RED DEER RIVER

RED DEER RIVER

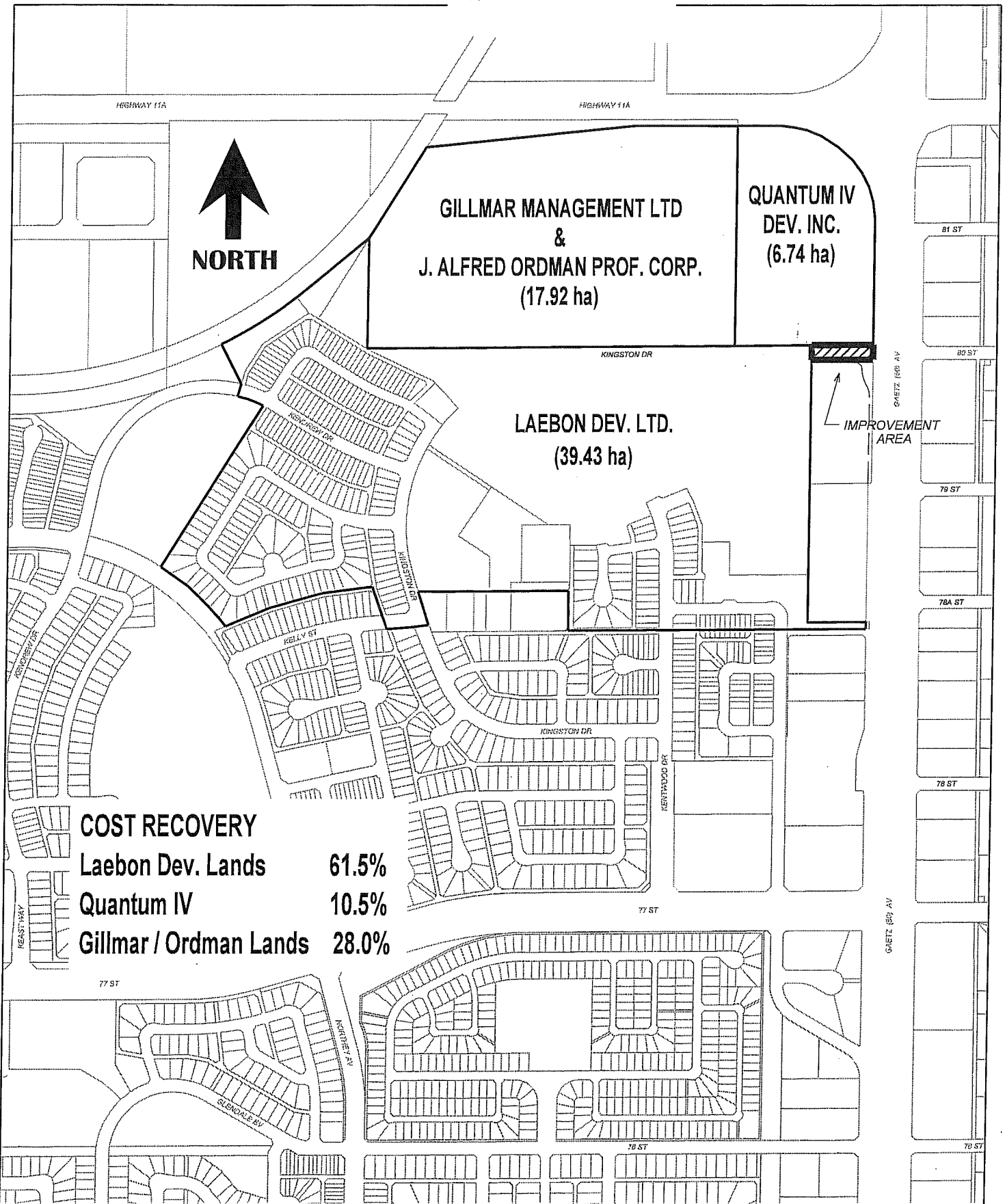
PHASE 2

PHASE 1

# OAK DRIVE AREA IMPROVEMENT

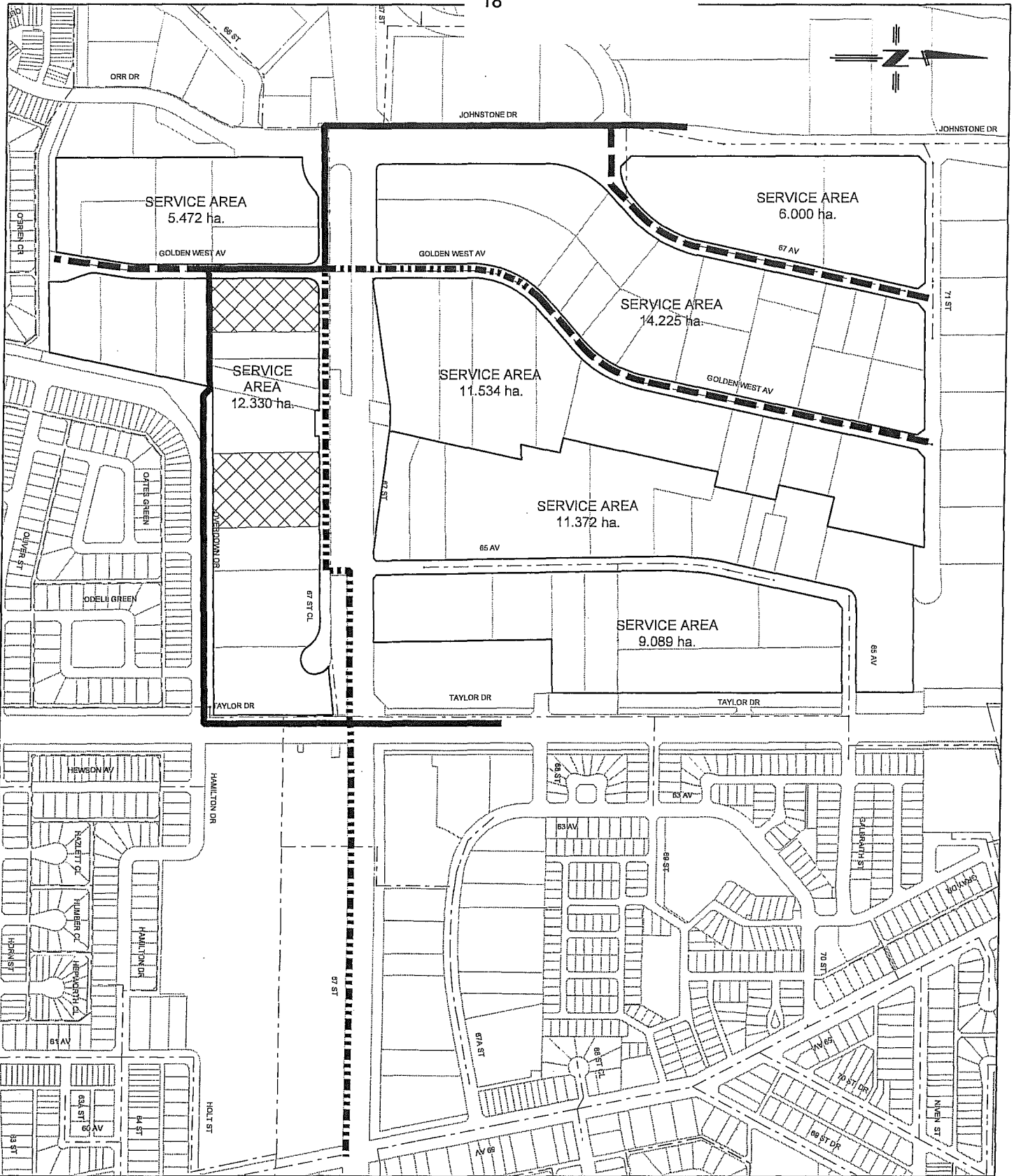
Dec. 2004

\*\*\*\*\*\$\$\$\$SGN\$PL\$\*\*\*\*\*



# KINGSTON DRIVE AREA IMPROVEMENT

20 Dec, 2004



EXISTING MAINS

SUBDIVISION DISTRIBUTION MAINS INCLUDED IN AREA IMPROVEMENT LEVY

TRUNK MAINS INCLUDED IN OFF-SITE LEVY

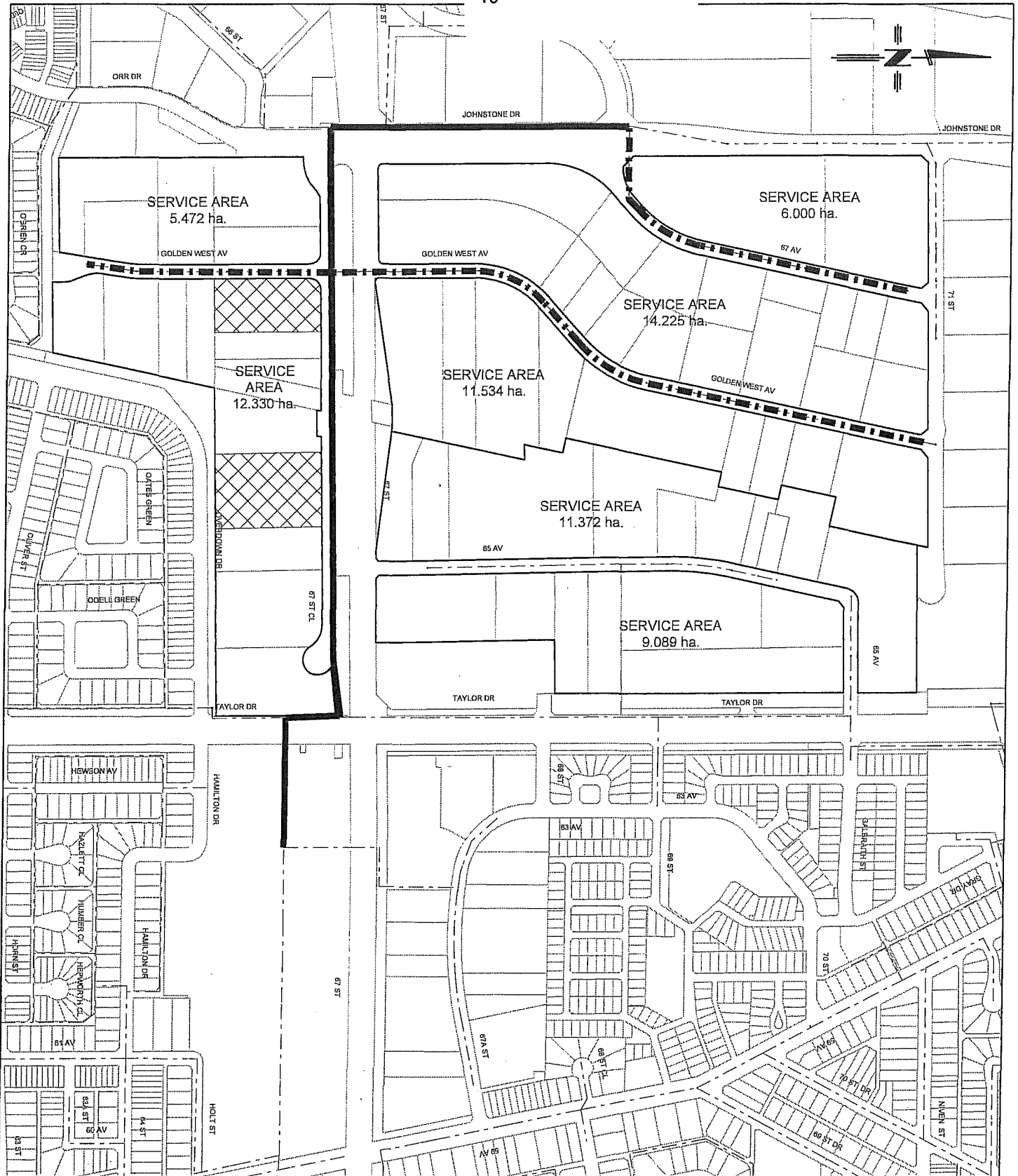
DISTRIBUTION MAIN, CONSTRUCTED BY NEONEX IN 1972  
INCLUDED IN AREA IMPROVEMENT LEVY

PROPERTIES OUTSTANDING

# GOLDEN WEST INDUSTRIAL PARK WATER AREA IMPROVEMENT LEVY

NOV. 2004

SCALE 1:7500



EXISTING MAINS

SUBDIVISION DISTRIBUTION MAINS INCLUDED IN AREA IMPROVEMENT LEVY

TRUNK MAINS INCLUDED IN OFF-SITE LEVY

PROPERTIES OUTSTANDING

# GOLDEN WEST INDUSTRIAL PARK SANITARY AREA IMPROVEMENT LEVY

NOV. 2004

SCALE 1:7500



*Comments:*

We agree with the recommendations of the Engineering Services Manager.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager

## Legislative &amp; Administrative Services

**DATE:** December 19, 2006

**TO:** Tom Warder, Engineering Services Manager

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

**SUBJECT:** 2006/2007 Area Improvement Fees

---

*Reference Report:*

Engineering Services Manager, dated December 11, 2006

*Resolutions:*

*"Resolved* that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated December 11, 2006, re: 2006/2007 Area Improvement Fees, hereby approves the following 2006 and 2007 Improvement Fee Rates:

Project	2006 Rates/ha.	2007 Rates/ha.
a) Oak Drive from 175 m west of Farrell Avenue to 245 m south of Orr Drive and Oak Drive intersection	\$9,720	\$20,485
b) Kingston Drive from Gaetz Avenue to west property line of Lot 1, Plan 800 HW	\$8,935	\$9,340
c) Golden West Industrial Park:		
i) Water Area Improvement	\$20,720	\$21,340
ii) Sanitary Sewer Area Improvement	\$15,970	\$16,450

Council Decision – December 18, 2006  
2006/2007 Area Improvement Fees  
Page 2

*Report Back to Council:* No



Kelly Kloss  
Manager

/chk

c     Director of Corporate Services  
       Director of Development Services



Date: December 11, 2006

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: **Proposed 2006 and 2007 Off-Site Levy Rates**

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The following report will provide you with information concerning The City's Off-Site Levy Rates, including background, rate history, transportation grants, proposed adjustments to each rate (water, sanitary, storm, and roads), staging of rate increases, identification of emerging issues, future levy rate projections, UDI comments and the recommended 2006 and 2007 rates.

#### 1. **Background**

The City charges off-site levies on new development lands within the City to cover the cost of extending trunk water, sanitary, and storm mains, arterial roadways, and associated facilities to serve these areas. The cost of expanding water and wastewater treatment facilities are funded through utility rates, and are not included in the off-site levy calculation. The off-site levy rates are reviewed on an annual basis to account for the following items:

- Reconciliation of levy rate spreadsheets with accounting's general ledger.
- Revenues received from new developments during the previous year.
- Expenditures made to construct new facilities during the previous year.
- The effect of inflation on the current Off-Site Levy Fund balance.
- Re-estimation of construction costs for future off-site facilities, and
- Changes in future infrastructure plans, levy basin areas, or funding sources.

For the 2006 rates, an inflation factor of 2.05% (Alberta's Consumer Price Index for 2005) was applied to the prior year-end balance to develop interest earnings or carrying costs, depending on the status of each levy account.

## 2. 2005 Rate Changes

As a result of a number of changes approved by City Council the total calculated levy rate for 2005 was established at \$72,850 per hectare. Notable changes were the inclusion of City funding to support 50% funding of the cost of the 'North Highway Connector' (i.e. the extension of Highway 11A from Gaetz Avenue eastward across the river to the future Highway 11 east of the City, including Northland Drive, 30 Avenue, and 67 Street).

Recognizing the need to proceed with development agreements in advance of the finalization of the 2006 off-site levy rates, an interim estimated rate of \$80,000 per hectare was proposed. This interim rate was established with the understanding that a final adjustment would occur once the actual 2006 rates are calculated and approved. This process was found to be agreeable with developers, administration and Council and was approved during the 2005 levy rate bylaw amendment.

## 3. Service Basin Changes

There are no changes proposed to the levy service basins for 2006. The inclusion of the pending industrial lands west of QE2 will be addressed in the 2008 levy rate calculations and report.

For your reference, attached are Schedules A, B, C, and D, which illustrate service basin boundaries and infrastructure for the water, sanitary, storm, and road basins respectively.

## 4. 2006 Rate Calculation

**Table 1** outlines the calculated 2006 Water, Sanitary, Storm and Roadway off-site levies. As noted within this table, the calculated 2006 rate of **\$100,910** per hectare is:

- \$28,060 (39%) greater than the approved 2005 rate of \$72,850 per hectare.
- \$20,910 (26%) greater than the tentative 2006 rate of \$80,000 per hectare.

There are a number of factors that account for this significant rate increase, including those outlined below:

- a. The major reason that is common to the Water, Sanitary, Storm and Road levies is that construction costs have continued to increase significantly over the last year. Fuel and materials costs and labor shortages have had significant cost impacts. On average, construction costs have increased by 15% to 20% over the last year.

- b. Specific to the Sanitary Levy, the upward rate change is primarily attributed to cost increases related to two large diameter trunk projects, both requiring expensive directional drilling technologies to cross the Red Deer River. The future Northland Drive trunk line is now estimated to cost \$2.7 million versus the originally anticipated \$950,000 open cut crossing estimate. Likewise the budget for the Riverside Drive trunk twinning and river crossing project has increased from \$3.6 to \$6.9 million. Collectively, the increased cost for these two projects equals approximately \$4,400 of the \$5,540/ha increase.
- c. Specific to the Storm Levy, over the last year the cost to acquire land for detention ponds has gone up roughly 25%, from \$109,000 to \$136,000/ha. This results in an approximate \$750/ha rate increase.
- d. Another significant influence on the 2006 Storm Levy is the cost to install storm treatment units to meet Alberta Environment stormwater quality guidelines. Storm treatment units valued at \$135,000 per site reduce the conveyance of suspended solids, floatable debris and hydrocarbons from entering the downstream creeks and river. Budgeting one unit for each of the 21 future storm ponds, this \$2.8 million increase has an impact of \$2,820/ha on the rate.
- e. On a positive note, the water levy went down by nearly 11%. This downward adjustment was the result of two changes; the first being the removal of previously included Water Treatment Plant Pump Expansion projects. These projects, valued at \$3.2 million, were deemed to provide general benefit to all citizens and as such these improvements will be funded by the water utility. The second downward influence on the rate was attributed to the reduced costs associated with over-sizing of the NRDRWSC water supply trunk along Riverside Drive. In short, the cost differential to oversize the line is small in comparison to the cost to construct the core trunk.

##### **5. UDI Response to 2006 Calculated Rate**

As indicated in the attached letter from the Urban Development Institute (UDI), the development industry are concerned about their ability to pay the full calculated rate increase retroactively and have proposed that the rate be raised to \$90,000/ha for 2006. The resulting 2006 revenue shortfall would be collected in future years from the remaining service basin.

The UDI proposed rate for 2006 is 24% higher than the 2005 rate and 13% higher than the interim 2006 rate.

**6. Impact to the New Home Owner**

As a gauge to measure the impact of new levy rates, these rates are often compared to the overall capital cost to construct a new residential home. The Red Deer Real Estate Board currently reports the average selling price for a residential single family home to be \$286,300; up 33% from \$215,520 at the end of 2005.

Based on an average of 14 residential lots per hectare, the 2005 levy rate of \$72,850/ha equates to \$5,200 per unit, while the calculated rate for 2006 rate of \$100,905/ha equates to \$7,200 per unit and the UDI proposed rate of \$90,000/ha equates to \$6,400 per unit. Although the potential increase of \$1,200 to \$2,000 per unit is very significant, it is proportionally similar to the housing price increase incurred this year (i.e. 23% to 38%). Furthermore, the cost of off-site levies relative to the overall cost of an average home is still relatively small (2.2% to 2.5%).

**7. Levy Rate Comparison with other Alberta Municipalities**

It is very difficult to make an 'apples to apples' comparison between the various Alberta cities with respect to their off-site levies because all municipalities have varying policies and practices. Off-site levies vary from \$30,000 to \$130,000/ha, but are commonly in the \$90,000 to \$120,000/ha range for similar sized or larger municipalities.

Lethbridge has undergone significant levy rate increases in recent years. Over the past three years Lethbridge's levy rate has nearly tripled; growing from \$35,000 in 2003, to \$60,100 in 2004, to \$81,400 in 2005, and to \$103,000 in 2006.

**8. Emerging Issues**

During our review, we identified a number of issues that could affect off-site levy rates in the future. Some of these issues are outlined below:

- a. The City is currently pursuing annexation of lands northwest of the City for industrial development. Further expansion of the service basins will be warranted in 2007 or 2008 to incorporate these development lands and the associated infrastructure.
- b. Melcor Developments Ltd. is currently investigating options for provision of service to the east half of Section 2 (Hurlbert and Hansen quarter sections). If these areas are determined to be serviceable, the current Off-site Levy basin could be expanded to include them and funding of sanitary and storm oversize costs currently being financed by Melcor may be considered for inclusion in the off-site fund.

- c. Pursuant to the 2004 Transportation Study, The City will investigate alternative transportation improvements to address growing traffic volumes on 32 Street between 40 Avenue and Gaetz Avenue. Options discussed have included 32 Street widening, Delburne Road widening and/or construction of Molly Banister Drive. As these yet to be determined improvements are related to City growth, funding of all or a portion of such improvements should come from Off-site Levies.
- d. With the vibrant economy and heavy construction activity forecast for all parts of Alberta, demand for contractors will likely continue to push ahead of the supply, thus accelerating construction cost inflation. Factors such as high material costs (e.g. asphalt, fuel, steel, plastic, Portland cement) and labor shortage may apply further inflationary pressures to future construction costs.
- e. The Off-site Levy Fund currently has a net positive balance (i.e. no debt). However, as the City continues to grow, major trunk and road facilities will have to be extended to new service basins in the Northeast and Northwest. Debt will be required for a period of time to accommodate these growth costs. The cost of debt servicing will cause an increase in future off-site levies.

#### 9. Future Levy Rate Approval Process

As noted earlier, the current process to calculate levy rates requires prior-year cost and revenue balances plus estimated future construction costs, divided by the remaining developable land areas. This process is difficult to complete and generate a new levy rate in a timely manner (i.e. prior to the commencement of a new development season). Generally, year-end account reconciliation is not completed until March. Considering other demands on Engineering Services staff at this time of year (i.e. preparing for spring construction), it is difficult to give priority to the off-site levy calculation, evaluation, and presentation process.

Last year, recognizing the need to estimate a rate early in the year, a tentative 2006 rate was established, valued at \$80,000. Although the intent to establish an interim rate was good, the final calculated rate is significantly higher due to factors not anticipated at this time last year. Depending on whether or not the developers anticipated the higher rate increase, full recovery of this cost from lot sales may or may not be possible.

We recognize that developers can more easily deal with significant levy rate changes if they are aware of them in advance of selling their lots. For 2007 and beyond, we are therefore proposing to establish new levy rates for the upcoming year by the end of the previous year.



To accomplish this, the levy rate will be calculated based on actual revenues and expenditures and future cost estimates from the prior year. For example, the 2007 rates would be established based on 2005 year-end revenues and expenditures, plus 2006 future improvement cost estimates. An adjustment factor would then be added to account for anticipated construction inflation and service basin scope changes. Similarly, 2008 levy rates would be based on actual costs and revenues to the end of 2006 and future cost estimates done in 2007 (i.e. based on 2007 service basin design and tender information), plus an adjustment factor to be determined next year.

Although this process will result in more timely information for the development industry, it will result in a less accurate rate calculation because it will be based on less current data. However, the actual costs and revenues will be accounted for in the levy fund so that no over or under payment will result in the long term.

The inflation and scope adjustment factor proposed for 2007 is 20%. This is based on a predicted inflation range of 10 to 15% and a scope adjustment estimate of 5 to 10%.

As noted within **Table 2**, the calculated 2007 Water, Sanitary, Storm and Roadway off-site levy rate is valued at **\$123,070** per hectare assuming that a 2006 rate of \$90,000 is adopted. This is a 37% increase over the UDI proposed 2006 rate of \$90,000/ha or 22% above the calculated rate of \$100,905.

#### **11. Recommendations**

Based on the information provided above, we respectfully recommend that City Council provide first reading to the attached Off-site Levy Bylaws, which include the proposed rates outlined below:

##### Proposed 2006 Off-site Levy Rates (retroactive to January 1, 2006)

• Water	\$ 6,800	(20% decrease)
• Sanitary	\$ 9,600	(84% increase)
• Storm	\$ 31,200	(40% increase)
• Roads	\$ 42,400	(15% increase)
Total:	\$ 90,000 / ha	(24% increase)

Proposed 2007 Off-site Levy Rates (effective January 1, 2007)

• Water	\$ 9,440	(39% increase)
• Sanitary	\$ 13,190	(37% increase)
• Storm	\$ 42,710	(37% increase)
• Roads	\$ 57,730	(36% increase)

Total:           **\$ 123,070 / ha**           (37% increase)



Gregory J. Sikora M.Sc., P.Eng.  
Utilities Engineer



Tom C. Warder, P. Eng.  
Engineering Services Manager

TCW/GJS/ldr  
Att.

- c.     City Manager  
       Director of Development Services  
       Director of Corporate Services  
       Streets Engineer  
       Development Coordinators  
       Engineering Administrative Supervisor

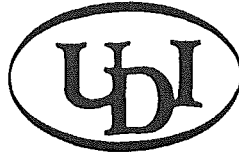
**TABLE 1**  
**2006 OFF-SITE LEVY RATE SUMMARY**

	Water	Sanitary	Storm	Roads	Totals
<b>EXPENDITURES AND REVENUES TO DATE</b>					
Net Balance at Beginning of Year      January 1, 2005	(\$187,260)	\$229,338	\$835,120	\$2,478,303	\$3,355,501
Current Year Expenditures	\$496,769	\$316,015	\$2,517,791	\$1,823,760	\$5,154,335
Current Year Revenue	(\$1,904,297)	(\$570,841)	(\$2,095,331)	(\$4,072,315)	(\$8,642,784)
Current Year CPI Interest/Carrying Cost	(\$3,839)	\$4,701	\$17,120	\$50,805	\$68,788
<b>Net Balance to    December 31, 2005</b>	<b>(\$1,598,627)</b>	<b>(\$20,786)</b>	<b>\$1,274,700</b>	<b>\$280,553</b>	<b>(\$64,160)</b>
<b>FUTURE EXPENDITURE ESTIMATES</b>					
Projected Future Construction Costs	\$10,357,400	\$12,368,281	\$33,879,993	\$87,822,605	\$144,428,279
Provincial Grant Funding				(\$29,424,500)	(\$29,424,500)
<b>Net Future Expenditures:</b>	<b>\$10,357,400</b>	<b>\$12,368,281</b>	<b>\$33,879,993</b>	<b>\$58,398,105</b>	<b>\$115,003,779</b>
<b>TOTAL NET COSTS AND RATE CALCULATION</b>					
Total Costs	\$8,758,773	\$12,347,495	\$35,154,693	\$58,678,658	\$114,939,619
Remaining Development Area	1,150	1,148	1,006	1,233	
<b>Proposed 2006 Rates (\$/ha)</b>	<b>\$7,620</b>	<b>\$10,760</b>	<b>\$34,950</b>	<b>\$47,580</b>	<b>\$100,910</b>
<b>COMPARISON TO 2005 RATES</b>					
2005 Rates	\$8,520	\$5,215	\$22,370	\$36,745	\$72,850
Rate Change	(\$900)	\$5,545	\$12,580	\$10,835	\$28,060
Percent Change	-10.6%	106.3%	56.2%	29.5%	38.5%

<b>UDI RATE PROPOSAL</b>					
<b>Proposed 2006 Rates (\$/ha)</b>	<b>\$6,800</b>	<b>\$9,600</b>	<b>\$31,200</b>	<b>\$42,400</b>	<b>\$90,000</b>
<b>COMPARISON TO 2005 RATES</b>					
2005 Rates	\$8,520	\$5,215	\$22,370	\$36,745	\$72,850
Rate Change	(\$1,720)	\$4,385	\$8,830	\$5,655	\$17,150
Percent Change	-20.2%	84.1%	39.5%	15.4%	23.5%

**TABLE 2**  
**2007 OFF-SITE LEVY RATE SUMMARY**

	Water	Sanitary	Storm	Roads	Totals
<b>ESTIMATED EXPENDITURES AND REVENUES TO DATE</b>					
Net Balance at Beginning of Year                      January 01, 2006	(\$1,598,627)	(\$20,786)	\$1,274,700	\$280,553	(\$64,160)
Estimated 2006 Expenditures	\$960,000	\$320,000	\$1,470,000	\$4,650,000	\$7,400,000
Estimated 2006 Revenues (based on \$90,000/ha)	(\$700,400)	(\$988,800)	(\$3,213,600)	(\$4,367,200)	(\$9,270,000)
CPI Carrying Cost on beginning balance	(\$59,149)	(\$769)	\$47,164	\$10,380	(\$2,374)
Net Balance at Year-end                                      December 31, 2006	(\$1,398,176)	(\$690,355)	(\$421,737)	\$573,734	(\$1,936,534)
<b>FUTURE EXPENDITURE ESTIMATES (2006)</b>					
Projected Future Construction Costs (2006)	\$10,357,400	\$12,368,281	\$33,879,993	\$87,822,605	\$144,428,279
City and Provincial Funding				(\$29,424,500)	(\$29,424,500)
less cost of projects constructed in 2006	(\$960,000)	(\$320,000)	(\$1,470,000)	(\$4,650,000)	(\$7,400,000)
<b>Future Expenditures:</b>	\$9,397,400	\$12,048,281	\$32,409,993	\$53,748,105	\$107,603,779
<b>INFLATION AND SCOPE ADJUSTMENT TO 2007</b>					
Estimated Inflation & Scope Factor = 20%	\$1,879,480	\$2,409,656	\$6,481,999	\$10,749,621	\$21,520,756
<b>Adjusted Net Future Expenditures:</b>	\$11,276,880	\$14,457,937	\$38,891,992	\$64,497,726	\$129,124,535
<b>TOTAL NET COSTS AND RATE CALCULATION</b>					
Total Costs	\$9,878,704	\$13,767,582	\$38,470,255	\$65,071,460	\$129,060,375
Remaining Development Area (2006)	1,150	1,148	1,006	1,233	
less Area developed in 2006	103	104	105	106	
Remaining Development Area (2007)	1,047	1,044	901	1,127	
<b>Proposed 2007 Rates (\$/ha)</b>	<b>\$9,440</b>	<b>\$13,190</b>	<b>\$42,710</b>	<b>\$57,730</b>	<b>\$123,070</b>
<b>COMPARISON TO 2006 RATES</b>					
2006 Rates	\$6,800	\$9,600	\$31,200	\$42,400	\$90,000
Rate Change	\$2,640	\$3,590	\$11,510	\$15,330	\$33,070
Percent Change	38.8%	37.4%	36.9%	36.2%	36.7%



DEC - 8 2006

**URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER**

#502, PARKLAND SQUARE  
4901 - 48 STREET  
RED DEER, ALBERTA T4N 6M4  
PHONE (403) 343-0817 FAX (403) 343-7510  
EMAIL: GPELLETIER@MELCOR.CA

December 4, 2006

Mr. Greg Sikora P.Eng  
Utilities Engineer  
City of Red Deer  
Box 5008 Red Deer, AB  
T4N 3T4

Dear Mr. Sikora:

**Re: 2006 & 2007 off site levy rates**

Thank you for your information package dated October 23<sup>rd</sup> containing the background information and draft proposal for the 2006 and 2007 off site levy rates. The Urban Development Institute is pleased to be able to provide our comment on the proposal.

The written detail was supplemented by a meeting between UDI members and City staff on November 8<sup>th</sup>. The City proposal was discussed at a meeting with the full UDI membership which resulted in the comments detailed below.

**2006 Levy Rates:**

- The Urban Development Institute acknowledges that current economic conditions have dramatically increased the cost of construction of the off-site levy funded facilities. The impacts of these increases affect all of our members. An important point needs to be made that these increases may be temporary and continued scrutiny by the City is required. As increases in costs of future projects are accounted for in levy rates, so should decreases in costs.

- As indicated in your letter and discussed at our recent meeting the proposed rate of \$100,910 represents a 39% increase in 2005 rates and a 26% increase over the tentative rate utilized in the 2006 development agreements. By any measure, these are dramatic cost increases. The issue that arises for developers is that they were not able to budget effectively for a variance this large and adjust lot prices accordingly. All developers did agree in their development agreements to pay a higher assessment should it be necessary but an increase of 26% was never considered a possibility at that time. Each Developer would have dealt with the potential for increased levies in their own way but it is safe to say that none budgeted for 26%. The result of this is that unbudgeted dollars, or income, would have to be used to retroactively pay the increase.
- Considering the timing issues outlined in the above paragraph, UDI would request that a staged approach be used to increase levies to the required amount. This approach was successfully utilized in 2005 and allowed developers time to adjust our projects for the increased costs. We would propose that an intermediate rate of \$90,000 per hectare be used for the 2006 construction year. The proposed 2007 rate would then be recalculated to reflect the deferred revenue from 2006. This solution lessens the negative impact on developers for the current year and allows us to adjust our projects accordingly for 2007.

#### 2007 Levy Rates:

- The revised process proposed to be used to establish future levy rates outlined in point #9 of your letter is acceptable to the Urban Development Institute. We recognize that establishing the rate is a best guess exercise whether current information is used or 1 year old information is used.
- The proposal to approve the rates at the beginning of the year provides the cost certainty that is important to the developers.

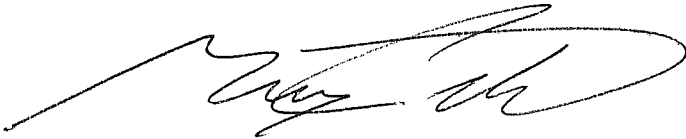
We appreciate the City's diligence in reviewing the off-site levy facilities and rates in detail on an annual basis. As illustrated in Figure #2 in your package the increase in rates since 2002 has been enormous. Thanks to a strong economy these increases have not dramatically impacted demand for housing in the City of Red Deer. Clearly the trend established over the last 4 years cannot continue and we all must be very diligent in working to keep increases to a minimum.

As indicated in our letter of November 21<sup>st</sup>, 2005, UDI understands the capital funding situation the City is in. We applaud the recent application to the Province for funds to contribute to the construction of the highway connector system in north east Red Deer. We have offered our assistance in the past and will

reiterate that we are prepared to join forces with the City to seek more sustainable levels of infrastructure funding.

Please feel free to contact us should you wish to discuss this matter any further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Guy Pelletier', with a large, sweeping loop at the end.

Guy Pelletier  
Chairman  
Urban Development Institute, Red Deer Chapter

*Comments:*

We agree with the recommendations of the Engineering Services Manager. It should be noted that in accordance with the *Municipal Government Act* an Offsite Levy Bylaw must first be advertised before receiving all three readings. We recommend that Council proceed with first reading only of the Offsite Levy Bylaw. The Bylaw would then be brought back to the Monday, January 15, 2007 Council Meeting for consideration of second and third readings.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



FILE COPY



**Council Decision – December 18, 2006**

**Legislative & Administrative Services**

**DATE:** December 19, 2006  
**TO:** Tom Warder, Engineering Services Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Proposed 2006 and 2007 Off-Site Levy Rates  
2006/2007 Off-Site Levy Bylaw 3380/2006

---

***Reference Report:***

Engineering Services Manager, dated December 11, 2006

***Bylaw Readings:***

2006/2007 Off-Site Levy Bylaw 3380/2006 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:*** Yes within four weeks time for the Monday, January 15, 2007 Council.

***Comments/Further Action:***

The 2006/2007 Off-Site Levy Bylaw 3380/2006 provides for the off-site levies, for 2006/2007 that the City charges on new development lands within The City. This office will advertise for the Off-Site Levy Bylaw 3380/2006 for two weeks, on Fridays, December 29, 2006 and January 5, 2006.

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

Kelly Kloss  
Manager

/chk

/attach.

c     Director of Development Services  
       Director of Corporate Services

## **BYLAW NO. 3380/2006**

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

1. WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may by bylaw:
  - (a) Provide for the imposition and payment of a levy to be known as an "off-site levy" in respect of land that is to be developed or subdivided, and
  - (b) Authorize an agreement to be entered into in respect of the payment of the levy.
2. An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
  - (a) New or expanded facilities for the storage, transmission, treatment, or supplying of water;
  - (b) New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
  - (c) New or expanded storm sewer drainage facilities;
  - (c.1) New or expanded roads required for or impacted by a subdivision or development;
  - (d) Land required for or in connection with any facilities described in clauses (a) to (c.1);

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

1           This bylaw may be cited as "The Off-Site Levy Bylaw".

2           Definitions:

For the purpose of this bylaw:

(1)    "Development" shall mean:

(a)    a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b)    a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2)    "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Municipal Planning Commission, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

- (3) "Net Development Area" means the area remaining after the deletion from the Gross Development Area of lands required for arterial roadways, any previously developed lands, and other undevelopable lands such as wetlands, rivers, creeks, escarpments and major utility rights of way.
- (4) "Trunk Water" means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.
- (5) "Trunk Water Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Water facilities identified on Schedule "A" less the Water Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "A".
- (6) "Trunk Sanitary" means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off-site Levy rate.
- (7) "Trunk Sanitary Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Sanitary

facilities identified on Schedule "B" less the Sanitary Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "B".

- (8) "Trunk Storm" means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as storm water storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.
- (9) "Trunk Storm Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Storm facilities identified on Schedule "C" less the Storm Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "C".
- (10) "Major Thoroughfare" means an existing or proposed expressway, divided arterial roadway, or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.
- (11) "Major Thoroughfare Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Major Thoroughfare

facilities identified on Schedule "D" less the Major Thoroughfare Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "D".

3 That from January 1, 2006 to December 31, 2006, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:

- (1) In all the area outlined in the attached Schedule "A", the sum of \$6,800 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
- (2) In all the area outlined in the attached Schedule "B", the sum of \$9,600 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off-site Levy Rate").
- (3) In all the area outlined in the attached Schedule "C", the sum of \$31,200 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
- (4) In all the area outlined in the attached Schedule "D", the sum of \$42,400 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate" ).

4           That effective January 1, 2007, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:

- (1)    In all the area outlined in the attached Schedule "A", the sum of \$9,440 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
- (2)    In all the area outlined in the attached Schedule "B", the sum of \$13,190 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off-site Levy Rate").
- (3)    In all the area outlined in the attached Schedule "C", the sum of \$42,710 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
- (4)    In all the area outlined in the attached Schedule "D", the sum of \$57,730 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate" ).

5           All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.

- 6 Off-site levies imposed and collected under Bylaw 3380/2006 shall be deemed to have been imposed and collected under this Bylaw.
- 7 Bylaw 3354/2005 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 18<sup>th</sup> day of December 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

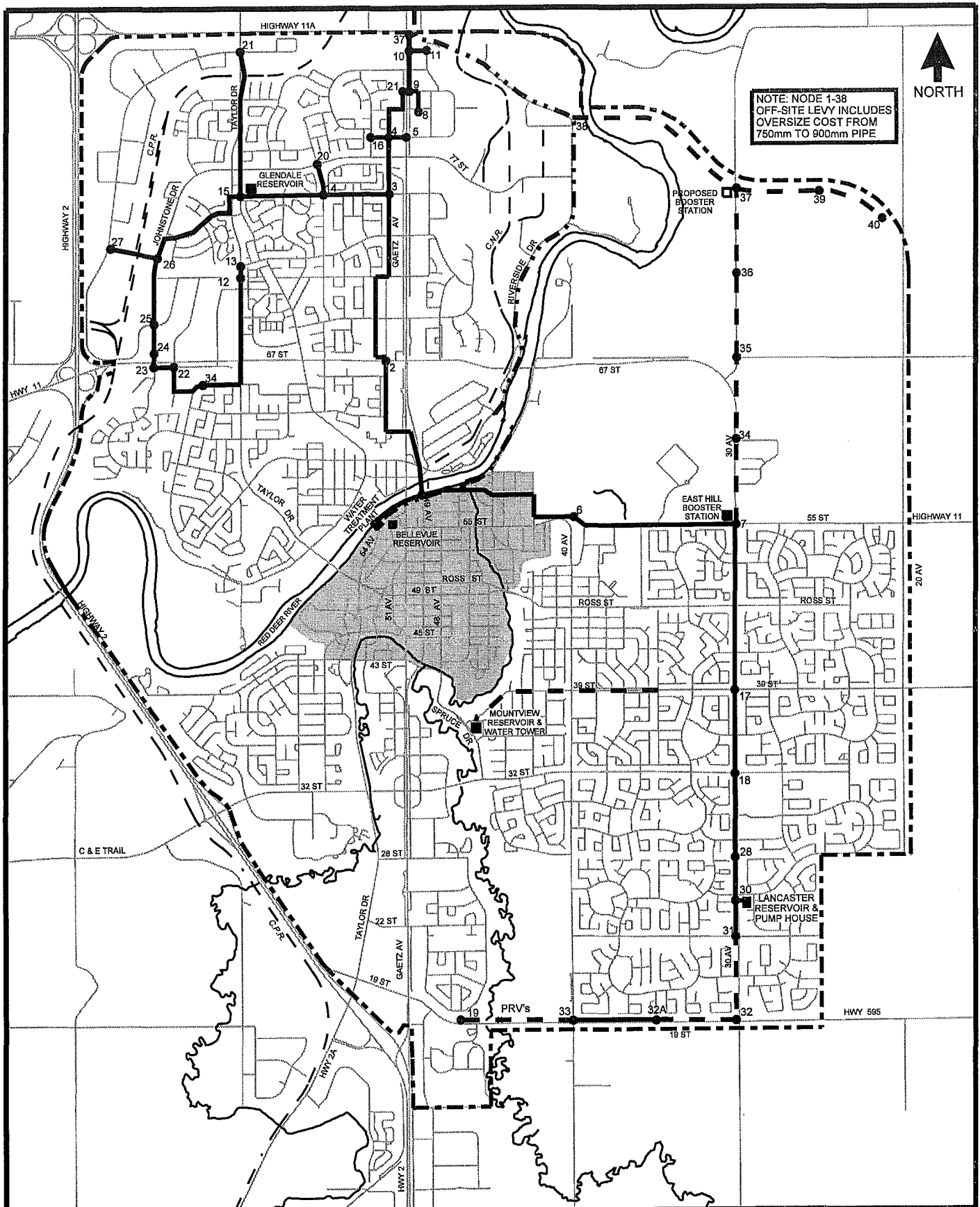
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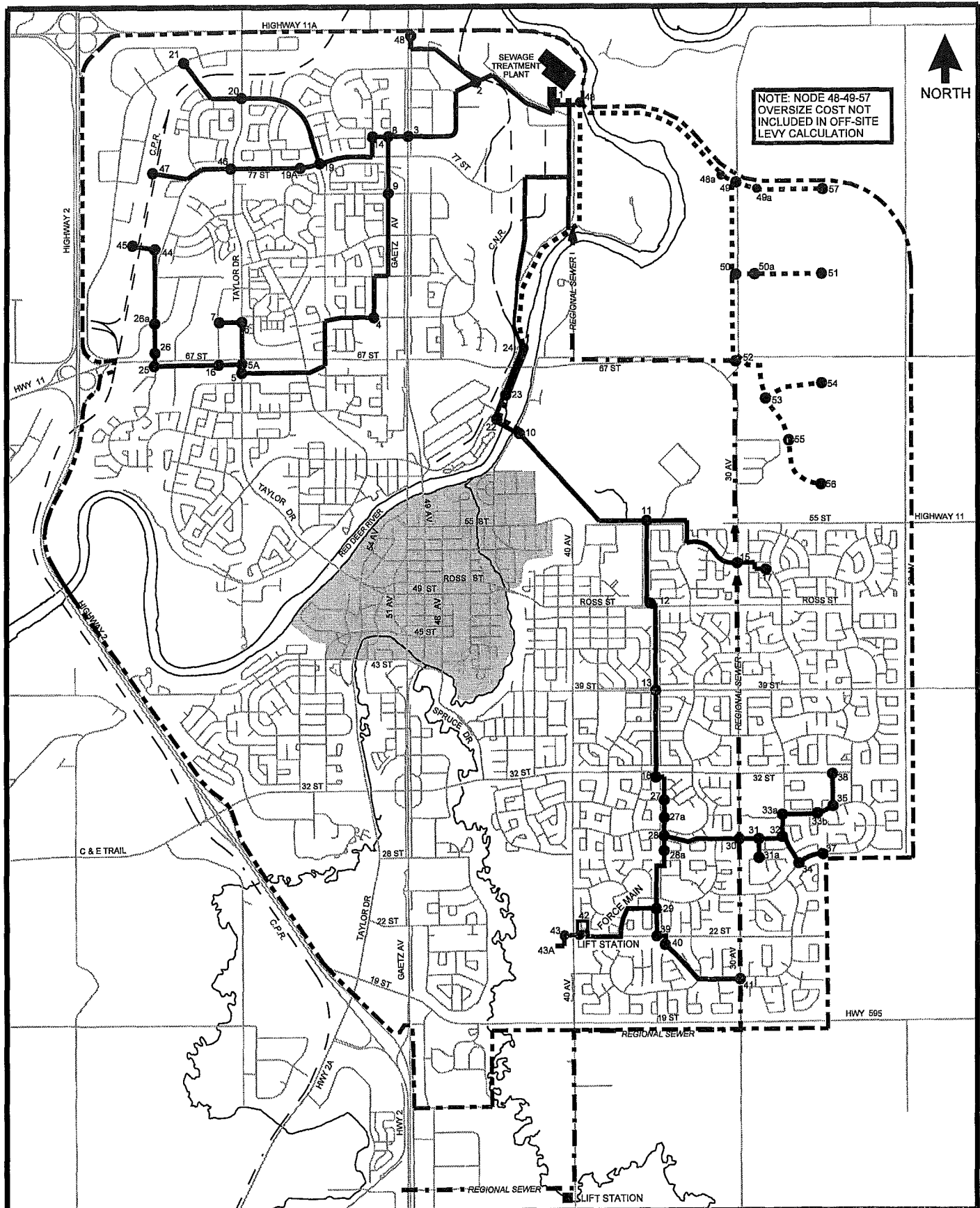
MAYOR

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CITY CLERK







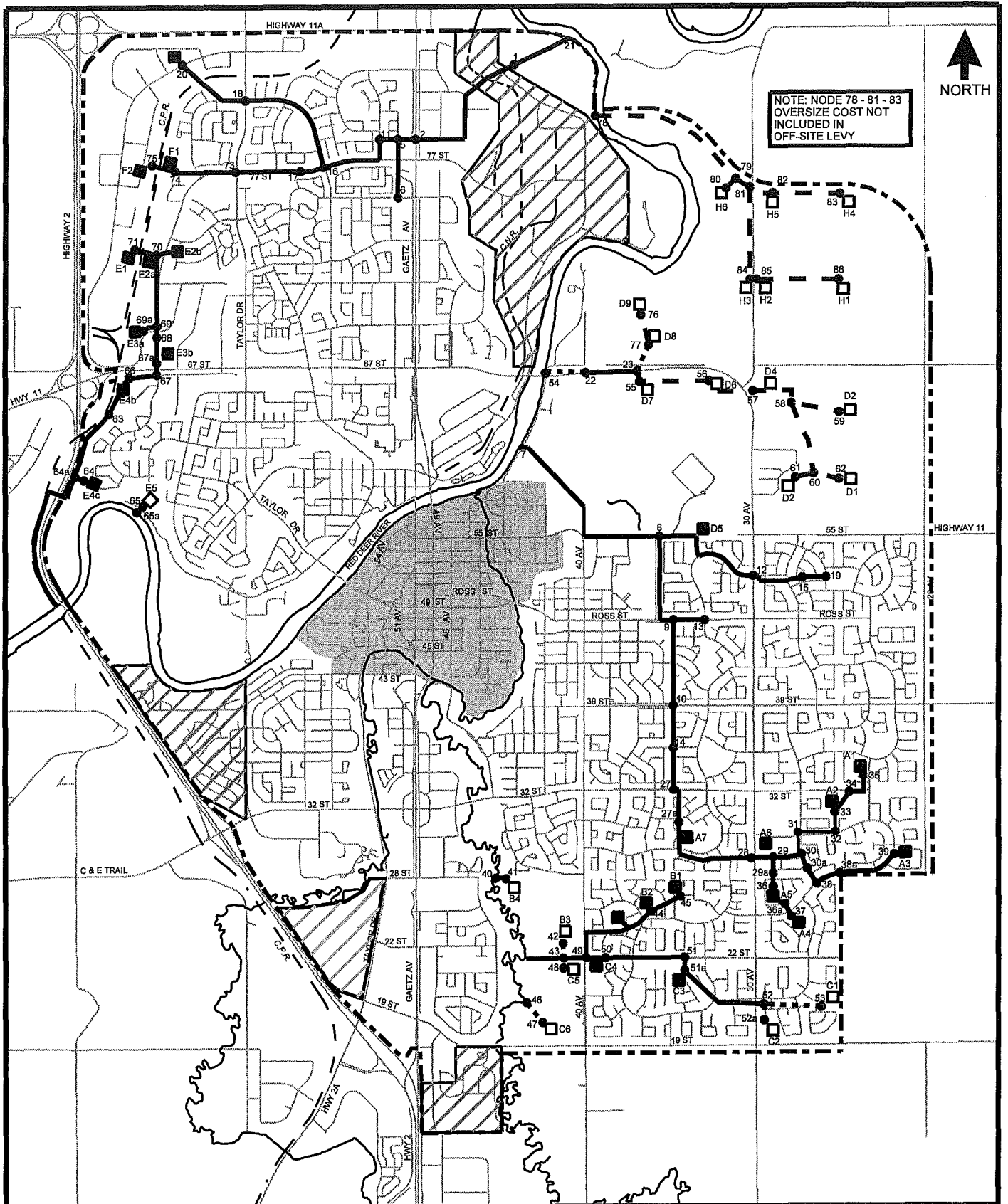
- Basin Boundary
- Existing Trunks
- - - Proposed Trunks
- Central Exempt Area  
(levies do not apply)

## SANITARY TRUNKS

Not to Scale

October 2006

OFF-SITE LEVY  
BYLAW 3380 / 2006  
SCHEDULE "B"





# STORM TRUNKS

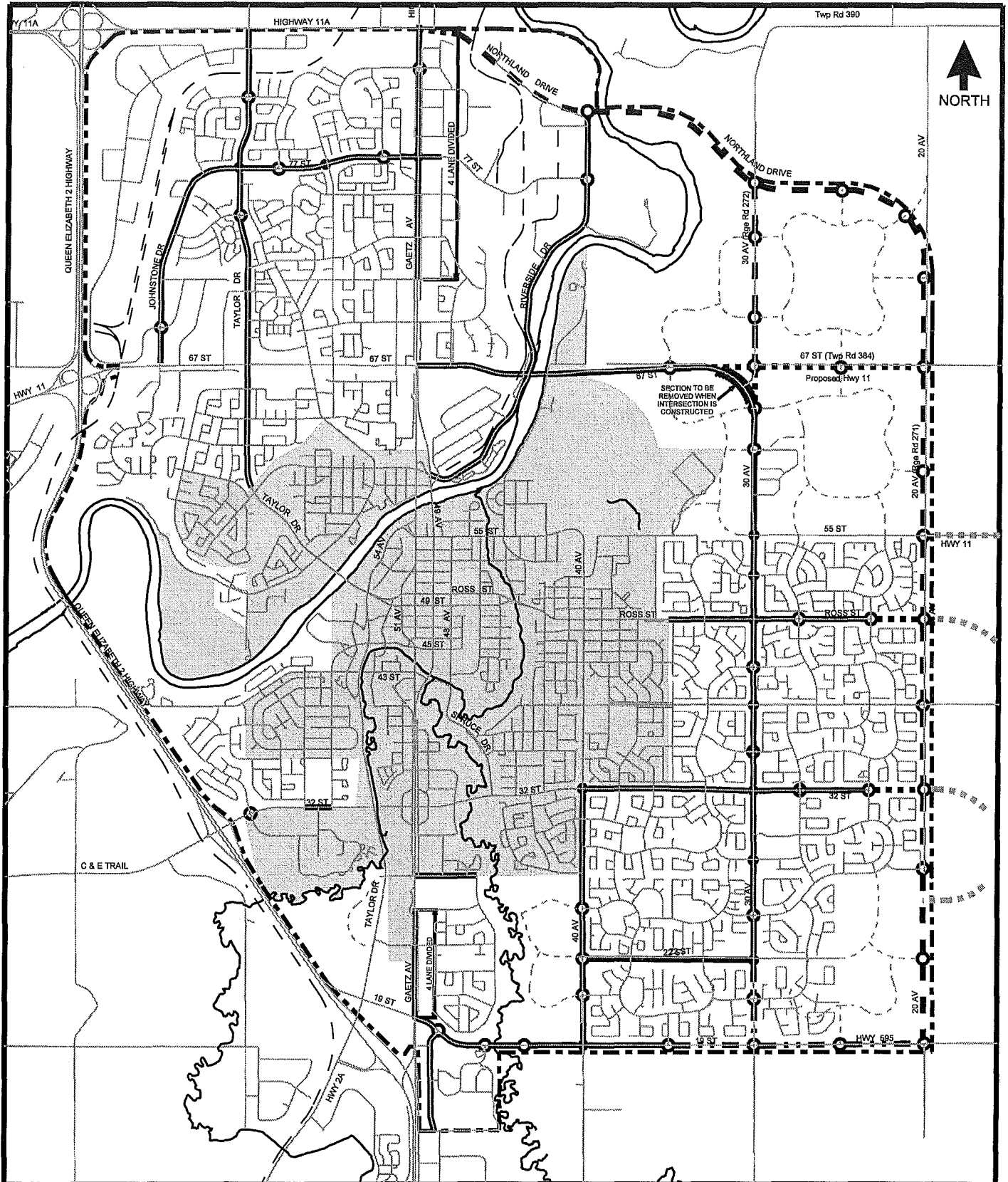
Not to Scale

October 2006

OFF-SITE LEVY  
BYLAW 3380 / 2006  
SCHEDULE "C"

- Basin Boundary
-  Central Exempt Area (levies do not apply)
-  Developer to construct and pay for own outfall main; basin levy charge not applicable
- Existing Detention Pond
- Proposed Detention Pond

- Existing Trunks
- - - Proposed Trunks



- Basin Boundary
- Existing 4 lane road (included in levy rate)
- .... Proposed 4 lane road
- . - . Proposed 4 lane with 2 existing lanes
- Initial 2 lanes of 4 lane divided roadway
- - - - Proposed Collector Roadway

## MAJOR THOROUGHFARE LEVY

Not to Scale



Former Central Basin  
(levies do not apply)



Existing traffic lights included  
in offsite levy rate



Proposed traffic lights included  
in offsite levy rate



Not funded by Levy

October 2006

**OFF-SITE LEVY  
BYLAW 3380 / 2006  
SCHEDULE "D"**

# Memo

Date: December 1, 2006

To: Kelly Kloss, Legislative and Administrative Manager

From: Russell Crook, Land and Appraisal Coordinator  
Howard Thompson, Land & Economic Development Manager

RE: Road Closure Bylaw for unnamed road in Riverside Heavy Industrial Park.

---

**Background:**

The land purchased by the City in 2003 for the municipal yards in Riverside Heavy Industrial Park is bisected by an unnamed and undeveloped road. In order to consolidate the parcels, to facilitate the development, the road needs to be closed by bylaw. The road is shown on the attached sketch.

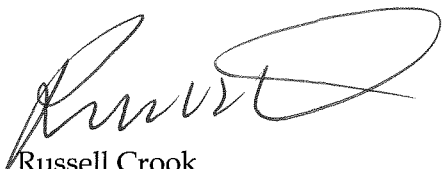
**Recommendation:**

City Council approves first reading of a bylaw having the effect of closing;

"Plan 6BG

All that portion of the unnamed Roadway lying West of Plan 862 1625 and east of the production Northerly of the East limit of road plan 892 0106

Excepting thereout all mines and minerals "



Russell Crook  
Land and Appraisal Coordinator

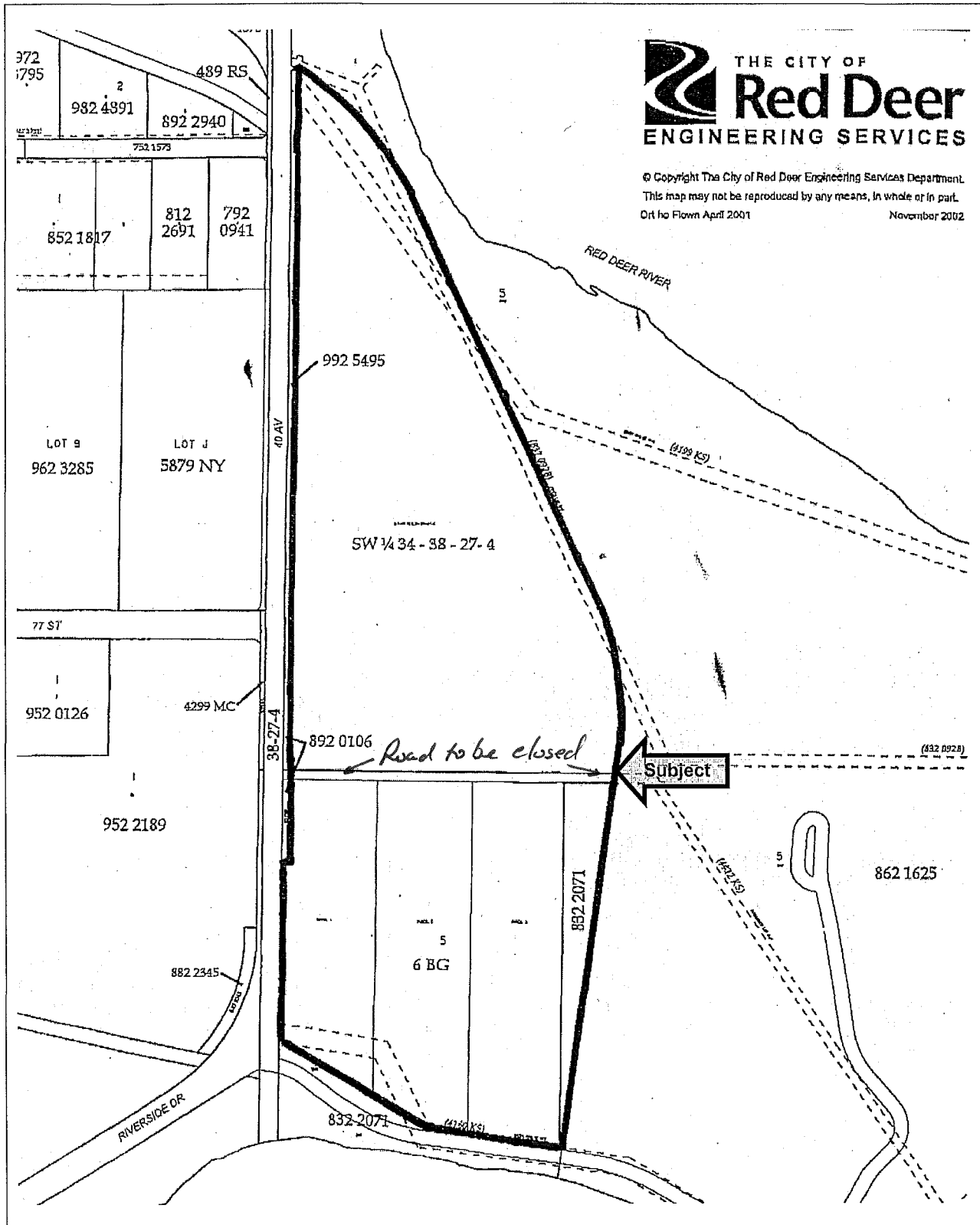


Howard Thompson  
Land & Economic Development Manager

Attach.

c. Tom Warder, Engineering Services Manager

## Site Map



*Comments:*

We agree with the recommendation of the Land and Economic Development Manager that Council give first reading to the Road Closure Bylaw. A Public Hearing will be held on Monday, January 15, 2007 at 6:00 p.m. in Council Chambers, during Council's Regular Meeting.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



**Council Decision – December 18, 2006**

**Legislative & Administrative Services**

**DATE:** December 19, 2006

**TO:** Russell Crook, Land and Appraisal Coordinator  
Howard Thompson, Land & Economic Development Manager

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

**SUBJECT:** Road Closure Bylaw 3379/2006  
Unnamed Road in Riverside Heavy Industrial Park, Municipal Yards Site  
City of Red Deer

---

***Reference Report:***

Land & Appraisal Coordinator, dated December 1, 2006

***Bylaw Readings:***

Road Closure Bylaw 3379/2006 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:*** Yes. A Public Hearing will be held on Monday, January 15, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

Road Closure Bylaw 3379/2006 allows for the closure of an unnamed and undeveloped road on land purchased for the municipal yards in Riverside Heavy Industrial park. In order to consolidate the parcels, to facilitate development of the site, the road needs to be closed. This office will advertise for the Public Hearing. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
Manager

/chk

/attach.

c Director of Development Services  
Inspections & Licensing Manager  
C. Adams, Administrative Assistant  
V. Crawford, Clerk Steno



**BYLAW NO. 3379/2006**

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1 The following portions of roadway in the City of Red Deer are hereby closed:

“Plan 6BG

All that portion of unnamed Roadway lying West of Plan 862 1625  
and east of the production Northerly of the East limit of road plan  
892 0106

Excepting thereout all mines and minerals”

READ A FIRST TIME IN OPEN COUNCIL this	18 <sup>th</sup>	day of	December	2006.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2006.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2006.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2006.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



## RECREATION, PARKS &amp; CULTURE

**Date:** December 11, 2006

**To:** Kelly Kloss  
Legislative and Administrative Manager

**From:** Greg Scott  
Recreation, Parks & Culture Manager

**C.C** Colleen Jensen, Community Services Manager  
Kay Kenny, Recreation Superintendent  
Marv Siebel, Red Deer Minor Hockey Commission General Manager  
Trevor Poth, Business Support Supervisor

**Subject:** Red Deer Minor Hockey Commission – TELUS Cup Sponsorship

The purpose of this report is to request City Council approval for the City of Red Deer to participate as one of the sponsors for the 2007 TELUS Cup (National Championship for Midget Hockey).

**Background**

In the past the City of Red Deer has granted support dollars to provincial, national and international events hosted in Red Deer. Focused on Not For Profit organizations – Council Policy 5313, Grants to Community Services Organizations, outlines the procedure for community organizations to apply for funding support. Examples of past events that the City has contributed to are:

1994 Canadian Brier	\$40,000
1995 World Junior Hockey Championships	\$15,000
2004 Scott Tournament of Hearts	\$50,000
2006 Alberta Summer Games	\$100,000
1998 Winter Games	\$50,000

**Discussion****The Request**

The Red Deer Minor Hockey Commission is asking the City of Red Deer to consider a \$25,000 grant/sponsorship towards the TELUS Cup Championship (Attachment #1). Through this sponsorship, the City would be the primary host of the event's major banquet, which includes over 500 athletes, volunteers, coaches and dignitaries. The Minor Hockey Commission has also indicated that the City would receive a ticket package that could be distributed to Council and staff for some of the games.

**The Event**

The TELUS Cup National Midget Hockey Championship is planned for April 23-29, 2007 in Red Deer with (13) games scheduled for the Red Deer Arena and (2) for the Enmax Centrium. The Minor Hockey Commission is responsible to provide all of the rooms, meals, ground transportation and ice time for the five teams coming to Red Deer (attached #2 Proposed Budget). This event will provide significant profile for Red Deer plus organizers are anticipating a financial legacy will be generated that will help support the programs of the Minor Hockey Commission which in turn will benefit the community. Full attendance is expected at all games.

**Administration Review**

The Recreation, Parks and Culture Department acknowledges that this event will profile Red Deer across Canada. An event of this magnitude will attract many interested fans and spectators to our community. These individuals will positively impact Red Deer's business community including hotels, restaurants, recreation facilities and other commercial retail stores.

Administration has reviewed this request in context with the other events that Council has agreed to grant dollars toward. In doing so it is administration's recommendation that Council consider a grant to the Red Deer Minor Hockey Commission of \$12,500 rather than the \$25,000 as requested. Based on the overall budget, magnitude of the event (single sport focused 5 teams) and the identified use for the dollars, this amount seems appropriate.

**Funding**

Administration has reviewed options for funding the grant/sponsorship and recommends that the \$12,500 be funded from the Recreation, Parks and Culture 2006 Budget.

**Recommendations**

Recreation, Parks and Culture Department recommends that City Council support the following:

- A grant/sponsorship of \$12,500 to the Red Deer Minor Hockey Commission to assist in hosting the 2007 TELUS Cup with the \$12,500 to be funded from the Recreation, Parks and Culture Department's 2006 Budget.



---

Greg Scott, Manager  
Recreation, Parks and Culture



## RED DEER MINOR HOCKEY COMMISSION

D1, 4725 - 43 Street, Red Deer, Alberta T4N 6Z3

Telephone (403) 347-9960 Fax (403) 347-0311

Email: [rdmhc@home.com](mailto:rdmhc@home.com)

Web Site: [www.reddeerminorhockey.com](http://www.reddeerminorhockey.com)

October 19, 2006

City of Red Deer  
Red Deer Recreation, Parks & Culture  
PO Box 5008  
Red Deer, Alberta  
T4N 3T4

### **ATTENTION: GREG SCOTT**

Dear Greg:

Greg, please accept this as a formal request letter, for your consideration, of Sponsorship for the TELUS Cup. As I am sure you know this is the National Championship for Midget Hockey across Canada.

The TELUS Cup Championship is being hosted by Red Deer Minor Hockey this year from April 23-29, 2007 at the Red Deer Arena with the Medal Games at the ENMAX Centrium.

Red Deer Minor Hockey's responsibility is to provide all rooms for the five teams coming to Red Deer, all their meals and ground transportation. Attached is a copy of our proposed Budget. Red Deer Minor Hockey is very excited about the event and knows it will be a huge event for a one week period in Red Deer.

We would ask you to consider a \$25,000.00 Sponsorship of the Event. With this, we would like to make the City of Red Deer the Primary Host of the Banquet, which will have, as per last year in Charlottetown, over 500 in attendance at the Banquet.

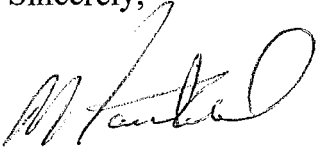
The City would receive tickets that could also be distributed throughout for daily games at the Red Deer Arena, and of course for the Gold and Bronze games in the ENMAX Centrium. We would have the City's Logo or Emblem on all newspaper ads, a full-page ad in the National Program and participation in on ice events, such as dropping of the puck etc.

I spoke with Acting Mayor Mr. Wong, when he was at the Press Conference, and Mr. Wong indicated, because of budget timelines, we should get our request in as soon as possible.

Greg, we expect to have full attendance for all 13 games in the Red Deer Arena and full attendance at the ENMAX Centrium for the Bronze and Gold Medal Games. The \$25,000.00 request is also what the last two cities contributed to this event in Charlottetown and Prince George.

We thank you for your consideration to Sponsor this Event and for your continued support with Red Deer Minor Hockey as a partner. Red Deer Minor Hockey will be looking forward again to the City's continued support of Red Deer Minor Hockey as a partner, it makes all our partnership worthwhile.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Seibel', written in a cursive style.

Marvin Seibel  
General Manager  
Red Deer Minor Hockey

ms/tr

cc: Mr. Frank Wong

## Budget for 2007 Telus Cup

<b>Revenue</b>	<b>Budget</b>
Sponsors	\$75,000.00
Supporters/Friends of Tourn/RDMHC	\$15,000.00
Prov, Fed, Mun Funding	\$30,000.00
Ticket Sales	\$60,000.00
Clothing, Photo (Commission)	\$10,000.00
Raffle	\$2,000.00
50/50 Draws & Program Sales	\$5,000.00
Hockey Canada	<u>\$24,000.00</u>
	\$221,000.00

<b>Expenses</b>	
Print, Newspaper, Radio Ads	\$12,000.00
Arena, VIP, Zamboni Banners	\$10,000.00
Rink Board, Program Ads	\$5,000.00
Ticket Printing	\$2,000.00
Stationary, Phone, Fax, Postage	\$3,000.00
Bill Boards, etc	\$2,500.00
Media Services	\$2,000.00
Hotel - Players	\$60,000.00
Meals - Players	\$30,000.00
Buses -	\$7,000.00
Accreditation	\$1,000.00
Awards Banquet	\$10,000.00
Official Game Fees	\$3,000.00
Official Accommodation	\$2,000.00
Ice/Facility Rental	\$16,000.00
VIP Services	\$1,500.00
Parent Social	\$5,000.00
Ceremonies	\$2,000.00
Player Gifts	\$3,000.00
Cancellation Insurance	\$2,000.00
Security/Medical	\$5,000.00
Bank Charges	\$100.00
Contingency	<u>\$10,000.00</u>
<b>TOTAL</b>	\$194,100.00

Total	\$26,900.00
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*Comments:*

We agree with the recommendation of the Recreation, Parks & Culture Manager.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



Legislative & Administrative Services

Council Decision – December 18, 2006

**DATE:** December 19, 2006  
**TO:** Greg Scott, Recreation, Parks & Culture Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Red Deer Minor Hockey Commission – TELUS Cup Sponsorship

---

*Reference Report:*

Recreation, Parks & Culture Manager, dated December 11, 2006

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated December 11, 2006, re: Red Deer Minor Hockey Commission – TELUS Cup Sponsorship, hereby

- 1) Approves a grant/sponsorship of \$15,000 to the Red Deer Minor Hockey Commission to assist in hosting the 2007 TELUS Cup.
- 2) Amends the 2006 Budget to provide for the funding of the \$15,000 from the Recreation, Parks and Culture 2006 Budget."

*Report Back to Council:* No

A handwritten signature in black ink, appearing to read 'KK/19', is written over the printed name and title of Kelly Kloss.

Kelly Kloss  
Manager

/chk

c Director of Community Services  
Mary Bovair, Financial Analyst





LEGISLATIVE & ADMINISTRATIVE SERVICES

**FILE**

December 19, 2006

Mr. M. Seibel  
General Manager  
Red Deer Minor Hockey Commission  
D1, 4725 – 43 Street  
Red Deer, AB T4N 6Z3

Dear Mr. Seibel:

**Re: Red Deer Minor Hockey Commission  
TELUS Cup Sponsorship**

Thank you for attending the Monday, December 18, 2006 Council meeting. Council considered your request for sponsorship of the TELUS Cup Championships to be held in Red Deer April 23 – 29, 2007 and approved a grant of \$15,000. Please contact Mr. Greg Scott, City of Red Deer Recreation, Parks and Culture Manager, at 342-8159 with regard to payment.

On behalf of the Mayor and Councillors, I wish you all the best with the organization of this event.

Sincerely,



Kelly Kloss  
Manager

c Recreation, Parks and Culture Manager

**ELECTRIC, LIGHT & POWER DEPARTMENT**

DATE: December 11, 2006

TO: Kelly Kloss, Manager, Legislative & Administrative Services

FROM: Ligong Gan, Manager, Electric Light & Power

RE: PILOT Charge to RRO Customers Effective January 1, 2007  
For information only

---

The purpose of this report is to inform Council of the upcoming Payment in Lieu of Tax (PILOT) charge to the RRO customers effective January 1, 2007.

**BACKGROUND**

On July 12, 2006, the provincial government amended the **Payment in Lieu of Tax Regulation** (AR 172/2006), which subjects the energy revenue from the Regulated Rate Option (RRO) customers of municipal utilities, including Red Deer, to tax treatment. The amended regulation comes into force on January 1, 2007.

A copy of the amended regulation AR 172/2006 is attached.

Historically, municipally-owned distribution utilities providing RRO services were not required to pay income tax on the RRO energy revenue. The amended regulation requires these utilities to make a payment, equal to what the income tax would be, on the energy revenue derived from customers who choose to purchase energy under the RRO Tariff. This payment will go into the provincial balancing pool account, which will then be re-distributed back to all electricity consumers as deemed appropriate by the Balancing Pool.

It should be noted that the tax requirement applies only to the RRO energy portion. Revenues from the "wires" – transmission and distribution facilities – continue to be tax exempted for the municipally-owned utilities providing wires services within their boundaries.

The government's sole purpose of introducing the amended PILOT regulation, as it stated, was to create a "level playing field" for all RRO service providers.

The EL&P Department, on behalf of the City, argued vehemently throughout the process that such an amendment is unnecessary as Red Deer is not competing with anyone for any services as it operates strictly within its approved service area and provides RRO service only because it is legislated to do so. Furthermore, Red Deer does not collect nor receive any revenue from the commodity portion of the RRO service as it is completely contracted out to a third party.

In March 2006, the EL&P Department voiced its opposition to the regulation to Red Deer's MLAs. The EL&P department has kept all levels of City administration informed throughout the process since early 2006, when the provincial government initiated the PILOT process.

In late 2006, it became obvious to EL&P department that an amended regulation was unavoidable. The department then worked diligently with the RRO contractor to implement all necessary systems to meet the requirements of the amended PILOT regulation.

### **CUSTOMER IMPACTS**

Beginning January 1, 2007, the following RRO rates will be subject to PILOT treatment.

- Administration Charge
- Energy Charge

PILOT charges are added to and aggregated with the above two rate components. A \$0.11 is added to the current level of Administration Charge to account for the PILOT tax. For the Energy Charge, the PILOT amount is calculated to be \$0.000783 per kWh, and is added to the Energy Charge established in accordance with the "Regulated Rate Tariff – Energy Price Setting Plan" contained in the Electric Utility Bylaw 3273/C-2006 Appendix C.

The PILOT payment for an average residential RRO customer is approximately \$0.58 per month. The actual PILOT amount that a RRO customer pays varies with the actual consumption volume.

### **MUNICIPAL IMPACTS**

There is **no** impact on EL&P annual revenue as a result of the amended PILOT regulation. EL&P does not collect nor receive any revenue from the commodity portion of the RRO service as it is completely contracted out to a third party.



Ligong Gan, P.Eng.  
Manager, Electric Light & Power Department

O.C. 307/2006

July 12, 2006

A.R. 172/2006

July 13, 2006

The Lieutenant Governor in Council makes the Payment in Lieu of Tax Amendment Regulation set out in the attached Appendix.

For Information only

Recommended by: Minister of Energy

Authority: Electric Utilities Act  
(section 147)

## **APPENDIX**

### **Electric Utilities Act**

#### **PAYMENT IN LIEU OF TAX AMENDMENT REGULATION**

**1** The *Payment in Lieu of Tax Regulation* (AR 112/2003) is amended by this Regulation.

**2** Section 1(1) is amended

(a) by repealing clause (f) and substituting the following:

(f) "municipal entity" means a municipal entity as defined in section 147 (1) of the Act and also includes

(i) each municipality or subsidiary of a municipality that provides a regulated rate tariff,

(ii) each municipality or subsidiary of a municipality that owns or operates an electric distribution system, and

(iii) each municipality or subsidiary of a municipality that owns or operates a transmission facility;

(b) by repealing clause (g) and adding the following before clause (h):

(g.1) "service area of the municipality" means,

(i) in respect of electric distribution systems,

(A) the area within the boundary of that municipality,

(B) the area outside the boundary of that municipality where the Board has granted the municipality or its subsidiary the right to provide distribution access service to a customer, but not including any area in which that municipality or its subsidiary acquires electric distribution system assets and any associated Board approved service area from another owner of an electric distribution system after December 31, 2006, unless, for each acquisition, the electric distribution system assets and any associated Board approved service area acquired provide distribution access service to fewer than 100 customers or are acquired as part of an annexation by that municipality of that area, and

(C) the area outside the boundary of that municipality in an adjacent service area where the municipality or its subsidiary is providing distribution access service to a customer to whom distribution access service is not being provided by the electric distribution system approved by the Board to distribute electric energy in that adjacent service area,

and

(ii) in respect of transmission facilities,

(A) the area within the boundary of that municipality, and

(B) any area outside the boundary of that municipality that is within a right-of-way reserved for transmission facilities owned by that municipality or its subsidiary on December 31, 2006.

### **3 Section 3 is amended**

**(a) in subsection (1)**

**(i) in clause (b) by striking out "other than the electricity that is required to supply regulated rate customers,";**

**(ii) by repealing clause (c) and substituting the following:**

(c) the provision by the municipal entity of retail electricity services to customers in Alberta, other than services within the service area of the municipality relating to the ownership or operation of

(i) transmission facilities, or

(ii) an electric distribution system,

(c.1) the ownership or operation of a transmission facility or an

electric distribution system outside the service area of the municipality,

(iii) in clause (e) by striking out "to persons who are not regulated rate customers";

(b) by adding the following after subsection (1):

(1.1) Revenue received by a municipal entity from

(a) the ownership or operation of transmission facilities or an electric distribution system outside the service area of the municipality, and

(b) a customer who chooses to purchase electricity under a regulated rate tariff

is to be considered income received by the municipal entity for the purposes of section 147(3) of the Act.

**4 Section 6(2) is amended by repealing clause (a).**

**5 Section 17 is amended by striking out "October 31, 2008" and substituting "October 31, 2017".**

**6 This Regulation comes into force on January 1, 2007.**

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(Consolidated up to 105/2005)

## **ALBERTA REGULATION 112/2003**

### **Electric Utilities Act**

#### **PAYMENT IN LIEU OF TAX REGULATION**

#### *Table of Contents*

<b>1</b>	Interpretation
<b>2</b>	Estimate of balancing pool payment
<b>3</b>	Estimated based on specified business income or loss
<b>4</b>	Deemed value of capital property and eligible capital property
<b>5</b>	Method of calculating estimate
<b>6</b>	Calculation of actual balancing pool payment
<b>7</b>	Payment to Balancing Pool
<b>8</b>	Duty to file returns
<b>9</b>	Duty to keep records
<b>10</b>	Refund
<b>11</b>	Penalties and interest
<b>12</b>	Application of tax Acts
<b>13</b>	Costs of Minister
<b>14</b>	Application of s149(10) of Income Tax Act (Canada)
<b>15</b>	Use and disclosure of information
<b>16</b>	Repeal
<b>17</b>	Expiry
<b>18</b>	Coming into force

#### **Interpretation**

##### **1(1)** In this Regulation,

- (a) "Act" means the *Electric Utilities Act*;
- (b) "affiliate" has the meaning given to it in the *Business Corporations Act*;
- (c) "balancing pool payment" means an amount calculated in accordance with this Regulation that a municipal entity
  - (i) must pay to the Balancing Pool for a year, or
  - (ii) is entitled to receive from the Balancing Pool for a year;

- (d) “fair market value” means the price available in an open and unrestricted market between informed and prudent parties, acting at arm’s length and under no compulsion to act, expressed in terms of money;
  - (e) “Minister” means the Minister of Finance;
  - (f) “municipal entity” has the meaning given to it in section 147 of the Act;
  - (g) “regulated rate customer” means a customer purchasing electricity services under a tariff prepared pursuant to the *Regulated Default Supply Regulation*;
  - (h) “tax Acts” means
    - (i) the *Income Tax Act* (Canada) and the regulations made under that Act, and
    - (ii) the *Alberta Corporate Tax Act* and the regulations made under that Act;
  - (i) “year” means
    - (i) January 1 of a year to December 31 of that year, or
    - (ii) where a municipal entity uses a fiscal year that is different from the period described in subclause (i), the fiscal year of the municipal entity.
- (2) Words and phrases used in this Regulation and not defined in the Act or this Regulation have the meaning given to them in the tax Acts.
- (3) For the purposes of this Regulation, the reference to “this Act” in subsections 245(1) and (4) of the *Income Tax Act* (Canada) must be read as if it were a reference to the *Electric Utilities Act*.

AR 112/2003 s1;105/2005

**Estimate of balancing pool payment**

- 2(1)** Each year, a municipal entity must estimate the balancing pool payment that the entity must pay to or is entitled to receive from the Balancing Pool for the year.
- (2) The balancing pool payment is equal to
- (a) the amount the municipal entity would be required to pay as tax for that year pursuant to
    - (i) Parts I and I.3 of the *Income Tax Act* (Canada), and



(ii) the *Alberta Corporate Tax Act*,

or

(b) the refund the municipal entity would be entitled to receive for that year pursuant to

(i) Parts I and I.3 of the *Income Tax Act* (Canada), and

(ii) the *Alberta Corporate Tax Act*,

if the municipal entity were not exempt from taxation under section 149 of the *Income Tax Act* (Canada) and section 35 of the *Alberta Corporate Tax Act*.

(3) The municipal entity must take into consideration the requirements of section 6 when preparing its estimate under this section.

**Estimate based on specified business income or loss**

**3(1)** Subject to section 4, the estimate required under section 2(1) must be based on the income earned or losses incurred by the municipal entity in respect of

(a) the generation of electricity in Alberta at a generating unit

(i) that the municipal entity

(A) owns or holds an interest in, or

(B) leases,

and

(ii) to which a power purchase arrangement applies,

(b) the exchange, purchase or sale by the municipal entity of electricity in Alberta, other than the electricity that is required to supply regulated rate customers,

(c) the provision by the municipal entity of retail electricity services, other than services relating to the operation of transmission facilities or electric distribution systems, to customers in Alberta,

(d) the export by the municipal entity of electricity to a jurisdiction outside Alberta,

(e) the sale by the municipal entity in Alberta of electricity imported from a jurisdiction outside Alberta to persons who are not regulated rate customers, and

- (f) any swap, option, agreement, derivative, futures contract or other arrangement entered into by the municipal entity relating to an activity described in clauses (a) to (e).

(2) Where a municipal entity pays a tax in a jurisdiction outside Alberta in respect of income earned from the sale of electricity in that jurisdiction, the municipal entity may deduct from the estimate required under section 2(1) the lesser of

- (a) the amount tax paid on that income in that jurisdiction, and
- (b) the amount that would be payable under this Regulation in respect of that income.

#### **Deemed value of capital property and eligible capital property**

**4(1)** Where a municipal entity to which this Regulation applies disposes of capital property or eligible capital property, whether deemed or actual, the property is deemed to have been disposed of at its cost amount immediately before the disposition.

(2) Where a municipal entity to which this Regulation applies acquires capital property or eligible capital property in the transaction referred to in subsection (1), the property is deemed to have been acquired at its cost amount referred to in subsection (1).

(3) Where a municipal entity to which this Regulation applies acquires capital property or eligible capital property referred to in subsection (1) at any time from a person to which this Regulation does not apply, the property is deemed to have been acquired at the lesser of

- (a) its cost amount immediately before the last disposition by a municipal entity described in subsection (1), and
- (b) its fair market value at the date of the acquisition referred to in this subsection.

#### **Method of calculating estimate**

**5** An estimate under section 2(1) must be calculated in accordance with the method set out in the tax Acts.

#### **Calculation of actual balancing pool payment**

**6(1)** Not later than the last day of the 2nd month following the end of a year, a municipal entity must

- (a) calculate in accordance with sections 3 and 5 the actual balancing pool payment that the entity must pay to or is

entitled to receive from the Balancing Pool for the year,  
and

- (b) if the actual balancing pool payment is greater than the total of the instalments made by the municipal entity in the year, pay the difference to the Balancing Pool.

(2) When calculating the actual balancing pool payment under subsection (1)(a), the municipal entity

- (a) must, if it is the holder of a power purchase arrangement, indicate the amount of electricity generated pursuant to the power purchase arrangement that has been provided in the year
  - (i) to customers who are regulated rate customers, and
  - (ii) to customers who are not regulated rate customers,
 and
- (b) must, in a fair and reasonable manner, allocate its costs and revenues for the year and its assets, liabilities and equity as at the end of the year, as relating
  - (i) to that portion of the municipal entity's operations in respect of which a balancing pool payment must be calculated under this Regulation, or
  - (ii) to that portion of the municipal entity's operations in respect of which no balancing pool payment need be calculated under this Regulation.

(3) When calculating the actual balancing pool payment under subsection (1)(a), the municipal entity must value the sale, lease, exchange, transfer or other disposition of goods or services between the municipal entity and its affiliate at fair market value.

(4) If the value of the transaction referred to in subsection (3) is regulated by a municipal, provincial or federal government or government agency, the regulated value is considered to be the fair market value.

(5) Subsections (3) and (4) do not apply to transactions to which section 4 applies.

#### **Payment to Balancing Pool**

**7** Where a municipal entity must pay a balancing pool payment to the Balancing Pool,

- (a) the entity must make the payment in instalments based on the estimate prepared under section 2(2)(a), and
- (b) the instalments must be calculated and paid in accordance with the tax Acts.

#### **Duty to file returns**

**8** Not later than the last day of the 6th month following the end of each year, a municipal entity must file with the Minister the return or returns that would be required to be filed if the municipal entity were not exempt from taxation under section 149 of the *Income Tax Act* (Canada) and section 35 of the *Alberta Corporate Tax Act*.

#### **Duty to keep records**

**9** For 6 years following the last day of each year for which a balancing pool payment is calculated, a municipal entity must keep records to support the calculation of the actual balancing pool payment.

#### **Refund**

**10(1)** A municipal entity is entitled to receive a balancing pool payment from the Balancing Pool

- (a) where the total of the instalments paid by the municipal entity in a year is greater than the actual balancing pool payment calculated under section 6 for that year,
- (b) where the municipal entity elects, in accordance with the tax Acts, to carry back to a previous year a loss reported on a return filed under section 8, or
- (c) where, after the municipal entity has paid the instalments required under this Regulation for a year, the municipal entity is assessed a tax pursuant to
  - (i) Parts I and I.3 of the *Income Tax Act* (Canada), and
  - (ii) the *Alberta Corporate Tax Act*.

**(2)** The amount a municipal entity is entitled to receive under subsection (1) is the difference between

- (a) the amount actually paid by the municipal entity for a year, and
- (b) the amount required to be paid by the municipal entity under this Regulation for the year.

(3) No refund is payable under subsection (2) where the difference calculated is less than \$0.

(4) A municipal entity that is entitled to receive a balancing pool payment under this section is entitled to interest from the Balancing Pool in the amount that would be payable and on the terms that would apply if a refund were payable to the municipal entity under the tax Acts.

#### **Penalties and interest**

**11(1)** A municipal entity that fails to comply with an obligation under the tax Acts that would have applied to it if the municipal entity were not exempt from taxation under those Acts is subject to the penalty or interest, or both, that is payable under those Acts for that failure.

(2) A municipal entity that fails to comply with an obligation under this Regulation is subject to the penalty or interest, or both, that is payable under the tax Acts for that failure.

(3) Any penalty or interest payable pursuant to this section must be paid to the Balancing Pool at the time that the penalties and interest are payable under the tax Acts.

#### **Application of tax Acts**

**12(1)** The Minister

- (a) may take any action with respect to returns and payments required under this Regulation that the Canada Customs and Revenue Agency or the Minister is authorized to take with respect to returns and payments of tax under the tax Acts, and
- (b) is subject to the obligations of the Canada Customs and Revenue Agency and the Minister under the tax Acts.

(2) Except as modified by this Regulation, a municipal entity

- (a) is entitled to the benefits of the rights, processes, procedures and remedies available to taxpayers under the tax Acts, and
- (b) is subject to the obligations of taxpayers under the tax Acts.

(3) A decision of the Minister that under the tax Acts would be subject to appeal to a court may be appealed to the Court of Queen's Bench of Alberta.

**Costs of Minister**

**13** Any costs incurred by the Minister to administer this Regulation are payable from the Balancing Pool.

**Application of s149(10) of Income Tax Act (Canada)**

**14(1)** Where after the coming into force of this Regulation a municipal entity becomes subject to this Regulation, subsection 149(10) of the *Income Tax Act* (Canada) applies.

**(2)** Where a municipal entity ceases to be subject to this Regulation, subsection 149(10) of the *Income Tax Act* (Canada) applies subject to section 4(1) of this Regulation.

**Use and disclosure of information**

**15** Section 77 of the *Alberta Corporate Tax Act* applies to information in the custody or under the control of the Minister.

**Repeal**

**16(1)** The *Payment in Lieu of Tax Regulation* (AR 236/2001) is repealed.

**(2)** Notwithstanding subsection (1) and subject to subsection (3), the *Payment in Lieu of Tax Regulation* (AR 236/2001) continues to apply to balancing pool payments required to be paid to or from the Balancing Pool in respect of a year ending in 2001 or 2002 as if that Regulation had not been repealed.

**(3)** For the purposes of subsection (2), a reference in the *Payment in Lieu of Tax Regulation* (AR 236/2001) to “balancing pool” is to be read as a reference to the Balancing Pool.

**Expiry**

**17** For the purpose of ensuring that this Regulation is reviewed for ongoing relevancy and necessity, with the option that it may be repassed in its present or an amended form following a review, this Regulation expires on October 31, 2008.

**Coming into force**

**18** This Regulation comes into force on the coming into force of Parts 1 to 10 of the *Electric Utilities Act*, SA 2003 cE-5.1.

*Comments:*

This report is submitted for Council's information only.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



**Council Decision – December 18, 2006**

**Legislative & Administrative Services**

**DATE:** December 19, 2006  
**TO:** Ligong Gan, EL & P Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** PILOT Charge to RRO Customers Effective January 1, 2007  
For Information

---

*Reference Report:*

EL & P Manager, dated December 11, 2006

*Report Back to Council:* No

*Comments/Further Action:*

This report was presented to Council for information only.



Kelly Kloss  
Manager

/chk

c Director of Development Services



Item No. 10



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 404, 4808 Ross Street  
Red Deer, AB T4N 1X5  
Phone: (403) 343-3394  
Fax: (403) 346-1570  
Email: pcps@pcps.ab.ca

**DATE:** December 8, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services  
**FROM:** Tara Lodewyk, Planner  
**RE:** City Council 'appointee' as per the *Historical Resources Act*

### **Background**

The *Historic Resources Act* (section 26) gives City Council the power to by bylaw designate any historic resource within the municipality whose preservation it considers to be in the public interest. City Council has designated 12 buildings as Municipal Historic Resources by bylaw. These are listed in section 7.5 (3) of the Land Use Bylaw.

Once a building is designated, a caveat is registered on the title of each property specifying the Municipal Historic Resource designation. With the Municipal Historic Resource designation, no person shall:

*"destroy, disturb, alter, restore or repair an historic resource that has been designated or remove any historic object from an historic resource that has been designated under this section [section 26] without written approval of the council or a person appointed by the council for the purpose."*

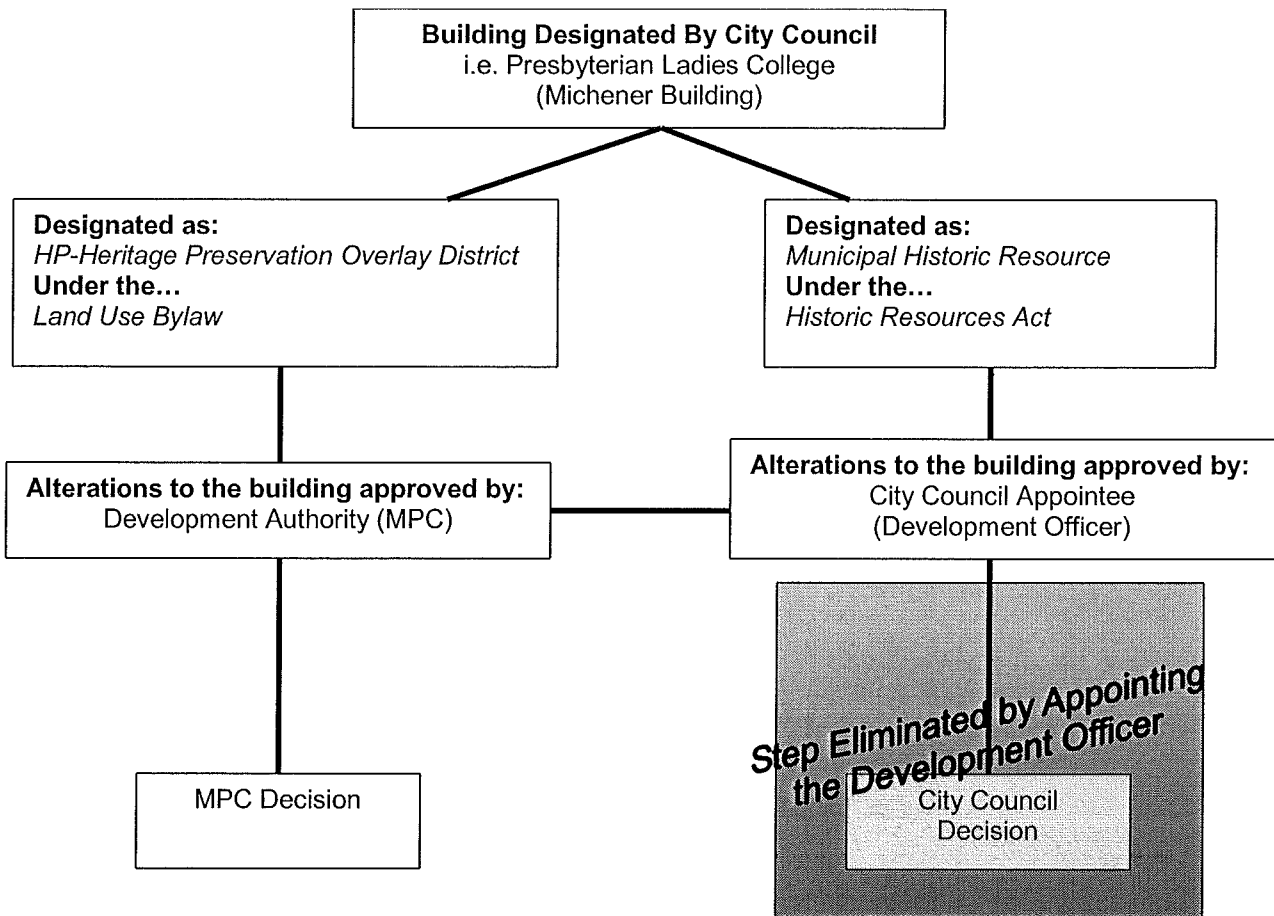
Council has not specifically appointed a person for this purpose therefore any changes to the twelve current Municipal Historic Resources has to be done by motion of City Council.

### **Analysis**

When City Council designates a building a Land Use Bylaw amendment is required to add the building as a HP-Historical Preservation Overlay District and list it as Municipal Historic Resource within this district. Consequently, the building that is designated now falls under the regulations listed in two different documents. First being the Land Use Bylaw, as a HP-Historic Preservation District and the second being the *Historic Resources Act* as a Municipal Historic Resource. The Land Use Bylaw and the *Historic Resources Act* have two different approval processes for alterations to a designated building. This could potentially lead to two different decisions. Please refer to the following chart.

The other issue with the current situation is that City Council would be required to approve or refuse any alterations to a Municipal Historic Resource which becomes time consuming for Council. Alterations could range from minor to major such as the installation of an air conditioner unit to the addition of a 15,000 square foot building.

## Proposed Approval Process for Alterations to a Municipal Historic Resource



The *Historic Resources Act* allows City Council to appoint a designate. The Act is specific that a person be appointed rather than a board, committee or authority. It is being suggested that City Council exercise this option and appoint a designate to use their discretion in approving or refusing alterations to a Municipal Historic Resource. City Council would continue to be responsible for designating buildings as Municipal Historic Resources.

It is suggested that the Development Officer be appointed by City Council as its designate. This would integrate the current Land Use Bylaw approval process with the Historical Resources Act approval process to ensure a comprehensive decision.

As an example, the Development Officer would prepare a report with a recommendation as per the usual process based on the advice of the Heritage Planner or planning staff (PCPS) and other relevant administration. The report would go to the Municipal Planning Commission to make a decision to refuse, approve or grant approval subject to any conditions deemed appropriate.

If a designate is appointed, an amendment to the Land Use Bylaw will be required for clarification of the decision process. The regulations in the Historically Significant (HS) and Heritage Preservation (HP) Overlay districts would need to be modified to reflect the appointee and clarify the approval process. If changes are going to be made to these sections affecting the development permit process then several of the recommendations of the recently adopted *Heritage Management Plan* should also be implemented at the same time rather than doing two separate amendments to the same sections. Parkland Community Planning Services would prepare a report for Council and implement these recommendations at the same time.

**Recommendation**

Planning staff recommend the following:

That City Council appoint the Development Officer to use discretion in refusing or granting an approval under subsection 26 (6) of the *Historical Resources Act* or to grant approval subject to any conditions deemed appropriate as the appointee.

That City Council directs Parkland Community Planning Services to prepare a Land Use Bylaw amendment to reflect the appointment of the Development Officer and implement the recommendations of the *Heritage Management Plan* that also affect the same sections of the Land Use Bylaw.



Tara Lodewyk  
Planner



Tony Lindhout  
City Planning Manager

cc. Norbert VanWyk, City Manager  
Colleen Jensen, Community Services Director  
Paul Meyette, Inspections and Licensing Manager

*Comments:*

We agree with the recommendation of Parkland Community Planning Services.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



**Council Decision – December 18, 2006**

**Legislative & Administrative Services**

**DATE:** December 19, 2006  
**TO:** Tara Lodewyk, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** City Council 'Appointee' as per the *Historical Resources Act*

---

***Reference Report:***

Parkland Community Planning Services, dated December 8, 2006

***Resolutions:***

***"Resolved*** that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated December 6, 2006, re: City Council's 'Appointee' as per the *Historical Resources Act* hereby directs the preparation of a Land Use Bylaw amendment to reflect:

1. The appointment of the Development Officer to use discretion in refusing or granting an approval under subsection 26 (6) of the *Historical Resources Act* or to grant approval subject to any conditions deemed appropriate as the appointee.
2. The implementation of the recommendations of the *Heritage Management Plan* that also affect the same sections of the Land Use Bylaw. "

***Report Back to Council:*** Yes

Council Decision – December 18, 2006  
City Council "Appointee" as per the Historical Resources Act  
Page 2

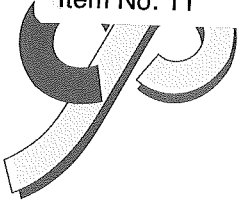
***Comments/Further Action:***

Please prepare a Land Use Bylaw Amendment for Council's consideration as per the above resolution.



Kelly Kloss  
Manager  
/chk

c     Director of Development Services  
       Inspections & Licensing Manager



**LAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 404, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@pcps.ab.ca  
www.pcps.ca

---

**DATE:** December 7, 2006  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3357/O-2006  
NE ¼ 28-38-27-4  
Riverside Heavy Industrial

---

**Proposal**

The applicant is seeking to rezone a 1.35-ha portion of land from I2 Industrial (Heavy Industrial) District to P1 Parks and Recreation District. P1 zoning is required in order to accommodate a proposed municipal reserve (MR) parcel as part of a current subdivision application. The boundaries of the proposed MR parcel are dictated by existing topography and vegetation. Considering the existing P1 lands adjacent to the south, Recreation, Parks and Culture has determined this subject parcel, in its present state, to be of an environmental value and asset to the City's open space system.

**Staff Recommendation**

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3357/O-2006.

---

Martin Kvapil  
PLANNING ASSISTANT

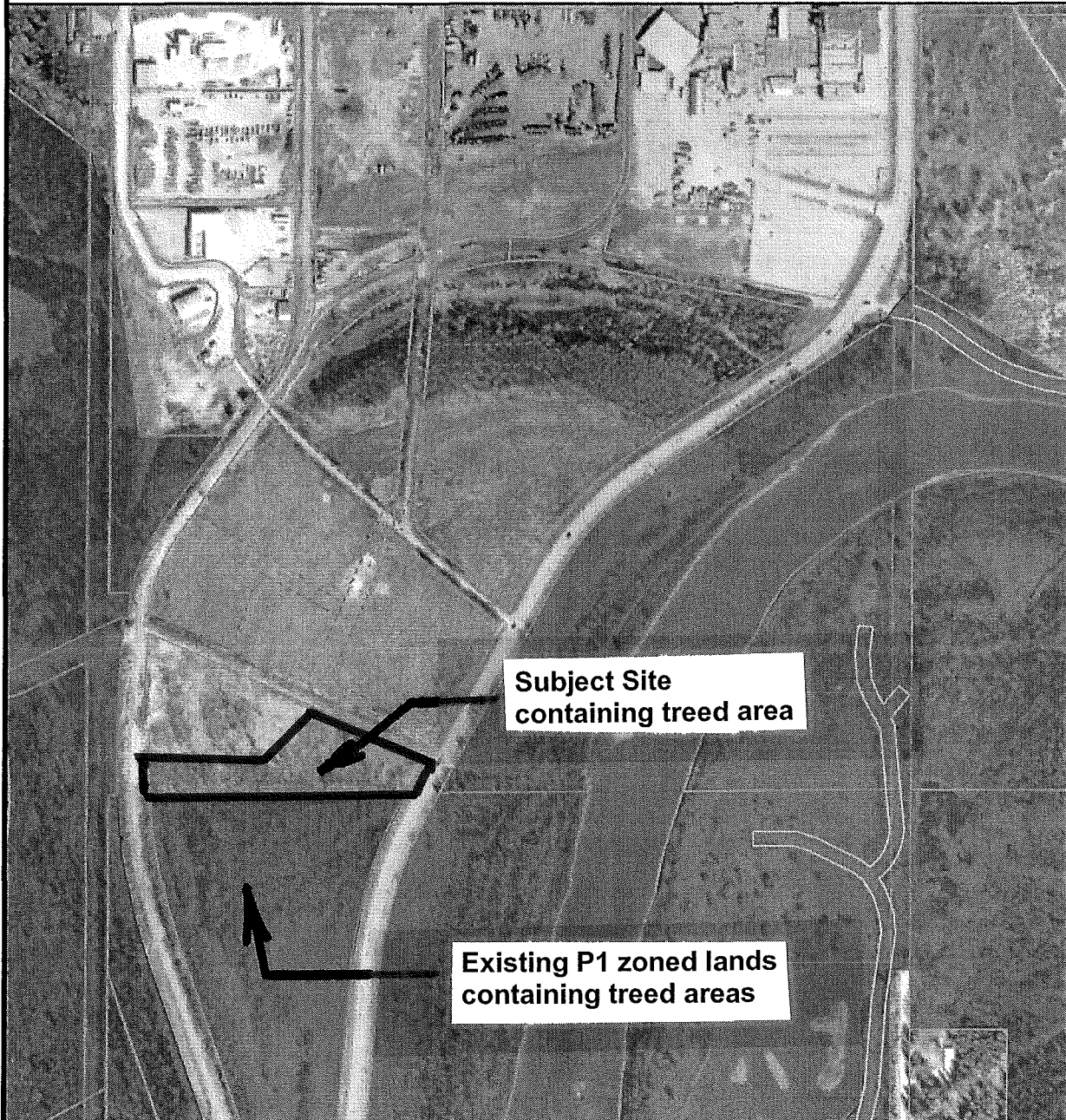
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Tony Lindhout  
CITY PLANNING MANAGER

Attach.



Map Produced By The City of Red Deer

**LEGEND**

Legal Fabric  
Parcel Fabric  
Base  
2004 Ortho Image



2006/12/13  
Scale 1 : 6589

The City of Red Deer does not guarantee  
the accuracy of the information.  
Data to be used as information only.

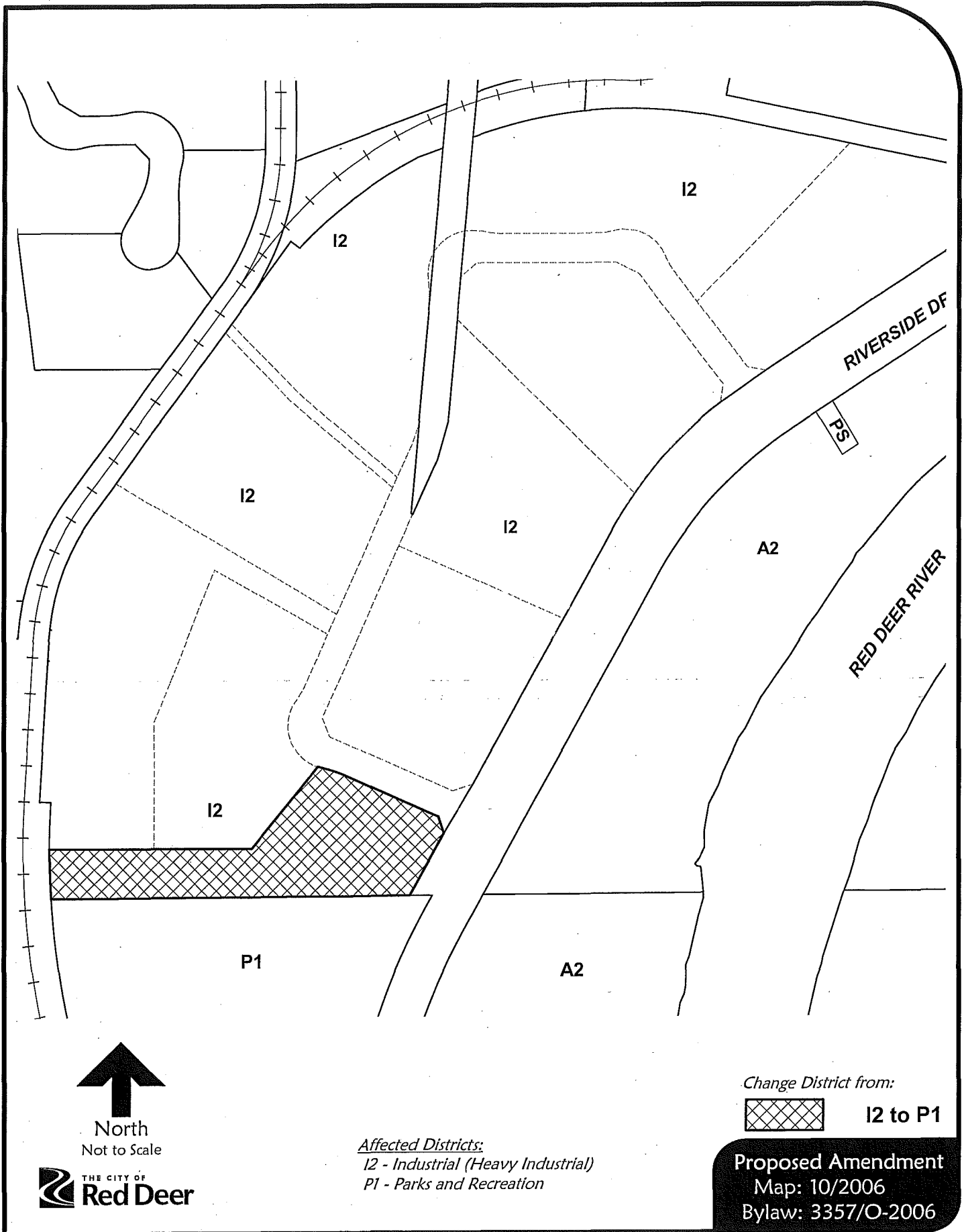
Copyright © 2006 The City of Red Deer





**Subject Site  
containing treed area**

# Proposed Amendment to Land Use Bylaw 3357/2006



*Comments:*

We agree with the recommendation of Parkland Community Planning Services that Council give first reading to the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, January 15, 2007, at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



**Council Decision – December 18, 2006**

**Legislative & Administrative Services**

**DATE:** December 19, 2006  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/O-2006  
NE ¼ 28-38-27-4  
Riverside Heavy Industrial

---

***Reference Report:***

Parkland Community Planning Services, dated December 7, 2006

***Bylaw Readings:***

Land Use Bylaw Amendment 3357/O-2006 was given first reading. A copy of the bylaw is attached.

***Report Back to Council:*** Yes

A Public Hearing will be held on Monday, January 15, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3357/O-2006 provides for a rezoning of 1.35 ha of land from I2 Industrial (Heavy Industrial) District to P1 Parks and Recreation District. The P1 zoning is required in order to accommodate a proposed municipal reserve (MR) parcel as part of a current subdivision application. This office will now proceed with the advertising for a Public Hearing. Multicon Limited will be responsible for the advertising costs in this instance.

Kelly Kloss  
Manager

/chk

/attach.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
V. Crawford, Clerk Steno

**BYLAW NO. 3357/O-2006**

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 N19" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18<sup>th</sup> day of December 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

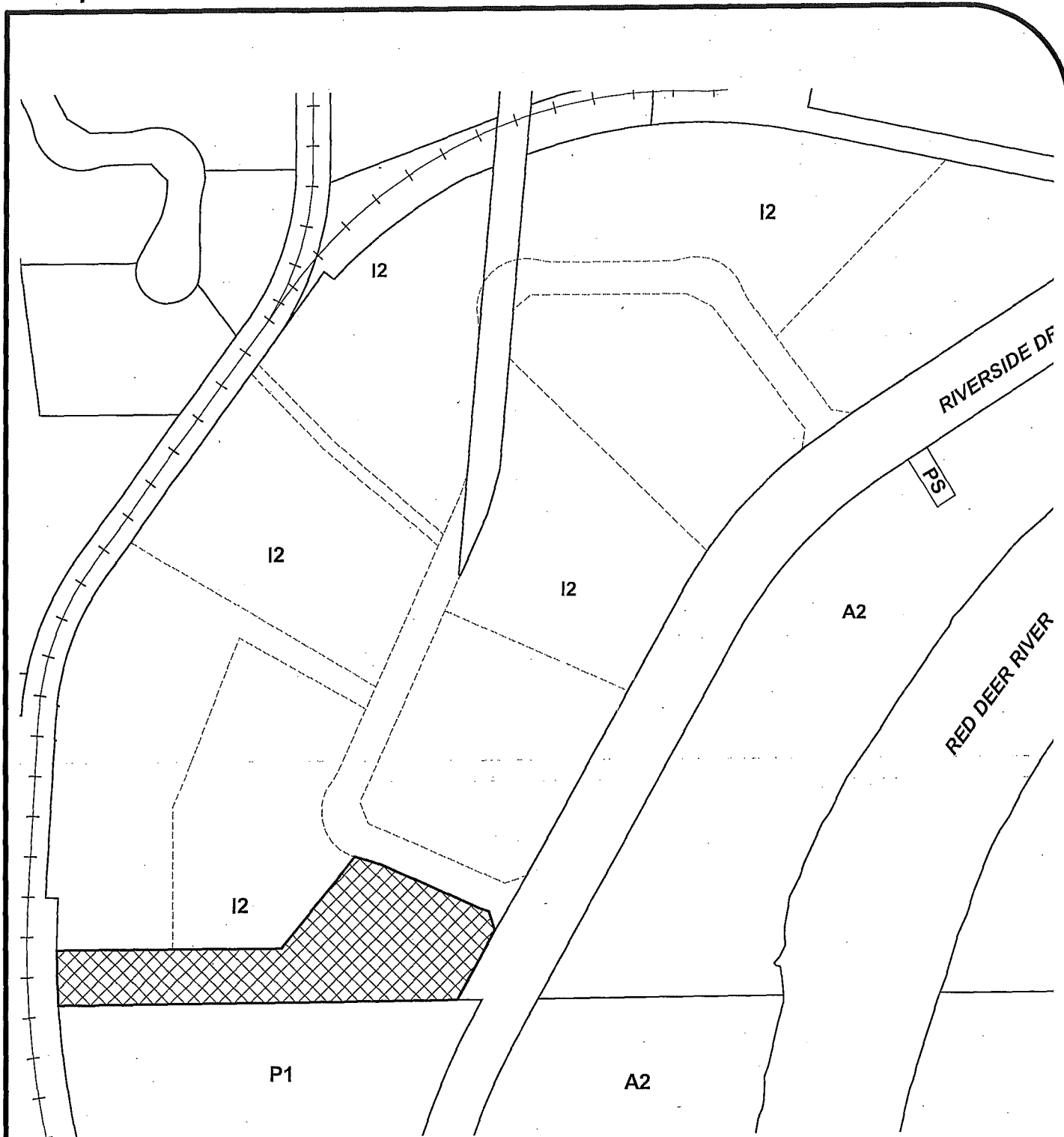
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



Affected Districts:  
I2 - Industrial (Heavy Industrial)  
P1 - Parks and Recreation

Change District from:



I2 to P1

Proposed Amendment  
Map: 10/2006  
Bylaw: 3357/O-2006



LEGISLATIVE & ADMINISTRATIVE SERVICES

December 19, 2006

Multicon Limited  
12816 Canso Crescent, S.W.  
Calgary, AB T2W 3B1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3357/O-2006**  
**NE ¼ 28-38-27-4**  
**Riverside Heavy Industrial**

Red Deer City Council gave first readings to *Land Use Bylaw Amendment 3357/O-2006* at the City of Red Deer's Council meeting held Monday, December 18, 2006. For your information, a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3357/O-2006* provides for a rezoning of 1.35 ha of land from I2 Industrial (Heavy Industrial) District to P1 Parks and Recreation District. The P1 zoning is required in order to accommodate a proposed municipal reserve (MR) parcel as part of a current subdivision application.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for the Public Hearings to be held on Monday, January 15, 2007 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 these costs 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 Wednesday, December 27, 2006.

Please call if you have any questions.

Sincerely,

Kelly Kloss  
Manager

/attach.

c Land & Appraisal Coordinator  
Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3357/O-2006**

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 N19" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18<sup>th</sup> day of December 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

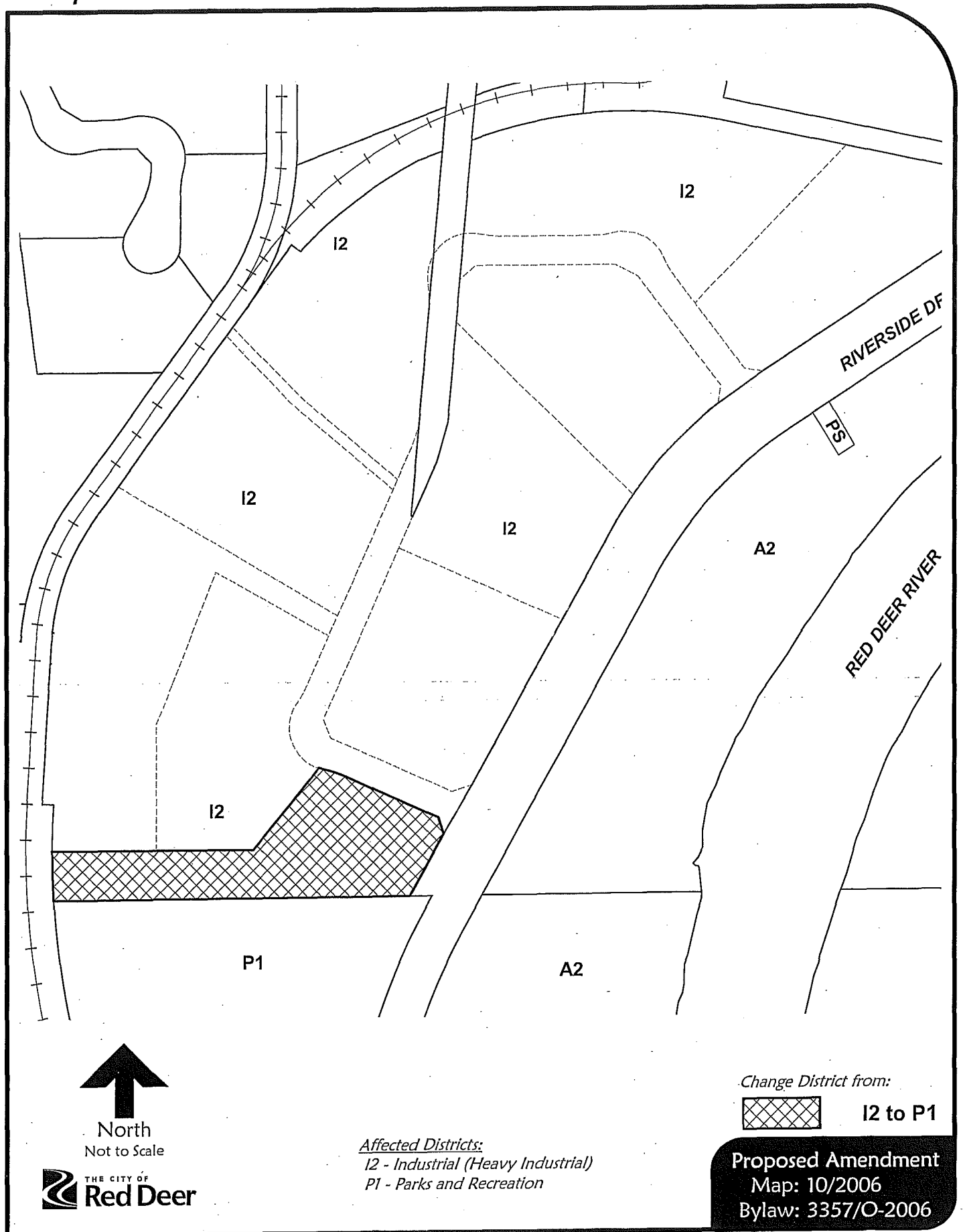
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



# Proposed Amendment to Land Use Bylaw 3357/2006



**BYLAW NO. 3357/O-2006**

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 N19" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 10 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2006.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2006.

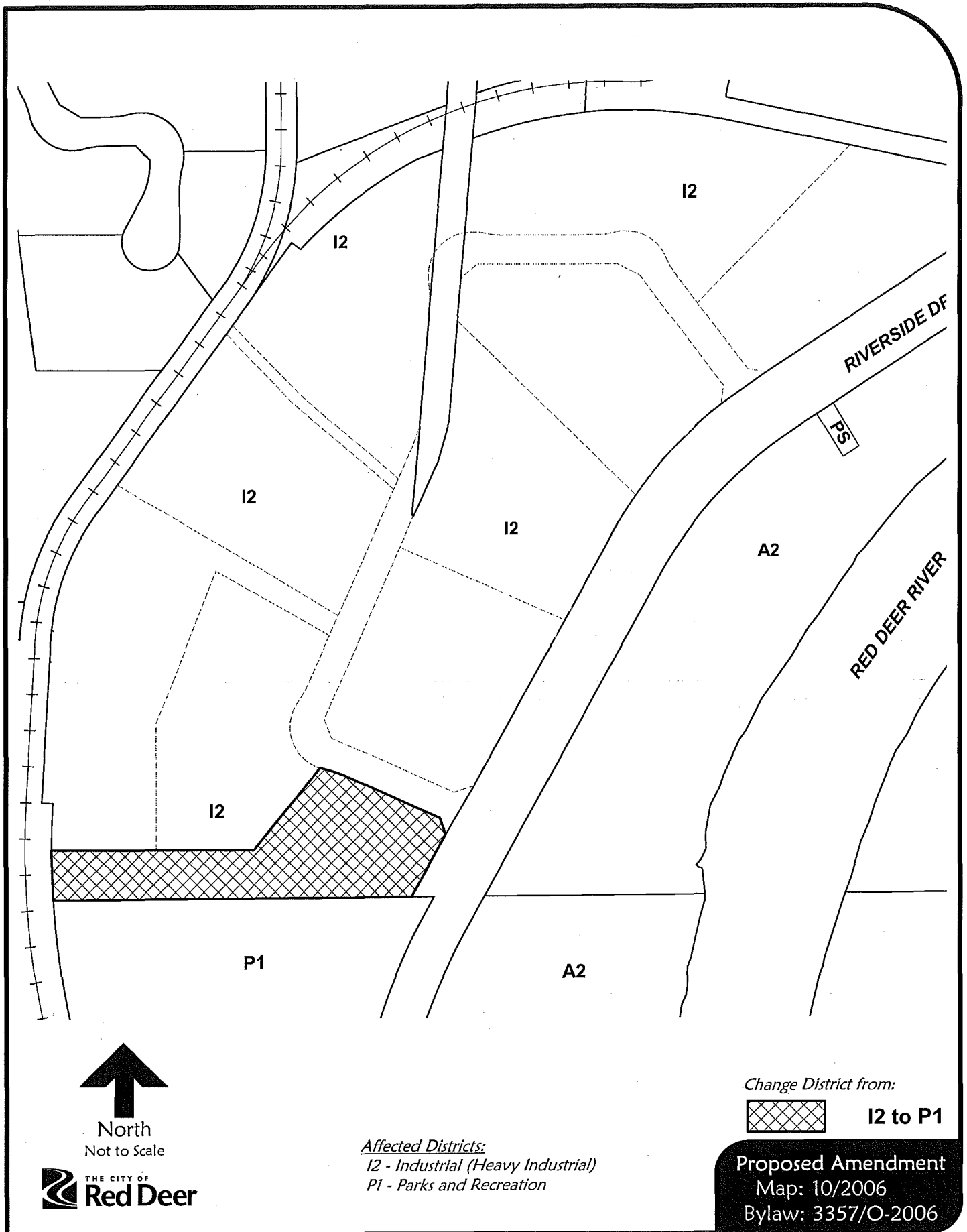
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2006.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



**BYLAW NO. 3379/2006**

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

**COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:**

- 1 The following portions of roadway in the City of Red Deer are hereby closed:

“Plan 6BG

All that portion of unnamed Roadway lying West of Plan 862 1625  
and east of the production Northerly of the East limit of road plan  
892 0106

Excepting thereout all mines and minerals”

READ A FIRST TIME IN OPEN COUNCIL this	day of	2006.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2006.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2006.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2006.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3380/2006**

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

1. WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may by bylaw:
  - (a) Provide for the imposition and payment of a levy to be known as an "off-site levy" in respect of land that is to be developed or subdivided, and
  - (b) Authorize an agreement to be entered into in respect of the payment of the levy.
2. An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
  - (a) New or expanded facilities for the storage, transmission, treatment, or supplying of water;
  - (b) New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
  - (c) New or expanded storm sewer drainage facilities;
  - (c.1) New or expanded roads required for or impacted by a subdivision or development;
  - (d) Land required for or in connection with any facilities described in clauses (a) to (c.1);

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

1           This bylaw may be cited as "The Off-Site Levy Bylaw".

2           Definitions:

For the purpose of this bylaw:

(1)    "Development" shall mean:

(a)    a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b)    a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2)    "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Municipal Planning Commission, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

- (3) "Net Development Area" means the area remaining after the deletion from the Gross Development Area of lands required for arterial roadways, any previously developed lands, and other undevelopable lands such as wetlands, rivers, creeks, escarpments and major utility rights of way.
- (4) "Trunk Water" means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.
- (5) "Trunk Water Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Water facilities identified on Schedule "A" less the Water Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "A".
- (6) "Trunk Sanitary" means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off-site Levy rate.
- (7) "Trunk Sanitary Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Sanitary

facilities identified on Schedule "B" less the Sanitary Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "B".

- (8) "Trunk Storm" means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as storm water storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.
- (9) "Trunk Storm Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Storm facilities identified on Schedule "C" less the Storm Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "C".
- (10) "Major Thoroughfare" means an existing or proposed expressway, divided arterial roadway, or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.
- (11) "Major Thoroughfare Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Major Thoroughfare



facilities identified on Schedule "D" less the Major Thoroughfare Off-site Levy revenues collected to date, plus an inflationary adjustment on current net expenditures, divided by the Net Development Area within the Basin Boundary identified on Schedule "D".

3 That from January 1, 2006 to December 31, 2006, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:

- (1) In all the area outlined in the attached Schedule "A", the sum of \$6,800 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
- (2) In all the area outlined in the attached Schedule "B", the sum of \$9,600 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off-site Levy Rate").
- (3) In all the area outlined in the attached Schedule "C", the sum of \$31,200 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
- (4) In all the area outlined in the attached Schedule "D", the sum of \$42,400 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate" ).

4 That effective January 1, 2007, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:

- (1) In all the area outlined in the attached Schedule "A", the sum of \$9,440 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
- (2) In all the area outlined in the attached Schedule "B", the sum of \$13,190 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off-site Levy Rate").
- (3) In all the area outlined in the attached Schedule "C", the sum of \$42,710 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
- (4) In all the area outlined in the attached Schedule "D", the sum of \$57,730 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate" ).

5 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.

6 Off-site levies imposed and collected under Bylaw 3380/2006 shall be deemed to have been imposed and collected under this Bylaw.

7 Bylaw 3354/2005 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

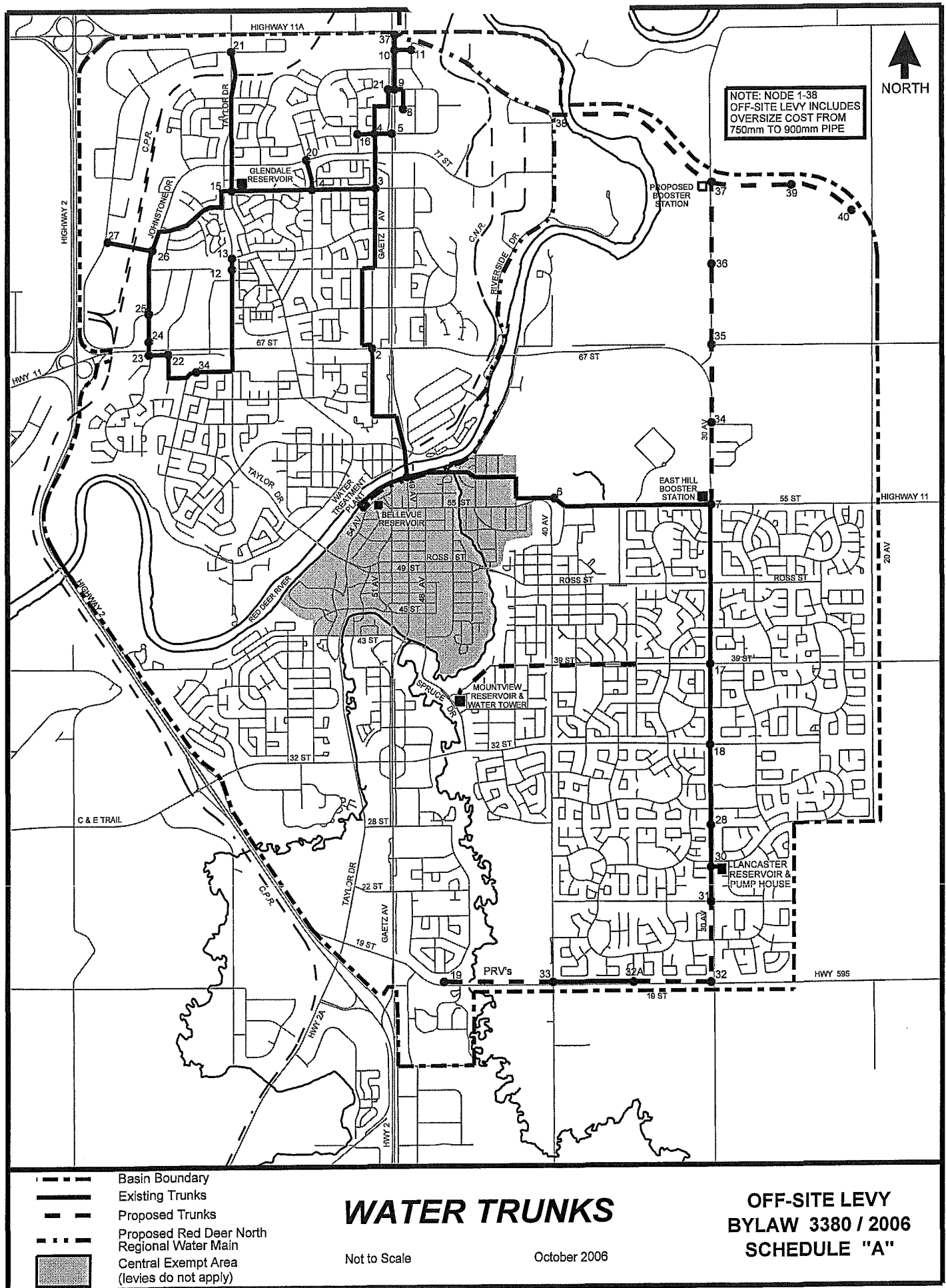
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

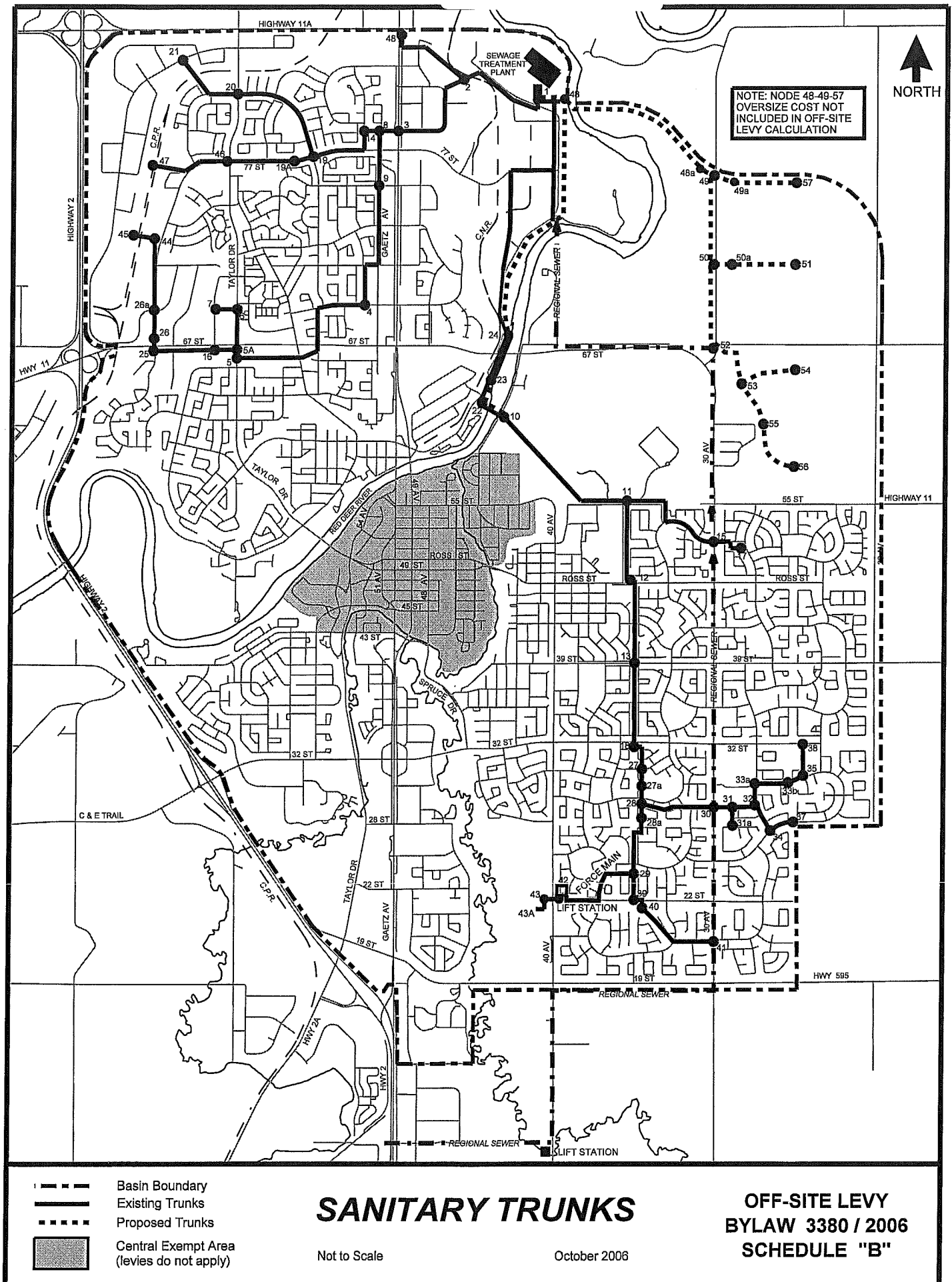
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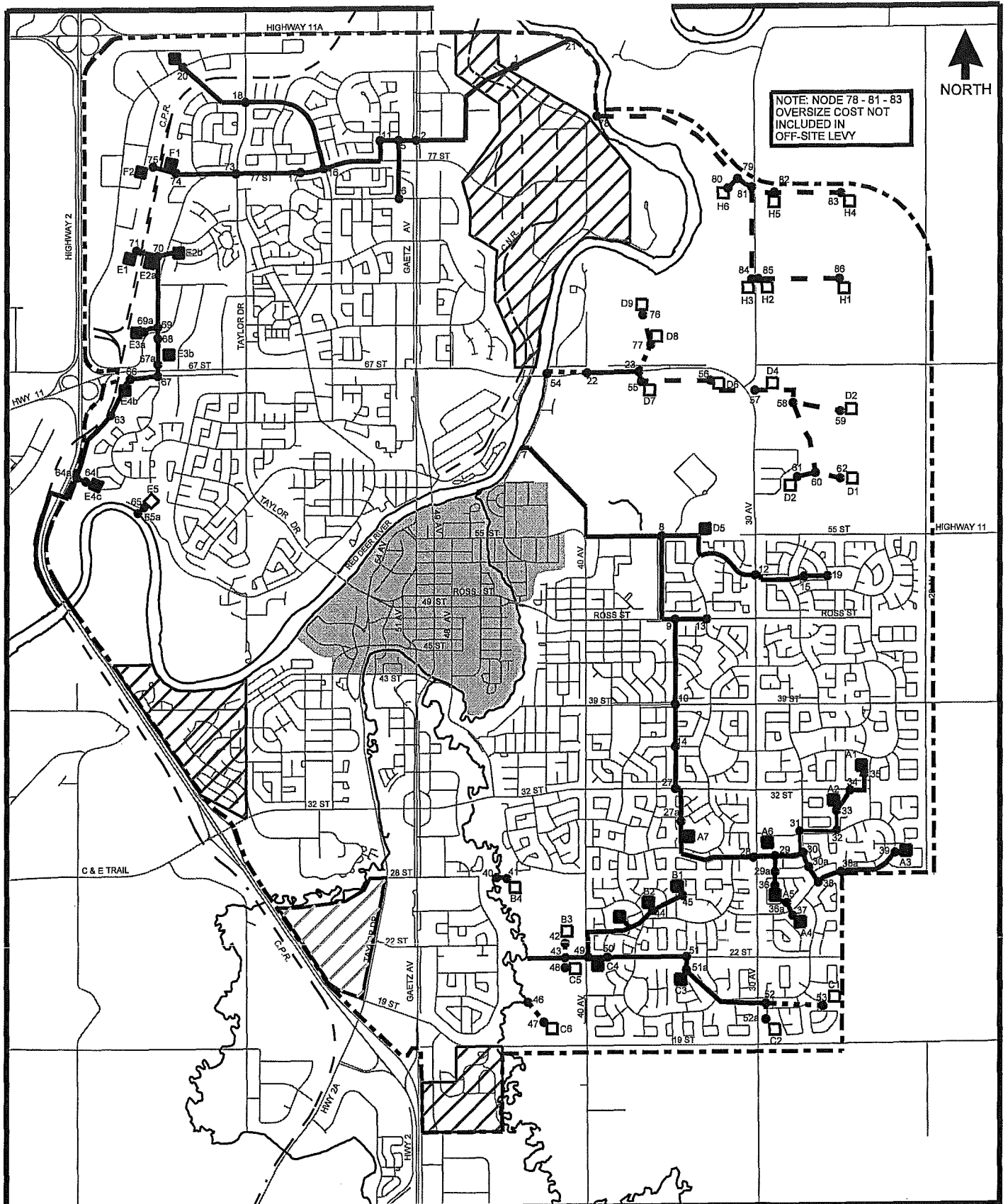
MAYOR

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CITY CLERK







## STORM TRUNKS

Not to Scale

October 2006

OFF-SITE LEVY  
BYLAW 3380 / 2006  
SCHEDULE "C"

NORTH

- OFF-SITE LEVY  
BYLAW 3380 / 2006  
SCHEDULE "D"**

**FILE**



**Council Decision – December 18, 2006**

**Legislative & Administrative Services**

**DATE:** December 19, 2006  
**TO:** Mayor Flewwelling  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Appointment of Acting City Manager

---

***Resolutions:***

*"Whereas* there may be times when the position of City Manager is vacant, and

*Whereas* there may be times when, for some reason such as illness, the City Manager was unable to appoint an Acting City Manager,

*Therefore be it resolved* that Council of The City of Red Deer hereby authorizes the Mayor to appoint an Acting City Manager should any of the situations as described above occur."

***Comments/Further Action:***

The above is submitted for your reference.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss  
Manager

/chk

- c City Manager
- Director of Development Services
- Director of Community Services
- Director of Corporate Services
- Personnel Manager