

CITY COUNCIL AGENDA

Monday, February 01, 2016 – Council Chambers, City Hall

Call to Order:	2:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

I. IN CAMERA MEETING

I.1. Motion to In Camera - Human Resources Matter (FOIP - Section 23(1)) and Land Matter (FOIP - Section 24(1))

I.2. Motion to Revert to Open Meeting

2. MINUTES

2.1. Confirmation of the Minutes of the January 6, 2016 Operating Budget Meeting
(Agenda Pages 1 – 76)

2.2. Confirmation of the Minutes of the January 18, 2016 Regular Council Meeting
(Agenda Pages 77 – 90)

3. POINT OF INTEREST

4. REPORTS

4.1. Outdoor Solid Fuel Appliances (Wood Fire Boilers Regulatory Framework)
(Agenda Pages 91 – 103)

4.1.a. Motion to Lift from the Table

4.1.b. Motion to Approve

- 4.2. Committee Appointments: Community Housing Advisory Board
(Agenda Pages 104 – 104)

5. BYLAWS

- 5.1. Proposed 2016 Utility Bylaw Changes
Consideration of Three Readings
(Agenda Pages 105 – 289)

- 5.1.a. Consideration of First Reading of the Bylaw.

- 5.1.b. Consideration of Second Reading of the Bylaw

- 5.1.c. Motion for Permission to go to Third Reading of the Bylaw

- 5.1.d. Consideration of Third Reading of the Bylaw

- 5.2. Proposed Electric Bylaw Amendment 3273/A-2016
Consideration of Three Readings
(Agenda Pages 290 – 312)

- 5.2.a. Consideration of First Reading of the Bylaw

- 5.2.b. Consideration of Second Reading of the Bylaw

- 5.2.c. Motion for Permission to go to Third Reading of the Bylaw

- 5.2.d. Consideration of Third Reading of the Bylaw

- 5.3. Business Revitalization Zone Bylaw Amendment 3196/A-2016
(Agenda Pages 313 – 317)

- 5.3.a. Consideration of Second Reading of the Bylaw

- 5.3.b. Consideration of Third Reading of the Bylaw

- 5.4. Annual Supplementary Assessment Bylaw 3569/2016
(Agenda Pages 318 – 321)

- 5.4.a. Consideration of Second Reading of the Bylaw

- 5.4.b. Consideration of Third Reading of the Bylaw

6. PUBLIC HEARINGS

- 6.1. Disposition of Municipal Reserves (Lot 1MR, Block 6, Plan 902 1272) in Lancaster Meadows
(Agenda Pages 322 – 332)

- 6.2. Waskasoo Neighbourhood Plan (Bylaw 3567/2016)
Land Use Bylaw Amendment (Bylaw 3357/A-2016)
(Agenda Pages 333 – 515)

- 6.2.a. Consideration of Second Reading of Bylaw 3567/2016

- 6.2.b. Consideration of Third Reading of Bylaw 3567/2016.

- 6.2.c. Consideration of Second Reading of Land Use Bylaw Amendment 3357/A-2016

- 6.2.d. Consideration of Third Reading of Land Use Bylaw Amendment 3357/A-2016

- 6.2.e. Motion to adopt Waskasoo Community Plan

7. ADJOURNMENT



M I N U T E S

of the Operating Budget Meeting of RED DEER CITY COUNCIL commencing on Wednesday, January 6, 2016 at 1:03 p.m.

Present: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Paul Harris (arrived January 8, 2016)
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Community Services, Sarah Cockerill
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Corporate Transformation, Lisa Perkins
Director of Corporate Services, Paul Goranson
Director of Development Services, Elaine Vincent
Director of Human Resources, Kristy Svoboda
Director of Planning Services, Tara Lodewyk
Chief Financial Officer, Dean Krejci
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
EL&P Manager, Jim Jorgensen
IT Services Manager, Dan Newton
RCMP Superintendent, Scott Tod
Transit Manager, George Penny



I. 2016 INTERIM OPERATING BUDGET AS CONTINUOUS MEETING

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer agrees to consider the 2016 Interim Operating Budget as one meeting.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

Absent: Councillor Paul Harris

MOTION CARRIED

2. OVERVIEW

2.1 City Manager

Craig Curtis, City Manager, provided an introduction to the 2016 Operating Budget.

3. FINANCIAL OVERVIEW

3.1 Chief Financial Officer

Dean Krejci, Chief Financial Officer, provided an overview of the 2016 Operating Budget being presented for Council's consideration.

Council recessed at 2:57 p.m. and reconvened at 3:22 p.m.

4. ORGANIZATIONAL MANDATE

4.1 City Manager

Craig Curtis, City Manager, provided an overview of the Organizational Mandate.

5. CORPORATE EFFICIENCIES / EFFECTIVENESS

5.1 Director of Corporate Services

Paul Goranson, Director of Corporate Services, provided an overview of the Corporate Efficiencies / Effectiveness.



Council recessed on Wednesday, January 6, 2015 at 4:33 p.m. and reconvened on Thursday, January 7, 2015 at 1:05 p.m.

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the Red Deer 2016 Interim operating Budget, hereby approves the following Carry Forward Funding Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
OFFICE OF THE CITY MANAGER			
I.01	CMD	Effectiveness Charter	72,374
I.02	CMD	Value for Money Audit	196,850
I.03	CSP	Economic Development Charter	86,875
I.04	HRD	Corporate Security	10,000
I.05	HRD	Identity Charter	8,313
I.06	HRD	People Charter	39,000
CORPORATE SERVICES DIVISION			
I.07	COR	Financial Leadership Charter	50,000
I.08	COR	Safety Charter	101,311
DEVELOPMENT SERVICES DIVISION			
I.09	DEV	Dialogue Charter	18,850
I.10	ESD	Emergency Services Master Plan	153,000
I.11	ENV	2015 Environmental Master Plan	354,682
I.12	ENV	Rivers and Tributaries Stormwater Study	60,714
I.13	ENV	Storm Drainage Master Plan	10,000
I.14	ENV	Water Utility Annual Well Cleaning	100,000
I.15	ENV	WMF Design & Operations Plan	80,000
I.16	PWS	Bridge Consulting Work	30,000
I.17	PWS	Bridge Renewal of License of Occupation Fees	55,000
PLANNING SERVICES DIVISION			
I.18	PLA	Brownfield Work	40,000
I.19	PLA	Design Charter	175,286
I.20	PLA	Sustainable Energy –	50,000



		Technology Analysis	
1.21	PLA	Training	25,000
COMMUNITY SERVICES DIVISION			
1.22	COM	Corporate Graffiti Initiative	10,000
1.23	COM	Library Capital Grant	300,421
1.24	RPC	Ice Study	75,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the Red Deer 2016 Interim operating Budget, hereby approves the following Carry Forward Funding Budget Items as part of the 2016 Interim Operating Budget:

1.25	SOC	Warming Centre	10,000
GENERAL PROGRAMS DIVISION			
2.1	VAR	Funding from Operating Reserve – Tax Supported	(1,277,797)
2.2	VAR	Funding from Capital Projects Reserve	(310,421)
2.3	ENV	Funding from Electric Reserve	(70,936)
2.4	ENV	Funding from Waste Management Reserve	(150,936)
2.5	ENV	Funding from Wastewater Reserve	(131,650)
2.6	ENV	Funding from Water Reserve	(170,936)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED



Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the Red Deer 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
OFFICE OF THE CITY MANAGER			
7.0	CMD	2015 Value for Money Audit	(200,000)
9.0	CMD	Promotional Video	(50,000)
11.0	HRD	Employee Engagement Survey	(50,000)
12.0	HRD	Inclusion Employment Program	(40,000)
CORPORATE SERVICES DIVISION			
15.0	FIN	Financial Sustainability	(50,000)
18.0	ITS	Computer Aided Design Software Update	(41,500)
21.0	LGS	Bi-annual Volunteer Appreciation Event	(12,000)
Mid 2014	LGS	Municipal Census	(169,500)
DEVELOPMENT SERVICES DIVISION			
25.0	ESD	ES Master Plan	(200,000)
33.0	ENV	Environmental Master Plan Implementation	(232,000)
33.0	ENV	Environmental Master Plan Implementation – Funded from Utility Reserves	185,600
43.0	ENV	Storm Drainage Master Plan and Utility Feasibility Study	(100,000)
35.0	PWS	Corporate Facility Management	(31,110)
38.0	PWS	Roads Core Operations	(17,114)
40.0	PWS	Roads Section Training Program	(25,000)
PLANNING SERVICES DIVISION			
35.0	LED	Riverlands Project Manager (term ends March 2015)	(11,900)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder



Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
44.0	INL	Leased Building Operating Cost Adjustment	40,440

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
96.0	LED	Central Alberta Economic Partnership Membership Fee	(39,934)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:



Item	Department	Initiative Title	2016 One Time Requirement
35.0	LED	Riverlands Project Manager (term ends March 2015) – funded from Land Bank reserve	11,900
98.0	COM	Central Alberta Crime Prevention Centre Funding	(143,000)
53.0	POL	Fine Revenue Shortfall	(360,000)
57.0	POL	Provincial Funding Shortfall for 3 RCMP members	(132,150)
71.0	RPC	Red Deer Arena Truss Monitoring System and Fall Arrest System	(30,000)
CAP 14	RPC	Tree Replacements	(100,000)
CAP 14	RPC	Tree Replacements	100,000
80.0	TRN	System Wide Intelligent Transit Technology-Operating Expenses	(500)
Mid 2014	TRN	Transit Conventional Community Shuttle Bus Pilot	(14,520)
86.0	GEN	Corporate Security Program Development and Support	(40,000)
87.0	GEN	Eliminate MSI funding from operating budget over 2015/2016	359,000
88.0	GEN	Funding One Time Items and Carry Forwards	2,183,235

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
C.R. 13	RPC	River Bend Sustainability	(148,526)
C.R. 13	RPC	River Bend Sustainability – funded from Tax Stabilization Reserve	148,526

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
92.0	GEN	Local Improvement Change in Accounting			11,050		
10.0	CSP	Corporate Event (Staff Forum)			(28,000)	28,000	(28,000)
C.R. 11	CMD	Float Replacement partnership with Westerner (partnership ends December 31, 2016)				(30,000)	
C.R. 11	CMD	Float Replacement partnership with Westerner (partnership ends December 31, 2016) – funded from Capital Projects Reserve				30,000	



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
Mid 15	HRD	Corporate Security Program	100,000				
19.0	ITS	Enterprise Business Applications Project – Software Support and Maintenance		75,000	(51,000)	75,000	
20.0	ITS	Print Strategy enabled; savings are set to begin \$(20,000) in 2015 and an incremental		(10,000)			
34.1	ITS	Cellular service contract savings		(32,000)			
20.0	LGS	2016 Municipal Census	151,200	19,800			
20.0	LGS	2016 Municipal Census – funded from Capital Projects Reserve		(171,000)			
23.0	LGS	Councillor Administrative Support	8,196				
C.R. 12	LEG	Space Alternatives		(94)		4,437	69,877

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

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II Council Operating Budget Meeting Minutes
Wednesday, January 6, 2016

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
Mid 15	POL	Additional RCMP Storage Facility		20,000			
51.0	POL	Criminal Record Check – Fees and Charges		(9,000)			
52.0	POL	Downtown RCMP Detachment Operating Costs from Capital		31,500			
56.0	POL	Police Member and Municipal Employee Resourcing	127,500	432,150			
C.R.	RPC	River Bend Golf and Recreation Area Agreement – Extension			148,526		

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
C.R.	RPC	River Bend Golf and Recreation Area Agreement – Extension – funded by Operating Reserve – Tax Supported			(148,526)		
C.R.	RPC	River Bend Golf and Recreation Area Fee for Service			79,474	234,840	7,045
60.0	RPC	2019 Canada Winter Games – Great Chief Park Operation			(11,200)	99,234	71,784
63.0	RPC	Collicutt Centre Operating Costs from Capital		15,000			
64.0	RPC	Fee for Service Inflationary Increase		47,730			
70.0	RPC	Parks Operating Costs from Capital	45,250	21,000		61,250	
73.0	RPC	RPC Admission and Rental Rate Increase		(53,577)			
78.0	TRN	Expanded Action Bus Service – Weekend and Evening	10,339	6,000			
79.0	TRN	Spare Bus – Increase Operating		240,000			
67.0	TRN	Expanded conventional bus service for peak period overloads	60,483	105,560			
8.0	CMD	Corporate Performance Management Measures and			(100,000)		



		Metrics					
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IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2017 Incremental Requirement	2018 Incremental Requirement
68.0	RPC	Northside Community Centre Operational Budget	157,630	217,995

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement	2017 Incremental Requirement
83.0	GEN	Amenities and growth contributions (50/50)	1,217,650	1,279,000
83.0	GEN	Reverse 2016 approval to adjust to .5% of 2016 tax revenue	(609,775)	
83.0	GEN	Amenities and growth contributions	607,875	1,279,000



	(50/50)		
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IN FAVOUR: Councillor Tanya Handley

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION DEFEATED

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement	2017 Incremental Requirement
83.0	GEN	Amenities and growth contributions (50/50)	1,221,929	1,283,449
83.0	GEN	Reverse 2016 approval to adjust to 1% of 2016 tax revenue	(1,221,929)	(1,283,449)
83.0	GEN	Amenities and growth contributions (50/50)	1,217,650	1,279,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
8.0	CMD	Corporate Performance Management Measures and Metrics			100,000	(100,000)	
37.0	PWS	Greening the Fleet			(43,002)		
37.0	PWS	Greening the Fleet			50,668		(50,668)
51.0	INL	Building lease (5439-47 Street)			(147,000)		
51.0	INL	Building lease (5439-47 Street)			59,616	(59,616)	
97.0	LED	Red Deer Regional Airport Authority – Annual Grant			(185,000)		
97.0	LED	Red Deer Regional Airport Authority – Annual Grant			185,000		(185,000)
50.0	COM	Central Alberta 211 Service			(67,500)		
50.0	COM	Central Alberta 211 Service			69,525	2,085	(71,610)
61.0	RPC	ATCO Gas Combined Heat & Power Project			(18,423)		
61.0	RPC	ATCO Gas Combined Heat & Power Project			(35,731)	(13,097)	48,888
62.0	RPC	Canada Winter Games (CWG) – Operational Support			(72,500)		
62.0	RPC	Canada Winter Games (CWG) – Operational			47,500	-	-



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
		Support					
66.0	RPC	Heritage Site Survey and Inventory			(90,000)		
66.0	RPC	Heritage Site Survey and Inventory			30,000	(30,000)	

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement	2017 Incremental Requirement
47.0	LED	Riverlands Project Manager	(137,870)	
47.0	LED	Riverlands Project Manager	152,750	(152,750)
47.0	LED	Riverlands Project Manager – Funded From Land Bank reserve	137,870	
47.0	LED	Riverlands Project Manager – Funded from Land Bank	(152,750)	152,750

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Councillor Paul Harris

MOTION CARRIED



Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
66.0	RPC	Heritage Site Survey and Inventory – Funded from Alberta Historical Resources Foundation Grant			30,000		
66.0	RPC	Heritage Site Survey and Inventory – Funded from Alberta Historical Resources Foundation Grant			(30,000)	30,000	
66.0	RPC	Heritage Site Survey and Inventory – Funded from Red Deer Heritage Fund Reserve			60,000		
C.R. 14	RPC	2016 Memorial Cup			(100,000)		
C.R. 14	RPC	2016 Memorial Cup			100,000	(100,000)	
C.R. 14	RPC	2016 Memorial Cup – funded from Operating Reserve – Tax Supported			100,000		
C.R. 14	RPC	2016 Memorial Cup – funded from Operating Reserve – Tax Supported			(100,000)	100,000	
CAP 13	RPC	Red Deer College Anniversary Capital Initiatives			(300,000)		



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
CAP 13	RPC	Red Deer College Anniversary Capital Initiatives			300,000		
CAP 13	RPC	Red Deer College Anniversary Capital Initiatives – funded from Capital Projects Reserve			300,000		
CAP 13	RPC	Red Deer College Anniversary Capital Initiatives – funded from Capital Projects Reserve			(300,000)		
76.0	SOC	Change in FCSS Cost Share			31,481		
76.0	SOC	Change in FCSS Cost Share			(31,841)	700	30,781

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Impact of Prior Year Budget Items as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
3.0		Subtotal	\$884,364	\$2,106,311	\$536,514	\$1,769,463	\$111,092

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee,



Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
Base Budget Items							
8.0	INL	Leased Building Operating Cost Adjustment			(26,000)		
9.1	POL	Vacancy Factor RCMP Contract		(600,000)			
10.0	POL	Municipal Policing Assistance Grant		(35,552)			
12.0	SOC	FCSS Cost Share for the additional funding		150,000			
12.1	SOC	FCSS Provincial 2015 Additional Funding (20% cost share waved)			(208,971)		
12.1	SOC	FCSS Provincial 2015 Additional Funding (20% cost share waved) – offset by program expenditures			208,971		
13.0	TRN	Advertising Revenue		(25,000)			



		Growth					
14.0	GEN	3546/2015 Tax Penalty Increase		(75,000)		(25,000)	
16.0	GEN	Electrical Charges for City Facilities		216,315			
17.0	GEN	Funding one Time Items from Operating Reserve – Tax Supported			(1,543,336)		
17.0	GEN	Correction to FAR #			1,543,336		
17.0	GEN	Funding One Time Items from Operating Reserve – Tax Supported			(1,581,188)		

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
4.0	CSP	Citizen Satisfaction Survey	6,300

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes



ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement
5.0	ESD	Emergency Services Dispatch	57,000	(312,000)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
6.0	INL	Building Leases	321,440

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

**MOTION CARRIED**

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
7.0	INL	Inspections, Repairs & Maintenance – Old RCMP Building	18,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Ken Johnston

Absent: Councillor Paul Harris

MOTION CARRIED

Council recessed at 4:33 p.m. and reconvened on Thursday, January 7, 2016 at 1:05 p.m.

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
9.0	POL	Fine Revenue Shortfall	900,000

with a report to be brought back to the Mid-Year Budget with an update on this item.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

**MOTION CARRIED**

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
11.0	POL	Provincial Funding Shortfall for 3 RCMP Members	130,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
15.0	GEN	Construction Growth Revenue	(2,265,000)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED



Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
18.0	GEN	Gas Franchise Fee for Increased Revenue	(792,056)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
19.0	GEN	Insurance Premium Increase		50,730			
21.0	GEN	Natural Gas Charges for City Facilities		(71,327)			
23.0	GEN	Property Tax Alterations		(140,000)			
26.0	GEN	Water, Waste Water and Solid Waste Charges for City Facilities		(18,679)			
33.0	LGS	2017 Municipal Election & Cost of Governance			10,000	275,000	

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
18.1	GEN	Provincial Grants in Lieu Eliminated: Net Construction Growth Reduction	455,000

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes



ABSENT: Councillor Paul Harris

MOTION CARRIED

Councillor Lynne Mulder left Council Chambers at 4:23 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
20.0	GEN	Municipal Sustainability Initiative operating grant	(359,000)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris, Councillor Lynne Mulder

MOTION CARRIED

Councillor Lynne Mulder returned at 4:25 p.m.

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement
22.0	GEN	Personnel Provisions	2,059,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

**MOTION CARRIED**

Councillor Buck Buchanan left Council Chambers at 4:27 p.m. and returned at 4:29 p.m.

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
24.0	GEN	Support Cost Allocation Transfer to Capital Projects Reserve	126,481

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
25.0	GEN	Transfers to Tax Supported Operations	(1,298,715)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

**MOTION CARRIED**

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
27.0	HRD	Employee Program Expenses	25,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
28.0	FIN	Temporary Procurement Resources	50,000

with a report to be brought to Mid-Year Budget to provide a status update.

Prior to voting on the proceeding motion, a motion to amend was introduced and passed.

Moved by Councillor Lawrence Lee, Seconded by Councillor Frank Wong

Item	Department	Initiative Title	2016 One Time Requirement
28.0	FIN	Temporary Procurement Resources	25,000



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Lawrence Lee, Councillor Frank Wong

OPPOSED: Councillor Ken Johnston, Councillor Lynne Mulder, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION TO AMEND CARRIED

The original motion as amended as shown below was then on the floor.

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
28.0	FIN	Temporary Procurement Resources	25,000

with a report to be brought to Mid-Year Budget to provide a status update.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

Council recessed at 5:10 p.m. and reconvened Friday, January 8, 2016 at 1:03 p.m.
Councillor Paul Harris arrives on Friday, January 8, 2016 at 1:03 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2015 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2015 Interim Operating Budget:



Item	Department	Initiative Title	2017 Incremental Requirement	2018 Incremental Requirement
29.0	ITS	Electronic Records Management System Software Maintenance	40,000	40,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
30.0	ITS	GIS Ortho-photography Update	50,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement
31.0	ITS	Operationalizing the Land Information Systems	78,951	10,000	50,000	76,317

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2015 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2015 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement
32.0	ITS	Web First Initiative Support and Enhancements	10,000	50,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2017 Incremental Requirement
34.0	LGS	Bi-annual Volunteer Appreciation Event	16,000



IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
35.0	LGS	Councillor Professional Development	16,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley, Councillor Frank Wong

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement	2017 Incremental Requirement
36.0	LGS	Election Charges to School Board Partners	(71,390)	
36.0	LGS	Correction to FAR #	71,390	
36.0	LGS	Election Charges to School Board Partners		(71,390)



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
37.0	LGS	Information Request Fees	(10,150)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
39.0	LGS	Regional Board Clerk Fees		(7,200)			
40.0	RAS	Maintain and Improve Customer Service in Property Tax & Assessment		19,800			
41.0	RAS	Revenue and Assessment Services Fees and Charges		(50,793)			
42.0	ESD	Emergency Services Fees & Charges – Alarms		(11,450)			
44.0	ESD	Emergency Services Fleet		17,500		17,500	
47.0	INL	Safety Codes Permits			21,553		
48.0	RPC	Cemetery Services – Fees and Charges					
53.0	TRN	Spare Action Bus				10,394	20,787
54.0	TRN	Transit Revenue Growth		(31,623)			

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Department	Initiative Title	2015 Ongoing Requirement
38.0	LGS	Mayor's Recognition Awards event	15,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 3:02 p.m. and reconvened at 3:23 p.m.

Moved by Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
45.0	PWS	Corporate Fleet	646,500
45.0	PWS	Revised FAR reducing fuel by \$0.05	(646,500)
45.0	PWS	Preventative Road Maintenance	504,500

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Dept	Initiative Title	2016 Salary Requirement	2016 One Time Requirement	2016 Ongoing Requirement	2017 Incremental Requirement
46.0	PWS	Preventative Road Maintenance	170,372	61,463	77,279	75,721

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
49.0	RPC	Red Deer Arena Replacement	(68,181)	(92,609)	(41,920)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Item	Department	Initiative Title	2016 Ongoing Requirement
50.0	RPC	RPC Rental Rate Increase	

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston,



Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement	2016 One Time Requirement
51.0	SOC	Downtown Safety Initiatives	25,000	25,000

IN FAVOUR: Councillor Paul Harris

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION DEFEATED

Councillor Dianne Wyntjes left Council Chambers at 4:28 p.m. and returned at 4:29 p.m.

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
51.0	SOC	Downtown Safety Initiatives	25,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement	2017 Incremental Requirement
52.0	TRN	Increase to Transit Go Pass	(46,200)	(33,000)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement
55.0	GEN	Corporate Cellular Program Charges	1,748	19,268

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Department	Initiative Title	2016 Salary Requirement
56.0	GEN	Salary Vacancy Factor	(250,000)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
57.0	ITS	GIS Readdressing Following Annexation	64,500

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
58.0	DEV	Future Growth Strategy / IDP Implementation	150,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston,



Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2017 Incremental Requirement
59.0	PWS	Roads Maintenance Growth	60,240	123,400	20,081

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement
60.0	RPC	New neighbourhood Parks Landscaping	110,158	118,929

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes



OPPOSED: Councillor Tanya Handley

MOTION CARRIED

Council recessed at 5:10 p.m. and reconvened on Monday, January 11, 2016 at 1:00 p.m.

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
63.0	CSP	Parade Float		14,000		59,250	6,000
63.0	CSP	Remove FAR		(14,000)		(59,250)	(6,000)
66.0	HRD	Whistleblower Third Party Reporting System		15,000			
70.0	RPC	Collicutt Centre Operating Impacts from Capital		6,750		6,750	

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2017 Incremental Requirement
61.0	TRN	Expanded Conventional Bus Service for Garden Heights,	68,607	16,961	7,778



		Clearview Ridge & Timberlands – Sunday & Holiday			
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IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement
62.0	CSP	Mass Notification System	40,000	30,000	20,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

6. IN CAMERA MEETING

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that Council of the City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday, January 11, 2016 at 2:27 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public.



to discuss Land matters as protected under the Freedom of Information & Protection of Privacy Act, Section 24(1).

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, January 11, 2016 at 2:35 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
64.0	HRD	Corporate Security Assessment and Action	40,000

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lynne Mulder, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan, Councillor Lawrence Lee, Councillor Frank Wong

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes



Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement	2016 One Time Requirement
65.0	HRD	Identity Implementation	15,000	20,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
67.0	ENV	Stormwater Drainage Master Plan Implementation	150,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 2:59 p.m. and reconvened at 3:17 p.m.

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Department	Initiative Title	2016 Salary Requirement	2016 One Time Requirement	2017 Incremental Requirement
68.0	POL	Municipal Resources – Police Operations Communication Operators	151,500	10,190	151,500

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2017 Incremental Requirement
69.0	POL	Police Member and Municipal Employee Resourcing	135,000	432,000	567,000

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that The City of Red Deer having considered dispatch, hereby directs administration to explore the consolidation of police and emergency services dispatch services with a report to be brought back to Council by June 30, 2016.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
71.0	RPC	Red Deer Lights the Night	30,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement	2017 Incremental Requirement
72.0	RPC	Sponsorship Partnership Program Implementation	58,000	7,344

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement
73.0	TRN	Expanded Action Bus Service – Sundays & Holidays	88,000	22,200

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
Strategic and Sustainability Priorities			
74.0	CMD	Charters: Comprehensive City Image and Branding Standards	90,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley

MOTION CARRIED

Councillor Dianne Wyntjes left Council Chambers at 5:08 p.m.



Council recessed at 5:08 p.m. on Monday, January 11, 2016 and reconvened on Tuesday, January 12, 2016 at 1:02 p.m.

Councillor Lynne Mulder arrived at 1:04 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
75.0	CMD	Effectiveness Charter: Value for Money Audit	50,000

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
76.0	HRD	People Charter: Diversity and Inclusion	40,000

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

**MOTION CARRIED**

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby agrees that all budgetary decisions related to agencies will be subject to funding agreements satisfactory to the City Manager and the City Solicitor.

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Moved by Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2017 Incremental Requirement
79.0	ENV	Environmental Master Plan 5-Year Metric Review & Action Assessment Review	200,000
79.0	ENV	Environmental Master Plan 5-Year Metric Review & Action Assessment Review – Funded by utility reserves	(160,000)

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Lynne Mulder



Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
78.0	COR	Financial Leadership Charter: Risk Management Scoping Study	50,000

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Lawrence Lee , seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2017 Incremental Requirement
80.0	COM	Community Amenities Charter – Canada Winter Games Mobilization Strategy	50,000

IN FAVOUR: Mayor Tara Veer, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder



Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement
81.0	POL	Safety Charter: Enforcement Continuum – Bylaw Enforcement Alignment and Record Management Software System	6,570	21,440	80,860

Councillor Buck Buchanan arrived at 1:55 p.m. while the motion was on the floor.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
82.0	SOC	Safety Charter: Shelter Needs – Medium to Long range planning	100,000

and that the Provincial government to be requested to fund this item as this is a direct Provincial responsibility.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

Moved by Councillor Paul Harris, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to advocate for an expanded terms of reference for Family and Community Support Services (FCSS) which retains early prevention focus but also adds a pool of funds for downstream services and supports.

MOTION WITHDRAWN

Council recessed at 2:53 p.m. and reconvened at 3:16 p.m.

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
77.0	COR	Financial Leadership Charter	50,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement	2016 One Time Requirement
84.0	LED	Tourism Red Deer	7,266	
86.0	COM	Library CUPE & EXEMPT Staff Pay Increase	101,250	



87.0	COM	Library Online Resources Increases	10,000	
88.0	COM	Library Staff Safety Training and Security, Downtown Branch		20,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, Seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby requests that administration provide a summary report identifying provincial social funding gaps in downstream services and supports for Council's advocacy consideration.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
43.0	ESD	Emergency Services Fees & Charges MVA/Fire	(53,000)

Prior to voting the following motion to sever was introduced.

Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to consider the resolution in two parts as shown below:



Item	Department	Initiative Title	2016 Ongoing Requirement
43.0	ESD	Emergency Services Fees & Charges – Increase	(13,000)
43.0	ESD	Emergency Services Fees & Charges – MVA/Fire	(40,000)

IN FAVOUR: Councillor Paul Harris, Councillor Ken Johnston, Councillor Lynne Mulder

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO SEVER DEFEATED

The original motion was then on the floor.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lawrence Lee

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Paul Harris,

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
83.0	LED	Central Alberta Economic Partnership	40,823

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong



OPPOSED: Councillor Paul Harris, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
85.0	COM	Central Alberta Crime Prevention Centre Funding	147,290

A motion to amend was then introduced to add an additional \$2,860.

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer hereby amends the original motion to add an additional \$2,860.00 to the 2016 One Time Requirement amount of \$147,290.00.

IN FAVOUR: Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Lawrence Lee

MOTION TO AMEND CARRIED

The main motion, as amended and shown below was then on the floor.

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:



Item	Department	Initiative Title	2016 One Time Requirement
85.0	COM	Central Alberta Crime Prevention Centre Funding	150,150

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to revise the start time of the 2016 Interim Operating Budget to begin at 10:00 a.m. on Thursday, January 14, 2016 and January 15, 2016.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 5:10 p.m. on January 12, 2016 and reconvened on January 13, 2016 at 1:02 p.m.

Moved by Councillor Lynne Mulder, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the Red Deer 2015 Interim Operating Budget, hereby approves the following Carry Forward Funding Budget Item as part of the 2016 Interim Operating Budget to be funded from the Operating Reserve – Tax Supported:

Item	Department	Initiative Title	2016 One Time Requirement
1.02A	CMD	Corporate Performance Management Measures and Metrics	100,000



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
89.0	COM	Library Timberlands Staff Increase in Hours	108,019
89.0	COM	Library Timberlands Staff Increase in Hours – CM Not Recommended	(108,019)

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan, Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
90.0	COM	Library Information Technology Specialist, Level III	89,635
90.0	COM	Library Information Technology Specialist, Level III – CM not recommended	(89,635)



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
91.0	COM	Library Publicity Campaign	50,000
91.0	COM	Library Publicity Campaign – CM not recommended	(50,000)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 One Time Requirement
92.0	RPC	River Bend Golf & Recreation Operating from Capital	30,000



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Tanya Handley

MOTION CARRIED

Prior to consideration of the next item Councillor Buck Buchanan declared a conflict of interest as he is a Community Member on the Waskasoo Environmental Education Society. Councillor Buchanan left Council Chambers at 1:35 p.m.

Moved by Councillor Lynne Mulder, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
93.0	RPC	MAG Contract Increases	27,998

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

7. IN CAMERA MEETING

Moved by Councillor Lynne Mulder, seconded by Councillor Lawrence Lee

Resolved that Council of the City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday, January 13, 2016 at 1:40 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public;
- All non related staff members.



to discuss Human Resource matters as protected under the Freedom of Information & Protection of Privacy Act, Section 23(1).

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, January 13, 2016 at 2:14 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Buck Buchanan

MOTION CARRIED

Councillor Dianne Wyntjes left Council Chambers at 2:15 p.m.

Moved by Councillor Lynne Mulder, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
93.0	RPC	WEES Contract Increases	19,276

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong,

ABSENT: Councillor Buck Buchanan, Councillor Dianne Wyntjes

MOTION CARRIED



Councillor Buck Buchanan and Councillor Dianne Wyntjes returned to Council Chambers at 2:17 p.m.

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Utility and Self Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

DEVELOPMENT SERVICES DIVISION					
Item	Department	Initiative Title	2016 Revenue	2016 Expenditure	2016 Transfers To/(From) Reserves
95.0	ENV	Waste Management Utility	(19,129,941)	16,783,652	2,346,289
96.0	ENV	Wastewater Utility	(36,639,117)	26,392,521	10,246,596
97.0	ENV	Water Utility	(30,692,165)	20,728,946	9,963,219

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Utility and Self Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Revenue	2016 Expenditure	2016 Transfers To/(From) Reserves
94.0	ELP	Electric Utility	(64,138,773)	54,999,288	9,139,485



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Utility and Self Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Revenue	2016 Expenditure	2016 Transfers To/(From) Reserves
98.0	PWS	Fleet Self Supporting	(23,599,299)	16,687,384	6,911,915

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Utility and Self Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Revenue	2016 Expenditure	2016 Transfers To/(From) Reserves
99.0	INL	Parking Fund	(2,749,346)	3,192,441	(443,095)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

**MOTION CARRIED**

Moved by Councillor Ken Johnston, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Utility and Self Supported Funding Adjustment Recommendations as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Revenue	2016 Expenditure	2016 Transfers To/(From) Reserves
100.0	LED	Land Bank	(21,313,190)	33,026,392	(11,713,202)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 2:37 p.m. and reconvened at 3:11 p.m.

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
102.0	CSP	Discontinue staff forum		(15,290)			
102.0	CSP	CM Not Recommended		15,290			



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
104.0	HRD	Reduce Safety Publication/ Subscription		(5,000)			
104.0	HRD	Reduce Safety Publication / Subscription – less funding required from operating reserve – tax supported		5,000			
105.0	ITS	Reduction in radio costs					(40,000)
105.0	ITS	Reduction in radio costs – more funding transferred to Equipment Fund reserve					40,000
106.0	RAS	BRZ Administration Cost Recovery		(2,100)			
107.0	ESD	Reduction in various account lines – BU223 Emergency Agency Dispatch Services		(9,000)			
108.0	ESD	Reduction in Various Account Lines – BU228 9-1-1 Call Answer Service		(8,500)			
109.0	ESD	Reduction in Fire Prevention Overtime	(14,000)				
109.0	ESD	CM Not Recommended	14,000				
110.0	ESD	Reduce ALS medical co-response		(150,000)			



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
110.0	ESD	CM Not Recommended		150,000			
111.0	ENG	Use of Streets Revenue: potential to increase the revenue budget to align with historical actual results		(5,000)			
112.0	PWS	Waste Diversion – Expand waste diversion program	(14,788)				

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
101.0	CSP	Discontinue on call phone	(10,000)
101.0	CSP	CM Not Recommended	10,000

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Frank Wong



Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
103.0	HRD	Discontinue Flu Immunization Program	(5,000)
103.0	HRD	CM Not Recommended	5,000

IN FAVOUR: Councillor Tanya Handley, Councillor Frank Wong

OPPOSED: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Dianne Wyntjes

MOTION DEFEATED

Moved by Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement
113.0	PWS	Revise Road Sand Composition		(100,000)
116.0	INL	Eliminate Medicine River Wildlife Centre grant		(25,000)
116.0	INL	CM Not Recommended		25,000
		Mowing – adopt new service level standards: - Eliminate mowing on back of berms (alley side) -Further reduce buffer on natural areas -ALTA-Link ROW and ATCO pipeline corridor transition to rough cut standard (mow 2x per year)		
118.0	RPC	- ~100 acres of land	(50,000)	
118.0	RPC	CM Not Recommended	50,000	



FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Tanya Handley , seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
114.0	INL	Eliminate Toys for Tickets Program	(8,500)
114.0	INL	CM Not Recommended	8,500

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Dianne Wyntjes left Council Chambers at 3:21 p.m. and returned at 3:22 p.m.

Moved by Councillor Tanya Handley , seconded by Councillor Frank Wong

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
115.0	INL	Reduction in City Hall security on evenings, weekends and stats	(25,000)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



Moved by Councillor Paul Harris, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
117.0	LED	Central Alberta Economic Partnership	(18,823)
117.0	LED	CM Not Recommended	18,823

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Dianne Wyntjes left Council Chambers at 4:06 p.m. and returned at 4:08 p.m.

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Salary Requirement
119.0	RPC	Reduction in recreation facility hours	(100,000)
119.0	RPC	CM Not Recommended	100,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:



Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2017 Incremental Requirement
120.0	TRN	Late Night Transit Service Reinstatement	55,728	22,599	156,673

IN FAVOUR: Councillor Buck Buchanan Councillor Paul Harris, Councillor Ken Johnston, Councillor Lynne Mulder, Councillor Dianne Wyntjes

OPPOSED: Mayor Tara Veer, Councillor Tanya Handley, Councillor Lawrence Lee, Councillor Frank Wong

MOTION CARRIED

Moved by Councillor Tanya Handley, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement	2016 One Time Requirement
121.0	TRN	Service Reduction – Conventional Transit Service: one hour frequency on Sundays	(205,794)	(144,055)
121.0	TRN	CM Not Recommended	205,794	144,055

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
122.0	TRN	Service Reduction –	(66,340)



		Conventional Transit Service: one hour frequency on all regular routes Holidays. May implementation Assume a 25% reduction in revenue due to the decrease in service	
121.0	TRN	CM Not Recommended	66,340

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the 2016 Interim Operating Budget, hereby approves the following Tax Supported Cost Savings as part of the 2016 Interim Operating Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
123.0	GEN	Machinery & Equipment Taxation	(504,000)
123.0	GEN	CM Not Recommended	504,000

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 4:50 p.m. on Wednesday, January 13, 2016 and reconvened on Thursday, January 14, 2015 at 10:09 a.m.

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to cancel the Operating Budget meeting scheduled for Friday, January 15, 2016.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer having considered the Red Deer 2016 Interim Operating Budget, hereby agrees to reconsider the following Tax Supported Funding Adjustment Recommendations: Corporate Fleet.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO RECONSIDER CARRIED

This item was then back on the floor for Council's consideration:

Moved by Lawrence Lee, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer, having considered the Red Deer 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Budget:

Item	Department	Initiative Title	2016 Ongoing Requirement
45.0	PWS	Corporate Fleet	504,500
45.0	PWS	Revised FAR reducing fuel by \$0.07	(199,000)
45.0	PWS	Corporate Fleet	305,500

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Paul Harris

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Buck Buchanan



Resolved that Council of The City of Red Deer having considered the Red Deer 2016 Interim Operating Budget, hereby agrees to reconsider the following Tax Supported Funding Adjustment Recommendations: Omnibus Motion related to items 19.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO RECONSIDER CARRIED

This item was then back on the floor for Council's consideration:

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the Red Deer 2016 Interim Operating Budget, hereby approves the following Tax Supported Funding Adjustment Recommendations as part of the 2016 Interim Budget:

Item	Dept	Initiative Title	2016 Salary Requirement	2016 Ongoing Requirement	2016 One Time Requirement	2017 Incremental Requirement	2018 Incremental Requirement
19.0	GEN	Insurance Premium Increase					

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Councillor Dianne Wyntjes left Council Chambers at 10:32 a.m. and returned at 10:34 a.m.

8. REPORTS

Moved by Councillor Lynne Mulder, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer table consideration of the replacement of the West Side Wheelchair Ramp for up to six weeks for further options to be presented for Council's consideration.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

Whereas Council of The City of Red Deer, having considered the 2016 Operating Budget and in recognition of the extraordinary economic circumstance; and

Whereas policy excerpts under the Governance & Policy Framework, Reserves Policy GP-F-2.0 specifically state:

Council will contribute to the financial sustainability of The City of Red Deer through effective oversight of reserves

I. It is recognized that reserve have the following benefits:

I.2. fund emerging issues

I.4. limit tax and rate increases

I.6. ensure service levels are maintained and not immediately impacted by economic downturns; and

Whereas gaps exist on financial triggers for utilizing reserves;

Therefore be it resolved that Council refers the issue of gaps on the financial triggers for utilizing reserves to the Financial Leadership charter for development of further policy guidelines.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the 2017 and 2018 Operating Budget Plan, hereby receives for information the 2017 and 2018 Operating Budget Plan.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

9. OPERATING FUND – 2016 BUDGET SUMMARY

Department Utility / Business Enterprise	Revenue	Expenditures	Net Internal Transfers	Total
OPERATING – TAX SUPPORTED				
Taxation	(125,475,564)	207,500	-	(125,268,064)
General City Revenues	(12,021,433)	-	-	(12,021,433)
General City Programs	-	7,380,970	(16,089,979)	(8,709,009)
City Manager	-	1,226,938	1,300	1,228,238
Communications & Strategic Planning	-	1,529,084	(128,164)	1,400,920
Human Resources	(74,400)	3,373,173	(49,121)	3,249,652
Corporate Services	-	2,404,169	(195,172)	2,208,997
Information Technology Services	(188,029)	9,488,071	(1,671,752)	7,628,290
Financial Services	-	3,496,897	7,137	3,504,004
Legislative Services	(109,075)	2,619,877	(134,313)	2,376,489
Revenue & Assessment Services	(289,045)	5,344,984	(2,434,844)	2,621,095
Development Services	-	758,608	(32,696)	725,912
EL&P Street & Traffic Lights	-	3,468,627	(947,596)	2,521,031
Emergency Services	(13,218,291)	33,013,476	1,864,364	21,658,949
Engineering Services	(826,722)	5,833,711	(2,048,813)	2,958,176
Environmental Services	(4,355,127)	5,428,044	28,481	1,101,398
Public Works	(9,854,785)	32,630,058	(9,393,936)	13,381,337
Planning	-	1,207,856	(104,888)	1,102,968



Directorate				
Inspections & Licensing	(3,808,425)	5,904,043	402,780	2,498,398
Land & Economic Development	(2,054,560)	7,076,284	(4,053,919)	967,805
Planning Services	(284,170)	1,168,176	54,785	938,791
Community Services	220,600	5,114,527	(49,285)	5,285,842
Police	(5,725,060)	33,225,005	(868,627)	26,631,318
Recreation Parks & Culture	(8,636,902)	37,287,470	(3,163,308)	25,486,960
Social Planning	(9,587,541)	11,375,505	(152,338)	1,635,626
Transit System	(6,241,645)	14,315,106	6,812,849	14,886,310
Total Tax Supported	(202,530,774)	234,878,129	(32,347,355)	-

Department Utility / Business Enterprise	Revenue	Expenditures	Net Internal Transfers	Total
OPERATING – UTILITIES, ETC.				
Electric Light & Power Utility	(64,138,773)	44,628,914	19,509,859	-
Parking Fund	(2,749,346)	2,053,246	696,100	-
Subdivision Fund	(21,313,190)	1,297,194	20,015,996	-
Equipment Fund	(1,045,220)	17,053,146	(16,007,926)	-
Water Utility	(30,692,164)	16,658,745	14,033,419	-
Wastewater Utility	(36,639,117)	17,082,486	19,556,631	-
Solid Waste Utility	(19,129,941)	15,698,090	3,431,851	-
Total Utilities & Business Enterprises	(175,707,751)	114,471,821	61,235,930	-
TOTAL OPERATING BUDGET	(378,238,525)	349,349,950	28,888,575	-
THE TOTAL BUDGET	(378,238,525)	349,349,950	28,888,575	-

10. BUDGET COMMENTS

The City Manager, Director of Corporate Services and members of Council respectively provided concluding comments to the 2016 Interim Operating Budget.



II. ADJOURNMENT

Moved by Councillor Frank Wong, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to adjourn the 2016 Red Deer City Council Operating Budget Debate on Thursday, January 14, 2015 at 11:57 a.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



UNNAPROVED - M I N U T E S

**of the Red Deer City Council Regular Meeting
held on Monday, January 18, 2016
commenced at 2:30 P.M.**

PRESENT: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Tanya Handley
Councillor Paul Harris
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Director of Corporate Transformation, Lisa Perkins
Directory of Community Services, Sarah Cockerill
Acting Director of Corporate Services, Dan Newton
Director of Human Resources, Kristy Svoboda
Director of Development Services, Elaine Vincent
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Planning Services, Tara Lodewyk
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Coordinator, Amber Senuk
Major Projects Planner, Angus Schaffenburg
Senior Planner, Christi Fidek
City Assessor, Brian Lutz

**I. MOTION TO ADD TO THE AGENDA****I.1. Motion to Add to the Agenda – Land Matter (FOIP Section 24(1))**

Moved by Councillor Buck Buchanan, seconded by Councillor Lynn Mulder

Resolved that Council of The City of Red Deer agrees to add consideration of a Land Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 24(1) to the January 18, 2016 In Camera meeting of Red Deer City Council.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO ADD TO THE AGENDA CARRIED

2. IN CAMERA**2.1. Motion to In Camera – Land Matter (FOIP Section 24(1))**

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday January 18, 2016 at 2:32 p.m. and hereby agrees to exclude the following:

- All members of the media; and
- All members of the public.

to discuss a Land Matter as protected under the Freedom of Information & Protection of Privacy Act, Section 24(1)

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston,



Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.2. Motion to Revert to Open Meeting

Moved by Councillor Lynn Mulder, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer agrees to enter into an Open meeting of Council on Monday, January 18, 2016 at 2.50 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3. MINUTES

3.1. Confirmation of the Minutes of the January 4, 2016 Regular Council Meeting.

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the January 4, 2016 Regular Council Meeting with the following administrative amendment:

Page 7 – Correction of spelling of the name 'Berry'.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



4. REPORTS

4.1. Riverside Light Industrial Area Land Use Review

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the Riverside Light Industrial Area Land Use Review report.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Council accepted this report as information.

Councillor Dianne Wyntjes left Council Chambers at 3:48 p.m. and returned at 3:50 p.m.

5. BYLAWS

5.1. Land Use Bylaw Amendment 3357/C-2016 Industrial Support Service Definition

Moved by Councillor Buck Buchanan, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Land Use Bylaw 3357/C-2016.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED



Moved by Councillor Frank Wong, seconded by Councillor Tanya Handley

FIRST READING: That Bylaw 3357/C-2016 (a Land Use Bylaw amendment proposed to amend the Industrial Support Service definition to include Information Technology Support, Financial Services, and other uses determined by the Development Authority) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5.2. Business Revitalization Zone Bylaw Amendment 3196/A-2016

Moved by Councillor Tanya Handley, seconded by Councillor Frank Wong

FIRST READING: That Business Revitalization Zone Bylaw Amendment 3196/A-2016 (an amendment to establish the BRZ rate at 1.14807%) be read a first time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5.3. Annual Supplementary Assessment Bylaw 3569/2016

Moved by Councillor Buck Buchanan, seconded by Councillor Lynne Mulder

FIRST READING: That Supplementary Assessment Bylaw 3569/2016 (a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2016) be read a first time.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5.4. 2016 Capital Budget Borrowing Bylaw Amendments

5.4a. 3509/A-2015 – Sanitary Offsite Levy Projects

Councillor Paul Harris left Chambers at 4:31 p.m.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3509/A-2015 (Borrowing Bylaw to amend Borrowing Bylaw 3509/2013 by increasing the borrowing authority by \$560,000 to a total of \$5,031,000) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED

THIRD READING: That Bylaw 3509/A-2015 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Paul Harris

MOTION CARRIED



Councillor Paul Harris returned to Chambers at 4:33 p.m.

5.4b. 3526/A-2015 – Station Relocation Projects

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

SECOND READING: That Bylaw 3526/A-2015 (Borrowing Bylaw to amend Borrowing Bylaw 3526/2014 by increasing the borrowing authority by \$2,821,000 to a total of \$11,621,800) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

THIRD READING: That Bylaw 3526/A-2015 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan

MOTION CARRIED

5.4c. 3529/A-2015 – Riverview Park Bank Stabilization Project

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

SECOND READING: That Bylaw 3529/A-2015 (Borrowing Bylaw to amend Borrowing Bylaw 3529/2014 by increasing the borrowing authority by



\$1,715,000 to a total of \$8,030,000) be read a second time.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Lawrence Lee

THIRD READING: That Bylaw 3529/A-2015 be read a third time.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

**5.5. 2016 Capital Budget Loan Bylaw Amendments
3391/A-2015 – River Bend Recreation Golf and Recreation Society
Loan Bylaw Amendment**

Councillor Lynne Mulder left Chambers at 4:37 p.m.

Moved by Councillor Lawrence Lee, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3391/A-2015 (a Bylaw to amend Loan Bylaw 3391/2007 by changing the repayment schedule by deferring payments until 2021) be read a second time.

IN FAVOUR:

Mayor Tara Veer, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



OPPOSED: Councillor Buck Buchanan, Councillor Tanya Handley

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

THIRD READING: That Bylaw 3391/A-2015 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan, Councillor Tanya Handley

ABSENT: Councillor Lynne Mulder

MOTION CARRIED

Councillor Lynne Mulder returned to Chambers at 4:39 p.m.

6. NOTICE OF MOTION

6.1. Notice of Motion Submitted by Councillor Buck Buchanan re: Red Deer Royals

Prior to consideration of this item, Councillor Ken Johnston declared a conflict of interest as his son is a member of the Red Deer Royals. Councillor Ken Johnston left Council Chambers at 4:40 p.m.

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Whereas The City of Red Deer's importance of having a Community band came early on when in April 1902, Red Deer's Town Council granted the proposal of a formation of a Citizen Band, voted \$50 to purchase band instruments, doubled their grant the following year, and decided to build a bandstand in City Hall park for future concerts in 1917; and

Whereas in 1969, the Red Deer Community Band Society was incorporated and was



ultimately to become known as the Red Deer Royals; and

Whereas the Red Deer Band Society received a Certificate of Recognition from The City of Red Deer in 1979 for having made a unique contribution towards the cultural enrichment of our community; and

Whereas a proclamation was created by Mayor Surkan stating April 28 to May 5, 2002 to be "Red Deer Royal's Week" indicating The Red Deer Royals continuously provide positive ambassadorship for The City of Red Deer; and

Whereas between 2001 and 2012, the Royals gave approximately 450 public performances which included many prestigious events such as the Grey Cup on two occasions, the Olympic Torch Rally, Edmonton Oilers and Calgary Stampeders games, The World Masters Games, Portraits of Heroes and the Scott Tournament of Hearts and have undertaken five major international tours; and

Whereas the Red Deer Royals have been the recipients of 1993, 1998, 2001, 2003, 2008 and 2011 Mayor's Recognition Awards for Fine & Performing Arts; and

Whereas between 2003 and 2015, The Red Deer Royals have received a total of \$146,500 from The City of Red Deer's fee for service grants; and

Whereas writers with The City of Red Deer's local newspaper, The Red Deer Advocate refer to The Red Deer Royals as the "City's marching musical ambassadors" in a recent article published in the Monday, December 7, 2015 newspaper titled Marching on home;

Therefore be it resolved that The Red Deer Royals should be recognized as official Ambassadors for The City of Red Deer through an annual budget contribution of \$30,000.

Prior to voting on the resolution above, the following tabling resolution was passed:

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer, having considered the Notice of



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City Council Regular Meeting Minutes –
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Motion submitted by Councillor Buck Buchanan re: Red Deer Royals hereby agrees to table this item for up to a year pending further discussion with the Red Deer Royals.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Lawrence Lee

ABSENT: Councillor Ken Johnston

MOTION TO TABLE CARRIED

Councillor Ken Johnston returned to Chambers at 5:05 p.m.

Council recessed at 5:06 p.m. and reconvened at 6:00 p.m.

7. PUBLIC HEARINGS

7.1. Supplementary Report on North of IIA Major Area Structure Plan Land Use Bylaw Constraints Map Bylaw 3357/U-2015

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer having considered the report from the Planning Department dated January 4, 2016 re: Supplementary Report on North of IIA Major Area Structure Plan Land Use Bylaw Constraints Map Bylaw 3357/U-2015 hereby agrees to amend Land Use Bylaw 3357/U-2015 by replacing the existing Land Use Constraints Map 19B/2015 with a revised Land Use Constraints Map 19B/2015.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO AMEND CARRIED



7.2. Municipal Development Plan - Bylaw 3404/A-2015
North of IIA Major Area Structure Plan - Bylaw 3554/2015
Land Use Bylaw 3357/U-2015

Mayor Tara Veer declared open the Public Hearing for Municipal Development Plan Bylaw Amendment 3404/A-2015, North of IIA Major Area Structure Plan Bylaw 3554/2015 and Land Use Bylaw Amendment 3357/U-2015. Rod Trenton, Rod Newman, Norm Chiles, Garfield Marks, Arr Burges, Vaughan Schmidt and Murray McKenzie were present to speak to this item. As no one else was present to speak for or against these Bylaws, Mayor Tara Veer declared the Public Hearing Closed.

7.2a. Municipal Development Plan - Bylaw 3404/A-2015

Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

SECOND READING: That Municipal Development Plan Bylaw 3404/A-2015 (a bylaw to amend the Generalized Land Use Concept; oil and gas policies, and the residential density policy to align them with the proposed North of IIA Major Area Structure Plan) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

THIRD READING: That Municipal Development Plan Bylaw 3404/A-2015 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes



MOTION CARRIED

7.2b. North of IIA Major Area Structure Plan Bylaw 3554/2015

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

SECOND READING: That North of IIA Major Area Structure Plan Bylaw 3554/2015 (a bylaw consisting of the major statutory documents that provide direction to growth and development within The City of Red Deer) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Buck Buchanan

THIRD READING: That North of IIA Major Area Structure Plan Bylaw 3554/2015 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

7.2c. Land Use Bylaw Amendment 3357/U-2015

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

SECOND READING: That Bylaw 3357/U-2015 as amended (a Land Use Bylaw Amendment required to carry out the intent of the North of IIA Major Area Structure Plan) be read a second time.

**IN FAVOUR:**

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Paul Harris

THIRD READING: That Land Use Bylaw Amendment 3357/U-2015 be read a third time.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

8. ADJOURNMENT

Moved by Councillor Buck Buchanan, seconded by Councillor Tanya Handley

Motion to Approve Resolved that Council of The City of Red Deer hereby adjourns the Monday, January 18, 2016 regular meeting of City Council at 8:27 p.m.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Tanya Handley, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



January 19, 2016

Outdoor Solid Fuel Appliances (Wood Fire Boilers Regulatory Framework)

Development Services Directorate

Report Summary & Recommendation:

Through the Environmental Master Plan (EMP) The City has committed to protecting air quality by lowering ambient concentrations of airborne pollutants. One of the metrics used to measure progress around this commitment is fine particulate matter, measured as PM 2.5. Despite the commitment to protecting local air quality the Red Deer region is exceeding the target threshold for PM 2.5. In response to the goals for air quality improvements, outlined in the EMP, Council directed Administration to create a policy for Outdoor Solid Fueled Appliances (Wood Fired Boilers, January 2015). A full timeline/background related to this matter is presented in Appendix A.

In June 2015, Environmental Services presented a report to Council and the following resolution was approved:

Resolved that Council of The City of Red Deer having considered the report from Environmental Services dated June 5, 2015 re: Wood Fire Boiler Regulatory Framework Options report, hereby agrees to extend the timeline for a report on options for a regulatory framework for wood fire boilers and the Environmental Advisory Committee response to the options to November 2015 to allow additional time for research and to coincide with the expected completion date for the Government of Alberta PM 2.5 Response Plan for the Red Deer Region.

This item was then tabled in November 2015 to allow administration additional time to complete the research required.

Recommendations:

- A wood-fire boiler is a type of solid fuel appliance. A coal-fired boiler is also considered a solid fuel appliance. While initial reports were regarding wood-fired boilers only, Administration believes that any regulatory action taken by The City should also extend to coal-fired boilers, as the health, safety and land-use concerns for both appliances are similar
- Administration is recommending that no action be taken at this time. At present there is only one application that could be regulated and that application already has an approval and would likely be grandfathered. There would be a significant level of effort to implement a Land Use Bylaw amendment and additional effort to enforce a bylaw. At present it is felt that resources could be better utilized on initiatives that would have a greater positive impact on Air Quality. This could include increased education on the Idle Free Program and other recommendation yet to come for the Province relating to PM2.5.



City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of Wood Fire Boilers Regulatory Framework.

Resolved that Council of The City of Red Deer having considered the report from the Development Services Directorate dated January 19, 2016 re: Outdoor Solid Fuel Appliances (Wood Fire Boilers Regulatory Framework), hereby endorses Option 4 – Do Nothing – Take no new action.



Report Details

Background:

The City of Red Deer Environmental Master Plan (EMP) identifies clean air and the protection of local air quality as a key element of sustainability and commits to a reduction of ambient air pollutants. Air quality is a chief environmental and human health concern. Several actions and initiatives aimed at preserving and improving air quality are integrated into the City's EMP. The Environmental Master Plan annual report consistently identified concerns about air pollution (in the form of fine particulate matter) and based on community concerns relating to air quality, reduction of particulate matter and the protection of air quality has been a focus of discussion at the Environmental Advisory Committee for several years. Smoke from burning wood or other solid fuels can be one contributor to fine particulate matter.

On January 5, 2015, after previously considering a ban on wood fire boilers, City Council rescinded a December 2014 motion to ban wood fire boilers and directed staff to develop options for a regulatory framework to restrict wood/solid fuel appliances within the city of Red Deer

Discussion:

Air quality in Canada is managed by the Canadian Council of Ministers of the Environment (CCME). Ambient air quality is measured against the Canadian Ambient Air Quality Standards (CAAQS), objectives under the Canadian Environmental Protection Act 1999. Reporting requirements under the CAAQS are complaint driven.

Within Alberta, ambient air quality is measured against the Alberta Ambient Air Quality Objectives and Guidelines (AAAQO), developed under the Environmental Protection and Enhancement Act, 2000 (EPEA). These objectives include criteria for more than 50 constituents; as with the CAAQS, the reporting requirements related to the AAAQO are complaint driven.

For industrial operators that operate solid fuel appliances with a feed rate of more than 10 tonnes of waste fuel per month (including wood), the Code of Practice for Energy Recovery, 2005 requires an approval under EPEA to operate. The EPEA approval will outline testing requirements and maximum chemical thresholds, as determined by AEP industrial approvals specialists.

For industrial operators that operate solid fuel appliances with a feed rate of less than 10 tonnes of fuel per month, there are no Provincial regulatory requirements to meet.

The ambient air quality Standards/Guidelines are meant to be used against ambient air quality samples. These criteria are not meant to be used for point source air quality testing. Most operations would fail if their point source air samples were measured against ambient thresholds.



Practically speaking, The City has little direct jurisdiction over regulating emissions from operating solid fuel appliances, but is able to regulate emissions in an indirect way. This is because emissions may cause nuisances that affect their compatibility with neighboring land uses.

By approaching this from a planning perspective, The City is able to indirectly regulate emissions/air quality. The Land Use Bylaw can require that if a solid fuel appliance is used within Red Deer, the appliance must have received an approval under applicable Canadian CSA standards or US Environmental Protection Agency standards. These standards apply to the manufacturer of the appliance, who is in the best position to control the appliance's emissions. Requiring that these standards be met before an appliance can be used would ensure that the appliances within Red Deer would have reduced emissions compared to appliances that do not meet these standards.

The City of Red Deer Legal Counsel has been consulted and has provided Administration with some direction on this matter. An opinion could be prepared if required by Council.

Options:

1. Ban solid fueled appliances, grandfathering in an approval for the one known operating appliance
2. Regulate solid fueled appliances based on emissions testing
3. Regulate solid fueled appliances through an amendment to the Land Use Bylaw
4. Do nothing – The City opts to not regulate outdoor solid fuel appliances at all

The following Table 1 presents the pros and cons of each option.



Table I: Solid Fuel Appliance Option Comparison

Tool	Pros	Cons
1. Ban Solid Fueled Appliances	<ul style="list-style-type: none"> § Clear and enforceable § Protects air quality year round § No cost § Will limit the number of solid fueled appliances at the one operating appliance § Potential reduction of long term increases in PM 2.5 	<ul style="list-style-type: none"> § May be of concern to sellers of the appliances § One owner expressed concerns and has been advocating for the solid fueled appliances as an environmentally beneficial use for wood waste. This may have had an impact on the public opinion of these appliances. Banning the appliances may appear that the City is making a statement regarding the impact of his operation on the ambient air quality in the City of Red Deer § Council direction was to not consider/rescinded a 2014 motion to ban these appliances
2. Regulate Through Emissions Testing Development and implementation of testing criteria and air quality constituent thresholds Solid Fueled Appliances must meet	<ul style="list-style-type: none"> § Performance based § Could be linked to local Air Quality health index (e.g. high risk days) § May discourage applications for approval of Solid Fueled Appliances § Potential reduction of long term increases in PM 2.5 	<ul style="list-style-type: none"> § There are no Provincial or Federal thresholds to use for guidance when setting thresholds for point source testing at small industrial operations § Legal determined that there was a lack of municipal jurisdiction to enforce § Significant, expensive monitoring, testing and enforcement to ensure thresholds continuously and consistently met § Laboratories and testing equipment are not designed for point source testing at small industrial operations § Significant staff training or contract out for expertise in understanding readings and results



Tool	Pros	Cons
3. Regulate Through an Amendment to the Land Use Bylaw	<ul style="list-style-type: none"> § Separates source of emissions from residents and vulnerable populations such as schools, hospitals § Directly within municipal jurisdiction § Other municipalities use this form of regulation (e.g. Anchorage, Alaska) § Planning and Inspections and Licensing can absorb the cost of the LUB amendment creation and the operational increases required to manage the bylaw May discourage applications for approval of Solid Fueled Appliances § Potential reduction of long term increases in PM 2.5 § Will regulate via location and identify the process for addressing public complaints 	<ul style="list-style-type: none"> § Will not eliminate emissions; however, will regulate via location and identify the process for addressing public complaints § Requires City to amend documents § Unlikely to reduce the long term number of installations of solid fueled appliances § Adding this amendment to the LUB may provide more citizen exposure to the option of solid fueled appliances, increasing the number of applications for approval
4. Do Nothing Take no new action	<ul style="list-style-type: none"> § Requires no changes to existing processes 	<ul style="list-style-type: none"> § Fails to proactively protect air quality § Not consistent with previous Council resolution



Recommendation:

Options 1 – Ban Solid Fuel Appliances, this option has been before Council in December 2014.

Option 2 – Regulate solid fueled appliances based on emissions testing, this option is not practical due to the cost to set-up and the high cost of monitoring. There may also be issues with jurisdiction and this could lead to enforcement issues.

Option 3 – Land Use Bylaw Amendment - if Council were to direct Administration to develop a Land Use Bylaw Amendment regulating solid fuel appliances. The amendment would indicate:

- A wood-fire boiler is a type of solid fuel appliance. A coal-fired boiler is also considered a solid fuel appliance. While initial reports were regarding wood-fired boilers only, Administration believes that any regulatory action taken by The City should also extend to coal-fired boilers, as the health, safety and land-use concerns for both appliances are similar
- All solid fuel appliance operators that will burn more than 10 tonnes of waste per month be required to provide an EPEA approval prior to approval of their operation by The City
- Approvals for outdoor solid fuel appliances include the following conditions:
 - All outdoor solid fuel appliances must be US Environmental Protection Agency approved.
 - The materials to be burned will be only those approved by the manufacture and will consist of only clean (untreated and unprocessed), seasoned wood, lumber or coal. If there are more than two complaints, in an approval period, the appliance will not be approved in subsequent years until the reason for the complaints have been addressed.
- The Planning Department to prepare a Land Use Bylaw amendment to provide regulations for solid fuel appliances. The Land Use Bylaw amendment process will review and provide recommendations regarding clear definitions, applicable locations by land use districts, type of use, and operational regulations.
- The LUB will require a definition that makes it clear that solid fuel burning appliances do not include small incinerators.
- The Development approval would be for a one year term for the first two terms and then two year terms thereafter, with the requirement of a review of complaints against the operator accumulated through that year.

Option 4 – Do Nothing – The cost both monetary and in staff hours far exceed the potential benefits that could be realized by regulating the use of Solid Fuel Appliances.

- Administration is recommending that no action be taken at this time. At present there is only one application that could be regulated and that application already has an approval and would likely be grandfathered. There would be a significant level of effort to develop a Land Use Bylaw amendment and additional effort to enforce a bylaw. At present it is



felt that resources could be better utilized on initiatives that would have a greater positive impact on Air Quality. This could include increased education on the Idle Free Program and other recommendations yet to come for the Province relating to PM2.5.



Appendix A

Chronology of Wood Fire Boiler Discussion, City of Red Deer

Date	Item and Background	Resolution or Action
October 19, 2011 and November 16, 2011	Air Concerns Relating to Wood Smoke: Presentation to EAC by Mr. Alan Smith of the Clean Air Alliance outlining his concerns with wood burning smoke in urban environments and pointing the banning of this practice occurring in other jurisdictions. Presentation by Mr. Kevin Warren of Parkland Airshed Management Zone (PAMZ) identifying the monitoring work undertaken within the region.	EAC received for information and tabled pending more information. This item would return to the January 2012 meeting.
January 18, 2012	Air Concerns Relating to Wood Smoke: In follow up to the discussion at a previous EAC meeting, the Committee agreed that the air quality concerns presented by Mr. Alan Smith should be shared with PAMZ.	Letter and information sent to PAMZ.
September 19, 2012	Municipal Burning Bylaw Survey: In response to EAC discussion, PAMZ provides a report outlining municipal action in Alberta on bylaws dealing with burning.	Committee requests PAMZ attend future meeting to present the report.
October 17, 2012	Municipal Burning Bylaw Survey: Kevin Warren of PAMZ presented the findings of the Municipal Burning Bylaw Survey Report.	Received for information by EAC.



March 20, 2013	Wood Fire Boilers: EAC discussed concerns around wood smoke and the impact on local air quality. Indicating desire to see City address the matter.	Received for information.
June 19, 2013	Wood Fire Boilers: City staff present a report (dated April 2013) with four options for action around wood fire boilers: 1. no action 2. discuss and request additional research or information 3. adopt a bylaw to regulate wood fire boilers 4. defer until Provincial PM 2.5 or future Environmental Master Plan available	“Resolved that the Environmental Advisory Committee having considered the report....with respect to wood fire boilers hereby recommends that Council give consideration to regulating (prohibit, restrict, or provide regulations) the use of wood fire boilers within city limits, as part of their efforts to protect air quality.”
September 3, 2013	Wood Fire Boiler issue considered by City Council.	Council resolution passed asking staff to “develop potential options such as regulations, restrictions or siting criteria” and bring it back to Council in early 2014.
January 15, 2014	The EAC receives copies of reports on wood fire boilers prepared jointly by Environmental Services, Planning Services, Inspections and Licensing, and Emergency Services. Report contains a review of researched options from the Canadian Ministers of the Environment.	“Resolved that the Environmental Advisory Committee, having considered the joint staff report on Wood Fire Boilers from Environmental Services, Planning Services, Inspections and Licensing, and Emergency Services...hereby recommends that Council consider restricting solid fuel burning boilers in the City of Red Deer...”
June 18, 2014	Staff return to EAC with a final copy of the Wood Fire Boiler report incorporating	“Resolved that the Environmental Advisory Committee, having



	Environmental Advisory Committee feedback and with a final staff recommendation. Given the complexity of developing regulations and concerns with enforcement staff recommend a ban rather than regulations.	considered the report from administration hereby supports a ban on wood fire boilers in The City of Red Deer.”
December 8, 2014	<p>Report Presented to City Council recommending a ban on wood fire boilers.</p> <p>Staff report that there are currently no approved wood fire boilers within the city of Red Deer. This is accurate. However, due to misunderstanding, it is not reported that there has been an inquiry by one business owner about potentially installing a boiler and the types of land use or development permits required.</p>	Unanimous support from City Council to ban wood fire boilers.
January 2015	The matter is returned to Council.	<p>Passes motion to rescind the decision of December 8, 2014 and passes the following:</p> <p>“Resolved that Council of The City of Red Deer having considered the report from Legislative Services re: Notice of Motion to Reconsider a Motion: Wood Fire Boilers, dated December 20, 2014, hereby directs Administration:</p> <p>I. To identify options to develop a regulatory framework to restrict boilers that emit a certain</p>



		<p>threshold of particulate matter; and</p> <p>2. That once the options are developed they be shared with the Environmental Advisory Committee (EAC) for their assessment of impact and priority of the options considering planned annual work in support of the Environmental Master Plan; and</p> <p>3. That these options and the EAC's assessment be presented back to Council for consideration by June 30, 2015"</p>
June 2015	Status update report and recommendation requesting Council table until November.	Supported by Environmental Advisory Committee and City Council
December 2015	Request that Council table until January discussed at Environmental Advisory Committee and at Council.	Supported by City Council



ENVIRONMENTAL ADVISORY COMMITTEE

DATE: January 21, 2016

TO: Tim Ainscough, Environmental Services Manager

FROM: Environmental Advisory Committee

RE: Wood Fire Boilers/Solid Fuel Burning Appliances

At the Wednesday, January 20, 2016 meeting of the Environmental Advisory Committee, the Committee discussed Wood Fire Boilers/Solid Fuel Burning Appliances.

Following the discussion, the motion as set out below was introduced:

Resolved that the Environmental Advisory Committee, having considered the report dated January 18, 2016 re Outdoor Solid Fuel Appliances, hereby requests that Council give consideration for Administration to prepare a Land Use Bylaw amendment that provides regulations for solid fuel appliances, and forwards this to Council for consideration."

Respectfully submitted,



Reg Warkentin
Chair, Environmental Advisory Committee

C: Nancy Hackett, Environmental Initiatives Supervisor
Lauren Maris, Environmental Program Specialist



Council Decision – February 1, 2016

DATE: February 4, 2016
TO: Tim Ainscough, Environmental Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Outdoor Solid Fuel Appliances (Wood Fire Boilers Regulatory Framework)

Reference Report:

Development Services Directorate, dated January 19, 2016.

Resolution:

At the Monday February 1, 2016 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Development Services Directorate dated January 19, 2016 re: Outdoor Solid Fuel Appliances (Wood Fire Boilers Regulatory Framework), hereby agrees to table consideration of this item for up to four weeks for administration to research additional options.

Report back to Council: Yes.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager

- c. Director of Development Services
Director of Planning Services
Inspections & Licensing Manager
Corporate Meeting Coordinator



January 22, 2016

Committee Appointments – Community Housing Advisory Board

Legislative Services

Report Summary & Recommendation:

That Council pass a resolution for an aboriginal and citizen representative to the Community Housing Advisory Board. The names of the persons nominated are submitted to members of Council in confidence.

City Manager Comments:

Council's direction is requested.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated January 22, 2016 re: Committee Appointments – Community Housing Advisory Board, hereby endorses that the following appointments be made to the Community Housing Advisory Board

_____ 1-2 year term – aboriginal representative

_____ 1-1 year term – citizen representative (to fill an unexpired term)

Discussion:

The Nomination Committee (made up of three councillors) met on January 14, 2016 and following this meeting, submitted to this office their recommendations for placement of one aboriginal representative and one citizen representative to the Community Housing Advisory Board.



Council Decision – February 1, 2016

DATE: February 4, 2016
TO: Lynn Iviney, Committees Coordinator
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Committee Appointments: Community Housing Advisory Board

Reference Report:

Legislative Services, dated January 22, 2016.

Resolution:

At the Monday February 1, 2016 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Legislative Services dated January 22, 2016 re: Committee Appointments – Community Housing Advisory Board, hereby endorses that the following appointments be made to the Community Housing Advisory Board

April Nabess 1-2 year term – aboriginal representative

Grace Zhang 1-1 year term – citizen representative (to fill an unexpired term)

Report back to Council: No.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager

c. Deputy City Clerk



February 1, 2016

Proposed 2016 Utility Bylaw Changes

Utility Bylaw 3570/2016

Consideration of Three Readings

Environmental Services

Report Summary & Recommendation:

The purpose of this report is to provide information to City Council in support of proposed changes to the current Utility Bylaw. Several changes are proposed within the Bylaw to add clarity and improve language. Rate changes are also identified.

As indicated in the 2016 Budget Funding Adjustment Recommendations (FAR's) for the Water, Wastewater and Waste Management Utilities, modest rate increases are generally required to provide the needed services. Cost increases for all three utilities are primarily related to cost of capital and asset depreciation. In accordance with the Utility Policy, the proposed water and wastewater utility rates are in transition towards a better balance between fixed and usage rates. Overall, a typical household utility bill is expected to increase by approximately 0.5%

The proposed rate changes to the Utility Bylaw are identified in Schedules A through F and fall into four different categories: Water Rates, Wastewater Rates, Billing Service and Fees, and Solid Waste Collection Rates.

We recommend that City Council repeal Utility Bylaw 3543/2015 and replace with the attached Utility Bylaw 3570/2016 which includes Table of Contents, Schedules A, B, C, D, E and F. Utility Bylaw 3570/2016 is to come into effect on March 1, 2016.

As Council made the decision at the 2016 Operating Budget meetings regarding utility rates, Administration is requesting Council give three readings to Utility Bylaw 3570/2016 at the Monday, February 1, 2016 Council meeting. Three readings will ensure the proper departments and agencies are notified within their required timelines prior to the bylaw's effective date of March 1, 2016.



City Manager Comments:

I support the recommendation of Administration. This merely implements what was approved at operating budget.

Craig Curtis
City Manager

Proposed Resolution

That Bylaw 3570/2016, (a bylaw to add clarity and improve language and identify rate changes to the Utility Bylaw) be read a first time.

That Utility Bylaw 3570/2016 be read a second time.

Resolved that with the unanimous consent of Council members present, that Bylaw 3570/2016 be presented for third reading.

That Utility Bylaw 3570/2016 be read a third time.



Report Details

Background:

The Utility Bylaw and rates are reviewed annually following budget approval. Rate changes are made to reflect changing revenue requirements as determined by the 2016 budget, projected utility loads (e.g. number of sites serviced, volume of commodity used) and changes in various services provided. Changes are often made to the bylaw at this time to clarify or improve the wording of sections based on experience gained over the prior year.

Discussion:

Attached is a copy of the proposed new Utility Bylaw 3570/2016 including Schedules A through F, showing proposed changes in **colored** text. Proposed additions to the Bylaw are illustrated in **underlined** text. Items proposed to be removed are illustrated in **strikethrough** text.

The current bylaw is proposed to be amended and replaced with Utility Bylaw No. 3570/2016. All changes are proposed to come into effect on March 1, 2016.

Bylaw Language

Comments and rationale related to proposed language changes in the bylaw are described below. Wording changes made to improve clarity, spelling or grammar (i.e. no significant change in meaning) are identified in the marked-up version of the Bylaw, but not described below. Minor changes (e.g. section numbering) may not be shown on the marked-up version.

- Section 16 – Change in date for winter rates
- Section 17 – Provides clarity as to when a utility bill is deemed to be delivered to the Customer.
- Section 19– Clarifies when a payment is considered to be late and when a penalty will apply.
- Section 33 – Establishes how to abandon a sewer connection when no longer required.
- Section 37 – Establishes additional sections where the higher fines will apply.
- Section 65 & 66 – Sets a minimum usage charge when utilizing a hydrant and not submitting weekly meter readings.
- Section 67 – Change in date defining the winter season.
- Section 71 – provides clarity as to the location where backflow preventers are required.
- Section 77 – Provides clarifications as to who is responsible for repairs to a sewer service related to the location that the blockage has originated from.



- Section 78 - Provides clarifications as to who is responsible for root blockages to a sewer service related to the location that the blockage has originated from.
- Section 81 – Additional items have been added to the list of prohibited substances.
- Section 86 – Identifies additional locations that may require grease, oil and solids interceptors.
- Section 96 - Provides clarifications as to who is responsible for root blockages to a storm sewer service related to the location that the blockage has originated from.
- Section 97 – Newly defined Oil & Grit Interception Section provides better protection of the storm system.
- Schedules A through E – Rates modified to meet 2016 revenue requirements. Some descriptions and definitions have been modified.

Water Rates

With the changes to the Utility Policy adopted by City Council in October 2012, the Utility Bylaw was also amended to initiate a transition in water rate structures to develop a better balance between fixed and variable charges. In general, greater emphasis will be placed on usage charges and less on the fixed portion of the charge.

As indicated in the 2016 Budget Funding Adjustment Recommendation for the Water Utility an overall 1-2% rate increase will be required, primarily to cover increased cost of capital and asset depreciation. However, changes to individual rates will vary somewhat depending on allocation of costs to the various rate classes.

Schedule B attached includes all of the recommended changes to the Water Rates. Table I below illustrates the historic trends in residential water rates since 2013.

Table I
Residential Rate Changes in Water Utility

	March 2013	March 2014	March 2015	March 2016 Proposed
Fee per Cubic Metre	\$1.01	\$1.12	\$1.30	\$1.40
Fixed Monthly Fee (16 mm meter)	\$19.65	\$19.30	\$17.20	\$16.05
Typical Bill Monthly (based on 17m ³ /household)	\$36.82	\$38.34	\$39.30	\$39.85
Increase over prior year for typical usage (17 m ³)	4.8%	4.1%	2.5%	1.4%



Water rates for bulk users (e.g. contractors drawing water from hydrants) and regional customers have been adjusted in the Bylaw for 2016. Regional rates have increased by about 4 % over the 2015-rates.

Wastewater Rates

With the changes to the Utility Policy adopted by City Council in October 2012, the Utility Bylaw was also amended to initiate a transition in wastewater rate structures to develop a better balance between fixed and variable charges. For residential rates, a usage charge was introduced in 2013; which will be gradually increased over a five year (more or less) period. Over the same period, the fixed rate will be reduced. For non-residential rates, a fixed charge was introduced in 2013; which will gradually be increased over a five year (more or less) period. Over the same period, the usage rate will be reduced.

As indicated in the 2016 Budget Funding Adjustment Recommendation for the Wastewater Utility a slight decrease from 2015. However, changes to individual rates will vary somewhat depending on allocation of costs to the various rate classes.

Schedule C attached includes all of the recommended changes to the Wastewater Rates. Table 2 below indicates the historic trends in residential wastewater rates since 2013.

Table 2
Residential Rate Changes in Wastewater Utility

	March 2013	March 2014	March 2015	March 2016 Proposed
Fee per Cubic Metre	\$0.43	\$0.70	\$1.00	\$1.35
Fixed Monthly Fee (residential)	\$36.65	\$31.85	\$27.30	\$21.10
Typical Bill Monthly (based on 15.3m ³ /household*)	\$43.23	\$42.56	\$42.60	\$41.76
Increase over prior year for typical usage	4.8%	-1.6%	0.1%	-2.0%

* Wastewater usage is based on 90% of water usage

Wastewater rates for regional customers were added to the Bylaw in 2015. Council approved a transition period at the 2015 budget debate for regional wastewater customers over the next 3 to 5 years to keep annual rate changes below 15%. The 2016 South Regional rate is \$0.92/m³ is an increase of 15%.



Table 2a
South Region Wastewater Rate Changes

	March 2013	March 2014	March 2015	March 2016 Proposed
Fee per Cubic Metre	\$0.64	\$0.70	\$0.80	\$0.92
Increase over prior year	-4.5%	9.4%	14.3%	15.0%

Billing and Service Fees

Billing and Service fees include utility billing fees, new service connections and miscellaneous service fees. Changes are recommended to these items based on an assessment of actual costs from prior years and to account for projected increases in labour, material and equipment costs. Schedule D shows the current rates. Where the rates are proposed to be changed, the current rates are shown in ~~striketrough-text~~ and the proposed rates are shown in underlined text.

Table 3 provides an example of the impact of the rate changes from Schedule D for a typical installation of water and wastewater services, including road, sidewalk and boulevard repairs. The recommended changes would result in an increase of approximately 5.5%.

Table 3
25mm Water & 150mm Wastewater Service Installation

	2014	2015	2016	Change
Service Connection	\$8,495	\$8,740	\$8,950	2.4 %
Asphalt repair	\$2,690	\$3,250	\$3,250	0 %
Concrete repair	\$2,685	\$2,820	\$3,000	5%
Turf repair (boulevard)	\$ 220	\$ 231	Combined into one	0 %
Turf Repair (utility lot)		\$ 657	\$ 675	2.7%
Totals	\$14,090	\$15,041	\$15,875	5.5 %

Solid Waste Collection Rates

As indicated in the 2016 Budget Funding Adjustment Recommendation for the Waste Management Utility, rate increases are required for solid waste collection primarily to cover increased contract costs, cost of capital and asset depreciation. The attached Schedule E shows the recommended rate changes for residential and commercial solid waste collection.



As indicated in Table 4, a rate increase of 4.0 % is recommended for residential garbage and yard waste collection. For commercial and multi-family garbage collection, a 3.2 % increase is proposed.

Table 4
Changes in Solid Waste Collection and Disposal Fees

	2014	2015	2016
Monthly Residential Fee	\$12.05	\$12.40	\$12.90
Percent change from prior year	1.7%	2.9%	4.0%

Recyclable Materials Collection

As indicated in the 2016 Budget Funding Adjustment Recommendation for the Waste Management Utility, a rate increase of 4.7% is recommended for single family recyclable materials collection. No change is recommended for multi-family recyclable materials collection. The rate increase for single-family residents is higher than for multi-family residents to reflect changes in contractor pricing. The proposed rate changes are illustrated in Schedule E and Table 5 below.

Table 5
Changes in Recycling Fees

	2014	2015	2016
Single family dwelling monthly fee	\$6.10	\$6.40	\$6.70
• % increase	5.2%	4.9%	4.7%
Multi-family dwelling monthly fee	\$4.25	\$4.00	\$4.00
• % increase	0.0%	-5.9%	0.0%

Waste Management Facility

As indicated in the 2016 Budget Funding Adjustment Recommendation for the Waste Management Utility, a rate increase of \$1/tonne (1% to 2%) is recommended for the landfill operation primarily to cover increased cost of capital and asset depreciation.

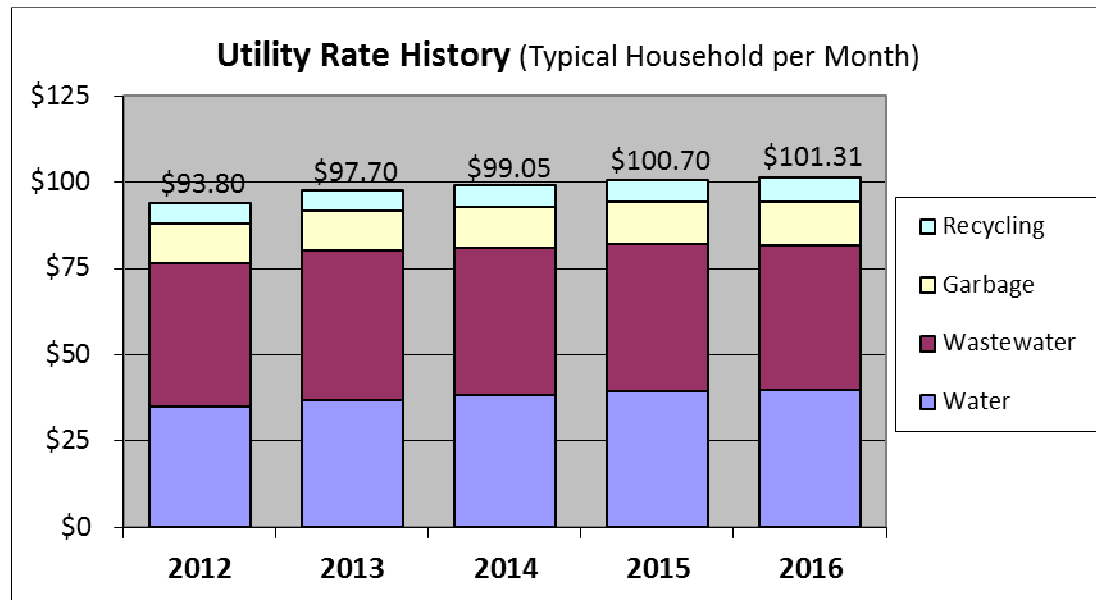


Table 6
Changes in Landfill Tipping Fees

	2014	2015	2016
Landfill Tipping Fee per tonne	\$65	\$67	\$68
• % increase	1.6%	3.1%	1.5%
Divertible Tipping Fee / tonne	\$55	\$57	\$58
• % increase	-14.1%	3.6%	1.7%
Special Waste Fee per tonne	\$85	\$87	\$88
• % increase	1.2%	2.4%	1.1%

Overall Residential Rate Change

The following chart illustrates a 5 year history of overall utility costs for a typical household using 17 m³ (17,000 litres) of water per month. The proposed 2016 rates will increase the overall utility charge by approximately 0.5% for the typical household. This provides continuous potable water delivery, wastewater collection, water and wastewater treatment as well as weekly garbage, yard waste and recycling collection and disposal. The proposed fees are equivalent to \$ 3.33 per day.

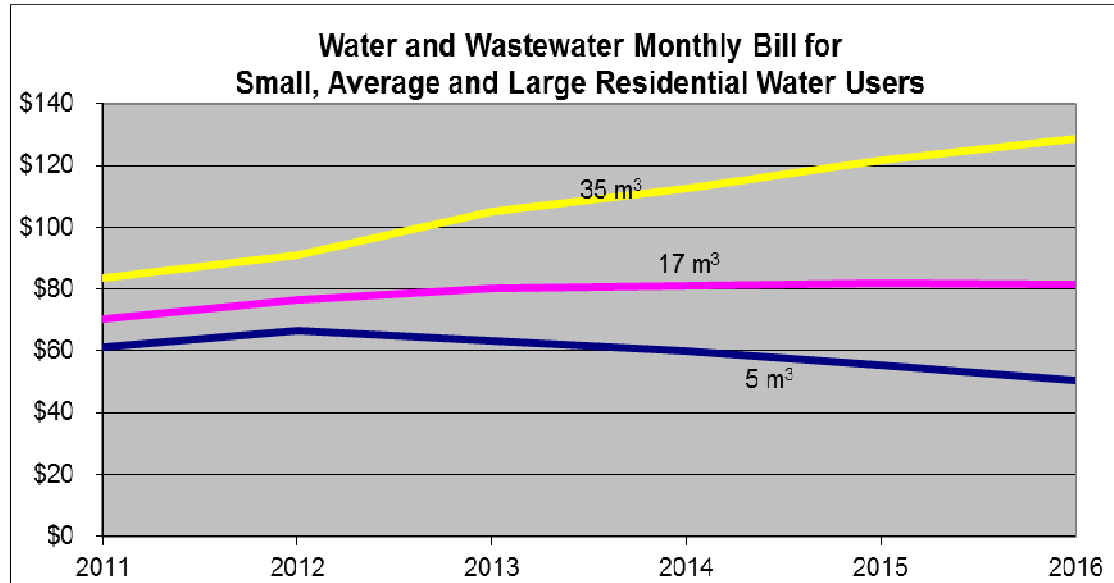


Variation in Residential Water and Wastewater Charges based on Usage

For water and wastewater, residential usage rates have been increased but the fixed charges have reduced. The average residential household will see their monthly bill for water and wastewater decrease by approximately 0.4%. The bill for a small water user will decrease by



approximately 9.5% and for a large water user it will increase by 5.9% (see chart below). As you can see, the price incentive to conserve water is much greater now than it was in 2012.



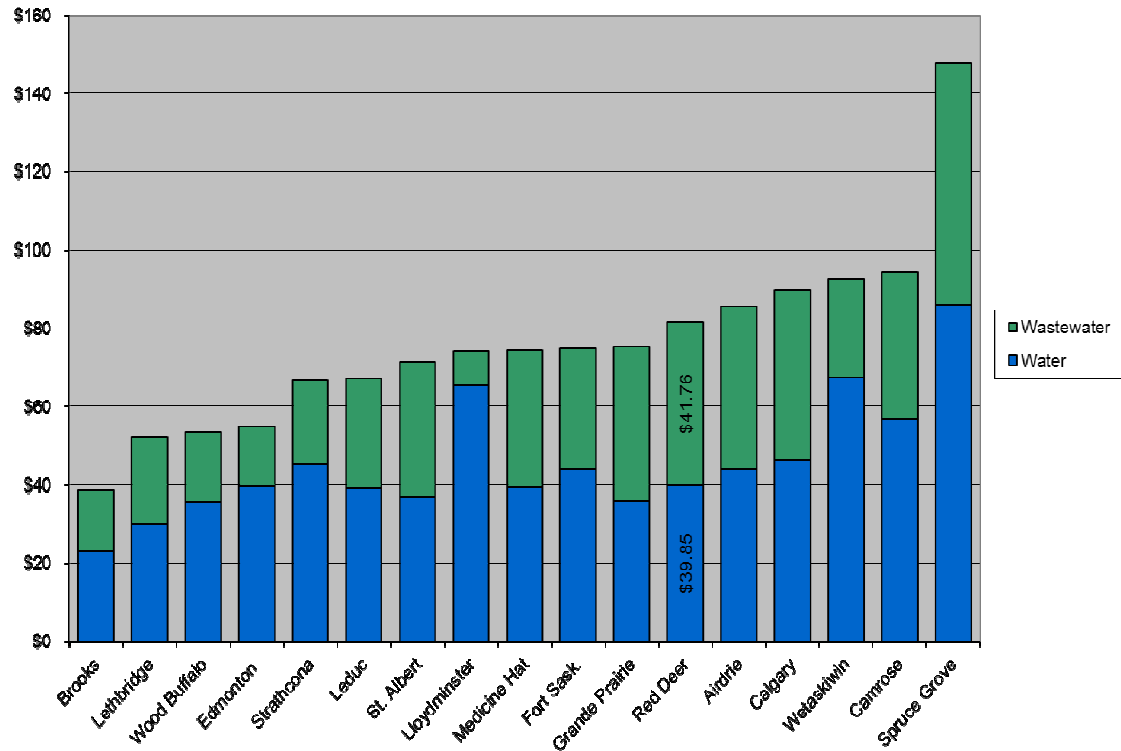
Non-residential customers will generally experience similar changes in their water and wastewater bill.

Alberta Cities Comparison of Water and Wastewater Charges

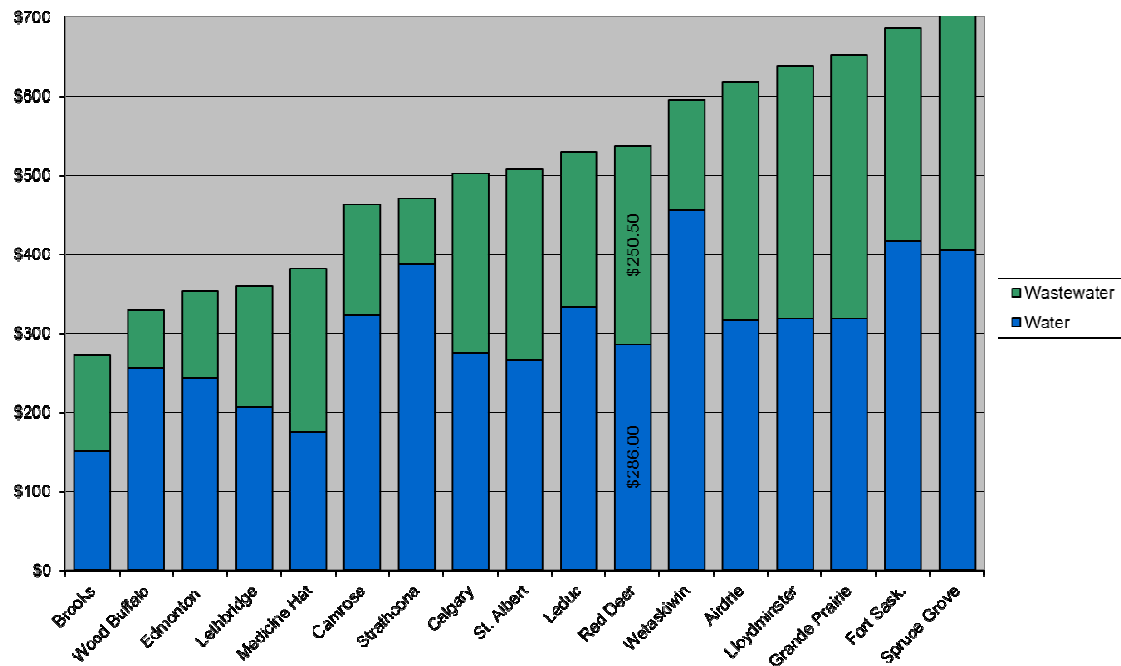
The following charts illustrate water and wastewater charges assessed for typical residential and non-residential customers in other Alberta Cities. Red Deer's rates are somewhat higher than the median for residential customers, but are very close to the median for non-residential customers.



**Alberta Cities - Water & Wastewater Charges
2015 Typical Residential Monthly Bill (17 m³)**



**Alberta Cities - Water & Wastewater Charges
2015 Typical Non-Residential Monthly Bill (160 m³)**



STRIKETHROUGH

UTILITY BYLAW NO. ~~3543/2015~~ 3570/2016

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BYLAW NO. ~~3543/2015~~ 3570/2016

Being a Bylaw of The City of Red Deer to provide for the supply and use of the Water, Wastewater, Storm Water and Solid Waste utilities of The City of Red Deer.

Background

A Council has authority under the Municipal Government Act, to pass bylaws respecting the safety, health and welfare of people. Council of the City of Red Deer has deemed it appropriate to provide for the establishment and operation of certain public Utility Services, including provision for the terms and conditions under which such utilities will be provided.

COUNCIL HEREBY ENACTS AS FOLLOWS:

PART 1 – SHORT TITLE**SHORT TITLE AND ESTABLISHMENT OF UTILITIES**

- 1 (1) This Bylaw may be called "The Utility Bylaw".
- (2) The City of Red Deer hereby establishes the following municipal utilities: Water, Wastewater, Storm Water and Waste Management (including Recycling).

PART 2 – GENERAL PROVISIONS**DEFINITIONS**

- 2 Words and phrases in this Bylaw shall have the meanings set out in Schedule A.

DELEGATION

- 3 City Council hereby delegates to the City Manager all those powers stipulated by this Bylaw to be exercised by the City and all necessary authority to carry out those powers, except those powers which are reserved exclusively for Council under the Municipal Government Act, or reserved for other Persons pursuant to the provisions of this Bylaw. The City Manager may delegate any powers, duties or functions granted under this Bylaw to another employee of the City.

SUPPLY AND OWNERSHIP OF FACILITIES AND EQUIPMENT

- 4 (1) All meters and metering equipment shall be supplied, owned and maintained by The City unless otherwise provided in this Bylaw.
- (2) Notwithstanding the payment by a Customer of any costs incurred by The City, The City shall retain full title to all lines, equipment and apparatus on its side of the point of delivery, and to all meters and metering equipment provided by it.

ASSIGNMENT OF CONTRACT

- 5 A contract for a Utility Service is not transferable and shall remain in full force and effect until terminated by the Customer or The City as provided herein.

CITY RESPONSIBILITY AND LIABILITY

- 6 (1) The City does not guarantee the continuous uninterrupted supply of any Utility Service but reserves the right to suspend the supply of a Utility Service at any time without notice where required in the maintenance or operation of the Utility Service.
- (2) The City and its officers, employees and agents shall not be liable for any damages of any kind due to or arising out of:
- (a) a failure to provide a Utility Service;
 - (b) the interruption of service due to maintenance or operational requirements, or due to reasons beyond The City's control; or
 - (c) the disconnection or removal of a Utility Service in accordance with this Bylaw.

APPLICATION FOR SERVICE

- 7 (1) A Person requesting a Utility Service shall apply to The City for a Utility Service account by completing an application form and providing such information as The City may require, including credit references, confirmation of the identity and legal authority of the ~~applicant~~ Customer, and information respecting load and the manner in which the services will be utilized.
- (2) The Customer shall pay an application fee as set forth in Schedule D.

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- (3) The City may establish procedures for the creation of a contract for Utility Services by telephone, fax, internet or other electronic means, or may require the ~~applicant~~ Customer to sign a contract for service.
- (4) The Utility Service account shall be set up:
 - (a) in the name of the Property Owner; or
 - (b) in the name of the Occupant(s) of a Property where the Utilities are requested by an Occupant of the Property. Where the Occupants are Tenants, all of the Persons named as Tenants in the landlord-Tenant agreement or any other rental agreement shall be jointly and severally liable for the Utility account, regardless of which Tenant's name the account is opened in. At the discretion of The City, a copy of the rental agreement may be required with the application for service; or
 - (c) in the name of the general contractor in the case of a new building under construction, where the Utilities are requested by the general contractor.
- (5) Notwithstanding subsection (2), The City may waive the application fee in the case of a mortgage lender which acquires title to a Property as part of the process of foreclosure.
- (6) The establishment of a Utility Service account creates an agreement between the Customer and The City, of which the provisions of the application form and the terms of this Bylaw shall form a part.

CONDITIONS OF SERVICE

- 8 (1) Upon receipt of all required information and fees, verification of the Customer's identity and the accuracy of the information, the City will advise the Customer whether and on what terms the City is prepared to supply Utility Services to the Customer, the type and character of the connections it is prepared to approve for the Customer, and any conditions (including without limitation, payments by the Customer) that must be satisfied as a condition of the supply of the Utility Services.
- (2) The City is not obliged to supply Utility Services until the Customer has provided The City with access to the premises to which the Utilities are to be provided, so to enable The City to inspect the physical connections for such Utility and to obtain an initial meter reading for each metered Utility Service.

- (3) No new Utility account will be opened for anyone who is already indebted to The City for Utility Services unless satisfactory arrangements for payment of the outstanding amount have been made.

DEPOSITS

9 (1) Deposits are required to establish a Utility account, for the following cases:

- (a) Customers who are unable to establish or maintain creditworthiness satisfactory to The City; or
 - (b) where payment of a Utility account in the name of the applicant is in arrears; or
 - (c) where a Utility Service to a Property owned or occupied by the applicant has been shut off for non-payment of the account; or
 - (d) where a cheque received for payment of a Utility account in the name of the applicant has been returned marked "Not Sufficient Funds" or "Payment Stopped", or with other words indicating that the cheque has not been honoured; or
 - (e) where the applicant's Utility account has been written off as a bad debt; or
 - (f) where collection proceedings, including legal action or referral to a collection agency, have been commenced in respect of the applicant's previous Utility account; or
 - (g) where the applicant has not maintained an existing or previous Utility account in good standing; or
 - (h) at the discretion of The City.
- (2) Before a new Utility account is opened, the Customer shall provide a guarantee of payment in a form acceptable to The City, in the amount set forth in Schedule D.
- (3) Customers opening a new account due to a change of residence within the City shall, if a deposit was required for the applicant's previous account, be charged a deposit on the new account.
- (4) The City may waive the requirement for a deposit if The City is satisfied as

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to the creditworthiness of the applicant.

- (5) The City may apply a deposit to any amount owed to The City whatsoever by the Customer whether in relation to the Customer's Utility account or otherwise, as determined by The City in its sole discretion.

INTEREST ON DEPOSITS

- 10 Interest on each Customer's cash security deposit shall be calculated annually and credited, not in advance, at the rate specified to be paid on security deposits under the *Residential Tenancy Act*, RSA 2004 Ch. R-17.1.

REFUND OF DEPOSIT

- 11 When a Customer has established and maintained creditworthiness satisfactory to The City, or upon termination of the Utility Service agreement, the deposit shall be refunded, together with accrued interest, after deducting any amount owed to The City whatsoever by the Customer whether in relation to the Customer's Utility account, including the cost of shutting off or discontinuing any Utility Service for non-payment, or otherwise, as determined by The City in its sole discretion. The deposit will be applied against any active Utility account in the Customer's name or refunded within 3 months of the final bill due date to the address on the account, or such other address provided by the Customer.

SERVICE CHARGE

- 12 When a Customer requests that The City attend at the Property to which the Utility Service is being supplied with respect to any matter relating to the supply of Utility Services or the servicing of the same, and if for any reason whatsoever The City is unable to enter the said premises, or if the call is for failure of service not attributable to The City, the Customer shall pay a service charge fee as set forth in Schedule D.

AFTER HOURS CALLS

- 13 The Customer shall pay the applicable after-hours fee as set forth in Schedule D for service calls after 4:00 p.m. or before 7:30 a.m., Monday through Friday, or on a Saturday, Sunday, or statutory or civic holiday. The afterhours fee shall also apply if a meter is required to be installed or connected, or should a Utility Service be required to be disconnected or reconnected during such times.

DISCONNECTION

- 14 The Customer shall pay a disconnection service charge as set forth in Schedule D where a Utility Service is disconnected.

RECONNECTION

- 15 Before the City reconnects or restores Utilities Services, the Customer shall:
- (a) pay any amount owed by the Customer to the City for Utility Services or , at The City's discretion, make arrangements for payment satisfactory to the City;
 - (b) pay the applicable deposit as set forth in Schedule D;
 - (c) Pay the applicable reconnection service charge as set forth in Schedule D.

WINTER INSTALLATION

- 16 The cost payable by the Customer for installing a service between ~~November 1st~~ October 15th -of any year and May 15th of the following year shall be increased by the amount set forth in Schedule D.

UTILITY CHARGES AND PAYMENT OF UTILITY ACCOUNTS

- 17 (1) The rates and charges for Utility Services shall be those set out in the Schedules to this Bylaw or as otherwise established by resolution of Council from time to time.
- (2) All rates and charges shall be paid to The City within the time prescribed by this Bylaw. The Utility bill is deemed received seven (7) days after the mailing date. A Customer is responsible to pay the amounts owing in a Utility bill whether or not the Customer has received it.
- (3) The whole amount owing in a Utility account is ~~due and payable on the due date stated on the Utility bill~~ upon receipt and the account will be deemed to be in arrears if payment is not made on or before the due date stated on the bill. ~~A Customer is responsible to pay the amounts owing in a Utility bill whether or not the Customer has received it.~~

- (4) Any charge on a Customer's account remaining unpaid after the due date will be in arrears and constitute a debt owing to the City recoverable by any or all of the following methods:
- (a) The City may discontinue the supply of all or any Utility Services;
 - (b) The City may draw on the deposit held by the City;
 - (c) The City may terminate the Customer's account;
 - (d) The City may add the outstanding account balance to the tax roll of an Owner of a Property, if the account is in the Owner's name;
 - (e) By action in any Court of competent jurisdiction; or
 - (f) By distress and the sale of the goods and chattels of the Customer wherever they may be found in the City.

BILLING ERRORS

- 18 Where a Customer has been charged less or more than they should have been charged for Utility Services provided, The City will review the account and make corrections for the billing errors for up to a maximum of 12 months prior to the date the error is discovered. Corrections will not be made for billing errors in respect of Utility Services provided more than one year prior to the date the billing error is discovered.

LATE PAYMENT PENALTY

- 19 ~~If The City has not received payment in full by the due date on the front of the bill, whether the payment is made at a financial institution or directly to The City, a late payment fee in the amount as set forth in Schedule D will be added to the account. When the Customer pays the Utility account after the due date stated in the account (or after such other due date as may be approved by The City, whether the payment is made at a financial institution or directly to The City, the Customer shall pay a penalty on the overdue balance as set forth in Schedule D.~~

NOVELTY PAYMENT METHODS

- 20 The City may refuse to accept a payment by way of a cheque drawn on a form other than a bank cheque form (a Novelty Cheque), but where The City does so, the Customer shall be liable for and pay to The City all charges and costs incurred to process the Novelty Cheque. The City will

follow the Bank of Canada rules and regulations of currency acceptance limitations in respect of payment by cash.

INTERIM UTILITY BILL

- 21 (1) Where The City has not measured the amount of a metered Utility Service, it may issue an interim Utility bill based on estimated consumption and shall credit Utility accounts for all payments made by a Customer against such interim bill.
- (2) Where any service rate or charge is designated by reference to a time certain, the charge for a lesser period of time shall be calculated on a proportionate basis.

ENFORCEMENT

- 22 The City is authorized to collect all accounts owing to The City under this Bylaw, and may take any of the measures a municipality is authorized to take under the *Municipal Government Act, RSA 2000, Chap M-26*.

APPEALS

- 23 (1) A Customer who uses, receives, or pays for Utility Services may appeal a service charge, rate or toll charged under this Bylaw on the grounds that such service charge, rate or toll does not conform to the established public Utility rate structure, has been improperly imposed, or is discriminatory, to the Alberta Utilities Commission.
- (2) A Customer may appeal decisions made by the City Manager or his/her delegate pursuant to the following sections of this Bylaw:
- (a) Section 18 – Billing Errors
 - (b) Section 28 – Requirement for an Account; and
 - (c) Section 31 – Connection to Utility Service

to the Red Deer Appeal and Review Board by filing a Notice of Appeal with the Clerk of the Board and paying the applicable filing fee within 14 days of receiving the aforementioned decision, in accordance with the provisions set out in The Appeals Board Bylaw. When hearing an appeal, the Board may confirm, revoke or vary the decision.

REASONABLE NOTICE

- 24 The City shall provide written notice to a Customer of any breach of this

Bylaw which may result in The City discontinuing Utility Services. Such notice shall be delivered at least 10 days prior to discontinuance of Utility Services and shall be sent to the Customer as follows:

- (a) in the case of a Customer who is known to be a Tenant at the premises, the notice shall be sent to the address of the premises; and
- (b) in the case of a Customer who owns the Property, the notice shall be sent to the address of the premises and the address provided in the application for service, if different.

TERMINATION OF ACCOUNT BY CUSTOMER

- 25 (1) A Customer is responsible for all charges accruing to the Customer's account until such time as the account is closed.
- (2) When a Customer gives notice to The City that the Customer's account is to be closed, The City shall obtain a final reading of any meter as soon as reasonably practical and the Customer shall be liable for and pay for all service supplied prior to such reading. The City may base the final charge for service on an estimated meter reading which will be prorated from the time of an actual meter reading.

TERMINATION BY THE CITY UPON NOTICE

- 26 The City may discontinue the supply of any Utility Service for any of the following reasons, after notice has been given pursuant to Section 24:
- (a) non-payment of any Utility accounts;
 - (b) inability of The City to obtain access to premises to read, service or inspect any meter;
 - (c) failure or refusal of a Customer to comply with any provision of this Bylaw;
 - (d) failure or refusal of a Customer to comply with the provisions of any statute or regulation, including the Alberta Building Code; or
 - (e) in any other case provided for in this Bylaw.

TERMINATION WITHOUT NOTICE

- 27 (1) The City may discontinue the supply of a Utility Service without prior notice in the event of any threatened or actual danger to life or Property, or in any other similar circumstances that the City determines, in its sole discretion, acting reasonably, require such action
- (2) The City may discontinue the supply of the Water Utility Service without prior notice for any of the reasons listed above or for any of the following reasons:
- (a) if the Customer has caused, permitted or allowed any piping, fixture, fitting, container or other appliance to be or remain connected to the water supply system which allows or has the potential to allow water from a source other than the Water Utility or any other harmful or Deleterious liquid or substance to enter the Water Utility;
 - (b) failure by a Customer to notify The City within 24 hours after the seal on a bypass is broken;
 - (c) failure by a Customer to repair or replace a Backflow Preventer within ninety-six (96) hours of being so directed by The City;
 - (d) in the event of an emergency or water shortage as The City deems necessary; or
 - (e) in any other case provided for in this Bylaw.

REQUIREMENT FOR ACCOUNT

- 28 When the premises to which Utility Services is provided becomes vacant and no new application for service has been made, The City may terminate the contract and:
- (a) disconnect the Utility Service; or
 - (b) in lieu of disconnecting the service, open a new ~~utility~~ Utility Service account in the name of the Property owner ~~Owner~~ and charge the fee set forth in Schedule D to open the account as well as other ongoing charges under Schedules B & C.

Nothing herein shall prevent the Property Owner from requesting that The City discontinue such Utility Service provided the Property Owner pays the

service charge prescribed herein.

AUTHORIZATION TO ENTER PREMISES

- 29 (1) In accordance with the Municipal Government Act, The City may, after giving reasonable notice to the Property Owner or occupier of the Property, enter any Property upon which a meter or shut-off valve is situated for the purpose of providing, maintaining or terminating the supply of a Utility Service to that Property.
- (2) The Customer and the Property Owner are responsible to provide The City reasonable access to the meter, shut-off valve and other City infrastructure for the purpose of providing, maintaining or terminating the supply of a Utility Service.
- (3) The City may remove obstructions that are interfering with the performance of providing, maintaining or terminating the supply of a Utility Service and may charge the Customer or the Property Owner the costs associated with such removal. The City will use reasonable care to avoid damaging the obstruction during removal.
- (4) If The City cannot access the meter or shut off valve for any reason, The City may charge a no access fee to the Customer or Property Owner as set forth in Schedule D.

SERVICE REMOVAL AND BUILDING DEMOLITION

- 30 (1) No Person shall cause, permit or allow a building to be demolished or removed until Utility Services to the Property are removed and any fee for such removal has been paid. Notwithstanding the foregoing, The City may, in circumstances which The City considers appropriate, permit the service to remain connected to the Utility Service line or main.
- (2) Utility charges will continue in accordance with the rates identified in this Bylaw until all occupiable buildings located on the Property have been demolished.

CONNECTION TO UTILITY SERVICE

- 31 (1) Within one year after a Utility Service becomes available, the owner of every building situated on land abutting on any street in which there is a Water Main or a Wastewater Sewer, shall at the owner's expense connect such building to the water system and install sanitation Facilities, where available, and connect the building to the Wastewater Sewer systems in

accordance with the requirements and standards set out in the Alberta Building Code and elsewhere in this Bylaw.

- (2) The Property Owner shall provide The City with a completed application in the form approved by The City for a permit to make such connection. The application shall include any plans, or specifications as may be required by the City's Engineering Design Guidelines, or other information required by The City.
- (3) No Person may connect to a Utility Service until such time as payment has been made to The City by the Property Owner or prior owner in respect of the cost of construction of the Utility Service (including carrying charges) to serve the land owned or occupied by that Person, or until such Person has made other arrangements satisfactory to The City to pay that Person's proportionate share of those costs.
- (4) The rates, fees and additional charges imposed by The City in respect of The City's Water Utility or Wastewater Utility are intended to provide for just and reasonable costs for services for each Customer, so as to achieve a cost structure that is not contrary to the Municipal Government Act or other applicable legislation. Accordingly, The City's rates, and connection fees contemplated within subsection (3) above and (5) below, take into account such factors as, where applicable:
 - (a) the size of the service requested and paid for;
 - (b) the size of any increased service requested;
 - (c) the nature and amount of the connection fee payable; and
 - (d) prior payment of capital costs of the Utility Service by a corresponding Property Owner or prior owner of the same lands including, without restriction, developer-paid costs and contributions to the capital costs of Utility Services.
- (5) Without restricting the foregoing, and subject always to subsection (6) below, The City's connection fees contemplated within subsection (3) and (4) above shall apply to:
 - (a) each parcel of land contained within an area of The City previously unserved by The City's Water Utility or Wastewater Utility and for which a new Water or Wastewater Service Connection is required or otherwise requested, excluding all those parcels of land

contained within the exception areas contemplated within Section 32;

- (b) each additional parcel which is subsequently subdivided out of any existing lands serviced by The City's Water Utility or Wastewater Utility, where a new Water or Wastewater Service Connection is required for the subdivided parcel;
- (c) each case of a requested increase in the size and/or capacity of the Service Connection for The City's Water Utility and/or Wastewater Utility, requested by a Property Owner that is already a Customer;

in each case in the amounts and as more particularly set forth within Schedule D as a condition of connection to and commencement services of The City's Water Utility, Wastewater Utility and/or Storm Water Utility.

- (6) The connection fee specified in subsection (3), (4) and (5) above shall not apply to any parcel in respect of which The City has otherwise received or made arrangements to receive payment of an equivalent appropriate amount, whether through conditions of development, subdivision or otherwise, as determined by The City.
- (7) Notwithstanding subsection (1), The City shall have the discretion to extend the period of time within which the connection to the Water Main or Wastewater Sewer must be made for such period of time as The City considers is reasonable and subject to review every 5 years or less, provided that such extension of time is consistent with City policies and Council direction, and also provided that the failure to connect:
 - (a) will not jeopardize the health or safety of the Occupants of the building or of other City residents;
 - (b) will not adversely affect the integrity or operation of those utilities; and
 - (c) will not present an undue risk of damage to Property or the environment.
- (8) A Person who has been directed to connect their building to a Utility Service may appeal the direction pursuant to Section 23, Appeals.

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- (9) Prior to connecting to a Utility Service, the Property Owner must open a Utility account and make payment of all application rates, fees and deposits that may be required under this Bylaw.
- (~~9~~10) No Person shall uncover, make any connections with or opening into, use, alter, or disturb any Water Mains, City Service Connections, Wastewater Sewer, Storm Water Sewer or appurtenances thereof, unless authorized by The City.
- (~~40~~11) All Water Mains, Wastewater Sewers, and Storm Water Sewers located within The City's Property, right-of-way, or easement shall be constructed by The City's forces or its contractors and shall be maintained by The City.
- (~~41~~12) All Private Service Connections, Wastewater Sewers, and Storm Water infrastructure and Facilities on private Property shall be constructed and maintained by the owner's forces at his expense in accordance with the requirements of this Bylaw and the Alberta Building Code.

UTILITY CONNECTION & RATE EXCEPTIONS

- 32 (1) Notwithstanding Section 31 of this Bylaw, the owners of the following Property shall not be subject to payment of applicable connection fees for Water Utility, Wastewater Utility and/or Storm Water Utility Service Connection, as the case may be, prior to the hook-up of the corresponding Utility Service, and as a condition of commencement of such services:
- (a) Water Utility – all Property located on Cronquist Place, Cronquist Drive, and Cronquist Close; and
 - (b) Wastewater Utility - all Property located on Cronquist Place, Cronquist Drive, and Cronquist Close.
- (2) Any connection fee received by The City or arrangements made by the City to receive payment of an equivalent amount in respect of the property described in Section 32(1)(a) and Section 32(1)(b) above shall be refunded to the Property Owner and terminated as applicable.
- (3) Without restricting Subsection 3 and 4 of Section 31, and notwithstanding Schedule B and C, all owners of Property within the following areas shall be subject to a special customer class and corresponding rate for services of The City's Water Utility and/or Wastewater Utility services, as the case may be, as a condition of provision of such services:

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(a) Water Utility – all Property located on Cronquist Drive, Cronquist Place and Cronquist Close; and

(b) Wastewater Utility – all Property located on Cronquist Drive, Cronquist Place and Cronquist Close.

as more particularly set forth in Schedule F.

ABANDONED BUILDING SEWER CONNECTIONS

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When any Wastewater or Storm Water Private Sewer Connection is abandoned, the Property Owner shall ~~effectively~~ block ~~up~~ the connection at the property line to prevent ground water or soil from washing into the City sewer connection. The remainder of the sewer system is to be abandoned in accordance with Provincial Regulations. Any existing septic tanks shall be abandoned by either complete removal, or by filling with sand or gravel, a suitable location within their Property to prevent Wastewater or Storm Water from backing up into the soil or from dirt being washed into the City Sewer Connection.

SAMPLING AND MONITORING

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- (1) Where sampling is required for the purposes of determining the concentration of constituents in the Wastewater or Storm Water, the sample may:
- (a) be collected manually or by using an automatic sampling device; and
 - (b) contain additives for its preservation.
- (2) For the purpose of determining compliance with this Bylaw, discrete Wastewater or Storm Water streams within premises may be sampled, at the discretion of the Inspector.
- (3) The owner or operator of any industrial, commercial or Institutional premises or multi-story residential building shall at all times ensure that every Monitoring Access Point as required by this Bylaw is accessible to the Inspector for the purposes of observing, sampling and flow measurement.
- (4) Any single Grab Sample may be used to determine compliance with any provision of this Bylaw.

- (5) All tests, measurements, analyses and examinations of Wastewater or Storm Water, its characteristics or contents pursuant to this Bylaw shall be carried out in accordance with Standard Methods and be performed by a laboratory accredited for analysis of the particular substance(s) using a method which is within the laboratory's scope of accreditation or to the satisfaction of the Inspector as agreed in writing prior to sample analysis.
- (6) The following businesses require Sampling Ports when it is not possible to install a Monitoring Access Point:
 - (a) dental offices;
 - (b) businesses using photographic processing equipment; or
 - (c) any other businesses deemed necessary by the Inspector.

SPILLS

- 35 (1) In the event of a Spill on the ground or to a Wastewater and/or Storm Water Sewers, the Person responsible for the Spill or the Person having the charge, management and control of the Spill shall immediately notify and provide any requested information with regard to the Spill to:
- (a) 911 emergency if there is any immediate danger to human health and/or safety; or
 - (b) if there is no immediate danger:
 - (i) The City by contacting the Environmental Services Source Control 24 Hour # 403-342-8750;
 - (ii) the owner of the Property where the release occurred; and
 - (iii) any other Person whom the Person reporting knows or ought to know may be directly affected by the release.
- (2) Thereafter, that Person shall provide a detailed report on the Spill to The City, within five working days after the Spill, containing the following information to the best of their knowledge:
- (a) name and telephone number of the Person who reported the Spill and the location and time where they can be contacted;
 - (b) location where Spill occurred; date and time of Spill; material spilled; characteristics and composition of material spilled; volume of material spilled; duration of Spill event;

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- (c) work completed and any work still in progress in the mitigation of the Spill;
 - (d) preventive actions being taken to ensure a similar Spill does not occur again; and copies of completed Spill prevention and Spill response plan.
- (3) The Person responsible for the Spill, the Person having the charge, management and control of the Spill and the owner of the Property where the Spill occurred shall do everything reasonably possible to contain the Spill, protect the health and safety of citizens, minimize damage to Property, protect the environment, clean up the Spill and contaminated residue, and restore the affected area to its condition prior to the Spill.
- (4) Nothing in this Bylaw relieves any Persons from complying with any notification or reporting provisions of:
- (a) other government agencies, including federal and provincial agencies, as required and appropriate for the material and circumstances of the Spill; or
 - (b) any other Bylaw of The City.
- (5) The City may invoice the Person responsible for the Spill, the Person having the charge, management and control of the Spill and/or the owner of the Property where the Spill occurred to recover all costs arising as a result of the Spill and such Person(s) shall pay the costs invoiced.
- (6) The City may require the Person responsible for the Spill, the Person having the charge, management and control of the Spill and/or the owner of the Property where the Spill occurred to prepare and submit a Spill contingency plan to indicate how risk of future incidents will be reduced and how future incidents will be addressed.

POWER AND AUTHORITY OF INSPECTORS

- 36 (1) An Inspector or other designated officer of The City may in accordance with this Bylaw and the Municipal Government Act:
- (a) enter upon all properties for the purpose of inspection, observation, measurement, sampling and testing in accordance with the provisions of this Bylaw.

- (b) take samples of Wastewater, Storm Water, clear-water Waste and Subsurface Water being released from the premises or flowing within a private drainage system;
 - (c) perform on-site testing of the Wastewater, Storm Water, clear-water Waste and Subsurface Water within or being released from private drainage systems, Pre-treatment Facilities and Storm Water management Facilities;
 - (d) make inspections of the types and quantities of chemicals being handled or used on the premises in relation to possible release to a drainage system or watercourse;
 - (e) require information from any Person, inspect and copy documents or remove documents from premises to make copies, concerning any potential violation of this bylaw;
 - (f) inspect chemical storage areas and Spill containment Facilities and request Material Safety Data Sheets (MSDS) for materials stored or used on site;
 - (g) inspect the premises where a release of prohibited or restricted Wastes or of water containing prohibited or restricted Wastes has been made or is suspected of having been made, and to sample any or all matter that in their opinion could have been part of the release.
- (2) Where an inspection discloses any failure, omission, or neglect respecting any Utility Service upon the Customer's premises, or discloses any defect in the location, construction, design or maintenance of any facility or any connection there from to the Utility Service, the Person making such inspection shall, in writing, notify the Customer, Property Owner, proprietor or occupier to rectify the cause of complaint within a reasonable time as determined by The City. Such notified Person shall within the time limited rectify such cause of complaint stated in the notice.
 - (3) No Person shall hinder or prevent the Inspector or designated officer of The City from carrying out any of their powers or duties.
 - (4) The City may serve any Person who is in violation of any provision of this Bylaw with written notice stating the nature of the violation and requiring the satisfactory correction thereof within 48 hours, or within such additional time as required by this Bylaw or as determined by The City. Such Person shall, within the time stated in such notice, permanently cease all violations.

OFFENCES AND PENALTIES

37 (1) Any Person who:

(a) breaches any of the following sections of this Bylaw:

- (i) Section 31, Connection to Utility Service;
 - ~~(ii)~~ Section 35, Spills;
 - ~~(iii)~~ Section 42, Water Use Restrictions
 - ~~(iv)~~ Section 43, Wastage
 - ~~(v)~~ Section 45, Unauthorized Use of Water
 - ~~(vi)~~ Section 47, Pressure Surges
 - ~~(vii)~~ Section 48, Contamination
 - ~~(viii)~~ Section 54, Bypasses
 - ~~(ix)~~ Section 56, Protection of Meter
 - ~~(x)~~ Section 62, Use of Groundwater Wells
 - ~~(xi)~~ Section 63, Fire Protection Service
 - ~~(xii)~~ Section 64, Fire Hydrants
 - ~~(xiii)~~ Section 70, Requested Water Shut Off
 - ~~(xiv)~~ Section 71, Backflow Preventer
 - ~~(xv)~~ Section 74, Prohibited Disposal of Wastewater;
 - ~~(xvi)~~ Section 80, Storm Water / Ground Water Discharge to Wastewater Sewer;
 - ~~(xvii)~~ Section 81, Prohibited Substances in Wastewater;
 - ~~(xviii)~~ Section 83 (3), Overstrength Surcharge;
 - ~~(xix)~~ Section 85, Dental Waste Amalgam Separator;
 - ~~(xx)~~ Section 86, Grease, Oil, & Solids Interception;
 - ~~(xxi)~~ Section 87 (2), Customer Self-Monitoring;
 - ~~(xxii)~~ Section 91, Hauled Wastewater;
 - ~~(xxiii)~~ Section 98, Prohibited Storm Water Sewer Use;
 - ~~(xxiv)~~ Section 99 (1), Discharge of Prohibited Substances;
- or
- ~~(xxv)~~ Section 114, Hazardous Waste, Dangerous Goods, Special Waste;

- (b) fails to act in compliance and accordance with any notice given under this Bylaw;
- (c) obstructs an Inspector;
- (d) releases Wastewater improperly;
- (e) discharges water, without a permit, to the Wastewater or Storm Water Sewer systems that was not provided by The City; or

- (f) knowingly makes false statements, records, reports, plans or other documents filed or required to be maintained pursuant to this Bylaw, or falsifies, tampers with or knowingly renders inaccurate any monitoring device or method required under this Bylaw

shall be guilty of an offence and upon summary conviction shall be liable to pay court costs plus a penalty of:

- (i) \$250 for the first occurrence of such offence;
 - (ii) \$1,000 for the second occurrence of such offence;
 - (iii) \$2,500 per occurrence for any subsequent occurrence; and
 - (iv) in default of payment of the penalty, to imprisonment for up to 6 months.
- (2) Any Person who breaches any other provision of this Bylaw shall be guilty of an offence and upon summary conviction shall be liable to pay court costs plus a penalty of:
 - (a) \$100 for the first occurrence of such offence;
 - (b) \$500 per occurrence for any subsequent occurrence of the offence; and
 - (c) in default of payment of the penalty, imprisonment for up to 30 days.
- (3) In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each day, or part of a day, on which it continues and a Person guilty of such an offence is liable to a fine in an amount of not less than that established by this Bylaw for each such day.
- (4) A Peace Officer or Bylaw Enforcement Officer who has reasonable grounds to believe that a Person has contravened any provision of this Bylaw, may serve upon such Person an offence ticket allowing the payment of the specified penalty to The City which payment will constitute a guilty plea and shall be accepted by The City in lieu of prosecution for the offence.

PART 3 - WATER UTILITY**WATER SERVICE BILLING RATES**

- 38 (1) A Water Utility Customer shall pay the amounts specified in this Bylaw and in Schedules B and D for all water supplied and Water Utility Services provided.
- (2) The City shall determine which rate in Schedule B and D shall apply to any particular Customer.
- (3) The rate payable by a Customer as set out in Schedule B of this Bylaw for all water supplied shall be determined by reference to the size and the reading of the water meter supplied to each Customer.
- (4) Where a Remote Reading Device is installed in addition to the water meter, the water meter shall be used to determine the official reading.

CONNECTION TO CITY WATER SUPPLY

- 39 In the case of a new Private Service Connection to a City Service Connection that is 38 mm or larger in diameter, the Customer shall provide, at the Customer's expense, proof of satisfactory bacteriological test results (as per ANSI/AWWA C651-05) for the service, from a laboratory accredited to perform such tests by the Province of Alberta.

CONTINUOUS WATER SUPPLY NOT GUARANTEED

- 40 (1) The City does not guarantee the pressure nor the continuous supply of water and The City reserves the right at any and all times without notice to change operating water pressures and to shut off water. The City and its officers, employees and agents shall not be liable for any damages of any kind due to changes in water pressure, the shutting off of water, or by reason of the water containing sediments, deposits or other foreign matter.
- (2) Customers depending upon a continuous and uninterrupted supply or pressure of water or having processes or equipment that require particularly clear or pure water shall provide such Facilities as they consider necessary to ensure a continuous and uninterrupted supply or pressure or quality of water required for their use.

INSPECTION OF PREMISES

- 41 (1) The City may inspect the premises of a Customer who applies to The City

for the supply of water in order to determine if it is advisable to supply water to such Customer.

- (2) The City may, with the permission of the Customer, inspect the premises of the Customer in order to do any tests on water piping or fixtures belonging to such Customer so as to determine if this Bylaw is being complied with and in the event that such Customer fails or refuses to give such permission, the supply of water to that Customer may be shut off.

WATER USE RESTRICTIONS

- 42 (1) The City may, at such times and for such lengths of time as The City considers necessary or advisable, regulate, restrict or prohibit the use of water for use other than human consumption. The City may cause the water supply to any Customer who causes, permits or allows irrigation, wastage, exterior washing, or other non-human consumption in contravention of any such regulation, restriction or prohibition to be shut off until the Customer undertakes to abide by and comply with such regulation, restriction or prohibition.
- (2) No Customer shall operate, use, interfere with, obstruct or impede access to the Water Utility Service or any portion thereof in any manner not expressly permitted by this Bylaw, in default of which The City may cause the water being supplied to such Customer to be shut off until such Customer complies with all of the provisions of this Bylaw.

WASTAGE

- 43 (1) No Customer shall cause, permit or allow the discharge of water so that it runs Waste or useless, whether by reason of leakage from Private Service Connection, a faulty plumbing system or otherwise.
- (2) Notwithstanding the foregoing, The City may under such condition as The City may consider reasonable allow water discharge for the purposes of:
 - (a) the installation and maintenance of infrastructure, including the flushing of Water Mains, hydrant leads and City Service Connections to prevent stagnation and/or to remove Deleterious materials;
 - (b) preventing the freezing of Water Mains, hydrants leads, irrigation systems and services connections;
 - (c) conducting water flow tests;

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- (d) firefighting and associated training programs; or
- (e) other purposes as deemed necessary by The City.

REQUIREMENT TO USE LOW-FLOW PLUMBING FIXTURES

- 44 (1) Any Person installing plumbing fixtures for any new construction or renovation project that requires a plumbing permit for a residential, commercial, industrial, or Institutional structure shall install only Low-flow Plumbing Fixtures.
- (2) The requirements of subsection (1) shall not apply to plumbing Facilities installed for safety or emergency purposes including emergency safety showers and face / eye wash stations.

UNAUTHORIZED USE OF WATER

- 45 (1) No Customer shall:
- (a) sell water supplied hereunder;
 - (b) use or apply any water to the use or benefit of others or to any other than the Customer's own use and benefit;
 - (c) increase the usage of water beyond that agreed upon with The City; or
 - (d) extract or remove any water from any hydrant within the City;
- without first obtaining written permission from The City and subject to such reasonable conditions as The City may impose with respect to the quantity, price and times of withdrawal of the water so used.
- (2) During such periods as the City Manager may designate by notice published in a newspaper in the City,
- (a) no Customer shall use, permit, or allow to be used, any water supplied to any premises, the numerical address of which (excluding street name) ends in odd number, for vehicle washing, lawn watering or other irrigation purposes on any day of the month which is an even number;
 - (b) no Customer shall use, permit, or allow to be used any water supplied to any premises, the numerical address of which

(excluding street name) ends in an even number for vehicle washing, lawn watering, or other irrigation purposes, on any day of the month which is an odd number;

- (3) During such period as The City by notice published in a newspaper may designate, no Customer shall use, permit, or allow to be used, any water supplied to any premises for vehicle washing, lawn watering or other irrigation purposes.
- (4) If the City finds an unauthorized use of water including use resulting from any tampering with a meter or other Facilities, the City may make such changes in its meters or other Facilities, or take such other corrective action, as may be appropriate to ensure only authorized use. The Customer shall pay all costs of such action necessary to remedy any violation of the law caused by the Customer.
- (5) Upon finding an unauthorized use of water, the City may disconnect the service connection immediately, without notice, and shall charge the Customer all costs incurred in correcting the condition, in addition to any other rights and remedies which may be available to the City.

INVESTIGATION INTO WATER SUPPLY SERVICE FAILURE

- 46
- (1) Any Customer that notifies The City of a failure or interruption of water supply, the investigation of which necessitates the excavating of a street shall, prior to excavating, deposit with The City the costs thereof as estimated by The City, or sign a work order, agreeing to pay such costs, at the discretion of The City.
 - (2) If such failure or interruption was caused by the City Service Connection the Customer shall not be liable for such costs and any deposit paid shall be refunded.
 - (3) If such failure or interruption was caused by the Private Service, the actual cost of such work shall be paid by the Customer and the deposit shall be applied thereto; any excess shall be refunded to the Customer and any deficiency shall be collected in the same manner as water rates.

PRESSURE SURGES

- 47
- No Customer shall cause, permit or allow any apparatus fitting or fixture to be or remain connected to the Customer's water supply or to be operated which causes pressure surges or other disturbances which may in the opinion of The City, result in damage to other Customers or to the Water

Utility Service.

CONTAMINATION

- 48 No Customer shall cause, permit or allow to be or remain connected to the Customer's water supply system any piping, fixture, fitting, container or other appliance which may cause water from a source other than the Water Utility Service or any liquid or substance to enter the Water Utility Service. The City may cause the water supply to any Customer contravening the provisions of this section to be shut off provided that The City shall, if The City considers it practicable so to do, give notice to such Customer prior to such water supply being shut off. The water supply to such Customer shall not be restored until such Customer has paid to The City all costs associated with the shutting off of the water supply, the clean-up of contamination and the remedying of the Customer's default under this section.

MEASUREMENT BY METER

- 49 All water supplied by The City to a Customer shall be measured by a meter unless otherwise provided for in this Bylaw.

METER INSTALLATION AND MAINTENANCE

- 50 (1) Customers who require the installation of more than one meter shall pay a fee as set forth in Schedule D for each additional meter.
- (2) The City may change a Customer's meter(s) with notice given pursuant to Section 24.

INSTALLATION RESPONSIBILITY

- 51 (1) Water meters supplied by The City which are 50 millimetres in size or smaller shall be installed by The City with no direct charge to the Customer.
- (2) Water meters supplied by The City which are larger than 50 millimetres in size shall be installed at the expense of the Customer.
- (3) The Customer shall provide for the installation of a water meter to the satisfaction of The City and when required shall install a properly valved bypass.
- (4) For water meter installation within a building, the Customer shall provide a

suitable site for such installation near a main shut off, to the satisfaction of The City and in accordance with the City of Red Deer Design Guidelines.

- (5) The Customer shall ensure that employees or agents of The City have clear access to meter areas and water meters for meter testing and reading purposes.
- (6) Unless The City otherwise approves, The City shall not be obligated to supply more than one water meter for any one building. If additional water meters are approved, a separate curb stop will be required for each additional water meter.
- (7) A separate water meter shall be installed for each of the two dwelling units contained within a duplex residential building and a separate curb stop will be required for each water meter.
- (8) Any Customer whose water is not metered, or whose meter is not positioned to the satisfaction of The City, shall make proper provision for a meter to be installed or the meter to be moved as the case may be, all costs of which shall be paid by the Customer.

METER CHAMBER

52 When in the opinion of The City, the premises to be supplied with water are too far from the City Service Connection to conveniently install a meter in the premises, or if a number of buildings are to be so supplied or for any other reason in the opinion of The City, then the Customer shall, at the Customer's sole cost, construct and maintain a container for a meter and such container shall in all respects including location, construction size, access and otherwise howsoever be satisfactory to The City.

METER SIZE

53 The size of the meters shall be determined as follows:

- (a) if the internal diameter of the Private Service is 25 millimetres or less, a 16 millimetre meter shall be used; or
- (b) if the internal diameter of the Private Service exceeds 25 millimetres, the size of the meter shall be one size smaller than the size of the Private Service; or
- (c) if the Private Service is a Combined Service, the internal diameter

of the Private Service branch to be used for purposes other than fire protection shall determine the meter size as set out in subsections (a) and (b) of this section.

BYPASSES

- 54 Any Customer having a water meter 50 millimetres in size or larger shall at the Customer's own expense construct and maintain a properly valved bypass satisfactory to The City which bypass shall be sealed by The City and shall be opened by the Customer only in case of emergency. The Customer shall notify The City within 24 hours after the seal on the bypass is broken, failing which The City may cause the water supply to such Customer to be shut off until satisfactory arrangements have been made for the calculation of and payment for water supplied and not recorded on the meter.

METER VALVING

- 55 Any Customer having a meter smaller than 50 millimetres in size shall, at the Customer's sole cost and expense, supply and maintain valves on both sides of and within 300 millimetres of the meter.

PROTECTION OF METER

- 56 (1) The Customer shall provide adequate protection for the meter supplied by The City and any associated valves or pipes against freezing, heat or any other internal or external damage of any kind which may affect the operation of the water meter or meters, failing which the Customer shall pay to The City all costs associated with the repair of such meter or associated valves & pipes which amount shall be recoverable in the same manner as all other costs and charges provided for under this Bylaw.
- (2) No Person other than an authorized City employee shall install, test, repair, remove, disconnect, reconnect a meter unless specifically authorized to do so in writing by The City.
- (3) No Person shall break, tamper or interfere with any meter or facility.
- (4) The Customer shall notify The City immediately whenever a water meter is not operating or if any part of a meter becomes damaged or broken.
- (5) The Customer is responsible for the safe keeping of any water meter and

any Remote Reading Device that is installed on the Customer's premises.

- (6) The Customer shall pay the cost of repairing or replacing any water meter or metering accessories supplied and installed by The City that may be damaged from any causes or any other cause within the control of the Customer.
- (7) The Customer shall notify The City within 24 hours if the seal on the bypass valve or a water meter is broken for emergency purposes or any other purpose.

NON-REGISTERING METER

- 57
- (1) If, upon the reading of a meter, it is determined that the meter has failed to accurately record the consumption of the Utility Service supplied then the consumption will be estimated upon such basis that The City considers to be fair and equitable and the account rendered pursuant to Section 18.
 - (2) Where it has been determined by The City that the meter is not accurately recording the consumption of a Utility Service, The City may enter the premises to replace the meter, on notice to the Customer pursuant to Section 24.

TESTING OR CALIBRATION OF DISPUTED METERS

- 58
- (1) A Customer who disputes a meter reading shall give written notice to The City.
 - (2) Following receipt of written notice; the water meter situated on the Customer's premises shall be tested or calibrated by a qualified Person designated by The City. If the meter is found to be accurate within 98.5% to 101.5% of the water passing through it, the expense of such test or calibration shall be borne by the Customer in the amount designated in Schedule D.
 - (3) If the meter is found not accurate within the above limits it shall forthwith be repaired or be replaced by one that is accurate and the expense thereof shall be borne by The City.
 - (4) If a meter is found not to be accurate within the aforesaid limits then any meter handling and testing fees paid by the Customer shall be refunded, and the billings adjusted.

- (5) Where an examination of past meter readings or other information does not disclose the time at which the meter error commenced, then the meter error shall be deemed to have commenced twelve months prior to the date the meter was tested or from the date upon which the meter was installed, whichever is less.

METER READING

- 59 (1) A Customer shall permit The City to perform meter reading using automated monitoring equipment. Additional fees may apply for on-site meter reading and manual account adjustment, as set out in Schedule D if a Customer does not allow automated metering infrastructure to be installed within their premises.
- (2) The City shall endeavour to read the meters once every month, or at such other intervals as are reasonable and practicable under the circumstances. If The City cannot gain access safely to read the meter as aforesaid, the consumption of the Utility Service shall be estimated upon such basis as The City considers to be fair and equitable and the account rendered in accordance with such estimate. Each meter shall be read at least once per year and if such reading cannot be obtained, The City may discontinue any or all Utility Services supplied to the premises, until such time as The City is able to obtain an actual meter reading.
- (3) The City may shut off the water supply to a Customer who refuses to provide a water meter reading or access to perform a water meter reading after notice has been given pursuant to Section 24.
- (4) The Customer shall ensure that access to the meter is safe, well lit, and free of hazards to the Person reading the meter.
- (5) The City may require a water meter to be either tested on site or removed for testing by a Person authorized by The City at any time. The City may discontinue any or all Utility Services supplied to the premises until such time as a Person authorized by The City is able to obtain access to test the meter or remove it for testing.

ADDITIONAL METER READS

- 60 When a Customer requests a meter reading at a time other than the regular scheduled time for meter reading, the Customer may be assessed a fee as set forth in Schedule D for such reading. Provided, however, if upon such reading, it is determined that the previous billed meter reading is incorrect, no fee shall be required.

PRIVATE SERVICES

- 61 All Persons doing any work or service upon a Private Service or the plumbing system attached to it shall comply with the provisions of the Alberta Building Code and any applicable bylaws. A Private Service shall be buried to a depth of at least 2.7 metres to prevent freezing.

USE OF GROUNDWATER WELLS

- 62 Once a parcel of land is connected to City Water Service, any groundwater wells within such Property must be abandoned unless otherwise approved in writing by The City. Such approval would be subject to cross-connection control, flow measurement and periodic inspection, as stipulated by The City.

FIRE PROTECTION SERVICE

- 63 (1) A Fire Line shall be used only for fire protection purposes and a water line which provides combined domestic service and Fire Line service shall not be installed without the prior approval of the Fire Chief.
- (2) The City shall determine whether or not a meter shall be affixed to a Fire Line. If required, the meter shall be supplied and installed in a manner satisfactory to The City at the Customer's expense.

FIRE HYDRANTS

- 64 (1) Unless authorized by The City, no Person shall:
- (a) open or close any fire hydrant or valve;
 - (b) connect any device of any kind to a fire hydrant, including a pipe, hose, fixture, or appliance; or
 - (c) use water from a fire hydrant, regardless of whether that hydrant is located on private or public Property, for any purpose other than fire protection.
- (2) All fire hydrants are to be numbered and painted to The City's standard. The City may provide this service upon request, as per the rates in Schedule D. This information can be provided upon request to the Environmental Services Department.

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- (3) No Property Owner or Occupant of a parcel or premises shall allow the access to a fire hydrant located on or adjacent to that parcel or premises to be obstructed in any manner, whether by the building or erection of any structure or the accumulation of any building material, rubbish or other obstruction.
- (4) No Property Owner or Occupant of a parcel or premises shall allow anything on the parcel or premises to interfere with the operation of a fire hydrant located on or adjacent to that parcel or premises.
- (5) All Persons who own Property on which a fire hydrant is located or own Property which is adjacent to City owned Property on which a fire hydrant is located shall:
 - (a) maintain a one (1) metre clearance on each side of a fire hydrant;
 - (b) not permit anything to be constructed, erected, or placed within the clearance area;
 - (c) not permit anything except grass to be planted within the clearance area; and
 - (d) maintain visibility of hydrants from the nearest access road.

PERMIT TO USE WATER FROM A FIRE HYDRANT

- 65 (1) The City may authorize the use of a fire hydrant and the use of water from a fire hydrant on a temporary basis where no other supply of water can reasonably be obtained.
- (2) The City will, as a condition for the use of a fire hydrant and the use of water from a fire hydrant, require that the water pass through a water meter and backflow prevention device prior to use.
- (3) Any Person authorized to use a fire hydrant shall obtain a hydrant connection permit from The City and ensure that a copy of such permit is kept with the Persons utilizing the hydrant and they must produce the hydrant connection permit to an employee or agent of The City immediately upon demand. A minimum of 30m3 of usage will be charged per day if weekly meter reads are not submitted.

TEMPORARY WATER SERVICE

- 66 Any Persons requiring a temporary water supply during the course of construction shall apply to The City and shall pay the sums required in

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Schedule B and D, which may include installation and removal of service water meter and Backflow Preventer and water consumption charges. . . A minimum of 30m3 of usage will be charged per day if weekly meter reads are not submitted.

THAWING SERVICES

67 (1) The cost of thawing a frozen service shall be borne as follows:

- (a) by the Customer if the Private Service or the plumbing system connected thereto is frozen, as determined by The City;
- (b) by the Customer if the City Service Connection is frozen as a result of the negligence of the Customer, as determined by The City;
- (c) by The City if the City Service Connection is frozen for any other reason, as determined by The City.

(2) If The City is of the opinion that a Private Service or plumbing system has frozen without any negligence on the part of the Customer or any other Person for whose negligence the Customer is responsible, The City may waive the cost of one thawing during any one winter season which shall be deemed to run from ~~November 1st~~ October 15th to May 15th.

(3) The City shall not thaw a Private Service or plumbing system unless the Customer shall first have signed an acknowledgement recognizing that thawing may be inherently dangerous to Property including Private Service or plumbing system and may cause damage to electrical systems or the outbreak of fire and waiving any claim against The City for any such damage whatsoever except damage caused by the negligence of The City.

SERVICE SIZE

68 The size of the service required for residential purposes shall be determined in accordance with the Alberta Building Code, provided that The City shall not install a service having a size smaller than 25 mm.

BOILERS

69 In any case where a steam boiler or equipment of a nature similar to that of a steam boiler is supplied directly from a service, such boiler or other equipment shall be equipped with at least one safety valve, vacuum valve or other device sufficient to prevent the collapse or explosion thereof in

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the event the water supply thereto is shut off.

REQUESTED WATER SHUT OFF

- 70 (1) No Person shall turn a water Service Valve on or off except as authorized by the Director of Development Services.
- (2) No Property Owner of a parcel or premises shall allow a water Service Valve to be turned on or off except as authorized by The City.
- (3) If a Customer requires the supply of water to be shut off for their own purposes, the Customer shall submit a request to The City and pay The City the amount specified in Schedule D.

BACKFLOW PREVENTER

- 71 (1) Where in the opinion of The City, the configuration of any water connection creates a high risk for contamination to the water system, the Customer, upon being given notice by The City, shall install on their water service an approved Backflow Preventer at the Customer's sole cost at all identified sources of potential contamination.
- (2) No Customer or other Person shall connect, cause to be connected, or allow to remain connected to the water system any piping, fixture, fittings, container or appliance, in a manner which under any circumstances, may allow contaminated or Polluted Water, Wastewater, or any other liquid, chemical or substance to enter the domestic water system.
- (3) If a condition is found to exist which is contrary to subsection (2), The City may issue such order or orders to the Customer as may be required to obtain compliance with subsection (2).
- ~~(4) Where in the opinion of The City, the configuration of any water connection creates a high risk of contamination to the water system, the Customer, upon being given notice by The City, shall install an approved Backflow Preventer at all identified sources of potential contamination.~~
- (~~54~~) All Backflow Preventers shall be inspected and tested at the expense of the Customer, upon installation, and thereafter annually, or more often if required by The City; by Personnel approved by The City to carry out such tests, to demonstrate that the device is in good working condition. The Customer shall submit a report in a form approved by The City for all tests performed on a Backflow Preventer within thirty (30) days of a test and a record card issued by The City shall be displayed on or adjacent to the Backflow Preventer. The tester shall record thereon the name and

address of the owner of the device; the location, type, manufacturer, serial number and size of the device; and the test date, the tester's initials, the tester's name (if self-employed) or the name of the testers employer and the tester's license number.

- (~~65~~) When the results of a test referred to in subsection ~~(5)(4)~~ show that a Backflow Preventer is not in good working condition, the Customer shall, ~~when so directed by The City~~, repair or replace the device within ninety-six (96) hours. If the Customer fails to comply with the direction given, The City may shut off the water service or water services.
- (~~76~~) If a Customer fails to have a Backflow Preventer tested, The City may notify the Customer that the Backflow Preventer must be tested within ninety-six (96) hours of the Customer receiving the notice.
- (a) if a Customer fails to have a Backflow Preventer tested within the time provided in subsection ~~(5)(4)~~, The City may cause the water service or water services to be terminated until the Backflow Preventer has been tested and approved as required by Section 71 of this Bylaw.
- (~~87~~) No Person shall turn on a water Service Valve to provide water to the Occupants of any newly renovated, constructed, or reconstructed premises until the plumbing system in such premises has been inspected for Cross Connections and approved by ~~the Inspections and Licensing Manager~~ The City
- (~~98~~) No Persons other than those who have achieved journeyman plumber or "Certificate of Competency" in an accredited program of Alberta may conduct the tests on Backflow Preventers.

PART 4 - WASTEWATER UTILITY

WASTEWATER UTILITY SERVICE LEVY AND BILLING RATES

- 72 The City hereby levies on all Persons owning or occupying Property connected with The City's Wastewater Sewer system a fixed Wastewater charge plus a variable charge based on the volume of Wastewater contributed by the Customer, to be paid monthly as determined by The City calculated using the rates set forth in Schedule C.

WASTEWATER CONNECTION EXCEPTIONS

- 73 Notwithstanding Section 72, The City shall have the right to make special agreements on terms fixed by The City with certain industries or others to whom large quantities of water are sold but whose uses of such water do not involve the return of comparable amounts of Wastewater to The City's Wastewater Sewer system.

PROHIBITED DISPOSAL OF WASTEWATER

- 74 (1) No Person shall place, deposit, dump or permit Wastewater, Dangerous Goods, or any other Waste, to be deposited in any manner upon public or private Property within the City or in any area under the jurisdiction of The City.
- (2) No Person shall discharge to any watercourse within the City or to any area under the jurisdiction of The City, any Wastewater, Industrial Waste, Dangerous Goods, or Polluted Waters, except where suitable pre-treatment is provided.
- (3) Except as permitted by this Bylaw or the Alberta Building Code, no Person shall construct or maintain in the City any privy or pit toilet, septic tank, cesspool, or other facility intended or used for the collection or disposal of Wastewater.

CLEANOUTS

- 75 A Building Sewer that is connected to a Wastewater Sewer shall be equipped with a main Cleanout with a minimum diameter of 100 mm located not more than 25 m from Property line. The main Cleanout shall be located as close as practical to the point where the Wastewater Sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (2 metres) for effective rodding and cleaning. The building Wastewater Sewer from Cleanout to Property line is to be as straight as possible. A maximum of one 45° bend is permitted for the Cleanout and a maximum of one additional 45° bend may be used between the Cleanout and Property line. Total angle of all bends shall not exceed 90°.

BACKFLOW VALVES

- 76 All Wastewater plumbing fixtures and floor drains set below the highest level of the ground surface adjacent to the premises shall be protected from backflow by an approved Wastewater Backflow Valve.

PLUGGED WASTEWATER SEWERS

- 77 (1) ~~When a Sewer backup occurs, a Customer shall first contact a private plumbing firm to assess whether the backup is predominantly caused by a restriction or blockage within the Private portion of the Sewer Connection or within the City portion of the Sewer Connection. When a Sewer backup occurs, a Customer shall be responsible for contacting a plumbing firm to arrange for the blockage to be cleared.~~
- (2) ~~Customers may bill The City for actual costs incurred to clear blockages within The City's portion of the Sewer Connection, up to three (3) hours at the rates identified in Schedule D. When the cause of the blockage is determined to originate from the portion of the Sewer that the City is responsible for under this bylaw the City may reimburse the Customer the actual costs incurred by the Customer to clear the blockage. Such reimbursement may be limited to a maximum amount of up to three (3) hours at the rates identified in Schedule D.~~
- (3) ~~The Customer shall notify The City if the plumber is unable to clear a blockage within the City's portion of the Service Connection. When the cause of the blockage is determined to originate from the portion of the Sewer that the Customer is responsible for under this bylaw the Customer shall be responsible for removing the blockage and any and all costs associated with doing so.~~
- (4) ~~Where the dispute exists as to the responsibility of sewer failures or blockage, a video inspection or an electronic line location may be performed in an attempt to determine the location of the problem. All costs associated with such a determination shall be borne by the party responsible for maintaining the portion of the sewer where the cause of the problem is found to originate~~
- (5) ~~The Customer or plumbing firm on behalf of the Customer, shall notify The City if the plumber is unable to clear a blockage within the Sewer Connection.~~

TREES AND ROOTS

- 78 (1) Deep rooting trees shall not be planted within 6 metres of Wastewater Sewer mains or services.
- (2) ~~If it is determined that a root blockage is predominantly located within the private portion of a Sewer Connection, then the Customer shall be responsible to clear the blockage at his or her own expense. The City~~

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~~shall have no obligation to clear the blockage. Tree roots infesting and/or blocking a sewer shall be the responsibility of the party responsible for maintaining the portion of the sewer where the cause of the infesting and/or blocking originated.~~

~~(3) If it is determined that a root blockage is predominantly located within the City portion of the Sewer Connection or within any other part of the City's wastewater sewer system, then the City shall clear the blockage and perform rehabilitation or remove the tree(s) at the City's expense.~~

CONNECTION TO WASTEWATER SEWER

79 No weeping tile, Sump pump or eavestrough downspout system shall be connected to any Wastewater Sewer unless approved in writing by The City.

STORM WATER / GROUND WATER DISCHARGE TO WASTEWATER SEWER

80 No Person shall discharge, or cause to be discharged, Storm Water, surface water, ground water, roof run-off, subsurface drainage, or Cooling Water to any Wastewater Sewer, unless:

- (a) upon the application of the Customer The City determines that exceptional conditions prevent compliance with the foregoing provisions and authorizes such discharge; and
- (b) the discharge is in accordance with a validated Wastewater Discharge Dewatering Permit.

PROHIBITED SUBSTANCES IN WASTEWATER

81 No Person shall discharge or permit to be discharged into any Wastewater Sewer:

- (a) any solid or viscous substance capable of causing obstruction, or other interference with the operation of the Wastewater system, including Dangerous Goods, Hazardous Waste, Biological Waste, Combustible Waste, Biomedical Waste, Reactive Waste, elemental mercury, prescription or illegal drugs, soil, PCBs, Pesticides, Radioactive Materials, hair, grease, oil, cigarettes, ashes, cinders, sand, potters clay, resin, mud, straw, metal, glass, rags, feathers, tar, plastics, wood, grass clippings, insoluble shavings, asphalt, creosote, bone, hide, eggshells, meat and fat trimmings or Waste,

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baking dough, chemical residues, spent grain and hops, whole food, garbage, paint residues, cat box litter, animal tissues, manure, blood, or Sharps;

(b) Wastewater having a pH lower than 6.0 or higher than 10.5, or having any other corrosive Property capable of causing damage or hazard to structures, equipment, and Wastewater treatment processes;

(c) Wastewater containing substances in concentrations exceeding the following:

(i)	Antimony	1.0 mg/L
(ii)	Arsenic	1.0 mg/L
(iii)	Barium	3.0 mg/L
(iii) (iv)	<u>BTEX</u>	<u>1.0 mg/L</u>
(iv) (v)	Boron	1.0 mg/L
(v) (vi)	Cadmium	0.05 mg/L
(vi) (vii)	Chromium	1.0 mg/L
(vii) (viii)	Chlorinated Hydrocarbons	0.02 mg/L
(viii) (ix)	Copper	0.5 mg/L
(ix)	Cyanide	1.0 mg/L
(ix) (xi)	<u>Hydrocarbons</u>	<u>50 mg/L</u>
(x) (xii)	Lead	1.0 mg/L
(xi) (xiii)	Manganese	1.0 mg/L
(xii) (xiv)	Mercury	0.1 mg/L
(xiii) (xv)	Nickel	0.5 mg/L
(xiv) (xvi)	Phenolic Compounds	0.1 mg/L
(xv) (xvii)	Selenium	1.0 mg/L
(xvi) (xviii)	Silver	1.0 mg/L
(xvii) (xix)	Sulphur	1.0 mg/L
(xviii) (xx)	Zinc	1.0 mg/L
(xix) (xxi)	Total Suspended Solids (TSS)	4,800 mg/L
(xx) (xxii)	Biochemical Oxygen Demand (BOD)	4,800 mg/L
(xxi) (xxiii)	Chemical Oxygen Demand (COD)	9,600 mg/L

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(xxii) (xxiv)	Total
Phosphorus	150 mg/L
(xxiii) (xxv)	Total
Kjeldahl Nitrogen	400 mg/L
(xxiv) (xxvi)	Oil
and Grease - animal, vegetable	500 mg/L
(xxv) (xxvii)	Oil
and Grease - synthetic hydrocarbon	50 mg/L
(xxvi) (xxviii)	Phosp
hates	100 mg/L

- (d) Wastewater containing hydrogen sulphide, carbon disulphide, reduced sulphur compounds, amines or ammonia;
- (e) Wastewater containing dyes or colouring materials which may or could pass through a Wastewater treatment plant and discolour the Wastewater effluent;
- (f) Wastewater above 75 degrees Celsius;
- (g) any substance which:
 - (i) is or may become harmful to any recipient water course or collection system or part thereof or will cause a violation or noncompliance event in the Operating Approval for the Wastewater Treatment Plant;
 - (ii) may interfere with the proper operation or maintenance of the Wastewater system, disposal of biosolids, or any Wastewater treatment process or cause damage to the Wastewater Works or Wastewater treatment plant;
 - (iii) grit removed from commercial or industrial premises including but not limited to grit removed from car washing establishments, automobile garages and restaurant Sumps or from Interceptors;
 - (iv) will be discharged in layers or will form layers upon interaction with other Wastewater;

DISCHARGE OF PROHIBITED SUBSTANCES

- 82 (1) Any Person responsible for or aware of the discharge of prohibited substances in the Wastewater system shall immediately report to The City in order that the necessary precautions can be taken to minimize the

Deleterious effects of the discharge. Such Person must also make other required reports to Alberta Environment and any other governing body.

- (2) If testing of Wastewater shows that it is noncompliant with this Bylaw, The City may direct the Customer to comply with the Bylaw and may, in addition, direct the Customer at its expense to install such monitoring and recording equipment as The City deems necessary and to provide to The City the results of said monitoring as required.
- (3) Any Person who contravenes any of the provisions of Section 81, 82, 83 or 85 shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay to The City all costs of monitoring, sampling, testing, and removing any contamination resulting from the discharging of any such substances into a Wastewater Sewer, and for any other amount for which The City may be held liable because of such contamination.

OVERSTRENGTH SURCHARGE

- 83 (1) A Person who has discharged, caused, or permitted Wastewater to be discharged into any Wastewater Sewer containing constituents exceeding the concentrations outlined in Schedule C, shall pay the volume and treatment charges set forth in Schedule C.
- (2) Should testing of the Wastewater being discharged into the Wastewater collection system be required for the purpose of determining the Wastewater surcharge rate, such sampling and testing shall be conducted by the Inspector, or by the Customer to the satisfaction of the Inspector, using automated sampling devices or in accordance with the following manual sampling protocol:
 - (a) samples from the effluent produced at a location will be collected for a minimum of any two days within a seven day period;
 - (b) a minimum of four Grab Samples of equal volume shall be taken each day, such samples to be taken at least one hour apart;
 - (c) the analysis shall be conducted on a Composite Sample made of each day's Grab Samples; and
 - (3) The results of the foregoing tests shall be averaged to determine the characteristics and concentration of the effluent being discharged into the City Wastewater collection system.

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- (4) No Person shall, for the purpose of meeting any concentration limits set out in this Bylaw, dilute any Wastewater intended to be deposited in the Wastewater collection system.

COST OF SAMPLING

- 84 When the Customer's discharged Wastewater contains constituents exceeding the discharge limits in Section 81, 82, or 83, the cost of all sampling and analysis shall be at the Customer's expense.

DENTAL WASTE AMALGAM SEPARATOR

- 85 Every owner or operator of premises from which Dental Amalgam may be discharged, which Waste may directly or indirectly enter a Sewer, shall:
- (a) install in any piping system at its premises that connects directly or indirectly to a Sewer, Dental Amalgam Separators with at least 95% removal efficiency in amalgam weight and which are certified as compliant with *ISO 11143 – "Dental Equipment: Amalgam Separators"*;
 - (b) operate and maintain all Dental Amalgam Separators in good working order and according to the manufacturer's recommendations;
 - (c) provide an approved monitoring point which is readily and easily accessible at all times for inspection; and
 - (d) provide to the Inspector on request a maintenance schedule and record of maintenance for each installed Dental Amalgam Separator.

GREASE, OIL, & SOLIDS INTERCEPTION

- 86 (1) Every owner or operator of premises containing a restaurant, vehicle repair or auto body shop, petroleum service station, or vehicle and equipment washing establishment, or other premises as deemed necessary by The City of Red Deer shall:
- (a) install an Interceptor or filter for the removal from Wastewater of grease, oil, solids or other harmful substance;
 - (b) make available to the Inspector upon request a maintenance schedule and record of maintenance for the Interceptor or filter; and

- (c) shall keep and make available to the Inspector upon request a two-year record of documentary proof of Interceptor clean-out and the disposal of oil, grease, solids and sediments.
- (2) All Interceptors shall be of a type and capacity approved by The City and shall be located so as to be readily and easily accessible for cleaning and inspection and shall be maintained by the Customer at the Customer's expense in continuously efficient operation at all times. The Interceptors shall be installed in compliance with the most current requirements of the Alberta Building Code.
- (3) No Person shall:
 - (a) discharge emulsifiers into the Sewer system ahead of an Interceptor; or
 - (b) use enzymes, bacteria, solvents, hot water or other agents to facilitate the passage of Oil and Grease through a Grease Interceptor.
- (4) Should any blockage of the Wastewater Sewer system be caused by reason of failure, omission, or neglect of a Customer, to comply strictly with the provisions of this Bylaw, the Customer shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay The City for all costs of clearing such blockage and for any other amount for which The City may be held liable because of such blockage.

CUSTOMER SELF-MONITORING

- 87 (1) The Customer shall, at its own expense, complete any monitoring, sampling, and testing of any discharge to a Wastewater system as required by The City, and shall provide the results to The City in a form specified by The City.
- (2) Any Customer who exceeds the discharge limits in this Bylaw shall submit an environmental plan to the satisfaction of The City, at the Customer's expense, which will detail the steps necessary to change their discharge characteristics to the standards required under the provisions of this Bylaw.

MANHOLES

- 88 (1) Manhole(s) are required to be constructed in accordance with City Standards in locations that are accessible to The City, on all Wastewater Service Connections to premises such as:

- (a) Industrial - Oil related industries, dairies, breweries, packing plants, processing plants, feed mills, manufacturing plants, fabricating plants, painting shops;
 - (b) Commercial - Shopping centres, strip malls, warehouses, grocery stores, heavy machine repair, welding shops, automobile repair, service stations, car washes, restaurants, paint stores, hotels, motels, dry cleaners, laundries; and
 - (c) Other - residential dwellings over 6 units, apartment over 6 units, nursing homes, senior complexes, Institutions, hospitals, dental labs, funeral homes, churches, schools.
- (2) Such manholes may be constructed by the Customer, or by The City at the Customer's cost, and shall be maintained by the Customer so as to be safe and accessible at all times.

DISCONNECTION OF SEWER

89 (1) Where Wastewater which:

- (a) is hazardous or creates an immediate danger to any Person;
- (b) endangers or interferes with the operation of the Wastewater collection system; or
- (c) causes or is capable of causing an adverse effect;

is discharged to the Wastewater collection system, the Inspector may, in addition to any other remedy available, remove, disconnect, plug or shut off the Sewer line discharging the unacceptable Wastewater into the Wastewater collection system or take such other action as is necessary to prevent such Wastewater from entering the Wastewater collection system.

- (2) The Wastewater may be prevented from being discharged into the Wastewater collection system until evidence satisfactory to the Inspector has been produced to ensure that no further discharge of Hazardous Wastewater will be made to the Wastewater collection system.
- (3) Where The City takes action pursuant to subsection (1), the Inspector may by notice in writing advise the owner or occupier of the premises from which the Wastewater was being discharged, of the cost of taking such

action and the owner or occupier, as the case may be, shall forthwith reimburse The City for all such costs which were incurred.

PRIVATE WASTEWATER DISPOSAL

- 90 (1) Where a Wastewater Sewer is not available for connection as required under the provisions of Section 31(1), the building Wastewater Sewer shall be connected to a private Wastewater disposal system complying with the provisions of this Bylaw, the Alberta Building Code, Alberta Environment & Public Health Regulations, and such additional requirements as may be imposed by The City. The owner shall operate and maintain the private Wastewater disposal Facilities in an acceptable ~~Wastewater~~ manner at all times at no expense to The City.
- (2) After the Property Owner has connected to the Wastewater Sewer system as required by Section 31(1), the Property Owner shall, within 60 days of the date of connection to the Wastewater Sewer system, dispose of all Waste appropriately and remove any septic tanks, cesspools and similar private Wastewater disposal Facilities and reclaim the site with clean native soil.

HAULED WASTEWATER

- 91 (1) No Person shall discharge or permit the discharge of Hauled Wastewater at any location other than a Hauled Wastewater discharge location approved by The City. Manifests to discharge Hauled Wastewater are available at The City's Wastewater Treatment Plant.
- (2) Any Person or company that proposes to discharge Hauled Wastewater at The City Wastewater Treatment Plant must:
- (a) apply for and receive a Hauled Wastewater Manifest issued by The City; and
 - (b) enter into and comply with the requirements of the Hauled Wastewater agreement established by The City.

BEST MANAGEMENT PRACTICE

- 92 (1) As a condition of discharging Wastewater into the Wastewater Sewer, Customers in industrial, commercial, and Institutional sectors shall submit to The City a completed Notice of Wastewater Discharge form and a Best Management Practice:

- (a) in the case of new premises, within 30 days of commencing the discharge of Wastewater in the Wastewater Sewer; and
 - (b) In the case of existing premises, within 90 days of the date that this Bylaw is adopted.
- (2) A Best Management Practice is not required for the discharge of Waste produced from residential premises, or for sanitary Waste and Wastewater from showers and restroom washbasins produced from a non-residential Property.
- (3) A Customer must report any change in the discharging operation registered under the Notice of Wastewater Discharge form (such as a change in the discharge characteristics, ownership, name, location, contact Person, telephone number, or fax number) to the Inspector within 30 days of the change by submitting a completed Notice of Wastewater Discharge form showing the changes.
- (4) Nothing in a Best Management Practice or a Notice of Wastewater Discharge form relieves a Person discharging Waste from complying with this Bylaw or any other applicable enactment.

PART 5 - STORM WATER UTILITY

CONNECTION TO STORM WATER SEWER

- 93 Where the seasonally adjusted groundwater table is within 2m of the top of the footing of any residence constructed after the passage of this Bylaw, such residence must have a weeping tile system connected to a Storm Water Sewer where a Storm Water Sewer is available, or with the permission of The City, connected to the Wastewater Sewer.

CLEANOUTS

- 94 A building Storm Water Sewer that is connected to The City's Storm Water Sewer shall be equipped with a main Cleanout with a minimum diameter of 75mm, located not more than 25m from Property line. The main Cleanout shall be located as close as practical to the point where the Storm Water Sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (2m) for effective rodding and cleaning. The building Storm Water Sewer from Cleanout to Property line is to be as straight as possible. A maximum of one 45° bend is permitted for the Cleanout and a maximum of one additional 45° bend may be used between the Cleanout and Property line.

The total of the angles of all bends shall not exceed 90°.

BACKFLOW VALVES

- 95 All weeping tile and Storm Water fixtures set below the level of the highest ground surface adjacent to the premises shall be protected from backflow by an approved Storm Water Backflow Valve.

TREES AND ROOTS

- 96 (1) Deep rooting trees shall not be planted within 6 metres of Storm Water Sewer mains or services.

~~(2) Tree roots infesting and/or blocking a Storm Water Sewer shall be the responsibility of the party responsible for maintaining the portion of the sewer where the cause of the infesting and/or blocking originated.~~

~~(2) If it is determined that a root blockage is predominantly located within the private portion of a Storm Water Sewer connection then the Customer shall be responsible to clear the blockage at his or her own expense. The City shall have no obligation to clear the blockage.~~

~~(3) If it is determined that a root blockage is predominantly located within the City portion of the Sewer Connection or within any other part of the City's Stormwater sewer system, then the City shall clear the blockage and perform rehabilitation or remove the tree(s) at the City's expense.~~

OIL AND GRIT INTERCEPTION

- 97New (1) Oil and Grit Separators are required for the following types of Properties:

(a) Properties over 2 ha where there are no other water quality improvement capabilities in the downstream storm system prior to outfall to a water body;

(b) Properties with petroleum products on-site; and

(c) Heavy industrial and manufacturing Properties.

- (2) Every Property when deemed necessary by the City, shall install an oil and grit separator to remove oil, sediment, solids, refuse, and other harmful substances from Storm Water. All oil and grit separators shall be of a type and capacity approved by The City and shall be located so as to be readily and easily accessible for cleaning and inspection, and shall be maintained by

the owner, at the owner's expense, and in continuously efficient operation at all times. The oil and grit separators shall be installed as per manufacturer's recommendations and in compliance with the most current requirements of The City of Red Deer Design Guidelines and Contract Specifications.

(3) All oil and grit separators shall be inspected as per manufacturer's recommendations or at least once per year, whichever is more frequent. Oil and grit separators shall be cleaned immediately when indicated by inspection.

(4) The Property Owner shall:

(a) Make available to the Inspector upon request, the manufacturers recommendations, a maintenance schedule and record of maintenance for the oil and grit separator;

(b) Keep and make available to the Inspector upon request a minimum five year record of documentary proof of oil and grit separator clean out, along with documentation of appropriate disposal of all captured materials; records shall include the recorded sediment depth resulting from all inspections, including those which occur prior to any sediment removal operations. These sediment depth records are to be kept so as to assist the owner/operators and Inspectors in identifying appropriate inspection and maintenance schedules.

(5) No Person shall:

(a) Discharge emulsifiers into the storm sewer system ahead of an oil and grit separator; or

(b) Use enzymes, bacteria, solvents, hot water or other agents to facilitate the passage of oil and/or grease through an oil and grit separator.

(6) Should any blockage of the storm sewer system be caused by reason of failure, omission, or neglect of an owner, to comply strictly with the provisions of this Bylaw, the owner shall be liable to and shall on demand pay The City for all costs of clearing such blockage, and for any other amount for which The City may be held liable because of such blockage.

PRIVATE STORM WATER SEWER SYSTEMS

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Storm Water Sewers installed on industrial, commercial or Institutional Property for the purposes of collecting Storm Water and carrying it into the Storm Water Sewers shall be equipped with an Interceptor. The

installation of catch basins and Interceptors on private Property shall comply with The City's Design Guidelines, as they may be amended from time to time.

PROHIBITED STORM WATER SEWER USE

99.8 (1) No Person shall discharge, or cause to be discharged, groundwater, roof run-off, subsurface drainage, or Cooling Water from any industrial process, to any Storm Water Sewer, unless;

(a) upon the application of the Customer, The City determines that exceptional conditions prevent compliance with the foregoing provisions and authorizes such discharge; and

(b) the discharge is in accordance with a validated Storm Water Discharge Dewatering Permit;

(2) No Person shall discharge, deposit or permit any of the following into any pipe, main conduit, manhole, street inlet, gutter or aperture draining into the Storm Water system:

(a) any Deleterious substance; Industrial Waste; domestic Waste; non-domestic Waste; Wastewater; trucked liquid Waste; pool or hot tub water; mud, sand, silt, or grit; any flammable liquid or explosive material; solvent or petroleum derivative including but not limited to gasoline, naphtha or fuel oil; any pesticides, insecticide or fungicides; Radioactive Material; septage, soil, dead animals or parts, cooking oils and greases, transmission fluids, battery acids and antifreeze, paint, cement or concrete wastes, sawdust, wood, fibre board or construction material, yard waste, herbicides or fertilizers, soaps or detergents, hazardous substances or animal wastes.

(b) any corrosive, noxious or malodorous gas, liquid or substance which either singly or by interaction with other Wastes, is capable of:

(i) creating a public nuisance or hazard to life;

(ii) preventing human entry into a Storm Water Sewer or pump station; or

(iii) causing damage to the Storm Water system.

(c) any other substance which may cause impairment of or damage to the environment, human health, safety, Property, or City infrastructure.

- (3) No Person shall obstruct or restrict a Storm Water Sewer or the flow therein.
- (4) No Person shall discharge water to any Storm Water Sewer or to a watercourse, containing any substance which, in the opinion of The City:
 - (a) is or may become harmful to any recipient watercourse or Storm Water system or part thereof;
 - (b) may interfere with the proper operation or maintenance of the Storm Water system;
 - (c) may become a health or safety hazard to Persons, Property, animals, vegetation and the environment.

DISCHARGE OF PROHIBITED SUBSTANCES IN STORM WATER

- | 10099 (1) Any Person responsible for or aware of the discharge of prohibited substances in the Storm Water system shall immediately report that event to The City in order that the necessary precautions can be taken to minimize the Deleterious effects of the discharge. Such Person must also make other required reports to Alberta Environment and any other governing body.
- (2) Should any testing of Storm Water show that it is noncompliant with this Bylaw, The City may direct the Customer to comply with the Bylaw and may, in addition, direct the Customer at its expense to install such monitoring and recording equipment as The City deems necessary and supply the results of said monitoring as required. The cost of all sampling and analysis shall be at the Customer's expense.
- (3) Any Person who contravenes any of the provisions of Section 98 shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay to The City all costs of monitoring, sampling, testing, and removing any contamination resulting from the discharging of any such materials into a Storm Water Sewer, and for any other amount for which The City may be held liable because of such contamination.

CITY STORM WATER SEWER USE

- | 1019 City forces may discharge water into a Storm Water Sewer or watercourse resulting from non-domestic activities such as:
 - (a) hydrant & Water Main flushing (dechlorination required); and

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- (b) firefighting activities.

DISCONNECTION OF STORM WATER SEWER

| 10~~24~~ (1) Where Storm Water which:

- (a) is hazardous or creates an immediate danger to any Person or the environment;
- (b) endangers or interferes with the operation of the Storm Water system; or
- (c) causes or is capable of causing an adverse effect;

is discharged to the Storm Water system, The City may, in addition to any other remedy available, remove, disconnect, plug or seal off the Storm Water Sewer line discharging the unacceptable water into the Storm Water system or take such other action as is necessary to prevent such water from entering the Storm Water system.

- (2) The water may be prevented from being discharged into the Storm Water system until evidence satisfactory to The City has been produced to assure that no further discharge of hazardous water will be made to the Storm Water system.
- (3) Where The City takes action pursuant to subsection (1), The City may by notice in writing advise the Property Owner or occupier of the premises from which the water was being discharged, of the cost of taking such action and the Property Owner or occupier, as the case may be, shall forthwith reimburse The City for all such costs.

PART 6 - WASTE MANAGEMENT UTILITY

SCOPE OF WASTE MANAGEMENT UTILITY

| 10~~32~~ (1) The City Waste Management Utility shall provide for the collection, removal and disposal of Solid Waste, Recyclables, Yard Waste and Special Waste within the City as specified in this Bylaw.

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- (2) As Waste Management Utility Services are not a metered service, the provisions of Part 2 of this Bylaw dealing with the creation and administration of Utility accounts apply to the Waste Management Utility subject to all necessary modifications to reflect the provisions of this Part.

EXCLUSIVE CONTRACTS FOR WASTE MANAGEMENT SERVICES

- ~~1043~~ (1) City Administration is authorized to enter into exclusive contracts for the collection, removal and disposal of Solid Waste, Yard Waste, Special Waste and Recyclables within the City.
- (2) The Solid Waste Contractor shall not have exclusive rights to collect the following types of Waste:
- (a) large household goods such as furniture;
 - (b) Solid Waste in on-site mechanical compactors, roll-off bins, or Containers of a capacity greater than 6 cubic yards;
 - (c) Waste produced in the process of constructing, altering or repairing a building;
 - (d) Waste not accepted at the Disposal Grounds;
 - (e) those items suitable for recycling or reuse; or
 - (f) Waste of any kind generated from the Michener Centre.
- (3) Where The City has entered into such exclusive contracts, no Person other than the contractor may provide the same or similar type of service within the City. Notwithstanding that, the Property Owner or Occupant of premises may remove or dispose of Solid Waste, Recyclables or Yard Waste from those premises.
- (4) Any Person who breaches the provisions of subsection (3) hereof, in addition being liable to prosecution for an offence under this Bylaw, shall be liable for and make payment to The City of the amount of revenue which would have been generated had The City been able to collect the Recyclables, Solid Waste or Yard Waste.

RESIDENTIAL WASTE - DETACHED AND SEMI-DETACHED DWELLING UNITS

- ~~1054~~ Solid Waste, Recyclables and Yard Waste shall be collected by The City on a weekly basis from all detached and semi-detached Dwelling Units and secondary suites.

RESIDENTIAL WASTE - MULTI-FAMILY AND MULTI-ATTACHED BUILDINGS

- | 10~~65~~ (1) The City shall provide weekly collection of Recyclables for all Multi-Family and Multi-Attached Buildings.
- (2) The City shall provide weekly collection of Solid Waste for all Multi-Family and Multi-Attached Buildings except, where the building owner has made provisions for others to collect such Solid Waste; in which case, Solid Waste must be collected at least once per week.

COMMERCIAL WASTE

- | 10~~76~~ (1) In this section, Non-residential Premises includes premises of a commercial or industrial nature, as well as Institutions and Places of Worship.
- (2) Subject to the provisions of Section 103, the owner or Occupant of Non-residential Premises may choose to have Solid Waste from the premises collected by The City or by a private contractor.
- (3) The City does not provide Yard Waste collection or Recyclable collection services to Non-residential Premises.

CHARGES AND FEES

- | 10~~87~~ (1) The Property Owner or Occupant of premises receiving Waste collection services from The City, shall pay to The City a monthly charge at the rates established in Schedule E.
- (2) The monthly charge for Waste collection services (Solid Waste and Recyclables) will apply even where no material is set out for collection. In the case of detached and semi-detached Dwelling Units, the monthly charge shall be a debt due to The City whether the Property is occupied or not. The Property Owner shall be liable to pay the monthly charge where the Utility account with the Occupant has been terminated for any reason.
- (3) Where service is provided for part of a billing period, the rates shown under Schedule E for such service shall be prorated and charged for the portion of the period the service is provided.
- (4) No charges shall be levied in respect of unimproved residential lands.

ADMINISTRATION OF SOLID WASTE SERVICE| 10 ~~98~~

The City shall have the following authorities with respect to the administration of the Waste Management Utility:

- (a) ensure the safe and efficient collection, removal and disposal or recycling of Solid Waste, Yard Waste, and Recyclables under this Bylaw and under any contract entered into by The City;
- (b) require the Property Owner to install a lid on a garbage Container when, in The City's opinion, there is a problem with the containment of Solid Waste which could be resolved by the installation of a lid;
- (c) decide what does or does not constitute Solid Waste, Yard Waste, Recyclables or Special Waste under this Bylaw;
- (d) determine which of the rates set out in Schedule E applies to a particular Customer for any load of Waste delivered to the Disposal Grounds, based on the quantity, volume or type of Solid Waste produced by that Customer or contained in that load of Waste;
- (e) establish the months of the year during which Yard Waste shall be collected;
- (f) establish the number of Units of Solid Waste permitted per weekly collection; and
- (g) establish such other reasonable policies or regulations as may be necessary for the safe, orderly and efficient collection and disposal of Waste within the City.

USE OF THE SOLID WASTE UTILITY SERVICE AND DISPOSAL GROUNDS| 11 ~~009~~ (1)

The City is not responsible to collect Solid Waste that is not stored in a Container or Receptacle and placed out for collection.

- (2) Customers shall place Solid Waste Receptacles as near as practicable to the lane abutting the lands from which the Solid Waste is produced so as to be easily accessible to the Solid Waste Contractor.

- (3) If a building is constructed such that it abuts directly on the lane, the Property Owner shall provide to the reasonable satisfaction of The City a space within the building of sufficient area to contain all Solid Waste between periods of collection.
- (4) In the case of premises for which Solid Waste Services are not provided by a lane, Customers shall place Solid Waste Receptacles in such manner as The City directs.
- (5) A Receptacle for containing Solid Waste shall be sufficiently strong to hold the weight of Solid Waste contained therein without breaking and shall not exceed 1.2m in length or 100 litres in volume.
- (6) A Receptacle when loaded with Solid Waste shall not weigh more than 25 kg and The City is not required to handle or collect the contents of a Receptacle which exceeds that weight.
- (7) All Solid Waste shall be removed to and disposed of in the Disposal Grounds subject to the regulations established by The City and no Person shall deposit or dispose of Solid Waste at any location in the City except the Disposal Grounds.
- (8) A Person shall not use or permit to be used any vehicle or trailer for the conveyance or storage of Waste unless it is fitted with a cover capable of preventing the scattering or dispersal of Waste while it is being stored or transported by the vehicle. Any Person conveying an unsecured load to the Disposal Grounds, in addition to being liable for prosecution for an offence under this Bylaw, will be charged a surcharge at the Disposal Grounds as outlined in Schedule E.

CONTAINMENT OF SOLID WASTE

- | 11~~19~~ (1) No owner or Occupant of land shall permit Solid Waste to accumulate loosely on such land.
- (2) An owner or Occupant of land shall ensure that any Solid Waste produced from such land is held in Receptacles or Containers in good condition and which are adequate to contain the accumulation of Solid Waste originating from such lands between collection times.
- (3) A Person shall not put out or permit to be put out animal feces or any other excrement unless packaged separately from other Solid Waste in a securely tied plastic bag free of punctures, tears and leaks.

DISPOSAL OF SOLID WASTE

- | 11~~24~~ (1) All owners or Occupants of land shall remove and dispose of all Solid Waste originating on their lands or premises which are not collected, removed and disposed of pursuant to this Bylaw, and in default of their so doing, The City may remove and dispose of such Solid Waste at the expense of such owners or Occupants, who shall pay such expenses to The City on demand.
- (2) No Person shall dispose of any Waste in a Receptacle or Container owned or leased by another Person without the express written consent of the owner or lessee of the Receptacle or Container.
- (3) Public Receptacles shall only be used for the disposal of incidental Solid Waste and shall not be used for the disposal of Solid Waste generated by residences, businesses or other commercial activities.

RESIDENTIAL SOLID WASTE COLLECTION

- | 11~~32~~ (1) Basic residential Solid Waste collection service shall consist of the weekly collection of a maximum of 5 Units of Solid Waste per residential Customer unless otherwise directed by The City. Units of Solid Waste in excess of the basic residential Solid Waste collection service will be picked up if an Extra Waste Tag, purchased from The City, is attached to the garbage bag for disposal.
- (2) The owner or Occupant of residential lands or premises may remove or cause to be removed Solid Waste from their Property at their own expense, but must still pay to The City the rate levied under this Bylaw for Solid Waste and Recyclable Collection.

- (3) The owner or Occupant of multi-family residential lands or premises must ensure that Solid Waste is collected from the Property at least once per week. Unless Containers are used, the Property Owner must ensure that all Solid Waste is neatly contained in Receptacles between collection times. The joint use or sharing of Containers or Receptacles between multi-family residential lands or premises, for the collection and disposal of Solid Waste, shall not be permitted except with the prior written permission of The City.
- (4) Subsections (2) & (3) do not apply to removal of Solid Waste from the Michener Centre.

NON-RESIDENTIAL SOLID WASTE

- ~~1143~~ (1) The owner or Occupant of non-residential lands or premises may remove their own Solid Waste at their own cost and expense by employing the services of their own workers or employees, but such owner or Occupant shall not contract such work out to any party other than the Solid Waste Contractor. This prohibition does not apply to the removal of the types of Solid Waste which are listed as exceptions in Section 103(2).
- (2) Any Person who breaches the provisions of subsection (1), in addition to their liability to be prosecuted for an offence under this Bylaw, shall be liable for and make payment to The City of the fees and charges for removal and disposal of Solid Waste which such Person would have had to pay had such Person used the services of the Solid Waste Contractor for such purpose.
- (3) This section does not apply to removal of Solid Waste from the Michener Centre.

HAZARDOUS WASTE, DANGEROUS GOODS, SPECIAL SOLID WASTE

- ~~1154~~ (1) The owner or Occupant of land which produces or possesses any Dangerous Goods, Hazardous Waste or Special Solid Waste shall remove and dispose of such goods in accordance with this Bylaw and any regulations of the Governments of Alberta and Canada.
- (2) The owner or Occupant of any lands from which any Dangerous Goods, Hazardous Waste or Special Solid Waste is removed shall properly identify such Waste or goods and shall be responsible for obtaining approvals for the safe transport and disposal thereof.

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- (3) No Person shall deposit or mix with any Solid Waste for collection in the Solid Waste service or delivery to the Disposal Grounds any Dangerous Goods or Hazardous Waste.
- (4) No Person shall place, or cause to be placed, any Special Solid Waste into the Solid Waste service or Disposal Grounds without obtaining permission from The City and making payment of the disposal charge specified in Schedule E.
- (5) Any Person breaching any part of this section shall be responsible for all costs incurred in eliminating any pollution or contamination of the Disposal Grounds or any other site in the City and shall make payment of the same to The City on demand.

BURNING

~~1165~~ Except as provided in The City's Fire Permit Bylaw no Person shall burn or attempt to burn any Solid Waste in the City.

SOLID WASTE FROM OUTSIDE THE CITY

~~1176~~ No Person shall deposit any Solid Waste at the Disposal Grounds which does not originate from within the boundaries of the City except with the prior written permission of The City or under the authority of a contract with The City.

PART 7 - GENERAL**REMAINDER ENFORCEABLE**

~~1187~~ Should any portion of this Bylaw be found by any court to be void or unenforceable, then it is the intention of Council that the remainder of this Bylaw shall remain in full force and effect, notwithstanding such ruling.

EFFECTIVE DATE

~~1198~~ This bylaw shall come into effect on March 1, 201~~56~~.

REPEAL OF PREVIOUS BYLAW

~~119120~~ Bylaw No. ~~3514/2014~~ 3543/2015 is hereby repealed effective March 1, 201~~56~~.

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Bylaw No ~~3543/2015~~ 3570/2016

| READ A FIRST TIME IN OPEN COUNCIL this day of 20156.
| READ A SECOND TIME IN OPEN COUNCIL this day of 20156.
| READ A THIRD TIME IN OPEN COUNCIL this day of 20156.
| AND SIGNED BY THE MAYOR AND CITY CLERK this day of 20156.

MAYOR

CITY CLERK

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Bylaw No ~~3543/2015~~ 3570/2016

SCHEDULE A – DEFINITIONS

SCHEDULE B – WATER RATES

SCHEDULE C – WASTEWATER RATES

SCHEDULE D – BILLING AND SERVICE FEES

SCHEDULE E – SOLID WASTE COLLECTION RATES

SCHEDULE F – SPECIAL WATER AND WASTEWATER RATES

SCHEDULE A

DEFINITIONS

In this Bylaw, words and phrases shall mean and be interpreted in accordance with the definitions set out in this Schedule.

- (1) **Backflow Preventer**, also referred to as a cross connection control device, means a device that prevents flow of water or other liquids, mixtures, or substances into the potable water system from any source or sources other than the intended source.
- (2) **Backflow Valve** means a device to prevent flow reversal in a Storm Water or Wastewater Sewer connection.
- (3) **Best Management Practice** means a set of procedures, equipment, training, or other provisions applicable to operations to assist in compliance with this Bylaw.
- (4) **Biological Waste** means waste from a hospital, medical clinic, health care facility, mortuary or biological research laboratory which contains or may contain:
 - a. pathogenic agents that cannot be effectively mitigated by Wastewater treatment; and
 - b. experimental biological matter that may be hazardous to human health or detrimental to the environment.
- (5) **Biomedical Waste** means:
 - a. any human anatomical waste, animal waste, untreated microbiological waste, waste Sharps and untreated human blood and body fluids known to contain viruses and agents listed in "Risk Group 4" as defined in "Laboratory Biosafety Guidelines" published by Health Canada, date, 2004, as amended; or
 - b. waste that is generated by human health care facilities, medical research and teaching establishments, clinical testing or research laboratories, and facilities involved in the production or testing of vaccines, and contains or may contain pathogenic agents that may cause disease in humans exposed to the waste.
- (6) **BOD or Biochemical Oxygen Demand** means the five-day BOD which is the determination of the molecular oxygen utilized during a five-day incubation period for the biochemical degradation of organic

material (carbonaceous demand), and the oxygen used to oxidize inorganic material such as sulphides and ferrous iron, and the amount of oxygen used to oxidize reduced forms of nitrogen (nitrogenous demand) as determined by the appropriate procedure in Standard Methods.

~~(7)~~ **Building Sewer** means that part of a Wastewater drainage system outside a building commencing at a point 1 metre from the outer face of the wall of the building and connecting the building drain to the Wastewater sewer or place of disposal of Wastewater.;

~~(7)(8)~~ **BTEX means Benzene, Toluene, Ethylene, Xylene**

~~(8)(9)~~ **COD or Chemical Oxygen Demand** means a measure of the capacity of water to consume oxygen as a result of oxidation of inorganic chemicals and decomposition of organic matter.

~~(9)(10)~~ **City Service Connection** means that portion of a pipe used or intended to be used for the supply of water which extends from the water main to the service valve.

~~(10)(11)~~ **City Sewer Connection** means that part of the Wastewater or Storm Water sewer pipe located within the limits of The City's road allowance, lands, right of ways, or easements and is connected to a private sewer system and The City's sewer main.

~~(11)(12)~~ **Cleanout** means a pipe fitting that has a removable cap or plug and is so constructed that it will permit access to a sewer pipe for the purpose of cleaning.

~~(12)(13)~~ **Combined Service** means the City Service Connection used or intended to be used to supply water for fire protection as well as water for purposes other than fire protection.

~~(13)(14)~~ **Combustible Waste** means a substance that is able to catch fire and burn easily.

~~(14)(15)~~ **Composite Sample** means a volume of Wastewater, Storm Water, uncontaminated water, clear water or effluent made up of three or more grab samples that have been combined automatically or manually and taken at intervals during the sampling periods.

~~(15)(16)~~ **Container** means a container for Solid Waste which is designed to be emptied by a front loading Solid Waste vehicle.

~~(16)~~(17) **Cooling Water** means water that is used in a process for the purpose of removing heat and that has not, by design, come into contact with any raw material, intermediate product, waste product or finished product, but does not include blowdown water.

~~(17)~~(18) **Cross Connection** means an existing connection or a potential connection between any part of a potable water system and any other environment containing other substances in a manner, which, under any circumstances, would allow such substance to enter the potable water system.

~~(18)~~(19) **Customer** means any Person who receives Utility Services, and where the context or circumstances require, includes any Person who makes or has made an application for a Utility Services account, and also includes any Person acting as an agent or representative of a Customer.

~~(19)~~(20) **Dangerous Goods** has the meaning set out from time to time in the *Dangerous Goods Transportation and Handling Act*, RSA 2000, Ch D-4 as amended, and the regulations thereunder.

~~(20)~~(21) —**Deleterious** means:

- a. any substance that, if added to any water, would degrade or alter or form part of a process of degradation or alteration of the quality of that water so that it is rendered or is likely to be rendered deleterious to fish or fish habitat or unsuitable for the purposes intended;
- b. any water that contains a substance in such quantity or concentration, or that has been so treated, processed or changed, by heat or other means, from a natural state that it would, if added to any other water, degrade or alter or form part of a process of degradation or alteration of the quality of the water so that it is rendered or is likely to be rendered deleterious to fish or fish habitat or unsuitable for the purposes intended.

~~(21)~~(22) **Dental Amalgam** means a dental filling material consisting of an amalgam of mercury, silver and other materials such as copper, tin or zinc.

~~(22)~~(23) **Dental Amalgam Separator** means any technology, or combination of technologies, designed to separate dental amalgam particles from dental operation Wastewater.

~~(23)~~(24) **Disposal Grounds** means the landfill site operated by The City.

~~(24)~~(25) **Dwelling Unit** means one or more rooms useable as a residence operated as a single housekeeping unit and having its own sleeping, cooking, and toilet facilities.

~~(25)~~(26) **Extra Waste Tag** means a sticker purchased from The City to be used to identify Units of Solid Waste in excess of the basic residential Solid Waste collection service.

~~(26)~~(27) **Facilities** means all infrastructure forming part of the Utility Service, including mains, lines, pipes, service connection points, pump stations, hydrants, valves and meters

~~(27)~~(28) **Fire Line** means a pipe intended solely for the purpose of providing a supply of water for fire protection purposes.

~~(28)~~(29) **Grab Sample** means a volume of Wastewater, Storm Water, potable water or effluent which is collected over a period not exceeding 15 minutes.

~~(29)~~(30) **Hauled Wastewater** means waste removed from a Wastewater system, including a cesspool, a septic tank system, a privy vault or privy pit, a chemical toilet, a portable toilet or a Wastewater holding tank or any industrial waste which is transported to and deposited into any location in the Wastewater works.

~~(30)~~(31) **Hazardous Waste** means:

- a. any substance or mixture of substances that exhibits characteristics of flammability, corrosivity, radioactivity, reactivity or toxicity; and
- b. has the meaning set out from time to time in the *Environmental Protection and Enhancement Act*, R.S.A. 2000, Ch. E 12 as amended, and the regulations thereunder and the *Alberta Waste Control Regulation* (AR129/93) and any successor to this Acts or Regulations.

~~(31)~~(32) **Hydrocarbons** mean solvent extractable matter as set forth in Standard Methods.

~~(32)~~(33) **Industrial Waste** means any waste from industrial processes, such as dairies, breweries, packing plants and similar processes.

~~(33)~~(34) **Inspector** means a person or employee authorized by The City to enforce the provisions of this Bylaw such as a Bylaw Enforcement Officer or a Designated Sewer Officer.

~~(34)~~(35) **Institution or Institutional Facility** means a facility, usually owned by a government, operated for public purposes, such as a school, university, medical facility (hospital, nursing station, nursing home), museum, prison, government office, military base. Some of these facilities produce non-residential discharges to sewers from, for example, laboratories, chemical use, and industrial processes.

~~(35)~~(36) **Interceptor** means a device designed to prevent oil, grease, sand or other solid matter from passing from the source thereof into the Wastewater or Storm Water Sewer systems.

~~(37)~~ ~~(36)~~(37) **Low-flow Plumbing Fixtures** means toilets with a usage not exceeding 6.0 litres per flush; single flush urinals with a usage not exceeding 3.8 litres per flush; shower head fixtures with a flow rate not exceeding 9.5 litres per minute; and lavatory basin faucets and kitchen sink faucets with a flow rate not exceeding 8.3 litres per minute.

~~(36)~~(38) **Monitoring Access Point** means an access point, such as a chamber, in a Private Sewer Connection to allow for observation, sampling and flow measurement of the Wastewater, potable water or Storm Water therein.

~~(37)~~(39) **Multi-Family Building** and **Multi-Attached Building** means a building containing three or more dwelling units.

~~(38)~~(40) **Occupant** or **Tenant** means the Person that leases or occupies a Property to which Utility Services are provided.

~~(39)~~(41) **Oil and Grease** means n-Hexane extractable matter as described in Standard Methods.

~~(40)~~(42) **Overstrength Surcharge** means the rate per m³ of water consumed and charged to a user who releases Wastewater to the Sewer that exceeds one or more constituent concentrations.

~~(41)~~(43) **PCBs** means any mono-chlorinated or polychlorinated biphenyl or any mixture of them or mixture that contains one or more of them.

~~(42)~~(44) **Person** means any individual, firm, partnership, association, corporation, trustee, executor, administrator or legal representative to whom the context applies according to law.

~~(43)~~~~(45)~~ **pH** means the measure of the intensity of the acid or alkaline condition of a solution determined by the hydrogen ion concentration of the solution as set forth in Standard Methods.

~~(44)~~~~(46)~~ **Phosphates** means a chemical salt classified as orthophosphates, condensed phosphates and poly-phosphates.

~~(45)~~~~(47)~~ **Polluted Water** means materials or water that contain deleterious substances in excess of that permitted in this Bylaw.

~~(46)~~~~(48)~~ **Potable Water** means water with a level of quality which is typical of uncontaminated water normally supplied by The City;

~~(47)~~~~(49)~~ **Pretreatment** means the reduction, elimination or alteration of pollutants in Wastewater prior to discharge into the Sewer, whether by physical, chemical or biological processes, through pollution prevention, or by other means, except by diluting the concentration of the pollutants.

~~(48)~~~~(50)~~ **Private Sewer Connection** means the part of any sewer system lying within the limits of private lands and connecting to The City's Wastewater or Storm Water Sewer system.

~~(49)~~~~(51)~~ **Private Service** or **Private Service Connection** means that portion of a pipe used or intended to be used for the supply of water which extends from the Service Valve to a meter.

~~(50)~~~~(52)~~ **Property:**

- a. in the case of land, means a parcel of land and includes premises located upon the land where the context requires; or
- b. in other cases, means personal property.

~~(51)~~~~(53)~~ **Property Owner** means the Person who is registered under the Land Titles Act, as the owner of the fee simple estate in the land to which Utility Services are provided.

~~(52)~~~~(54)~~ **Radioactive Materials** means prescribed substances as defined in the *Atomic Energy Control Act* and Regulations (RSC 1985, c. A-16) as amended from time to time or as defined in the *Nuclear Safety and Control Act* and Regulations or amended versions thereof.

~~(53)~~~~(55)~~ **Reactive Waste** means a substance that:

- a. is normally unstable and readily undergoes violent changes without detonating;

- b. reacts violently with water;
- c. forms potentially explosive mixtures with water;
- d. when mixed with water, generates toxic gases, vapours or fumes in a quantity sufficient to present danger to human health or the environment;
- e. is a cyanide or sulphide bearing waste which, when exposed to pH conditions between 2 and 12.5, can generate toxic gases, vapours or fumes in a quantity sufficient to present danger to human health or the environment;
- f. is capable of detonation or explosive reaction if it is subjected to a strong initiating source or if heated under confinement;
- g. is readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure; or
- h. is an explosive (Class 1) as defined in the regulations under the [federal, provincial or territorial Statute or Regulation as appropriate for the municipality], as amended.

~~(54)~~(56) **Receptacle** means a receptacle for Solid Waste other than a container as defined herein and includes a garbage can and garbage bags.

~~(55)~~(57) **Recyclable** means any materials designated as recyclable under The City's Residential Recycling Collection Contract.

~~(56)~~(58) **Recycling Contractor** means the person who is under contract with The City to collect Recyclable material from residential properties in the City of Red Deer.

~~(57)~~(59) **Remote Reading Device** means a device which is connected to a water meter by The City and provides a duplicate reading of the water consumed, which may be monitored from the exterior of a building.

~~(58)~~(60) **Sampling Port** means a valve, tap, or similar device on equipment, a drain pipe or at another suitable location, to allow for sampling, consistent with technical guidelines that The City may establish from time to time.

~~(59)~~(61) **Service Valve** means the water valve on a City Service Connection.

~~(60)~~(62) **Sewer** means a pipe, conduit, drain, open channel or ditch for the collection and transmission of Wastewater or Storm Water and to which Private or City Sewer Connections may be attached.

~~(61)~~(63) **Sharps** means hypodermic needles, syringes, blades, broken glass and any devices, instruments or other objects which have acute rigid corners, edges or protuberances.

~~(62)~~(64) **Solid Waste Contractor** means the person who or the Corporation which is under contract with The City to collect and haul Solid Waste to the City's Disposal Grounds.

~~(63)~~(65) **Solid Waste** means discarded material or Waste or any kind which is permitted to be disposed of at the Disposal Grounds.

~~(64)~~(66) **Special Solid Waste** means waste which requires special disposal treatment at the Disposal Grounds but does not include Solid Waste, Hazardous Waste or Dangerous Goods.

~~(65)~~(67) **Spill** means a direct or indirect discharge into the Wastewater or Storm Water sewer or the natural environment which is abnormal in quantity or quality in light of all the circumstances of the discharge.

~~(66)~~(68) **Standard Methods** means a procedure or method set out in Standard Methods for the Examination of Water and Wastewater published jointly by the American Public Health Association, American Water Works Association and the Water Environment Federation, recent or latest edition or approved in writing by the Inspector.

~~(67)~~(69) **Storm Water Sewer** means a sewer for the collection and transmission of uncontaminated water, Storm Water, drainage from land or from a watercourse or any combination thereof but excluding any Wastewater.

~~(68)~~(70) **Storm Water** means the water running off the surface of a drainage area during and immediately after a period of rain or snow melt.

~~(69)~~(71) **Subsurface Water** means groundwater including foundation drain water.

~~(70)~~(72) **Sump** means a facility on the connection to the Wastewater collection system for trapping large, heavy solids before discharge into these systems.

~~(71)~~(73) **Total Kjeldahl Nitrogen** means the sum of organic nitrogen and ammonia nitrogen as set forth in Standard Methods.

~~(72)~~(74) **Total Phosphorus** means an essential chemical element and nutrient for all life forms as set forth in Standard Methods.

~~(73)~~(75) **Total Suspended Solids** (TSS) means insoluble matter in liquid that is removable by filtration, as determined by the appropriate procedure described in Standard Methods.

~~(74)~~(76) **Typical Monthly Household Usage** means the average consumption for the size of the meter based on the City's Statistics which is calculated yearly.

~~(75)~~(77) **Unit of Solid Waste** means a garbage bag up to 660 mm by 915 mm or a garbage can up to 100 litres in volume.

~~(76)~~(78) **Utility** and **Utility Service** means, as the context may require, the City's Water Utility, Wastewater Utility, Storm Water Utility and Waste Management Utility.

~~(77)~~(79) **Water Main** means those pipes installed by The City in streets for the conveyance of water throughout the City to which City Service Connections may be attached.

~~(78)~~(80) **Water Utility** means the system of water works owned and operated by The City and all accessories and appurtenances thereto.

~~(79)~~(81) **Waste** means any solid or liquid material or product or combination of them that is intended to be treated or disposed of or that is intended to be stored and then treated or disposed of.

~~(80)~~(82) **Wastewater** means the composite of water and water-carried wastes from residential, commercial, industrial or institutional premises or any other source.

~~(81)~~(83) **Wastewater Sewer** means a sewer for the collection and transmission of domestic or industrial Wastewater or any combination thereof.

~~(82)~~(84) **Wastewater Sludge** means Wastewater containing more than 0.5% total solids or solid material recovered from the Wastewater treatment process.

~~(83)~~(85) **Wastewater Works** means any works for the collection, transmission, treatment and disposal of Wastewater, Storm Water or uncontaminated water, including a combined sewer, Wastewater Sewer or Storm Water Sewer, or any part of such works, but does not include plumbing or other works to which the applicable Building Code applies.

~~(84)~~(86) **Yard Waste** means any materials designated as Yard Waste under The City's Solid Waste & Yard Waste Collection Contract.

Bylaw No. ~~3543/2015~~ 3570/2016

SCHEDULE B

Effective for all consumption, estimated or actual, on or after March 1 ~~2015~~ 2016

WATER RATES

1 Every in-city Customer shall pay water supplied to him the aggregate of amount determined as follows:

- (a) A usage charge of \$~~1.30~~ 1.40 for each cubic metre of water supplied.
- (b) A fixed monthly charge shall be determined by the size of the meter supplied to each Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 17.20 <u>16.05</u>
19 mm	\$ 23.05 <u>21.35</u>
25 mm	\$ 36.70 <u>30.60</u>
38 mm	\$ 76.00 <u>62.00</u>
50 mm	\$ 175.00 <u>142.00</u>
75 mm	\$ 310.00 <u>243.00</u>
100 mm	\$ 670.00 <u>590.00</u>
150 mm	\$ 1,380.00 <u>1200.00</u>
200 mm	\$ 2,500.00 <u>2100.00</u>

2 Regional Customers shall pay for water supplied to them at the following rates: _____
(for each cubic meter of water supplied)

- (a) Red Deer County \$ ~~1.26~~ 1.34
- (b) North Red Deer River Water Services \$ ~~1.25~~ 1.30
Commission

3 Bulk Water (for each cubic metre of water supplied) \$ ~~2.00~~ 2.05

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE C****Effective for all consumption, estimated or actual, on or after March 1, 20~~15~~ 16****WASTEWATER RATES**

- 1 In-city Wastewater Utility Customers in residential premises containing up to two Dwelling Units shall pay the following amounts:

- (a) a usage charge of \$~~1.00~~ 1.35 for each cubic metre of Wastewater volume, (calculated as described in paragraph 4 below), and
- (b) a fixed monthly charge determined by the size of the water meter supplied to that Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 27.30 <u>21.10</u>
19 mm	\$ 27.30 <u>21.10</u>
25 mm	\$ 27.30 <u>21.10</u>
38 mm	\$ 27.30 <u>21.10</u>

- 2 In-city Wastewater Utility Customers in non-residential premises and in residential premises containing three or more Dwelling Units shall pay the following amounts:

- (a) a usage charge of \$1.50 for each cubic metre of Wastewater volume, (calculated as described in paragraph 4 below), and
- (b) a fixed monthly charge determined by the size of the water meter supplied to that Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 11.90 <u>13.75</u>
19 mm	\$ 16.90 <u>18.70</u>
25 mm	\$ 22.70 <u>22.90</u>
38 mm	\$ 33.80 <u>34.50</u>
50 mm	\$ 50.80 <u>52.40</u>
75 mm	\$ 86.00 <u>89.00</u>
100 mm	\$ 159.00 <u>177.00</u>
150 mm	\$ 259.00 <u>301.00</u>
200 mm	\$ 460.00 <u>540.00</u>

- (c) The minimum charge for any Wastewater Customer shall be \$~~27.30~~ 21.10 per month.

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE C**

- 3 Where The City has tested the discharge of Wastewater into the sewerage system pursuant to Section 83 of this Bylaw, Overstrength Surcharge and found that the Wastewater exceeds the limits of Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS) or fats, Oil and Grease (FOG) set out therein, then that Customer shall pay for Wastewater service at the following rates:

- (a) a sampling and testing charge of ~~\$140~~ \$115.00 per month during the period within which the Wastewater continues to be overstrength based on the results of testing
- (b) a usage charge at the rate identified in ~~Article Section~~ Article Section 2 of this Schedule,
- (c) a fixed monthly charge at the rate identified in ~~Article Section~~ Article Section 2 of this Schedule, and
- (d) an Overstrength Surcharge based on the amount of BOD, TSS and FOG at the following rates:

Tier 1				Surcharge	
	Concentration n above	Concentration n below		<u>2016 Rates</u>	
BOD	300	2,400	mg/L	\$1.01 <u>\$1.04</u>	/kg
TSS	300	2,400	mg/L	\$0.96 <u>\$0.99</u>	/kg
FOG	100	250	mg/L	\$0.78 <u>\$0.81</u>	/kg
Tier 2				Surcharge	
	Concentration n above	Concentration n below			
BOD	2,400	4,800	mg/L	\$1.34 <u>\$1.38</u>	/kg
TSS	2,400	4,800	mg/L	\$1.28 <u>\$1.32</u>	/kg
FOG	250	500	mg/L	\$1.04 <u>\$1.08</u>	/kg
Maximum Allowable Limits				Surcharge	
	Concentration above				
BOD	4,800		mg/L	\$2.02 <u>\$2.08</u>	/kg
TSS	4,800		mg/L	\$1.92 <u>\$1.98</u>	/kg
FOG	500		mg/L	\$1.56 <u>\$1.62</u>	/kg

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE C**Example calculation for Wastewater containing a BOD concentration of 5,000 mg/L (5 kg/m³):2015-2016 Surcharge Rate

● On the first 0.3 kg/m ³	0.3	x	\$ -	\$ -
● On the next 2.1 kg/m ³	2.1	x	\$ 1.01 <u>\$1.0</u>	\$ 2.12 <u>\$2.18</u>
● On the next 2.4 kg/m ³	2.4	x	\$ 1.34 <u>\$1.4</u>	\$ 3.22 <u>\$3.32</u>
● On the last 0.2 kg/m ³	0.2	x	\$ 2.02 <u>\$2.1</u>	\$ 0.40 <u>\$0.42</u>
Total BOD Surcharge Rate per m ³ :				\$ 5.74 <u>\$5.92</u>

- 4 For the purpose of calculating the Wastewater usage charge payable by an in-city Customer, the volume of Wastewater contributed by the Customer to the Wastewater Sewer shall be deemed to be equal to 90% of the water delivered to the Customer's premises, whether the water was received from The City or from sources other than The City. Where no meter or other exact means exist to determine the quantity of water consumed by any Person, The City shall make an estimate thereof for the purpose of determining the Wastewater Utility charges. The Customer may, at his or her own expense, install and maintain a meter subject to approval by The City upon which the service charge shall thereafter be determined.

- 5 The Fee for disposal of Wastewater at the Liquid Waste Station and FOG Station (Fats, Oils and Grease) is ~~\$ 10.00~~ 13.00/cubic meter.

- (a) charges will be based on an estimate of the load volume, as determined by The City.
- (b) there is a minimum ~~\$ 10.00~~ 12.00 charge per load.
- (c) there is no charge for recreational vehicles.

- 6 Wastewater Treatment Plant Laboratory Testing - The Fees for testing of Wastewater for determining the content of the following constituents are as follows, per test:

Ammonia	\$ 12.70 <u>14.00</u>
U-Ammonia	\$ 8.50
BOD	\$ 28.90 <u>31.80</u>
TSS	\$ 15.40 <u>16.60</u>
COD	\$ 16.10 <u>15.00</u>
pH	\$ 7.10 <u>6.50</u>
Oil and Grease	\$ 26.70 <u>30.00</u>
TP	\$ 22.00
E.coli	\$ 36.30 <u>40.50</u>
VSS - Volatile Suspended Solids	\$ 5.80
TS - Total Solids	\$ 5.30
VS - Volatile Solids	\$ 5.60
<u>DO – Dissolved Oxygen</u>	<u>\$ 5.20</u>

|

SCHEDULE C

Bylaw No. ~~3543/2015~~ 3570/2016

- 7
- Lagoon Dumping Rate
- |
- The fee for disposal of digested sludge at the WWTP sludge lagoons is \$~~26.00~~ 28.00 per cubic metre.
- 8
- Regional Customers shall pay for wastewater supplied to the Wastewater Treatment Plant at the following rates (for each cubic meter of wastewater supplied):
- |
- (a)

South Red Deer Regional Wastewater Commission

\$ ~~0.800~~ 0.92

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE D****Effective for all consumption, estimated or actual, on or after March 1, 20~~15~~16****BILLING AND SERVICE FEES****1 UTILITY BILLING FEES**

- | | | | |
|-----|---|----|--------|
| (1) | Application fee for Utility Billing | \$ | 15.00 |
| (2) | Non-application fee
(open a new account in owner's name) | \$ | 30.00 |
| (3) | Deposit to obtain a residential Utility
account | \$ | 325.00 |
| (4) | As determined by the City, non-residential deposits, where applicable, will be estimated based on 30% of the Customer's typical annual charges or based on the following amounts, relative to water meter size: | | |

WATER METER SIZE

- | | | | |
|-----|--|-------|----------------------------------|
| | 16 mm | \$ | 325.00 |
| | 19 mm | \$ | 500.00 |
| | 25 mm | \$ | 800.00 |
| | 38 mm | \$ | 1,600.00 |
| | 50 mm | \$ | 3,500.00 |
| | 75 mm | \$ | 6,500.00 |
| | 100 mm | \$ | 18,000.00 |
| | 150 mm | \$ | 25,000.00 |
| | 200 mm | \$ | 25,000.00 |
| (5) | Late Payment penalty | 1.50% | per month of outstanding balance |
| (6) | Reprint fee for invoice or receipts ¹ | \$ | 10.00 |
| (7) | Account transfer fee ² | \$ | 10.00 |
| (8) | Hang tag fee <u>Disconnection Notice Fee</u> ³ | \$ | 25.00 |
| (9) | No access fee ⁴ | \$ | 75.00 |

[1] Fee per reprint on request of account holder for a copy of Utility invoice or landfill receipt.

[2] May charge for payments made to wrong account within The City.

[3] For disconnection notice ~~posted~~ provided at premises of service.

[4] In circumstances where site visit is made, but access is not provided by owner or Tenant.

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE D****2 NEW SERVICE CONNECTION**

	From Main In Street	From Main In Lane
(1) Basic charge for 25 mm Water and 150 mm Wastewater service ^[1]	\$8,740 <u>8,950.00</u>	\$6,960 <u>7,300.00</u>
(2) Basic charge for 25 mm Water service ^[1]	\$7,595 <u>7,700.00</u>	\$6,075 <u>6,300.00</u>
(3) Basic charge for 150 mm Wastewater service ^[1]	\$7,595 <u>7,800.00</u>	\$6,075 <u>6,350.00</u>
(4) Basic charge for 100 mm Storm Water service ^[1]	\$7,595 <u>7,900.00</u>	\$6,075 <u>6,400.00</u>
(5) Basic charge for 25 mm Water, 150 mm Wastewater and 100 mm Stormwater service ^[1]	\$8,900 <u>9,300.00</u>	\$7,120 <u>7,400.00</u>
(6) Dual service upon approval	\$11,805 <u>12,206.00</u>	N/A
(7) 25 mm Water and 150 mm Wastewater service, trench <u>(Right of Way)</u> wider than 20 m	\$11,750.00	
(8) Extra charge for larger water service:		
38 mm	\$ 405 <u>414.00</u>	
50 mm	\$ 720.00	
100 mm	\$ 3,425.00	
150 mm	\$ 4,180.00	
200 mm	\$ 5,490.00	
250 mm	\$7,140 <u>7,400.00</u>	
300 mm	\$8,560 <u>8,900.00</u>	
Additional charge for 4m to 5m depth	\$3,500 <u>3,675.00</u>	
Additional charge for 5m to 6m depth	\$5,900 <u>6,195.00</u>	
Additional charge for 6m to 7m depth	\$8,200 <u>8,610.00</u>	
(9) Extra charge for larger Wastewater or Storm Water Sewer:		
<u>Size</u>	<u>Ribbed</u>	<u>DR35</u>
200 mm	\$ 255 <u>265.00</u>	\$ 315 <u>330.00</u>
250 mm	\$ 350 <u>370.00</u>	\$ 480 <u>505.00</u>
300 mm	\$ 505 <u>520.00</u>	\$ 710 <u>725.00</u>
375 mm	\$ 695 <u>720.00</u>	\$ 995 <u>1,010.00</u>
400 mm	\$1,085 <u>1,100.00</u>	\$ 1,525.00
600 mm	\$ 1,900.00	\$2,500 <u>2,550.00</u>

[1] A 50% discount of one of these charges may be applied by The City where a property is redeveloping and an existing service is replaced with the same or larger sized service and the existing service is at least 30 years old. The discount is to recognize the shared value to The City and the developer of renewing the service.

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(10) Water Service Removal (water kill)

(a)	up to 50mm in size	\$3,250 <u>\$3,395.00</u>
(b)	up to 50mm in size; removal done at same time as new service construction	\$1,230 <u>\$1,285.00</u>
(c)	over 50mm in size	\$5,885 <u>\$6,021.00</u>

(11) Additional fee for winter construction of service (~~Nov. 1~~ Oct 15 - May 15)

(a)	Lane	\$ 1,890.00
(b)	Street	\$2,910 <u>\$2,942.00</u>
(c)	Arterial	\$4,665 <u>\$4,806.00</u>

(12) Other Charges:

(a)	Construction of manhole to 3.1 metres in depth at time of service	\$ 4,470.00
(i)	additional cost per vertical metre in excess of 3.1 metres in depth	\$ 695.00
(b)	Fire Hydrant and Valve Installation at time of service	\$6,910 <u>\$7,500.00</u>
(c)	Cutting and replacing pavement:	
(i)	single or double service 75 mm and under	\$3,250.00
(ii)	single or double service over 75 mm	\$3,900 <u>\$4,000.00</u>
(iii)	triple service 75 mm and under	\$4,750.00
(iv)	triple service over 75 mm	\$5,820.00
(v)	for service kill 75 mm and under	\$2,200.00
(vi)	for service kill over 75 mm	\$2,420.00
(vii)	for water service renewal	\$1,675.00
(viii)	Additional asphalt repair costs for excavations in excess of 4 metres deep	\$1,080.00 (per additional metre)

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(d) Replacing sidewalks:

(i) single or double service residential	\$2,820 <u>2,950.00</u>
(ii) single or double service commercial	\$4,990.00
(iii) triple service residential	\$3,730.00
(iv) triple service commercial	\$5,220.00
(v) additional sidewalk repair costs for excavations in excess of 4 metres deep (per location)	\$700.00

(e) Replacing curb only:

(i) single or double service	\$2,300 <u>2,400.00</u>
(ii) triple or dual service	\$2,270.00
(iii) additional curb repair costs for excavations in excess of 4 metres deep (per location)	\$480.00

~~(f) Landscaping Repairs (boulevard area)~~~~\$231~~(g) Landscaping Repairs ~~(Utility lot/reserve)~~~~\$657~~ 675.00**3 MISCELLANEOUS SERVICE FEES**

(1) Installation of more than one meter (per meter)

~~\$24~~ 25.00

(2) Requesting meter reading / Manual meter read

~~\$60~~ 65.00~~(3) Service call during regular hours~~~~\$60~~~~(4) Service call after regular hours~~~~\$220~~

(5) Disconnection (valve off) service charge

\$75.00

(6) Reconnection (valve on) service charge

\$75.00

(7) Turn water off or on for repairs or line testing

(a) During regular working hours

\$75.00

(b) After regular working hours

~~\$220~~ 225.00

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(8)	Temporary water supply	
(a)	For construction purposes, includes 16 mm water meter <u>plus monthly meter and usage charges (minimum 30m3/day without provision of weekly read)</u>	\$90.00 plus monthly meter and usage charges
(9)	Meter Test	\$130.00
(10)	Private fire hydrant maintenance (per hydrant)	
(a)	Damage evaluation	\$75.00
(b)	Paint	\$80.00
(11)	Bulk Water	
(a)	Use of designated fire hydrant to obtain water for watering, cleaning, flushing (per permit) plus water usage charges at bulk water rate	\$80 <u>90.00</u>
(12)	Manual account adjustment fee	\$25.00
(13)	Service Calls (service vehicle and one operator)	
(a)	During regular working hours (per hour) (1 hour minimum)	\$60.00 <u>65.00</u>
(b)	After regular working hours (per hour) (2 hour minimum)	\$110. <u>112.50</u>
(14)	Sewer Mains –cleaning, clearing (vacuum truck and 2 operators)	
(a)	During regular working hours (per hour) (1 hour minimum)	\$200.00 <u>250.00</u>
(b)	During regular working hours with pilot truck (per hour) (1 hour minimum)	\$210.00 <u>270.00</u>
(c)	After regular working hours (per hour) (2 hour minimum)	\$300.00 <u>350.00</u>
(d)	After regular working hours with pilot truck (per hour) (2 hour minimum)	\$310.00 <u>370.00</u>

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- (15) Sewer Mains and Services – televise
(CCTV vehicle and 2 operators)

(a) During regular working hours (per hour) (1 hour minimum)	\$ 150.00 <u>160.00</u>
(b) During regular working hours with pilot truck (per hour) (1 hour minimum)	\$ 160.00 <u>180.00</u>
(c) After regular working hours (per hour) (2 hour minimum)	\$ 250.00 <u>260.00</u>
(d) After regular working hours with pilot truck (per hour) (2 hour minimum)	\$ 260.00 <u>280.00</u>

- (16) Other services (e.g. meter and standpipe repairs, miscellaneous construction) that are not identified within the above noted tables may be provided from time to time at the request of Customers. These services are typically not provided frequently or may have a variable scope depending on individual circumstances. In these cases, the services will be provided at cost, including materials, equipment and labour.

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE E**Effective for all rates, on or after March 1, 20~~15~~16**SOLID WASTE COLLECTION RATES****FOR COMMERCIAL FRONT-END CONTAINERS**

- 1 (a) Rates to be applicable for premises when supplied with a Container by the Solid Waste Contractor engaged by the City. Scheduled Service includes Contractor-provided Container.

Type of Service	Monthly Rate (\$)			
	1.5 m ³ (2 yd ³)	2.3 m ³ (3 yd ³)	3.1 m ³ (4 yd ³)	4.6 m ³ (6 yd ³)
Service on Demand:				
Container Rental	11.76 <u>12.15</u>	14.71 <u>15.20</u>	17.64 <u>18.23</u>	20.58 <u>21.27</u>
Lift Charge	13.02 <u>13.45</u>	19.54 <u>20.19</u>	26.06 <u>26.93</u>	39.08 <u>40.38</u>
Scheduled Service:				
1 lift per month	13.02 <u>13.45</u>	19.54 <u>20.19</u>	26.06 <u>26.93</u>	39.08 <u>40.38</u>
1 lift every 2 weeks	28.14 <u>29.08</u>	42.21 <u>43.62</u>	56.29 <u>58.16</u>	84.41 <u>87.22</u>
1 lift per week	56.40 <u>58.28</u>	84.62 <u>87.44</u>	112.82 <u>116.58</u>	169.22 <u>174.86</u>
2 lifts per week	112.82 <u>116.58</u>	169.22 <u>174.86</u>	225.65 <u>233.16</u>	338.45 <u>349.72</u>
3 lifts per week	169.22 <u>174.86</u>	253.84 <u>262.29</u>	338.45 <u>349.72</u>	507.67 <u>524.58</u>
4 lifts per week	225.65 <u>233.16</u>	338.45 <u>349.72</u>	451.27 <u>466.30</u>	676.92 <u>699.46</u>
5 lifts per week	282.05 <u>291.45</u>	423.07 <u>437.16</u>	564.09 <u>582.87</u>	846.14 <u>874.32</u>
6 lifts per week	338.45 <u>349.72</u>	507.67 <u>524.58</u>	676.92 <u>699.46</u>	1,015.37 <u>1049.18</u>
Extra lift for scheduled service	13.02 <u>13.45</u>	19.54 <u>20.19</u>	26.06 <u>26.93</u>	39.08 <u>40.38</u>

- 1 (b) Charges for special Container services in addition to the above rates will be as follows.

Standard Lid	\$	-
Castors on Containers per month per container	\$	20.58 <u>21.27</u>
Lock one time charge per container	\$	20.00

- 2 Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides Receptacles for hand pickup of Solid Waste.

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE E****MONTHLY SOLD WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP (\$)**

Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick-up
	1	2	3	4	5	6	
≤ 0.4 m ³	26.94	53.86	80.80	107.73	134.67	161.59	6.22 <u>6.43</u>
	<u>27.84</u>	<u>55.65</u>	<u>83.49</u>	<u>111.32</u>	<u>139.15</u>	<u>166.97</u>	
> 0.4 m ³ - 0.8 m ³	26.94	53.86	80.80	107.73	134.67	161.59	6.22 <u>6.43</u>
	<u>27.84</u>	<u>55.65</u>	<u>83.49</u>	<u>111.32</u>	<u>139.15</u>	<u>166.97</u>	
> 0.8 m ³ - 1.5 m ³	53.86	107.73	161.59	215.46	269.32	323.18	12.45 <u>12.86</u>
	<u>55.65</u>	<u>111.32</u>	<u>166.97</u>	<u>222.63</u>	<u>278.29</u>	<u>333.94</u>	
≥ 1.5 m ³ - 2.3 m ³	80.81	161.62	242.43	323.25	404.05	484.87	18.66 <u>19.28</u>
	<u>83.50</u>	<u>167.00</u>	<u>250.50</u>	<u>334.01</u>	<u>417.61</u>	<u>501.02</u>	
> 2.3 m ³ - 3.1 m ³	107.74	215.48	323.23	430.98	538.72	646.46	24.88 <u>25.71</u>
	<u>111.33</u>	<u>222.66</u>	<u>333.99</u>	<u>445.33</u>	<u>556.66</u>	<u>667.99</u>	
> 3.1 m ³ - 3.8 m ³	134.68	269.35	404.03	538.70	673.38	808.05	31.11 <u>32.15</u>
	<u>139.16</u>	<u>278.32</u>	<u>417.48</u>	<u>556.64</u>	<u>695.80</u>	<u>834.96</u>	
> 3.8 m ³ - 4.6 m ³	161.61	323.21	484.83	646.43	808.04	969.64	37.33 <u>38.57</u>
	<u>166.99</u>	<u>333.97</u>	<u>500.97</u>	<u>667.96</u>	<u>834.95</u>	<u>1,001.93</u>	
> 4.6 m ³ - 5.3 m ³	188.54	377.09	565.62	754.16	942.70	1,131.25	43.54 <u>44.99</u>
	<u>194.82</u>	<u>389.65</u>	<u>584.46</u>	<u>779.27</u>	<u>974.09</u>	<u>1,168.92</u>	

- 3 For a single family Dwelling Unit, a semi-detached residential Unit, a single family Dwelling Unit with a basement Dwelling Unit situated therein, or a Dwelling Unit in a Multi-Family Building or multiple family development, the charge for basic residential collection shall be \$~~12.40~~ 12.90 per month per Dwelling Unit for the collection of a maximum of 5 Units of Solid Waste per week per Dwelling Unit year round, and once a week collection of Yard Waste for approximately seven months per year. The charge for Solid Waste tags for Units in excess of the basic residential collection service shall be \$1.00 per Extra Waste Tag.

- 4 (a) All Dwelling Units which require individual blue box collection services shall be charged \$~~6.40~~ 6.70 per month for weekly pick up.
- (b) Any Dwelling Unit which requires The City's communal recycling collection service shall be charged \$4.00 per month per Dwelling Unit.

5 Disposal Grounds Rates for Acceptance of Solid Waste

- (a) Mixed Solid Waste \$ ~~67.00~~ 68.00

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(b) Construction and Demolition Waste	\$ 67.00 <u>68.00</u>
(c) Special Solid Waste	\$ 87.00 <u>88.00</u>
(d) Asbestos	\$ 87.00 <u>88.00</u>
(e) Clean, segregated Yard Waste	\$ 57.00 <u>58.00</u>
(f) Clean, segregated branches	\$ 57.00 <u>58.00</u>
(g) Clean, segregated, unpainted gypsum drywall	\$ 57.00 <u>58.00</u>
(h) Clean, segregated asphalt shingles	\$ 57.00 <u>58.00</u>
(i) Clean, segregated pallets <u>and white dimensional lumber</u>	\$ 57.00 <u>58.00</u>
(j) Clean, segregated scrap metal (including Freon appliances and propane tanks)	\$ 57.00 <u>58.00</u>
(k) Clean, segregated, reusable furniture	\$ 57.00 <u>58.00</u>
(l) Household Hazardous Waste	No Charge
m) Residential Paint Products	No Charge
(n) Electronic Waste	No Charge
(o) Tires	No Charge
(p) Cover <u>and Operational</u> Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines.	No Charge
(q) A surcharge of \$20 per load will be applied to unsecured loads as outlined Clause 109(8) Use of the Solid Waste Utility Service and Disposal Grounds.	
(r) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such Solid Waste	

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delivered bears to a metric tonne. In any event, a minimum charge of \$7.00 shall apply for items 5(a-b), 5(e-k) and a minimum charge of ~~\$87~~ 88.00 shall apply for items 5(c) and 5(d).

- (s) Where loads delivered contain multiple types of waste, the rate applied shall be based on the type of waste with the highest applicable rate.

Bylaw No. ~~3543/2015~~ 3570/2016**SCHEDULE F****Special Water and Wastewater Rates**

1. **Cronquist/Riverview Park Special Rate Classes** – the following shall apply to all Property located on Cronquist Drive, Cronquist Place and Cronquist Close, pursuant to Section 32 of this Bylaw:

1.1 Within this schedule, the following terms shall have the following meanings:

Rate Class “A”: Rate Class A means the rate applicable to all Customers who apply for Water Utility services between January 5, 2016 and January 4, 2017 for properties located on Cronquist Drive, Cronquist Place and Cronquist Close;

Rate Class “B”: Rate Class B means the rate applicable to all Customers who apply for Water Utility services on or after January 5, 2017 for properties located on Cronquist Drive, Cronquist Place and Cronquist Close.

Frontage: means the distance in metres between the side boundaries of a parcel, measured at the front setback line as more particularly set out below:

Civic Address	Legal Description	Frontage (linear metres)
2 Cronquist Pl	Plan 6680KS, Lot 5	37.97
5 Cronquist Pl	Plan 6680KS, Lot 1	29.95
6 Cronquist Pl	Plan 6680KS, Lot 4	49.33
10 Cronquist Pl	Plan 6680KS, Lot 3	46.91
14 Cronquist Pl	Plan 6680KS, Lot 2	32.81
6194 Cronquist Dr	Plan 6680KS, Lot 17	30.53
6200 Cronquist Dr	Plan 6680KS, Lot 16	31.98
6206 Cronquist Dr	Plan 6680KS, Lot 15	35.03
6212 Cronquist Dr	Plan 6680KS, Lot 14	35.03
6218 Cronquist Dr	Plan 6680KS, Lot 13	35.04
6228 Cronquist Dr	Plan 6680KS, Lot 12	33.20
6234 Cronquist Dr	Plan 6680KS, Lot 11	33.21
6240 Cronquist Dr	Plan 6680KS, Lot 10	33.21
6246 Cronquist Dr	Plan 6680KS, Lot 9	33.21
6252 Cronquist Dr	Plan 6680KS, Lot 8	33.20
6258 Cronquist Dr	Plan 6680KS, Lot 7	33.20
6264 Cronquist Dr	Plan 6680KS, Lot 6	36.96
4 Cronquist Cl	Plan 6680KS, Lot 18	30.40

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Civic Address	Legal Description	Frontage (linear metres)
8 Cronquist Cl	Plan 6680KS, Lot 19	51.27
9 Cronquist Cl	Plan 6680KS, Lot 24	32.51
12 Cronquist Cl	Plan 6680KS, Lot 20	48.80
15 Cronquist Cl	Plan 1523711, Block 1, Lot 1	37.84
16 Cronquist Cl	Plan 6680KS, Lot 21	46.52
17 Cronquist Cl	Plan 1523711, Block 1, Lot 2	18.61
19 Cronquist Cl	Plan 1523711, Block 1, Lot 3	16.57
20 Cronquist Cl	Plan 6680KS, Lot 22	27.80

1.2 In addition to the Water Rates set out in Section 1 of Schedule B, and the Wastewater Rates set out in Schedule C, for the period from 2016 to 2066, the following additional rates shall be applied each month to Customers within Rate Class A and Rate Class B from the date of the Customer's application for Water Utility and Wastewater Utility services:

(a) Rate Class A: \$1.43/meter Frontage/month;

(b) Rate Class B: \$2.81/meter Frontage/month

1.3 Where there is connection to a wastewater service only, a monthly charge will be calculated on a Typical Monthly Household Usage.

PROPOSED BYLAW

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BYLAW NO. 3570/2016

Being a Bylaw of The City of Red Deer to provide for the supply and use of the Water, Wastewater, Storm Water and Solid Waste utilities of The City of Red Deer.

Background

A Council has authority under the Municipal Government Act, to pass bylaws respecting the safety, health and welfare of people. Council of the City of Red Deer has deemed it appropriate to provide for the establishment and operation of certain public Utility Services, including provision for the terms and conditions under which such utilities will be provided.

COUNCIL HEREBY ENACTS AS FOLLOWS:**PART 1 – SHORT TITLE****SHORT TITLE AND ESTABLISHMENT OF UTILITIES**

- 1 (1) This Bylaw may be called "The Utility Bylaw".
- (2) The City of Red Deer hereby establishes the following municipal utilities: Water, Wastewater, Storm Water and Waste Management (including Recycling).

PART 2 – GENERAL PROVISIONS**DEFINITIONS**

- 2 Words and phrases in this Bylaw shall have the meanings set out in Schedule A.

DELEGATION

- 3 City Council hereby delegates to the City Manager all those powers stipulated by this Bylaw to be exercised by the City and all necessary authority to carry out those powers, except those powers which are reserved exclusively for Council under the Municipal Government Act, or reserved for other Persons pursuant to the provisions of this Bylaw. The City Manager may delegate any powers, duties or functions granted under this Bylaw to another employee of the City.

SUPPLY AND OWNERSHIP OF FACILITIES AND EQUIPMENT

- 4 (1) All meters and metering equipment shall be supplied, owned and maintained by The City unless otherwise provided in this Bylaw.
- (2) Notwithstanding the payment by a Customer of any costs incurred by The City, The City shall retain full title to all lines, equipment and apparatus on its side of the point of delivery, and to all meters and metering equipment provided by it.

ASSIGNMENT OF CONTRACT

- 5 A contract for a Utility Service is not transferable and shall remain in full force and effect until terminated by the Customer or The City as provided herein.

CITY RESPONSIBILITY AND LIABILITY

- 6 (1) The City does not guarantee the continuous uninterrupted supply of any Utility Service but reserves the right to suspend the supply of a Utility Service at any time without notice where required in the maintenance or operation of the Utility Service.
- (2) The City and its officers, employees and agents shall not be liable for any damages of any kind due to or arising out of:
- (a) a failure to provide a Utility Service;
 - (b) the interruption of service due to maintenance or operational requirements, or due to reasons beyond The City's control; or
 - (c) the disconnection or removal of a Utility Service in accordance with this Bylaw.

APPLICATION FOR SERVICE

- 7 (1) A Person requesting a Utility Service shall apply to The City for a Utility Service account by completing an application form and providing such information as The City may require, including credit references, confirmation of the identity and legal authority of the Customer, and information respecting load and the manner in which the services will be utilized.
- (2) The Customer shall pay an application fee as set forth in Schedule D.

- (3) The City may establish procedures for the creation of a contract for Utility Services by telephone, fax, internet or other electronic means, or may require the Customer to sign a contract for service.
- (4) The Utility Service account shall be set up:
 - (a) in the name of the Property Owner; or
 - (b) in the name of the Occupant(s) of a Property where the Utilities are requested by an Occupant of the Property. Where the Occupants are Tenants, all of the Persons named as Tenants in the landlord-Tenant agreement or any other rental agreement shall be jointly and severally liable for the Utility account, regardless of which Tenant's name the account is opened in. At the discretion of The City, a copy of the rental agreement may be required with the application for service; or
 - (c) in the name of the general contractor in the case of a new building under construction, where the Utilities are requested by the general contractor.
- (5) Notwithstanding subsection (2), The City may waive the application fee in the case of a mortgage lender which acquires title to a Property as part of the process of foreclosure.
- (6) The establishment of a Utility Service account creates an agreement between the Customer and The City, of which the provisions of the application form and the terms of this Bylaw shall form a part.

CONDITIONS OF SERVICE

- 8 (1) Upon receipt of all required information and fees, verification of the Customer's identity and the accuracy of the information, the City will advise the Customer whether and on what terms the City is prepared to supply Utility Services to the Customer, the type and character of the connections it is prepared to approve for the Customer, and any conditions (including without limitation, payments by the Customer) that must be satisfied as a condition of the supply of the Utility Services.
- (2) The City is not obliged to supply Utility Services until the Customer has provided The City with access to the premises to which the Utilities are to be provided, so to enable The City to inspect the physical connections for such Utility and to obtain an initial meter reading for each metered Utility Service.

- (3) No new Utility account will be opened for anyone who is already indebted to The City for Utility Services unless satisfactory arrangements for payment of the outstanding amount have been made.

DEPOSITS

- 9 (1) Deposits are required to establish a Utility account, for the following cases:
- (a) Customers who are unable to establish or maintain creditworthiness satisfactory to The City; or
 - (b) where payment of a Utility account in the name of the applicant is in arrears; or
 - (c) where a Utility Service to a Property owned or occupied by the applicant has been shut off for non-payment of the account; or
 - (d) where a cheque received for payment of a Utility account in the name of the applicant has been returned marked "Not Sufficient Funds" or "Payment Stopped", or with other words indicating that the cheque has not been honoured; or
 - (e) where the applicant's Utility account has been written off as a bad debt; or
 - (f) where collection proceedings, including legal action or referral to a collection agency, have been commenced in respect of the applicant's previous Utility account; or
 - (g) where the applicant has not maintained an existing or previous Utility account in good standing; or
 - (h) at the discretion of The City.
- (2) Before a new Utility account is opened, the Customer shall provide a guarantee of payment in a form acceptable to The City, in the amount set forth in Schedule D.
- (3) Customers opening a new account due to a change of residence within the City shall, if a deposit was required for the applicant's previous account, be charged a deposit on the new account.
- (4) The City may waive the requirement for a deposit if The City is satisfied as

to the creditworthiness of the applicant.

- (5) The City may apply a deposit to any amount owed to The City whatsoever by the Customer whether in relation to the Customer's Utility account or otherwise, as determined by The City in its sole discretion.

INTEREST ON DEPOSITS

- 10 Interest on each Customer's cash security deposit shall be calculated annually and credited, not in advance, at the rate specified to be paid on security deposits under the *Residential Tenancy Act*, RSA 2004 Ch. R-17.1.

REFUND OF DEPOSIT

- 11 When a Customer has established and maintained creditworthiness satisfactory to The City, or upon termination of the Utility Service agreement, the deposit shall be refunded, together with accrued interest, after deducting any amount owed to The City whatsoever by the Customer whether in relation to the Customer's Utility account, including the cost of shutting off or discontinuing any Utility Service for non-payment, or otherwise, as determined by The City in its sole discretion. The deposit will be applied against any active Utility account in the Customer's name or refunded within 3 months of the final bill due date to the address on the account, or such other address provided by the Customer.

SERVICE CHARGE

- 12 When a Customer requests that The City attend at the Property to which the Utility Service is being supplied with respect to any matter relating to the supply of Utility Services or the servicing of the same, and if for any reason whatsoever The City is unable to enter the said premises, or if the call is for failure of service not attributable to The City, the Customer shall pay a service charge fee as set forth in Schedule D.

AFTER HOURS CALLS

- 13 The Customer shall pay the applicable afterhours fee as set forth in Schedule D for service calls after 4:00 p.m. or before 7:30 a.m., Monday through Friday, or on a Saturday, Sunday, or statutory or civic holiday. The afterhours fee shall also apply if a meter is required to be installed or connected, or should a Utility Service be required to be disconnected or reconnected during such times.

DISCONNECTION

- 14 The Customer shall pay a disconnection service charge as set forth in Schedule D where a Utility Service is disconnected.

RECONNECTION

- 15 Before the City reconnects or restores Utilities Services, the Customer shall:
- (a) pay any amount owed by the Customer to the City for Utility Services or , at The City's discretion, make arrangements for payment satisfactory to the City;
 - (b) pay the applicable deposit as set forth in Schedule D;
 - (c) Pay the applicable reconnection service charge as set forth in Schedule D.

WINTER INSTALLATION

- 16 The cost payable by the Customer for installing a service between October 15th of any year and May 15th of the following year shall be increased by the amount set forth in Schedule D.

UTILITY CHARGES AND PAYMENT OF UTILITY ACCOUNTS

- 17 (1) The rates and charges for Utility Services shall be those set out in the Schedules to this Bylaw or as otherwise established by resolution of Council from time to time.
- (2) All rates and charges shall be paid to The City within the time prescribed by this Bylaw. The Utility bill is deemed received seven (7) days after the mailing date. A Customer is responsible to pay the amounts owing in a Utility bill whether or not the Customer has received it.
- (3) The whole amount owing in a Utility account is payable upon receipt and the account will be deemed to be in arrears if payment is not made on or before the due date stated on the bill.
- (4) Any charge on a Customer's account remaining unpaid after the due date will be in arrears and constitute a debt owing to the City recoverable by any or all of the following methods:

- (a) The City may discontinue the supply of all or any Utility Services;
- (b) The City may draw on the deposit held by the City;
- (c) The City may terminate the Customer's account;
- (d) The City may add the outstanding account balance to the tax roll of an Owner of a Property, if the account is in the Owner's name;
- (e) By action in any Court of competent jurisdiction; or
- (f) By distress and the sale of the goods and chattels of the Customer wherever they may be found in the City.

BILLING ERRORS

- 18 Where a Customer has been charged less or more than they should have been charged for Utility Services provided, The City will review the account and make corrections for the billing errors for up to a maximum of 12 months prior to the date the error is discovered. Corrections will not be made for billing errors in respect of Utility Services provided more than one year prior to the date the billing error is discovered.

LATE PAYMENT PENALTY

- 19 If The City has not received payment in full by the due date on the front of the bill, whether the payment is made at a financial institution or directly to The City, a late payment fee in the amount as set forth in Schedule D will be added to the account.

NOVELTY PAYMENT METHODS

- 20 The City may refuse to accept a payment by way of a cheque drawn on a form other than a bank cheque form (a Novelty Cheque), but where The City does so, the Customer shall be liable for and pay to The City all charges and costs incurred to process the Novelty Cheque. The City will follow the Bank of Canada rules and regulations of currency acceptance limitations in respect of payment by cash.

INTERIM UTILITY BILL

- 21 (1) Where The City has not measured the amount of a metered Utility Service, it may issue an interim Utility bill based on estimated

consumption and shall credit Utility accounts for all payments made by a Customer against such interim bill.

- (2) Where any service rate or charge is designated by reference to a time certain, the charge for a lesser period of time shall be calculated on a proportionate basis.

ENFORCEMENT

- 22 The City is authorized to collect all accounts owing to The City under this Bylaw, and may take any of the measures a municipality is authorized to take under the *Municipal Government Act, RSA 2000, Chap M-26*.

APPEALS

- 23 (1) A Customer who uses, receives, or pays for Utility Services may appeal a service charge, rate or toll charged under this Bylaw on the grounds that such service charge, rate or toll does not conform to the established public Utility rate structure, has been improperly imposed, or is discriminatory, to the Alberta Utilities Commission.

- (2) A Customer may appeal decisions made by the City Manager or his/her delegate pursuant to the following sections of this Bylaw:

- (a) Section 18 – Billing Errors
- (b) Section 28 – Requirement for an Account; and
- (c) Section 31 – Connection to Utility Service

to the Red Deer Appeal and Review Board by filing a Notice of Appeal with the Clerk of the Board and paying the applicable filing fee within 14 days of receiving the aforementioned decision, in accordance with the provisions set out in The Appeals Board Bylaw. When hearing an appeal, the Board may confirm, revoke or vary the decision.

REASONABLE NOTICE

- 24 The City shall provide written notice to a Customer of any breach of this Bylaw which may result in The City discontinuing Utility Services. Such notice shall be delivered at least 10 days prior to discontinuance of Utility Services and shall be sent to the Customer as follows:

- (a) in the case of a Customer who is known to be a Tenant at the premises, the notice shall be sent to the address of the premises; and

- (b) in the case of a Customer who owns the Property, the notice shall be sent to the address of the premises and the address provided in the application for service, if different.

TERMINATION OF ACCOUNT BY CUSTOMER

- 25 (1) A Customer is responsible for all charges accruing to the Customer's account until such time as the account is closed.
- (2) When a Customer gives notice to The City that the Customer's account is to be closed, The City shall obtain a final reading of any meter as soon as reasonably practical and the Customer shall be liable for and pay for all service supplied prior to such reading. The City may base the final charge for service on an estimated meter reading which will be prorated from the time of an actual meter reading.

TERMINATION BY THE CITY UPON NOTICE

- 26 The City may discontinue the supply of any Utility Service for any of the following reasons, after notice has been given pursuant to Section 24:
- (a) non-payment of any Utility accounts;
 - (b) inability of The City to obtain access to premises to read, service or inspect any meter;
 - (c) failure or refusal of a Customer to comply with any provision of this Bylaw;
 - (d) failure or refusal of a Customer to comply with the provisions of any statute or regulation, including the Alberta Building Code; or
 - (e) in any other case provided for in this Bylaw.

TERMINATION WITHOUT NOTICE

- 27 (1) The City may discontinue the supply of a Utility Service without prior notice in the event of any threatened or actual danger to life or Property, or in any other similar circumstances that the City determines, in its sole discretion, acting reasonably, require such action
- (2) The City may discontinue the supply of the Water Utility Service without

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prior notice for any of the reasons listed above or for any of the following reasons:

- (a) if the Customer has caused, permitted or allowed any piping, fixture, fitting, container or other appliance to be or remain connected to the water supply system which allows or has the potential to allow water from a source other than the Water Utility or any other harmful or Deleterious liquid or substance to enter the Water Utility;
- (b) failure by a Customer to notify The City within 24 hours after the seal on a bypass is broken;
- (c) failure by a Customer to repair or replace a Backflow Preventer within ninety-six (96) hours of being so directed by The City;
- (d) in the event of an emergency or water shortage as The City deems necessary; or
- (e) in any other case provided for in this Bylaw.

REQUIREMENT FOR ACCOUNT

28 When the premises to which Utility Services is provided becomes vacant and no new application for service has been made, The City may terminate the contract and:

- (a) disconnect the Utility Service; or
- (b) in lieu of disconnecting the service, open a new Utility Service account in the name of the Property Owner and charge the fee set forth in Schedule D to open the account as well as other ongoing charges under Schedules B & C.

Nothing herein shall prevent the Property Owner from requesting that The City discontinue such Utility Service provided the Property Owner pays the service charge prescribed herein.

AUTHORIZATION TO ENTER PREMISES

29 (1) In accordance with the Municipal Government Act, The City may, after giving reasonable notice to the Property Owner or occupier of the Property, enter any Property upon which a meter or shut-off valve is situated for the purpose of providing, maintaining or terminating the supply of a Utility Service to that Property.

- (2) The Customer and the Property Owner are responsible to provide The City reasonable access to the meter, shut-off valve and other City infrastructure for the purpose of providing, maintaining or terminating the supply of a Utility Service.
- (3) The City may remove obstructions that are interfering with the performance of providing, maintaining or terminating the supply of a Utility Service and may charge the Customer or the Property Owner the costs associated with such removal. The City will use reasonable care to avoid damaging the obstruction during removal.
- (4) If The City cannot access the meter or shut off valve for any reason, The City may charge a no access fee to the Customer or Property Owner as set forth in Schedule D.

SERVICE REMOVAL AND BUILDING DEMOLITION

- 30 (1) No Person shall cause, permit or allow a building to be demolished or removed until Utility Services to the Property are removed and any fee for such removal has been paid. Notwithstanding the foregoing, The City may, in circumstances which The City considers appropriate, permit the service to remain connected to the Utility Service line or main.
- (2) Utility charges will continue in accordance with the rates identified in this Bylaw until all occupiable buildings located on the Property have been demolished.

CONNECTION TO UTILITY SERVICE

- 31 (1) Within one year after a Utility Service becomes available, the owner of every building situated on land abutting on any street in which there is a Water Main or a Wastewater Sewer, shall at the owner's expense connect such building to the water system and install sanitation Facilities, where available, and connect the building to the Wastewater Sewer systems in accordance with the requirements and standards set out in the Alberta Building Code and elsewhere in this Bylaw.
- (2) The Property Owner shall provide The City with a completed application in the form approved by The City for a permit to make such connection. The application shall include any plans, or specifications as may be required by the City's Engineering Design Guidelines, or other information required by The City.

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- (3) No Person may connect to a Utility Service until such time as payment has been made to The City by the Property Owner or prior owner in respect of the cost of construction of the Utility Service (including carrying charges) to serve the land owned or occupied by that Person, or until such Person has made other arrangements satisfactory to The City to pay that Person's proportionate share of those costs.
- (4) The rates, fees and additional charges imposed by The City in respect of The City's Water Utility or Wastewater Utility are intended to provide for just and reasonable costs for services for each Customer, so as to achieve a cost structure that is not contrary to the Municipal Government Act or other applicable legislation. Accordingly, The City's rates, and connection fees contemplated within subsection (3) above and (5) below, take into account such factors as, where applicable:
 - (a) the size of the service requested and paid for;
 - (b) the size of any increased service requested;
 - (c) the nature and amount of the connection fee payable; and
 - (d) prior payment of capital costs of the Utility Service by a corresponding Property Owner or prior owner of the same lands including, without restriction, developer-paid costs and contributions to the capital costs of Utility Services.
- (5) Without restricting the foregoing, and subject always to subsection (6) below, The City's connection fees contemplated within subsection (3) and (4) above shall apply to:
 - (a) each parcel of land contained within an area of The City previously unserved by The City's Water Utility or Wastewater Utility and for which a new Water or Wastewater Service Connection is required or otherwise requested, excluding all those parcels of land contained within the exception areas contemplated within Section 32;
 - (b) each additional parcel which is subsequently subdivided out of any existing lands serviced by The City's Water Utility or Wastewater Utility, where a new Water or Wastewater Service Connection is required for the subdivided parcel;
 - (c) each case of a requested increase in the size and/or capacity of the Service Connection for The City's Water Utility and/or

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Wastewater Utility, requested by a Property Owner that is already a Customer;

in each case in the amounts and as more particularly set forth within Schedule D as a condition of connection to and commencement services of The City's Water Utility, Wastewater Utility and/or Storm Water Utility.

- (6) The connection fee specified in subsection (3), (4) and (5) above shall not apply to any parcel in respect of which The City has otherwise received or made arrangements to receive payment of an equivalent appropriate amount, whether through conditions of development, subdivision or otherwise, as determined by The City.
- (7) Notwithstanding subsection (1), The City shall have the discretion to extend the period of time within which the connection to the Water Main or Wastewater Sewer must be made for such period of time as The City considers is reasonable and subject to review every 5 years or less, provided that such extension of time is consistent with City policies and Council direction, and also provided that the failure to connect:
 - (a) will not jeopardize the health or safety of the Occupants of the building or of other City residents;
 - (b) will not adversely affect the integrity or operation of those utilities; and
 - (c) will not present an undue risk of damage to Property or the environment.
- (8) A Person who has been directed to connect their building to a Utility Service may appeal the direction pursuant to Section 23, Appeals.
- (9) Prior to connecting to a Utility Service, the Property Owner must open a Utility account and make payment of all application rates, fees and deposits that may be required under this Bylaw.
- (10) No Person shall uncover, make any connections with or opening into, use, alter, or disturb any Water Mains, City Service Connections, Wastewater Sewer, Storm Water Sewer or appurtenances thereof, unless authorized by The City.
- (11) All Water Mains, Wastewater Sewers, and Storm Water Sewers located within The City's Property, right-of-way, or easement shall be constructed by The City's forces or its contractors and shall be maintained by The

City.

- (12) All Private Service Connections, Wastewater Sewers, and Storm Water infrastructure and Facilities on private Property shall be constructed and maintained by the owner's forces at his expense in accordance with the requirements of this Bylaw and the Alberta Building Code.

UTILITY CONNECTION & RATE EXCEPTIONS

- 32 (1) Notwithstanding Section 31 of this Bylaw, the owners of the following Property shall not be subject to payment of applicable connection fees for Water Utility, Wastewater Utility and/or Storm Water Utility Service Connection, as the case may be, prior to the hook-up of the corresponding Utility Service, and as a condition of commencement of such services:

(a) Water Utility – all Property located on Cronquist Place, Cronquist Drive, and Cronquist Close; and

(b) Wastewater Utility - all Property located on Cronquist Place, Cronquist Drive, and Cronquist Close.

- (2) Any connection fee received by The City or arrangements made by the City to receive payment of an equivalent amount in respect of the property described in Section 32(1)(a) and Section 32(1)(b) above shall be refunded to the Property Owner and terminated as applicable.

- (3) Without restricting Subsection 3 and 4 of Section 31, and notwithstanding Schedule B and C, all owners of Property within the following areas shall be subject to a special customer class and corresponding rate for services of The City's Water Utility and/or Wastewater Utility services, as the case may be, as a condition of provision of such services:

(a) Water Utility – all Property located on Cronquist Drive, Cronquist Place and Cronquist Close; and

(b) Wastewater Utility – all Property located on Cronquist Drive, Cronquist Place and Cronquist Close.

as more particularly set forth in Schedule F.

ABANDONED BUILDING SEWER CONNECTIONS

- 33 When any Wastewater or Storm Water Private Sewer Connection is

abandoned, the Property Owner shall block the connection at the property line to prevent ground water or soil from washing into the City sewer connection. The remainder of the sewer system is to be abandoned in accordance with Provincial Regulations. Any existing septic tanks shall be abandoned by either complete removal, or by filling with sand or gravel.

SAMPLING AND MONITORING

- 34 (1) Where sampling is required for the purposes of determining the concentration of constituents in the Wastewater or Storm Water, the sample may:
- (a) be collected manually or by using an automatic sampling device; and
 - (b) contain additives for its preservation.
- (2) For the purpose of determining compliance with this Bylaw, discrete Wastewater or Storm Water streams within premises may be sampled, at the discretion of the Inspector.
- (3) The owner or operator of any industrial, commercial or Institutional premises or multi-story residential building shall at all times ensure that every Monitoring Access Point as required by this Bylaw is accessible to the Inspector for the purposes of observing, sampling and flow measurement.
- (4) Any single Grab Sample may be used to determine compliance with any provision of this Bylaw.
- (5) All tests, measurements, analyses and examinations of Wastewater or Storm Water, its characteristics or contents pursuant to this Bylaw shall be carried out in accordance with Standard Methods and be performed by a laboratory accredited for analysis of the particular substance(s) using a method which is within the laboratory's scope of accreditation or to the satisfaction of the Inspector as agreed in writing prior to sample analysis.
- (6) The following businesses require Sampling Ports when it is not possible to install a Monitoring Access Point:
- (a) dental offices;
 - (b) businesses using photographic processing equipment; or

- (c) any other businesses deemed necessary by the Inspector.

SPILLS

- 35 (1) In the event of a Spill on the ground or to a Wastewater and/or Storm Water Sewers, the Person responsible for the Spill or the Person having the charge, management and control of the Spill shall immediately notify and provide any requested information with regard to the Spill to:
- (a) 911 emergency if there is any immediate danger to human health and/or safety; or
 - (b) if there is no immediate danger:
 - (i) The City by contacting the Environmental Services Source Control 24 Hour # 403-342-8750;
 - (ii) the owner of the Property where the release occurred; and
 - (iii) any other Person whom the Person reporting knows or ought to know may be directly affected by the release.
- (2) Thereafter, that Person shall provide a detailed report on the Spill to The City, within five working days after the Spill, containing the following information to the best of their knowledge:
- (a) name and telephone number of the Person who reported the Spill and the location and time where they can be contacted;
 - (b) location where Spill occurred; date and time of Spill; material spilled; characteristics and composition of material spilled; volume of material spilled; duration of Spill event;
 - (c) work completed and any work still in progress in the mitigation of the Spill;
 - (d) preventive actions being taken to ensure a similar Spill does not occur again; and copies of completed Spill prevention and Spill response plan.
- (3) The Person responsible for the Spill, the Person having the charge, management and control of the Spill and the owner of the Property where the Spill occurred shall do everything reasonably possible to contain the Spill, protect the health and safety of citizens, minimize damage to Property, protect the environment, clean up the Spill and contaminated residue, and restore the affected area to its condition prior to the Spill.

- (4) Nothing in this Bylaw relieves any Persons from complying with any notification or reporting provisions of:
 - (a) other government agencies, including federal and provincial agencies, as required and appropriate for the material and circumstances of the Spill; or
 - (b) any other Bylaw of The City.
- (5) The City may invoice the Person responsible for the Spill, the Person having the charge, management and control of the Spill and/or the owner of the Property where the Spill occurred to recover all costs arising as a result of the Spill and such Person(s) shall pay the costs invoiced.
- (6) The City may require the Person responsible for the Spill, the Person having the charge, management and control of the Spill and/or the owner of the Property where the Spill occurred to prepare and submit a Spill contingency plan to indicate how risk of future incidents will be reduced and how future incidents will be addressed.

POWER AND AUTHORITY OF INSPECTORS

- 36 (1) An Inspector or other designated officer of The City may in accordance with this Bylaw and the Municipal Government Act:
- (a) enter upon all properties for the purpose of inspection, observation, measurement, sampling and testing in accordance with the provisions of this Bylaw.
 - (b) take samples of Wastewater, Storm Water, clear-water Waste and Subsurface Water being released from the premises or flowing within a private drainage system;
 - (c) perform on-site testing of the Wastewater, Storm Water, clear-water Waste and Subsurface Water within or being released from private drainage systems, Pre-treatment Facilities and Storm Water management Facilities;
 - (d) make inspections of the types and quantities of chemicals being handled or used on the premises in relation to possible release to a drainage system or watercourse;
 - (e) require information from any Person, inspect and copy documents or remove documents from premises to make copies, concerning any potential violation of this bylaw;

- (f) inspect chemical storage areas and Spill containment Facilities and request Material Safety Data Sheets (MSDS) for materials stored or used on site;
 - (g) inspect the premises where a release of prohibited or restricted Wastes or of water containing prohibited or restricted Wastes has been made or is suspected of having been made, and to sample any or all matter that in their opinion could have been part of the release.
- (2) Where an inspection discloses any failure, omission, or neglect respecting any Utility Service upon the Customer's premises, or discloses any defect in the location, construction, design or maintenance of any facility or any connection there from to the Utility Service, the Person making such inspection shall, in writing, notify the Customer, Property Owner, proprietor or occupier to rectify the cause of complaint within a reasonable time as determined by The City. Such notified Person shall within the time limited rectify such cause of complaint stated in the notice.
 - (3) No Person shall hinder or prevent the Inspector or designated officer of The City from carrying out any of their powers or duties.
 - (4) The City may serve any Person who is in violation of any provision of this Bylaw with written notice stating the nature of the violation and requiring the satisfactory correction thereof within 48 hours, or within such additional time as required by this Bylaw or as determined by The City. Such Person shall, within the time stated in such notice, permanently cease all violations.

OFFENCES AND PENALTIES

37 (1) Any Person who:

- (a) breaches any of the following sections of this Bylaw:
 - (i) Section 31, Connection to Utility Service;
 - (ii) Section 35, Spills;
 - (iii) Section 42, Water Use Restrictions
 - (iv) Section 43, Wastage
 - (v) Section 45, Unauthorized Use of Water
 - (vi) Section 47, Pressure Surges
 - (vii) Section 48, Contamination
 - (viii) Section 54, Bypasses
 - (ix) Section 56, Protection of Meter

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- (x) Section 62, Use of Groundwater Wells
- (xi) Section 63, Fire Protection Service
- (xii) Section 64, Fire Hydrants
- (xiii) Section 70, Requested Water Shut Off
- (xiv) Section 71, Backflow Preventer
- (xv) Section 74, Prohibited Disposal of Wastewater;
- (xvi) Section 80, Storm Water / Ground Water Discharge to Wastewater Sewer;
- (xvii) Section 81, Prohibited Substances in Wastewater;
- (xviii) Section 83 (3), Overstrength Surcharge;
- (xix) Section 85, Dental Waste Amalgam Separator;
- (xx) Section 86, Grease, Oil, & Solids Interception;
- (xxi) Section 87 (2), Customer Self-Monitoring;
- (xxii) Section 91, Hauled Wastewater;
- (xxiii) Section 98, Prohibited Storm Water Sewer Use;
- (xxiv) Section 99 (1), Discharge of Prohibited Substances; or
- (xxv) Section 114, Hazardous Waste, Dangerous Goods, Special Waste;

- (b) fails to act in compliance and accordance with any notice given under this Bylaw;
- (c) obstructs an Inspector;
- (d) releases Wastewater improperly;
- (e) discharges water, without a permit, to the Wastewater or Storm Water Sewer systems that was not provided by The City; or
- (f) knowingly makes false statements, records, reports, plans or other documents filed or required to be maintained pursuant to this Bylaw, or falsifies, tampers with or knowingly renders inaccurate any monitoring device or method required under this Bylaw

shall be guilty of an offence and upon summary conviction shall be liable to pay court costs plus a penalty of:

- (i) \$250 for the first occurrence of such offence;
- (ii) \$1,000 for the second occurrence of such offence;
- (iii) \$2,500 per occurrence for any subsequent occurrence; and
- (iv) in default of payment of the penalty, to imprisonment for up to 6 months.

- (2) Any Person who breaches any other provision of this Bylaw shall be guilty of an offence and upon summary conviction shall be liable to pay court costs plus a penalty of:
 - (a) \$100 for the first occurrence of such offence;
 - (b) \$500 per occurrence for any subsequent occurrence of the offence; and
 - (c) in default of payment of the penalty, imprisonment for up to 30 days.
- (3) In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each day, or part of a day, on which it continues and a Person guilty of such an offence is liable to a fine in an amount of not less than that established by this Bylaw for each such day.
- (4) A Peace Officer or Bylaw Enforcement Officer who has reasonable grounds to believe that a Person has contravened any provision of this Bylaw, may serve upon such Person an offence ticket allowing the payment of the specified penalty to The City which payment will constitute a guilty plea and shall be accepted by The City in lieu of prosecution for the offence.

PART 3 - WATER UTILITY

WATER SERVICE BILLING RATES

- 38 (1) A Water Utility Customer shall pay the amounts specified in this Bylaw and in Schedules B and D for all water supplied and Water Utility Services provided.
- (2) The City shall determine which rate in Schedule B and D shall apply to any particular Customer.
 - (3) The rate payable by a Customer as set out in Schedule B of this Bylaw for all water supplied shall be determined by reference to the size and the reading of the water meter supplied to each Customer.
 - (4) Where a Remote Reading Device is installed in addition to the water meter, the water meter shall be used to determine the official reading.

CONNECTION TO CITY WATER SUPPLY

- 39 In the case of a new Private Service Connection to a City Service Connection that is 38 mm or larger in diameter, the Customer shall provide, at the Customer's expense, proof of satisfactory bacteriological test results (as per ANSI/AWWA C651-05) for the service, from a laboratory accredited to perform such tests by the Province of Alberta.

CONTINUOUS WATER SUPPLY NOT GUARANTEED

- 40 (1) The City does not guarantee the pressure nor the continuous supply of water and The City reserves the right at any and all times without notice to change operating water pressures and to shut off water. The City and its officers, employees and agents shall not be liable for any damages of any kind due to changes in water pressure, the shutting off of water, or by reason of the water containing sediments, deposits or other foreign matter.
- (2) Customers depending upon a continuous and uninterrupted supply or pressure of water or having processes or equipment that require particularly clear or pure water shall provide such Facilities as they consider necessary to ensure a continuous and uninterrupted supply or pressure or quality of water required for their use.

INSPECTION OF PREMISES

- 41 (1) The City may inspect the premises of a Customer who applies to The City for the supply of water in order to determine if it is advisable to supply water to such Customer.
- (2) The City may, with the permission of the Customer, inspect the premises of the Customer in order to do any tests on water piping or fixtures belonging to such Customer so as to determine if this Bylaw is being complied with and in the event that such Customer fails or refuses to give such permission, the supply of water to that Customer may be shut off.

WATER USE RESTRICTIONS

- 42 (1) The City may, at such times and for such lengths of time as The City considers necessary or advisable, regulate, restrict or prohibit the use of water for use other than human consumption. The City may cause the water supply to any Customer who causes, permits or allows irrigation, wastage, exterior washing, or other non-human consumption in contravention of any such regulation, restriction or prohibition to be shut

off until the Customer undertakes to abide by and comply with such regulation, restriction or prohibition.

- (2) No Customer shall operate, use, interfere with, obstruct or impede access to the Water Utility Service or any portion thereof in any manner not expressly permitted by this Bylaw, in default of which The City may cause the water being supplied to such Customer to be shut off until such Customer complies with all of the provisions of this Bylaw.

WASTAGE

- 43 (1) No Customer shall cause, permit or allow the discharge of water so that it runs Waste or useless, whether by reason of leakage from Private Service Connection, a faulty plumbing system or otherwise.
- (2) Notwithstanding the foregoing, The City may under such condition as The City may consider reasonable allow water discharge for the purposes of:
 - (a) the installation and maintenance of infrastructure, including the flushing of Water Mains, hydrant leads and City Service Connections to prevent stagnation and/or to remove Deleterious materials;
 - (b) preventing the freezing of Water Mains, hydrants leads, irrigation systems and services connections;
 - (c) conducting water flow tests;
 - (d) firefighting and associated training programs; or
 - (e) other purposes as deemed necessary by The City.

REQUIREMENT TO USE LOW-FLOW PLUMBING FIXTURES

- 44 (1) Any Person installing plumbing fixtures for any new construction or renovation project that requires a plumbing permit for a residential, commercial, industrial, or Institutional structure shall install only Low-flow Plumbing Fixtures.
- (2) The requirements of subsection (1) shall not apply to plumbing Facilities installed for safety or emergency purposes including emergency safety showers and face / eye wash stations.

UNAUTHORIZED USE OF WATER

45 (1) No Customer shall:

- (a) sell water supplied hereunder;
- (b) use or apply any water to the use or benefit of others or to any other than the Customer's own use and benefit;
- (c) increase the usage of water beyond that agreed upon with The City; or
- (d) extract or remove any water from any hydrant within the City;

without first obtaining written permission from The City and subject to such reasonable conditions as The City may impose with respect to the quantity, price and times of withdrawal of the water so used.

- (2) During such periods as the City Manager may designate by notice published in a newspaper in the City,
 - (a) no Customer shall use, permit, or allow to be used, any water supplied to any premises, the numerical address of which (excluding street name) ends in odd number, for vehicle washing, lawn watering or other irrigation purposes on any day of the month which is an even number;
 - (b) no Customer shall use, permit, or allow to be used any water supplied to any premises, the numerical address of which (excluding street name) ends in an even number for vehicle washing, lawn watering, or other irrigation purposes, on any day of the month which is an odd number;
- (3) During such period as The City by notice published in a newspaper may designate, no Customer shall use, permit, or allow to be used, any water supplied to any premises for vehicle washing, lawn watering or other irrigation purposes.
- (4) If the City finds an unauthorized use of water including use resulting from any tampering with a meter or other Facilities, the City may make such changes in its meters or other Facilities, or take such other corrective action, as may be appropriate to ensure only authorized use. The Customer shall pay all costs of such action necessary to remedy any violation of the law caused by the Customer.
- (5) Upon finding an unauthorized use of water, the City may disconnect the

service connection immediately, without notice, and shall charge the Customer all costs incurred in correcting the condition, in addition to any other rights and remedies which may be available to the City.

INVESTIGATION INTO WATER SUPPLY SERVICE FAILURE

- 46 (1) Any Customer that notifies The City of a failure or interruption of water supply, the investigation of which necessitates the excavating of a street shall, prior to excavating, deposit with The City the costs thereof as estimated by The City, or sign a work order, agreeing to pay such costs, at the discretion of The City.
- (2) If such failure or interruption was caused by the City Service Connection the Customer shall not be liable for such costs and any deposit paid shall be refunded.
- (3) If such failure or interruption was caused by the Private Service, the actual cost of such work shall be paid by the Customer and the deposit shall be applied thereto; any excess shall be refunded to the Customer and any deficiency shall be collected in the same manner as water rates.

PRESSURE SURGES

- 47 No Customer shall cause, permit or allow any apparatus fitting or fixture to be or remain connected to the Customer's water supply or to be operated which causes pressure surges or other disturbances which may in the opinion of The City, result in damage to other Customers or to the Water Utility Service.

CONTAMINATION

- 48 No Customer shall cause, permit or allow to be or remain connected to the Customer's water supply system any piping, fixture, fitting, container or other appliance which may cause water from a source other than the Water Utility Service or any liquid or substance to enter the Water Utility Service. The City may cause the water supply to any Customer contravening the provisions of this section to be shut off provided that The City shall, if The City considers it practicable so to do, give notice to such Customer prior to such water supply being shut off. The water supply to such Customer shall not be restored until such Customer has paid to The City all costs associated with the shutting off of the water supply, the clean-up of contamination and the remedying of the Customer's default under this section.

MEASUREMENT BY METER

- 49 All water supplied by The City to a Customer shall be measured by a meter unless otherwise provided for in this Bylaw.

METER INSTALLATION AND MAINTENANCE

- 50 (1) Customers who require the installation of more than one meter shall pay a fee as set forth in Schedule D for each additional meter.
- (2) The City may change a Customer's meter(s) with notice given pursuant to Section 24.

INSTALLATION RESPONSIBILITY

- 51 (1) Water meters supplied by The City which are 50 millimetres in size or smaller shall be installed by The City with no direct charge to the Customer.
- (2) Water meters supplied by The City which are larger than 50 millimetres in size shall be installed at the expense of the Customer.
- (3) The Customer shall provide for the installation of a water meter to the satisfaction of The City and when required shall install a properly valved bypass.
- (4) For water meter installation within a building, the Customer shall provide a suitable site for such installation near a main shut off, to the satisfaction of The City and in accordance with the City of Red Deer Design Guidelines.
- (5) The Customer shall ensure that employees or agents of The City have clear access to meter areas and water meters for meter testing and reading purposes.
- (6) Unless The City otherwise approves, The City shall not be obligated to supply more than one water meter for any one building. If additional water meters are approved, a separate curb stop will be required for each additional water meter.(7) A separate water meter shall be installed for each of the two dwelling units contained within a duplex residential building and a separate curb stop will be required for each water meter.
- (7) A separate water meter shall be installed for each of the two dwelling units contained within a duplex residential building and a separate curb stop will be required for each meter.

- (8) Any Customer whose water is not metered, or whose meter is not positioned to the satisfaction of The City, shall make proper provision for a meter to be installed or the meter to be moved as the case may be, all costs of which shall be paid by the Customer.

METER CHAMBER

- 52 When in the opinion of The City, the premises to be supplied with water are too far from the City Service Connection to conveniently install a meter in the premises, or if a number of buildings are to be so supplied or for any other reason in the opinion of The City, then the Customer shall, at the Customer's sole cost, construct and maintain a container for a meter and such container shall in all respects including location, construction size, access and otherwise howsoever be satisfactory to The City.

METER SIZE

- 53 The size of the meters shall be determined as follows:
- (a) if the internal diameter of the Private Service is 25 millimetres or less, a 16 millimetre meter shall be used; or
 - (b) if the internal diameter of the Private Service exceeds 25 millimetres, the size of the meter shall be one size smaller than the size of the Private Service; or
 - (c) if the Private Service is a Combined Service, the internal diameter of the Private Service branch to be used for purposes other than fire protection shall determine the meter size as set out in subsections (a) and (b) of this section.

BYPASSES

- 54 Any Customer having a water meter 50 millimetres in size or larger shall at the Customer's own expense construct and maintain a properly valved bypass satisfactory to The City which bypass shall be sealed by The City and shall be opened by the Customer only in case of emergency. The Customer shall notify The City within 24 hours after the seal on the bypass is broken, failing which The City may cause the water supply to such Customer to be shut off until satisfactory arrangements have been made for the calculation of and payment for water supplied and not recorded on the meter.

METER VALVING

- 55 Any Customer having a meter smaller than 50 millimetres in size shall, at the Customer's sole cost and expense, supply and maintain valves on both sides of and within 300 millimetres of the meter.

PROTECTION OF METER

- 56 (1) The Customer shall provide adequate protection for the meter supplied by The City and any associated valves or pipes against freezing, heat or any other internal or external damage of any kind which may affect the operation of the water meter or meters, failing which the Customer shall pay to The City all costs associated with the repair of such meter or associated valves & pipes which amount shall be recoverable in the same manner as all other costs and charges provided for under this Bylaw.
- (2) No Person other than an authorized City employee shall install, test, repair, remove, disconnect, reconnect a meter unless specifically authorized to do so in writing by The City.
- (3) No Person shall break, tamper or interfere with any meter or facility.
- (4) The Customer shall notify The City immediately whenever a water meter is not operating or if any part of a meter becomes damaged or broken.
- (5) The Customer is responsible for the safe keeping of any water meter and any Remote Reading Device that is installed on the Customer's premises.
- (6) The Customer shall pay the cost of repairing or replacing any water meter or metering accessories supplied and installed by The City that may be damaged from any causes or any other cause within the control of the Customer.
- (7) The Customer shall notify The City within 24 hours if the seal on the bypass valve or a water meter is broken for emergency purposes or any other purpose.

NON-REGISTERING METER

- 57 (1) If, upon the reading of a meter, it is determined that the meter has failed to accurately record the consumption of the Utility Service supplied then the consumption will be estimated upon such basis that The City

considers to be fair and equitable and the account rendered pursuant to Section 18.

- (2) Where it has been determined by The City that the meter is not accurately recording the consumption of a Utility Service, The City may enter the premises to replace the meter, on notice to the Customer pursuant to Section 24.

TESTING OR CALIBRATION OF DISPUTED METERS

- 58
- (1) A Customer who disputes a meter reading shall give written notice to The City.
 - (2) Following receipt of written notice; the water meter situated on the Customer's premises shall be tested or calibrated by a qualified Person designated by The City. If the meter is found to be accurate within 98.5% to 101.5% of the water passing through it, the expense of such test or calibration shall be borne by the Customer in the amount designated in Schedule D.
 - (3) If the meter is found not accurate within the above limits it shall forthwith be repaired or be replaced by one that is accurate and the expense thereof shall be borne by The City.
 - (4) If a meter is found not to be accurate within the aforesaid limits then any meter handling and testing fees paid by the Customer shall be refunded, and the billings adjusted.
 - (5) Where an examination of past meter readings or other information does not disclose the time at which the meter error commenced, then the meter error shall be deemed to have commenced twelve months prior to the date the meter was tested or from the date upon which the meter was installed, whichever is less.

METER READING

- 59
- (1) A Customer shall permit The City to perform meter reading using automated monitoring equipment. Additional fees may apply for on-site meter reading and manual account adjustment, as set out in Schedule D if a Customer does not allow automated metering infrastructure to be installed within their premises.
 - (2) The City shall endeavour to read the meters once every month, or at such other intervals as are reasonable and practicable under the

circumstances. If The City cannot gain access safely to read the meter as aforesaid, the consumption of the Utility Service shall be estimated upon such basis as The City considers to be fair and equitable and the account rendered in accordance with such estimate. Each meter shall be read at least once per year and if such reading cannot be obtained, The City may discontinue any or all Utility Services supplied to the premises, until such time as The City is able to obtain an actual meter reading.

- (3) The City may shut off the water supply to a Customer who refuses to provide a water meter reading or access to perform a water meter reading after notice has been given pursuant to Section 24.
- (4) The Customer shall ensure that access to the meter is safe, well lit, and free of hazards to the Person reading the meter.
- (5) The City may require a water meter to be either tested on site or removed for testing by a Person authorized by The City at any time. The City may discontinue any or all Utility Services supplied to the premises until such time as a Person authorized by The City is able to obtain access to test the meter or remove it for testing.

ADDITIONAL METER READS

- 60 When a Customer requests a meter reading at a time other than the regular scheduled time for meter reading, the Customer may be assessed a fee as set forth in Schedule D for such reading. Provided, however, if upon such reading, it is determined that the previous billed meter reading is incorrect, no fee shall be required.

PRIVATE SERVICES

- 61 All Persons doing any work or service upon a Private Service or the plumbing system attached to it shall comply with the provisions of the Alberta Building Code and any applicable bylaws. A Private Service shall be buried to a depth of at least 2.7 metres to prevent freezing.

USE OF GROUNDWATER WELLS

- 62 Once a parcel of land is connected to City Water Service, any groundwater wells within such Property must be abandoned unless otherwise approved in writing by The City. Such approval would be subject to cross-connection control, flow measurement and periodic inspection, as stipulated by The City.

FIRE PROTECTION SERVICE

- 63 (1) A Fire Line shall be used only for fire protection purposes and a water line which provides combined domestic service and Fire Line service shall not be installed without the prior approval of the Fire Chief.
- (2) The City shall determine whether or not a meter shall be affixed to a Fire Line. If required, the meter shall be supplied and installed in a manner satisfactory to The City at the Customer's expense.

FIRE HYDRANTS

- 64 (1) Unless authorized by The City, no Person shall:
- (a) open or close any fire hydrant or valve;
 - (b) connect any device of any kind to a fire hydrant, including a pipe, hose, fixture, or appliance; or
 - (c) use water from a fire hydrant, regardless of whether that hydrant is located on private or public Property, for any purpose other than fire protection.
- (2) All fire hydrants are to be numbered and painted to The City's standard. The City may provide this service upon request, as per the rates in Schedule D. This information can be provided upon request to the Environmental Services Department.
- (3) No Property Owner or Occupant of a parcel or premises shall allow the access to a fire hydrant located on or adjacent to that parcel or premises to be obstructed in any manner, whether by the building or erection of any structure or the accumulation of any building material, rubbish or other obstruction.
- (4) No Property Owner or Occupant of a parcel or premises shall allow anything on the parcel or premises to interfere with the operation of a fire hydrant located on or adjacent to that parcel or premises.
- (5) All Persons who own Property on which a fire hydrant is located or own Property which is adjacent to City owned Property on which a fire hydrant is located shall:
- (a) maintain a one (1) metre clearance on each side of a fire hydrant;
 - (b) not permit anything to be constructed, erected, or placed within the

clearance area;

- (c) not permit anything except grass to be planted within the clearance area; and
- (d) maintain visibility of hydrants from the nearest access road.

PERMIT TO USE WATER FROM A FIRE HYDRANT

- 65 (1) The City may authorize the use of a fire hydrant and the use of water from a fire hydrant on a temporary basis where no other supply of water can reasonably be obtained.
- (2) The City will, as a condition for the use of a fire hydrant and the use of water from a fire hydrant, require that the water pass through a water meter and backflow prevention device prior to use.
- (3) Any Person authorized to use a fire hydrant shall obtain a hydrant connection permit from The City and ensure that a copy of such permit is kept with the Persons utilizing the hydrant and they must produce the hydrant connection permit to an employee or agent of The City immediately upon demand. A minimum of 30m³ of usage will be charged per day if weekly meter reads are not submitted.

TEMPORARY WATER SERVICE

- 66 Any Persons requiring a temporary water supply during the course of construction shall apply to The City and shall pay the sums required in Schedule B and D, which may include installation and removal of service water meter and Backflow Preventer and water consumption charges. A minimum of 30m³ of usage will be charged per day if weekly meter reads are not submitted.

THAWING SERVICES

- 67 (1) The cost of thawing a frozen service shall be borne as follows:
- (a) by the Customer if the Private Service or the plumbing system connected thereto is frozen, as determined by The City;
 - (b) by the Customer if the City Service Connection is frozen as a result of the negligence of the Customer, as determined by The City;
 - (c) by The City if the City Service Connection is frozen for any other

reason, as determined by The City.

- (2) If The City is of the opinion that a Private Service or plumbing system has frozen without any negligence on the part of the Customer or any other Person for whose negligence the Customer is responsible, The City may waive the cost of one thawing during any one winter season which shall be deemed to run from October 15th to May 15th.
- (3) The City shall not thaw a Private Service or plumbing system unless the Customer shall first have signed an acknowledgement recognizing that thawing may be inherently dangerous to Property including Private Service or plumbing system and may cause damage to electrical systems or the outbreak of fire and waiving any claim against The City for any such damage whatsoever except damage caused by the negligence of The City.

SERVICE SIZE

- 68 The size of the service required for residential purposes shall be determined in accordance with the Alberta Building Code, provided that The City shall not install a service having a size smaller than 25 mm.

BOILERS

- 69 In any case where a steam boiler or equipment of a nature similar to that of a steam boiler is supplied directly from a service, such boiler or other equipment shall be equipped with at least one safety valve, vacuum valve or other device sufficient to prevent the collapse or explosion thereof in the event the water supply thereto is shut off.

REQUESTED WATER SHUT OFF

- 70 (1) No Person shall turn a water Service Valve on or off except as authorized by the Director of Development Services.
- (2) No Property Owner of a parcel or premises shall allow a water Service Valve to be turned on or off except as authorized by The City.
- (3) If a Customer requires the supply of water to be shut off for their own purposes, the Customer shall submit a request to The City and pay The City the amount specified in Schedule D.

BACKFLOW PREVENTER

- 71 (1) Where in the opinion of The City, the configuration of any water connection creates a high risk for contamination to the water system, the Customer, upon being given notice by The City, shall install on their water service an approved Backflow Preventer at the Customer's sole cost at all identified sources of potential contamination.
- (2) No Customer or other Person shall connect, cause to be connected, or allow to remain connected to the water system any piping, fixture, fittings, container or appliance, in a manner which under any circumstances, may allow contaminated or Polluted Water, Wastewater, or any other liquid, chemical or substance to enter the domestic water system.
- (3) If a condition is found to exist which is contrary to subsection (2), The City may issue such order or orders to the Customer as may be required to obtain compliance with subsection (2).
- (4) All Backflow Preventers shall be inspected and tested at the expense of the Customer, upon installation, and thereafter annually, or more often if required by The City; by Personnel approved by The City to carry out such tests, to demonstrate that the device is in good working condition. The Customer shall submit a report in a form approved by The City for all tests performed on a Backflow Preventer within thirty (30) days of a test and a record card issued by The City shall be displayed on or adjacent to the Backflow Preventer. The tester shall record thereon the name and address of the owner of the device; the location, type, manufacturer, serial number and size of the device; and the test date, the tester's initials, the tester's name (if self-employed) or the name of the testers employer and the tester's license number.
- (5) When the results of a test referred to in subsection (4) show that a Backflow Preventer is not in good working condition, the Customer shall, repair or replace the device within ninety-six (96) hours. If the Customer fails to comply with the direction given, The City may shut off the water service or water services.
- (6) If a Customer fails to have a Backflow Preventer tested, The City may notify the Customer that the Backflow Preventer must be tested within ninety-six (96) hours of the Customer receiving the notice.
- (a) if a Customer fails to have a Backflow Preventer tested within the time provided in subsection(4), The City may cause the water service or water services to be terminated until the Backflow Preventer has been tested and approved as required by Section 71 of this Bylaw.

- (7) No Person shall turn on a water Service Valve to provide water to the Occupants of any newly renovated, constructed, or reconstructed premises until the plumbing system in such premises has been inspected for Cross Connections and approved by The City
- (8) No Persons other than those who have achieved journeyman plumber or "Certificate of Competency" in an accredited program of Alberta may conduct the tests on Backflow Preventers.

PART 4 - WASTEWATER UTILITY

WASTEWATER UTILITY SERVICE LEVY AND BILLING RATES

- 72 The City hereby levies on all Persons owning or occupying Property connected with The City's Wastewater Sewer system a fixed Wastewater charge plus a variable charge based on the volume of Wastewater contributed by the Customer, to be paid monthly as determined by The City calculated using the rates set forth in Schedule C.

WASTEWATER CONNECTION EXCEPTIONS

- 73 Notwithstanding Section 72, The City shall have the right to make special agreements on terms fixed by The City with certain industries or others to whom large quantities of water are sold but whose uses of such water do not involve the return of comparable amounts of Wastewater to The City's Wastewater Sewer system.

PROHIBITED DISPOSAL OF WASTEWATER

- 74 (1) No Person shall place, deposit, dump or permit Wastewater, Dangerous Goods, or any other Waste, to be deposited in any manner upon public or private Property within the City or in any area under the jurisdiction of The City.
- (2) No Person shall discharge to any watercourse within the City or to any area under the jurisdiction of The City, any Wastewater, Industrial Waste, Dangerous Goods, or Polluted Waters, except where suitable pre-treatment is provided.
- (3) Except as permitted by this Bylaw or the Alberta Building Code, no Person shall construct or maintain in the City any privy or pit toilet, septic tank, cesspool, or other facility intended or used for the collection or disposal of

Wastewater.

CLEANOUTS

- 75 A Building Sewer that is connected to a Wastewater Sewer shall be equipped with a main Cleanout with a minimum diameter of 100 mm located not more than 25 m from Property line. The main Cleanout shall be located as close as practical to the point where the Wastewater Sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (2 metres) for effective rodding and cleaning. The building Wastewater Sewer from Cleanout to Property line is to be as straight as possible. A maximum of one 45° bend is permitted for the Cleanout and a maximum of one additional 45° bend may be used between the Cleanout and Property line. Total angle of all bends shall not exceed 90°.

BACKFLOW VALVES

- 76 All Wastewater plumbing fixtures and floor drains set below the highest level of the ground surface adjacent to the premises shall be protected from backflow by an approved Wastewater Backflow Valve.

PLUGGED WASTEWATER SEWERS

- 77 (1) When a Sewer backup occurs, a Customer shall be responsible for contacting a plumbing firm to arrange for the blockage to be cleared.
- (2) When the cause of the blockage is determined to originate from the portion of the Sewer that the City is responsible for under this bylaw the City may reimburse the Customer the actual costs incurred by the Customer to clear the blockage. Such reimbursement may be limited to a maximum amount of up to three (3) hours at the rates identified in Schedule D.
- (3) When the cause of the blockage is determined to originate from the portion of the Sewer that the Customer is responsible for under this bylaw the Customer shall be responsible for removing the blockage and any and all costs associated with doing so.
- (4) Where the dispute exists as to the responsibility of sewer failures or blockage, a video inspection or an electronic line location may be performed in an attempt to determine the location of the problem. All costs associated with such a determination shall be borne by the party responsible for maintaining the portion of the sewer where the cause of the problem is found to originate

- (5) The Customer or plumbing firm on behalf of the Customer, shall notify The City if the plumber is unable to clear a blockage within the Sewer Connection.

TREES AND ROOTS

- 78 (1) Deep rooting trees shall not be planted within 6 metres of Wastewater Sewer mains or services.
- (2) Tree roots infesting and/or blocking a sewer shall be the responsibility of the party responsible for maintaining the portion of the sewer where the cause of the infesting and/or blocking originated.

CONNECTION TO WASTEWATER SEWER

- 79 No weeping tile, Sump pump or eavestrough downspout system shall be connected to any Wastewater Sewer unless approved in writing by The City.

STORM WATER / GROUND WATER DISCHARGE TO WASTEWATER SEWER

- 80 No Person shall discharge, or cause to be discharged, Storm Water, surface water, ground water, roof run-off, subsurface drainage, or Cooling Water to any Wastewater Sewer, unless:
 - (a) upon the application of the Customer The City determines that exceptional conditions prevent compliance with the foregoing provisions and authorizes such discharge; and
 - (b) the discharge is in accordance with a validated Wastewater Discharge Dewatering Permit.

PROHIBITED SUBSTANCES IN WASTEWATER

- 81 No Person shall discharge or permit to be discharged into any Wastewater Sewer:
 - (a) any solid or viscous substance capable of causing obstruction, or other interference with the operation of the Wastewater system, including Dangerous Goods, Hazardous Waste, Biological Waste, Combustible Waste, Biomedical Waste, Reactive Waste, elemental mercury, prescription or illegal drugs, soil, PCBs, Pesticides, Radioactive Materials, hair, grease, oil, cigarettes, ashes, cinders, sand, potters clay, resin, mud, straw, metal, glass, rags, feathers,

tar, plastics, wood, grass clippings, insoluble shavings, asphalt, creosote, bone, hide, eggshells, meat and fat trimmings or Waste, baking dough, chemical residues, spent grain and hops, whole food, garbage, paint residues, cat box litter, animal tissues, manure, blood, or Sharps;

- (b) Wastewater having a pH lower than 6.0 or higher than 10.5, or having any other corrosive Property capable of causing damage or hazard to structures, equipment, and Wastewater treatment processes;
- (c) Wastewater containing substances in concentrations exceeding the following:

(i)	Antimony	1.0 mg/L
(ii)	Arsenic	1.0 mg/L
(iii)	Barium	3.0 mg/L
(iv)	BTEX	1.0 mg/L
(v)	Boron	1.0 mg/L
(vi)	Cadmium	0.05 mg/L
(vii)	Chromium	1.0 mg/L
(viii)	Chlorinated Hydrocarbons	0.02 mg/L
(ix)	Copper	0.5 mg/L
(x)	Cyanide	1.0 mg/L
(xi)	Hydrocarbons	50 mg/L
(xii)	Lead	1.0 mg/L
(xiii)	Manganese	1.0 mg/L
(xiv)	Mercury	0.1 mg/L
(xv)	Nickel	0.5 mg/L
(xvi)	Phenolic Compounds	0.1 mg/L
(xvii)	Selenium	1.0 mg/L
(xviii)	Silver	1.0 mg/L
(xix)	Sulphide	1.0 mg/L
(xx)	Zinc	1.0 mg/L
(xxi)	Total Suspended Solids (TSS)	4,800 mg/L
(xxii)	Biochemical Oxygen Demand (BOD)	4,800 mg/L
(xxiii)	Chemical Oxygen Demand (COD)	9,600 mg/L
(xxiv)	Total Phosphorus	150 mg/L
(xxv)	Total Kjeldahl Nitrogen	400 mg/L
(xxvi)	Oil and Grease - animal, vegetable	500 mg/L
(xxvii)	Oil and Grease - synthetic hydrocarbon	50 mg/L
(xxviii)	Phosphates	100 mg/L

- (d) Wastewater containing hydrogen sulphide, carbon disulphide, reduced sulphur compounds, amines or ammonia;

- (e) Wastewater containing dyes or colouring materials which may or could pass through a Wastewater treatment plant and discolour the Wastewater effluent;
- (f) Wastewater above 75 degrees Celsius;
- (g) any substance which:
 - (i) is or may become harmful to any recipient water course or collection system or part thereof or will cause a violation or noncompliance event in the Operating Approval for the Wastewater Treatment Plant;
 - (ii) may interfere with the proper operation or maintenance of the Wastewater system, disposal of biosolids, or any Wastewater treatment process or cause damage to the Wastewater Works or Wastewater treatment plant;
 - (iii) grit removed from commercial or industrial premises including but not limited to grit removed from car washing establishments, automobile garages and restaurant Sumps or from Interceptors;
 - (iv) will be discharged in layers or will form layers upon interaction with other Wastewater;

DISCHARGE OF PROHIBITED SUBSTANCES

- 82 (1) Any Person responsible for or aware of the discharge of prohibited substances in the Wastewater system shall immediately report to The City in order that the necessary precautions can be taken to minimize the Deleterious effects of the discharge. Such Person must also make other required reports to Alberta Environment and any other governing body.
- (2) If testing of Wastewater shows that it is noncompliant with this Bylaw, The City may direct the Customer to comply with the Bylaw and may, in addition, direct the Customer at its expense to install such monitoring and recording equipment as The City deems necessary and to provide to The City the results of said monitoring as required.
- (3) Any Person who contravenes any of the provisions of Section 81, 82, 83 or 85 shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay to The City all costs of monitoring, sampling, testing, and removing any contamination resulting from the discharging of

any such substances into a Wastewater Sewer, and for any other amount for which The City may be held liable because of such contamination.

OVERSTRENGTH SURCHARGE

- 83 (1) A Person who has discharged, caused, or permitted Wastewater to be discharged into any Wastewater Sewer containing constituents exceeding the concentrations outlined in Schedule C, shall pay the volume and treatment charges set forth in Schedule C.
- (2) Should testing of the Wastewater being discharged into the Wastewater collection system be required for the purpose of determining the Wastewater surcharge rate, such sampling and testing shall be conducted by the Inspector, or by the Customer to the satisfaction of the Inspector, using automated sampling devices or in accordance with the following manual sampling protocol:
- (a) samples from the effluent produced at a location will be collected for a minimum of any two days within a seven day period;
 - (b) a minimum of four Grab Samples of equal volume shall be taken each day, such samples to be taken at least one hour apart;
 - (c) the analysis shall be conducted on a Composite Sample made of each day's Grab Samples; and
- (3) The results of the foregoing tests shall be averaged to determine the characteristics and concentration of the effluent being discharged into the City Wastewater collection system.
- (4) No Person shall, for the purpose of meeting any concentration limits set out in this Bylaw, dilute any Wastewater intended to be deposited in the Wastewater collection system.

COST OF SAMPLING

- 84 When the Customer's discharged Wastewater contains constituents exceeding the discharge limits in Section 81, 82, or 83, the cost of all sampling and analysis shall be at the Customer's expense.

DENTAL WASTE AMALGAM SEPARATOR

- 85 Every owner or operator of premises from which Dental Amalgam may be discharged, which Waste may directly or indirectly enter a Sewer, shall:

- (a) install in any piping system at its premises that connects directly or indirectly to a Sewer, Dental Amalgam Separators with at least 95% removal efficiency in amalgam weight and which are certified as compliant with *ISO 11143 – “Dental Equipment: Amalgam Separators”*;
- (b) operate and maintain all Dental Amalgam Separators in good working order and according to the manufacturer's recommendations;
- (c) provide an approved monitoring point which is readily and easily accessible at all times for inspection; and
- (d) provide to the Inspector on request a maintenance schedule and record of maintenance for each installed Dental Amalgam Separator.

GREASE, OIL, & SOLIDS INTERCEPTION

- 86 (1) Every owner or operator of premises containing a restaurant, vehicle repair or auto body shop, petroleum service station, or vehicle and equipment washing establishment, or other premises as deemed necessary by The City of Red Deer shall:
- (a) install an Interceptor or filter for the removal from Wastewater of grease, oil, solids or other harmful substance;
 - (b) make available to the Inspector upon request a maintenance schedule and record of maintenance for the Interceptor or filter; and
 - (c) shall keep and make available to the Inspector upon request a two-year record of documentary proof of Interceptor clean-out and the disposal of oil, grease, solids and sediments.
- (2) All Interceptors shall be of a type and capacity approved by The City and shall be located so as to be readily and easily accessible for cleaning and inspection and shall be maintained by the Customer at the Customer's expense in continuously efficient operation at all times. The Interceptors shall be installed in compliance with the most current requirements of the Alberta Building Code.
- (3) No Person shall:

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- (a) discharge emulsifiers into the Sewer system ahead of an Interceptor; or
 - (b) use enzymes, bacteria, solvents, hot water or other agents to facilitate the passage of Oil and Grease through a Grease Interceptor.
- (4) Should any blockage of the Wastewater Sewer system be caused by reason of failure, omission, or neglect of a Customer, to comply strictly with the provisions of this Bylaw, the Customer shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay The City for all costs of clearing such blockage and for any other amount for which The City may be held liable because of such blockage.

CUSTOMER SELF-MONITORING

- 87 (1) The Customer shall, at its own expense, complete any monitoring, sampling, and testing of any discharge to a Wastewater system as required by The City, and shall provide the results to The City in a form specified by The City.
- (2) Any Customer who exceeds the discharge limits in this Bylaw shall submit an environmental plan to the satisfaction of The City, at the Customer's expense, which will detail the steps necessary to change their discharge characteristics to the standards required under the provisions of this Bylaw.

MANHOLES

- 88 (1) Manhole(s) are required to be constructed in accordance with City Standards in locations that are accessible to The City, on all Wastewater Service Connections to premises such as:
- (a) Industrial - Oil related industries, dairies, breweries, packing plants, processing plants, feed mills, manufacturing plants, fabricating plants, painting shops;
 - (b) Commercial - Shopping centres, strip malls, warehouses, grocery stores, heavy machine repair, welding shops, automobile repair, service stations, car washes, restaurants, paint stores, hotels, motels, dry cleaners, laundries; and
 - (c) Other - residential dwellings over 6 units, apartment over 6 units, nursing homes, senior complexes, Institutions, hospitals, dental labs, funeral homes, churches, schools.

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- (2) Such manholes may be constructed by the Customer, or by The City at the Customer's cost, and shall be maintained by the Customer so as to be safe and accessible at all times.

DISCONNECTION OF SEWER

89 (1) Where Wastewater which:

- (a) is hazardous or creates an immediate danger to any Person;
- (b) endangers or interferes with the operation of the Wastewater collection system; or
- (c) causes or is capable of causing an adverse effect;

is discharged to the Wastewater collection system, the Inspector may, in addition to any other remedy available, remove, disconnect, plug or shut off the Sewer line discharging the unacceptable Wastewater into the Wastewater collection system or take such other action as is necessary to prevent such Wastewater from entering the Wastewater collection system.

- (2) The Wastewater may be prevented from being discharged into the Wastewater collection system until evidence satisfactory to the Inspector has been produced to ensure that no further discharge of Hazardous Wastewater will be made to the Wastewater collection system.
- (3) Where The City takes action pursuant to subsection (1), the Inspector may by notice in writing advise the owner or occupier of the premises from which the Wastewater was being discharged, of the cost of taking such action and the owner or occupier, as the case may be, shall forthwith reimburse The City for all such costs which were incurred.

PRIVATE WASTEWATER DISPOSAL

- 90 (1) Where a Wastewater Sewer is not available for connection as required under the provisions of Section 31(1), the building Wastewater Sewer shall be connected to a private Wastewater disposal system complying with the provisions of this Bylaw, the Alberta Building Code, Alberta Environment & Public Health Regulations, and such additional requirements as may be imposed by The City. The owner shall operate and maintain the private Wastewater disposal Facilities in an acceptable manner at all times at no expense to The City.

- (2) After the Property Owner has connected to the Wastewater Sewer system as required by Section 31(1), the Property Owner shall, within 60 days of the date of connection to the Wastewater Sewer system, dispose of all Waste appropriately and remove any septic tanks, cesspools and similar private Wastewater disposal Facilities and reclaim the site with clean native soil.

HAULED WASTEWATER

- 91 (1) No Person shall discharge or permit the discharge of Hauled Wastewater at any location other than a Hauled Wastewater discharge location approved by The City. Manifests to discharge Hauled Wastewater are available at The City's Wastewater Treatment Plant.
- (2) Any Person or company that proposes to discharge Hauled Wastewater at The City Wastewater Treatment Plant must:
 - (a) apply for and receive a Hauled Wastewater Manifest issued by The City; and
 - (b) enter into and comply with the requirements of the Hauled Wastewater agreement established by The City.

BEST MANAGEMENT PRACTICE

- 92 (1) As a condition of discharging Wastewater into the Wastewater Sewer, Customers in industrial, commercial, and Institutional sectors shall submit to The City a completed Notice of Wastewater Discharge form and a Best Management Practice:
 - (a) in the case of new premises, within 30 days of commencing the discharge of Wastewater in the Wastewater Sewer; and
 - (b) In the case of existing premises, within 90 days of the date that this Bylaw is adopted.
- (2) A Best Management Practice is not required for the discharge of Waste produced from residential premises, or for sanitary Waste and Wastewater from showers and restroom washbasins produced from a non-residential Property.
- (3) A Customer must report any change in the discharging operation registered under the Notice of Wastewater Discharge form (such as a change in the discharge characteristics, ownership, name, location, contact Person, telephone number, or fax number) to the Inspector within

30 days of the change by submitting a completed Notice of Wastewater Discharge form showing the changes.

- (4) Nothing in a Best Management Practice or a Notice of Wastewater Discharge form relieves a Person discharging Waste from complying with this Bylaw or any other applicable enactment.

PART 5 - STORM WATER UTILITY

CONNECTION TO STORM WATER SEWER

- 93 Where the seasonally adjusted groundwater table is within 2m of the top of the footing of any residence constructed after the passage of this Bylaw, such residence must have a weeping tile system connected to a Storm Water Sewer where a Storm Water Sewer is available, or with the permission of The City, connected to the Wastewater Sewer.

CLEANOUTS

- 94 A building Storm Water Sewer that is connected to The City's Storm Water Sewer shall be equipped with a main Cleanout with a minimum diameter of 75mm, located not more than 25m from Property line. The main Cleanout shall be located as close as practical to the point where the Storm Water Sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (2m) for effective rodding and cleaning. The building Storm Water Sewer from Cleanout to Property line is to be as straight as possible. A maximum of one 45° bend is permitted for the Cleanout and a maximum of one additional 45° bend may be used between the Cleanout and Property line. The total of the angles of all bends shall not exceed 90°.

BACKFLOW VALVES

- 95 All weeping tile and Storm Water fixtures set below the level of the highest ground surface adjacent to the premises shall be protected from backflow by an approved Storm Water Backflow Valve.

TREES AND ROOTS

- 96 (1) Deep rooting trees shall not be planted within 6 metres of Storm Water Sewer mains or services.
- (2) Tree roots infesting and/or blocking a Storm Water Sewer shall be the responsibility of the party responsible for maintaining the portion of the

sewer where the cause of the infesting and/or blocking originated.

OIL AND GRIT INTERCEPTION

97 (1) Oil and Grit Separators are required for the following types of Properties:

- (a) Properties over 2 ha where there are no other water quality improvement capabilities in the downstream storm system prior to outfall to a water body;
 - (b) Properties with petroleum products on-site; and
 - (c) Heavy industrial and manufacturing Properties.
- (2) Every Property when deemed necessary by the City, shall install an oil and grit separator to remove oil, sediment, solids, refuse, and other harmful substances from Storm Water. All oil and grit separators shall be of a type and capacity approved by The City and shall be located so as to be readily and easily accessible for cleaning and inspection, and shall be maintained by the owner, at the owner's expense, and in continuously efficient operation at all times. The oil and grit separators shall be installed as per manufacturer's recommendations and in compliance with the most current requirements of The City of Red Deer Design Guidelines and Contract Specifications.
- (3) All oil and grit separators shall be inspected as per manufacturer's recommendations or at least once per year, whichever is more frequent. Oil and grit separators shall be cleaned immediately when indicated by inspection.
- (4) The Property Owner shall:
- (a) Make available to the Inspector upon request, the manufacturers recommendations, a maintenance schedule and record of maintenance for the oil and grit separator;
 - (b) Keep and make available to the Inspector upon request a minimum five year record of documentary proof of oil and grit separator clean out, along with documentation of appropriate disposal of all captured materials; records shall include the recorded sediment depth resulting from all inspections, including those which occur prior to any sediment removal operations. These sediment depth records are to be kept so as to assist the owner/operators and Inspectors in identifying appropriate inspection and maintenance schedules.

- (5) No Person shall:
- (a) Discharge emulsifiers into the storm sewer system ahead of an oil and grit separator; or
 - (b) Use enzymes, bacteria, solvents, hot water or other agents to facilitate the passage of oil and/or grease through an oil and grit separator.
- (6) Should any blockage of the storm sewer system be caused by reason of failure, omission, or neglect of an owner, to comply strictly with the provisions of this Bylaw, the owner shall be liable to and shall on demand pay The City for all costs of clearing such blockage, and for any other amount for which The City may be held liable because of such blockage.

PRIVATE STORM WATER SEWER SYSTEMS

- 98 Storm Water Sewers installed on industrial, commercial or Institutional Property for the purposes of collecting Storm Water and carrying it into the Storm Water Sewers shall be equipped with an Interceptor. The installation of catch basins and Interceptors on private Property shall comply with The City's Design Guidelines, as they may be amended from time to time.

PROHIBITED STORM WATER SEWER USE

- 99 (1) No Person shall discharge, or cause to be discharged, groundwater, roof run-off, subsurface drainage, or Cooling Water from any industrial process, to any Storm Water Sewer, unless;
- (a) upon the application of the Customer, The City determines that exceptional conditions prevent compliance with the foregoing provisions and authorizes such discharge; and
 - (b) the discharge is in accordance with a validated Storm Water Discharge Dewatering Permit;
- (2) No Person shall discharge, deposit or permit any of the following into any pipe, main conduit, manhole, street inlet, gutter or aperture draining into the Storm Water system:
- (a) any Deleterious substance; Industrial Waste; domestic Waste; non-domestic Waste; Wastewater; trucked liquid Waste; pool or hot tub water; mud, sand, silt, or grit; any flammable liquid or explosive

material; solvent or petroleum derivative including but not limited to gasoline, naphtha or fuel oil; any pesticides, insecticide or fungicides; Radioactive Material; septage, soil, dead animals or parts, cooking oils and greases, transmission fluids, battery acids and antifreeze, paint, cement or concrete wastes, sawdust, wood, fibre board or construction material, yard waste, herbicides or fertilizers, soaps or detergents, hazardous substances or animal wastes.

- (b) any corrosive, noxious or malodorous gas, liquid or substance which either singly or by interaction with other Wastes, is capable of:
 - (i) creating a public nuisance or hazard to life;
 - (ii) preventing human entry into a Storm Water Sewer or pump station; or
 - (iii) causing damage to the Storm Water system.
 - (c) any other substance which may cause impairment of or damage to the environment, human health, safety, Property, or City infrastructure.
- (3) No Person shall obstruct or restrict a Storm Water Sewer or the flow therein.
- (4) No Person shall discharge water to any Storm Water Sewer or to a watercourse, containing any substance which, in the opinion of The City:
- (a) is or may become harmful to any recipient watercourse or Storm Water system or part thereof;
 - (b) may interfere with the proper operation or maintenance of the Storm Water system;
 - (c) may become a health or safety hazard to Persons, Property, animals, vegetation and the environment.

DISCHARGE OF PROHIBITED SUBSTANCES IN STORM WATER

- 100 (1) Any Person responsible for or aware of the discharge of prohibited substances in the Storm Water system shall immediately report that event to The City in order that the necessary precautions can be taken to minimize the Deleterious effects of the discharge. Such Person must also make other required reports to Alberta Environment and any other governing body.

- (2) Should any testing of Storm Water show that it is noncompliant with this Bylaw, The City may direct the Customer to comply with the Bylaw and may, in addition, direct the Customer at its expense to install such monitoring and recording equipment as The City deems necessary and supply the results of said monitoring as required. The cost of all sampling and analysis shall be at the Customer's expense.
- (3) Any Person who contravenes any of the provisions of Section 98 shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay to The City all costs of monitoring, sampling, testing, and removing any contamination resulting from the discharging of any such materials into a Storm Water Sewer, and for any other amount for which The City may be held liable because of such contamination.

CITY STORM WATER SEWER USE

101 City forces may discharge water into a Storm Water Sewer or watercourse resulting from non-domestic activities such as:

- (a) hydrant & Water Main flushing (dechlorination required); and
- (b) firefighting activities.

DISCONNECTION OF STORM WATER SEWER

102 (1) Where Storm Water which:

- (a) is hazardous or creates an immediate danger to any Person or the environment;
- (b) endangers or interferes with the operation of the Storm Water system; or
- (c) causes or is capable of causing an adverse effect;

is discharged to the Storm Water system, The City may, in addition to any other remedy available, remove, disconnect, plug or seal off the Storm Water Sewer line discharging the unacceptable water into the Storm Water system or take such other action as is necessary to prevent such water from entering the Storm Water system.

- (2) The water may be prevented from being discharged into the Storm Water system until evidence satisfactory to The City has been produced to

assure that no further discharge of hazardous water will be made to the Storm Water system.

- (3) Where The City takes action pursuant to subsection (1), The City may by notice in writing advise the Property Owner or occupier of the premises from which the water was being discharged, of the cost of taking such action and the Property Owner or occupier, as the case may be, shall forthwith reimburse The City for all such costs.

PART 6 - WASTE MANAGEMENT UTILITY

SCOPE OF WASTE MANAGEMENT UTILITY

- 103 (1) The City Waste Management Utility shall provide for the collection, removal and disposal of Solid Waste, Recyclables, Yard Waste and Special Waste within the City as specified in this Bylaw.
- (2) As Waste Management Utility Services are not a metered service, the provisions of Part 2 of this Bylaw dealing with the creation and administration of Utility accounts apply to the Waste Management Utility subject to all necessary modifications to reflect the provisions of this Part.

EXCLUSIVE CONTRACTS FOR WASTE MANAGEMENT SERVICES

- 104 (1) City Administration is authorized to enter into exclusive contracts for the collection, removal and disposal of Solid Waste, Yard Waste, Special Waste and Recyclables within the City.
- (2) The Solid Waste Contractor shall not have exclusive rights to collect the following types of Waste:
- (a) large household goods such as furniture;
 - (b) Solid Waste in on-site mechanical compactors, roll-off bins, or Containers of a capacity greater than 6 cubic yards;
 - (c) Waste produced in the process of constructing, altering or repairing a building;
 - (d) Waste not accepted at the Disposal Grounds;
 - (e) those items suitable for recycling or reuse; or

- (f) Waste of any kind generated from the Michener Centre.
- (3) Where The City has entered into such exclusive contracts, no Person other than the contractor may provide the same or similar type of service within the City. Notwithstanding that, the Property Owner or Occupant of premises may remove or dispose of Solid Waste, Recyclables or Yard Waste from those premises.
- (4) Any Person who breaches the provisions of subsection (3) hereof, in addition being liable to prosecution for an offence under this Bylaw, shall be liable for and make payment to The City of the amount of revenue which would have been generated had The City been able to collect the Recyclables, Solid Waste or Yard Waste.

RESIDENTIAL WASTE - DETACHED AND SEMI-DETACHED DWELLING UNITS

- 105 Solid Waste, Recyclables and Yard Waste shall be collected by The City on a weekly basis from all detached and semi-detached Dwelling Units and secondary suites.

RESIDENTIAL WASTE - MULTI-FAMILY AND MULTI-ATTACHED BUILDINGS

- 106 (1) The City shall provide weekly collection of Recyclables for all Multi-Family and Multi-Attached Buildings.
- (2) The City shall provide weekly collection of Solid Waste for all Multi-Family and Multi-Attached Buildings except, where the building owner has made provisions for others to collect such Solid Waste; in which case, Solid Waste must be collected at least once per week.

COMMERCIAL WASTE

- 107 (1) In this section, Non-residential Premises includes premises of a commercial or industrial nature, as well as Institutions and Places of Worship.
- (2) Subject to the provisions of Section 103, the owner or Occupant of Non-residential Premises may choose to have Solid Waste from the premises collected by The City or by a private contractor.
- (3) The City does not provide Yard Waste collection or Recyclable collection services to Non-residential Premises.

CHARGES AND FEES

- 108 (1) The Property Owner or Occupant of premises receiving Waste collection services from The City, shall pay to The City a monthly charge at the rates established in Schedule E.
- (2) The monthly charge for Waste collection services (Solid Waste and Recyclables) will apply even where no material is set out for collection. In the case of detached and semi-detached Dwelling Units, the monthly charge shall be a debt due to The City whether the Property is occupied or not. The Property Owner shall be liable to pay the monthly charge where the Utility account with the Occupant has been terminated for any reason.
- (3) Where service is provided for part of a billing period, the rates shown under Schedule E for such service shall be prorated and charged for the portion of the period the service is provided.
- (4) No charges shall be levied in respect of unimproved residential lands.

ADMINISTRATION OF SOLID WASTE SERVICE

- 109 The City shall have the following authorities with respect to the administration of the Waste Management Utility:
- (a) ensure the safe and efficient collection, removal and disposal or recycling of Solid Waste, Yard Waste, and Recyclables under this Bylaw and under any contract entered into by The City;
 - (b) require the Property Owner to install a lid on a garbage Container when, in The City's opinion, there is a problem with the containment of Solid Waste which could be resolved by the installation of a lid;
 - (c) decide what does or does not constitute Solid Waste, Yard Waste, Recyclables or Special Waste under this Bylaw;
 - (d) determine which of the rates set out in Schedule E applies to a particular Customer for any load of Waste delivered to the Disposal Grounds, based on the quantity, volume or type of Solid Waste produced by that Customer or contained in that load of Waste;
 - (e) establish the months of the year during which Yard Waste shall be collected;

- (f) establish the number of Units of Solid Waste permitted per weekly collection; and
- (g) establish such other reasonable policies or regulations as may be necessary for the safe, orderly and efficient collection and disposal of Waste within the City.

USE OF THE SOLID WASTE UTILITY SERVICE AND DISPOSAL GROUNDS

- 110 (1) The City is not responsible to collect Solid Waste that is not stored in a Container or Receptacle and placed out for collection.
- (2) Customers shall place Solid Waste Receptacles as near as practicable to the lane abutting the lands from which the Solid Waste is produced so as to be easily accessible to the Solid Waste Contractor.
 - (3) If a building is constructed such that it abuts directly on the lane, the Property Owner shall provide to the reasonable satisfaction of The City a space within the building of sufficient area to contain all Solid Waste between periods of collection.
 - (4) In the case of premises for which Solid Waste Services are not provided by a lane, Customers shall place Solid Waste Receptacles in such manner as The City directs.
 - (5) A Receptacle for containing Solid Waste shall be sufficiently strong to hold the weight of Solid Waste contained therein without breaking and shall not exceed 1.2m in length or 100 litres in volume.
 - (6) A Receptacle when loaded with Solid Waste shall not weigh more than 25 kg and The City is not required to handle or collect the contents of a Receptacle which exceeds that weight.
 - (7) All Solid Waste shall be removed to and disposed of in the Disposal Grounds subject to the regulations established by The City and no Person shall deposit or dispose of Solid Waste at any location in the City except the Disposal Grounds.
 - (8) A Person shall not use or permit to be used any vehicle or trailer for the conveyance or storage of Waste unless it is fitted with a cover capable of preventing the scattering or dispersal of Waste while it is being stored or transported by the vehicle. Any Person conveying an unsecured load to the Disposal Grounds, in addition to being liable for prosecution for an

offence under this Bylaw, will be charged a surcharge at the Disposal Grounds as outlined in Schedule E.

CONTAINMENT OF SOLID WASTE

- 111 (1) No owner or Occupant of land shall permit Solid Waste to accumulate loosely on such land.
- (2) An owner or Occupant of land shall ensure that any Solid Waste produced from such land is held in Receptacles or Containers in good condition and which are adequate to contain the accumulation of Solid Waste originating from such lands between collection times.
- (3) A Person shall not put out or permit to be put out animal feces or any other excrement unless packaged separately from other Solid Waste in a securely tied plastic bag free of punctures, tears and leaks.

DISPOSAL OF SOLID WASTE

- 112 (1) All owners or Occupants of land shall remove and dispose of all Solid Waste originating on their lands or premises which are not collected, removed and disposed of pursuant to this Bylaw, and in default of their so doing, The City may remove and dispose of such Solid Waste at the expense of such owners or Occupants, who shall pay such expenses to The City on demand.
- (2) No Person shall dispose of any Waste in a Receptacle or Container owned or leased by another Person without the express written consent of the owner or lessee of the Receptacle or Container.
- (3) Public Receptacles shall only be used for the disposal of incidental Solid Waste and shall not be used for the disposal of Solid Waste generated by residences, businesses or other commercial activities.

RESIDENTIAL SOLID WASTE COLLECTION

- 113 (1) Basic residential Solid Waste collection service shall consist of the weekly collection of a maximum of 5 Units of Solid Waste per residential Customer unless otherwise directed by The City. Units of Solid Waste in excess of the basic residential Solid Waste collection service will be picked up if an Extra Waste Tag, purchased from The City, is attached to the garbage bag for disposal.

- (2) The owner or Occupant of residential lands or premises may remove or cause to be removed Solid Waste from their Property at their own expense, but must still pay to The City the rate levied under this Bylaw for Solid Waste and Recyclable Collection.
- (3) The owner or Occupant of multi-family residential lands or premises must ensure that Solid Waste is collected from the Property at least once per week. Unless Containers are used, the Property Owner must ensure that all Solid Waste is neatly contained in Receptacles between collection times. The joint use or sharing of Containers or Receptacles between multi-family residential lands or premises, for the collection and disposal of Solid Waste, shall not be permitted except with the prior written permission of The City.
- (4) Subsections (2) & (3) do not apply to removal of Solid Waste from the Michener Centre.

NON-RESIDENTIAL SOLID WASTE

- 114 (1) The owner or Occupant of non-residential lands or premises may remove their own Solid Waste at their own cost and expense by employing the services of their own workers or employees, but such owner or Occupant shall not contract such work out to any party other than the Solid Waste Contractor. This prohibition does not apply to the removal of the types of Solid Waste which are listed as exceptions in Section 103(2).
- (2) Any Person who breaches the provisions of subsection (1), in addition to their liability to be prosecuted for an offence under this Bylaw, shall be liable for and make payment to The City of the fees and charges for removal and disposal of Solid Waste which such Person would have had to pay had such Person used the services of the Solid Waste Contractor for such purpose.
 - (3) This section does not apply to removal of Solid Waste from the Michener Centre.

HAZARDOUS WASTE, DANGEROUS GOODS, SPECIAL SOLID WASTE

- 115 (1) The owner or Occupant of land which produces or possesses any Dangerous Goods, Hazardous Waste or Special Solid Waste shall remove and dispose of such goods in accordance with this Bylaw and any regulations of the Governments of Alberta and Canada.
- (2) The owner or Occupant of any lands from which any Dangerous Goods, Hazardous Waste or Special Solid Waste is removed shall properly

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identify such Waste or goods and shall be responsible for obtaining approvals for the safe transport and disposal thereof.

- (3) No Person shall deposit or mix with any Solid Waste for collection in the Solid Waste service or delivery to the Disposal Grounds any Dangerous Goods or Hazardous Waste.
- (4) No Person shall place, or cause to be placed, any Special Solid Waste into the Solid Waste service or Disposal Grounds without obtaining permission from The City and making payment of the disposal charge specified in Schedule E.
- (5) Any Person breaching any part of this section shall be responsible for all costs incurred in eliminating any pollution or contamination of the Disposal Grounds or any other site in the City and shall make payment of the same to The City on demand.

BURNING

- 116 Except as provided in The City's Fire Permit Bylaw no Person shall burn or attempt to burn any Solid Waste in the City.

SOLID WASTE FROM OUTSIDE THE CITY

- 117 No Person shall deposit any Solid Waste at the Disposal Grounds which does not originate from within the boundaries of the City except with the prior written permission of The City or under the authority of a contract with The City.

PART 7 - GENERAL**REMAINDER ENFORCEABLE**

- 118 Should any portion of this Bylaw be found by any court to be void or unenforceable, then it is the intention of Council that the remainder of this Bylaw shall remain in full force and effect, notwithstanding such ruling.

EFFECTIVE DATE

- 119 This Bylaw shall come into effect on March 1, 2016.

REPEAL OF PREVIOUS BYLAW

- 120 Bylaw No. 3543/2015 is hereby repealed effective March 1, 2016.

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READ A FIRST TIME IN OPEN COUNCIL this day of 2016.

READ A SECOND TIME IN OPEN COUNCIL this day of 2016.

READ A THIRD TIME IN OPEN COUNCIL this day of 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2016.

MAYOR

CITY CLERK

SCHEDULE A – DEFINITIONS

SCHEDULE B – WATER RATES

SCHEDULE C – WASTEWATER RATES

SCHEDULE D – BILLING AND SERVICE FEES

SCHEDULE E – SOLID WASTE COLLECTION RATES

SCHEDULE F – SPECIAL WATER AND WASTEWATER RATES

SCHEDULE A

DEFINITIONS

In this Bylaw, words and phrases shall mean and be interpreted in accordance with the definitions set out in this Schedule.

- (1) **Backflow Preventer**, also referred to as a cross connection control device, means a device that prevents flow of water or other liquids, mixtures, or substances into the potable water system from any source or sources other than the intended source.
- (2) **Backflow Valve** means a device to prevent flow reversal in a Storm Water or Wastewater Sewer connection.
- (3) **Best Management Practice** means a set of procedures, equipment, training, or other provisions applicable to operations to assist in compliance with this Bylaw.
- (4) **Biological Waste** means waste from a hospital, medical clinic, health care facility, mortuary or biological research laboratory which contains or may contain:
 - a. pathogenic agents that cannot be effectively mitigated by Wastewater treatment; and
 - b. experimental biological matter that may be hazardous to human health or detrimental to the environment.
- (5) **Biomedical Waste** means:
 - a. any human anatomical waste, animal waste, untreated microbiological waste, waste Sharps and untreated human blood and body fluids known to contain viruses and agents listed in "Risk Group 4" as defined in "Laboratory Biosafety Guidelines" published by Health Canada, date, 2004, as amended; or
 - b. waste that is generated by human health care facilities, medical research and teaching establishments, clinical testing or research laboratories, and facilities involved in the production or testing of vaccines, and contains or may contain pathogenic agents that may cause disease in humans exposed to the waste.
- (6) **BOD or Biochemical Oxygen Demand** means the five-day BOD which is the determination of the molecular oxygen utilized during a five-day incubation period for the biochemical degradation of organic

material (carbonaceous demand), and the oxygen used to oxidize inorganic material such as sulphides and ferrous iron, and the amount of oxygen used to oxidize reduced forms of nitrogen (nitrogenous demand) as determined by the appropriate procedure in Standard Methods.

- (7) **Building Sewer** means that part of a Wastewater drainage system outside a building commencing at a point 1 metre from the outer face of the wall of the building and connecting the building drain to the Wastewater sewer or place of disposal of Wastewater.
- (8) **BTEX** means Benzene, Toluene, Ethylene, Xylene
- (9) **COD** or **Chemical Oxygen Demand** means a measure of the capacity of water to consume oxygen as a result of oxidation of inorganic chemicals and decomposition of organic matter.
- (10) **City Service Connection** means that portion of a pipe used or intended to be used for the supply of water which extends from the water main to the service valve.
- (11) **City Sewer Connection** means that part of the Wastewater or Storm Water sewer pipe located within the limits of The City's road allowance, lands, right of ways, or easements and is connected to a private sewer system and The City's sewer main.
- (12) **Cleanout** means a pipe fitting that has a removable cap or plug and is so constructed that it will permit access to a sewer pipe for the purpose of cleaning.
- (13) **Combined Service** means the City Service Connection used or intended to be used to supply water for fire protection as well as water for purposes other than fire protection.
- (14) **Combustible Waste** means a substance that is able to catch fire and burn easily.
- (15) **Composite Sample** means a volume of Wastewater, Storm Water, uncontaminated water, clear water or effluent made up of three or more grab samples that have been combined automatically or manually and taken at intervals during the sampling periods.
- (16) **Container** means a container for Solid Waste which is designed to be emptied by a front loading Solid Waste vehicle.

- (17) **Cooling Water** means water that is used in a process for the purpose of removing heat and that has not, by design, come into contact with any raw material, intermediate product, waste product or finished product, but does not include blowdown water.
- (18) **Cross Connection** means an existing connection or a potential connection between any part of a potable water system and any other environment containing other substances in a manner, which, under any circumstances, would allow such substance to enter the potable water system.
- (19) **Customer** means any Person who receives Utility Services, and where the context or circumstances require, includes any Person who makes or has made an application for a Utility Services account, and also includes any Person acting as an agent or representative of a Customer.
- (20) **Dangerous Goods** has the meaning set out from time to time in the *Dangerous Goods Transportation and Handling Act*, RSA 2000, Ch D-4 as amended, and the regulations thereunder.
- (21) **Deleterious** means:
- a. any substance that, if added to any water, would degrade or alter or form part of a process of degradation or alteration of the quality of that water so that it is rendered or is likely to be rendered deleterious to fish or fish habitat or unsuitable for the purposes intended;
 - b. any water that contains a substance in such quantity or concentration, or that has been so treated, processed or changed, by heat or other means, from a natural state that it would, if added to any other water, degrade or alter or form part of a process of degradation or alteration of the quality of the water so that it is rendered or is likely to be rendered deleterious to fish or fish habitat or unsuitable for the purposes intended.
- (22) **Dental Amalgam** means a dental filling material consisting of an amalgam of mercury, silver and other materials such as copper, tin or zinc.
- (23) **Dental Amalgam Separator** means any technology, or combination of technologies, designed to separate dental amalgam particles from dental operation Wastewater.
- (24) **Disposal Grounds** means the landfill site operated by The City.

- (25) **Dwelling Unit** means one or more rooms useable as a residence operated as a single housekeeping unit and having its own sleeping, cooking, and toilet facilities.
- (26) **Extra Waste Tag** means a sticker purchased from The City to be used to identify Units of Solid Waste in excess of the basic residential Solid Waste collection service.
- (27) **Facilities** means all infrastructure forming part of the Utility Service, including mains, lines, pipes, service connection points, pump stations, hydrants, valves and meters
- (28) **Fire Line** means a pipe intended solely for the purpose of providing a supply of water for fire protection purposes.
- (29) **Grab Sample** means a volume of Wastewater, Storm Water, potable water or effluent which is collected over a period not exceeding 15 minutes.
- (30) **Hauled Wastewater** means waste removed from a Wastewater system, including a cesspool, a septic tank system, a privy vault or privy pit, a chemical toilet, a portable toilet or a Wastewater holding tank or any industrial waste which is transported to and deposited into any location in the Wastewater works.
- (31) **Hazardous Waste** means:
 - a. any substance or mixture of substances that exhibits characteristics of flammability, corrosivity, radioactivity, reactivity or toxicity; and
 - b. has the meaning set out from time to time in the *Environmental Protection and Enhancement Act*, R.S.A. 2000, Ch. E 12 as amended, and the regulations thereunder and the *Alberta Waste Control Regulation* (AR129/93) and any successor to this Acts or Regulations.
- (32) **Hydrocarbons** mean solvent extractable matter as set forth in Standard Methods.
- (33) **Industrial Waste** means any waste from industrial processes, such as dairies, breweries, packing plants and similar processes.
- (34) **Inspector** means a person or employee authorized by The City to enforce the provisions of this Bylaw such as a Bylaw Enforcement Officer or a Designated Sewer Officer.

- (35) **Institution or Institutional Facility** means a facility, usually owned by a government, operated for public purposes, such as a school, university, medical facility (hospital, nursing station, nursing home), museum, prison, government office, military base. Some of these facilities produce non-residential discharges to sewers from, for example, laboratories, chemical use, and industrial processes.
- (36) **Interceptor** means a device designed to prevent oil, grease, sand or other solid matter from passing from the source thereof into the Wastewater or Storm Water Sewer systems.
- (37) **Low-flow Plumbing Fixtures** means toilets with a usage not exceeding 6.0 litres per flush; single flush urinals with a usage not exceeding 3.8 litres per flush; shower head fixtures with a flow rate not exceeding 9.5 litres per minute; and lavatory basin faucets and kitchen sink faucets with a flow rate not exceeding 8.3 litres per minute.
- (38) **Monitoring Access Point** means an access point, such as a chamber, in a Private Sewer Connection to allow for observation, sampling and flow measurement of the Wastewater, potable water or Storm Water therein.
- (39) **Multi-Family Building** and **Multi-Attached Building** means a building containing three or more dwelling units.
- (40) **Occupant** or **Tenant** means the Person that leases or occupies a Property to which Utility Services are provided.
- (41) **Oil and Grease** means n-Hexane extractable matter as described in Standard Methods.
- (42) **Overstrength Surcharge** means the rate per m³ of water consumed and charged to a user who releases Wastewater to the Sewer that exceeds one or more constituent concentrations.
- (43) **PCBs** means any mono-chlorinated or polychlorinated biphenyl or any mixture of them or mixture that contains one or more of them.
- (44) **Person** means any individual, firm, partnership, association, corporation, trustee, executor, administrator or legal representative to whom the context applies according to law.

- (45) **pH** means the measure of the intensity of the acid or alkaline condition of a solution determined by the hydrogen ion concentration of the solution as set forth in Standard Methods.
- (46) **Phosphates** means a chemical salt classified as orthophosphates, condensed phosphates and poly-phosphates.
- (47) **Polluted Water** means materials or water that contain deleterious substances in excess of that permitted in this Bylaw.
- (48) **Potable Water** means water with a level of quality which is typical of uncontaminated water normally supplied by The City;
- (49) **Pretreatment** means the reduction, elimination or alteration of pollutants in Wastewater prior to discharge into the Sewer, whether by physical, chemical or biological processes, through pollution prevention, or by other means, except by diluting the concentration of the pollutants.
- (50) **Private Sewer Connection** means the part of any sewer system lying within the limits of private lands and connecting to The City's Wastewater or Storm Water Sewer system.
- (51) **Private Service** or **Private Service Connection** means that portion of a pipe used or intended to be used for the supply of water which extends from the Service Valve to a meter.
- (52) **Property:**
 - a. in the case of land, means a parcel of land and includes premises located upon the land where the context requires; or
 - b. in other cases, means personal property.
- (53) **Property Owner** means the Person who is registered under the Land Titles Act, as the owner of the fee simple estate in the land to which Utility Services are provided.
- (54) **Radioactive Materials** means prescribed substances as defined in the *Atomic Energy Control Act* and Regulations (RSC 1985, c. A-16) as amended from time to time or as defined in the *Nuclear Safety and Control Act* and Regulations or amended versions thereof.
- (55) **Reactive Waste** means a substance that:
 - a. is normally unstable and readily undergoes violent changes without detonating;

- b. reacts violently with water;
 - c. forms potentially explosive mixtures with water;
 - d. when mixed with water, generates toxic gases, vapours or fumes in a quantity sufficient to present danger to human health or the environment;
 - e. is a cyanide or sulphide bearing waste which, when exposed to pH conditions between 2 and 12.5, can generate toxic gases, vapours or fumes in a quantity sufficient to present danger to human health or the environment;
 - f. is capable of detonation or explosive reaction if it is subjected to a strong initiating source or if heated under confinement;
 - g. is readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure; or
 - h. is an explosive (Class 1) as defined in the regulations under the [federal, provincial or territorial Statute or Regulation as appropriate for the municipality], as amended.
- (56) **Receptacle** means a receptacle for Solid Waste other than a container as defined herein and includes a garbage can and garbage bags.
- (57) **Recyclable** means any materials designated as recyclable under The City's Residential Recycling Collection Contract.
- (58) **Recycling Contractor** means the person who is under contract with The City to collect Recyclable material from residential properties in the City of Red Deer.
- (59) **Remote Reading Device** means a device which is connected to a water meter by The City and provides a duplicate reading of the water consumed, which may be monitored from the exterior of a building.
- (60) **Sampling Port** means a valve, tap, or similar device on equipment, a drain pipe or at another suitable location, to allow for sampling, consistent with technical guidelines that The City may establish from time to time.
- (61) **Service Valve** means the water valve on a City Service Connection.

- (62) **Sewer** means a pipe, conduit, drain, open channel or ditch for the collection and transmission of Wastewater or Storm Water and to which Private or City Sewer Connections may be attached.
- (63) **Sharps** means hypodermic needles, syringes, blades, broken glass and any devices, instruments or other objects which have acute rigid corners, edges or protuberances.
- (64) **Solid Waste Contractor** means the person who or the Corporation which is under contract with The City to collect and haul Solid Waste to the City's Disposal Grounds.
- (65) **Solid Waste** means discarded material or Waste or any kind which is permitted to be disposed of at the Disposal Grounds.
- (66) **Special Solid Waste** means waste which requires special disposal treatment at the Disposal Grounds but does not include Solid Waste, Hazardous Waste or Dangerous Goods.
- (67) **Spill** means a direct or indirect discharge into the Wastewater or Storm Water sewer or the natural environment which is abnormal in quantity or quality in light of all the circumstances of the discharge.
- (68) **Standard Methods** means a procedure or method set out in Standard Methods for the Examination of Water and Wastewater published jointly by the American Public Health Association, American Water Works Association and the Water Environment Federation, recent or latest edition or approved in writing by the Inspector.
- (69) **Storm Water Sewer** means a sewer for the collection and transmission of uncontaminated water, Storm Water, drainage from land or from a watercourse or any combination thereof but excluding any Wastewater.
- (70) **Storm Water** means the water running off the surface of a drainage area during and immediately after a period of rain or snow melt.
- (71) **Subsurface Water** means groundwater including foundation drain water.
- (72) **Sump** means a facility on the connection to the Wastewater collection system for trapping large, heavy solids before discharge into these systems.

- (73) **Total Kjeldahl Nitrogen** means the sum of organic nitrogen and ammonia nitrogen as set forth in Standard Methods.
- (74) **Total Phosphorus** means an essential chemical element and nutrient for all life forms as set forth in Standard Methods.
- (75) **Total Suspended Solids** (TSS) means insoluble matter in liquid that is removable by filtration, as determined by the appropriate procedure described in Standard Methods.
- (76) **Typical Monthly Household Usage** means the average consumption for the size of the meter based on the City's Statistics which is calculated yearly.
- (77) **Unit of Solid Waste** means a garbage bag up to 660 mm by 915 mm or a garbage can up to 100 litres in volume.
- (78) **Utility** and **Utility Service** means, as the context may require, the City's Water Utility, Wastewater Utility, Storm Water Utility and Waste Management Utility.
- (79) **Water Main** means those pipes installed by The City in streets for the conveyance of water throughout the City to which City Service Connections may be attached.
- (80) **Water Utility** means the system of water works owned and operated by The City and all accessories and appurtenances thereto.
- (81) **Waste** means any solid or liquid material or product or combination of them that is intended to be treated or disposed of or that is intended to be stored and then treated or disposed of.
- (82) **Wastewater** means the composite of water and water-carried wastes from residential, commercial, industrial or institutional premises or any other source.
- (83) **Wastewater Sewer** means a sewer for the collection and transmission of domestic or industrial Wastewater or any combination thereof.
- (84) **Wastewater Sludge** means Wastewater containing more than 0.5% total solids or solid material recovered from the Wastewater treatment process.
- (85) **Wastewater Works** means any works for the collection, transmission, treatment and disposal of Wastewater, Storm Water or

uncontaminated water, including a combined sewer, Wastewater Sewer or Storm Water Sewer, or any part of such works, but does not include plumbing or other works to which the applicable Building Code applies.

- (86) **Yard Waste** means any materials designated as Yard Waste under The City's Solid Waste & Yard Waste Collection Contract.

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SCHEDULE B**Effective for all consumption, estimated or actual, on or after March 1 2016****WATER RATES**

- 1 Every in-city Customer shall pay water supplied to him the aggregate of amount determined as follows:

- (a) A usage charge of \$1.40 for each cubic metre of water supplied.
- (b) A fixed monthly charge shall be determined by the size of the meter supplied to each Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 16.05
19 mm	\$ 21.35
25 mm	\$ 30.60
38 mm	\$ 62.00
50 mm	\$ 142.00
75 mm	\$ 243.00
100 mm	\$ 590.00
150 mm	\$ 1200.00
200 mm	\$ 2100.00

- 2 Regional Customers shall pay for water supplied to them at the following rates:
(for each cubic meter of water supplied)

- (a) Red Deer County \$ 1.34
- (b) North Red Deer River Water Services \$ 1.30
Commission

- 3 Bulk Water (for each cubic metre of water supplied) \$ 2.05

Bylaw No. 3570/2016

SCHEDULE C**Effective for all consumption, estimated or actual, on or after March 1, 20 16****WASTEWATER RATES**

- 1 In-city Wastewater Utility Customers in residential premises containing up to two Dwelling Units shall pay the following amounts:

- (a) a usage charge of \$ 1.35 for each cubic metre of Wastewater volume, (calculated as described in paragraph 4 below), and
- (b) a fixed monthly charge determined by the size of the water meter supplied to that Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 21.10
19 mm	\$ 21.10
25 mm	\$ 21.10
38 mm	\$ 21.10

- 2 In-city Wastewater Utility Customers in non-residential premises and in residential premises containing three or more Dwelling Units shall pay the following amounts:

- (a) a usage charge of \$1.50 for each cubic metre of Wastewater volume, (calculated as described in paragraph 4 below), and
- (b) a fixed monthly charge determined by the size of the water meter supplied to that Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 13.75
19 mm	\$ 18.70
25 mm	\$ 22.90
38 mm	\$ 34.50
50 mm	\$ 52.40
75 mm	\$ 89.00
100 mm	\$ 177.00
150 mm	\$ 301.00
200 mm	\$ 540.00

- (c) The minimum charge for any Wastewater Customer shall be \$21.10 per month.

Bylaw No. 3570/2016

SCHEDULE C

- 3 Where The City has tested the discharge of Wastewater into the sewerage system pursuant to Section 83 of this Bylaw, Overstrength Surcharge and found that the Wastewater exceeds the limits of Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS) or fats, Oil and Grease (FOG) set out therein, then that Customer shall pay for Wastewater service at the following rates:
- (a) a sampling and testing charge of \$ 115.00 per month during the period within which the Wastewater continues to be overstrength based on the results of testing
 - (b) a usage charge at the rate identified in Section 2 of this Schedule,
 - (c) a fixed monthly charge at the rate identified in Section 2 of this Schedule, and
 - (d) an Overstrength Surcharge based on the amount of BOD, TSS and FOG at the following rates:

Tier 1				Surcharge	
	Concentration above	Concentration below		2016 Rates	
BOD	300	2,400	mg/L	\$1.04	/kg
TSS	300	2,400	mg/L	\$0.99	/kg
FOG	100	250	mg/L	\$0.81	/kg
Tier 2				Surcharge	
	Concentration above	Concentration below			
BOD	2,400	4,800	mg/L	\$1.38	/kg
TSS	2,400	4,800	mg/L	\$1.32	/kg
FOG	250	500	mg/L	\$1.08	/kg
Maximum Allowable Limits				Surcharge	
	Concentration above				
BOD	4,800		mg/L	\$2.08	/kg
TSS	4,800		mg/L	\$1.98	/kg
FOG	500		mg/L	\$1.62	/kg

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SCHEDULE C

Example calculation for Wastewater containing a BOD concentration of 5,000 mg/L (5 kg/m³):

				<u>2016 Surcharge Rate</u>
● On the first 0.3 kg/m ³	0.3	x	\$ -	\$ -
● On the next 2.1 kg/m ³	2.1	x	\$1.0	\$2.18
● On the next 2.4 kg/m ³	2.4	x	\$1.4	\$3.32
● On the last 0.2 kg/m ³	0.2	x	<u>\$2.1</u>	<u>\$0.42</u>
Total BOD Surcharge Rate per m ³ :				\$5.92

- 4 For the purpose of calculating the Wastewater usage charge payable by an in-city Customer, the volume of Wastewater contributed by the Customer to the Wastewater Sewer shall be deemed to be equal to 90% of the water delivered to the Customer's premises, whether the water was received from The City or from sources other than The City. Where no meter or other exact means exist to determine the quantity of water consumed by any Person, The City shall make an estimate thereof for the purpose of determining the Wastewater Utility charges. The Customer may, at his or her own expense, install and maintain a meter subject to approval by The City upon which the service charge shall thereafter be determined.
- 5 The Fee for disposal of Wastewater at the Liquid Waste Station and FOG Station (Fats, Oils and Grease) is \$ 13.00/cubic meter.
- (a) charges will be based on an estimate of the load volume, as determined by The City.
- (b) there is a minimum \$ 12.00 charge per load.
- (c) there is no charge for recreational vehicles.
- 6 Wastewater Treatment Plant Laboratory Testing - The Fees for testing of Wastewater for determining the content of the following constituents are as follows, per test:
- | | |
|---------------------------------|----------|
| Ammonia | \$ 14.00 |
| U-Ammonia | \$ 8.50 |
| BOD | \$ 31.80 |
| TSS | \$ 16.60 |
| COD | \$ 15.00 |
| pH | \$ 6.50 |
| Oil and Grease | \$ 30.00 |
| TP | \$ 22.00 |
| E.coli | \$ 40.50 |
| VSS - Volatile Suspended Solids | \$ 5.80 |
| TS - Total Solids | \$ 5.30 |
| VS - Volatile Solids | \$ 5.60 |
| DO – Dissolved Oxygen | \$ 5.20 |

Bylaw No. 3570/2016

SCHEDULE C

7 Lagoon Dumping Rate

The fee for disposal of digested sludge at the WWTP sludge lagoons is \$28.00 per cubic metre.

8 Regional Customers shall pay for wastewater supplied to the Wastewater Treatment Plant at the following rates (for each cubic meter of wastewater supplied):

(a) South Red Deer Regional Wastewater Commission \$ 0.92

Bylaw No. 3570/2016

SCHEDULE D**Effective for all consumption, estimated or actual, on or after March 1, 2016****BILLING AND SERVICE FEES****1 UTILITY BILLING FEES**

- | | | | |
|-----|---|----|--------|
| (1) | Application fee for Utility Billing | \$ | 15.00 |
| (2) | Non-application fee
(open a new account in owner's name) | \$ | 30.00 |
| (3) | Deposit to obtain a residential Utility
account | \$ | 325.00 |
| (4) | As determined by the City, non-residential deposits, where applicable, will be estimated based on 30% of the Customer's typical annual charges or based on the following amounts, relative to water meter size: | | |

WATER METER SIZE

- | | | | |
|-----|--|-------|----------------------------------|
| | 16 mm | \$ | 325.00 |
| | 19 mm | \$ | 500.00 |
| | 25 mm | \$ | 800.00 |
| | 38 mm | \$ | 1,600.00 |
| | 50 mm | \$ | 3,500.00 |
| | 75 mm | \$ | 6,500.00 |
| | 100 mm | \$ | 18,000.00 |
| | 150 mm | \$ | 25,000.00 |
| | 200 mm | \$ | 25,000.00 |
| (5) | Late Payment penalty | 1.50% | per month of outstanding balance |
| (6) | Reprint fee for invoice or receipts ¹ | \$ | 10.00 |
| (7) | Account transfer fee ² | \$ | 10.00 |
| (8) | Disconnection Notice Fee ³ | \$ | 25.00 |
| (9) | No access fee ⁴ | \$ | 75.00 |

[1] Fee per reprint on request of account holder for a copy of Utility invoice or landfill receipt.

[2] May charge for payments made to wrong account within The City.

[3] For disconnection notice provided at premises of service.

[4] In circumstances where site visit is made, but access is not provided by owner or Tenant.

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SCHEDULE D**2 NEW SERVICE CONNECTION**

	From Main In Street	From Main In Lane
(1) Basic charge for 25 mm Water and 150 mm Wastewater service ^[1]	\$ 8,950.00	\$ 7300.00
(2) Basic charge for 25 mm Water service ^[1]	\$ 7,700.00	\$ 6,300.00
(3) Basic charge for 150 mm Wastewater service ^[1]	\$ 7,800.00	\$ 6,350.00
(4) Basic charge for 100 mm Storm Water service ^[1]	\$ 7,900.00	\$ 6,400.00
(5) Basic charge for 25 mm Water, 150 mm Wastewater and 100 mm Stormwater service ^[1]	\$ 9,300.00	\$ 7,400.00
(6) Dual service upon approval	\$ 12,206.00	N/A
(7) 25 mm Water and 150 mm Wastewater service, trench (Right of Way) wider than 20 m	\$11,750.00	
(8) Extra charge for larger water service:		
38 mm	\$ 414.00	
50 mm	\$ 720.00	
100 mm	\$ 3,425.00	
150 mm	\$ 4,180.00	
200 mm	\$ 5,490.00	
250 mm	\$ 7,400.00	
300 mm	\$ 8,900.00	
Additional charge for 4m to 5m depth	\$ 3,675.00	
Additional charge for 5m to 6m depth	\$ 6,195.00	
Additional charge for 6m to 7m depth	\$ 8,610.00	
(9) Extra charge for larger Wastewater or Storm Water Sewer:		
<u>Size</u>	<u>Ribbed</u>	<u>DR35</u>
200 mm	\$ 265.00	\$ 330.00
250 mm	\$ 370.00	\$ 505.00
300 mm	\$ 520.00	\$ 725.00
375 mm	\$ 720.00	\$ 1,010.00
400 mm	\$ 1,100.00	\$ 1,525.00
600 mm	\$ 1,900.00	\$ 2,550.00

[1] A 50% discount of one of these charges may be applied by The City where a property is redeveloping and an existing service is replaced with the same or larger sized service and the existing service is at least 30 years old. The discount is to recognize the shared value to The City and the developer of renewing the service.

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SCHEDULE D**(10) Water Service Removal (water kill)**

(a)	up to 50mm in size	\$ 3,395.00
(b)	up to 50mm in size; removal done at same time as new service construction	\$ 1,285.00
(c)	over 50mm in size	\$ 6,021.00

(11) Additional fee for winter construction of service (Oct 15 - May 15)

(a)	Lane	\$ 1,890.00
(b)	Street	\$ 2,942.00
(c)	Arterial	\$ 4,806.00

(12) Other Charges:

(a)	Construction of manhole to 3.1 metres in depth at time of service	\$ 4,470.00
(i)	additional cost per vertical metre in excess of 3.1 metres in depth	\$ 695.00
(b)	Fire Hydrant and Valve Installation at time of service	\$ 7,500.00
(c)	Cutting and replacing pavement:	
(i)	single or double service 75 mm and under	\$3,250.00
(ii)	single or double service over 75 mm	\$ 4,000.00
(iii)	triple service 75 mm and under	\$4,750.00
(iv)	triple service over 75 mm	\$5,820.00
(v)	for service kill 75 mm and under	\$2,200.00
(vi)	for service kill over 75 mm	\$2,420.00
(vii)	for water service renewal	\$1,675.00
(viii)	Additional asphalt repair costs for excavations in excess of 4 metres deep	\$1,080.00 (per additional metre)

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SCHEDULE D

(d) Replacing sidewalks:	
(i) single or double service residential	\$ 2,950.00
(ii) single or double service commercial	\$4,990.00
(iii) triple service residential	\$3,730.00
(iv) triple service commercial	\$5,220.00
(v) additional sidewalk repair costs for excavations in excess of 4 metres deep (per location)	\$ 700.00
(e) Replacing curb only:	
(i) single or double service	\$ 2,400.00
(ii) triple or dual service	\$2,270.00
(iii) additional curb repair costs for excavations in excess of 4 metres deep (per location)	\$ 480.00
(g) Landscaping Repairs	\$ 675.00

3 MISCELLANEOUS SERVICE FEES

(1) Installation of more than one meter (per meter)	\$ 25.00
(2) Requesting meter reading / Manual meter read	\$ 65.00
(5) Disconnection (valve off) service charge	\$ 75.00
(6) Reconnection (valve on) service charge	\$ 75.00
(7) Turn water off or on for repairs or line testing	
(a) During regular working hours	\$ 75.00
(b) After regular working hours	\$ 225.00
(8) Temporary water supply	
(a) For construction purposes, includes 16 mm water meter	\$ 90.00

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SCHEDULE D

plus monthly meter and usage charges (minimum 30m³/day without provision of weekly read)

(9)	Meter Test	\$130.00
(10)	Private fire hydrant maintenance (per hydrant)	
	(a) Damage evaluation	\$75.00
	(b) Paint	\$80.00
(11)	Bulk Water	
	(a) Use of designated fire hydrant to obtain water for watering, cleaning, flushing (per permit) plus water usage charges at bulk water rate	\$ 90.00
(12)	Manual account adjustment fee	\$25.00
(13)	Service Calls (service vehicle and one operator)	
	(a) During regular working hours (per hour) (1 hour minimum)	\$ 65.00
	(b) After regular working hours (per hour) (2 hour minimum)	\$ 112.50
(14)	Sewer Mains –cleaning, clearing (vacuum truck and 2 operators)	
	(a) During regular working hours (per hour) (1 hour minimum)	\$ 250.00
	(b) During regular working hours with pilot truck (per hour) (1 hour minimum)	\$ 270.00
	(c) After regular working hours (per hour) (2 hour minimum)	\$ 350.00
	(d) After regular working hours with pilot truck (per hour) (2 hour minimum)	\$ 370.00

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SCHEDULE D

- (15) Sewer Mains and Services – televise
(CCTV vehicle and 2 operators)
- | | |
|--|----------|
| (a) During regular working hours (per hour)
(1 hour minimum) | \$160.00 |
| (b) During regular working hours with pilot truck (per hour)
(1 hour minimum) | \$180.00 |
| (c) After regular working hours (per hour)
(2 hour minimum) | \$260.00 |
| (d) After regular working hours with pilot truck (per hour)
(2 hour minimum) | \$280.00 |
- (16) Other services (e.g. meter and standpipe repairs, miscellaneous construction) that are not identified within the above noted tables may be provided from time to time at the request of Customers. These services are typically not provided frequently or may have a variable scope depending on individual circumstances. In these cases, the services will be provided at cost, including materials, equipment and labour.

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SCHEDULE E**Effective for all rates, on or after March 1, 2016****SOLID WASTE COLLECTION RATES****FOR COMMERCIAL FRONT-END CONTAINERS**

- 1 (a) Rates to be applicable for premises when supplied with a Container by the Solid Waste Contractor engaged by the City. Scheduled Service includes Contractor-provided Container.

Type of Service	Monthly Rate (\$)			
	1.5 m ³ (2 yd ³)	2.3 m ³ (3 yd ³)	3.1 m ³ (4 yd ³)	4.6 m ³ (6 yd ³)
Service on Demand:				
Container Rental	12.15	15.20	18.23	21.27
Lift Charge	13.45	20.19	26.93	40.38
Scheduled Service:				
1 lift per month	13.45	20.19	26.93	40.38
1 lift every 2 weeks	29.08	43.62	58.16	87.22
1 lift per week	58.28	87.44	116.58	174.86
2 lifts per week	116.58	174.86	233.16	349.72
3 lifts per week	174.86	262.29	349.72	524.58
4 lifts per week	233.16	349.72	466.30	699.46
5 lifts per week	291.45	437.16	582.87	874.32
6 lifts per week	349.72	524.58	699.46	1049.18
Extra lift for scheduled service	13.45	20.19	26.93	40.38

- 1 (b) Charges for special Container services in addition to the above rates will be as follows.

Standard Lid	\$	-
Castors on Containers per month per container	\$	21.27
Lock one time charge per container	\$	20.00

- 2 Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides Receptacles for hand pickup of Solid Waste.

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SCHEDULE E**MONTHLY SOLD WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP (\$)**

Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick-up
	1	2	3	4	5	6	
≤ 0.4 m ³	27.84	55.65	83.49	111.32	139.15	166.97	6.43
> 0.4 m ³ - 0.8 m ³	27.84	55.65	83.49	111.32	139.15	166.97	6.43
> 0.8 m ³ - 1.5 m ³	55.65	111.32	166.97	222.63	278.29	333.94	12.86
≥ 1.5 m ³ - 2.3 m ³	83.50	167.00	250.50	334.01	417.61	501.02	19.28
> 2.3 m ³ - 3.1 m ³	111.33	222.66	333.99	445.33	556.66	667.99	25.71
> 3.1 m ³ - 3.8 m ³	139.16	278.32	417.48	556.64	695.80	834.96	32.15
> 3.8 m ³ - 4.6 m ³	166.99	333.97	500.97	667.96	834.95	1,001.93	38.57
> 4.6 m ³ - 5.3 m ³	194.82	389.65	584.46	779.27	974.09	1,168.92	44.99

3 For a single family Dwelling Unit, a semi-detached residential Unit, a single family Dwelling Unit with a basement Dwelling Unit situated therein, or a Dwelling Unit in a Multi-Family Building or multiple family development, the charge for basic residential collection shall be \$ 12.90 per month per Dwelling Unit for the collection of a maximum of 5 Units of Solid Waste per week per Dwelling Unit year round, and once a week collection of Yard Waste for approximately seven months per year. The charge for Solid Waste tags for Units in excess of the basic residential collection service shall be \$1.00 per Extra Waste Tag.

- 4 (a) All Dwelling Units which require individual blue box collection services shall be charged \$6.70 per month for weekly pick up.
- (b) Any Dwelling Unit which requires The City's communal recycling collection service shall be charged \$4.00 per month per Dwelling Unit.

5 Disposal Grounds Rates for Acceptance of Solid Waste

(a) Mixed Solid Waste	\$	68.00
(b) Construction and Demolition Waste	\$	68.00
(c) Special Solid Waste	\$	88.00
(d) Asbestos	\$	88.00

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SCHEDULE E

(e) Clean, segregated Yard Waste	\$	58.00
(f) Clean, segregated branches	\$	58.00
(g) Clean, segregated, unpainted gypsum drywall	\$	58.00
(h) Clean, segregated asphalt shingles	\$	58.00
(i) Clean, segregated pallets and white dimensional lumber	\$	58.00
(j) Clean, segregated scrap metal (including Freon appliances and propane tanks)	\$	58.00
(k) Clean, segregated, reusable furniture	\$	58.00
(l) Household Hazardous Waste		No Charge
m) Residential Paint Products		No Charge
(n) Electronic Waste		No Charge
(o) Tires		No Charge
(p) Cover and Operational Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines.		No Charge
(q) A surcharge of \$20 per load will be applied to unsecured loads as outlined Clause 109(8) Use of the Solid Waste Utility Service and Disposal Grounds.		
(r) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such Solid Waste delivered bears to a metric tonne. In any event, a minimum charge of \$7.00 shall apply for items 5(a-b), 5(e-k) and a minimum charge of \$ 88.00 shall apply for items 5(c) and 5(d).		
(s) Where loads delivered contain multiple types of waste, the rate applied shall be based on the type of waste with the highest applicable rate.		

Bylaw No. 3570/2016

SCHEDULE F**Special Water and Wastewater Rates**

1. **Cronquist/Riverview Park Special Rate Classes** – the following shall apply to all Property located on Cronquist Drive, Cronquist Place and Cronquist Close, pursuant to Section 32 of this Bylaw:

1.1 Within this schedule, the following terms shall have the following meanings:

Rate Class “A”: Rate Class A means the rate applicable to all Customers who apply for Water Utility services between January 5, 2016 and January 4, 2017 for properties located on Cronquist Drive, Cronquist Place and Cronquist Close;

Rate Class “B”: Rate Class B means the rate applicable to all Customers who apply for Water Utility services on or after January 5, 2017 for properties located on Cronquist Drive, Cronquist Place and Cronquist Close.

Frontage: means the distance in metres between the side boundaries of a parcel, measured at the front setback line as more particularly set out below:

Civic Address	Legal Description	Frontage (linear metres)
2 Cronquist Pl	Plan 6680KS, Lot 5	37.97
5 Cronquist Pl	Plan 6680KS, Lot 1	29.95
6 Cronquist Pl	Plan 6680KS, Lot 4	49.33
10 Cronquist Pl	Plan 6680KS, Lot 3	46.91
14 Cronquist Pl	Plan 6680KS, Lot 2	32.81
6194 Cronquist Dr	Plan 6680KS, Lot 17	30.53
6200 Cronquist Dr	Plan 6680KS, Lot 16	31.98
6206 Cronquist Dr	Plan 6680KS, Lot 15	35.03
6212 Cronquist Dr	Plan 6680KS, Lot 14	35.03
6218 Cronquist Dr	Plan 6680KS, Lot 13	35.04
6228 Cronquist Dr	Plan 6680KS, Lot 12	33.20
6234 Cronquist Dr	Plan 6680KS, Lot 11	33.21
6240 Cronquist Dr	Plan 6680KS, Lot 10	33.21
6246 Cronquist Dr	Plan 6680KS, Lot 9	33.21
6252 Cronquist Dr	Plan 6680KS, Lot 8	33.20
6258 Cronquist Dr	Plan 6680KS, Lot 7	33.20
6264 Cronquist Dr	Plan 6680KS, Lot 6	36.96
4 Cronquist Cl	Plan 6680KS, Lot 18	30.40

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SCHEDULE F

Civic Address	Legal Description	Frontage (linear metres)
8 Cronquist Cl	Plan 6680KS, Lot 19	51.27
9 Cronquist Cl	Plan 6680KS, Lot 24	32.51
12 Cronquist Cl	Plan 6680KS, Lot 20	48.80
15 Cronquist Cl	Plan 1523711, Block 1, Lot 1	37.84
16 Cronquist Cl	Plan 6680KS, Lot 21	46.52
17 Cronquist Cl	Plan 1523711, Block 1, Lot 2	18.61
19 Cronquist Cl	Plan 1523711, Block 1, Lot 3	16.57
20 Cronquist Cl	Plan 6680KS, Lot 22	27.80

1.2 In addition to the Water Rates set out in Section 1 of Schedule B, and the Wastewater Rates set out in Schedule C, for the period from 2016 to 2066, the following additional rates shall be applied each month to Customers within Rate Class A and Rate Class B from the date of the Customer's application for Water Utility and Wastewater Utility services:

(a) Rate Class A: \$1.43/meter Frontage/month;

(b) Rate Class B: \$2.81/meter Frontage/month

1.3 Where there is connection to a wastewater service only, a monthly charge will be calculated on a Typical Monthly Household Usage.

FILE COPY



Council Decision – February 1, 2016

DATE: February 4, 2016
TO: Tim Ainscough, Environmental Services Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Proposed 2016 Utility Bylaw Changes
Utility Bylaw 3570/2016

Reference Report:

Environmental Services, dated February 1, 2016.

Bylaw Reading:

At the Monday, February 1, 2016 Regular Council Meeting, Council gave three readings to Utility Bylaw 3570/2016 (a bylaw to add clarity and improve language and identify rate changes to the Utility Bylaw) with the following amendment:
77(2) By replacing the word “may” with the word “shall” in the first sentence.

Report back to Council: No

Comments/Further Action:

This office will distribute copies of the Utility Bylaw in due course.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Manager
/attach.

- c. Director of Development Services
Director of Corporate Services
Corporate Meeting Support

UTILITY BYLAW NO. 3570/2016

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BYLAW NO. 3570/2016

Being a Bylaw of The City of Red Deer to provide for the supply and use of the Water, Wastewater, Storm Water and Solid Waste utilities of The City of Red Deer.

Background

A Council has authority under the Municipal Government Act, to pass bylaws respecting the safety, health and welfare of people. Council of the City of Red Deer has deemed it appropriate to provide for the establishment and operation of certain public Utility Services, including provision for the terms and conditions under which such utilities will be provided.

COUNCIL HEREBY ENACTS AS FOLLOWS:

PART 1 – SHORT TITLE

SHORT TITLE AND ESTABLISHMENT OF UTILITIES

- 1 (1) This Bylaw may be called "The Utility Bylaw".
- (2) The City of Red Deer hereby establishes the following municipal utilities: Water, Wastewater, Storm Water and Waste Management (including Recycling).

PART 2 – GENERAL PROVISIONS

DEFINITIONS

- 2 Words and phrases in this Bylaw shall have the meanings set out in Schedule A.

DELEGATION

- 3 City Council hereby delegates to the City Manager all those powers stipulated by this Bylaw to be exercised by the City and all necessary authority to carry out those powers, except those powers which are reserved exclusively for Council under the Municipal Government Act, or reserved for other Persons pursuant to the provisions of this Bylaw. The City Manager may delegate any powers, duties or functions granted under this Bylaw to another employee of the City.

SUPPLY AND OWNERSHIP OF FACILITIES AND EQUIPMENT

- 4 (1) All meters and metering equipment shall be supplied, owned and maintained by The City unless otherwise provided in this Bylaw.
- (2) Notwithstanding the payment by a Customer of any costs incurred by The City, The City shall retain full title to all lines, equipment and apparatus on its side of the point of delivery, and to all meters and metering equipment provided by it.

ASSIGNMENT OF CONTRACT

- 5 A contract for a Utility Service is not transferable and shall remain in full force and effect until terminated by the Customer or The City as provided herein.

CITY RESPONSIBILITY AND LIABILITY

- 6 (1) The City does not guarantee the continuous uninterrupted supply of any Utility Service but reserves the right to suspend the supply of a Utility Service at any time without notice where required in the maintenance or operation of the Utility Service.
- (2) The City and its officers, employees and agents shall not be liable for any damages of any kind due to or arising out of:
- (a) a failure to provide a Utility Service;
 - (b) the interruption of service due to maintenance or operational requirements, or due to reasons beyond The City's control; or
 - (c) the disconnection or removal of a Utility Service in accordance with this Bylaw.

APPLICATION FOR SERVICE

- 7 (1) A Person requesting a Utility Service shall apply to The City for a Utility Service account by completing an application form and providing such information as The City may require, including credit references, confirmation of the identity and legal authority of the Customer, and information respecting load and the manner in which the services will be utilized.
- (2) The Customer shall pay an application fee as set forth in Schedule D.

- (3) The City may establish procedures for the creation of a contract for Utility Services by telephone, fax, internet or other electronic means, or may require the Customer to sign a contract for service.
- (4) The Utility Service account shall be set up:
 - (a) in the name of the Property Owner; or
 - (b) in the name of the Occupant(s) of a Property where the Utilities are requested by an Occupant of the Property. Where the Occupants are Tenants, all of the Persons named as Tenants in the landlord-Tenant agreement or any other rental agreement shall be jointly and severally liable for the Utility account, regardless of which Tenant's name the account is opened in. At the discretion of The City, a copy of the rental agreement may be required with the application for service; or
 - (c) in the name of the general contractor in the case of a new building under construction, where the Utilities are requested by the general contractor.
- (5) Notwithstanding subsection (2), The City may waive the application fee in the case of a mortgage lender which acquires title to a Property as part of the process of foreclosure.
- (6) The establishment of a Utility Service account creates an agreement between the Customer and The City, of which the provisions of the application form and the terms of this Bylaw shall form a part.

CONDITIONS OF SERVICE

- 8
- (1) Upon receipt of all required information and fees, verification of the Customer's identity and the accuracy of the information, the City will advise the Customer whether and on what terms the City is prepared to supply Utility Services to the Customer, the type and character of the connections it is prepared to approve for the Customer, and any conditions (including without limitation, payments by the Customer) that must be satisfied as a condition of the supply of the Utility Services.
 - (2) The City is not obliged to supply Utility Services until the Customer has provided The City with access to the premises to which the Utilities are to be provided, so to enable The City to inspect the physical connections for such Utility and to obtain an initial meter reading for each metered Utility Service.

- (3) No new Utility account will be opened for anyone who is already indebted to The City for Utility Services unless satisfactory arrangements for payment of the outstanding amount have been made.

DEPOSITS

- 9 (1) Deposits are required to establish a Utility account, for the following cases:
- (a) Customers who are unable to establish or maintain creditworthiness satisfactory to The City; or
 - (b) where payment of a Utility account in the name of the applicant is in arrears; or
 - (c) where a Utility Service to a Property owned or occupied by the applicant has been shut off for non-payment of the account; or
 - (d) where a cheque received for payment of a Utility account in the name of the applicant has been returned marked "Not Sufficient Funds" or "Payment Stopped", or with other words indicating that the cheque has not been honoured; or
 - (e) where the applicant's Utility account has been written off as a bad debt; or
 - (f) where collection proceedings, including legal action or referral to a collection agency, have been commenced in respect of the applicant's previous Utility account; or
 - (g) where the applicant has not maintained an existing or previous Utility account in good standing; or
 - (h) at the discretion of The City.
- (2) Before a new Utility account is opened, the Customer shall provide a guarantee of payment in a form acceptable to The City, in the amount set forth in Schedule D.
- (3) Customers opening a new account due to a change of residence within the City shall, if a deposit was required for the applicant's previous account, be charged a deposit on the new account.
- (4) The City may waive the requirement for a deposit if The City is satisfied as

to the creditworthiness of the applicant.

- (5) The City may apply a deposit to any amount owed to The City whatsoever by the Customer whether in relation to the Customer's Utility account or otherwise, as determined by The City in its sole discretion.

INTEREST ON DEPOSITS

- 10 Interest on each Customer's cash security deposit shall be calculated annually and credited, not in advance, at the rate specified to be paid on security deposits under the *Residential Tenancy Act*, RSA 2004 Ch. R-17.1.

REFUND OF DEPOSIT

- 11 When a Customer has established and maintained creditworthiness satisfactory to The City, or upon termination of the Utility Service agreement, the deposit shall be refunded, together with accrued interest, after deducting any amount owed to The City whatsoever by the Customer whether in relation to the Customer's Utility account, including the cost of shutting off or discontinuing any Utility Service for non-payment, or otherwise, as determined by The City in its sole discretion. The deposit will be applied against any active Utility account in the Customer's name or refunded within 3 months of the final bill due date to the address on the account, or such other address provided by the Customer.

SERVICE CHARGE

- 12 When a Customer requests that The City attend at the Property to which the Utility Service is being supplied with respect to any matter relating to the supply of Utility Services or the servicing of the same, and if for any reason whatsoever The City is unable to enter the said premises, or if the call is for failure of service not attributable to The City, the Customer shall pay a service charge fee as set forth in Schedule D.

AFTER HOURS CALLS

- 13 The Customer shall pay the applicable afterhours fee as set forth in Schedule D for service calls after 4:00 p.m. or before 7:30 a.m., Monday through Friday, or on a Saturday, Sunday, or statutory or civic holiday. The afterhours fee shall also apply if a meter is required to be installed or connected, or should a Utility Service be required to be disconnected or reconnected during such times.

DISCONNECTION

- 14 The Customer shall pay a disconnection service charge as set forth in Schedule D where a Utility Service is disconnected.

RECONNECTION

- 15 Before the City reconnects or restores Utilities Services, the Customer shall:
- (a) pay any amount owed by the Customer to the City for Utility Services or , at The City's discretion, make arrangements for payment satisfactory to the City;
 - (b) pay the applicable deposit as set forth in Schedule D;
 - (c) Pay the applicable reconnection service charge as set forth in Schedule D.

WINTER INSTALLATION

- 16 The cost payable by the Customer for installing a service between October 15th of any year and May 15th of the following year shall be increased by the amount set forth in Schedule D.

UTILITY CHARGES AND PAYMENT OF UTILITY ACCOUNTS

- 17 (1) The rates and charges for Utility Services shall be those set out in the Schedules to this Bylaw or as otherwise established by resolution of Council from time to time.
- (2) All rates and charges shall be paid to The City within the time prescribed by this Bylaw. The Utility bill is deemed received seven (7) days after the mailing date. A Customer is responsible to pay the amounts owing in a Utility bill whether or not the Customer has received it.
- (3) The whole amount owing in a Utility account is payable upon receipt and the account will be deemed to be in arrears if payment is not made on or before the due date stated on the bill.
- (4) Any charge on a Customer's account remaining unpaid after the due date will be in arrears and constitute a debt owing to the City recoverable by any or all of the following methods:

- (a) The City may discontinue the supply of all or any Utility Services;
- (b) The City may draw on the deposit held by the City;
- (c) The City may terminate the Customer's account;
- (d) The City may add the outstanding account balance to the tax roll of an Owner of a Property, if the account is in the Owner's name;
- (e) By action in any Court of competent jurisdiction; or
- (f) By distress and the sale of the goods and chattels of the Customer wherever they may be found in the City.

BILLING ERRORS

- 18 Where a Customer has been charged less or more than they should have been charged for Utility Services provided, The City will review the account and make corrections for the billing errors for up to a maximum of 12 months prior to the date the error is discovered. Corrections will not be made for billing errors in respect of Utility Services provided more than one year prior to the date the billing error is discovered.

LATE PAYMENT PENALTY

- 19 If The City has not received payment in full by the due date on the front of the bill, whether the payment is made at a financial institution or directly to The City, a late payment fee in the amount as set forth in Schedule D will be added to the account.

NOVELTY PAYMENT METHODS

- 20 The City may refuse to accept a payment by way of a cheque drawn on a form other than a bank cheque form (a Novelty Cheque), but where The City does so, the Customer shall be liable for and pay to The City all charges and costs incurred to process the Novelty Cheque. The City will follow the Bank of Canada rules and regulations of currency acceptance limitations in respect of payment by cash.

INTERIM UTILITY BILL

- 21 (1) Where The City has not measured the amount of a metered Utility Service, it may issue an interim Utility bill based on estimated

consumption and shall credit Utility accounts for all payments made by a Customer against such interim bill.

- (2) Where any service rate or charge is designated by reference to a time certain, the charge for a lesser period of time shall be calculated on a proportionate basis.

ENFORCEMENT

- 22 The City is authorized to collect all accounts owing to The City under this Bylaw, and may take any of the measures a municipality is authorized to take under the *Municipal Government Act, RSA 2000, Chap M-26*.

APPEALS

- 23 (1) A Customer who uses, receives, or pays for Utility Services may appeal a service charge, rate or toll charged under this Bylaw on the grounds that such service charge, rate or toll does not conform to the established public Utility rate structure, has been improperly imposed, or is discriminatory, to the Alberta Utilities Commission.
- (2) A Customer may appeal decisions made by the City Manager or his/her delegate pursuant to the following sections of this Bylaw:
- (a) Section 18 – Billing Errors
 - (b) Section 28 – Requirement for an Account; and
 - (c) Section 31 – Connection to Utility Service

to the Red Deer Appeal and Review Board by filing a Notice of Appeal with the Clerk of the Board and paying the applicable filing fee within 14 days of receiving the aforementioned decision, in accordance with the provisions set out in The Appeals Board Bylaw. When hearing an appeal, the Board may confirm, revoke or vary the decision.

REASONABLE NOTICE

- 24 The City shall provide written notice to a Customer of any breach of this Bylaw which may result in The City discontinuing Utility Services. Such notice shall be delivered at least 10 days prior to discontinuance of Utility Services and shall be sent to the Customer as follows:

- (a) in the case of a Customer who is known to be a Tenant at the premises, the notice shall be sent to the address of the premises; and

- (b) in the case of a Customer who owns the Property, the notice shall be sent to the address of the premises and the address provided in the application for service, if different.

TERMINATION OF ACCOUNT BY CUSTOMER

- 25 (1) A Customer is responsible for all charges accruing to the Customer's account until such time as the account is closed.
- (2) When a Customer gives notice to The City that the Customer's account is to be closed, The City shall obtain a final reading of any meter as soon as reasonably practical and the Customer shall be liable for and pay for all service supplied prior to such reading. The City may base the final charge for service on an estimated meter reading which will be prorated from the time of an actual meter reading.

TERMINATION BY THE CITY UPON NOTICE

- 26 The City may discontinue the supply of any Utility Service for any of the following reasons, after notice has been given pursuant to Section 24:
- (a) non-payment of any Utility accounts;
 - (b) inability of The City to obtain access to premises to read, service or inspect any meter;
 - (c) failure or refusal of a Customer to comply with any provision of this Bylaw;
 - (d) failure or refusal of a Customer to comply with the provisions of any statute or regulation, including the Alberta Building Code; or
 - (e) in any other case provided for in this Bylaw.

TERMINATION WITHOUT NOTICE

- 27 (1) The City may discontinue the supply of a Utility Service without prior notice in the event of any threatened or actual danger to life or Property, or in any other similar circumstances that the City determines, in its sole discretion, acting reasonably, require such action
- (2) The City may discontinue the supply of the Water Utility Service without

prior notice for any of the reasons listed above or for any of the following reasons:

- (a) if the Customer has caused, permitted or allowed any piping, fixture, fitting, container or other appliance to be or remain connected to the water supply system which allows or has the potential to allow water from a source other than the Water Utility or any other harmful or Deleterious liquid or substance to enter the Water Utility;
- (b) failure by a Customer to notify The City within 24 hours after the seal on a bypass is broken;
- (c) failure by a Customer to repair or replace a Backflow Preventer within ninety-six (96) hours of being so directed by The City;
- (d) in the event of an emergency or water shortage as The City deems necessary; or
- (e) in any other case provided for in this Bylaw.

REQUIREMENT FOR ACCOUNT

28 When the premises to which Utility Services is provided becomes vacant and no new application for service has been made, The City may terminate the contract and:

- (a) disconnect the Utility Service; or
- (b) in lieu of disconnecting the service, open a new Utility Service account in the name of the Property Owner and charge the fee set forth in Schedule D to open the account as well as other ongoing charges under Schedules B & C.

Nothing herein shall prevent the Property Owner from requesting that The City discontinue such Utility Service provided the Property Owner pays the service charge prescribed herein.

AUTHORIZATION TO ENTER PREMISES

29 (1) In accordance with the Municipal Government Act, The City may, after giving reasonable notice to the Property Owner or occupier of the Property, enter any Property upon which a meter or shut-off valve is situated for the purpose of providing, maintaining or terminating the supply of a Utility Service to that Property.

- (2) The Customer and the Property Owner are responsible to provide The City reasonable access to the meter, shut-off valve and other City infrastructure for the purpose of providing, maintaining or terminating the supply of a Utility Service.
- (3) The City may remove obstructions that are interfering with the performance of providing, maintaining or terminating the supply of a Utility Service and may charge the Customer or the Property Owner the costs associated with such removal. The City will use reasonable care to avoid damaging the obstruction during removal.
- (4) If The City cannot access the meter or shut off valve for any reason, The City may charge a no access fee to the Customer or Property Owner as set forth in Schedule D.

SERVICE REMOVAL AND BUILDING DEMOLITION

- 30 (1) No Person shall cause, permit or allow a building to be demolished or removed until Utility Services to the Property are removed and any fee for such removal has been paid. Notwithstanding the foregoing, The City may, in circumstances which The City considers appropriate, permit the service to remain connected to the Utility Service line or main.
- (2) Utility charges will continue in accordance with the rates identified in this Bylaw until all occupiable buildings located on the Property have been demolished.

CONNECTION TO UTILITY SERVICE

- 31 (1) Within one year after a Utility Service becomes available, the owner of every building situated on land abutting on any street in which there is a Water Main or a Wastewater Sewer, shall at the owner's expense connect such building to the water system and install sanitation Facilities, where available, and connect the building to the Wastewater Sewer systems in accordance with the requirements and standards set out in the Alberta Building Code and elsewhere in this Bylaw.
- (2) The Property Owner shall provide The City with a completed application in the form approved by The City for a permit to make such connection. The application shall include any plans, or specifications as may be required by the City's Engineering Design Guidelines, or other information required by The City.

- (3) No Person may connect to a Utility Service until such time as payment has been made to The City by the Property Owner or prior owner in respect of the cost of construction of the Utility Service (including carrying charges) to serve the land owned or occupied by that Person, or until such Person has made other arrangements satisfactory to The City to pay that Person's proportionate share of those costs.
- (4) The rates, fees and additional charges imposed by The City in respect of The City's Water Utility or Wastewater Utility are intended to provide for just and reasonable costs for services for each Customer, so as to achieve a cost structure that is not contrary to the Municipal Government Act or other applicable legislation. Accordingly, The City's rates, and connection fees contemplated within subsection (3) above and (5) below, take into account such factors as, where applicable:
 - (a) the size of the service requested and paid for;
 - (b) the size of any increased service requested;
 - (c) the nature and amount of the connection fee payable; and
 - (d) prior payment of capital costs of the Utility Service by a corresponding Property Owner or prior owner of the same lands including, without restriction, developer-paid costs and contributions to the capital costs of Utility Services.
- (5) Without restricting the foregoing, and subject always to subsection (6) below, The City's connection fees contemplated within subsection (3) and (4) above shall apply to:
 - (a) each parcel of land contained within an area of The City previously unserved by The City's Water Utility or Wastewater Utility and for which a new Water or Wastewater Service Connection is required or otherwise requested, excluding all those parcels of land contained within the exception areas contemplated within Section 32;
 - (b) each additional parcel which is subsequently subdivided out of any existing lands serviced by The City's Water Utility or Wastewater Utility, where a new Water or Wastewater Service Connection is required for the subdivided parcel;
 - (c) each case of a requested increase in the size and/or capacity of the Service Connection for The City's Water Utility and/or

Wastewater Utility, requested by a Property Owner that is already a Customer;

in each case in the amounts and as more particularly set forth within Schedule D as a condition of connection to and commencement services of The City's Water Utility, Wastewater Utility and/or Storm Water Utility.

- (6) The connection fee specified in subsection (3), (4) and (5) above shall not apply to any parcel in respect of which The City has otherwise received or made arrangements to receive payment of an equivalent appropriate amount, whether through conditions of development, subdivision or otherwise, as determined by The City.
- (7) Notwithstanding subsection (1), The City shall have the discretion to extend the period of time within which the connection to the Water Main or Wastewater Sewer must be made for such period of time as The City considers is reasonable and subject to review every 5 years or less, provided that such extension of time is consistent with City policies and Council direction, and also provided that the failure to connect:
 - (a) will not jeopardize the health or safety of the Occupants of the building or of other City residents;
 - (b) will not adversely affect the integrity or operation of those utilities; and
 - (c) will not present an undue risk of damage to Property or the environment.
- (8) A Person who has been directed to connect their building to a Utility Service may appeal the direction pursuant to Section 23, Appeals.
- (9) Prior to connecting to a Utility Service, the Property Owner must open a Utility account and make payment of all application rates, fees and deposits that may be required under this Bylaw.
- (10) No Person shall uncover, make any connections with or opening into, use, alter, or disturb any Water Mains, City Service Connections, Wastewater Sewer, Storm Water Sewer or appurtenances thereof, unless authorized by The City.
- (11) All Water Mains, Wastewater Sewers, and Storm Water Sewers located within The City's Property, right-of-way, or easement shall be constructed by The City's forces or its contractors and shall be maintained by The

City.

- (12) All Private Service Connections, Wastewater Sewers, and Storm Water infrastructure and Facilities on private Property shall be constructed and maintained by the owner's forces at his expense in accordance with the requirements of this Bylaw and the Alberta Building Code.

UTILITY CONNECTION & RATE EXCEPTIONS

- 32 (1) Notwithstanding Section 31 of this Bylaw, the owners of the following Property shall not be subject to payment of applicable connection fees for Water Utility, Wastewater Utility and/or Storm Water Utility Service Connection, as the case may be, prior to the hook-up of the corresponding Utility Service, and as a condition of commencement of such services:

(a) Water Utility – all Property located on Cronquist Place, Cronquist Drive, and Cronquist Close; and

(b) Wastewater Utility - all Property located on Cronquist Place, Cronquist Drive, and Cronquist Close.

- (2) Any connection fee received by The City or arrangements made by the City to receive payment of an equivalent amount in respect of the property described in Section 32(1)(a) and Section 32(1)(b) above shall be refunded to the Property Owner and terminated as applicable.

- (3) Without restricting Subsection 3 and 4 of Section 31, and notwithstanding Schedule B and C, all owners of Property within the following areas shall be subject to a special customer class and corresponding rate for services of The City's Water Utility and/or Wastewater Utility services, as the case may be, as a condition of provision of such services:

(a) Water Utility – all Property located on Cronquist Drive, Cronquist Place and Cronquist Close; and

(b) Wastewater Utility – all Property located on Cronquist Drive, Cronquist Place and Cronquist Close.

as more particularly set forth in Schedule F.

ABANDONED BUILDING SEWER CONNECTIONS

- 33 When any Wastewater or Storm Water Private Sewer Connection is

abandoned, the Property Owner shall block the connection at the property line to prevent ground water or soil from washing into the City sewer connection. The remainder of the sewer system is to be abandoned in accordance with Provincial Regulations. Any existing septic tanks shall be abandoned by either complete removal, or by filling with sand or gravel.

SAMPLING AND MONITORING

- 34 (1) Where sampling is required for the purposes of determining the concentration of constituents in the Wastewater or Storm Water, the sample may:
- (a) be collected manually or by using an automatic sampling device; and
 - (b) contain additives for its preservation.
- (2) For the purpose of determining compliance with this Bylaw, discrete Wastewater or Storm Water streams within premises may be sampled, at the discretion of the Inspector.
- (3) The owner or operator of any industrial, commercial or Institutional premises or multi-story residential building shall at all times ensure that every Monitoring Access Point as required by this Bylaw is accessible to the Inspector for the purposes of observing, sampling and flow measurement.
- (4) Any single Grab Sample may be used to determine compliance with any provision of this Bylaw.
- (5) All tests, measurements, analyses and examinations of Wastewater or Storm Water, its characteristics or contents pursuant to this Bylaw shall be carried out in accordance with Standard Methods and be performed by a laboratory accredited for analysis of the particular substance(s) using a method which is within the laboratory's scope of accreditation or to the satisfaction of the Inspector as agreed in writing prior to sample analysis.
- (6) The following businesses require Sampling Ports when it is not possible to install a Monitoring Access Point:
- (a) dental offices;
 - (b) businesses using photographic processing equipment; or

- (c) any other businesses deemed necessary by the Inspector.

SPILLS

- 35 (1) In the event of a Spill on the ground or to a Wastewater and/or Storm Water Sewers, the Person responsible for the Spill or the Person having the charge, management and control of the Spill shall immediately notify and provide any requested information with regard to the Spill to:
- (a) 911 emergency if there is any immediate danger to human health and/or safety; or
 - (b) if there is no immediate danger:
 - (i) The City by contacting the Environmental Services Source Control 24 Hour # 403-342-8750;
 - (ii) the owner of the Property where the release occurred; and
 - (iii) any other Person whom the Person reporting knows or ought to know may be directly affected by the release.
- (2) Thereafter, that Person shall provide a detailed report on the Spill to The City, within five working days after the Spill, containing the following information to the best of their knowledge:
- (a) name and telephone number of the Person who reported the Spill and the location and time where they can be contacted;
 - (b) location where Spill occurred; date and time of Spill; material spilled; characteristics and composition of material spilled; volume of material spilled; duration of Spill event;
 - (c) work completed and any work still in progress in the mitigation of the Spill;
 - (d) preventive actions being taken to ensure a similar Spill does not occur again; and copies of completed Spill prevention and Spill response plan.
- (3) The Person responsible for the Spill, the Person having the charge, management and control of the Spill and the owner of the Property where the Spill occurred shall do everything reasonably possible to contain the Spill, protect the health and safety of citizens, minimize damage to Property, protect the environment, clean up the Spill and contaminated residue, and restore the affected area to its condition prior to the Spill.

- (4) Nothing in this Bylaw relieves any Persons from complying with any notification or reporting provisions of:
 - (a) other government agencies, including federal and provincial agencies, as required and appropriate for the material and circumstances of the Spill; or
 - (b) any other Bylaw of The City.
- (5) The City may invoice the Person responsible for the Spill, the Person having the charge, management and control of the Spill and/or the owner of the Property where the Spill occurred to recover all costs arising as a result of the Spill and such Person(s) shall pay the costs invoiced.
- (6) The City may require the Person responsible for the Spill, the Person having the charge, management and control of the Spill and/or the owner of the Property where the Spill occurred to prepare and submit a Spill contingency plan to indicate how risk of future incidents will be reduced and how future incidents will be addressed.

POWER AND AUTHORITY OF INSPECTORS

- 36 (1) An Inspector or other designated officer of The City may in accordance with this Bylaw and the Municipal Government Act:
- (a) enter upon all properties for the purpose of inspection, observation, measurement, sampling and testing in accordance with the provisions of this Bylaw.
 - (b) take samples of Wastewater, Storm Water, clear-water Waste and Subsurface Water being released from the premises or flowing within a private drainage system;
 - (c) perform on-site testing of the Wastewater, Storm Water, clear-water Waste and Subsurface Water within or being released from private drainage systems, Pre-treatment Facilities and Storm Water management Facilities;
 - (d) make inspections of the types and quantities of chemicals being handled or used on the premises in relation to possible release to a drainage system or watercourse;
 - (e) require information from any Person, inspect and copy documents or remove documents from premises to make copies, concerning any potential violation of this bylaw;

- (f) inspect chemical storage areas and Spill containment Facilities and request Material Safety Data Sheets (MSDS) for materials stored or used on site;
 - (g) inspect the premises where a release of prohibited or restricted Wastes or of water containing prohibited or restricted Wastes has been made or is suspected of having been made, and to sample any or all matter that in their opinion could have been part of the release.
- (2) Where an inspection discloses any failure, omission, or neglect respecting any Utility Service upon the Customer's premises, or discloses any defect in the location, construction, design or maintenance of any facility or any connection there from to the Utility Service, the Person making such inspection shall, in writing, notify the Customer, Property Owner, proprietor or occupier to rectify the cause of complaint within a reasonable time as determined by The City. Such notified Person shall within the time limited rectify such cause of complaint stated in the notice.
 - (3) No Person shall hinder or prevent the Inspector or designated officer of The City from carrying out any of their powers or duties.
 - (4) The City may serve any Person who is in violation of any provision of this Bylaw with written notice stating the nature of the violation and requiring the satisfactory correction thereof within 48 hours, or within such additional time as required by this Bylaw or as determined by The City. Such Person shall, within the time stated in such notice, permanently cease all violations.

OFFENCES AND PENALTIES

37 (1) Any Person who:

- (a) breaches any of the following sections of this Bylaw:
 - (i) Section 31, Connection to Utility Service;
 - (ii) Section 35, Spills;
 - (iii) Section 42, Water Use Restrictions
 - (iv) Section 43, Wastage
 - (v) Section 45, Unauthorized Use of Water
 - (vi) Section 47, Pressure Surges
 - (vii) Section 48, Contamination
 - (viii) Section 54, Bypasses
 - (ix) Section 56, Protection of Meter

- (x) Section 62, Use of Groundwater Wells
 - (xi) Section 63, Fire Protection Service
 - (xii) Section 64, Fire Hydrants
 - (xiii) Section 70, Requested Water Shut Off
 - (xiv) Section 71, Backflow Preventer
 - (xv) Section 74, Prohibited Disposal of Wastewater;
 - (xvi) Section 80, Storm Water / Ground Water Discharge to Wastewater Sewer;
 - (xvii) Section 81, Prohibited Substances in Wastewater;
 - (xviii) Section 83 (3), Overstrength Surcharge;
 - (xix) Section 85, Dental Waste Amalgam Separator;
 - (xx) Section 86, Grease, Oil, & Solids Interception;
 - (xxi) Section 87 (2), Customer Self-Monitoring;
 - (xxii) Section 91, Hauled Wastewater;
 - (xxiii) Section 98, Prohibited Storm Water Sewer Use;
 - (xxiv) Section 99 (1), Discharge of Prohibited Substances; or
 - (xxv) Section 114, Hazardous Waste, Dangerous Goods, Special Waste;
- (b) fails to act in compliance and accordance with any notice given under this Bylaw;
- (c) obstructs an Inspector;
- (d) releases Wastewater improperly;
- (e) discharges water, without a permit, to the Wastewater or Storm Water Sewer systems that was not provided by The City; or
- (f) knowingly makes false statements, records, reports, plans or other documents filed or required to be maintained pursuant to this Bylaw, or falsifies, tampers with or knowingly renders inaccurate any monitoring device or method required under this Bylaw

shall be guilty of an offence and upon summary conviction shall be liable to pay court costs plus a penalty of:

- (i) \$250 for the first occurrence of such offence;
- (ii) \$1,000 for the second occurrence of such offence;
- (iii) \$2,500 per occurrence for any subsequent occurrence; and
- (iv) in default of payment of the penalty, to imprisonment for up to 6 months.

- (2) Any Person who breaches any other provision of this Bylaw shall be guilty of an offence and upon summary conviction shall be liable to pay court costs plus a penalty of:
 - (a) \$100 for the first occurrence of such offence;
 - (b) \$500 per occurrence for any subsequent occurrence of the offence; and
 - (c) in default of payment of the penalty, imprisonment for up to 30 days.
- (3) In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each day, or part of a day, on which it continues and a Person guilty of such an offence is liable to a fine in an amount of not less than that established by this Bylaw for each such day.
- (4) A Peace Officer or Bylaw Enforcement Officer who has reasonable grounds to believe that a Person has contravened any provision of this Bylaw, may serve upon such Person an offence ticket allowing the payment of the specified penalty to The City which payment will constitute a guilty plea and shall be accepted by The City in lieu of prosecution for the offence.

PART 3 - WATER UTILITY

WATER SERVICE BILLING RATES

- 38 (1) A Water Utility Customer shall pay the amounts specified in this Bylaw and in Schedules B and D for all water supplied and Water Utility Services provided.
- (2) The City shall determine which rate in Schedule B and D shall apply to any particular Customer.
 - (3) The rate payable by a Customer as set out in Schedule B of this Bylaw for all water supplied shall be determined by reference to the size and the reading of the water meter supplied to each Customer.
 - (4) Where a Remote Reading Device is installed in addition to the water meter, the water meter shall be used to determine the official reading.

CONNECTION TO CITY WATER SUPPLY

- 39 In the case of a new Private Service Connection to a City Service Connection that is 38 mm or larger in diameter, the Customer shall provide, at the Customer's expense, proof of satisfactory bacteriological test results (as per ANSI/AWWA C651-05) for the service, from a laboratory accredited to perform such tests by the Province of Alberta.

CONTINUOUS WATER SUPPLY NOT GUARANTEED

- 40 (1) The City does not guarantee the pressure nor the continuous supply of water and The City reserves the right at any and all times without notice to change operating water pressures and to shut off water. The City and its officers, employees and agents shall not be liable for any damages of any kind due to changes in water pressure, the shutting off of water, or by reason of the water containing sediments, deposits or other foreign matter.
- (2) Customers depending upon a continuous and uninterrupted supply or pressure of water or having processes or equipment that require particularly clear or pure water shall provide such Facilities as they consider necessary to ensure a continuous and uninterrupted supply or pressure or quality of water required for their use.

INSPECTION OF PREMISES

- 41 (1) The City may inspect the premises of a Customer who applies to The City for the supply of water in order to determine if it is advisable to supply water to such Customer.
- (2) The City may, with the permission of the Customer, inspect the premises of the Customer in order to do any tests on water piping or fixtures belonging to such Customer so as to determine if this Bylaw is being complied with and in the event that such Customer fails or refuses to give such permission, the supply of water to that Customer may be shut off.

WATER USE RESTRICTIONS

- 42 (1) The City may, at such times and for such lengths of time as The City considers necessary or advisable, regulate, restrict or prohibit the use of water for use other than human consumption. The City may cause the water supply to any Customer who causes, permits or allows irrigation, wastage, exterior washing, or other non-human consumption in contravention of any such regulation, restriction or prohibition to be shut

off until the Customer undertakes to abide by and comply with such regulation, restriction or prohibition.

- (2) No Customer shall operate, use, interfere with, obstruct or impede access to the Water Utility Service or any portion thereof in any manner not expressly permitted by this Bylaw, in default of which The City may cause the water being supplied to such Customer to be shut off until such Customer complies with all of the provisions of this Bylaw.

WASTAGE

- 43 (1) No Customer shall cause, permit or allow the discharge of water so that it runs Waste or useless, whether by reason of leakage from Private Service Connection, a faulty plumbing system or otherwise.
- (2) Notwithstanding the foregoing, The City may under such condition as The City may consider reasonable allow water discharge for the purposes of:
 - (a) the installation and maintenance of infrastructure, including the flushing of Water Mains, hydrant leads and City Service Connections to prevent stagnation and/or to remove Deleterious materials;
 - (b) preventing the freezing of Water Mains, hydrants leads, irrigation systems and services connections;
 - (c) conducting water flow tests;
 - (d) firefighting and associated training programs; or
 - (e) other purposes as deemed necessary by The City.

REQUIREMENT TO USE LOW-FLOW PLUMBING FIXTURES

- 44 (1) Any Person installing plumbing fixtures for any new construction or renovation project that requires a plumbing permit for a residential, commercial, industrial, or Institutional structure shall install only Low-flow Plumbing Fixtures.
- (2) The requirements of subsection (1) shall not apply to plumbing Facilities installed for safety or emergency purposes including emergency safety showers and face / eye wash stations.

UNAUTHORIZED USE OF WATER

45 (1) No Customer shall:

- (a) sell water supplied hereunder;
- (b) use or apply any water to the use or benefit of others or to any other than the Customer's own use and benefit;
- (c) increase the usage of water beyond that agreed upon with The City; or
- (d) extract or remove any water from any hydrant within the City;

without first obtaining written permission from The City and subject to such reasonable conditions as The City may impose with respect to the quantity, price and times of withdrawal of the water so used.

(2) During such periods as the City Manager may designate by notice published in a newspaper in the City,

- (a) no Customer shall use, permit, or allow to be used, any water supplied to any premises, the numerical address of which (excluding street name) ends in odd number, for vehicle washing, lawn watering or other irrigation purposes on any day of the month which is an even number;
- (b) no Customer shall use, permit, or allow to be used any water supplied to any premises, the numerical address of which (excluding street name) ends in an even number for vehicle washing, lawn watering, or other irrigation purposes, on any day of the month which is an odd number;

(3) During such period as The City by notice published in a newspaper may designate, no Customer shall use, permit, or allow to be used, any water supplied to any premises for vehicle washing, lawn watering or other irrigation purposes.

(4) If the City finds an unauthorized use of water including use resulting from any tampering with a meter or other Facilities, the City may make such changes in its meters or other Facilities, or take such other corrective action, as may be appropriate to ensure only authorized use. The Customer shall pay all costs of such action necessary to remedy any violation of the law caused by the Customer.

(5) Upon finding an unauthorized use of water, the City may disconnect the

service connection immediately, without notice, and shall charge the Customer all costs incurred in correcting the condition, in addition to any other rights and remedies which may be available to the City.

INVESTIGATION INTO WATER SUPPLY SERVICE FAILURE

- 46 (1) Any Customer that notifies The City of a failure or interruption of water supply, the investigation of which necessitates the excavating of a street shall, prior to excavating, deposit with The City the costs thereof as estimated by The City, or sign a work order, agreeing to pay such costs, at the discretion of The City.
- (2) If such failure or interruption was caused by the City Service Connection the Customer shall not be liable for such costs and any deposit paid shall be refunded.
- (3) If such failure or interruption was caused by the Private Service, the actual cost of such work shall be paid by the Customer and the deposit shall be applied thereto; any excess shall be refunded to the Customer and any deficiency shall be collected in the same manner as water rates.

PRESSURE SURGES

- 47 No Customer shall cause, permit or allow any apparatus fitting or fixture to be or remain connected to the Customer's water supply or to be operated which causes pressure surges or other disturbances which may in the opinion of The City, result in damage to other Customers or to the Water Utility Service.

CONTAMINATION

- 48 No Customer shall cause, permit or allow to be or remain connected to the Customer's water supply system any piping, fixture, fitting, container or other appliance which may cause water from a source other than the Water Utility Service or any liquid or substance to enter the Water Utility Service. The City may cause the water supply to any Customer contravening the provisions of this section to be shut off provided that The City shall, if The City considers it practicable so to do, give notice to such Customer prior to such water supply being shut off. The water supply to such Customer shall not be restored until such Customer has paid to The City all costs associated with the shutting off of the water supply, the clean-up of contamination and the remedying of the Customer's default under this section.

MEASUREMENT BY METER

- 49 All water supplied by The City to a Customer shall be measured by a meter unless otherwise provided for in this Bylaw.

METER INSTALLATION AND MAINTENANCE

- 50 (1) Customers who require the installation of more than one meter shall pay a fee as set forth in Schedule D for each additional meter.
- (2) The City may change a Customer's meter(s) with notice given pursuant to Section 24.

INSTALLATION RESPONSIBILITY

- 51 (1) Water meters supplied by The City which are 50 millimetres in size or smaller shall be installed by The City with no direct charge to the Customer.
- (2) Water meters supplied by The City which are larger than 50 millimetres in size shall be installed at the expense of the Customer.
- (3) The Customer shall provide for the installation of a water meter to the satisfaction of The City and when required shall install a properly valved bypass.
- (4) For water meter installation within a building, the Customer shall provide a suitable site for such installation near a main shut off, to the satisfaction of The City and in accordance with the City of Red Deer Design Guidelines.
- (5) The Customer shall ensure that employees or agents of The City have clear access to meter areas and water meters for meter testing and reading purposes.
- (6) Unless The City otherwise approves, The City shall not be obligated to supply more than one water meter for any one building. If additional water meters are approved, a separate curb stop will be required for each additional water meter.(7) A separate water meter shall be installed for each of the two dwelling units contained within a duplex residential building and a separate curb stop will be required for each water meter.
- (7) A separate water meter shall be installed for each of the two dwelling units contained within a duplex residential building and a separate curb stop will be required for each meter.

- (8) Any Customer whose water is not metered, or whose meter is not positioned to the satisfaction of The City, shall make proper provision for a meter to be installed or the meter to be moved as the case may be, all costs of which shall be paid by the Customer.

METER CHAMBER

- 52 When in the opinion of The City, the premises to be supplied with water are too far from the City Service Connection to conveniently install a meter in the premises, or if a number of buildings are to be so supplied or for any other reason in the opinion of The City, then the Customer shall, at the Customer's sole cost, construct and maintain a container for a meter and such container shall in all respects including location, construction size, access and otherwise howsoever be satisfactory to The City.

METER SIZE

- 53 The size of the meters shall be determined as follows:
- (a) if the internal diameter of the Private Service is 25 millimetres or less, a 16 millimetre meter shall be used; or
 - (b) if the internal diameter of the Private Service exceeds 25 millimetres, the size of the meter shall be one size smaller than the size of the Private Service; or
 - (c) if the Private Service is a Combined Service, the internal diameter of the Private Service branch to be used for purposes other than fire protection shall determine the meter size as set out in subsections (a) and (b) of this section.

BYPASSES

- 54 Any Customer having a water meter 50 millimetres in size or larger shall at the Customer's own expense construct and maintain a properly valved bypass satisfactory to The City which bypass shall be sealed by The City and shall be opened by the Customer only in case of emergency. The Customer shall notify The City within 24 hours after the seal on the bypass is broken, failing which The City may cause the water supply to such Customer to be shut off until satisfactory arrangements have been made for the calculation of and payment for water supplied and not recorded on the meter.

METER VALVING

- 55 Any Customer having a meter smaller than 50 millimetres in size shall, at the Customer's sole cost and expense, supply and maintain valves on both sides of and within 300 millimetres of the meter.

PROTECTION OF METER

- 56 (1) The Customer shall provide adequate protection for the meter supplied by The City and any associated valves or pipes against freezing, heat or any other internal or external damage of any kind which may affect the operation of the water meter or meters, failing which the Customer shall pay to The City all costs associated with the repair of such meter or associated valves & pipes which amount shall be recoverable in the same manner as all other costs and charges provided for under this Bylaw.
- (2) No Person other than an authorized City employee shall install, test, repair, remove, disconnect, reconnect a meter unless specifically authorized to do so in writing by The City.
- (3) No Person shall break, tamper or interfere with any meter or facility.
- (4) The Customer shall notify The City immediately whenever a water meter is not operating or if any part of a meter becomes damaged or broken.
- (5) The Customer is responsible for the safe keeping of any water meter and any Remote Reading Device that is installed on the Customer's premises.
- (6) The Customer shall pay the cost of repairing or replacing any water meter or metering accessories supplied and installed by The City that may be damaged from any causes or any other cause within the control of the Customer.
- (7) The Customer shall notify The City within 24 hours if the seal on the bypass valve or a water meter is broken for emergency purposes or any other purpose.

NON-REGISTERING METER

- 57 (1) If, upon the reading of a meter, it is determined that the meter has failed to accurately record the consumption of the Utility Service supplied then the consumption will be estimated upon such basis that The City

considers to be fair and equitable and the account rendered pursuant to Section 18.

- (2) Where it has been determined by The City that the meter is not accurately recording the consumption of a Utility Service, The City may enter the premises to replace the meter, on notice to the Customer pursuant to Section 24.

TESTING OR CALIBRATION OF DISPUTED METERS

- 58
- (1) A Customer who disputes a meter reading shall give written notice to The City.
 - (2) Following receipt of written notice; the water meter situated on the Customer's premises shall be tested or calibrated by a qualified Person designated by The City. If the meter is found to be accurate within 98.5% to 101.5% of the water passing through it, the expense of such test or calibration shall be borne by the Customer in the amount designated in Schedule D.
 - (3) If the meter is found not accurate within the above limits it shall forthwith be repaired or be replaced by one that is accurate and the expense thereof shall be borne by The City.
 - (4) If a meter is found not to be accurate within the aforesaid limits then any meter handling and testing fees paid by the Customer shall be refunded, and the billings adjusted.
 - (5) Where an examination of past meter readings or other information does not disclose the time at which the meter error commenced, then the meter error shall be deemed to have commenced twelve months prior to the date the meter was tested or from the date upon which the meter was installed, whichever is less.

METER READING

- 59
- (1) A Customer shall permit The City to perform meter reading using automated monitoring equipment. Additional fees may apply for on-site meter reading and manual account adjustment, as set out in Schedule D if a Customer does not allow automated metering infrastructure to be installed within their premises.
 - (2) The City shall endeavour to read the meters once every month, or at such other intervals as are reasonable and practicable under the

circumstances. If The City cannot gain access safely to read the meter as aforesaid, the consumption of the Utility Service shall be estimated upon such basis as The City considers to be fair and equitable and the account rendered in accordance with such estimate. Each meter shall be read at least once per year and if such reading cannot be obtained, The City may discontinue any or all Utility Services supplied to the premises, until such time as The City is able to obtain an actual meter reading.

- (3) The City may shut off the water supply to a Customer who refuses to provide a water meter reading or access to perform a water meter reading after notice has been given pursuant to Section 24.
- (4) The Customer shall ensure that access to the meter is safe, well lit, and free of hazards to the Person reading the meter.
- (5) The City may require a water meter to be either tested on site or removed for testing by a Person authorized by The City at any time. The City may discontinue any or all Utility Services supplied to the premises until such time as a Person authorized by The City is able to obtain access to test the meter or remove it for testing.

ADDITIONAL METER READS

- 60 When a Customer requests a meter reading at a time other than the regular scheduled time for meter reading, the Customer may be assessed a fee as set forth in Schedule D for such reading. Provided, however, if upon such reading, it is determined that the previous billed meter reading is incorrect, no fee shall be required.

PRIVATE SERVICES

- 61 All Persons doing any work or service upon a Private Service or the plumbing system attached to it shall comply with the provisions of the Alberta Building Code and any applicable bylaws. A Private Service shall be buried to a depth of at least 2.7 metres to prevent freezing.

USE OF GROUNDWATER WELLS

- 62 Once a parcel of land is connected to City Water Service, any groundwater wells within such Property must be abandoned unless otherwise approved in writing by The City. Such approval would be subject to cross-connection control, flow measurement and periodic inspection, as stipulated by The City.

FIRE PROTECTION SERVICE

- 63 (1) A Fire Line shall be used only for fire protection purposes and a water line which provides combined domestic service and Fire Line service shall not be installed without the prior approval of the Fire Chief.
- (2) The City shall determine whether or not a meter shall be affixed to a Fire Line. If required, the meter shall be supplied and installed in a manner satisfactory to The City at the Customer's expense.

FIRE HYDRANTS

- 64 (1) Unless authorized by The City, no Person shall:
- (a) open or close any fire hydrant or valve;
 - (b) connect any device of any kind to a fire hydrant, including a pipe, hose, fixture, or appliance; or
 - (c) use water from a fire hydrant, regardless of whether that hydrant is located on private or public Property, for any purpose other than fire protection.
- (2) All fire hydrants are to be numbered and painted to The City's standard. The City may provide this service upon request, as per the rates in Schedule D. This information can be provided upon request to the Environmental Services Department.
- (3) No Property Owner or Occupant of a parcel or premises shall allow the access to a fire hydrant located on or adjacent to that parcel or premises to be obstructed in any manner, whether by the building or erection of any structure or the accumulation of any building material, rubbish or other obstruction.
- (4) No Property Owner or Occupant of a parcel or premises shall allow anything on the parcel or premises to interfere with the operation of a fire hydrant located on or adjacent to that parcel or premises.
- (5) All Persons who own Property on which a fire hydrant is located or own Property which is adjacent to City owned Property on which a fire hydrant is located shall:
- (a) maintain a one (1) metre clearance on each side of a fire hydrant;
 - (b) not permit anything to be constructed, erected, or placed within the

clearance area;

- (c) not permit anything except grass to be planted within the clearance area; and
- (d) maintain visibility of hydrants from the nearest access road.

PERMIT TO USE WATER FROM A FIRE HYDRANT

- 65 (1) The City may authorize the use of a fire hydrant and the use of water from a fire hydrant on a temporary basis where no other supply of water can reasonably be obtained.
- (2) The City will, as a condition for the use of a fire hydrant and the use of water from a fire hydrant, require that the water pass through a water meter and backflow prevention device prior to use.
- (3) Any Person authorized to use a fire hydrant shall obtain a hydrant connection permit from The City and ensure that a copy of such permit is kept with the Persons utilizing the hydrant and they must produce the hydrant connection permit to an employee or agent of The City immediately upon demand. A minimum of 30m³ of usage will be charged per day if weekly meter reads are not submitted.

TEMPORARY WATER SERVICE

- 66 Any Persons requiring a temporary water supply during the course of construction shall apply to The City and shall pay the sums required in Schedule B and D, which may include installation and removal of service water meter and Backflow Preventer and water consumption charges. A minimum of 30m³ of usage will be charged per day if weekly meter reads are not submitted.

THAWING SERVICES

- 67 (1) The cost of thawing a frozen service shall be borne as follows:
- (a) by the Customer if the Private Service or the plumbing system connected thereto is frozen, as determined by The City;
 - (b) by the Customer if the City Service Connection is frozen as a result of the negligence of the Customer, as determined by The City;
 - (c) by The City if the City Service Connection is frozen for any other

reason, as determined by The City.

- (2) If The City is of the opinion that a Private Service or plumbing system has frozen without any negligence on the part of the Customer or any other Person for whose negligence the Customer is responsible, The City may waive the cost of one thawing during any one winter season which shall be deemed to run from October 15th to May 15th.
- (3) The City shall not thaw a Private Service or plumbing system unless the Customer shall first have signed an acknowledgement recognizing that thawing may be inherently dangerous to Property including Private Service or plumbing system and may cause damage to electrical systems or the outbreak of fire and waiving any claim against The City for any such damage whatsoever except damage caused by the negligence of The City.

SERVICE SIZE

- 68 The size of the service required for residential purposes shall be determined in accordance with the Alberta Building Code, provided that The City shall not install a service having a size smaller than 25 mm.

BOILERS

- 69 In any case where a steam boiler or equipment of a nature similar to that of a steam boiler is supplied directly from a service, such boiler or other equipment shall be equipped with at least one safety valve, vacuum valve or other device sufficient to prevent the collapse or explosion thereof in the event the water supply thereto is shut off.

REQUESTED WATER SHUT OFF

- 70 (1) No Person shall turn a water Service Valve on or off except as authorized by the Director of Development Services.
- (2) No Property Owner of a parcel or premises shall allow a water Service Valve to be turned on or off except as authorized by The City.
- (3) If a Customer requires the supply of water to be shut off for their own purposes, the Customer shall submit a request to The City and pay The City the amount specified in Schedule D.

BACKFLOW PREVENTER

- 71 (1) Where in the opinion of The City, the configuration of any water connection creates a high risk for contamination to the water system, the Customer, upon being given notice by The City, shall install on their water service an approved Backflow Preventer at the Customer's sole cost at all identified sources of potential contamination.
- (2) No Customer or other Person shall connect, cause to be connected, or allow to remain connected to the water system any piping, fixture, fittings, container or appliance, in a manner which under any circumstances, may allow contaminated or Polluted Water, Wastewater, or any other liquid, chemical or substance to enter the domestic water system.
- (3) If a condition is found to exist which is contrary to subsection (2), The City may issue such order or orders to the Customer as may be required to obtain compliance with subsection (2).
- (4) All Backflow Preventers shall be inspected and tested at the expense of the Customer, upon installation, and thereafter annually, or more often if required by The City; by Personnel approved by The City to carry out such tests, to demonstrate that the device is in good working condition. The Customer shall submit a report in a form approved by The City for all tests performed on a Backflow Preventer within thirty (30) days of a test and a record card issued by The City shall be displayed on or adjacent to the Backflow Preventer. The tester shall record thereon the name and address of the owner of the device; the location, type, manufacturer, serial number and size of the device; and the test date, the tester's initials, the tester's name (if self-employed) or the name of the testers employer and the tester's license number.
- (5) When the results of a test referred to in subsection (4) show that a Backflow Preventer is not in good working condition, the Customer shall, repair or replace the device within ninety-six (96) hours. If the Customer fails to comply with the direction given, The City may shut off the water service or water services.
- (6) If a Customer fails to have a Backflow Preventer tested, The City may notify the Customer that the Backflow Preventer must be tested within ninety-six (96) hours of the Customer receiving the notice.
- (a) if a Customer fails to have a Backflow Preventer tested within the time provided in subsection(4), The City may cause the water service or water services to be terminated until the Backflow Preventer has been tested and approved as required by Section 71 of this Bylaw.

- (7) No Person shall turn on a water Service Valve to provide water to the Occupants of any newly renovated, constructed, or reconstructed premises until the plumbing system in such premises has been inspected for Cross Connections and approved by The City
- (8) No Persons other than those who have achieved journeyman plumber or "Certificate of Competency" in an accredited program of Alberta may conduct the tests on Backflow Preventers.

PART 4 - WASTEWATER UTILITY

WASTEWATER UTILITY SERVICE LEVY AND BILLING RATES

- 72 The City hereby levies on all Persons owning or occupying Property connected with The City's Wastewater Sewer system a fixed Wastewater charge plus a variable charge based on the volume of Wastewater contributed by the Customer, to be paid monthly as determined by The City calculated using the rates set forth in Schedule C.

WASTEWATER CONNECTION EXCEPTIONS

- 73 Notwithstanding Section 72, The City shall have the right to make special agreements on terms fixed by The City with certain industries or others to whom large quantities of water are sold but whose uses of such water do not involve the return of comparable amounts of Wastewater to The City's Wastewater Sewer system.

PROHIBITED DISPOSAL OF WASTEWATER

- 74 (1) No Person shall place, deposit, dump or permit Wastewater, Dangerous Goods, or any other Waste, to be deposited in any manner upon public or private Property within the City or in any area under the jurisdiction of The City.
- (2) No Person shall discharge to any watercourse within the City or to any area under the jurisdiction of The City, any Wastewater, Industrial Waste, Dangerous Goods, or Polluted Waters, except where suitable pre-treatment is provided.
- (3) Except as permitted by this Bylaw or the Alberta Building Code, no Person shall construct or maintain in the City any privy or pit toilet, septic tank, cesspool, or other facility intended or used for the collection or disposal of

Wastewater.

CLEANOUTS

- 75 A Building Sewer that is connected to a Wastewater Sewer shall be equipped with a main Cleanout with a minimum diameter of 100 mm located not more than 25 m from Property line. The main Cleanout shall be located as close as practical to the point where the Wastewater Sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (2 metres) for effective rodding and cleaning. The building Wastewater Sewer from Cleanout to Property line is to be as straight as possible. A maximum of one 45° bend is permitted for the Cleanout and a maximum of one additional 45° bend may be used between the Cleanout and Property line. Total angle of all bends shall not exceed 90°.

BACKFLOW VALVES

- 76 All Wastewater plumbing fixtures and floor drains set below the highest level of the ground surface adjacent to the premises shall be protected from backflow by an approved Wastewater Backflow Valve.

PLUGGED WASTEWATER SEWERS

- 77 (1) When a Sewer backup occurs, a Customer shall be responsible for contacting a plumbing firm to arrange for the blockage to be cleared.
- (2) When the cause of the blockage is determined to originate from the portion of the Sewer that the City is responsible for under this bylaw the City will reimburse the Customer the actual costs incurred by the Customer to clear the blockage. Such reimbursement may be limited to a maximum amount of up to three (3) hours at the rates identified in Schedule D.
- (3) When the cause of the blockage is determined to originate from the portion of the Sewer that the Customer is responsible for under this bylaw the Customer shall be responsible for removing the blockage and any and all costs associated with doing so.
- (4) Where the dispute exists as to the responsibility of sewer failures or blockage, a video inspection or an electronic line location may be performed in an attempt to determine the location of the problem. All costs associated with such a determination shall be borne by the party responsible for maintaining the portion of the sewer where the cause of the problem is found to originate

- (5) The Customer or plumbing firm on behalf of the Customer, shall notify The City if the plumber is unable to clear a blockage within the Sewer Connection.

TREES AND ROOTS

- 78 (1) Deep rooting trees shall not be planted within 6 metres of Wastewater Sewer mains or services.
- (2) Tree roots infesting and/or blocking a sewer shall be the responsibility of the party responsible for maintaining the portion of the sewer where the cause of the infesting and/or blocking originated.

CONNECTION TO WASTEWATER SEWER

- 79 No weeping tile, Sump pump or eavestrough downspout system shall be connected to any Wastewater Sewer unless approved in writing by The City.

STORM WATER / GROUND WATER DISCHARGE TO WASTEWATER SEWER

- 80 No Person shall discharge, or cause to be discharged, Storm Water, surface water, ground water, roof run-off, subsurface drainage, or Cooling Water to any Wastewater Sewer, unless:
- (a) upon the application of the Customer The City determines that exceptional conditions prevent compliance with the foregoing provisions and authorizes such discharge; and
- (b) the discharge is in accordance with a validated Wastewater Discharge Dewatering Permit.

PROHIBITED SUBSTANCES IN WASTEWATER

- 81 No Person shall discharge or permit to be discharged into any Wastewater Sewer:
- (a) any solid or viscous substance capable of causing obstruction, or other interference with the operation of the Wastewater system, including Dangerous Goods, Hazardous Waste, Biological Waste, Combustible Waste, Biomedical Waste, Reactive Waste, elemental mercury, prescription or illegal drugs, soil, PCBs, Pesticides, Radioactive Materials, hair, grease, oil, cigarettes, ashes, cinders, sand, potters clay, resin, mud, straw, metal, glass, rags, feathers,

tar, plastics, wood, grass clippings, insoluble shavings, asphalt, creosote, bone, hide, eggshells, meat and fat trimmings or Waste, baking dough, chemical residues, spent grain and hops, whole food, garbage, paint residues, cat box litter, animal tissues, manure, blood, or Sharps;

- (b) Wastewater having a pH lower than 6.0 or higher than 10.5, or having any other corrosive Property capable of causing damage or hazard to structures, equipment, and Wastewater treatment processes;
- (c) Wastewater containing substances in concentrations exceeding the following:

(i)	Antimony	1.0 mg/L
(ii)	Arsenic	1.0 mg/L
(iii)	Barium	3.0 mg/L
(iv)	BTEX	1.0 mg/L
(v)	Boron	1.0 mg/L
(vi)	Cadmium	0.05 mg/L
(vii)	Chromium	1.0 mg/L
(viii)	Chlorinated Hydrocarbons	0.02 mg/L
(ix)	Copper	0.5 mg/L
(x)	Cyanide	1.0 mg/L
(xi)	Hydrocarbons	50 mg/L
(xii)	Lead	1.0 mg/L
(xiii)	Manganese	1.0 mg/L
(xiv)	Mercury	0.1 mg/L
(xv)	Nickel	0.5 mg/L
(xvi)	Phenolic Compounds	0.1 mg/L
(xvii)	Selenium	1.0 mg/L
(xviii)	Silver	1.0 mg/L
(xix)	Sulphide	1.0 mg/L
(xx)	Zinc	1.0 mg/L
(xxi)	Total Suspended Solids (TSS)	4,800 mg/L
(xxii)	Biochemical Oxygen Demand (BOD)	4,800 mg/L
(xxiii)	Chemical Oxygen Demand (COD)	9,600 mg/L
(xxiv)	Total Phosphorus	150 mg/L
(xxv)	Total Kjeldahl Nitrogen	400 mg/L
(xxvi)	Oil and Grease - animal, vegetable	500 mg/L
(xxvii)	Oil and Grease - synthetic hydrocarbon	50 mg/L
(xxviii)	Phosphates	100 mg/L

- (d) Wastewater containing hydrogen sulphide, carbon disulphide, reduced sulphur compounds, amines or ammonia;

- (e) Wastewater containing dyes or colouring materials which may or could pass through a Wastewater treatment plant and discolour the Wastewater effluent;
- (f) Wastewater above 75 degrees Celsius;
- (g) any substance which:
 - (i) is or may become harmful to any recipient water course or collection system or part thereof or will cause a violation or noncompliance event in the Operating Approval for the Wastewater Treatment Plant;
 - (ii) may interfere with the proper operation or maintenance of the Wastewater system, disposal of biosolids, or any Wastewater treatment process or cause damage to the Wastewater Works or Wastewater treatment plant;
 - (iii) grit removed from commercial or industrial premises including but not limited to grit removed from car washing establishments, automobile garages and restaurant Sumps or from Interceptors;
 - (iv) will be discharged in layers or will form layers upon interaction with other Wastewater;

DISCHARGE OF PROHIBITED SUBSTANCES

- 82 (1) Any Person responsible for or aware of the discharge of prohibited substances in the Wastewater system shall immediately report to The City in order that the necessary precautions can be taken to minimize the Deleterious effects of the discharge. Such Person must also make other required reports to Alberta Environment and any other governing body.
- (2) If testing of Wastewater shows that it is noncompliant with this Bylaw, The City may direct the Customer to comply with the Bylaw and may, in addition, direct the Customer at its expense to install such monitoring and recording equipment as The City deems necessary and to provide to The City the results of said monitoring as required.
- (3) Any Person who contravenes any of the provisions of Section 81, 82, 83 or 85 shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay to The City all costs of monitoring, sampling, testing, and removing any contamination resulting from the discharging of

any such substances into a Wastewater Sewer, and for any other amount for which The City may be held liable because of such contamination.

OVERSTRENGTH SURCHARGE

- 83 (1) A Person who has discharged, caused, or permitted Wastewater to be discharged into any Wastewater Sewer containing constituents exceeding the concentrations outlined in Schedule C, shall pay the volume and treatment charges set forth in Schedule C.
- (2) Should testing of the Wastewater being discharged into the Wastewater collection system be required for the purpose of determining the Wastewater surcharge rate, such sampling and testing shall be conducted by the Inspector, or by the Customer to the satisfaction of the Inspector, using automated sampling devices or in accordance with the following manual sampling protocol:
- (a) samples from the effluent produced at a location will be collected for a minimum of any two days within a seven day period;
 - (b) a minimum of four Grab Samples of equal volume shall be taken each day, such samples to be taken at least one hour apart;
 - (c) the analysis shall be conducted on a Composite Sample made of each day's Grab Samples; and
- (3) The results of the foregoing tests shall be averaged to determine the characteristics and concentration of the effluent being discharged into the City Wastewater collection system.
- (4) No Person shall, for the purpose of meeting any concentration limits set out in this Bylaw, dilute any Wastewater intended to be deposited in the Wastewater collection system.

COST OF SAMPLING

- 84 When the Customer's discharged Wastewater contains constituents exceeding the discharge limits in Section 81, 82, or 83, the cost of all sampling and analysis shall be at the Customer's expense.

DENTAL WASTE AMALGAM SEPARATOR

- 85 Every owner or operator of premises from which Dental Amalgam may be discharged, which Waste may directly or indirectly enter a Sewer, shall:

- (a) install in any piping system at its premises that connects directly or indirectly to a Sewer, Dental Amalgam Separators with at least 95% removal efficiency in amalgam weight and which are certified as compliant with *ISO 11143 – “Dental Equipment: Amalgam Separators”*;
- (b) operate and maintain all Dental Amalgam Separators in good working order and according to the manufacturer's recommendations;
- (c) provide an approved monitoring point which is readily and easily accessible at all times for inspection; and
- (d) provide to the Inspector on request a maintenance schedule and record of maintenance for each installed Dental Amalgam Separator.

GREASE, OIL, & SOLIDS INTERCEPTION

- 86 (1) Every owner or operator of premises containing a restaurant, vehicle repair or auto body shop, petroleum service station, or vehicle and equipment washing establishment, or other premises as deemed necessary by The City of Red Deer shall:
- (a) install an Interceptor or filter for the removal from Wastewater of grease, oil, solids or other harmful substance;
 - (b) make available to the Inspector upon request a maintenance schedule and record of maintenance for the Interceptor or filter; and
 - (c) shall keep and make available to the Inspector upon request a two-year record of documentary proof of Interceptor clean-out and the disposal of oil, grease, solids and sediments.
- (2) All Interceptors shall be of a type and capacity approved by The City and shall be located so as to be readily and easily accessible for cleaning and inspection and shall be maintained by the Customer at the Customer's expense in continuously efficient operation at all times. The Interceptors shall be installed in compliance with the most current requirements of the Alberta Building Code.
- (3) No Person shall:

- (a) discharge emulsifiers into the Sewer system ahead of an Interceptor; or
 - (b) use enzymes, bacteria, solvents, hot water or other agents to facilitate the passage of Oil and Grease through a Grease Interceptor.
- (4) Should any blockage of the Wastewater Sewer system be caused by reason of failure, omission, or neglect of a Customer, to comply strictly with the provisions of this Bylaw, the Customer shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay The City for all costs of clearing such blockage and for any other amount for which The City may be held liable because of such blockage.

CUSTOMER SELF-MONITORING

- 87 (1) The Customer shall, at its own expense, complete any monitoring, sampling, and testing of any discharge to a Wastewater system as required by The City, and shall provide the results to The City in a form specified by The City.
- (2) Any Customer who exceeds the discharge limits in this Bylaw shall submit an environmental plan to the satisfaction of The City, at the Customer's expense, which will detail the steps necessary to change their discharge characteristics to the standards required under the provisions of this Bylaw.

MANHOLES

- 88 (1) Manhole(s) are required to be constructed in accordance with City Standards in locations that are accessible to The City, on all Wastewater Service Connections to premises such as:
- (a) Industrial - Oil related industries, dairies, breweries, packing plants, processing plants, feed mills, manufacturing plants, fabricating plants, painting shops;
 - (b) Commercial - Shopping centres, strip malls, warehouses, grocery stores, heavy machine repair, welding shops, automobile repair, service stations, car washes, restaurants, paint stores, hotels, motels, dry cleaners, laundries; and
 - (c) Other - residential dwellings over 6 units, apartment over 6 units, nursing homes, senior complexes, Institutions, hospitals, dental labs, funeral homes, churches, schools.

- (2) Such manholes may be constructed by the Customer, or by The City at the Customer's cost, and shall be maintained by the Customer so as to be safe and accessible at all times.

DISCONNECTION OF SEWER

89 (1) Where Wastewater which:

- (a) is hazardous or creates an immediate danger to any Person;
- (b) endangers or interferes with the operation of the Wastewater collection system; or
- (c) causes or is capable of causing an adverse effect;

is discharged to the Wastewater collection system, the Inspector may, in addition to any other remedy available, remove, disconnect, plug or shut off the Sewer line discharging the unacceptable Wastewater into the Wastewater collection system or take such other action as is necessary to prevent such Wastewater from entering the Wastewater collection system.

- (2) The Wastewater may be prevented from being discharged into the Wastewater collection system until evidence satisfactory to the Inspector has been produced to ensure that no further discharge of Hazardous Wastewater will be made to the Wastewater collection system.
- (3) Where The City takes action pursuant to subsection (1), the Inspector may by notice in writing advise the owner or occupier of the premises from which the Wastewater was being discharged, of the cost of taking such action and the owner or occupier, as the case may be, shall forthwith reimburse The City for all such costs which were incurred.

PRIVATE WASTEWATER DISPOSAL

- 90 (1) Where a Wastewater Sewer is not available for connection as required under the provisions of Section 31(1), the building Wastewater Sewer shall be connected to a private Wastewater disposal system complying with the provisions of this Bylaw, the Alberta Building Code, Alberta Environment & Public Health Regulations, and such additional requirements as may be imposed by The City. The owner shall operate and maintain the private Wastewater disposal Facilities in an acceptable manner at all times at no expense to The City.

- (2) After the Property Owner has connected to the Wastewater Sewer system as required by Section 31(1), the Property Owner shall, within 60 days of the date of connection to the Wastewater Sewer system, dispose of all Waste appropriately and remove any septic tanks, cesspools and similar private Wastewater disposal Facilities and reclaim the site with clean native soil.

HAULED WASTEWATER

- 91 (1) No Person shall discharge or permit the discharge of Hauled Wastewater at any location other than a Hauled Wastewater discharge location approved by The City. Manifests to discharge Hauled Wastewater are available at The City's Wastewater Treatment Plant.
- (2) Any Person or company that proposes to discharge Hauled Wastewater at The City Wastewater Treatment Plant must:
 - (a) apply for and receive a Hauled Wastewater Manifest issued by The City; and
 - (b) enter into and comply with the requirements of the Hauled Wastewater agreement established by The City.

BEST MANAGEMENT PRACTICE

- 92 (1) As a condition of discharging Wastewater into the Wastewater Sewer, Customers in industrial, commercial, and Institutional sectors shall submit to The City a completed Notice of Wastewater Discharge form and a Best Management Practice:
- (a) in the case of new premises, within 30 days of commencing the discharge of Wastewater in the Wastewater Sewer; and
 - (b) In the case of existing premises, within 90 days of the date that this Bylaw is adopted.
- (2) A Best Management Practice is not required for the discharge of Waste produced from residential premises, or for sanitary Waste and Wastewater from showers and restroom washbasins produced from a non-residential Property.
 - (3) A Customer must report any change in the discharging operation registered under the Notice of Wastewater Discharge form (such as a change in the discharge characteristics, ownership, name, location, contact Person, telephone number, or fax number) to the Inspector within

30 days of the change by submitting a completed Notice of Wastewater Discharge form showing the changes.

- (4) Nothing in a Best Management Practice or a Notice of Wastewater Discharge form relieves a Person discharging Waste from complying with this Bylaw or any other applicable enactment.

PART 5 - STORM WATER UTILITY

CONNECTION TO STORM WATER SEWER

- 93 Where the seasonally adjusted groundwater table is within 2m of the top of the footing of any residence constructed after the passage of this Bylaw, such residence must have a weeping tile system connected to a Storm Water Sewer where a Storm Water Sewer is available, or with the permission of The City, connected to the Wastewater Sewer.

CLEANOUTS

- 94 A building Storm Water Sewer that is connected to The City's Storm Water Sewer shall be equipped with a main Cleanout with a minimum diameter of 75mm, located not more than 25m from Property line. The main Cleanout shall be located as close as practical to the point where the Storm Water Sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (2m) for effective rodding and cleaning. The building Storm Water Sewer from Cleanout to Property line is to be as straight as possible. A maximum of one 45° bend is permitted for the Cleanout and a maximum of one additional 45° bend may be used between the Cleanout and Property line. The total of the angles of all bends shall not exceed 90°.

BACKFLOW VALVES

- 95 All weeping tile and Storm Water fixtures set below the level of the highest ground surface adjacent to the premises shall be protected from backflow by an approved Storm Water Backflow Valve.

TREES AND ROOTS

- 96 (1) Deep rooting trees shall not be planted within 6 metres of Storm Water Sewer mains or services.
- (2) Tree roots infesting and/or blocking a Storm Water Sewer shall be the responsibility of the party responsible for maintaining the portion of the

sewer where the cause of the infesting and/or blocking originated.

OIL AND GRIT INTERCEPTION

- 97 (1) Oil and Grit Separators are required for the following types of Properties:
- (a) Properties over 2 ha where there are no other water quality improvement capabilities in the downstream storm system prior to outfall to a water body;
 - (b) Properties with petroleum products on-site; and
 - (c) Heavy industrial and manufacturing Properties.
- (2) Every Property when deemed necessary by the City, shall install an oil and grit separator to remove oil, sediment, solids, refuse, and other harmful substances from Storm Water. All oil and grit separators shall be of a type and capacity approved by The City and shall be located so as to be readily and easily accessible for cleaning and inspection, and shall be maintained by the owner, at the owner's expense, and in continuously efficient operation at all times. The oil and grit separators shall be installed as per manufacturer's recommendations and in compliance with the most current requirements of The City of Red Deer Design Guidelines and Contract Specifications.
- (3) All oil and grit separators shall be inspected as per manufacturer's recommendations or at least once per year, whichever is more frequent. Oil and grit separators shall be cleaned immediately when indicated by inspection.
- (4) The Property Owner shall:
- (a) Make available to the Inspector upon request, the manufacturers recommendations, a maintenance schedule and record of maintenance for the oil and grit separator;
 - (b) Keep and make available to the Inspector upon request a minimum five year record of documentary proof of oil and grit separator clean out, along with documentation of appropriate disposal of all captured materials; records shall include the recorded sediment depth resulting from all inspections, including those which occur prior to any sediment removal operations. These sediment depth records are to be kept so as to assist the owner/operators and Inspectors in identifying appropriate inspection and maintenance schedules.

- (5) No Person shall:
- (a) Discharge emulsifiers into the storm sewer system ahead of an oil and grit separator; or
 - (b) Use enzymes, bacteria, solvents, hot water or other agents to facilitate the passage of oil and/or grease through an oil and grit separator.
- (6) Should any blockage of the storm sewer system be caused by reason of failure, omission, or neglect of an owner, to comply strictly with the provisions of this Bylaw, the owner shall be liable to and shall on demand pay The City for all costs of clearing such blockage, and for any other amount for which The City may be held liable because of such blockage.

PRIVATE STORM WATER SEWER SYSTEMS

- 98 Storm Water Sewers installed on industrial, commercial or Institutional Property for the purposes of collecting Storm Water and carrying it into the Storm Water Sewers shall be equipped with an Interceptor. The installation of catch basins and Interceptors on private Property shall comply with The City's Design Guidelines, as they may be amended from time to time.

PROHIBITED STORM WATER SEWER USE

- 99 (1) No Person shall discharge, or cause to be discharged, groundwater, roof run-off, subsurface drainage, or Cooling Water from any industrial process, to any Storm Water Sewer, unless;
- (a) upon the application of the Customer, The City determines that exceptional conditions prevent compliance with the foregoing provisions and authorizes such discharge; and
 - (b) the discharge is in accordance with a validated Storm Water Discharge Dewatering Permit;
- (2) No Person shall discharge, deposit or permit any of the following into any pipe, main conduit, manhole, street inlet, gutter or aperture draining into the Storm Water system:
- (a) any Deleterious substance; Industrial Waste; domestic Waste; non-domestic Waste; Wastewater; trucked liquid Waste; pool or hot tub water; mud, sand, silt, or grit; any flammable liquid or explosive

material; solvent or petroleum derivative including but not limited to gasoline, naphtha or fuel oil; any pesticides, insecticide or fungicides; Radioactive Material; septage, soil, dead animals or parts, cooking oils and greases, transmission fluids, battery acids and antifreeze, paint, cement or concrete wastes, sawdust, wood, fibre board or construction material, yard waste, herbicides or fertilizers, soaps or detergents, hazardous substances or animal wastes.

- (b) any corrosive, noxious or malodorous gas, liquid or substance which either singly or by interaction with other Wastes, is capable of:
 - (i) creating a public nuisance or hazard to life;
 - (ii) preventing human entry into a Storm Water Sewer or pump station; or
 - (iii) causing damage to the Storm Water system.
 - (c) any other substance which may cause impairment of or damage to the environment, human health, safety, Property, or City infrastructure.
- (3) No Person shall obstruct or restrict a Storm Water Sewer or the flow therein.
- (4) No Person shall discharge water to any Storm Water Sewer or to a watercourse, containing any substance which, in the opinion of The City:
- (a) is or may become harmful to any recipient watercourse or Storm Water system or part thereof;
 - (b) may interfere with the proper operation or maintenance of the Storm Water system;
 - (c) may become a health or safety hazard to Persons, Property, animals, vegetation and the environment.

DISCHARGE OF PROHIBITED SUBSTANCES IN STORM WATER

- 100 (1) Any Person responsible for or aware of the discharge of prohibited substances in the Storm Water system shall immediately report that event to The City in order that the necessary precautions can be taken to minimize the Deleterious effects of the discharge. Such Person must also make other required reports to Alberta Environment and any other governing body.

- (2) Should any testing of Storm Water show that it is noncompliant with this Bylaw, The City may direct the Customer to comply with the Bylaw and may, in addition, direct the Customer at its expense to install such monitoring and recording equipment as The City deems necessary and supply the results of said monitoring as required. The cost of all sampling and analysis shall be at the Customer's expense.
- (3) Any Person who contravenes any of the provisions of Section 98 shall, in addition to any penalty for infraction of this Bylaw, be liable to and shall on demand pay to The City all costs of monitoring, sampling, testing, and removing any contamination resulting from the discharging of any such materials into a Storm Water Sewer, and for any other amount for which The City may be held liable because of such contamination.

CITY STORM WATER SEWER USE

101 City forces may discharge water into a Storm Water Sewer or watercourse resulting from non-domestic activities such as:

- (a) hydrant & Water Main flushing (dechlorination required); and
- (b) firefighting activities.

DISCONNECTION OF STORM WATER SEWER

102 (1) Where Storm Water which:

- (a) is hazardous or creates an immediate danger to any Person or the environment;
- (b) endangers or interferes with the operation of the Storm Water system; or
- (c) causes or is capable of causing an adverse effect;

is discharged to the Storm Water system, The City may, in addition to any other remedy available, remove, disconnect, plug or seal off the Storm Water Sewer line discharging the unacceptable water into the Storm Water system or take such other action as is necessary to prevent such water from entering the Storm Water system.

- (2) The water may be prevented from being discharged into the Storm Water system until evidence satisfactory to The City has been produced to

assure that no further discharge of hazardous water will be made to the Storm Water system.

- (3) Where The City takes action pursuant to subsection (1), The City may by notice in writing advise the Property Owner or occupier of the premises from which the water was being discharged, of the cost of taking such action and the Property Owner or occupier, as the case may be, shall forthwith reimburse The City for all such costs.

PART 6 - WASTE MANAGEMENT UTILITY

SCOPE OF WASTE MANAGEMENT UTILITY

- 103 (1) The City Waste Management Utility shall provide for the collection, removal and disposal of Solid Waste, Recyclables, Yard Waste and Special Waste within the City as specified in this Bylaw.
- (2) As Waste Management Utility Services are not a metered service, the provisions of Part 2 of this Bylaw dealing with the creation and administration of Utility accounts apply to the Waste Management Utility subject to all necessary modifications to reflect the provisions of this Part.

EXCLUSIVE CONTRACTS FOR WASTE MANAGEMENT SERVICES

- 104 (1) City Administration is authorized to enter into exclusive contracts for the collection, removal and disposal of Solid Waste, Yard Waste, Special Waste and Recyclables within the City.
- (2) The Solid Waste Contractor shall not have exclusive rights to collect the following types of Waste:
- (a) large household goods such as furniture;
 - (b) Solid Waste in on-site mechanical compactors, roll-off bins, or Containers of a capacity greater than 6 cubic yards;
 - (c) Waste produced in the process of constructing, altering or repairing a building;
 - (d) Waste not accepted at the Disposal Grounds;
 - (e) those items suitable for recycling or reuse; or

- (f) Waste of any kind generated from the Michener Centre.
- (3) Where The City has entered into such exclusive contracts, no Person other than the contractor may provide the same or similar type of service within the City. Notwithstanding that, the Property Owner or Occupant of premises may remove or dispose of Solid Waste, Recyclables or Yard Waste from those premises.
- (4) Any Person who breaches the provisions of subsection (3) hereof, in addition being liable to prosecution for an offence under this Bylaw, shall be liable for and make payment to The City of the amount of revenue which would have been generated had The City been able to collect the Recyclables, Solid Waste or Yard Waste.

RESIDENTIAL WASTE - DETACHED AND SEMI-DETACHED DWELLING UNITS

- 105 Solid Waste, Recyclables and Yard Waste shall be collected by The City on a weekly basis from all detached and semi-detached Dwelling Units and secondary suites.

RESIDENTIAL WASTE - MULTI-FAMILY AND MULTI-ATTACHED BUILDINGS

- 106 (1) The City shall provide weekly collection of Recyclables for all Multi-Family and Multi-Attached Buildings.
- (2) The City shall provide weekly collection of Solid Waste for all Multi-Family and Multi-Attached Buildings except, where the building owner has made provisions for others to collect such Solid Waste; in which case, Solid Waste must be collected at least once per week.

COMMERCIAL WASTE

- 107 (1) In this section, Non-residential Premises includes premises of a commercial or industrial nature, as well as Institutions and Places of Worship.
- (2) Subject to the provisions of Section 103, the owner or Occupant of Non-residential Premises may choose to have Solid Waste from the premises collected by The City or by a private contractor.
- (3) The City does not provide Yard Waste collection or Recyclable collection services to Non-residential Premises.

CHARGES AND FEES

- 108 (1) The Property Owner or Occupant of premises receiving Waste collection services from The City, shall pay to The City a monthly charge at the rates established in Schedule E.
- (2) The monthly charge for Waste collection services (Solid Waste and Recyclables) will apply even where no material is set out for collection. In the case of detached and semi-detached Dwelling Units, the monthly charge shall be a debt due to The City whether the Property is occupied or not. The Property Owner shall be liable to pay the monthly charge where the Utility account with the Occupant has been terminated for any reason.
- (3) Where service is provided for part of a billing period, the rates shown under Schedule E for such service shall be prorated and charged for the portion of the period the service is provided.
- (4) No charges shall be levied in respect of unimproved residential lands.

ADMINISTRATION OF SOLID WASTE SERVICE

- 109 The City shall have the following authorities with respect to the administration of the Waste Management Utility:
- (a) ensure the safe and efficient collection, removal and disposal or recycling of Solid Waste, Yard Waste, and Recyclables under this Bylaw and under any contract entered into by The City;
 - (b) require the Property Owner to install a lid on a garbage Container when, in The City's opinion, there is a problem with the containment of Solid Waste which could be resolved by the installation of a lid;
 - (c) decide what does or does not constitute Solid Waste, Yard Waste, Recyclables or Special Waste under this Bylaw;
 - (d) determine which of the rates set out in Schedule E applies to a particular Customer for any load of Waste delivered to the Disposal Grounds, based on the quantity, volume or type of Solid Waste produced by that Customer or contained in that load of Waste;
 - (e) establish the months of the year during which Yard Waste shall be collected;

- (f) establish the number of Units of Solid Waste permitted per weekly collection; and
- (g) establish such other reasonable policies or regulations as may be necessary for the safe, orderly and efficient collection and disposal of Waste within the City.

USE OF THE SOLID WASTE UTILITY SERVICE AND DISPOSAL GROUNDS

- 110 (1) The City is not responsible to collect Solid Waste that is not stored in a Container or Receptacle and placed out for collection.
- (2) Customers shall place Solid Waste Receptacles as near as practicable to the lane abutting the lands from which the Solid Waste is produced so as to be easily accessible to the Solid Waste Contractor.
 - (3) If a building is constructed such that it abuts directly on the lane, the Property Owner shall provide to the reasonable satisfaction of The City a space within the building of sufficient area to contain all Solid Waste between periods of collection.
 - (4) In the case of premises for which Solid Waste Services are not provided by a lane, Customers shall place Solid Waste Receptacles in such manner as The City directs.
 - (5) A Receptacle for containing Solid Waste shall be sufficiently strong to hold the weight of Solid Waste contained therein without breaking and shall not exceed 1.2m in length or 100 litres in volume.
 - (6) A Receptacle when loaded with Solid Waste shall not weigh more than 25 kg and The City is not required to handle or collect the contents of a Receptacle which exceeds that weight.
 - (7) All Solid Waste shall be removed to and disposed of in the Disposal Grounds subject to the regulations established by The City and no Person shall deposit or dispose of Solid Waste at any location in the City except the Disposal Grounds.
 - (8) A Person shall not use or permit to be used any vehicle or trailer for the conveyance or storage of Waste unless it is fitted with a cover capable of preventing the scattering or dispersal of Waste while it is being stored or transported by the vehicle. Any Person conveying an unsecured load to the Disposal Grounds, in addition to being liable for prosecution for an

offence under this Bylaw, will be charged a surcharge at the Disposal Grounds as outlined in Schedule E.

CONTAINMENT OF SOLID WASTE

- 111 (1) No owner or Occupant of land shall permit Solid Waste to accumulate loosely on such land.
- (2) An owner or Occupant of land shall ensure that any Solid Waste produced from such land is held in Receptacles or Containers in good condition and which are adequate to contain the accumulation of Solid Waste originating from such lands between collection times.
- (3) A Person shall not put out or permit to be put out animal feces or any other excrement unless packaged separately from other Solid Waste in a securely tied plastic bag free of punctures, tears and leaks.

DISPOSAL OF SOLID WASTE

- 112 (1) All owners or Occupants of land shall remove and dispose of all Solid Waste originating on their lands or premises which are not collected, removed and disposed of pursuant to this Bylaw, and in default of their so doing, The City may remove and dispose of such Solid Waste at the expense of such owners or Occupants, who shall pay such expenses to The City on demand.
- (2) No Person shall dispose of any Waste in a Receptacle or Container owned or leased by another Person without the express written consent of the owner or lessee of the Receptacle or Container.
- (3) Public Receptacles shall only be used for the disposal of incidental Solid Waste and shall not be used for the disposal of Solid Waste generated by residences, businesses or other commercial activities.

RESIDENTIAL SOLID WASTE COLLECTION

- 113 (1) Basic residential Solid Waste collection service shall consist of the weekly collection of a maximum of 5 Units of Solid Waste per residential Customer unless otherwise directed by The City. Units of Solid Waste in excess of the basic residential Solid Waste collection service will be picked up if an Extra Waste Tag, purchased from The City, is attached to the garbage bag for disposal.

- (2) The owner or Occupant of residential lands or premises may remove or cause to be removed Solid Waste from their Property at their own expense, but must still pay to The City the rate levied under this Bylaw for Solid Waste and Recyclable Collection.
- (3) The owner or Occupant of multi-family residential lands or premises must ensure that Solid Waste is collected from the Property at least once per week. Unless Containers are used, the Property Owner must ensure that all Solid Waste is neatly contained in Receptacles between collection times. The joint use or sharing of Containers or Receptacles between multi-family residential lands or premises, for the collection and disposal of Solid Waste, shall not be permitted except with the prior written permission of The City.
- (4) Subsections (2) & (3) do not apply to removal of Solid Waste from the Michener Centre.

NON-RESIDENTIAL SOLID WASTE

- 114 (1) The owner or Occupant of non-residential lands or premises may remove their own Solid Waste at their own cost and expense by employing the services of their own workers or employees, but such owner or Occupant shall not contract such work out to any party other than the Solid Waste Contractor. This prohibition does not apply to the removal of the types of Solid Waste which are listed as exceptions in Section 103(2).
- (2) Any Person who breaches the provisions of subsection (1), in addition to their liability to be prosecuted for an offence under this Bylaw, shall be liable for and make payment to The City of the fees and charges for removal and disposal of Solid Waste which such Person would have had to pay had such Person used the services of the Solid Waste Contractor for such purpose.
 - (3) This section does not apply to removal of Solid Waste from the Michener Centre.

HAZARDOUS WASTE, DANGEROUS GOODS, SPECIAL SOLID WASTE

- 115 (1) The owner or Occupant of land which produces or possesses any Dangerous Goods, Hazardous Waste or Special Solid Waste shall remove and dispose of such goods in accordance with this Bylaw and any regulations of the Governments of Alberta and Canada.
- (2) The owner or Occupant of any lands from which any Dangerous Goods, Hazardous Waste or Special Solid Waste is removed shall properly

identify such Waste or goods and shall be responsible for obtaining approvals for the safe transport and disposal thereof.

- (3) No Person shall deposit or mix with any Solid Waste for collection in the Solid Waste service or delivery to the Disposal Grounds any Dangerous Goods or Hazardous Waste.
- (4) No Person shall place, or cause to be placed, any Special Solid Waste into the Solid Waste service or Disposal Grounds without obtaining permission from The City and making payment of the disposal charge specified in Schedule E.
- (5) Any Person breaching any part of this section shall be responsible for all costs incurred in eliminating any pollution or contamination of the Disposal Grounds or any other site in the City and shall make payment of the same to The City on demand.

BURNING

- 116 Except as provided in The City's Fire Permit Bylaw no Person shall burn or attempt to burn any Solid Waste in the City.

SOLID WASTE FROM OUTSIDE THE CITY

- 117 No Person shall deposit any Solid Waste at the Disposal Grounds which does not originate from within the boundaries of the City except with the prior written permission of The City or under the authority of a contract with The City.

PART 7 - GENERAL

REMAINDER ENFORCEABLE

- 118 Should any portion of this Bylaw be found by any court to be void or unenforceable, then it is the intention of Council that the remainder of this Bylaw shall remain in full force and effect, notwithstanding such ruling.

EFFECTIVE DATE

- 119 This Bylaw shall come into effect on March 1, 2016.

REPEAL OF PREVIOUS BYLAW

- 120 Bylaw No. 3543/2015 is hereby repealed effective March 1, 2016.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK this 1st day of February 2016.

"Mayor Tara Veer"

MAYOR

"Frieda McDougall"

CITY CLERK

SCHEDULE A – DEFINITIONS

SCHEDULE B – WATER RATES

SCHEDULE C – WASTEWATER RATES

SCHEDULE D – BILLING AND SERVICE FEES

SCHEDULE E – SOLID WASTE COLLECTION RATES

SCHEDULE F – SPECIAL WATER AND WASTEWATER RATES

SCHEDULE A

DEFINITIONS

In this Bylaw, words and phrases shall mean and be interpreted in accordance with the definitions set out in this Schedule.

- (1) **Backflow Preventer**, also referred to as a cross connection control device, means a device that prevents flow of water or other liquids, mixtures, or substances into the potable water system from any source or sources other than the intended source.
- (2) **Backflow Valve** means a device to prevent flow reversal in a Storm Water or Wastewater Sewer connection.
- (3) **Best Management Practice** means a set of procedures, equipment, training, or other provisions applicable to operations to assist in compliance with this Bylaw.
- (4) **Biological Waste** means waste from a hospital, medical clinic, health care facility, mortuary or biological research laboratory which contains or may contain:
 - a. pathogenic agents that cannot be effectively mitigated by Wastewater treatment; and
 - b. experimental biological matter that may be hazardous to human health or detrimental to the environment.
- (5) **Biomedical Waste** means:
 - a. any human anatomical waste, animal waste, untreated microbiological waste, waste Sharps and untreated human blood and body fluids known to contain viruses and agents listed in "Risk Group 4" as defined in "Laboratory Biosafety Guidelines" published by Health Canada, date, 2004, as amended; or
 - b. waste that is generated by human health care facilities, medical research and teaching establishments, clinical testing or research laboratories, and facilities involved in the production or testing of vaccines, and contains or may contain pathogenic agents that may cause disease in humans exposed to the waste.
- (6) **BOD or Biochemical Oxygen Demand** means the five-day BOD which is the determination of the molecular oxygen utilized during a five-day incubation period for the biochemical degradation of organic

material (carbonaceous demand), and the oxygen used to oxidize inorganic material such as sulphides and ferrous iron, and the amount of oxygen used to oxidize reduced forms of nitrogen (nitrogenous demand) as determined by the appropriate procedure in Standard Methods.

- (7) **Building Sewer** means that part of a Wastewater drainage system outside a building commencing at a point 1 metre from the outer face of the wall of the building and connecting the building drain to the Wastewater sewer or place of disposal of Wastewater.
- (8) **BTEX** means Benzene, Toluene, Ethylene, Xylene
- (9) **COD or Chemical Oxygen Demand** means a measure of the capacity of water to consume oxygen as a result of oxidation of inorganic chemicals and decomposition of organic matter.
- (10) **City Service Connection** means that portion of a pipe used or intended to be used for the supply of water which extends from the water main to the service valve.
- (11) **City Sewer Connection** means that part of the Wastewater or Storm Water sewer pipe located within the limits of The City's road allowance, lands, right of ways, or easements and is connected to a private sewer system and The City's sewer main.
- (12) **Cleanout** means a pipe fitting that has a removable cap or plug and is so constructed that it will permit access to a sewer pipe for the purpose of cleaning.
- (13) **Combined Service** means the City Service Connection used or intended to be used to supply water for fire protection as well as water for purposes other than fire protection.
- (14) **Combustible Waste** means a substance that is able to catch fire and burn easily.
- (15) **Composite Sample** means a volume of Wastewater, Storm Water, uncontaminated water, clear water or effluent made up of three or more grab samples that have been combined automatically or manually and taken at intervals during the sampling periods.
- (16) **Container** means a container for Solid Waste which is designed to be emptied by a front loading Solid Waste vehicle.

- (17) **Cooling Water** means water that is used in a process for the purpose of removing heat and that has not, by design, come into contact with any raw material, intermediate product, waste product or finished product, but does not include blowdown water.
- (18) **Cross Connection** means an existing connection or a potential connection between any part of a potable water system and any other environment containing other substances in a manner, which, under any circumstances, would allow such substance to enter the potable water system.
- (19) **Customer** means any Person who receives Utility Services, and where the context or circumstances require, includes any Person who makes or has made an application for a Utility Services account, and also includes any Person acting as an agent or representative of a Customer.
- (20) **Dangerous Goods** has the meaning set out from time to time in the *Dangerous Goods Transportation and Handling Act*, RSA 2000, Ch D-4 as amended, and the regulations thereunder.
- (21) **Deleterious** means:
- a. any substance that, if added to any water, would degrade or alter or form part of a process of degradation or alteration of the quality of that water so that it is rendered or is likely to be rendered deleterious to fish or fish habitat or unsuitable for the purposes intended;
 - b. any water that contains a substance in such quantity or concentration, or that has been so treated, processed or changed, by heat or other means, from a natural state that it would, if added to any other water, degrade or alter or form part of a process of degradation or alteration of the quality of the water so that it is rendered or is likely to be rendered deleterious to fish or fish habitat or unsuitable for the purposes intended.
- (22) **Dental Amalgam** means a dental filling material consisting of an amalgam of mercury, silver and other materials such as copper, tin or zinc.
- (23) **Dental Amalgam Separator** means any technology, or combination of technologies, designed to separate dental amalgam particles from dental operation Wastewater.
- (24) **Disposal Grounds** means the landfill site operated by The City.

- (25) **Dwelling Unit** means one or more rooms useable as a residence operated as a single housekeeping unit and having its own sleeping, cooking, and toilet facilities.
- (26) **Extra Waste Tag** means a sticker purchased from The City to be used to identify Units of Solid Waste in excess of the basic residential Solid Waste collection service.
- (27) **Facilities** means all infrastructure forming part of the Utility Service, including mains, lines, pipes, service connection points, pump stations, hydrants, valves and meters
- (28) **Fire Line** means a pipe intended solely for the purpose of providing a supply of water for fire protection purposes.
- (29) **Grab Sample** means a volume of Wastewater, Storm Water, potable water or effluent which is collected over a period not exceeding 15 minutes.
- (30) **Hauled Wastewater** means waste removed from a Wastewater system, including a cesspool, a septic tank system, a privy vault or privy pit, a chemical toilet, a portable toilet or a Wastewater holding tank or any industrial waste which is transported to and deposited into any location in the Wastewater works.
- (31) **Hazardous Waste** means:
 - a. any substance or mixture of substances that exhibits characteristics of flammability, corrosivity, radioactivity, reactivity or toxicity; and
 - b. has the meaning set out from time to time in the *Environmental Protection and Enhancement Act*, R.S.A. 2000, Ch. E 12 as amended, and the regulations thereunder and the *Alberta Waste Control Regulation* (AR129/93) and any successor to this Acts or Regulations.
- (32) **Hydrocarbons** mean solvent extractable matter as set forth in Standard Methods.
- (33) **Industrial Waste** means any waste from industrial processes, such as dairies, breweries, packing plants and similar processes.
- (34) **Inspector** means a person or employee authorized by The City to enforce the provisions of this Bylaw such as a Bylaw Enforcement Officer or a Designated Sewer Officer.

- (35) **Institution or Institutional Facility** means a facility, usually owned by a government, operated for public purposes, such as a school, university, medical facility (hospital, nursing station, nursing home), museum, prison, government office, military base. Some of these facilities produce non-residential discharges to sewers from, for example, laboratories, chemical use, and industrial processes.
- (36) **Interceptor** means a device designed to prevent oil, grease, sand or other solid matter from passing from the source thereof into the Wastewater or Storm Water Sewer systems.
- (37) **Low-flow Plumbing Fixtures** means toilets with a usage not exceeding 6.0 litres per flush; single flush urinals with a usage not exceeding 3.8 litres per flush; shower head fixtures with a flow rate not exceeding 9.5 litres per minute; and lavatory basin faucets and kitchen sink faucets with a flow rate not exceeding 8.3 litres per minute.
- (38) **Monitoring Access Point** means an access point, such as a chamber, in a Private Sewer Connection to allow for observation, sampling and flow measurement of the Wastewater, potable water or Storm Water therein.
- (39) **Multi-Family Building and Multi-Attached Building** means a building containing three or more dwelling units.
- (40) **Occupant or Tenant** means the Person that leases or occupies a Property to which Utility Services are provided.
- (41) **Oil and Grease** means n-Hexane extractable matter as described in Standard Methods.
- (42) **Overstrength Surcharge** means the rate per m³ of water consumed and charged to a user who releases Wastewater to the Sewer that exceeds one or more constituent concentrations.
- (43) **PCBs** means any mono-chlorinated or polychlorinated biphenyl or any mixture of them or mixture that contains one or more of them.
- (44) **Person** means any individual, firm, partnership, association, corporation, trustee, executor, administrator or legal representative to whom the context applies according to law.

- (45) **pH** means the measure of the intensity of the acid or alkaline condition of a solution determined by the hydrogen ion concentration of the solution as set forth in Standard Methods.
- (46) **Phosphates** means a chemical salt classified as orthophosphates, condensed phosphates and poly-phosphates.
- (47) **Polluted Water** means materials or water that contain deleterious substances in excess of that permitted in this Bylaw.
- (48) **Potable Water** means water with a level of quality which is typical of uncontaminated water normally supplied by The City;
- (49) **Pretreatment** means the reduction, elimination or alteration of pollutants in Wastewater prior to discharge into the Sewer, whether by physical, chemical or biological processes, through pollution prevention, or by other means, except by diluting the concentration of the pollutants.
- (50) **Private Sewer Connection** means the part of any sewer system lying within the limits of private lands and connecting to The City's Wastewater or Storm Water Sewer system.
- (51) **Private Service** or **Private Service Connection** means that portion of a pipe used or intended to be used for the supply of water which extends from the Service Valve to a meter.
- (52) **Property:**
 - a. in the case of land, means a parcel of land and includes premises located upon the land where the context requires; or
 - b. in other cases, means personal property.
- (53) **Property Owner** means the Person who is registered under the Land Titles Act, as the owner of the fee simple estate in the land to which Utility Services are provided.
- (54) **Radioactive Materials** means prescribed substances as defined in the *Atomic Energy Control Act* and Regulations (RSC 1985, c. A-16) as amended from time to time or as defined in the *Nuclear Safety and Control Act* and Regulations or amended versions thereof.
- (55) **Reactive Waste** means a substance that:
 - a. is normally unstable and readily undergoes violent changes without detonating;

- b. reacts violently with water;
 - c. forms potentially explosive mixtures with water;
 - d. when mixed with water, generates toxic gases, vapours or fumes in a quantity sufficient to present danger to human health or the environment;
 - e. is a cyanide or sulphide bearing waste which, when exposed to pH conditions between 2 and 12.5, can generate toxic gases, vapours or fumes in a quantity sufficient to present danger to human health or the environment;
 - f. is capable of detonation or explosive reaction if it is subjected to a strong initiating source or if heated under confinement;
 - g. is readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure; or
 - h. is an explosive (Class 1) as defined in the regulations under the [federal, provincial or territorial Statute or Regulation as appropriate for the municipality], as amended.
- (56) **Receptacle** means a receptacle for Solid Waste other than a container as defined herein and includes a garbage can and garbage bags.
- (57) **Recyclable** means any materials designated as recyclable under The City's Residential Recycling Collection Contract.
- (58) **Recycling Contractor** means the person who is under contract with The City to collect Recyclable material from residential properties in the City of Red Deer.
- (59) **Remote Reading Device** means a device which is connected to a water meter by The City and provides a duplicate reading of the water consumed, which may be monitored from the exterior of a building.
- (60) **Sampling Port** means a valve, tap, or similar device on equipment, a drain pipe or at another suitable location, to allow for sampling, consistent with technical guidelines that The City may establish from time to time.
- (61) **Service Valve** means the water valve on a City Service Connection.

- (62) **Sewer** means a pipe, conduit, drain, open channel or ditch for the collection and transmission of Wastewater or Storm Water and to which Private or City Sewer Connections may be attached.
- (63) **Sharps** means hypodermic needles, syringes, blades, broken glass and any devices, instruments or other objects which have acute rigid corners, edges or protuberances.
- (64) **Solid Waste Contractor** means the person who or the Corporation which is under contract with The City to collect and haul Solid Waste to the City's Disposal Grounds.
- (65) **Solid Waste** means discarded material or Waste or any kind which is permitted to be disposed of at the Disposal Grounds.
- (66) **Special Solid Waste** means waste which requires special disposal treatment at the Disposal Grounds but does not include Solid Waste, Hazardous Waste or Dangerous Goods.
- (67) **Spill** means a direct or indirect discharge into the Wastewater or Storm Water sewer or the natural environment which is abnormal in quantity or quality in light of all the circumstances of the discharge.
- (68) **Standard Methods** means a procedure or method set out in Standard Methods for the Examination of Water and Wastewater published jointly by the American Public Health Association, American Water Works Association and the Water Environment Federation, recent or latest edition or approved in writing by the Inspector.
- (69) **Storm Water Sewer** means a sewer for the collection and transmission of uncontaminated water, Storm Water, drainage from land or from a watercourse or any combination thereof but excluding any Wastewater.
- (70) **Storm Water** means the water running off the surface of a drainage area during and immediately after a period of rain or snow melt.
- (71) **Subsurface Water** means groundwater including foundation drain water.
- (72) **Sump** means a facility on the connection to the Wastewater collection system for trapping large, heavy solids before discharge into these systems.

- (73) **Total Kjeldahl Nitrogen** means the sum of organic nitrogen and ammonia nitrogen as set forth in Standard Methods.
- (74) **Total Phosphorus** means an essential chemical element and nutrient for all life forms as set forth in Standard Methods.
- (75) **Total Suspended Solids (TSS)** means insoluble matter in liquid that is removable by filtration, as determined by the appropriate procedure described in Standard Methods.
- (76) **Typical Monthly Household Usage** means the average consumption for the size of the meter based on the City's Statistics which is calculated yearly.
- (77) **Unit of Solid Waste** means a garbage bag up to 660 mm by 915 mm or a garbage can up to 100 litres in volume.
- (78) **Utility and Utility Service** means, as the context may require, the City's Water Utility, Wastewater Utility, Storm Water Utility and Waste Management Utility.
- (79) **Water Main** means those pipes installed by The City in streets for the conveyance of water throughout the City to which City Service Connections may be attached.
- (80) **Water Utility** means the system of water works owned and operated by The City and all accessories and appurtenances thereto.
- (81) **Waste** means any solid or liquid material or product or combination of them that is intended to be treated or disposed of or that is intended to be stored and then treated or disposed of.
- (82) **Wastewater** means the composite of water and water-carried wastes from residential, commercial, industrial or institutional premises or any other source.
- (83) **Wastewater Sewer** means a sewer for the collection and transmission of domestic or industrial Wastewater or any combination thereof.
- (84) **Wastewater Sludge** means Wastewater containing more than 0.5% total solids or solid material recovered from the Wastewater treatment process.
- (85) **Wastewater Works** means any works for the collection, transmission, treatment and disposal of Wastewater, Storm Water or

uncontaminated water, including a combined sewer, Wastewater Sewer or Storm Water Sewer, or any part of such works, but does not include plumbing or other works to which the applicable Building Code applies.

- (86) **Yard Waste** means any materials designated as Yard Waste under The City's Solid Waste & Yard Waste Collection Contract.

SCHEDULE B

Effective for all consumption, estimated or actual, on or after March 1 2016

WATER RATES

- 1 Every in-city Customer shall pay water supplied to them the aggregate of amount determined as follows:

- (a) A usage charge of \$1.40 for each cubic metre of water supplied.
- (b) A fixed monthly charge shall be determined by the size of the meter supplied to each Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 16.05
19 mm	\$ 21.35
25 mm	\$ 30.60
38 mm	\$ 62.00
50 mm	\$ 142.00
75 mm	\$ 243.00
100 mm	\$ 590.00
150 mm	\$ 1200.00
200 mm	\$ 2100.00

- 2 Regional Customers shall pay for water supplied to them at the following rates:
(for each cubic meter of water supplied)

- (a) Red Deer County \$ 1.34
- (b) North Red Deer River Water Services \$ 1.30
Commission

- 3 Bulk Water (for each cubic metre of water supplied) \$ 2.05

SCHEDULE C

Effective for all consumption, estimated or actual, on or after March 1, 2016

WASTEWATER RATES

- 1 In-city Wastewater Utility Customers in residential premises containing up to two Dwelling Units shall pay the following amounts:

- (a) a usage charge of \$ 1.35 for each cubic metre of Wastewater volume, (calculated as described in paragraph 4 below), and
- (b) a fixed monthly charge determined by the size of the water meter supplied to that Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 21.10
19 mm	\$ 21.10
25 mm	\$ 21.10
38 mm	\$ 21.10

- 2 In-city Wastewater Utility Customers in non-residential premises and in residential premises containing three or more Dwelling Units shall pay the following amounts:

- (a) a usage charge of \$1.50 for each cubic metre of Wastewater volume, (calculated as described in paragraph 4 below), and
- (b) a fixed monthly charge determined by the size of the water meter supplied to that Customer as follows:

<u>WATER METER SIZE</u>	<u>FIXED MONTHLY CHARGE</u>
16 mm	\$ 13.75
19 mm	\$ 18.70
25 mm	\$ 22.90
38 mm	\$ 34.50
50 mm	\$ 52.40
75 mm	\$ 89.00
100 mm	\$ 177.00
150 mm	\$ 301.00
200 mm	\$ 540.00

- (c) The minimum charge for any Wastewater Customer shall be \$21.10 per month.

SCHEDULE C

- 3 Where The City has tested the discharge of Wastewater into the sewerage system pursuant to Section 83 of this Bylaw, Overstrength Surcharge and found that the Wastewater exceeds the limits of Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS) or fats, Oil and Grease (FOG) set out therein, then that Customer shall pay for Wastewater service at the following rates:
- a sampling and testing charge of \$115.00 per month during the period within
 - (a) which the Wastewater continues to be overstrength based on the results of testing
 - (b) a usage charge at the rate identified in Section 2 of this Schedule,
 - (c) a fixed monthly charge at the rate identified in Section 2 of this Schedule, and
 - (d) an Overstrength Surcharge based on the amount of BOD, TSS and FOG at the following rates:

Tier 1				Surcharge	
	Concentration above	Concentration below		2016 Rates	
BOD	300	2,400	mg/L	\$1.04	/kg
TSS	300	2,400	mg/L	\$0.99	/kg
FOG	100	250	mg/L	\$0.81	/kg
Tier 2				Surcharge	
	Concentration above	Concentration below			
BOD	2,400	4,800	mg/L	\$1.38	/kg
TSS	2,400	4,800	mg/L	\$1.32	/kg
FOG	250	500	mg/L	\$1.08	/kg
Maximum Allowable Limits				Surcharge	
	Concentration above				
BOD	4,800		mg/L	\$2.08	/kg
TSS	4,800		mg/L	\$1.98	/kg
FOG	500		mg/L	\$1.62	/kg

SCHEDULE C

Example calculation for Wastewater containing a BOD concentration of 5,000 mg/L (5 kg/m³):

				<u>2016 Surcharge Rate</u>
● On the first 0.3 kg/m ³	0.3	x	\$ -	\$ -
● On the next 2.1 kg/m ³	2.1	x	\$1.0	\$2.18
● On the next 2.4 kg/m ³	2.4	x	\$1.4	\$3.32
● On the last 0.2 kg/m ³	0.2	x	<u>\$2.1</u>	<u>\$0.42</u>
Total BOD Surcharge Rate per m ³ :				\$5.92

- 4 For the purpose of calculating the Wastewater usage charge payable by an in-city Customer, the volume of Wastewater contributed by the Customer to the Wastewater Sewer shall be deemed to be equal to 90% of the water delivered to the Customer's premises, whether the water was received from The City or from sources other than The City. Where no meter or other exact means exist to determine the quantity of water consumed by any Person, The City shall make an estimate thereof for the purpose of determining the Wastewater Utility charges. The Customer may, at his or her own expense, install and maintain a meter subject to approval by The City upon which the service charge shall thereafter be determined.

- 5 The Fee for disposal of Wastewater at the Liquid Waste Station and FOG Station (Fats, Oils and Grease) is \$13.00/cubic meter.
 - (a) charges will be based on an estimate of the load volume, as determined by The City.
 - (b) there is a minimum \$12.00 charge per load.
 - (c) there is no charge for recreational vehicles.

- 6 Wastewater Treatment Plant Laboratory Testing - The Fees for testing of Wastewater for determining the content of the following constituents are as follows, per test:

Ammonia	\$ 14.00
U-Ammonia	\$ 8.50
BOD	\$ 31.80
TSS	\$ 16.60
COD	\$ 15.00
pH	\$ 6.50
Oil and Grease	\$ 30.00
TP	\$ 22.00
E.coli	\$ 40.50
VSS - Volatile Suspended Solids	\$ 5.80
TS - Total Solids	\$ 5.30
VS - Volatile Solids	\$ 5.60
DO – Dissolved Oxygen	\$ 5.20

SCHEDULE C

7 Lagoon Dumping Rate

The fee for disposal of digested sludge at the WWTP sludge lagoons is \$28.00 per cubic metre.

8 Regional Customers shall pay for wastewater supplied to the Wastewater Treatment Plant at the following rates (for each cubic meter of wastewater supplied):

(a) South Red Deer Regional Wastewater Commission \$ 0.92

SCHEDULE D

Effective for all consumption, estimated or actual, on or after March 1, 2016

BILLING AND SERVICE FEES**1 UTILITY BILLING FEES**

- | | | | |
|-----|---|----|--------|
| (1) | Application fee for Utility Billing | \$ | 15.00 |
| (2) | Non-application fee
(open a new account in owner's name) | \$ | 30.00 |
| (3) | Deposit to obtain a residential Utility account | \$ | 325.00 |
| (4) | As determined by the City, non-residential deposits, where applicable, will be estimated based on 30% of the Customer's typical annual charges or based on the following amounts, relative to water meter size: | | |

WATER METER SIZE

	16 mm	\$	325.00
	19 mm	\$	500.00
	25 mm	\$	800.00
	38 mm	\$	1,600.00
	50 mm	\$	3,500.00
	75 mm	\$	6,500.00
	100 mm	\$	18,000.00
	150 mm	\$	25,000.00
	200 mm	\$	25,000.00
(5)	Late Payment penalty	1.50%	per month of outstanding balance
(6)	Reprint fee for invoice or receipts ¹	\$	10.00
(7)	Account transfer fee ²	\$	10.00
(8)	Disconnection Notice Fee ³	\$	25.00
(9)	No access fee ⁴	\$	75.00

[1] Fee per reprint on request of account holder for a copy of Utility invoice or landfill receipt.

[2] May charge for payments made to wrong account within The City.

[3] For disconnection notice provided at premises of service.

SCHEDULE D

[4] In circumstances where site visit is made, but access is not provided by owner or Tenant.

2 NEW SERVICE CONNECTION

	From Main In Street	From Main In Lane
(1) Basic charge for 25 mm Water and 150 mm Wastewater service ^[1]	\$ 8,950.00	\$ 7,300.00
(2) Basic charge for 25 mm Water service ^[1]	\$ 7,700.00	\$ 6,300.00
(3) Basic charge for 150 mm Wastewater service ^[1]	\$ 7,800.00	\$ 6,350.00
(4) Basic charge for 100 mm Storm Water service ^[1]	\$ 7,900.00	\$ 6,400.00
(5) Basic charge for 25 mm Water, 150 mm Wastewater and 100 mm Stormwater service ^[1]	\$ 9,300.00	\$ 7,400.00
(6) Dual service upon approval	\$ 12,206.00	N/A
(7) 25 mm Water and 150 mm Wastewater service, trench (Right of Way) wider than 20 m	\$ 11,750.00	
(8) Extra charge for larger water service:		
38 mm	\$ 414.00	
50 mm	\$ 720.00	
100 mm	\$ 3,425.00	
150 mm	\$ 4,180.00	
200 mm	\$ 5,490.00	
250 mm	\$ 7,400.00	
300 mm	\$ 8,900.00	
Additional charge for 4m to 5m depth	\$ 3,675.00	
Additional charge for 5m to 6m depth	\$ 6,195.00	
Additional charge for 6m to 7m depth	\$ 8,610.00	
(9) Extra charge for larger Wastewater or Storm Water Sewer:		
<u>Size</u>	<u>Ribbed</u>	<u>DR35</u>
200 mm	\$ 265.00	\$ 330.00
250 mm	\$ 370.00	\$ 505.00
300 mm	\$ 520.00	\$ 725.00
375 mm	\$ 720.00	\$ 1,010.00
400 mm	\$ 1,100.00	\$ 1,525.00

[1] A 50% discount of one of these charges may be applied by The City where a property is redeveloping and an existing service is replaced with the same or larger sized service and the existing service is at least 30 years old. The discount is to recognize the shared value to The City and the developer of renewing the service.

SCHEDULE D

600 mm	\$ 1,900.00	\$ 2,550.00
(10) Water Service Removal (water kill)		
(a) up to 50mm in size		\$ 3,395.00
(b) up to 50mm in size; removal done at same time as new service construction		\$ 1,285.00
(c) over 50mm in size		\$ 6,021.00
(11) Additional fee for winter construction of service (Oct 15 - May 15)		
(a) Lane		\$ 1,890.00
(b) Street		\$ 2,942.00
(c) Arterial		\$ 4,806.00
(12) Other Charges:		
(a) Construction of manhole to 3.1 metres in depth at time of service		\$ 4,470.00
(i) additional cost per vertical metre in excess of 3.1 metres in depth		\$ 695.00
(b) Fire Hydrant and Valve Installation at time of service		\$ 7,500.00
(c) Cutting and replacing pavement:		
(i) single or double service 75 mm and under		\$3,250.00
(ii) single or double service over 75 mm		\$ 4,000.00
(iii) triple service 75 mm and under		\$4,750.00
(iv) triple service over 75 mm		\$5,820.00
(v) for service kill 75 mm and under		\$2,200.00
(vi) for service kill over 75 mm		\$2,420.00
(vii) for water service renewal		\$1,675.00
(viii) Additional asphalt repair costs for excavations in excess of 4 metres deep		\$1,080.00
		(per additional metre)

SCHEDULE D

(d) Replacing sidewalks:	
(i) single or double service residential	\$ 2,950.00
(ii) single or double service commercial	\$4,990.00
(iii) triple service residential	\$3,730.00
(iv) triple service commercial	\$5,220.00
(v) additional sidewalk repair costs for excavations in excess of 4 metres deep (per location)	\$ 700.00
(e) Replacing curb only:	
(i) single or double service	\$ 2,400.00
(ii) triple or dual service	\$2,270.00
(iii) additional curb repair costs for excavations in excess of 4 metres deep (per location)	\$ 480.00
(f) Landscaping Repairs	\$ 675.00

3 MISCELLANEOUS SERVICE FEES

(1) Installation of more than one meter (per meter)	\$ 25.00
(2) Requesting meter reading / Manual meter read	\$ 65.00
(3) Disconnection (valve off) service charge	\$ 75.00
(4) Reconnection (valve on) service charge	\$ 75.00
(5) Turn water off or on for repairs or line testing	
(a) During regular working hours	\$ 75.00
(b) After regular working hours	\$ 225.00
(6) Temporary water supply	
(a) For construction purposes, includes 16 mm water meter plus monthly meter and usage charges (minimum 30m ³ /day without provision of weekly read)	\$ 90.00
(7) Meter Test	\$130.00

SCHEDULE D

(8)	Private fire hydrant maintenance (per hydrant)	
(a)	Damage evaluation	\$75.00
(b)	Paint	\$80.00
(9)	Bulk Water	
(a)	Use of designated fire hydrant to obtain water for watering, cleaning, flushing (per permit) plus water usage charges at bulk water rate	\$ 90.00
(10)	Manual account adjustment fee	\$25.00
(11)	Service Calls (service vehicle and one operator)	
(a)	During regular working hours (per hour) (1 hour minimum)	\$ 65.00
(b)	After regular working hours (per hour) (2 hour minimum)	\$ 112.50
(12)	Sewer Mains –cleaning, clearing (vacuum truck and 2 operators)	
(a)	During regular working hours (per hour) (1 hour minimum)	\$ 250.00
(b)	During regular working hours with pilot truck (per hour) (1 hour minimum)	\$ 270.00
(c)	After regular working hours (per hour) (2 hour minimum)	\$ 350.00
(d)	After regular working hours with pilot truck (per hour) (2 hour minimum)	\$ 370.00

SCHEDULE D

- (13) Sewer Mains and Services – televise
(CCTV vehicle and 2 operators)
- | | |
|--|----------|
| (a) During regular working hours (per hour)
(1 hour minimum) | \$160.00 |
| (b) During regular working hours with pilot truck (per hour)
(1 hour minimum) | \$180.00 |
| (c) After regular working hours (per hour)
(2 hour minimum) | \$260.00 |
| (d) After regular working hours with pilot truck (per hour)
(2 hour minimum) | \$280.00 |
- (14) Other services (e.g. meter and standpipe repairs, miscellaneous construction) that are not identified within the above noted tables may be provided from time to time at the request of Customers. These services are typically not provided frequently or may have a variable scope depending on individual circumstances. In these cases, the services will be provided at cost, including materials, equipment and labour.

SCHEDULE E

Effective for all rates, on or after March 1, 2016

SOLID WASTE COLLECTION RATES**FOR COMMERCIAL FRONT-END CONTAINERS**

- 1 (a) Rates to be applicable for premises when supplied with a Container by the Solid Waste Contractor engaged by the City. Scheduled Service includes Contractor-provided Container.

Type of Service	Monthly Rate (\$)			
	1.5 m ³ (2 yd ³)	2.3 m ³ (3 yd ³)	3.1 m ³ (4 yd ³)	4.6 m ³ (6 yd ³)
Service on Demand:				
Container Rental	12.15	15.20	18.23	21.27
Lift Charge	13.45	20.19	26.93	40.38
Scheduled Service:				
1 lift per month	13.45	20.19	26.93	40.38
1 lift every 2 weeks	29.08	43.62	58.16	87.22
1 lift per week	58.28	87.44	116.58	174.86
2 lifts per week	116.58	174.86	233.16	349.72
3 lifts per week	174.86	262.29	349.72	524.58
4 lifts per week	233.16	349.72	466.30	699.46
5 lifts per week	291.45	437.16	582.87	874.32
6 lifts per week	349.72	524.58	699.46	1049.18
Extra lift for scheduled service	13.45	20.19	26.93	40.38

- (b) Charges for special Container services in addition to the above rates will be as follows.

Standard Lid	\$	-
Castors on Containers per month per container	\$	21.27
Lock one time charge per container	\$	20.00

- 2 Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides Receptacles for hand pickup of Solid Waste.

SCHEDULE E**MONTHLY SOLD WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP (\$)**

Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick-up
	1	2	3	4	5	6	
≤ 0.4 m ³	27.84	55.65	83.49	111.32	139.15	166.97	6.43
> 0.4 m ³ - 0.8 m ³	27.84	55.65	83.49	111.32	139.15	166.97	6.43
> 0.8 m ³ - 1.5 m ³	55.65	111.32	166.97	222.63	278.29	333.94	12.86
≥ 1.5 m ³ - 2.3 m ³	83.50	167.00	250.50	334.01	417.61	501.02	19.28
> 2.3 m ³ - 3.1 m ³	111.33	222.66	333.99	445.33	556.66	667.99	25.71
> 3.1 m ³ - 3.8 m ³	139.16	278.32	417.48	556.64	695.80	834.96	32.15
> 3.8 m ³ - 4.6 m ³	166.99	333.97	500.97	667.96	834.95	1,001.93	38.57
> 4.6 m ³ - 5.3 m ³	194.82	389.65	584.46	779.27	974.09	1,168.92	44.99

- 3 For a single family Dwelling Unit, a semi-detached residential Unit, a single family Dwelling Unit with a basement Dwelling Unit situated therein, or a Dwelling Unit in a Multi-Family Building or multiple family development, the charge for basic residential collection shall be \$ 12.90 per month per Dwelling Unit for the collection of a maximum of 5 Units of Solid Waste per week per Dwelling Unit year round, and once a week collection of Yard Waste for approximately seven months per year. The charge for Solid Waste tags for Units in excess of the basic residential collection service shall be \$1.00 per Extra Waste Tag.

- 4 (a) All Dwelling Units which require individual blue box collection services shall be charged \$6.70 per month for weekly pick up.
- (b) Any Dwelling Unit which requires The City's communal recycling collection service shall be charged \$4.00 per month per Dwelling Unit.

5 Disposal Grounds Rates for Acceptance of Solid Waste

(a) Mixed Solid Waste	\$	68.00
(b) Construction and Demolition Waste	\$	68.00
(c) Special Solid Waste	\$	88.00
(d) Asbestos	\$	88.00

SCHEDULE E

(e) Clean, segregated Yard Waste	\$	58.00
(f) Clean, segregated branches	\$	58.00
(g) Clean, segregated, unpainted gypsum drywall	\$	58.00
(h) Clean, segregated asphalt shingles	\$	58.00
(i) Clean, segregated pallets and white dimensional lumber	\$	58.00
(j) Clean, segregated scrap metal (including Freon appliances and propane tanks)	\$	58.00
(k) Clean, segregated, reusable furniture	\$	58.00
(l) Household Hazardous Waste		No Charge
m) Residential Paint Products		No Charge
(n) Electronic Waste		No Charge
(o) Tires		No Charge
(p) Cover and Operational Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines.		No Charge
(q) A surcharge of \$20 per load will be applied to unsecured loads as outlined Clause 109(8) Use of the Solid Waste Utility Service and Disposal Grounds.		
(r) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such Solid Waste delivered bears to a metric tonne. In any event, a minimum charge of \$7.00 shall apply for items 5(a-b), 5(e-k) and a minimum charge of \$ 88.00 shall apply for items 5(c) and 5(d).		

SCHEDULE E

- (s) Where loads delivered contain multiple types of waste, the rate applied shall be based on the type of waste with the highest applicable rate.

SCHEDULE F
Effective for all rates, on or after March 1, 2016

Special Water and Wastewater Rates

1. **Cronquist/Riverview Park Special Rate Classes** – the following shall apply to all Property located on Cronquist Drive, Cronquist Place and Cronquist Close, pursuant to Section 32 of this Bylaw:

1.1 Within this schedule, the following terms shall have the following meanings:

Rate Class “A”: Rate Class A means the rate applicable to all Customers who apply for Water Utility services between January 5, 2016 and January 4, 2017 for properties located on Cronquist Drive, Cronquist Place and Cronquist Close;

Rate Class “B”: Rate Class B means the rate applicable to all Customers who apply for Water Utility services on or after January 5, 2017 for properties located on Cronquist Drive, Cronquist Place and Cronquist Close.

Frontage: means the distance in metres between the side boundaries of a parcel, measured at the front setback line as more particularly set out below:

Civic Address	Legal Description	Frontage (linear metres)
2 Cronquist Pl	Plan 6680KS, Lot 5	37.97
5 Cronquist Pl	Plan 6680KS, Lot 1	29.95
6 Cronquist Pl	Plan 6680KS, Lot 4	49.33
10 Cronquist Pl	Plan 6680KS, Lot 3	46.91
14 Cronquist Pl	Plan 6680KS, Lot 2	32.81
6194 Cronquist Dr	Plan 6680KS, Lot 17	30.53
6200 Cronquist Dr	Plan 6680KS, Lot 16	31.98
6206 Cronquist Dr	Plan 6680KS, Lot 15	35.03
6212 Cronquist Dr	Plan 6680KS, Lot 14	35.03
6218 Cronquist Dr	Plan 6680KS, Lot 13	35.04
6228 Cronquist Dr	Plan 6680KS, Lot 12	33.20
6234 Cronquist Dr	Plan 6680KS, Lot 11	33.21
6240 Cronquist Dr	Plan 6680KS, Lot 10	33.21
6246 Cronquist Dr	Plan 6680KS, Lot 9	33.21
6252 Cronquist Dr	Plan 6680KS, Lot 8	33.20
6258 Cronquist Dr	Plan 6680KS, Lot 7	33.20
6264 Cronquist Dr	Plan 6680KS, Lot 6	36.96

SCHEDULE F
Effective for all rates, on or after March 1, 2016

Civic Address	Legal Description	Frontage (linear metres)
4 Cronquist Cl	Plan 6680KS, Lot 18	30.40
8 Cronquist Cl	Plan 6680KS, Lot 19	51.27
9 Cronquist Cl	Plan 6680KS, Lot 24	32.51
12 Cronquist Cl	Plan 6680KS, Lot 20	48.80
15 Cronquist Cl	Plan 1523711, Block 1, Lot 1	37.84
16 Cronquist Cl	Plan 6680KS, Lot 21	46.52
17 Cronquist Cl	Plan 1523711, Block 1, Lot 2	18.61
19 Cronquist Cl	Plan 1523711, Block 1, Lot 3	16.57
20 Cronquist Cl	Plan 6680KS, Lot 22	27.80

1.2 In addition to the Water Rates set out in Section 1 of Schedule B, and the Wastewater Rates set out in Schedule C, for the period from 2016 to 2066, the following additional rates shall be applied each month to Customers within Rate Class A and Rate Class B from the date of the Customer's application for Water Utility and Wastewater Utility services:

(a) Rate Class A: \$1.43/meter Frontage/month;

(b) Rate Class B: \$2.81/meter Frontage/month

1.3 Where there is connection to a wastewater service only, a monthly charge will be calculated on a Typical Monthly Household Usage.

Amber Senuk

From: Amber Senuk
Sent: February 04, 2016 11:56 AM
To: Tim Ainscough
Cc: Elaine Vincent; Paul Goranson; Bev Greter
Subject: UPDATE - February 1, 2016 Council Meeting - Decision Letter - Re: Utility Bylaw 3570/2016
Attachments: Utility Bylaw - Page Update.pdf

Good Afternoon,

I've attached an updated page as there was an error on Page 35, 77(2) on the previous bylaw that I had sent out. DM has been updated and the website will reflect the correct version.

Please let me know if you have any questions.

Kind Regards,

Amber Senuk | Corporate Meeting Support
Legislative Services
The City of Red Deer

T: 403-406-8667
F: 403-346-6195
www.reddeer.ca

Wastewater.

CLEANOUTS

- 75 A Building Sewer that is connected to a Wastewater Sewer shall be equipped with a main Cleanout with a minimum diameter of 100 mm located not more than 25 m from Property line. The main Cleanout shall be located as close as practical to the point where the Wastewater Sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (2 metres) for effective rodding and cleaning. The building Wastewater Sewer from Cleanout to Property line is to be as straight as possible. A maximum of one 45° bend is permitted for the Cleanout and a maximum of one additional 45° bend may be used between the Cleanout and Property line. Total angle of all bends shall not exceed 90°.

BACKFLOW VALVES

- 76 All Wastewater plumbing fixtures and floor drains set below the highest level of the ground surface adjacent to the premises shall be protected from backflow by an approved Wastewater Backflow Valve.

PLUGGED WASTEWATER SEWERS

- 77 (1) When a Sewer backup occurs, a Customer shall be responsible for contacting a plumbing firm to arrange for the blockage to be cleared.
- (2) When the cause of the blockage is determined to originate from the portion of the Sewer that the City is responsible for under this bylaw the City shall reimburse the Customer the actual costs incurred by the Customer to clear the blockage. Such reimbursement may be limited to a maximum amount of up to three (3) hours at the rates identified in Schedule D.
- (3) When the cause of the blockage is determined to originate from the portion of the Sewer that the Customer is responsible for under this bylaw the Customer shall be responsible for removing the blockage and any and all costs associated with doing so.
- (4) Where the dispute exists as to the responsibility of sewer failures or blockage, a video inspection or an electronic line location may be performed in an attempt to determine the location of the problem. All costs associated with such a determination shall be borne by the party responsible for maintaining the portion of the sewer where the cause of the problem is found to originate



February 1, 2016

Electric Utility Bylaw Amendment 3273/A-2016

Distribution Tariff

Consideration of Three Readings

Electric Light and Power

Report Summary & Recommendation:

The Electric Light & Power (EL&P) department requires approval by Council (our regulator) of revision to the Distribution Tariff, Appendix A, Electric Utility Bylaw No. 3273/2000 as follows:

- I. Update EL&P Distribution Tariff Rates to reflect Council's 2016 approved budget. Rates to be effective March 1, 2016.

As Council made the decision at the 2016 Operating Budget regarding utility rates, Administration is requesting Council give three readings to Utility Bylaw 3543/A-2016 at the Monday, February 1, 2016 Council meeting. Three readings will ensure the proper departments and agencies are notified within their required timelines prior to the bylaw's effective date of March 1, 2016.

It is recommended that revisions to "Appendix A – Distribution Tariff" of the Electric Utility Bylaw No. 3273/2000 be considered at the February 1, 2016 Council meeting.

City Manager Comments:

I support the recommendation of Administration. This merely implements what was approved at operating budget.

Craig Curtis
City Manager

Proposed Resolution

That Bylaw 3273/A-2016 (an amendment to Appendix A – Distribution Tariff of the Electric Utility Bylaw) be read a first time.

That Electric Utility Bylaw Amendment 3273/A-2016 be read a second time.

Resolved that with the unanimous consent of Council members present, that Bylaw 3273/A-2016 be presented for third reading.

That Electric Utility Bylaw Amendment 3273/A-2016 be read a third time.



Report Details

Background:

The EL&P department, as the operator of the electric distribution system in Red Deer, recovers the costs of operating and maintaining the utility system through its Distribution Tariff ("DT"). The department calculates rates on an annual basis and presents them for approval by our Regulator (City Council). Each component of the Distribution Tariff is addressed in the Discussion portion of this report.

Discussion:

I. INCREASE IN DISTRIBUTION TARIFF

EL&P's Operating and Capital budgets approved by Council result in an overall Distribution Tariff rate increase of 3.4% to be effective March 1, 2016. This rate increase can be broken down into the following components:

Table I: Components of Tariff Revenue Increase

	2016 Budget				
	2015	2016	\$ Change	% Change	
Tariff Revenue Required	\$ 50,071,619.09	\$ 52,614,691.00	\$ 2,543,071.91	5.1%	Additional revenue from total tariff
Growth Related			\$ 847,690.64	1.7%	Additional revenue from assumed growth
Required Rate Increase			\$ 1,695,381.28	3.4%	Additional tariff revenue minus Growth
Rate Breakdown					
Distribution Related			\$ 1,196,739.72	2.4%	Rate increase due to Distribution (City)
Transmission Related			\$ 498,641.55	1.0%	Rate increase due to Transmission (Provincial System)
			\$ 1,695,381.28	3.4%	Total rate increase for 2016

The transmission component accounts for roughly 52% of EL&P's total revenue requirement. It is the department's responsibility to budget for and collect Red Deer customer's share of the costs of building and maintaining the provincial transmission grid that delivers electricity to the city. Provincial transmission costs are established by the Alberta Electric System Operator (AESO) and approved by the Alberta Utilities Commission (AUC). The City has no jurisdiction over these costs but must ensure payment to the AESO.

The distribution component recovers the costs to operate and maintain the City's infrastructure that delivers power from the Provincial transmission system to homes and businesses within the city. The department is responsible for calculating and collecting the costs associated with running the distribution system.

The proposed 2016 rates follow Council Policy PS-A-2.7 which states that rate structures must balance the following principles:

1. Consumer rates should reflect usage and promote conservation.
2. Consumer rates should be structured so that revenue requirements can be met within a reasonable tolerance.
3. Rates will be:



- a. Fair and equitable, ensuring customers are contributing equitably in proportion to the cost of the systems;
 - b. Defensible, able to demonstrate that data is available to support the assumptions used in the rate; and the assumptions follow the industry acceptable practices;
 - c. Clear, understandable and logical.
4. Rate making will:
- a. Adhere to regulated and/or legislated requirements;
 - b. Adhere to generally accepted rate making standards.

2. BALANCING POOL ALLOCATION REBATE

The Balancing Pool ("BP") rebate is \$0.00336 per kWh as determined by the Balancing Pool of Alberta. This was approved by Council at the end of 2015 to be in effect on January 1, 2016.

3. LOCAL ACCESS FEE

The Local Access Fee ("LAF") – also sometimes referred to as Municipal Consent & Access Fee (MCAF) – is a separate line item within the Distribution Tariff, and is levied by the municipality to the electric utility for the exclusive rights to use portions of road, rights-of-way and other city-owned properties and lands for the purpose of placing and maintaining electrical distribution facilities.

As per Corporate Procedure 4002, the LAF calculation is prescribed to be:

- 1. Calculated as a percentage of total tariff revenue. The annual percentage is established as part of the Enterprise Business Plan (EBP).
- 2. No less than the budgeted MCAF for the 2012 approved budget year.

Table 2: Change in LAF

Calculation	Percentage
PROPOSED: % of total tariff revenue	12.2%

This change will meet the direction outlined in Corporate Procedure 4002 with the intent to collect the same amount of revenue as is currently done in order to keep the cost to customers as consistent as possible.

4. PROPOSED ADJUSTMENTS

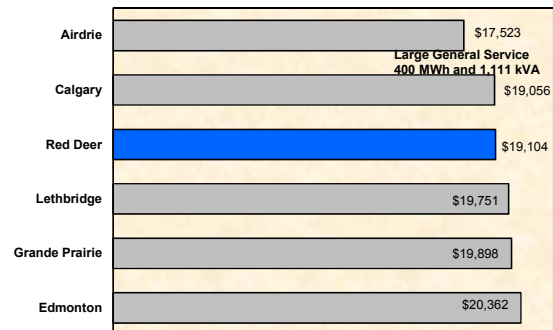
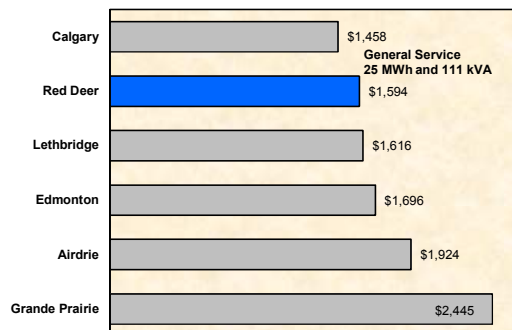
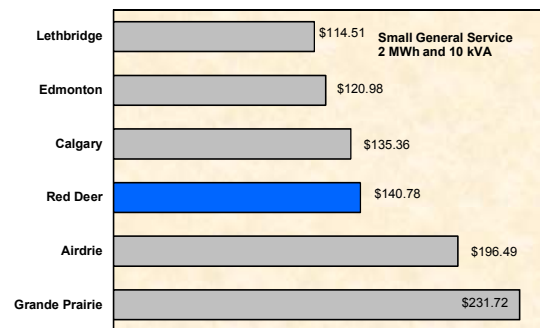
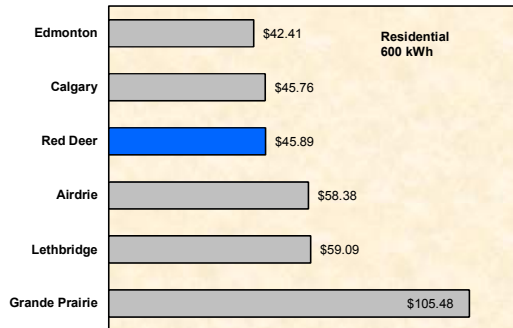
Rates are proposed to take effect on March 1, 2016.

5. RATE COMPARISONS

The following four graphs show the proposed monthly Distribution Tariff charges for typical customer classes in select service areas in the province. It should be noted that these graphs are for delivery charges only and are based on the most current information posted for 2016. Retailer charges, including the energy charge and billing charge, are not included.



**Red Deer's January 2016 Distribution Tariff Rates Compared to
Other Cities' Rates**



APPENDIX "A"
Bylaw 3273/A-2016
Page 1 of 9

CITY OF RED DEER¹

ELECTRIC LIGHT & POWER DEPARTMENT

DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on ~~January~~ **March** 1, 2016. It applies to all consumptions, whether estimated or actual, on and after ~~January~~ **March** 1, 2016, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

¹ 3273/B-2001, 3273/A-2002, 3273/B-2003, 3273/A-2005, 3273/A-2006, 3273/B-2006, 3273/E-2006, 3273/A-2007, 3273/A-2008, 3273/A-2009, 3273/B-2009, 3273/B-2010, 3273/D-2010, 3273/A-2011, 3273/B-2011, 3273C-2012, 3273/D-2012, 3273/A-2013, 3273/B-2013, 3273/A-2015, 3273/B-2015, 3273/C-2015, 3273/A-2016

APPENDIX "A"
Bylaw 3273/A-2016
Page 2 of 9

Transmission Rate Rider

On a quarterly basis, the EL & P Manager (or designate) will:

1. Monitor the Alberta Electric System Operator's transmission costs.
2. Establish an appropriate adjustment to account for variances between estimated and actual provincial transmission costs.
3. Notify the Director of Development Services of the calculated adjustment.
4. Subject to the Director's approval, ensure the adjustment is accurately reflected in the Distribution Tariff.

APPENDIX "A"
Bylaw 3273/A-2016
Page 3 of 9

RESIDENTIAL - RATE 61

Application Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

Distribution Tariff	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.4665 0.4708	0.4294 0.4524
Variable Charge	\$/kWh of all energy	0.0125 0.0126	0.0148 0.0156

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as ~~12.8%~~ 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 4 of 9

GENERAL SERVICE - RATE 63

Application Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	1.7156 1.7298	1.2171 1.2860
Variable Charge	\$/kWh of all energy	0.0114 0.0115	0.0116 0.0122

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as ~~12.8%~~ 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 5 of 9

GENERAL SERVICE - RATE 64

Application Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2032 0.2060	0.1068 0.1144
Variable Charge	\$/kWh of all energy	0.0115 0.0116	0.0082 0.0088

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as ~~12.8%~~ 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 6 of 9

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2184 0.2208	0.1135 0.1212
Variable Charge	\$/kWh of all energy	0.0121 0.0123	0.0077 0.0082

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as ~~12.8%~~ 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 7 of 9

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3055 0.3391	0.1541 0.1858
Variable Charge	\$/kWh of all energy	0.0127 0.0141	0.0096 0.0116

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation**

A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider**

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee**

Assessed as ~~12.8%~~ 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge**

Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

Distribution Tariff

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3470 0.3513	0.1858 0.2077
Variable Charge	\$/kWh of all energy	0.0144 0.0146	0.0154 0.0172

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Balancing Pool Allocation

A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

Transmission Rider

Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

Local Access Fee

Assessed as ~~12.8%~~ 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 9 of 9

DISTRIBUTION GENERATION - RATE 83

Application Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

**Distribution
Tariff**

	Unit	Distribution Access
Capacity Charge	\$/kW of peak output per day	0.0825
Variable Charge	\$/kWh of supplied energy	0.0057

- Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
 2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Local Access Fee Assessed as ~~12.8%~~ **12.2%** of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

Transmission Charge As per the applicable supply tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit $DTS \times \Sigma(A - B)$ where

DTS is the applicable demand tariff of the Transmission Administrator

A is hourly gross billing determinants at the Point of Delivery to which the customer is connected

B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.

PROPOSED BYLAW**BYLAW NO. 3273/A-2016**

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting 'Appendix A – Distribution Tariff' and replacing it with the attached revised 'Appendix A – Distribution Tariff', to reflect an increase in rates from Council's 2016 approved budget.
2. This bylaw shall come into effect on March 1, 2016.

READ A FIRST TIME IN OPEN COUNCIL this day of 2016.

READ A SECOND TIME IN OPEN COUNCIL this day of 2016.

READ A THIRD TIME IN OPEN COUNCIL this day of 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK day of 2016.

MAYOR

CITY CLERK

CITY OF RED DEER¹
ELECTRIC LIGHT & POWER DEPARTMENT
DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on March 1, 2016. It applies to all consumptions, whether estimated or actual, on and after March 1, 2016, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

¹ 3273/B-2001, 3273/A-2002, 3273/B-2003, 3273/A-2005, 3273/A-2006, 3273/B-2006, 3273/E-2006, 3273/A-2007, 3273/A-2008, 3273/A-2009, 3273/B-2009, 3273/B-2010, 3273/D-2010, 3273/A-2011, 3273/B-2011, 3273C-2012, 3273/D-2012, 3273/A-2013, 3273/B-2013, 3273/A-2015, 3273/B-2015, 3273/C-2015, 3273/A-2016

Transmission Rate Rider

On a quarterly basis, the EL & P Manager (or designate) will:

1. Monitor the Alberta Electric System Operator's transmission costs.
2. Establish an appropriate adjustment to account for variances between estimated and actual provincial transmission costs.
3. Notify the Director of Development Services of the calculated adjustment.
4. Subject to the Director's approval, ensure the adjustment is accurately reflected in the Distribution Tariff.

APPENDIX "A"
Bylaw 3273/A-2016
Page 3 of 9

RESIDENTIAL - RATE 61

Application Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.4708	0.4524
Variable Charge	\$/kWh of all energy	0.0126	0.0156

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 4 of 9

GENERAL SERVICE - RATE 63

Application Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	1.7298	1.2860
Variable Charge	\$/kWh of all energy	0.0115	0.0122

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 5 of 9

GENERAL SERVICE - RATE 64

Application Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2060	0.1144
Variable Charge	\$/kWh of all energy	0.0116	0.0088

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 6 of 9

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2208	0.1212
Variable Charge	\$/kWh of all energy	0.0123	0.0082

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Charge), plus any applicable Local Access Fee.

APPENDIX "A"
Bylaw 3273/A-2016
Page 7 of 9

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3391	0.1858
Variable Charge	\$/kWh of all energy	0.0141	0.0116

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

PPENDIX "A"
 Bylaw 3273/A-2016
 Page 8 of 9

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3513	0.2077
Variable Charge	\$/kWh of all energy	0.0146	0.0172

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

DISTRIBUTION GENERATION - RATE 83

Application Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

**Distribution
Tariff**

	Unit	Distribution Access
Capacity Charge	\$/kW of peak output per day	0.0825
Variable Charge	\$/kWh of supplied energy	0.0057

- Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
 2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Local Access Fee Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

Transmission Charge As per the applicable supply tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit $DTS \times \Sigma(A - B)$ where

DTS is the applicable demand tariff of the Transmission Administrator

A is hourly gross billing determinants at the Point of Delivery to which the customer is connected

B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.



Council Decision – February 1, 2016

DATE: February 4, 2016
TO: Jim Jorgensen, Electric Light & Power Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Proposed Electric Utility Bylaw Amendment
3273/A-2016

Reference Report:

Electric Light & Power, dated February 1, 2016.

Bylaw Reading:

At the Monday, February 1, 2016 Regular Council Meeting, Council gave first reading to Electric Utility Bylaw 3273/A-2016 (an amendment to Appendix A – Distribution Tariff of the Electric Utility Bylaw).

Report back to Council: No

Comments/Further Action:

This office will amend the Electric Utility Bylaw and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager
/attach.

- c. Director of Development Services
Corporate Meeting Support

BYLAW NO. 3273/A-2016

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting 'Appendix A – Distribution Tariff' and replacing it with the attached revised 'Appendix A – Distribution Tariff', to reflect an increase in rates from Council's 2016 approved budget.
2. This bylaw shall come into effect on March 1, 2016.

READ A FIRST TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK 1st day of February 2016.

"Mayor Tara Veer"

MAYOR

"Frieda McDougall"

CITY CLERK

CITY OF RED DEER¹
ELECTRIC LIGHT & POWER DEPARTMENT
DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on March 1, 2016. It applies to all consumptions, whether estimated or actual, on and after March 1, 2016, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

¹ 3273/B-2001, 3273/A-2002, 3273/B-2003, 3273/A-2005, 3273/A-2006, 3273/B-2006, 3273/E-2006, 3273/A-2007, 3273/A-2008, 3273/A-2009, 3273/B-2009, 3273/B-2010, 3273/D-2010, 3273/A-2011, 3273/B-2011, 3273C-2012, 3273/D-2012, 3273/A-2013, 3273/B-2013, 3273/A-2015, 3273/B-2015, 3273/C-2015, 3273/A-2016

Transmission Rate Rider

On a quarterly basis, the EL & P Manager (or designate) will:

1. Monitor the Alberta Electric System Operator's transmission costs.
2. Establish an appropriate adjustment to account for variances between estimated and actual provincial transmission costs.
3. Notify the Director of Development Services of the calculated adjustment.
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RESIDENTIAL - RATE 61

Application Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Basic Charge	\$ per day	0.4708	0.4524
Variable Charge	\$/kWh of all energy	0.0126	0.0156

**Balancing
Pool
Allocation** A credit of \$0.00336/kWh of all energy effective from January 1, 2016.

**Transmission
Rider** Charge or credit for a charge or refund from the Alberta Electric System Operator for Demand Transmission Services which is not included in the System or Distribution Access charges.

**Local Access
Fee** Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

**Minimum
Monthly
Charge** Total Basic Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

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Application Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
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	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.2060	0.1144
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Application Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

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	Unit	System Access	Distribution Access
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STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3391	0.1858
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Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

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Charge** Total Demand Charge (System Access plus Distribution Access), plus any applicable Local Access Fee.

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

**Distribution
Tariff**

	Unit	System Access	Distribution Access
Demand Charge	\$/kVA of Billing Demand per day	0.3513	0.2077
Variable Charge	\$/kWh of all energy	0.0146	0.0172

Note: Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

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DISTRIBUTION GENERATION - RATE 83

Application Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

**Distribution
Tariff**

	Unit	Distribution Access
Capacity Charge	\$/kW of peak output per day	0.0825
Variable Charge	\$/kWh of supplied energy	0.0057

- Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
 2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Local Access Fee Assessed as 12.2% of each and every component of the Distribution Access and the System Access Charges and is added to the customer's bill.

Transmission Charge As per the applicable supply tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit $DTS \times \Sigma(A - B)$ where

DTS is the applicable demand tariff of the Transmission Administrator

A is hourly gross billing determinants at the Point of Delivery to which the customer is connected

B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.



January 22, 2016

Business Revitalization Zone Bylaw Amendment 3196/A-2016

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, January 18, 2016 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Bylaw 3196/A-2016, a bylaw to amend the Business Revitalization Zone Business Tax Bylaw to establish the BRZ rate at 1.14807%.

Report Details

Background:

At the Monday, January 18, 2016 Council Meeting, Council gave first reading to Business Revitalization Zone Tax Bylaw Amendment 3196/A-2016, a bylaw to establish the BRZ rate at 1.14807%.



Report Originally Submitted
to the January 18, 2016
Meeting of City Council

January 18, 2016

Business Revitalization Zone Bylaw Amendment 3196/A-2016

Report Summary & Recommendation:

That City Council give first reading to the attached amendment of the Business Revitalization Zone Business Tax Bylaw which establishes the BRZ rate at 1.14807%. Second and Third Readings of the bylaw would then be considered at the February 1, 2016 Council Meeting.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of the Business Revitalization Zone Bylaw Amendment 3196/A-2016.



Background:

Alberta Regulation 377/94 allows a municipal council to establish a Business Revitalization Zone (BRZ), which the City of Red Deer did in 1983. Annually, the Downtown Business Association is required to present a budget to be approved by City Council as per the regulation.

On December 7, 2015, Council approved the Downtown Business Association's 2016 budget.

Contained in the budget was the requirement for \$375,845 in revenue to be generated from the taxation of businesses operating within the boundaries of the BRZ zone.

Analysis:

The tax rate and resulting tax impact to a specific business fluctuates from year to year due to a change in either the BRZ tax revenue requirement and/or the amount of total business assessment. Illustrated below is the BRZ tax impact on two sample properties.

Tax Year	Tax Rate %	BRZ Tax for	BRZ Tax for
		Sample Property #1	Sample Property #2
		2200 sq. ft. Retail	5,121 sq. ft. Bank
2016	1.14807	\$245	\$1,163
2015	1.07290	\$232	\$1,099
2014	0.99518	\$219	\$1,019
2013	0.99451	\$218	\$1,018
2012	1.0087	\$ 221	\$ 929



Discussion:

Business Revitalization Zone Summary Jan 1 2016

Current number of businesses on the roll.....	502
Number of accounts with the minimum levy of \$162.75.....	197

Number of businesses per tax range;

\$163 to \$200.....	27
\$201 to \$300.....	86
\$301 to \$400.....	45
\$401 to \$500.....	26
\$501 to \$1000.....	60
\$1001 to \$2000.....	35
Over \$2000.....	26

Current Top Ten Commercial Contributing Businesses

Real Canadian Superstore
 Stantec Consulting Ltd.
 Red Deer Lodge (Red Deer Baymont Inn & Suites)
 Nova Chemicals Corp
 Canada Safeway
 Servus Credit Union Ltd
 Telus Communication Ltd
 BDO Dunwoody LLP
 ATB Financial
 Jackpot Casino

Total Contributions..... \$ 90,767

The approved Downtown Business Association budget is \$375,845 to be collected by the 2016 BRZ levy. To raise this amount based on the current total assessed value of \$31,186,100 the new rate for the BRZ tax is set at 1.14807%

3196/A-2016**BYLAW NO. 3196/A 2016**

Being a bylaw of The City of Red Deer in the Province of Alberta, to amend Bylaw No. 3196/A, the City of Red Deer's Business Revitalization Zone Business Tax Bylaw.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

That Bylaw No. 3196/A is hereby amended as follows:

- 1 By deleting Section 5 in its entirety and replacing it with the following new Section 5:

Each Person carrying on Business within the boundaries of the Business Revitalization Zone established under Business Revitalization Zone Bylaw 2827/83 shall pay annually as a Business Tax a sum equal to 1.14807% of the Business Assessment of that Business or the sum of \$162.75, whichever is the greater sum.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of January 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK this 1st day of February 2016.

MAYOR

CITY CLERK

FILE COPY



Council Decision – February 1, 2016

DATE: February 4, 2016
TO: Brian Lutz, City Assessor
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Business Revitalization Zone Bylaw Amendment 3196/A-2016

Reference Report:

Legislative Services, dated January 22, 2016 and Revenue & Assessment Services, dated January 18, 2016.

Bylaw Reading:

At the Monday, February 1, 2016 Regular Council Meeting, Council gave second and third readings to Business Revitalization Zone Bylaw 3196/A-2016 (a bylaw to amend the Business Revitalization Zone Business Tax Bylaw to establish the BRZ rate at 1.14807%).

Report back to Council: No.

Comments/Further Action:

This office will amend the bylaws and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Manager
/attach.

- c. Director of Corporate Services
Revenue & Assessment Manager
Corporate Meeting Support

BYLAW NO. 3196/A 2016

Being a bylaw of The City of Red Deer in the Province of Alberta, to amend Bylaw No. 3196/98, the City of Red Deer's Business Revitalization Zone Business Tax Bylaw.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

That Bylaw No. 3196/98 is hereby amended as follows:

- 1 By deleting Section 5 in its entirety and replacing it with the following new Section 5:

Each Person carrying on Business within the boundaries of the Business Revitalization Zone established under Business Revitalization Zone Bylaw 2827/83 shall pay annually as a Business Tax a sum equal to 1.14807% of the Business Assessment of that Business or the sum of \$162.75, whichever is the greater sum.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of January 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016

AND SIGNED BY THE MAYOR AND CITY CLERK this 1st day of February 2016.

"Mayor Tara Veer"

MAYOR

"Frieda McDougall"

CITY CLERK



January 22, 2016

Annual Supplementary Assessment Bylaw 3569/2016

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, January 18, 2016 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Annual Supplementary Assessment Bylaw 3569/2016, a bylaw which authorizes the preparation of supplementary assessments within the City of Red Deer for 2016.

Report Details

Background:

At the Monday, January 18, 2016 Council Meeting, Council gave first reading to Annual Supplementary Assessment Bylaw 3569/2016 which authorizes the preparation of supplementary assessments with the City of Red Deer for 2016.



Report Originally Submitted
to the Monday, January 18,
2016 Meeting of City Council

December 31, 2015

Annual Supplementary Assessment Bylaw

Revenue and Assessment Services

Report Summary & Recommendation:

That City Council gives first reading to the annual Supplementary Assessment Bylaw 3569/2016 which authorizes the preparation of supplementary assessments within the City of Red Deer for 2016. Second and third readings of the bylaw would then be considered at the February 1st, 2016 Council Meeting.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Annual Supplementary Assessment Bylaw 3569/2016 at this time.



Report Details

Background:

Section 313 of the Municipal Government Act, provides the opportunity for a municipality to implement supplementary assessments and taxation. To authorize the supplementary process, every year City Council must pass a supplementary assessment bylaw prior to May 1. City Council has authorized supplementary assessments since 2002.

The supplementary assessment is the assessment of newly constructed buildings, additions and renovations that are occupied or completed during the 2016 year but were not assessed at 100% of completion on the regular assessment notice mailed on January 20, 2016. The resulting supplementary tax is prorated, based on the number of months the improvement has been completed or occupied.

Supplementary assessment and tax provides for equity among property owners. At the time the owners occupy the new premise and receive municipal benefits, they pay their share toward the tax base to pay for those benefits.

Discussion:

The 2016 proposed budget includes estimated revenue of \$375,000 that will be generated from supplementary taxation.

BYLAW NO. 3569/2016

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2016.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

- 1
- That a supplementary assessment shall be prepared for all improvements in 2016.

READ A FIRST TIME IN OPEN COUNCIL this	18 th	day of	January	2016.
READ A SECOND TIME IN OPEN COUNCIL this	1 st	day of	February	2016.
READ A THIRD TIME IN OPEN COUNCIL this	1 st	day of	February	2016.
AND SIGNED BY THE MAYOR AND CLERK this	1 st	day of	February	2016.

MAYOR

CITY CLERK

FILE COPY



Council Decision – February 1, 2016

DATE: February 4, 2016
TO: Brian Lutz, City Assessor
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Annual Supplementary Assessment Bylaw 3569/2016

Reference Report:

Legislative Services, dated January 8, 2016 and Revenue & Assessment Services dated December 31, 2015.

Bylaw Reading:

At the Monday, February 1, 2016 Regular Council Meeting, Council gave second and third readings to Annual Supplementary Assessment Bylaw 3569/2016 (a bylaw which authorizes the preparation of supplementary assessments within the City of Red Deer for 2016).

Report back to Council: No.

Comments/Further Action:

This office will amend the bylaws and distribute copies in due course.

A handwritten signature in blue ink, appearing to read 'F. McDougall'.

Frieda McDougall
Manager
/attach.

- c. Director of Corporate Services
Revenue & Assessment Manager
Corporate Meeting Support

BYLAW NO. 3569/2016

Being a bylaw to authorize the preparation of supplementary assessments within The City of Red Deer for 2016.

WHEREAS, The City of Red Deer wishes to require the preparation of supplementary assessments for improvements for the purpose of imposing a tax;

AND WHEREAS, the Municipal Government Act provides that this Bylaw must be passed before May 1 of the year that the Bylaw applies;

NOW THEREFORE Council enacts:

- 1 That a supplementary assessment shall be prepared for all improvements in 2016.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of January 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

AND SIGNED BY THE MAYOR AND CLERK this 1st day of February 2016.

"Mayor Tara Veer"

MAYOR

"Frieda McDougall"

CITY CLERK



January 22, 2016

Lancaster Meadows

Disposition of Municipal Reserve

Part of Lot 1MR, Block 6, Plan 902 1272 (3031 – 30 AV)

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, January 4, 2016 Council Meeting.

Recommendation:

That Council approve disposal of a portion (approximately 0.372) of Lot 1MR, Block 6, Plan 902 1272 located at the corner of Lees Street and 30 Avenue to facilitate subdivision of land and development of a fire hall.

Report Details

Background:

At the Monday, January 4, 2016 Council Meeting, Council approved a Motion to allow for consideration of disposal of the municipal reserve located at Lot 1MR, Block 6, Plan 902 1272 located at 3031 – 30 Av.

In accordance with Section 606 of the Municipal Government Act, this proposed disposal of Municipal Reserve was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on January 15 and January 22, 2016 no public comments being received. A Public Hearing will be held on Monday, February 1, 2016 at 6:00 p.m. during Council's regular meeting.



Report Originally Submitted
to the January 4, 2016 City
Council Meeting.

December 15, 2015

Lancaster Meadows

Disposition of Municipal Reserve

Part of Lot 1MR, Block 6, Plan 902 1272 (3031 – 30 AV)

Planning Department

Report Summary & Recommendation:

The proposal is to dispose of a portion (approximately 0.372 hectares) of Lot 1MR, Block 6, Plan 902 1272, located at the corner of Lees Street and 30 Avenue to facilitate subdivision of land and development of a fire hall. Under the Land Use Bylaw the subject land's current land use designation, PS - Public Service (Institutional or Governmental) District, allows for the development of a fire hall as an institutional service facility. Council previously approved the location of the fire hall through an amendment to the East Hill Major Area Structure Plan on February 23, 2015.

As the proposed municipal reserve (MR) disposition conforms to the East Hill Major Area Structure Plan (MASP) and the Lancaster Meadows Outline Plan the Planning department recommends Council hold a public hearing in conformity to s674 of the Act and following the public hearing support a resolution to dispose of municipal reserve as shown on the attached sketch.

City Manager Comments:

I support the recommendation of Administration. If consideration is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Monday, February 1, 2016 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Planning Department, dated December 15, 2015 re: Lancaster Meadows Disposition of Municipal Reserve, Part of Lot 1MR, Block 6, Plan 902 1272 (3031-30Av), hereby agrees that the following resolution be considered at the Council Meeting of February 1, 2016:

“Resolved that Council of The City of Red Deer after considering the report from the Planning Department, dated December 15, 2015, re: Lancaster Meadows Disposition of Municipal Reserve, Part of Lot 1MR, Block 6, Plan 902 1272 (3031-30Av), hereby agrees to the Disposal of Municipal Reserve lands described as:

“All that portion of Lot 1MR, Block 6, Plan 902 1272”



Report Details

Background:

The proposed disposition of reserves will facilitate a subdivision within Lot 1MR, Block 6, Plan 902 1272. The subdivided out ± 0.372 hectare parcel will then be developed as a fire hall.

In late 2014 administration notified and dialogued with all landowners within 100 metres of Lot 1MR, Block 6, Plan 902 1272 about the proposed fire hall, the proposed amendments to both the East Hill MASP and Lancaster Meadows OP, and the proposed disposal of municipal reserves. Following a public hearing held on February 23, 2015 Council passed Bylaw 3499/A-2015 to amend the East Hill MASP and passed a resolution to amend the Lancaster Meadows Outline Plan to accommodate the development of the fire hall.

The survey plan required for disposal of the MR was not completed prior to the February 23, 2014 public hearing, and therefore the MR disposal was not considered at that time. Accordingly, the Planning department is now bringing forward the request for disposal of MR with the requirement of a public hearing to facilitate a subdivision to accommodate the fire hall.

Note that if MR is disposed of the reserve fund will be compensated at fair market value. The compensation monies must be deposited in the reserve fund, which can only be used for purposes listed in s671(2) of the Act.

Discussion:

The proposed disposition of municipal reserve is the next step in the process that Council has supported through the passing of Bylaw 3499/A-2015 to amend the East Hill MASP and the passing of the resolution to amend the Lancaster Meadows Outline Plan. Disposal of MR will, in turn, allow for the next step, i.e. subdivision to create a separate parcel for the fire hall.

Analysis:

The proposed disposal of municipal reserve conforms to the East Hill Major Area Structure Plan and Lancaster Meadows Outline Plan as amended by Council through the passing of Bylaw 3499/A-2015 on February 23, 2015. Disposal of MR will enable the subject land to be subdivided out of the parent parcel and developed for the new fire hall.

The removal of MR will be accounted for through compensation to the reserve fund at fair market value.

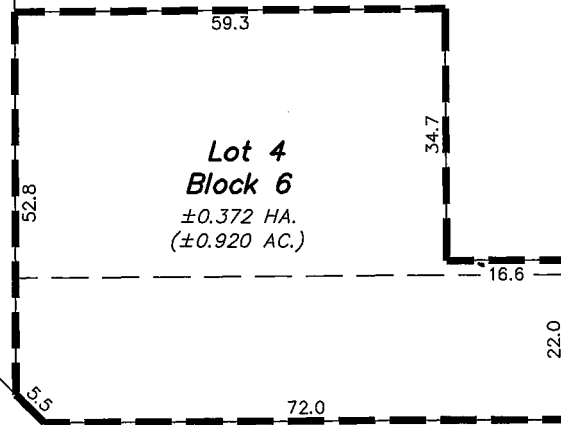
Disposition of Municipal Reserve Subject Area

Lot 1 MR, Block 6, Plan 902 1272
(within SW ¼ Sec 11-38-27-W4M)

Remainder of
Lot 1 MR
Block 6
Plan 902 1272

30th Avenue

LOT 2 PUL, BLOCK 6, PLAN 902 1272



**Lot 4
Block 6**
±0.372 HA.
(±0.920 AC.)

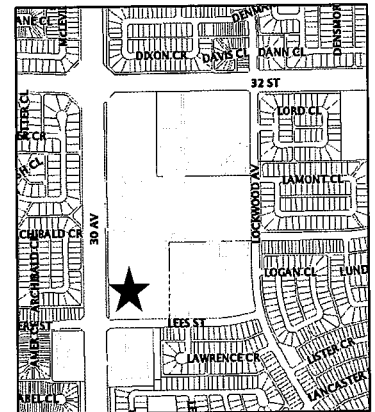
20m WIDE R/W PLAN 952 0838

Lees Street

Lot 1, Block 7, Plan 952 0967


R/W PLAN
2271 KS

SUBJECT SITE



CITY OF RED DEER
TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF PART OF
LOT 1 MR, BLOCK 6, PLAN 902 1272
WITHIN THE
S.W. 1/4 Sec. 11-38-27-4

NOTES:

- Distances shown are in metres.
- Area dealt with is bounded thus  and contains ±0.372 HA. (±0.920 AC.)
- Property is subject to a Utility Right of way as shown on plan 932 2083, Caveats No. 002 193 366 re: Restrictive Covenant & No. 012 359 941 re: Lease.



SCALE = 1:1000

**BEMOCO LAND
SURVEYING LTD.**

100, 6040-47th AVENUE
RED DEER, ALTA. PH. (403) 342-2611

REV	DATE	DESCRIPTION
0	Nov. 25, 2015	Issue
FILE No: S-099-15 tent		



Background adopted at the
January 5, 2015 City Council
meeting.

January 5, 2015

East Hill Major Area Structure Plan Amendment

Bylaw 3499/A-2015

Lancaster Meadows Outline Plan Amendment Resolution

Planning Department

Report Summary & Recommendation:

Bylaw 3499/A-2015 proposes to amend the East Hill Major Area Structure Plan (MASP) and under separate resolution amend the Lancaster Meadows Outline Plan (OP) to include the identification of an Emergency Services site to accommodate City of Red Deer new growth areas and optimize emergency services delivery. The proposed site is anticipated to be the relocation site of Fire Station Three.

The Planning department recommends Council proceed with first reading of Bylaw 3499/A-2015.

City Manager Comments:

LGS Only - City Manager Comments

Proposed Resolution

LGS Only - Proposed Resolutions

Report Details

Background:

In 2014, Dillon Consulting was contracted to conduct a review of The City of Red Deer Emergency Services response times and service areas taking into consideration city growth. In 2014, a number of the uncertainties in the governance of Emergency Medical Services and Alberta Health Services were resolved resulting in the need for The City to examine growth trends to determine the future location of stations.

The consultant was asked to develop options that would optimize service delivery for the entire community. The considerations in developing options for the relocation of Fire Station Three were:

I – The location shall meet High Intensity Residential Fire (HIRF) standards,



- 2 – The location will serve the majority of the population,
- 3 – The land use zoning of the location,
- 4 – Cost of land,
- 5 – Impact on community and existing infrastructure, and
- 6 – Operational Impact.

Based on the criteria, the optimal location for Station Three relocation was determined to be the NE corner of 30 Avenue and Lees Street. At the November 23, 2014 Council Meeting, Council supported initiating the planning process to amend the East Hill MASP and Lancaster Meadows OP based on the proposed optimal location of Station Three relocation being 30 Avenue and Lees Street.

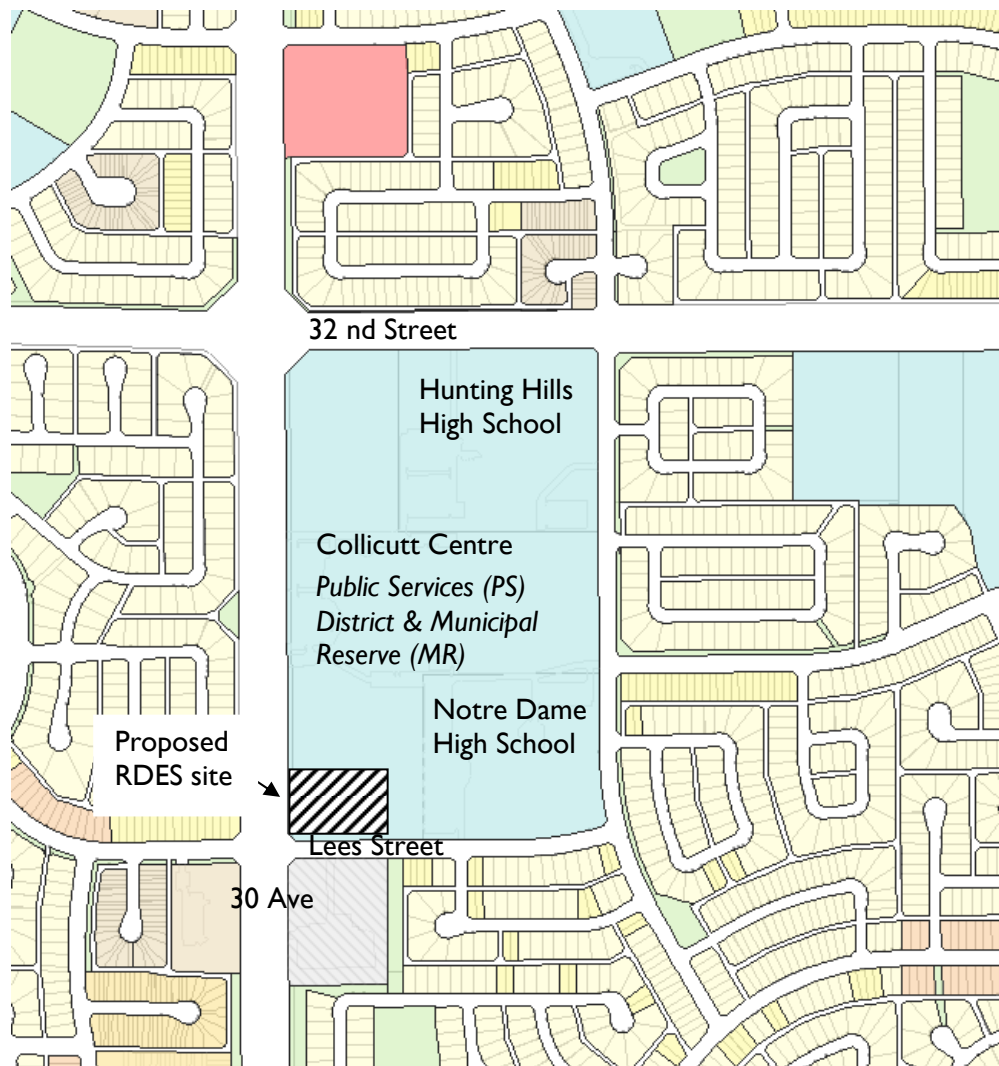
Discussion:

The proposed amendment to the East Hill MASP will provide for an additional proposed Red Deer Emergency Services Site (RDES), accommodating the optimal relocation of Fire Station Three. The existing Station Three location on 32nd Street will remain as a dispatch centre and administrative offices.

The East Hill MASP is a statutory plan which provides a framework for subsequent Neighbourhood Area Structure Plans, rezoning, subdivision and development of an area of land. The East Hill MASP planning framework includes proposed future locations of new RDES sites. Four sites are identified, however the proposed RDES site, Station Three relocation at 30 Avenue and Lees Street, is not contemplated as one of the four options; therefore the proposed site requires an amendment to the East Hill MASP.

The corresponding NASP or Outline Plan must conform to the East Hill MASP, therefore an amendment to the Lancaster Meadows Outline Plan is required to identify the proposed RDES site. The Lancaster Meadows Outline Plan was passed by resolution in 1992. In 1992, a NASP was not required by City policy and an alternative non-statutory outline plan planning tool was used to provide a neighbourhood planning framework. An amendment is proposed by resolution to reflect, and be consistent with the proposed East Hill MASP amendment for the relocation of Station Three.

The proposed site is a Municipal Reserve (MR) parcel containing ball diamonds, storm pond and the Collicutt Centre. The parcel is zoned Public Service District (PS) and a fire station is a discretionary use within the PS district. Adjacent uses include two high schools, residential uses.

**Figure I – Proposed RDES Site**

The results and recommendations of Dillon Consulting provide initial planning rationale for the optimal location and proposed placement of an RDES site at 30 Avenue and Lees Street. (See Attachment I November 20, 2014 Optimizing Emergency Services Delivery: Fire Hall Relocation report).

Planning, RDES, Recreation and Engineering administration met to discuss the mitigation of potential concerns related to the proposed development and existing conditions. This was used to develop Communication's Public Question and Answer (Q & A) Backgrounder. RDES stations are located throughout the City in residential areas similar to the proposed site. RDES has many current practices in place to minimize their impact on residential neighbourhoods, while ensuring rapid response time to health and safety situations for all citizens of Red Deer.

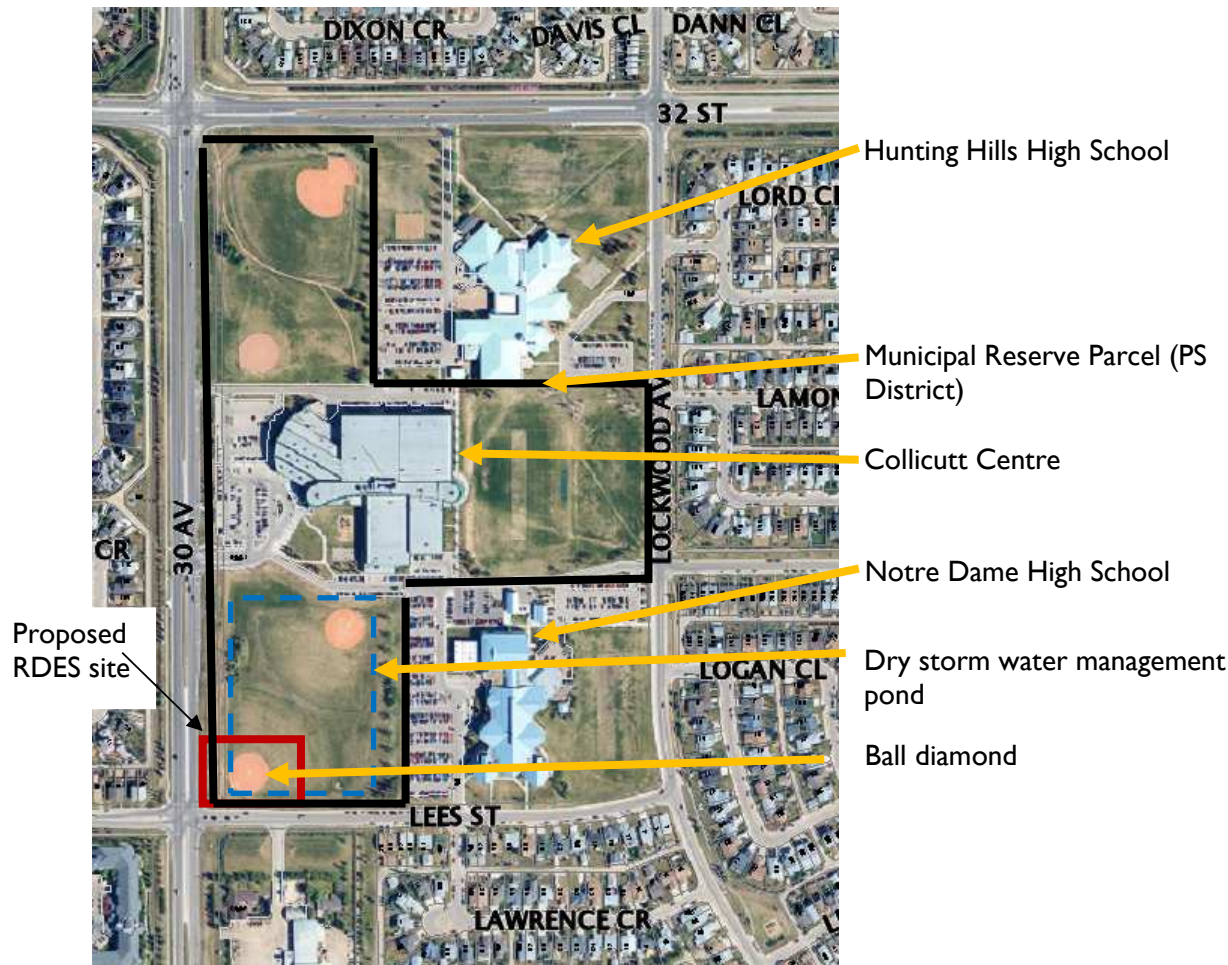


Figure 2 – Existing Conditions

Table 1: Potential Concerns & Mitigation Measures

Concern	Mitigation Measure
Noise from sirens, brightness of lights.	<p>Sirens will be used only if required to alert traffic. Lights will be used in lieu of sirens, if traffic allows, to minimize noise.</p> <p>Proposed location is adjacent to 30 Avenue, a major arterial road designed for major traffic flows. RDES currently and frequently travels along 30 Avenue and 32nd Street to respond to calls.</p> <p>Residential noise reduction berms are in place along 30 Avenue to address anticipated noise from arterial road traffic.</p>



Concern	Mitigation Measure
Existing traffic congestion in area due to High Schools and Collicutt Centre, concern that Fire Truck will be stuck in traffic jam	<p>Future relocated Station Three could be equipped with traffic light controls for Lees Street and 30 Avenue intersection to assist with traffic control at the time of an RDES Emergency vehicle response incident.</p> <p>RDES is will provide public consultation with Schools related to how drivers should respond to approaching emergency vehicles.</p> <p>Engineering receives few comments regarding traffic congestion in the area, as the public are aware of the before and after school traffic congestion that is an expected implication of High Schools. As the traffic congestion does not conflict with typical employment commuter times, the current road configuration satisfies traffic flows.</p>
Reduction of on Street Parking	<p>Fire Station will have onsite parking for staff and Emergency Vehicles. Proposed station is within an existing no parking area on Lees Street.</p>
Revisions to dry storm pond water management	<p>The storm pond will be revised by increasing the depth of the pond to accommodate the reduction in size. Engineering will ensure the storm pond will continue to manage storm water to the same extent as prior to the new Fire Station development.</p>
Loss of Municipal Reserve (MR) and Ball Diamond	<p>The new Station Three site will require a subdivision from the current MR lot, zoned PS. The MR will be disposed due to a Fire Station not being a use for MR designation. A Fire Station is a discretionary use within PS District. A market value payment will be made to the Parks Department for compensation of lost MR.</p> <p>The existing ball diamond will be replaced in 2015 to an equal classification of ball diamond at an alternate location. This location will be determined in coordination with major ball diamond user groups in 2015. Construction of the Fire Station will likely be late in 2015, allowing user groups the spring and summer season use, and fall use at the new location.</p> <p>Parks Department no longer recommends ball diamonds in dry storm ponds due to the nature of storm ponds being to collect excess water to prevent flooding in a neighbourhood. When the ponds contain water the ball diamonds are washed away and require replacement of shale and line painting following each wet period. The relocation of this ball diamond will save future operational costs incurred at the current location.</p>



Concern	Mitigation Measure
Public proposing fire station be located at a different site other than Lees Street and 30 Ave.	The site selection was done through a criteria evaluation, as described in the background of this report, seven sites were considered, site selected is optimal for response time and other planning criteria.

If amendment if approved, additional planning processes will include:

1. Disposal of Municipal Reserve (MR) for the RDES parcel within the larger MR storm pond and Collicutt recreational site, Figure 2
2. Subdivision of the proposed parcel (details yet to be determine)
3. Development Permit process – discretionary use in existing Public Service District, Institutional Use, Figure 1

Consultation:

Communications in consultation with Planning, Engineering and Emergency Services administration provided a “Backgrounder Question and Answer (Q & A)” (see Attachment 3) for adjacent landowners, stakeholders and City Administration reference.

The proposed amendment and Q & A was circulated to City Departments, external stakeholders (ball diamond major user groups, school boards) and adjacent landowners (see Attachment 2).

City Departments had no objections and will collaborate interdepartmentally to coordinate the replacement of the ball diamond, storm water management revisions, subdivision, disposal of municipal reserve, and the development permit process.

User groups met with Planning and Recreation Administration on December 1, 2014 regarding potential locations for the replacement of the ball diamond. User groups were satisfied that the ball diamond will be replaced in 2015 and the 2015 season will not be affected.

Seven responses were received from the 170 adjacent landowners circulation. The majority, 163, of households provided no comments on the proposed RDES site. Two landowners objected and five landowners provided feedback.

Landowner comments included those evaluated by City Administration as part of the East Hill MASP amendment planning process of identifying issues and mitigation measures (Table 1):



- Effect on storm pond
- Loss of MR and Ball Diamond
- Consideration of alternate sites
- Noise
- Traffic congestion

Land owner comments also included comments that better reflect their feelings on current situations regarding traffic collisions, and pedestrian safety in the area. As these are issues that are more closely related to arterial road traffic implications, than the proposed RDES site, they have been forwarded to Engineering who will review collision statistics and bring forward recommendations if required for improvements.

One landowner was concerned the proposed fire station would affect their house value. In consultation with City Assessment Administration, there is insufficient data to support the proposed fire station positively or negatively affecting house values.

Analysis:

The proposed amendment to the East Hill MASP, and amendment to the Lancaster Meadows OP is to identify an additional potential Emergency Services Site for the future relocation of Fire Station Three is supported based on the following:

- Optimal location based on city growth and response times, HIRF standards;
- Conforms with existing Public Services (PS) District;
- Storm pond will be revised to retain infrastructure requirements of area;
- Ball diamond will be replaced in 2015 in alternate location in consultation with ball diamond user groups;
- 168 out of 170 households had no objections;
- No objections were received from City Departments;

The Lancaster Meadows Outline Plan is non-statutory and does not require a bylaw amendment or three readings, but will be amended by resolution. The Planning department recommends tabling the Lancaster Meadows Outline Plan amending resolution until third reading is considered for the East Hill MASP amendment to ensure coordinated timing of planning document amendments.

DATE: February 1, 2016
TO: Orlando Toews, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Disposition of Municipal Reserve in Lancaster Meadows

Reference Report:

Legislative Services, dated January 22, 2016 and Planning Department, dated December 15, 2015.

Resolution:

At the Monday February 1, 2016 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer after considering the report from the Planning Department, dated December 15, 2015, re: Lancaster Meadows Disposition of Municipal Reserve, Part of Lot 1MR, Block 6, Plan 902 1272 (3031-30Av), hereby agrees to the Disposal of Municipal Reserve lands described as:

“All that portion of Lot 1MR, Block 6, Plan 902 1272”

Report back to Council: No.



Frieda McDougall
Manager

c. Director of Planning Services
Planning Services Manager



January 22, 2016

Waskasoo Area Redevelopment Plan (Bylaw 3567/2016) Land Use Bylaw Amendment (Bylaw 3357/A-2016)

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, January 4, 2016 Council Meeting.

Report Summary & Recommendation:

That Council consider giving second and third readings to Bylaw 3567/2016, a bylaw proposed to adopt the Waskasoo Area Redevelopment Plan and Bylaw 3357/A-2016, a Land Use Bylaw Amendment proposed to ensure proper implementation of the Character Statements within the Waskasoo Area Redevelopment Plan. Following third reading of both bylaws, the Waskasoo Community Plan will be brought forward for adoption by resolution.

Report Details

Background:

At the Monday, January 4, 2016 Council Meeting, Council gave first reading to Waskasoo Area Redevelopment Plan Bylaw 3567/2016 and Land Use Bylaw Amendment 3357/A-2016.

Following third reading of both bylaws, Council will be asked to consider the following resolution adopting the Waskasoo Community Plan.

'Resolved that Council of The City of Red Deer having considered the report from the Planning Department dated November 23, 2015, hereby adopts the Waskasoo Community Plan as submitted to Council on February 1, 2016.'

In accordance with Section 606 of the Municipal Government Act, Bylaw 3567/2016 and Bylaw 3357/A-2016 were required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on January 15 and January 22, 2016 with one public comment being received. A Public Hearing will be held on Monday, February 1, 2016 at 6:00 p.m. during Council's regular meeting.

**Waskasoo Area Redevelopment
Plan 3567/2016**

and

**Land Use Bylaw Amendment
3357/A-2016**

**Public Comments Received
After First Reading**

Mayor and City Council
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

January 25th, 2016



**Re: Response to Waskasoo Neighbourhood Plan Bylaw 3567/2016
Land Use Bylaw Amendment 3357/A-2015**

Parkland Community Living and Supports Society, Parkland CLASS, is the registered owner of three large parcels of land that fall within the Waskasoo Neighbourhood, and as such we will be impacted by the above actions before City Council. Our three properties include the following:

- The existing Parkland CLASS office, located at 6010 - 45th avenue (Lot J2 – Block C – Plan 696 T.R.)
- Parkland School, located at 6016 - 45th avenue (Lot J1 – Block C – Plan 696 T.R.); and
- The future site of a new office building, maintenance shop, and various recreational facilities to be located on the recently subdivided Lot 4 – Block 1 – Plan 1522489.

Parkland CLASS supports both the Waskasoo Community Plan with its various Community Plan Recommendations, and the Waskasoo Area Redevelopment Plan with its Character Statements. In light of the agency's planned development of its recently acquired Lot 4, we have carefully reviewed the above documents in an effort to better align our future operations with the plan.

As we have undertaken our review, we have identified and focused on five considerations and / or concerns that could impact our current and future developments. Each of the following items have been examined and responded to within this submission:

- a) Appropriate uses for the Former River Glen School Site (which includes Lot 4);
- b) Alignment with, and Support of, Applicable CP Recommendations;
- c) Consideration of Related Character Statements
- d) Impact of 42a Avenue Alignment
- e) Proposed Elements of Lot 4 Development

A. Appropriate Uses for Former River Glen School Site

Parkland CLASS is contemplating the future development of Lot 4, which was sub-divided from the River Glen School property. In an effort to align with the Waskasoo Area Redevelopment Plan, consideration has been given to the land use priorities identified by the community for this particular site. The following are the top five priorities taken from the Waskasoo plan:

~ 2 ~

1. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
2. Keep as is.
3. Assisted living facility.
4. Offices for community oriented groups which have recreation as part of their programs.
5. Hospice, private clubs, and organizations.

Parkland CLASS supports all of these stated priorities with the exception of #2. Our proposed development plans for Lot 4 specifically align with priorities 1, 4, and 5. The new office for our community organization will support the 350+ adults and children with disabilities who we work with, their families, and the staff who are trained to support them.

In alignment with priority 1, Parkland CLASS will add a variety of elements to its development that will encourage recreational and social gathering activities to occur on site. These components include an open-air pavilion, wheelchair accessible playground, grassed play areas, the continued use of paved bike and walking trails that pass through our property, and formal access to the newly developed City ball diamonds in the adjacent property to the east of Lot 4.

Parkland CLASS encourages the City of Red Deer to be thoughtful in its application and interpretation of the Waskasoo Neighbourhood Plan Bylaw to ensure that the end uses of the River Glen School lands align with the community priorities and the current Public Service zoning.

B. Alignment with, and Support of, Applicable Community Plan Recommendations

There are a number of Community Plan Recommendations that will impact Parkland's current operations and proposed developments. Elements from the most relevant CP recommendations are restated below, along with a brief statement of response from our organization.

CP Recommendation 1 Improvements to Traffic

"The Waskasoo community brought forward a long-term solution regarding relocating 45th Avenue north of 59th Street as an extension of 42A Avenue. The relocation of 45th Avenue would divert traffic from a residential street (45th Avenue) to a non-residential street (42A Avenue), would provide an opportunity to return a major portion of the riverbank to riparian vegetation, and create a gathering space adjacent to the Red Deer River at the existing lookout northwest of the 45th Avenue and 59th Street intersection...

Additional studies are required to determine the viability of relocating 45th Avenue north of 59th Street as extension of 42a Avenue on the east side of Gateway Christian School & connect it to 45th Avenue near Kerry Wood Nature Centre / Parkland CLASS and close the remaining unused portion of 45th Avenue."

~ 3 ~

Parkland CLASS generally supports the proposed 42a Avenue extension. We recognize the impact that high traffic flows have within the Waskasoo community and along 45th Avenue beyond its intersection with 59th Street as it turns and tracks along the bank of the Red Deer River. However, in spite of this general support, we are sensitive to the impact that the 42a Avenue extension will have on LTCHS by increasing traffic through their school site and parking areas. Parkland CLASS is also concerned with the uncertainty of access to its own properties that are currently serviced from 45th Avenue. This matter is discussed in greater detail under Section D of this response.

CP Recommendation 4 - Gathering Places and Other Identity Options

“The Waskasoo Community Association, residents, and The City of Red Deer are encouraged to investigate, prioritize, design, and develop over time three gathering places at the playground, the lookout north-west of the 45th Avenue and 59th Street intersection, and where the Waskasoo Creek and Red Deer River meet. These stakeholders should also investigate, prioritize, design and develop the other community identity options that were developed by the Community Identity Workshop participants...”

Parkland CLASS fully supports the future development of the proposed gathering places as well as other identity elements. Developments such as these will contribute to the uniqueness and attraction of the Waskasoo community. We would also encourage The City of Red Deer to be flexible in its interpretation of the proposed Bylaw as a means of encouraging and even facilitating additional gathering and recreational elements that will enhance the community. To this end, Parkland CLASS wishes to incorporate specific “gathering elements” within its proposed development of Lot 4. These elements include enhancements to the accessible playground, the construction of a new covered pavilion that would accommodate approximately 180 individuals including those using wheel-chairs, and the expansion of the on-site parking. Parkland CLASS would also be open to the development of a joint-use agreement with the City of Red Deer to expand public access of these facilities to the community. These facilities are described in greater detail under Section E of this response.

CP Recommendation 8 - Vegetation Preservation and Invasive Species Control

“Existing mature healthy native plantings (trees, shrubs, forbs and grasses) should be preserved and efforts should be made to remove or prevent invasive species from spreading into the natural areas. Residents are encouraged to improve the urban forest by planting native trees and shrubs and consideration should also be given to native trees and shrubs that are a food source for humans and local wildlife. Chemical controls (are) discouraged.”

~ 4 ~

Parkland CLASS supports the desire for vegetation preservation and the control of invasive species. We also agree with the secondary stated objective that “the placement of new plant material, would preferably be plant material that is a food source for people, birds and animals, as this serves as a way to encourage wildlife into the community”. However, these two objectives may not always be compatible. When it comes to the future development of Lot 4, our desired landscaping is naturalistic planting beds that will be added using trees, shrubs and grasses known to be hardy in our climate zone, low maintenance & non-invasive. In adding to the urban forest, these plantings will provide habitat to attract wildlife for shelter & food. It will also increase enjoyment for the people spending time on the property. Wildlife food sources can often come from domesticated trees, shrubs, and grasses as well. We would encourage The City of Red Deer to be somewhat flexible in its application of the proposed Bylaw and Character Statement to ensure that future landscaping elements might include appropriate non-invasive plantings other than native trees, shrubs, and grasses.

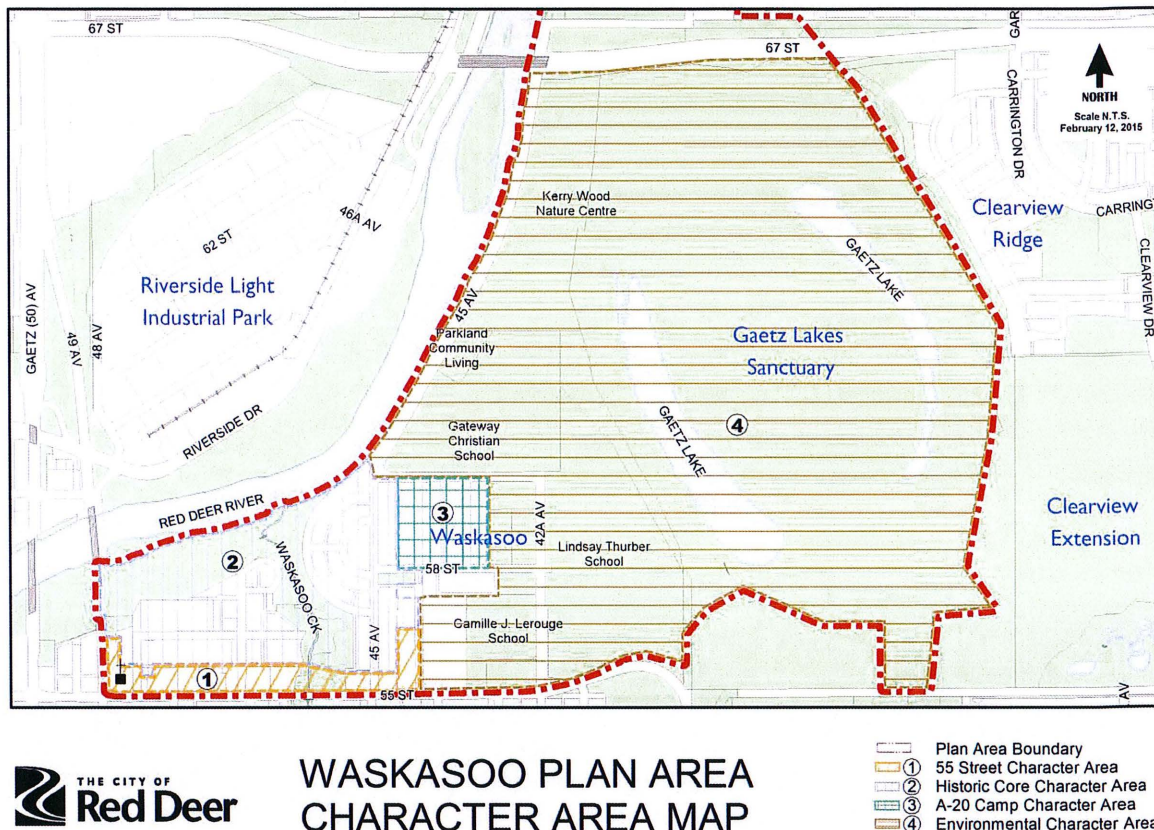
C. Consideration of Related Character Statements

It would appear that based on the detailed map of the Environmental Character Area, that all of Parkland CLASS's properties fall outside of this particular designated area. This assumption is based on the published Character Area map below.



~ 5 ~

However, when we reference the overall Waskasoo Area Plan, we are led to a very different conclusion, which is that all of our properties actually fall within the Environmental Character Area. We have provided the broader Character Areas Map below as a reference.



The narrative in the planning documents adds to this confusion. The written description in the Waskasoo Area Redevelopment Plan suggests that “The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.

The area north of 59th Street and east of 42A Avenue has a greater need for environmental protection and sensitive development due to the location of the Gaetz Lakes Sanctuary, the Kerry Wood Nature Centre, and proximity to McKenzie Trails Recreation Area and the Red Deer River. The Gaetz Lakes Sanctuary is a Provincially regulated Bird Sanctuary, consequently development within the Sanctuary is not anticipated.”

Parkland CLASS needs clarification from the City of Red Deer of our placement within or outside of the Environmental Character Area. However, if it is determined that we fall outside the area, Parkland does recognize that environmental impacts could be felt by our development and that we should consider, but not be bound by, that area’s Recommended Design Elements.

~ 6 ~

Environmental Character Area - Recommended Design Elements

1. Clustering buildings and other buildings should be done to concentrate development.
2. Mature street character, scenic vistas viewable from the road, and existing natural features of the area shall be maintained.
3. Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, ecological design, water conservation measures.
4. Low maintenance landscaping with native non-invasive plant material incorporating both xeriscaping and naturescaping is encouraged.
5. Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.
6. Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.
7. A system to capture and recycle roof runoff and rainwater should be provided for landscape watering.
8. Adaptive reuse of existing buildings and structures is encouraged.
9. All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.
10. Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.
11. Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.
12. Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.
13. Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring buildings, services or hard surface areas are not sited too close.

~ 7 ~

14. New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in landscaping.

15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape.

Within the Waskasoo Area Redevelopment Plan a definition of green building has been provided as follows:

“Green Building (also known as green construction or sustainable building) refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's lifecycle: from siting to design, construction, operation, maintenance, renovation, and demolition. In other words, green building design involves finding the balance between homebuilding and the sustainable environment.

This requires close cooperation of the design team, the architects, the engineers, and the client at all project stages. The Green Building practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.”

Parkland CLASS is aware of the revised Alberta Building Code and the May, 2016 implementation of the new code's energy efficiency elements. Green building is fast becoming a requirement rather than a recommendation. The new code NECB 2011 is an energy code that is designed to increase energy efficiency in buildings. Parkland has learned that the new energy code provides an improvement of about 25% over the previous version of the code.

A building built to NECB 2011 will provide a similar level of performance to a LEED building constructed under ASHRAE 90.1-2010. The code has specific sections and requirements pertaining to the exterior envelope, lighting, HVAC, service water heating, and electrical power systems.

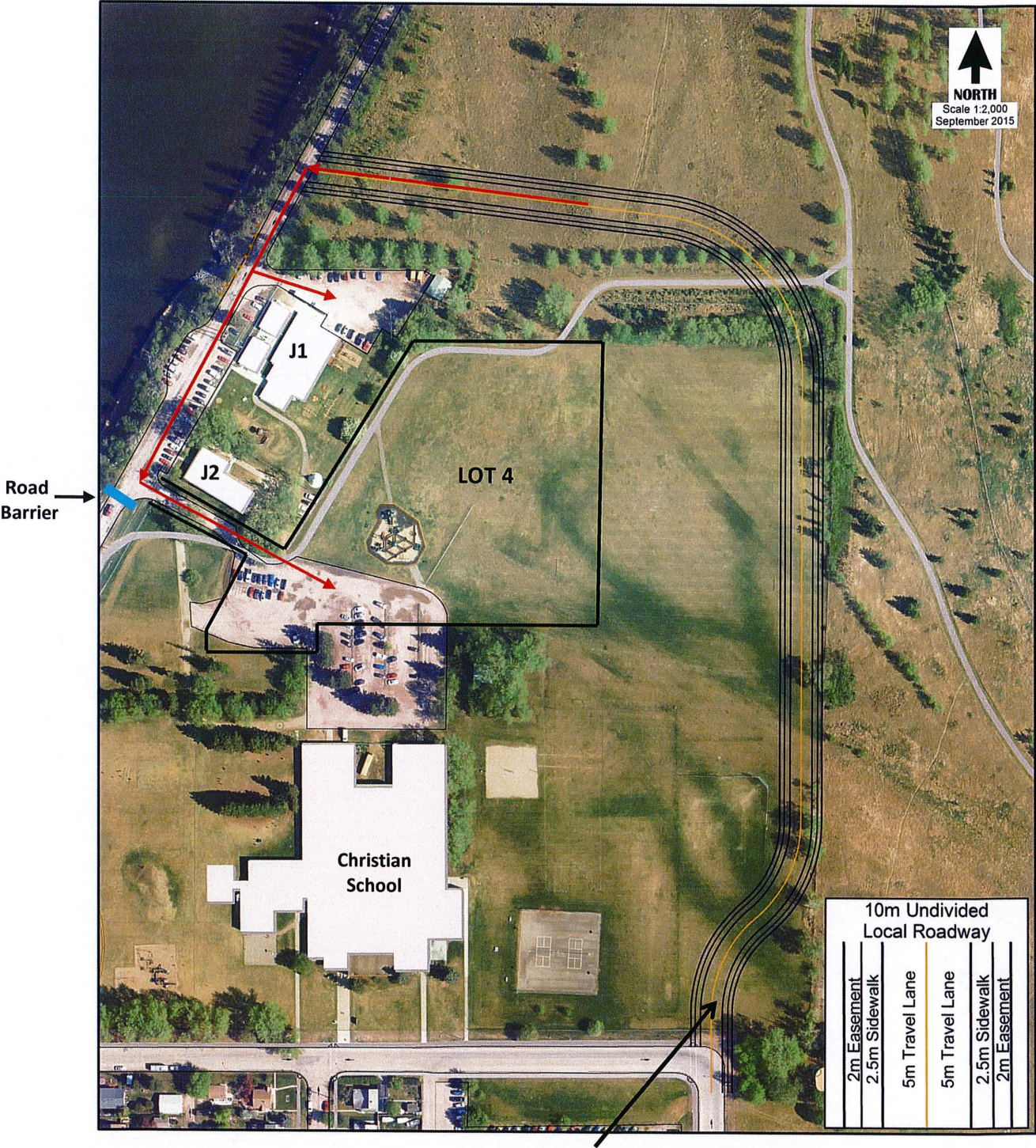
Parkland CLASS's proposed office building on Lot 4, could be one of the first major structures in Red Deer to fully comply with the new building code; and as such it will be compatible with many of the key recommended construction elements contained in the Environmental Character Statement.

D. Impact of 42a Avenue Alignment

As previously stated, Parkland CLASS is generally supportive of the proposed 42a Avenue alignment. However, we feel that further clarification is required relative to the future access points to our properties. Rather than constructing new access points directly on 42a Avenue, we wish to maintain our front access from 45th Avenue as indicated in **RED** on the map below.

~ 8 ~

Exhibit 1 - Parkland CLASS Proposed Property Access



Parkland’s Proposed Property access is noted in **RED**, Road Barrier on 45th Avenue is in **BLUE**

~ 9 ~

E. Description of Proposed Lot 4 Development

Parkland Community Living and Supports Society is a not-for-profit public service society, and a registered Canadian charity. Parkland's mission is "To improve the quality of life of disabled children & adults through individual choice, rights, and dignity." The agency's support services include programs for education, care-giving, housing, respite care, as well as social, leisure and recreational activities.

Lot 4 – Block 1 – Plan 1522489 is a 4.26 acre parcel of land recently subdivided from the former River Glen School property. The land is relatively flat and currently includes grass playing field, graveled & partially asphalt paved access road, graveled parking area, paved bicycle / walking paths and a wheelchair accessible playground. **Exhibit 2 sets out Parkland CLASS's proposed site development.**

The proposed project includes constructing 3 structures; an office building, shop and open-air pavilion. The large existing wheelchair accessible playground, grass fields and paved bicycle paths compliment the overall development. A parking lot is to be constructed with concrete curbs, sidewalks & asphalt paving. Other roads & parking areas to be provided in gravel. New landscaping is to include trees, shrubs & mulch planting beds. Grassed areas are to be repaired where damaged during construction.

The proposed development is in the Waskasoo neighborhood, and as such careful consideration was given to the Waskasoo Area Redevelopment Plan & Waskasoo Community Plan. Many design strategies have been used that align with the recommendations and Character Statements expressed in these plans.

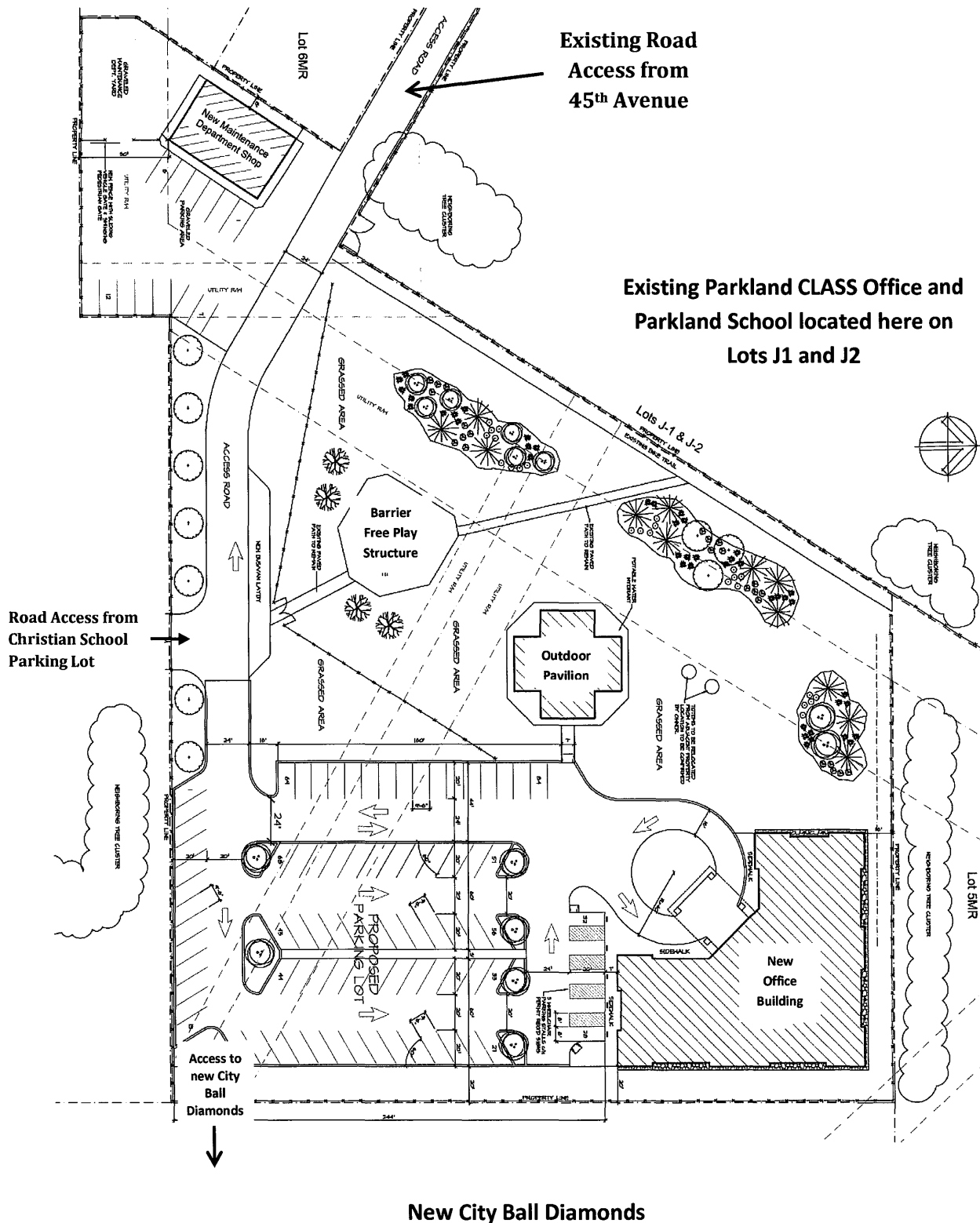
The office building will primarily house staff and benefit the clients and client families who access the society's programs. The shop is for staff who maintain the society's properties. The pavilion, playground, bike paths and grassed areas and are primarily for clients, their family members & care-givers, and potentially the general public to enjoy outdoor gatherings & recreational activities.

The office building design will meet new building and energy codes. These new codes have incorporated much stricter energy efficiency requirements than previous editions. These new code requirements impact insulation levels, area of windows & energy consumption of HVAC, plumbing and electrical systems. The result will be a very "green" building.

The land area of the proposed development is generous relative to the footprint area of proposed office building and shop. This has allowed Parkland CLASS to add components that encourage recreational & social gathering activities to occur on site. These components include the open-air pavilion, wheelchair accessible playground, grassed play areas, the continued use of a paved City bike/walking trail passing through the property, and formal access to the new City ball diamonds in adjacent property to the east. There is also potential for a joint use agreement between Parkland CLASS and The City of Red Deer for shared use of the pavilion, playground, & parking lot, thus creating an opportunity to expand the benefits of this development for the general public. **(Exhibit 3 and Exhibit 4 set out the Pavilion design.)**

Naturalistic planting beds will be added using trees and shrubs known to be hardy in our climate zone, low maintenance & non-invasive. In addition to the urban forest, these plantings will provide habitat to attract wildlife for shelter & food. It will also increase enjoyment for the people spending time on the property. Large areas of permeable ground cover such as grass and gravel will improve ground water recharge & reduce storm water runoff. Building placement will not negatively affect streetscape or cast shadows on residential properties.

~ 10 ~

Exhibit 2 – Parkland CLASS Proposed Site Development of Lot 4

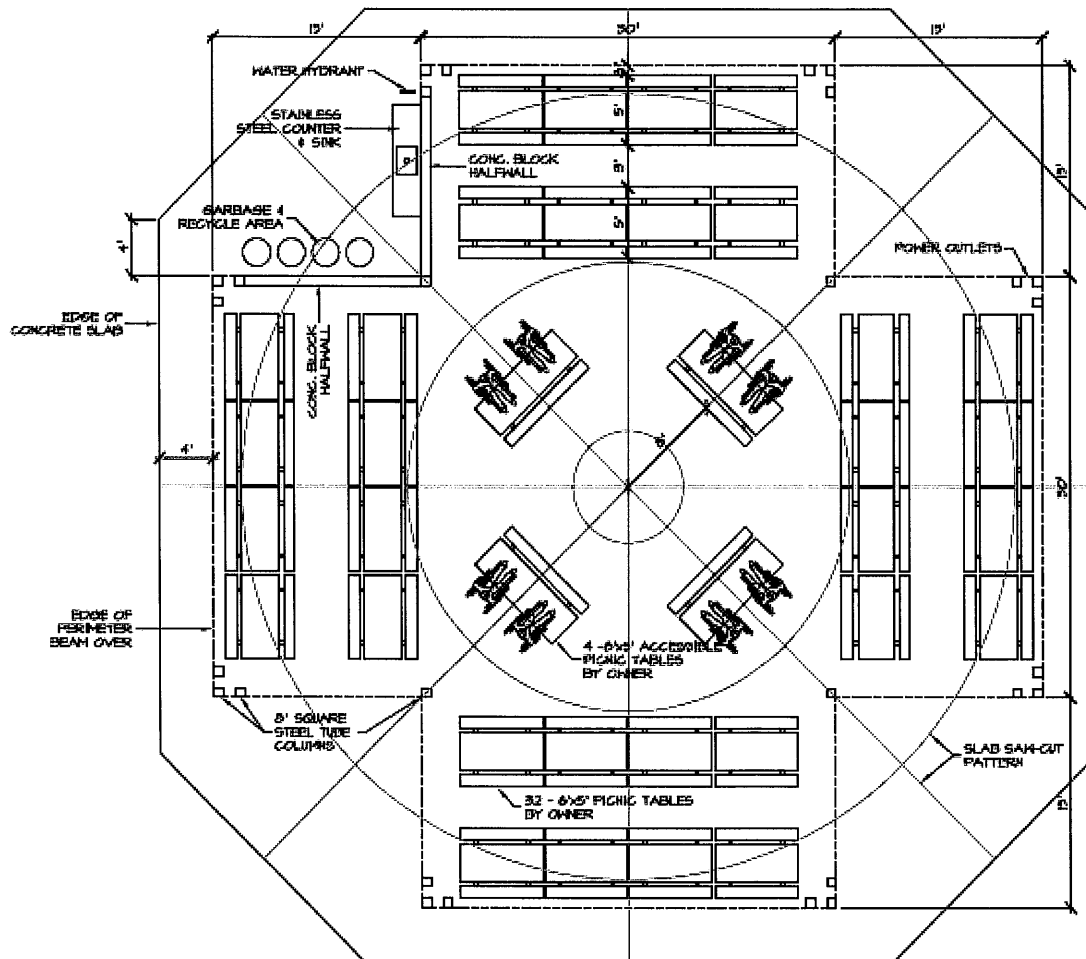
~ 11 ~

Parkland CLASS Pavilion

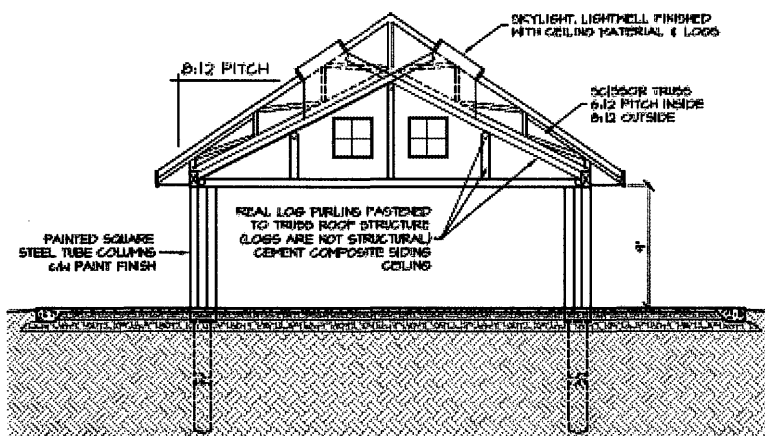
The Parkland CLASS Pavilion will be an open sided gathering space with fixed roof overhead to protect against the elements. The pavilion will have a combination of moveable and fixed metal picnic tables that will accommodate approximately 180 individuals sitting plus 8 individuals in wheel-chairs. Therefore, various configurations of sitting can accommodate various types of functions, events, and activities.

Subject to the potential negotiation and development of a joint use agreement with the City of Red Deer, the pavilion may become available to the broader community, families, and other community organizations for approved use.

Exhibit 3 – Parkland CLASS Pavilion Floor Plan



~ 12 ~

Exhibit 4 – Parkland CLASS Pavilion Elevation and SectionTypical ElevationBuilding Section**FOR FURTHER INFORMATION PLEASE CONTACT:**

Phillip M. Stephan, CEO
Parkland Community Living and Supports Society
6010 – 45th Avenue
Red Deer, Alberta, T4N 3M4
Office: 403-347-3333 or Cell: 403-341-9393
Email: pstephan@shaw.ca



Original Report Submitted
to the January 4, 2016
City Council Meeting

November 23, 2015

Waskasoo Area Redevelopment Plan (Bylaw 3567/2016) Land Use Bylaw Amendment (Bylaw 3357/A-2016)

PLANNING DEPARTMENT

Report Summary & Recommendation:

Bylaw 3567/2016 proposes to adopt the Waskasoo Area Redevelopment Plan. Bylaw 3357/A-2016 proposes to amend the Land Use Bylaw to ensure proper implementation of the Character Statements created within the Waskasoo Area Redevelopment Plan.

Planning recommends Council give first reading to the Waskasoo Neighbourhood Plan in two (2) parts:

1. Bylaw 3567/2016 for the Area Redevelopment Plan; and
2. The Waskasoo Community Plan by resolution.

Subject to first reading of 3567/2016, Planning recommends Council proceed with first reading of Land Use Bylaw amendment 3357/A-2016.

City Manager Comments:

I support the recommendation of Administration. If first reading of Bylaw 3567/2016 and Land Use Bylaw Amendment 3357/A-2016 is given, a Public hearing would then be advertised for two consecutive weeks to be held on Monday, February 1, 2016 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Bylaw 3567/2016, a bylaw proposed to adopt the Waskasoo Area Redevelopment Plan.

That Council consider first reading of Bylaw 3357/A-2016 (a Land Use Bylaw Amendment proposed to ensure proper implementation of the Character Statements created within the Waskasoo Neighbourhood Plan.

The Waskasoo Community Plan will be brought for adoption by resolution following third reading of the preceding bylaws.



Report Details

Background:

Waskasoo Neighbourhood Plan

By request of City Council and in consultation with the Waskasoo Community Association, the Planning Department has prepared the Waskasoo Neighbourhood Plan which consists of two components; the statutory portion being the Area Structure Plan (ARP), and non-statutory component being the Community Plan. Both components come together in one document, the Waskasoo Neighbourhood Plan, to guide future redevelopment of the Waskasoo neighbourhood.

The Planning process was initiated in February 2014 and involved extensive community consultation:

- February 2014 – Public Workshop to solicit community input regarding identified issues and identified possible solutions;
- May 2014 – a second Public Workshop to identify the community “vision” and brain-storm on the neighbourhood identity;
- September 2014 – Public Open House to provide information on prior learnings and seek input related to Connectivity/Movement, Safety, Design Criteria, and Land Use portions of the Waskasoo Neighbourhood Plan;
- June 2015 – Virtual Open House was used to present the draft plan; and
- September 2015 – Waskasoo Community Association presentation to identify how comments on the draft plan had been addressed and to respond to questions.

The consultation process revealed four (4) main topics:

1. No clear gathering place for informal events or for interaction between community members in the neighbourhood;
2. Perceptions of lack of safety;
3. Concerns about the compatibility of redevelopment within the Waskasoo neighbourhood; and
4. Traffic concerns related to the schools and speeding.

These main topics formed the basis for the ARP, Character Statements and the Community Plan.

Discussion:

Waskasoo Neighbourhood Plan –

Area Redevelopment Plan Component (Bylaw 3567/2016)

The first component of the Waskasoo Neighbourhood Plan is the ARP which is represented by the 11”x17” map image. It includes a vision, objectives, eight (8) recommendations, current land use concept for Waskasoo, and implementation. The ARP recommendations



fall under the following main categories described in the table below: identity, land use, movement, and implementation.

Identity	
Recommendation 1:	Maintain Character – Requires conformity of applications to the LUB, Redevelopment Design Guidelines and Character Statements.
Recommendation 2:	Maintain Tree Cover – Provides the opportunity for Administration to require a Tree Preservation Plan as part of a Development Permit Application.
Land Use	
Recommendation 3:	4240 – 59 Street – This development parcel to remain Public Service District (PS) and additional studies will be required with a development application.
Recommendation 4:	Estate Residential Lots – No further intensification of A1 lots within the plan area due to existing floodplain and landfill setback constraints
Recommendation 5:	Low Impact Commercial Overlay District – Applications received for a Low Impact Commercial Overlay District within the plan area will not require a Plan Amendment.
Recommendation 6:	Designation of Historic Sites – Owners are encouraged to designate historic sites.
Movement	
Recommendation 7:	Missing Links – Locations of missing or desired pedestrian connections to be implemented.
Recommendation 8:	Parks and Trail Network – Park and trail development shall be guided by existing plans and efforts should be made to reduce tree loss and impacts to root zones.
Implementation	
Maintain Character	Implementation of Character Statements (redevelopment design) through LUB.
Maintain Tree Cover	Amendment to the LUB in October, 2015, enabled the Development Authority to require additional information with a Development Permit.
Preservation of Rural Character	The City will address concerns identified by Federal and Provincial Regulations such as the protection and enhancement of fish and wildlife habitat, ecosystems and historical resources within riparian areas. A review will assist in determining the most beneficial road cross section for 45th Avenue, north of 59th Street, aiming to retain its rural character within the riparian area and the gateway to the Gaetz Lakes Sanctuary/Kerry Wood Nature Centre. Long range options should be considered to improve the long term health of the river bank.



Waskasoo Neighbourhood Plan – Character Statements (ARP Appendix)

Appendix I of the ARP contains the Waskasoo Character Statements which are a new planning tool used to recognize areas which have identifiable character. These Character Statements can be used when redevelopment occurs in order to provide guidance on how to design compatible new development. There are four (4) Character Areas in Waskasoo, each with its own set of Recommended Design Elements to guide redevelopment.

Character Statements are a new planning tool that will be applied in conjunction with the applicable redevelopment guidelines within the *Neighbourhood Planning and Design Standards (NPDS)* and The City of Red Deer's *Land Use Bylaw* to evaluate if an application maintains the character of the area. Where the regulations in the *Land Use Bylaw* or the *NPDS* conflict with the Character Statements, the Character Statements shall prevail.

Land Use Bylaw Amendments (Bylaw 3357/A-2016)

The amendments to the Land Use Bylaw (LUB) proposed under Bylaw 3357/A-2016 serve to implement the Character Statements conceived within the Waskasoo Neighbourhood Plan.

The table below outlines the amendments proposed under Bylaw 3357/A-2016. The left column numbers correspond with the bylaw amendment number references, the middle column briefly describes the proposed amendments, and the right column provides a rationale for the proposed amendments.

Proposed Amendments		Rationale
Section 1.3 Definitions		
1.	<p>Add the following two (2) new definitions:</p> <ol style="list-style-type: none"> Character Statement means a statement that captures the design elements of a specific geographic area that makes it different from another geographic area. Immediate Street Context refers to existing buildings along the same street frontage (both sides of the streets) as the proposed redevelopment and within the same block. 	<p>Definitions needed because these terms are referred to in the proposed amendments to Section 2.4 Plans and Information Required for Development Permit. The definition for "Immediate Street Context" has been taken directly from the Waskasoo Neighbourhood Plan for consistency.</p>
Section 2.4 Plans and Information Required for Development Permit		
2.	<p>Shall include a letter of intent that contains a statement addressing how the proposed Redevelopment</p>	<p>The Waskasoo Neighbourhood Plan requires the submission of a letter of intent when proposing a redevelopment</p>



Proposed Amendments		Rationale
	is compatible with the Immediate Street Context as identified in the Character Statement; and a tree preservation plan, if required.	within a Character Area.
Section 3.5 Accessory Building Regulations		
3.	An Accessory Building in all Residential Districts shall be similar to, and complement, the Principal Building in exterior material, colour, and appearance.	The Waskasoo Neighbourhood Plan speaks to accessory buildings being complementary to the principal building. This regulation is appropriate for use in all applicable districts.
Part Seven: Overlay and Other Districts and Regulations		
4.	Create a Mature Neighbourhood Overlay District and in this District, the definition: “Redevelopment” means the construction of a new Principal Building, Accessory Building(s) with a Floor Area of 22.0 m ² or more, and/or structural additions to the front or side of a Principal Building on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building and/or Accessory building(s) on Sites that are vacant or underutilized.	As proposed, the Mature Neighbourhood Overlay District narrowly focuses on the Waskasoo Neighbourhood Plan area with potential to be applied in the future to other mature neighbourhoods with Character Statements.

Waskasoo Neighbourhood Plan – Community Plan Component

The second component of the Waskasoo Neighbourhood Plan is the Community Plan, which includes the following items:

- Community consultation and the results of public input;
- A snapshot of demographic data and a History section for Waskasoo;
- Community led recommendations, ten (10) in total, in the categories of Movement, Identity, Environment and Safety with specific direction on short and long term outcomes;
- A ‘Making it Happen’ section for implementation identified with each recommendation and an Implementation section; and
- Land Use statistics

The Community Plan identifies the Community as the lead for the majority of the initiatives. Within the Identity Recommendations are a number of actions that the Community could initiate, some with the assistance of the City, to enhance existing assets and increase



Waskasoo's appeal to new and existing Red Deerians who appreciate and want to experience and preserve the mature, natural and historic aspects of this neighbourhood.

The Movement Recommendations identify upgrades and improvements to pedestrian and vehicle networks look to find improved access to the water as well as opportunities to liaise with other community stakeholders.

The Environmental Recommendation addresses the preservation of existing vegetation and the control of evasive species.

The Safety Recommendations encourage the implementation of the Crime Prevention through Environmental Design (CPTED) Assessment (CP Appendix 7) and to liaise with the RCMP and the Crime Prevention Centre for issues related to safety.

Planning Framework

Municipal Government Act

ARP's are identified as statutory plans adopted by Council and must describe the following:

- Objectives of the plan and how they are going to be achieved;
- The proposed land uses for the redevelopment area;
- If a redevelopment levy is to be imposed, the reasons for imposing it (*no redevelopment levy is proposed in the Waskasoo Neighbourhood Plan*); and
- Any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary (*no acquisitions are proposed*).

Strategic Direction

The Waskasoo Neighbourhood Plan is consistent with The City's *Strategic Plan 2015 to 2018* direction regarding Community Amenities in that it provides planning guidance for the development of great spaces and places within Red Deer.

Municipal Development Plan

The *Municipal Development Plan* (MDP) identifies the Waskasoo area as suitable for residential and open space development. The Plan is consistent with the MDP as follows:

- The Character Statements fulfill a requirement for Design Guidelines (7.1) in that "The City should prepare guidelines for areas with special characteristics, opportunities and problems to exercise greater design controls. Areas where design guidelines may be needed could include older neighbourhoods experiencing development pressures, the Gaetz Avenue Corridor, QE II Highway, and major entries and gateways to the city and Downtown."
- The Character Statements also support the Infill Planning Guidelines and Standards policy (10.10) as "The City shall prepare and maintain planning guidelines and



standards for infill development with the intent of ensuring that infill development and intensification of established areas occurs in an appropriate manner.”

East Hill Major Area Structure Plan

Only the portion of the plan area north of 67th Street is within the East Hill Major Area Structure Plan and the Waskasoo Plan is consistent with the Major Area Structure Plan.

Greater Downtown Action Plan

Only the portion of the plan area west of Waskasoo Creek is within the Greater Downtown Action Plan and the Waskasoo Plan is consistent with the Greater Downtown Action Plan.

Analysis:

The Waskasoo Neighbourhood Plan conforms to the City's *Strategic Plan, the Municipal Development Plan, the East Hill Major Area Structure Plan and the Greater Downtown Action Plan*. As a result of the substantial public consultation undertaken, the community is supportive of bringing the Waskasoo Neighbourhood Plan before Council.

The ARP is a statutory document to be considered by Council Bylaw and the Community Plan is a non-statutory document to be considered by Resolution of Council. The LUB amendments are being undertaken to enable a new planning tool, Character Statements.



ENVIRONMENTAL ADVISORY COMMITTEE

DATE: November 18, 2015
TO: Red Deer City Council
FROM: Environmental Advisory Committee
RE: Waskasoo Neighbourhood Plan

At the Wednesday, November 18, 2015 meeting of the Environmental Advisory Committee, the Committee discussed the Waskasoo Neighbourhood Plan.

Following the discussion, the motion as set out below was introduced:

Resolved that the Environmental Advisory Committee, having considered the Planning Department report dated November 6, 2015, regarding the Waskasoo Neighbourhood Plan, hereby supports the Waskasoo Neighbourhood Plan, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,



Reg Warkentin
Chair, Environmental Advisory Committee

c: Emily Damberger, Manager of Planning
Randa Wheaton, Senior Planner



HERITAGE PRESERVATION COMMITTEE

DATE: November 13, 2015
TO: Red Deer City Council
FROM: Heritage Preservation Committee
RE: Waskasoo Neighbourhood Plan

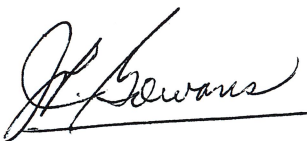
At the Thursday, November 12, 2015 meeting of the Heritage Preservation Committee, the Committee discussed the Waskasoo Neighbourhood Plan.

Following the discussion, the motion as set out below was introduced:

Resolved that the Heritage Preservation Committee, having considered the Planning Department report dated November 6, 2015, regarding the Waskasoo Neighbourhood Plan, hereby supports the Waskasoo Neighbourhood Plan, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,



Paul Gowans
Chair, Heritage Preservation Committee

c: Randa Wheaton, Senior Planner

**GAETZ LAKES SANCTUARY COMMITTEE**

Date: November 24, 2015
To: City Council
From: Gaetz Lakes Sanctuary Committee
Subject: Waskasoo Neighbourhood Plan

At the November 24, 2015 meeting of the Gaetz Lakes Sanctuary Committee, the Committee discussed the Waskasoo Neighbourhood Plan. The following resolution was introduced and passed:

Resolved that the Gaetz Lakes Sanctuary Committee, having considered the draft Waskasoo Neighbourhood Plan presented by the Planning Department, hereby endorses the Plan, and further requests that the Gaetz Lakes Sanctuary Committee be consulted on future development on the potential 42A Avenue alignment, and 45th Avenue upgrades, and forwards this to Council for consideration.

The above is submitted for Council's consideration.

Respectfully submitted,

Ron Bjorge
Chair, Gaetz Lakes Sanctuary Committee

c: Jim Robertson, Executive Director, Waskasoo Environmental Education Society
Wayne Gustafson, Engineering Services Manager

**GREATER DOWNTOWN ACTION PLAN STEERING COMMITTEE**

DATE: November 26, 2015
TO: Red Deer City Council
FROM: Greater Downtown Action Plan Steering Committee
RE: Waskasoo Neighbourhood Plan

At the Thursday, November 26, 2015 meeting of the Greater Downtown Action Plan Steering Committee, the Committee discussed the Waskasoo Neighbourhood Plan.

Following the discussion, the motion as set out below was introduced:

Resolved that the Greater Downtown Action Plan Steering Committee, having considered the Planning Department report dated November 16, 2015, regarding the Waskasoo Neighbourhood Plan presented by Administration, hereby endorses the draft Waskasoo Neighbourhood Plan, and requests Council give consideration to additional mixed use and residential intensification along 55th Street, and forwards this to Council for consideration. “

The above is submitted for Council's consideration.

Respectfully submitted,

Brian Urlacher
Chair, Greater Downtown Action Plan Steering Committee

c: Randa Wheaton, Senior Planner



MUNICIPAL PLANNING COMMISSION

Date: December 2, 2015

To: Red Deer City Council

From: Municipal Planning Commission

Subject: Waskasoo Neighbourhood Plan – Bylaw 3566/2015
Waskasoo Neighbourhood Plan Implementation – Bylaw 3357/X-2015

At the December 2, 2015 meeting of the Municipal Planning Commission, the Commission discussed the Waskasoo Neighbourhood Plan – Bylaw 3566/2015 and Waskasoo Neighbourhood Plan Implementation – Bylaw 3357/X-2015. The motion as set out below was introduced and passed:

Resolved that the Municipal Planning Commission, having considered the Planning Department report dated November 23, 2015 regarding the Waskasoo Neighbourhood Plan, hereby endorses the Waskasoo Neighbourhood Plan containing Bylaw 3566/2015 for the Area Redevelopment Plan, the Waskasoo Community Plan, and Land Use Bylaw amendment 3357/X-2015, and forwards this to Council for consideration.

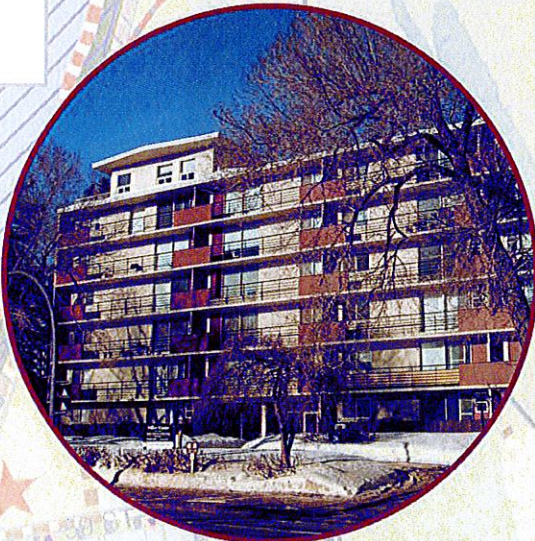
The above is submitted for Council's consideration.

Respectfully submitted,



Mayor Tara Veer
Chair, Municipal Planning Commission

c: Tara Lodewyk, Director of Planning Services
Randa James, Senior Planner



Gaetz Lakes

WASKASOO

AREA REDEVELOPMENT PLAN

Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.

Bylaw Number: 3567/2016
Adopted by City Council on:
Month, Day Year



www.reddeer.ca/waskasoo



IDENTITY



LAND USE



MOVEMENT



ENVIRONMENT



SAFETY



IMPLEMENTATION

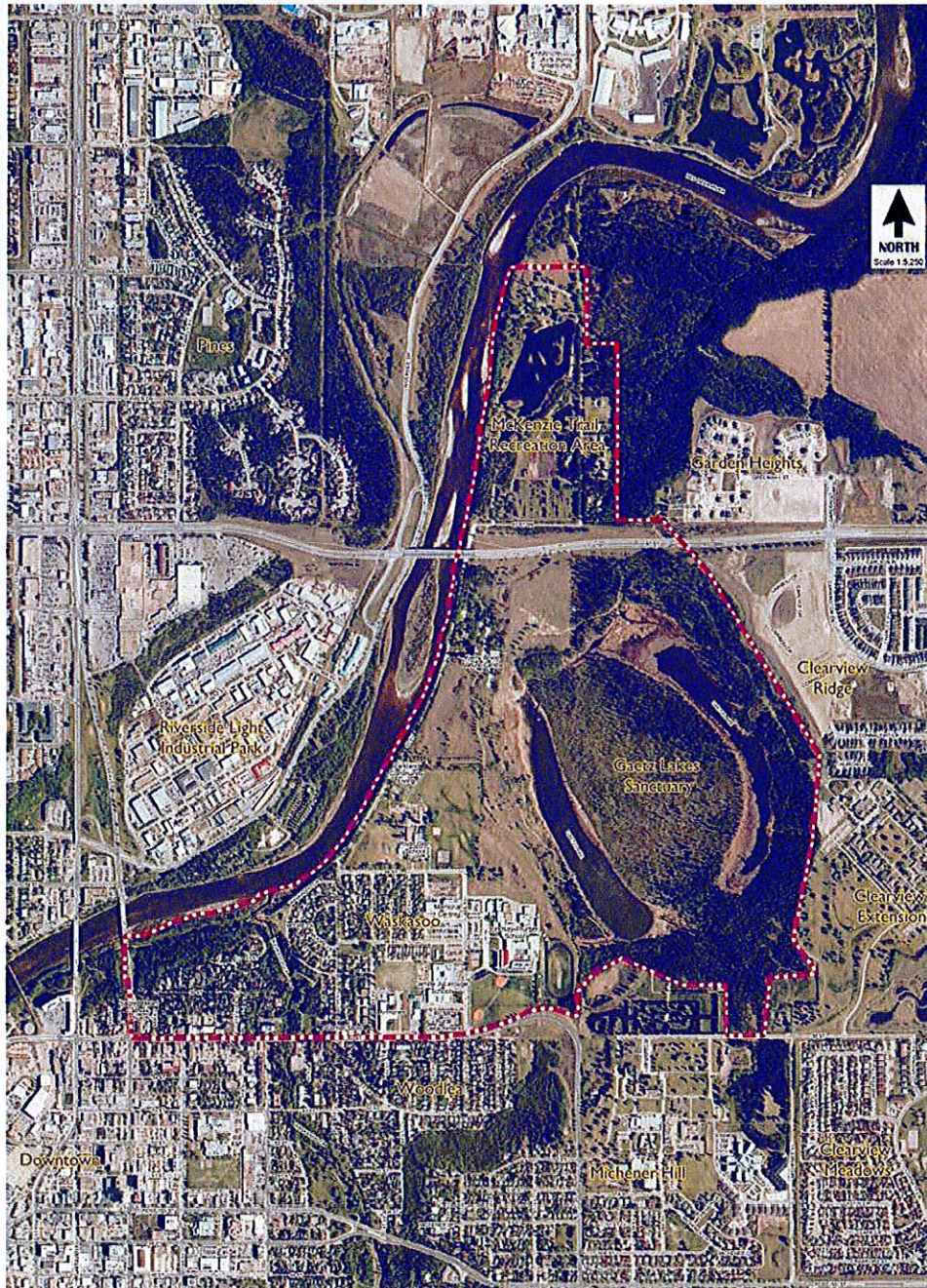


FIGURE 1 - AERIAL PHOTO OF THE WASKASOO PLAN AREA

Waskasoo Neighbourhood Plan

Area Redevelopment Plan

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Appendices

Appendix 1	Waskasoo Character Statements
Appendix 2	Waskasoo Historic Sites
Appendix 3	Missing Links

Waskasoo Neighbourhood Plan

Area Redevelopment Plan

1.0 Introduction

The Waskasoo neighbourhood contains historical homes, tree lined streets, a variety of public service facilities and an abundance of parks and open spaces. Located near the Red Deer River and north of The City's downtown core, Waskasoo plays an important role in Red Deer's cultural and natural history. The Waskasoo Neighbourhood Plan has been prepared to guide the future development and redevelopment of the Waskasoo neighbourhood and is divided up into two parts based on their approval processes and implementation responsibility:

Part 1: Area Redevelopment Plan. The Area Redevelopment Plan (ARP) contains the statutory portion of the Waskasoo Neighbourhood Plan and The City of Red Deer is responsible to lead the implementation. In the *Municipal Government Act*, an Area Redevelopment Plan is defined as a statutory plan, meaning it must be adopted by Council under a Bylaw. The ARP policies address identity, land use, and movement. Character Statements are introduced to capture the character defining attributes of a specific geographic area and determine the compatibility of a development or redevelopment proposal. These Character Statements will be contained in *Redevelopment Design Guidelines*, a planning tool that prescribes design regulations for redevelopment proposals.

The ARP portion of the Waskasoo Neighbourhood Plan was adopted by Council on [REDACTED] under Bylaw 3567/2016.

Part 2: Community Plan. The Community Plan (CP) is the non-statutory portion of the Waskasoo Neighbourhood Plan. A non-statutory plan is approved by Council as a planning tool to assist the community in achieving the vision created for their neighbourhood. The CP component contains community-led policy recommendations where The City of Red Deer and the community will work in conjunction with the Waskasoo Community Association to accomplish these recommendations.

The CP portion of the Waskasoo Neighbourhood Plan was adopted by Council on [REDACTED] under resolution number [REDACTED].

These two separate but interlinked parts of the Waskasoo Neighbourhood Plan clearly illustrate the collaborative approach needed between The City of Red Deer and the Waskasoo community to achieve the objectives of the overarching Waskasoo Neighbourhood Plan. The two plans were prepared together and then separated based on their different approval processes and where implementation responsibility lays.

1.1 Mandate and Alignment with Other Plans

The preparation of the ARP component is authorized under section 634 of the *Municipal Government Act* (MGA) and section 635 of the MGA specifies that the following items must be addressed in an ARP:

- a) (an ARP) must describe:
 - i. The objectives of the plan and how they are proposed to be achieved,
 - ii. The proposed land uses for the redevelopment area
 - iii. If a “redevelopment levy” is to be imposed, the reasons for imposing it, and
 - iv. Any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the Council considers necessary, and
- b) May contain any other proposals that the Council considers necessary.

Section 638 of the MGA requires that all statutory plans adopted by Council are consistent with one another. The two governing statutory plans for the Waskasoo neighbourhood are The City of Red Deer *Municipal Development Plan* and a portion of the plan area falls within the *East Hill Major Area Structure Plan*; the ARP is consistent with the direction contained in these statutory plans.

Development and redevelopment of the Waskasoo neighbourhood is also guided by the following non-statutory plans and other planning documents:

- *Red Deer Trails Master Plan*;
- *Greater Downtown Action Plan*;
- *Waskasoo Park Interpretive Master Plan*;
- *Land Use Bylaw 3357/2006*;
- *Council’s Strategic Plan*; and
- *Neighbourhood Planning and Design Standards*.

The MGA does not require the ARP be consistent with the aforementioned non-statutory plans and other planning documents; however care has been taken to ensure the ARP complies with the direction contained within them.

Any redistricting (rezoning) that takes place subsequent to the adoption by Council of this document will require an amendment to the plan to align with the change unless exempted herein. There are no proposed changes to the Land Use Districts (zoning).

1.2 Interpretation

Wording contained in the ARP policies are intentional and contain “shall”, “should” and “may” statements. Policy statements that contain “shall” are those which must be followed. “Should” statements mean compliance to the policy is required but the Development Authority has some discretion based on the circumstances of the specific case. “May” statements indicate that the Development Authority determines the level of compliance that is required.

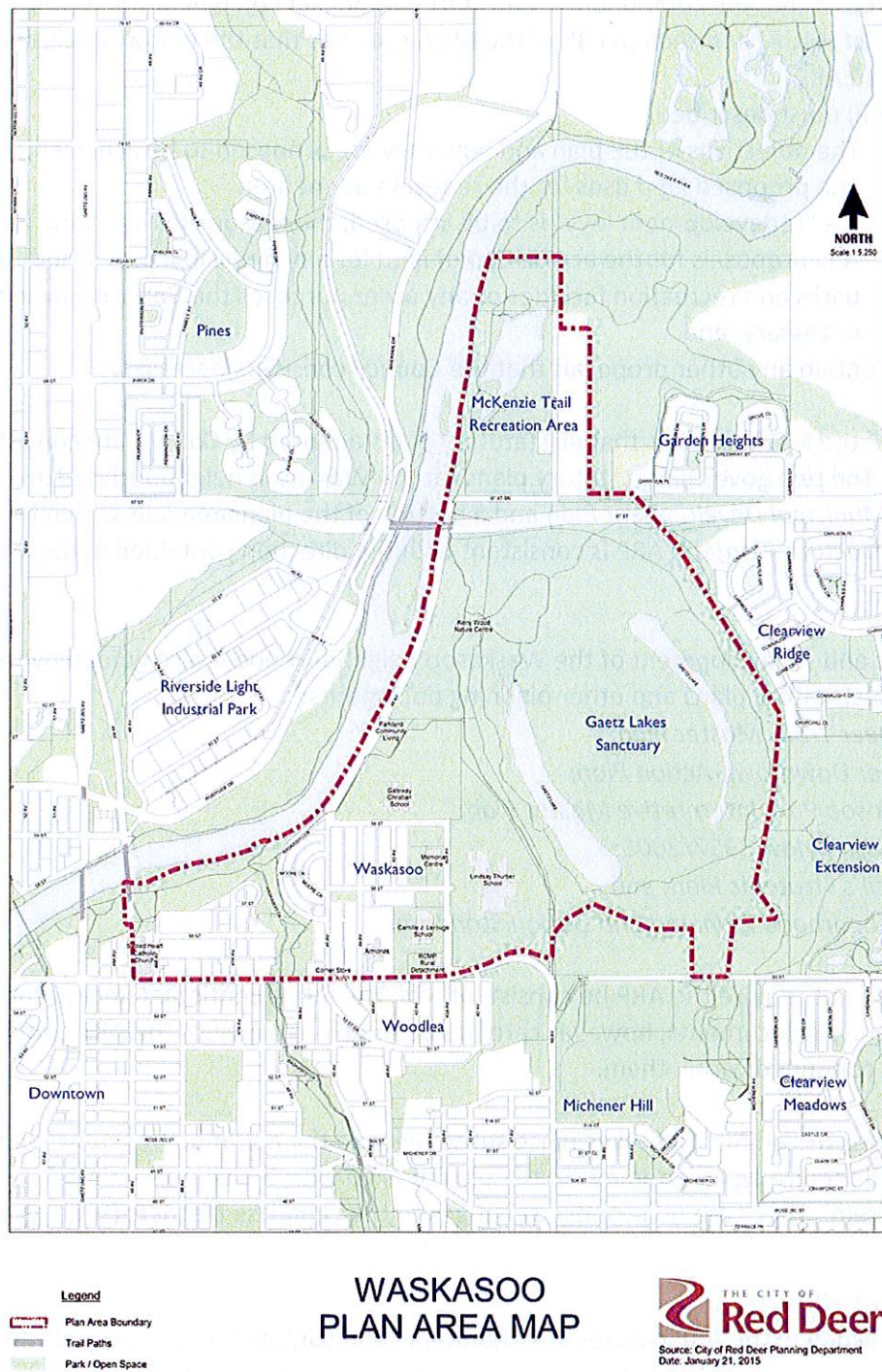


FIGURE 2 – WASKASOO NEIGHBOURHOOD PLAN AREA

2.0 Vision

An integral part of preparing the Waskasoo Neighbourhood Plan was determining a vision for the community. A community identity workshop was hosted on May 8, 2014 at the Streams Christian Church where Waskasoo landowners, residents and stakeholders worked together to find a common vision for the Waskasoo Neighbourhood Plan. The following community vision was established:

“Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.”

2.1 Objectives

The MGA requires identification of the ARP objectives. These objectives are established to achieve the community vision by forming the basis for the policies contained within. As Waskasoo redevelops and evolves throughout time, the ARP is set out to accomplish the following objectives:

1. Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.
2. Maintain Waskasoo's extensive parks and open space.
3. Preserve and maintain environmental, historical and cultural features.
4. Maintain and enhance trail and pedestrian connections.
5. Encourage the enhancement and maintenance of all properties.

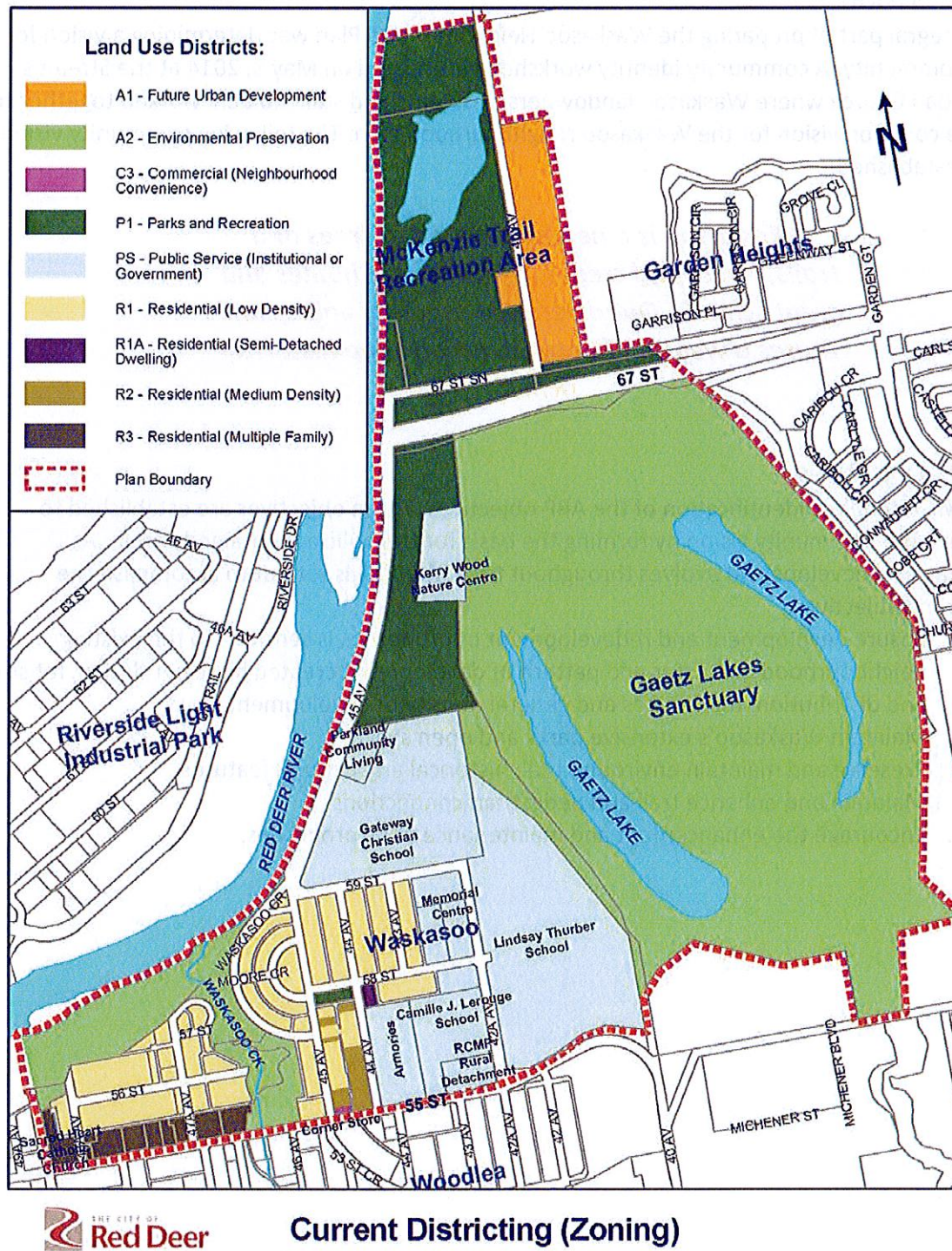


FIGURE 3 – WASKASOO NEIGHBOURHOOD PLAN AREA CURRENT DISTRICTING (ZONING)

WASKASOO

AREA REDEVELOPMENT PLAN



Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.

PLAN OBJECTIVES

- 1 Ensure development and redevelopment of properties is sensitive to the existing neighbourhood character and pattern of development created by street design, lot sizes and distribution, mix of uses and general density of development.
- 2 Maintain Waskasoo's extensive parks and open space.
- 3 Preserve and maintain environmental, historical and cultural features.
- 4 Maintain and enhance trail and pedestrian connections.
- 5 Encourage the enhancement and maintenance of all properties.

PLAN RECOMMENDATIONS



1 Maintain Character

Redistricting, development, redevelopment, and subdivision shall conform to the *Land Use Bylaw*, and reflect the Character Statements (Appendix 1) and the *Redevelopment Design Guidelines*.

2 Maintain Tree Cover

The Development Authority may require a Tree Preservation Plan as part of a Development Permit Application. If required, a Tree Preservation Plan must contain details about the existing landscaping on the lot(s), including the approximate diameter of trees (measured at breast height (ie) 1.3 metres above ground) and a written statement by a qualified professional on the health of the tree(s) proposed to be removed, retained or relocated shall accompany the Tree Preservation Plan.



3 4240 – 59 Street

4240 – 59th Street shall retain its current PS Public Service (Institutional or Governmental) District designation. Additional studies, such as a Geotechnical Assessment, Traffic Impact Assessment and a Servicing Study shall be required to support an application for development or redevelopment.

4 Estate Residential Lots

All estate residential lots (currently zoned A1) shall not have any further intensification through an increase in the number of dwelling units, including secondary suites, or lots.

5 Low Impact Commercial Overlay District

Any applications received for a Low Impact Commercial Overlay District within the Waskasoo Plan area will not require a Plan Amendment.

6 Designation of Historic Sites

Owners of historic homes are encouraged to work with The City to designate properties as Historic Sites. Designation will assist in the long term preservation of these unique and important pieces of Red Deer's history. (Appendix 2)

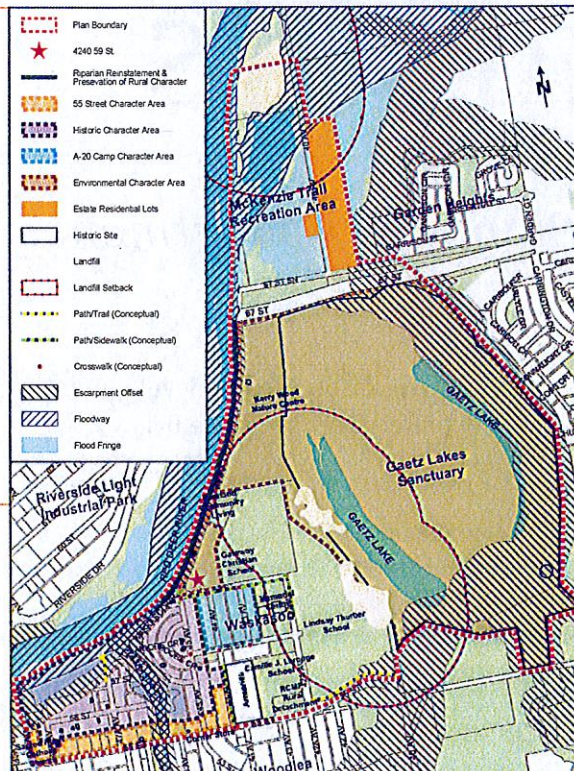


7 Missing Links

Sidewalks that are missing or desired will be included in the Capital Sidewalk Program. (Appendix 3) All new or replacement sidewalks and trails should meet the applicable municipal construction standards in place at the time. The City of Red Deer Recreation, Parks and Culture Department, Parks Section and the Waskasoo Community Association to investigate the potential of adding a natural trail to the riverbank.

8 Parks and Trail Network

The Waskasoo Park Interpretive Master Plan and other, new or subsequent applicable documents such as the Red Deer Trails Master Plan shall guide development and redevelopment in Waskasoo Park, the Gaetz Lakes Sanctuary, Kerry Wood Nature Centre and the McKenzie Trails Recreation Area. Efforts should be made to reduce tree loss and impacts to root zones.



Maintain Character

The City of Red Deer will initiate amendments to the *Land Use Bylaw* to reference the *Redevelopment Design Guidelines* and expand the applicable residential and commercial land use districts.

Maintain Tree Cover

The City of Red Deer undertook in October, 2015, amendments to the *Land Use Bylaw* which enabled the Development Authority to require additional information at the Development Permit Application stage.

Preservation of Rural Character

Throughout review and implementation, the City of Red Deer will address concerns identified by Federal and Provincial Regulations such as, but not limited to, the protection and enhancement of fish and wildlife habitat, ecosystems and historical resources within riparian areas. The review will assist in determining the most beneficial road cross section for 45th Avenue, north of 59th Street, aiming to retain its rural character within the riparian area and the gateway to the Gaetz Lakes Sanctuary/Kerry Wood Nature Centre. Long range options should be considered to improve the long term health of the river bank.



www.reddeer.ca
www.reddeer.ca/waskasoo

Questions? Contact the Planning department at 403-406-8700 or planning@reddeer.ca

ARP Appendix 1

Waskasoo Character Statements

City of Red Deer Planning Department

These Character Statements form part of the Waskasoo Area Redevelopment Plan and are incorporated into and form part of The City of Red Deer Land Use Bylaw

12/15/2015

Waskasoo Character Statements

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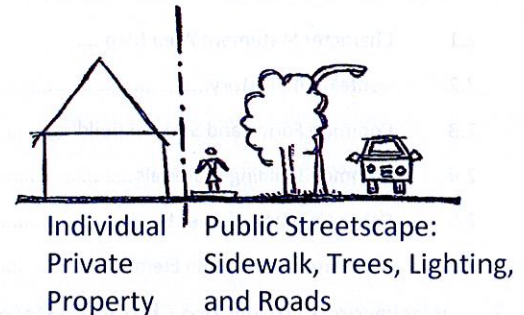
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1. Introduction

All neighbourhoods contain the same basic elements; individual properties, and public infrastructure such as streets, sidewalks, lighting, and utilities. What establishes the character of a neighbourhood is the relationship and design of these basic elements. When redevelopment of private property or public infrastructure occurs, concerns over losing the “character” of a neighbourhood are often raised. The following Character Statements define the “character” of a specific geographic area by capturing the design elements that make one geographic area different from another.

Character Statements are not necessary for every neighbourhood in The City of Red Deer, they are useful for specific geographic areas that meet the following criteria:

- They contain a combination of elements that together make an area unique or special; or
- The ‘Character’ is specifically identified and design guidance given to redeveloping an area intentionally.



Each Character Statement contains the following information which serves to define the overall characteristics:

- Character Statement Area Map
- Context and History
- Common Forms and Scale of Buildings
- Common Building Materials
- Other Common Elements
- Recommended Design Elements

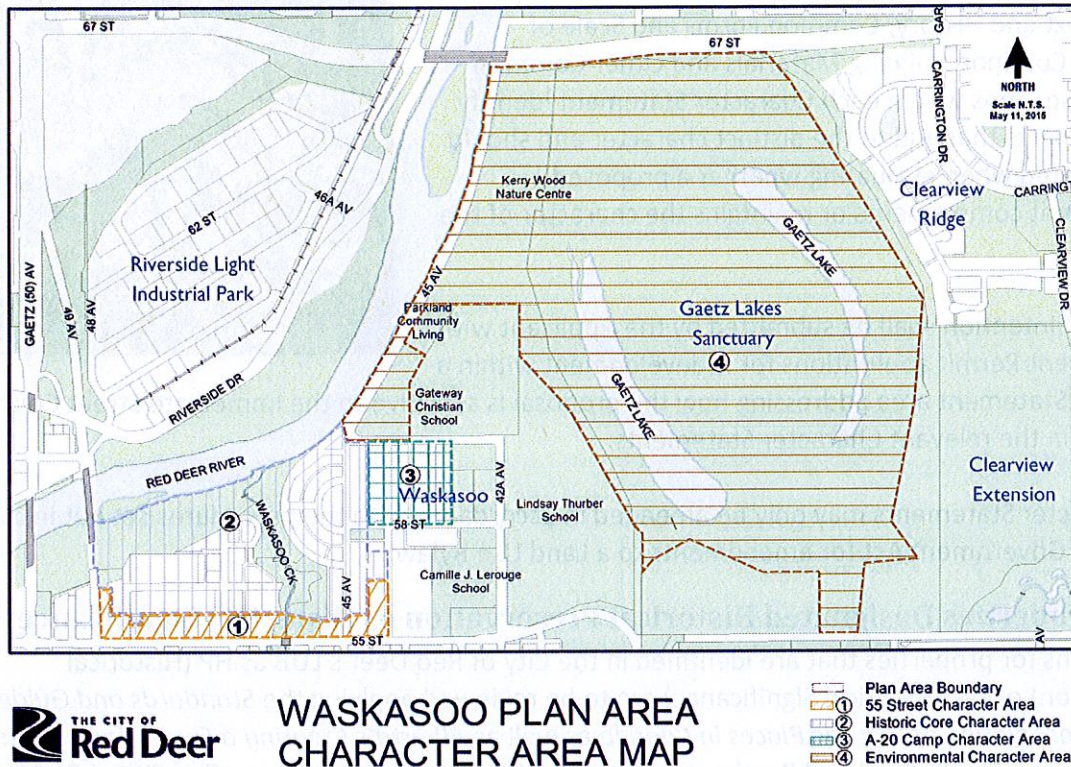
1.1 Intent of Character Statements

The intent of the Character Statements is to define some design parameters to which a new proposal for redevelopment within a defined area should adhere.

The Character Statements specific to the Waskasoo neighbourhood were developed with assistance from community members and the Waskasoo Community Association. Their assistance made it possible to create these Character Statements and their sincere efforts are greatly appreciated.

The Waskasoo neighbourhood is divided into four (4) distinct Character Areas, highlighted in the following map. Character Statements have been created for each of the four (4) Character Areas.





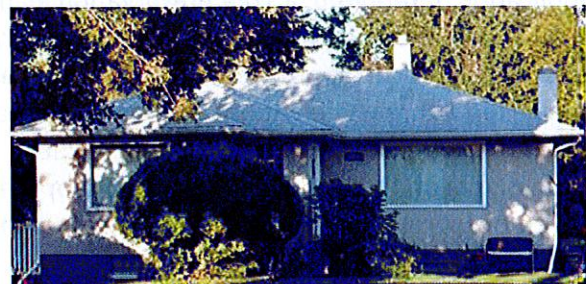
All of the photographic images used in the following Character Statements, unless otherwise noted, were taken by The City of Red Deer Planning Department in 2014 or 2015, or contributed by the community. Assistance from the community, by the Waskasoo Community Association, and their individual members are greatly appreciated and recognized.

1.2 How Character Statements are Applied

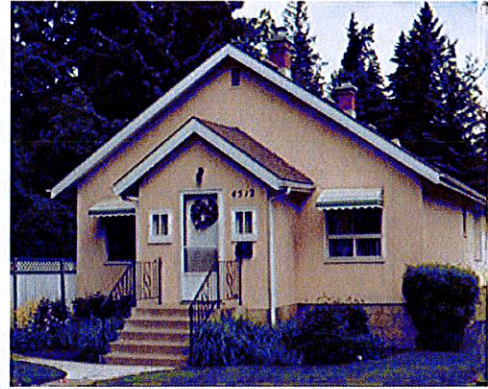
When an application for development permit to redevelop a lot, or a subdivision application is received, City Administration will evaluate the application based on conformity with:

- The City of Red Deer statutory plans (including but not limited to the *Municipal Development Plan, Area Structure Plans, Area Redevelopment Plan*);
- The *Land Use Bylaw*;
- Consultation with internal City departments and landowners within 100 m of the subject lot;
- The *Redevelopment Design Guidelines* planning document;
- The applicable Character Statement; and
- The contents of the Letter of Intention submitted by the Applicant with Development Permit applications for redevelopment within a Character Statement area.

Character Statements are a planning tool that will be applied in conjunction with the generally applicable *Redevelopment Design Guidelines* and The City of Red Deer's *Land Use Bylaw* to evaluate if an application maintains the character of the area. Where the regulations in the *Land Use Bylaw* or the *Redevelopment Design Guidelines* conflict with the



Character Statements, the Character Statements shall prevail. The Context and History, Common Forms and Scale of Buildings, Common Building Materials and Other Common Elements sections within each Character Statement identify various aspects that add to the distinct character and should be considered when evaluating whether a proposed development complements or maintains the character of the area.



A Letter of Intention shall be submitted by the Applicant with Development Permit applications for redevelopment within a Character Statement area addressing how the proposal is sensitive to the Immediate Street Context as identified in the relevant Character Statements.

The Character Statements may only be amended in accordance with the procedures set out in the Municipal Government Act for amendments to a Land Use Bylaw.

1.3 Properties Designated Historical Preservation or Historical Significance

Applications for properties that are identified in the City of Red Deer's LUB as HP (Historical Preservation) or HS (Historical Significance) are to be reviewed applying the *Standards and Guidelines for the Conservation of Historic Places in Canada* as well as *Alberta's Creating a Future for Alberta's Historic Places*. The Federal and Provincial requirements take precedence over The City of Red Deer's requirements.

1.4 Interpretation

Wording contained in the following Character Statements are intentional and contain "shall", "should" and "may" statements. Character Statements that contain "shall" are those which must be followed. "Should" statements mean compliance is required but the Development Authority has some discretion based on the circumstances of the specific case. "May" statements indicate that the Development Authority determines the level of compliance that is required. Terms identified by capitalized first letter are found in the Definitions section of this document.

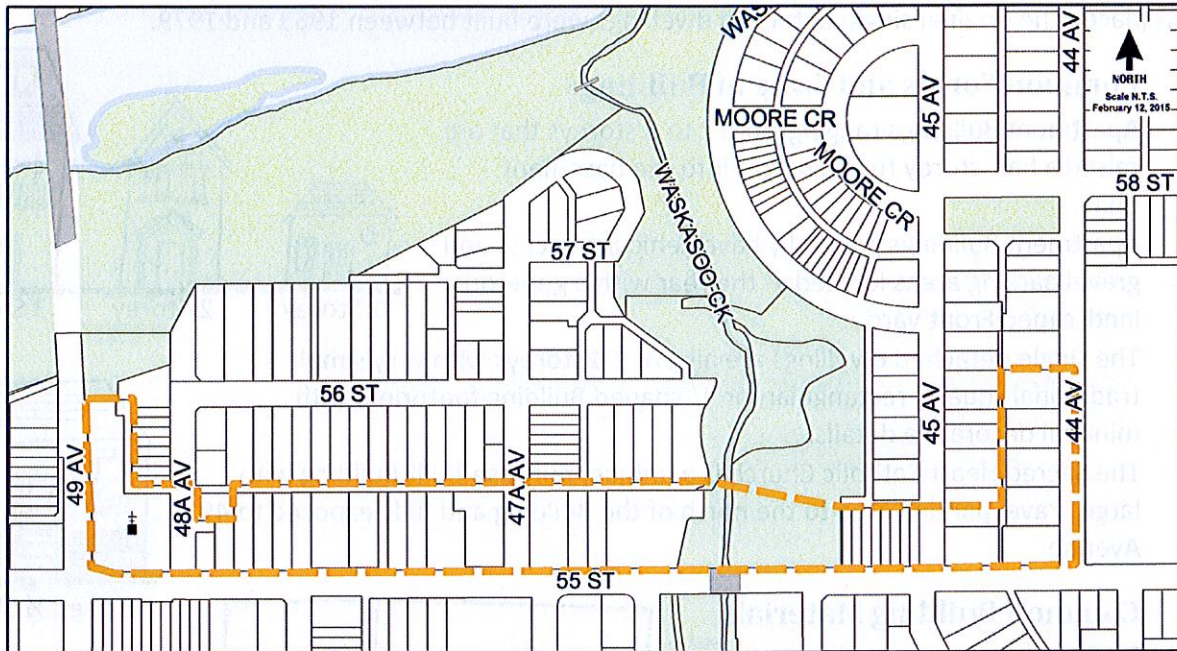
Tree Preservation is important to the Community consequently the following Waskasoo Area Redevelopment Identity Policy 2 – Maintain Tree Cover applies to all Character Areas.

The Development Authority may require a Tree Preservation Plan as part of a Development Permit Application. If required, a Tree Preservation Plan must contain details about the existing landscaping on the lot(s), including the approximate diameter of trees (measured at breast height (ie) 1.3 metres above ground) and a written statement by a qualified professional on the health of the tree(s) proposed to be removed, retained or relocated shall accompany the Tree Preservation Plan.



2. 55th Street Character Statement

2.1 Character Statement Area Map



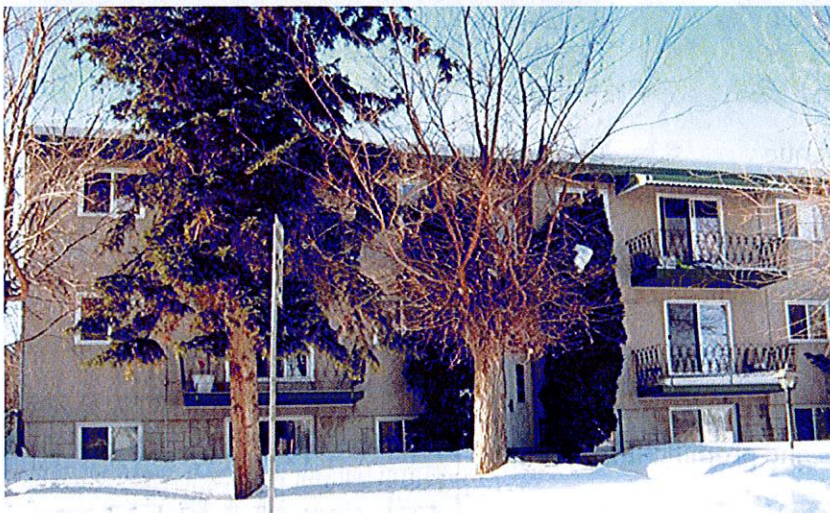
WASKASOO PLAN AREA 55 STREET CHARACTER AREA

2.2 Context and History

The 55th Street area is predominantly comprised of walk-up style apartment Buildings, with the exception of the ten (10) existing single detached dwellings on the eastern limits of the Character Area, a commercial site at the corner of 45th Avenue and 55th Street, and the Sacred Heart Catholic Church at the corner of 49th Avenue and 55th Street. As 55th Street became more of a major thoroughfare the single detached dwellings were, for the most part, replaced with walk-up style apartment Buildings.



Single Family
Dwelling



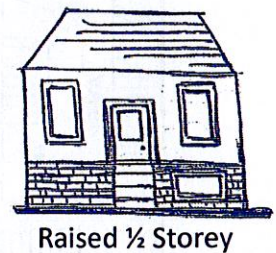
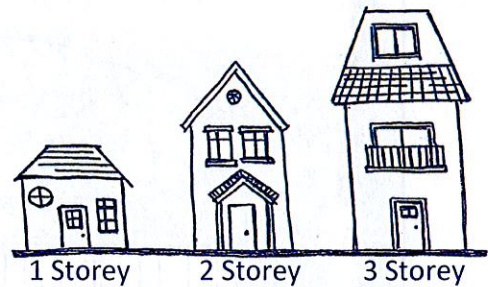
Walk-up Style Apartment

Apartment Building on 55th St.

The single detached dwellings were the first style of residence built in the Character Area, and were built between 1928 and 1956. The original Sacred Heart Catholic Church was constructed in 1925. It was replaced with the existing larger church Building in 1959. The multiple family apartment Buildings that replaced the original single detached dwellings were built between 1963 and 1979.

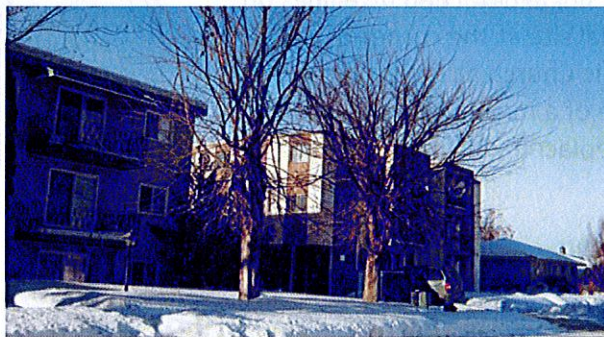
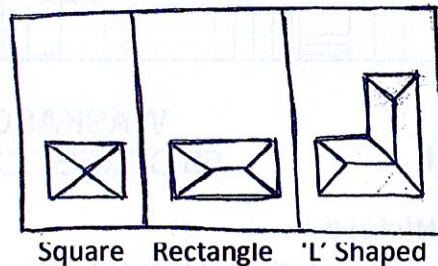
2.3 Common Forms and Scale of Buildings

- Apartment Buildings ranging from 2 to 3 storeys that are raised a half-storey to allow light into the basement units.
- Apartment Buildings generally have vehicular access and gravel parking areas located at the rear with a generous, landscaped Front yard.
- The single detached dwellings are all 1 or 1½ storeys with very simple traditional square, rectangular, or 'L' shaped Building footprints with minimal decorative details.
- The Sacred Heart Catholic Church is a unique, purpose-built Building with large gravel parking area to the north of the Building and fully exposed to 49 Avenue

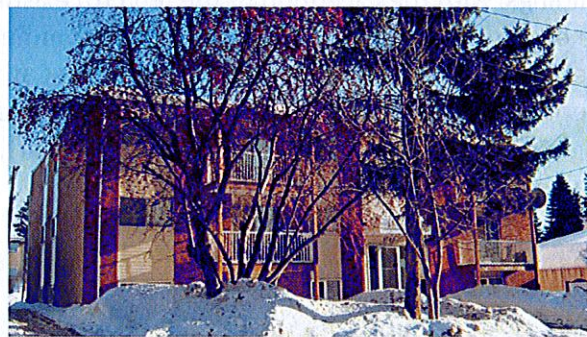


2.4 Common Building Materials

- Brick
- Wood
- Stucco
- Metal
- Vinyl siding/cladding



Apartment Buildings along 44th Avenue



Apartment Building on 55th Street

2.5 Other Common Elements

- Apartment Buildings with projecting balconies, flat roofs, and prominent front entries

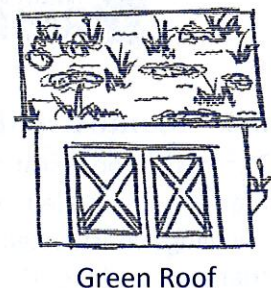
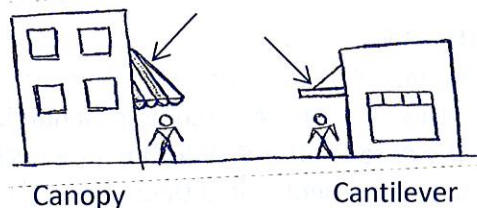
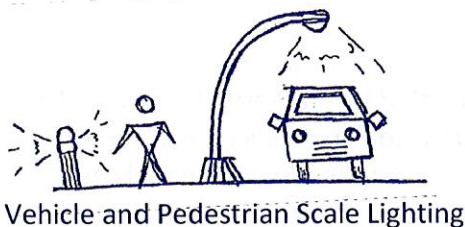
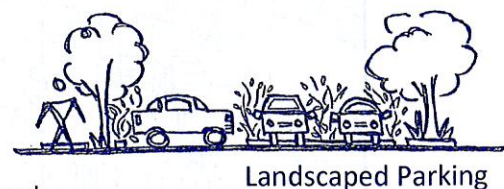
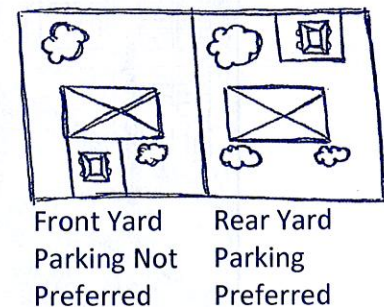
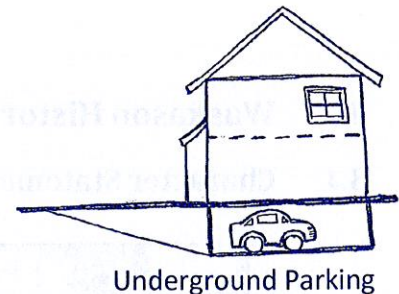
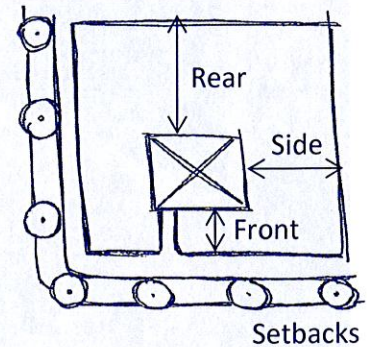
Apartment Building with balconies, flat roof,
and prominent front entry



- Mature trees and Landscaping, some trees are identified in the *Land Use Bylaw* as having Historical Significance (HS).

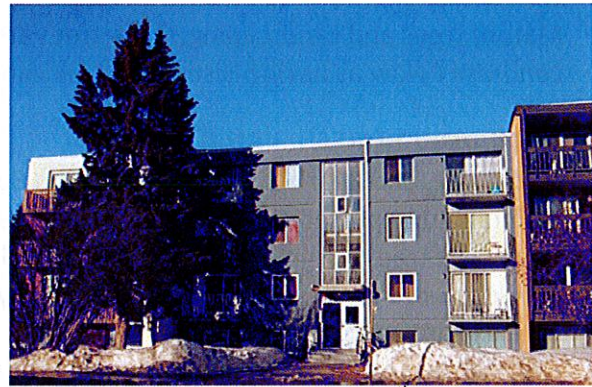
2.6 Recommended Design Elements

1. Front, side, and Rear Yard Setbacks around Buildings shall be maintained to preserve existing mature Landscaping, to allow successive trees to mature or be planted, and to maintain privacy and seclusion. Every effort should be made by property owners to save existing mature trees.
2. Existing specimen conifer and deciduous trees shall be identified on a site plan/tree preservation plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.
3. New trees planted should be of a species, preferably native, that is currently found in the 55th Street Character Area and tolerant of the streetscape conditions.
4. New multiple family Buildings shall locate parking underground or on Hard Surface parking areas at the rear or side of the Building. Parking areas located in the Front yard shall not be permitted. Parking areas shall be landscaped in accordance with the Landscaping requirements of the *Land Use Bylaw*, shall have direct pedestrian connectivity to the Building and public street, and shall be designed to accommodate the needs of our climate by using such design elements as terracing, canopies or Cantilevers at Building entrances to provide weather protection, and the use of pedestrian and vehicular Scale lighting as appropriate to enhance safety and security.
5. The development and redevelopment of multi-family buildings shall be upgraded in terms of design quality, materials and construction quality as well as Landscaping as deemed appropriate to the highly visible location and proximity to downtown.
6. Multiple family Buildings shall have private, useable balconies that are incorporated into the building design.
7. The use of flat roofs as functional Green Roofs is encouraged.



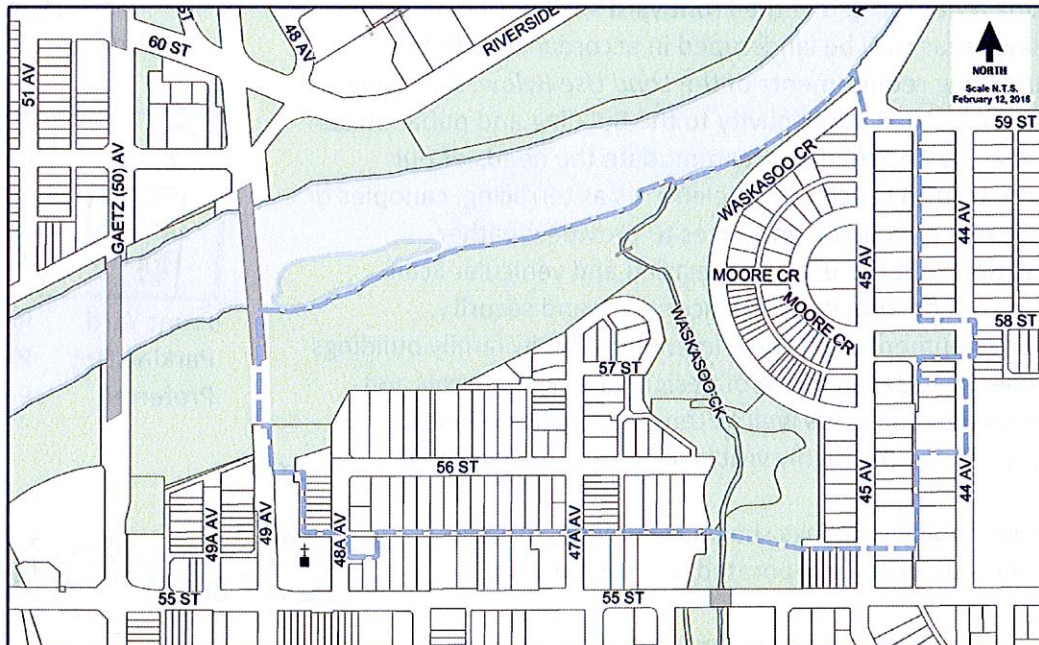


Sacred Heart Church 5508 – 48A Avenue

Apartment Buildings along 55th Street

3. Waskasoo Historic Core Character Statement

3.1 Character Statement Area Map



WASKASOO PLAN AREA HISTORIC CORE CHARACTER AREA

3.2 Context and History

The Waskasoo historic core includes two separate historic areas bisected by Waskasoo Creek that have many common elements. This Character Area contains a number of historic residences and numerous dwellings constructed in the decade after WW II. The area is significant for its association with the theme of early residential development in Red Deer. Several of the homes were built prior to the economic crash of 1913 as part of the early residential development that occurred in the first decade

of the twentieth century. This Character Area includes a significant number of The City of Red Deer's listed heritage properties.

The Waskasoo neighbourhood is associated with two important Urban Planning movements; the Garden City and City Beautiful. The City Beautiful movement emphasized grandeur, order, symmetry, and harmony in the built environment believing that these qualities would consequently be inspired in the residents. The Garden City movement emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens. Both sides of the creek exhibit characteristics of both movements. Both movements worked together and focused on different aspects. City Beautiful is a beautification and functional architectural design based movement and Garden City was a city and subdivision urban planning movement. Moore Crescent and Waskasoo Crescent were laid out along Waskasoo Creek and the Red Deer River following these principles thus lending the now century old area a unique charm and park-like quality.



November 1948 - Aerial Photo of the Waskasoo Neighbourhood (Red Deer and District Archives; P210)

East of Waskasoo Creek, the historic homes were built between 1905 and 1923, shortly after William Addison Moore subdivided the land by the river into suburban lots. William Moore was one of Red Deer's founding fathers; he was the Manager of the Western Telephone Company and Western General Electric, and original owner of the historic Moore Residence located along 45th Avenue. Many of the dwellings within this area were built between 1900 and 1912 and began the establishment of the aesthetics of the Waskasoo neighborhood. These Buildings include 2 ½ storey Edwardian style dwellings such as the Moore, Galbraith, Simpson and the Weddell Residences along with 1 ½ storey Craftsman style bungalows such as the Sharman and the Russell Residences.



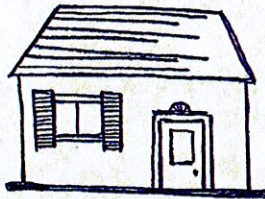
2 ½ Storey Edwardian Style

West of Waskasoo Creek the central focus surrounds "Son-in-law Row" (56th Street) which is a picturesque, residential street near the downtown and a local landmark in the former subdivision known as River Park. This name, "Son-in-law Row", refers to the fact that some of the dwellings located in this area were originally constructed for the daughters and sons of the early founding father of Red Deer, Rev. Leonard Gaetz. This area also reflects the philosophies of the Garden City and City Beautiful movements, although less rigidly and obviously as Moore and Waskasoo Crescents. The historic dwellings were built between 1903 and the 1930's. There is an additional grouping of post war homes from the 1940's and 1950's and some more modern dwellings as well.



1 ½ Storey Craftsman Style

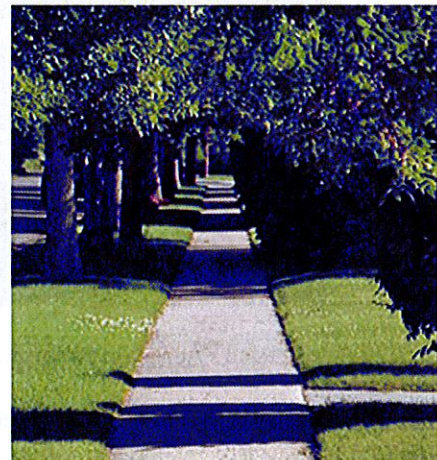
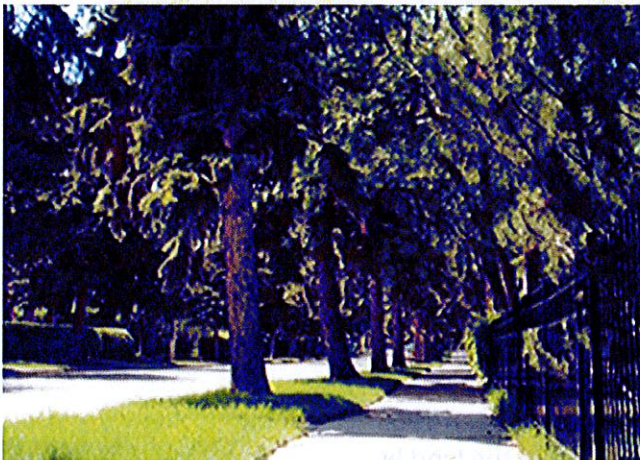
These historic dwellings are joined by numerous 1 storey and 1 ½ storey dwellings built from approximately 1946 to 1955. These dwellings reflect post-war/oil-boom residential development in The City of Red Deer when many small homes were built on lots that had remained empty since the 1913 economic crash. The majority are in the Minimal Traditional and Ranch architectural styles.



Minimal Traditional Style



Ranch Style



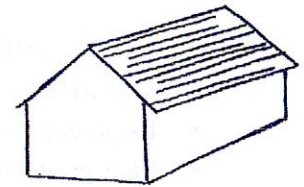
Separated sidewalks with tree lined streets

3.3 Common Forms and Scale of Buildings

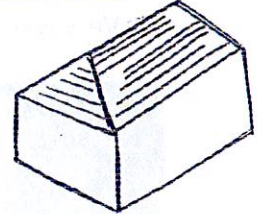
- Pre and post-war single detached dwellings ranging in size from small 1 storey dwellings to large 2 ½ storey dwellings influenced by Edwardian, Queen Anne, Foursquare, Arts and Crafts, Prairie and Craftsman architectural styles. Refer to the definitions section for additional information related to these architectural styles.
- 1 and 1 ½ storey post-war dwellings built in the 1940's and 1950's, in the the Minimal Traditional and Ranch architectural styles.
- Gable and Hip Roofs, often with Dormer windows, creating living space within the roof and

some type of porch entry feature with a Prominent Entry are common. The use of cornices, Dentils and decorative shingle cladding in the Gable ends is a common feature as is a symmetrically designed front façade with a prominent main entrance.

- Detailing from other architectural styles, such as Gothic or Tudor, often Scaled down elements.
- Consistent relationship between sidewalk location, finished floor elevations, Building Front Yard Setbacks, street tree locations, and road widths.
- Mature trees within the boulevard area.
- Larger lots with generous Front and side Yard Setbacks that are well treed and landscaped adding to the aesthetic appeal of the streetscape. On 56th Street, known as "Son-in-Law" Row, some homes have large Front Yard Setbacks.
- Scale is related to architectural style and should be reflected in the building design. For instance, 1 to 1 ½ storey dwellings have a Minimal Traditional or Ranch architectural style, and have a smaller square footage than what became common after WW II.



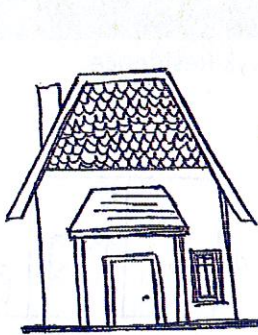
Gable Roof



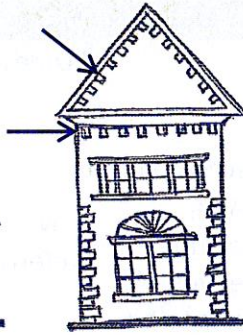
Hip Roof



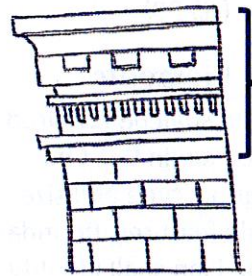
Dormer Window



Prominent Entry



Dentils



Cornice



Decorative Shingle Cladding



F.W. Galbraith Residence (HS 21)



Simpson Residence (HS 56)

3.4 Common Building Materials

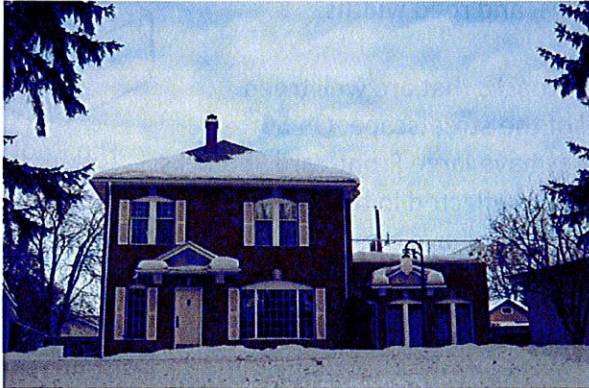
- Wood cladding (wood shingle cladding, clapboard siding) or wood-replica siding
- Brick or stucco; Stone, river rock, sandstone
- Asphalt shingles or cedar shakes
- Stone, sandstone, cement, cement block or brick foundations



Detached Garage

3.5 Other Common Elements

- Mature tree lined streets with separated sidewalks
- Large well landscaped, maintained yards complete with mature vegetation
- Rear gravel lanes for vehicular access with a detached garage - Only lots with no rear lane have front driveways, garages and/or parking pads
- Very walkable streets. The streets and trails becoming informal meeting places



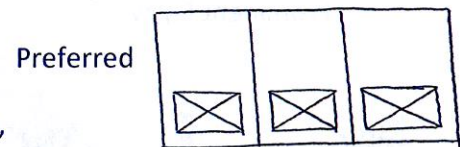
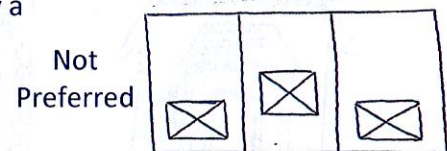
J. Weddell Residence (HS 30)



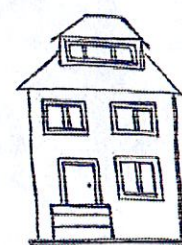
Bill Lodewyk Residence

3.6 Recommended Design Elements

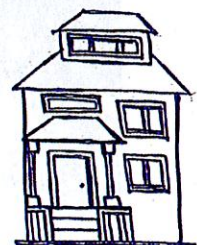
1. A Tree Preservation Site Plan shall be required to accompany a development permit application in this Character Area which shall identify by location, type and size, all existing trees, natural and manmade features, Boundary hedges and landscaped boulevards. The Plan shall identify what is to be removed/relocated/preserved on site as well as any proposed tree replacements required as a result of tree removal.
2. Lots shall be compatible with and similar to the width, depth, and area of properties existing within the Immediate Street Context as the proposed redevelopment.
3. Dwellings shall be sited on the lot to be compatible with the existing pattern of dwelling placement, in terms of front, side, Flankage, and Rear Yard Setbacks prevalent in the Immediate Street Context.
4. Slight variance to Front Yard Setback may be allowed to maintain existing natural features/ trees and to better align with the Immediate Street Context.
5. Sensitive additions proposed to the front façade should be supported when the Front Yard Setback, Building design, siting and materials utilized are compatible with the Immediate Street Context. Each proposal would be assessed individually and would look at the proposed location in relation to the existing Building footprint, average of Setbacks in the Immediate Street Context and impacts to existing mature vegetation.
6. Exterior Building Materials and colours should be reflective of, similar to and compatible with



Consistent Setback



Existing



Sensitive Addition

those present within the Immediate Street Context. Distinct accent colours are encouraged.



Reflecting Common Building Materials and Colors

7. Dwellings shall have a prominent primary entrance on the main frontage and generally be reflective of Edwardian, Queen Anne, Foursquare, Arts and Crafts, Prairie, Craftsman, Minimal Traditional and/or Ranch architectural styles.
8. Front Attached Garage shall only be accepted where there is no rear lane access. Where front Attached Garages are allowed, the dominance of the garage shall be reduced by having the façade of the garage flush with the front façade of the dwelling or recessed a minimum of 1.5 m behind the front façade of the dwelling. No front street access driveways, front street access parking pads, or front street access Detached Garages shall be permitted where there is vehicular access available from a rear lane or side street unless currently existing.
9. Upper storey living spaces, wholly or partially, should be incorporated within the roof structure for increased floor area. Dormer/end gable windows are encouraged to provide adequate light.
10. The height and total floor area of all accessory Buildings shall not exceed the footprint area or height of the principal Building. Accessory uses shall be subordinate in size and use to the principal Building.



Dominant Garage



Non Dominant Garage



End Gable Window

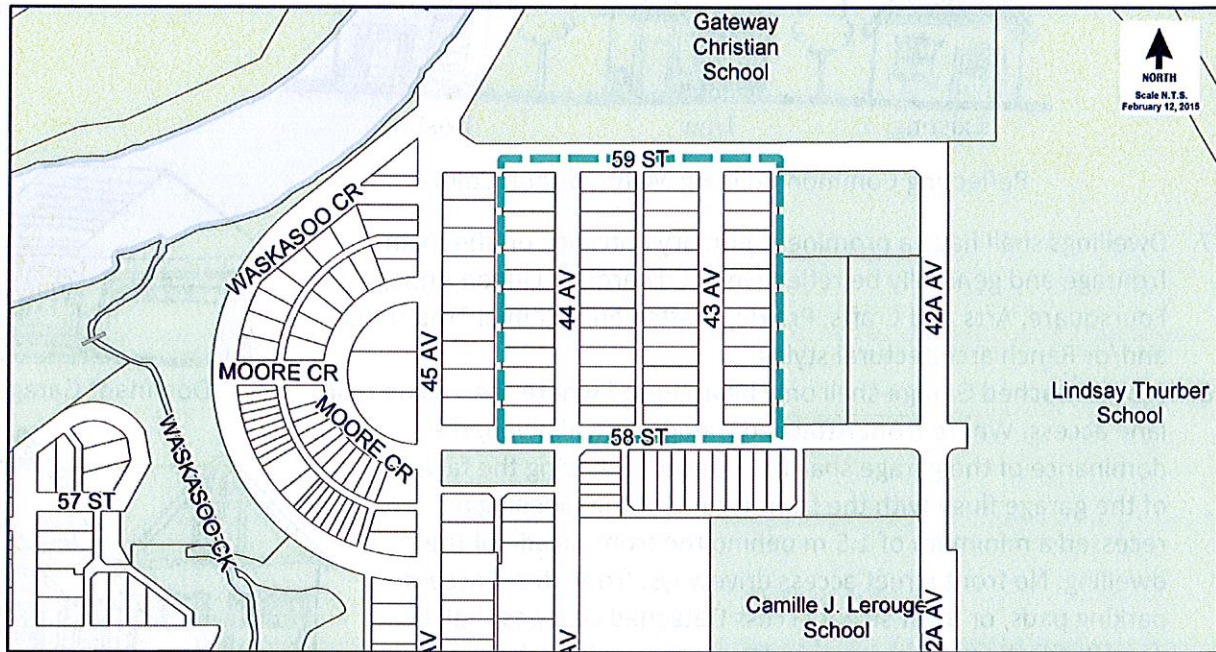


Julian Sharman Residence



4. Waskasoo A-20 Camp Character Statement

4.1 Character Statement Area Map



WASKASOO PLAN AREA A-20 CAMP CHARACTER AREA

4.2 Context and History

After WWII, the majority of the Department of Defence's land from the A-20 Army Camp was divided up for development. The City of Red Deer was experiencing a huge population boom and housing was needed for returning Veterans. The Federal Government began the pragmatic construction of Veteran Land Act (VLA) homes in 1945, lining these streets with modest dwellings. These dwellings remind us of the sacrifices made by the veterans of WWII and walking these streets gives the impression that creative expression, connection, nature, and community, seems to be valued over square footage.



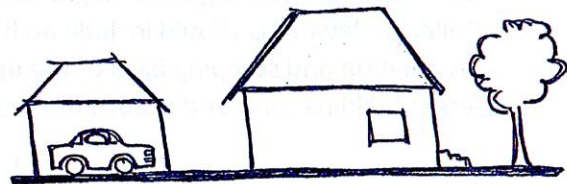
Separated sidewalks with tree lined streets

4.3 Common Forms and Scale of Buildings

- 1 or 1 ½ storey dwellings with flat, single dimension facades, and a central Prominent Entry.
- Buildings designed for efficiency, utilizing standard lengths of joists, and framing membranes.
- 1 ½ storey dwellings have simple steep pitched roofs, often with no overhang.
- The overall shape is very square or rectangular and compact, with few ornamental features.
- Large side yards, consistent Front Yard Setbacks ranging from 6 m to 8 m, and deep Rear Yards ranging from 38 m to 45.5 m. Lot widths are consistently between 15.5 m and 16 m.
- No vehicular access from the street. Detached garages are accessed from the rear lane, are out of sight, and don't affect the character when viewed from the street.
- Additions are common in the rear but there are many smaller side yard additions, and some have added Dormer windows.
- Most redevelopment has been built upon the existing dwelling or foundation, but each builder has come up with a style that compliments the area in its own way.
- Size of original homes was either 57 m² or 68 m² but additions and renovations have allowed up to approximately 130 m².
- Only replacement and renovated dwellings exceed 1 ½ storeys in height.
- Some dwellings have Cantilevered projections, Dormers and porch features.



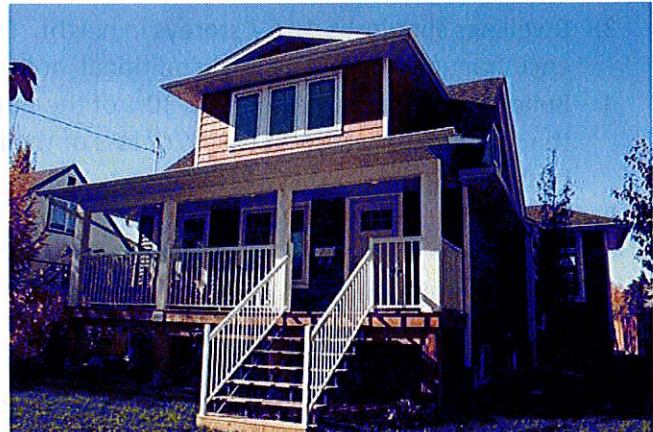
Flat Single
Dimension Facade



Detached Garage



Typical unmodified dwelling



Typical dwelling form with modified porch, Dormer and side/rear addition.

4.4 Common Building Materials

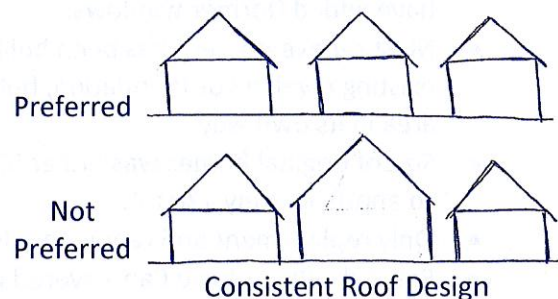
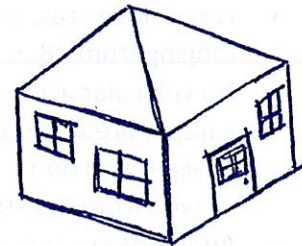
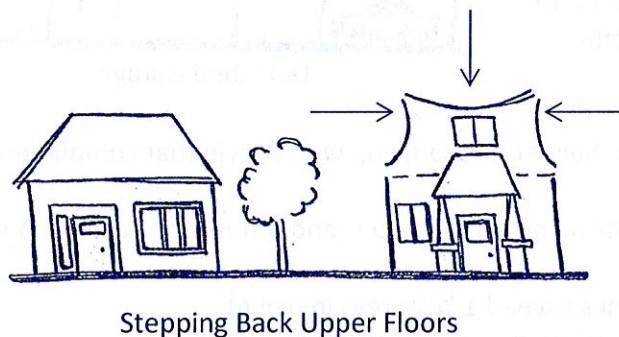
- Wood
- Stucco
- Horizontal or vertical vinyl siding
- Concrete or stone faced foundation
- Brick detailing

4.5 Other Common Elements

- Well connected sidewalks and pathways with streets laid out in a grid pattern
- Mature tree lined streets with separated sidewalks

4.6 Recommended Design Elements

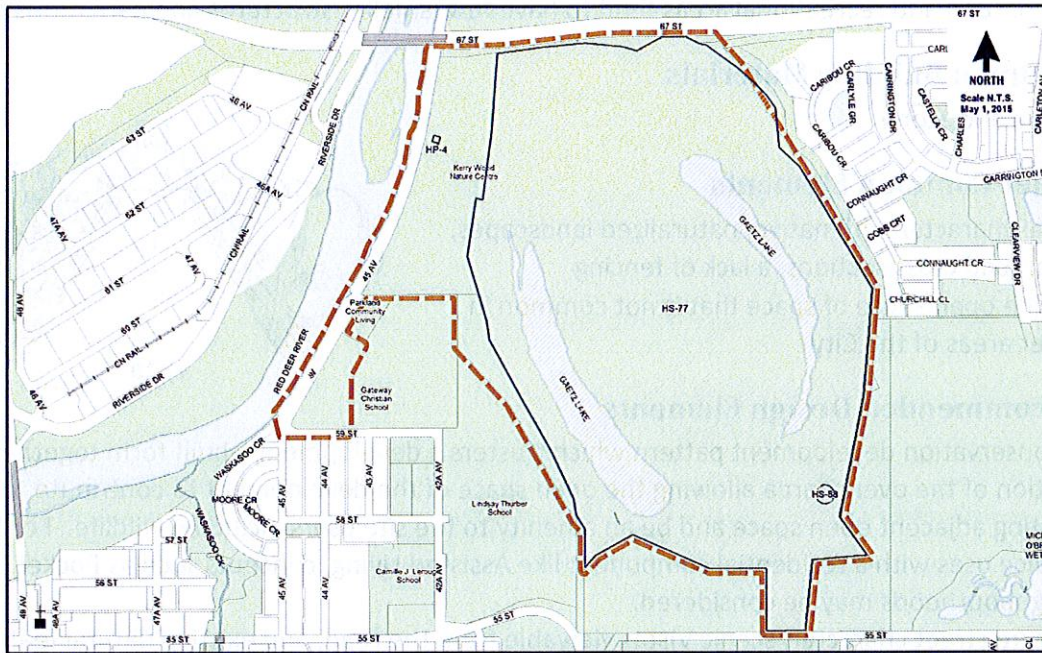
1. The simple, rectangular form and proportions of the original Post-War houses should form the basis for design inspiration as opposed to replication. A design showing efficiency in the use of materials, systems and technologies as well as reflecting some of the architectural pattern language of the Immediate Street Context is desirable.
2. Roof ridge and eave height as well as roof style, typically pyramid or peaked, should align with the Immediate Street Context. If there is inconsistency resulting from height differences, the proposed Building elevations should include architectural detailing, Building articulation and stepping back of the upper floor(s) to break up the larger Building form and reduce the impact to adjacent properties.



3. Dwellings should be 1 to 2 storeys in height. Dormers or similar design elements should be encouraged to provide some additional accommodation in the roof.
4. Building additions, greater than 30% of the floor area of the existing Building, shall be located in the rear and only additions 30% or less of the floor area of the existing Building, shall be located to the side.
5. The average of the adjacent Front Yard Setbacks, commonly deep Rear Yards and the typical appearance of large side yards when viewed from the street shall be required unless there are obvious anomalies that must be considered.
6. No front street access driveways, front street access parking pads or front street access garages where there is vehicular access available from a rear lane or side street shall be permitted.
7. Sensitive additions proposed to the front façade should be supported when the Front Yard Setback, Building design, siting and materials utilized are compatible with the Immediate Street Context. Each proposal will be assessed individually and will look at the proposed location in relation to the existing Building footprint, the immediately abutting existing Buildings footprints, average of Setbacks in the Immediate Street Context, and impacts to existing features.
8. The height and total floor area of all accessory Buildings shall not exceed the footprint area or height of the principal Building. Accessory uses shall be subordinate in size and use to the principal Building.

5. Waskasoo Environmental Character Statement

5.1 Character Statement Area Map



WASKASOO PLAN AREA ENVIRONMENTAL CHARACTER AREA

5.2 Context and History

The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School. These lands were originally part of Glenmere Farms and then a portion of these lands became the A-20 Army Camp during WWII.

The area north of 59th Street and east of 42A Avenue has a greater need for environmental protection and sensitive development due to a shared drainage catchment area uninterrupted by much infrastructure with the Gaetz Lakes Sanctuary, the Kerry Wood Nature Centre, and proximity to McKenzie Trails Recreation Area and the Red Deer River. The Gaetz Lakes Sanctuary is a Provincially regulated Bird Sanctuary, consequently, development within the Sanctuary is not anticipated.

The McKenzie Trails Recreation Area and the Future Urban Development Lots have a number of constraints associated with them including being in the flood plain, flood fringe, an escarpment area and a land fill setback area. As a result no further intensification through an increase in the number of dwelling units shall be permitted; these areas are not included in the Environmental Character Area.

5.3 Common Forms and Scale of Buildings

- Natural features including native vegetation, mature trees, and a minimal Building coverage.

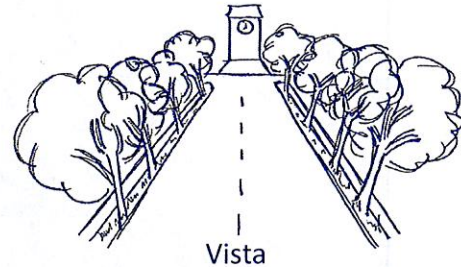
- Buildings are typically 1 storey with flat roof construction.
- Gravel or asphalt parking areas with native naturalized Landscaping.
- Two Heritage properties are located within this area; the Wishart Cabin Site within Gaetz Lakes Sanctuary, and the Allen Bungalow at Kerry Wood Nature Centre.
- The natural and recreational areas tend to have few, smaller structures and park furnishings.

5.4 Common Building Materials

- Wood and Stone

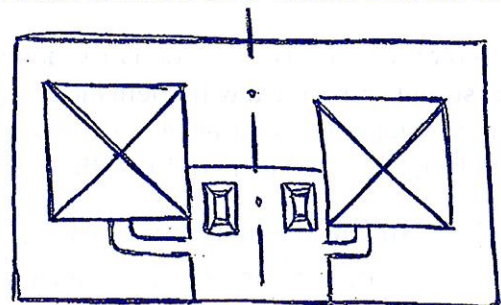
5.5 Other Common Elements

- Rural character with native, naturalized landscapes, rural road cross sections, a lack of fencing
- A wide open sense of space that is not common in other areas of the City



5.6 Recommended Design Elements

1. A conservation development pattern which clusters a development's built form together into a portion of the overall area allowing the open space of the development to contribute to the existing adjacent open space and be an amenity to the site users including wildlife. For Public Service uses with a residential component like Assisted Living, concepts such as Pocket Neighbourhoods may be considered.
2. Mature street character, scenic Vistas viewable from the road, and existing natural features of the area shall be maintained.
3. Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, Ecological Design, water conservation measures.
4. Low maintenance Landscaping with native non-invasive plant material shall be required and the incorporation of both Xeriscaping and Naturescaping is encouraged. The use of herbicides and pesticides is strongly discouraged.
5. Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.
6. Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.
7. A system to capture and recycle roof runoff and rainwater should be provided for landscape watering. If this system is proposed, the use of roofing materials that do not yield contaminants is recommended.
8. Adaptive reuse of existing Buildings and structures is encouraged.
9. All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.
10. Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.



Shared Driveway

11. Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.
12. Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.
13. Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring Buildings, services or Hard Surface areas are not sited too close.
14. New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in Landscaping.
15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate or excessive Massing, form or height having a negative impact on abutting properties in terms of shadows and privacy/over look, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape or abutting properties.
16. Location, style, and amount of fencing proposed around and/or adjacent to open space areas shall have consideration for the movement of wildlife and the prevention of opportunities for wildlife entrapment.
17. In order to reduce ambient light levels which will reduce the impact of light on nocturnal environments, exterior lighting on Buildings or within yards should be pointed down particularly near the Sanctuary.



Existing road cross section on 45th Avenue north of 59th Street

6. Definitions

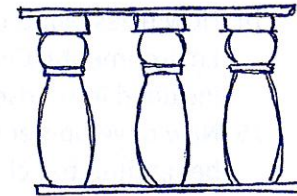
Arts and Crafts Style developed in the 1860s as a reaction against the growing industrialization of Victorian Britain. Those involved believed in the equality of all the arts and the importance and pleasure of work. The appearance of the style resulted from the principals involved in the making of the objects. By the end of the century such ideals had affected the design and manufacture of all the decorative arts in Britain. The principle characteristics are:

- Truth to materials; meaning preserving and emphasizing the natural qualities of the materials used to make objects was one of the most important principles of Arts and Crafts style
- Simple forms; where there was no extravagant or superfluous decoration and the actual construction of the object was often exposed
- Natural motifs as Nature was an important source of Arts and Crafts motifs as the patterns used were inspired by the flora and fauna of the countryside
- The vernacular - The vernacular, or domestic, traditions of the British countryside provided the main inspiration for the Arts and Crafts Movement.

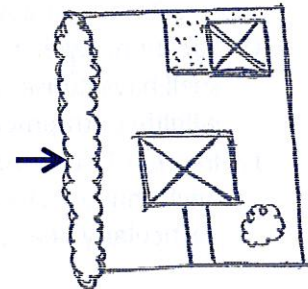
Attached Garages are enclosed parking areas which are integrated into the main dwelling structure and are typically accessed from a driveway connecting to a municipal street or rear lane.



Attached Garage



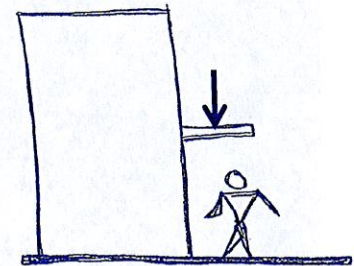
Balustrade



Boundary Hedge

Balustrade, also called spindle or stair stick, is a molded shaft, square or lathe-turned form, a form cut from a rectangular or square plank, various forms, made of stone or wood and sometimes of metal, standing on a unifying footing, and supporting the coping of a parapet or the handrail of a staircase.

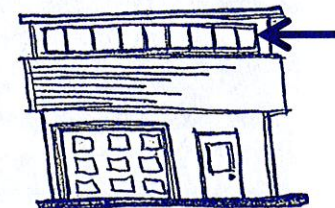
Building means any structure used or intended for supporting or sheltering any use or occupancy.



Cantilever

Boundary Hedge is vegetation in the form of hedges or shrubs located on or adjacent to the registered property line of a site.

Building Materials are materials used for construction. For the purpose of this document, building materials predominantly refer to exterior cladding materials, such as brick, stone, and wood.



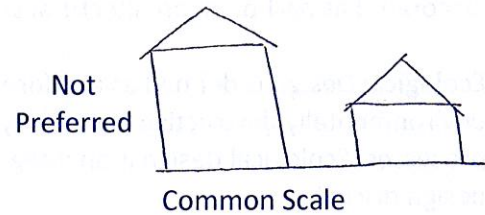
Clerestory

Cantilever is a beam anchored at only one end. The beam carries the load to the support. Cantilever construction allows for overhanging structures without external bracing. This is in contrast to a simply supported beam which is supported at both ends.

Clerestory is a high wall with a band of narrow windows along the very top. The clerestory wall usually rises above adjoining roofs.

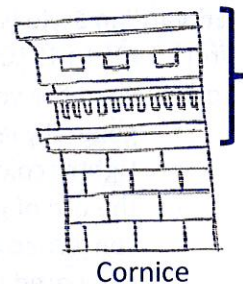


Common Form is a similarity in the shape, outline or configuration of a structure as apart from colour, materials, etc.



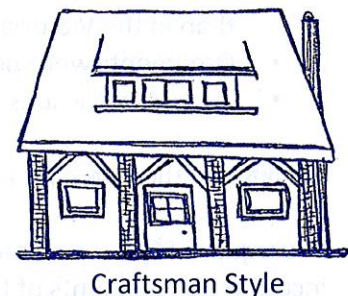
Common Materials is a similarity in the substance, or a mixture of substances that constitute a thing.

Common Scale is a similarity in size based on an informal system of general size categorizations useful for comparison purposes.

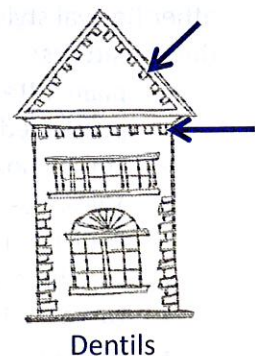


Cornice is generally any horizontal decorative molding that crowns a building or furniture element— the cornice over a door or window, for instance, or the cornice around the top edge of a pedestal or along the top of an interior wall. A simple cornice may be formed just with a crown molding. The function of the projecting cornice of a building is to throw rainwater free of the building's walls.

Craftsman Style is based on a reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class.



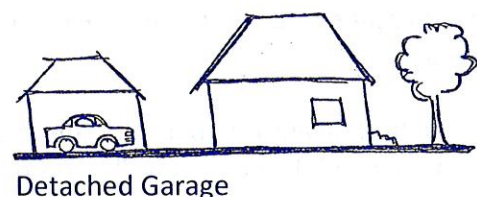
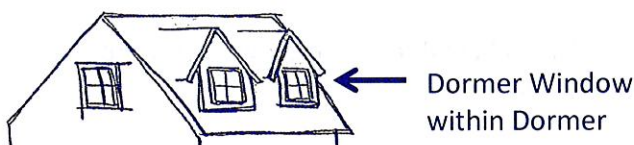
Dentil is a small block used as a repeating ornament under the projecting part of a cornice. As a general rule the projection of the dentil is equal to its width, and the intervals between to half the width.



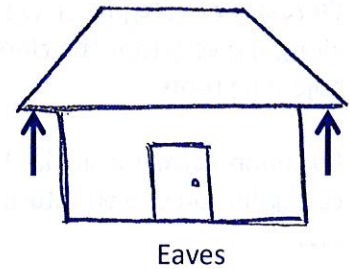
Detached Garages and Accessory Structures are free-standing buildings that are not connected to the main dwelling, and are typically accessed from a driveway connecting to a municipal street or rear lane, but which contribute to the overall site function and layout.

Dormer is framing which projects from a sloping roof, providing an internal recess in the roof space.

Dormer Window is a window in a dormer for lighting a room adjoining a sloping roof.



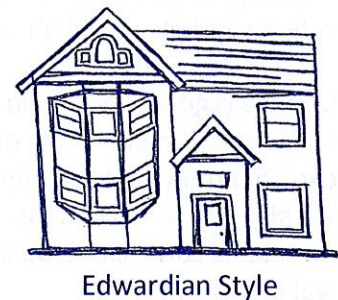
Eaves are defined as the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls and may be highly decorated as part of an architectural style.



Ecological Design is defined as any form of design that minimizes environmentally destructive impacts by integrating itself with living processes. Ecological design is an integrative ecologically responsible design discipline.

Edwardian Style is the style popular during King Edward VII of the United Kingdom's reign; he reigned from 1901 to 1910, but the architecture style is generally considered to be indicative of the years 1901 to 1914. Edwardian architecture is:

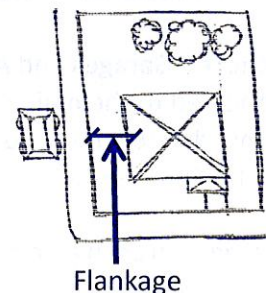
- generally less ornate than high or late Victorian architecture
- Lighter colours were used;
- the use of gas and later electric lights caused designers to be less concerned about the need to disguise soot buildup on walls compared to Victorian era architecture.
- Decorative patterns were less complex and there was less clutter than in the Victorian era.
- Ornaments were perhaps grouped rather than everywhere.
- false front facades and carefully crafted columns and cornices.



Flankage is the side yard abutting a street on a corner lot.

Foursquare Style is an American house style popular from the mid-1890s to the late 1930s. This style incorporates elements of the Prairie School and the Craftsman styles. It is also sometimes called Transitional Period. It was a reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century. Foursquare style usually has these features:

- plain, often incorporating handcrafted "honest" woodwork (unless purchased from a mail-order catalog)
- Simple box shape
- Two-and-a-half stories high
- Four-room floor plan
- Low-hipped roof with deep overhang
- Large central dormer
- Full-width porch with wide stairs
- Brick, stone, stucco, concrete block, or wood siding



Front Façade refers to the front elevation of the dwelling which faces the street and contains the main entrance.

Front Yard means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

Gable is the upper triangular-shaped portion of the end wall of a building.

Green Building (also known as **green construction** or **sustainable building**) refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. In other words, green building design involves finding the balance between homebuilding and the sustainable environment. This requires close cooperation of the design team, the architects, the engineers, and the client at all project stages. The Green Building practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.

Green Roof means a building's roof which allows vegetation to grow in a growing medium. The green roof may be partially or completely covered in plants.

Hard Surface is an area which is paved or covered with a permanent, durable material to make a suitable surface for vehicular and pedestrian activities. In the context of this guideline, hard surface refers to driveway and walkway surface treatments, predominantly within the front yard of the property.

Hip roof or **hipped roof** is a type of roof where all sides slope downwards to the walls, usually with a fairly gentle slope. Thus it is a house with no gables or other vertical sides to the roof. A square hip roof is shaped like a pyramid. Hip roofs on houses could have two triangular sides and two trapezoidal ones. A hip roof on a rectangular plan has four faces. They are almost always at the same pitch or slope, which makes them symmetrical about the centerlines. Hip roofs have a consistent level fascia, meaning that a gutter can be fitted all around. Hip roofs often have dormer slanted sides.

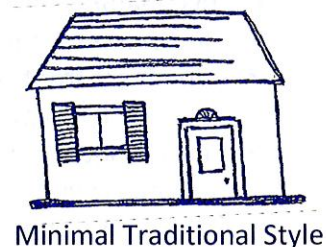
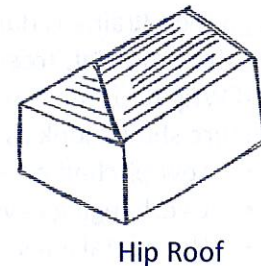
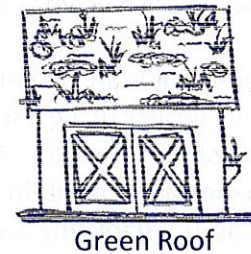
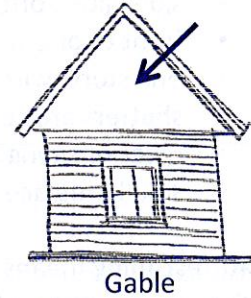
Immediate Street Context refers to existing buildings along the same street frontage (both sides of the streets) as the proposed redevelopment and within the same block.

Landscaping refers to any activity that modifies the visible features of an area of land, including simple to complex arrangements of living elements (flora), natural elements (landforms), and human elements (structures).

Massing is defined as the three dimensional form of a building.

Minimal Traditional Style is housing of simple design appropriate for a country recovering from a Great Depression and anticipating World War II. Minimal Traditional houses may have these features:

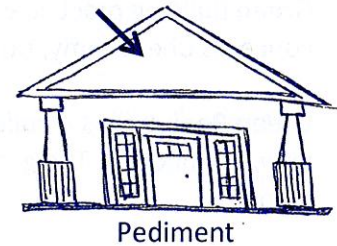
- small with minimal decorations
- low or moderately pitched roof
- minimal eaves and roof overhang



- side gable, often with one front-facing cross gable
- front door entrance under the front cross gable
- one story, with an attic story
- shutters are common
- exterior siding of wood, brick, or a mix of sidings
- small fireplace and chimney

Naturescaping means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. The use of native central Alberta non-invasive vegetation is preferred.

Pediment is an element in classical, neoclassical and baroque architecture, and consists of a gable, originally of a triangular shape, placed above the horizontal structure of the entablature, typically supported by columns. The triangular area within the pediment was often decorated with relief sculpture depicting scenes from Greek and Roman mythology or allegorical figures.



Prairie Style is a late 19th- and early 20th-century architectural style. The style is usually marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament. Horizontal lines were thought to evoke and relate to the native prairie landscape. The designation Prairie is due to the dominant horizontality of the majority of Prairie style buildings which echo the wide, flat, treeless expanses of the mid-West. The most famous proponent of the style, Frank Lloyd Wright, promoted an idea of "organic architecture", the primary tenet of which was that a structure should look as if it naturally grew from the site. Prairie style houses may have these features:

- Low-pitched or flat roof
- Overhanging eaves
- Horizontal lines
- Central chimney
- Open floor plan
- Clerestory windows



Prominent Entry is a building entrance that is conspicuous in its position or importance and is supported by architectural detailing, a walkway to the street and appropriate landscape treatment.

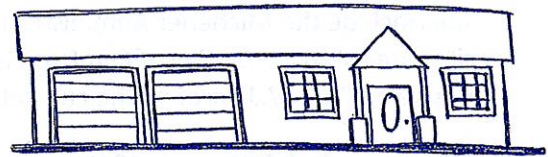
Queen Anne Style is a style that came into vogue in the 1880's and was used until the 1920's. Distinctive features of the American Queen Anne style (rooted in the English style) may include:

- an asymmetrical facade;
- dominant front-facing gable, often cantilevered out beyond the plane of the wall below;
- overhanging eaves; shaped gables;
- round, square, or polygonal tower(s);
- a porch covering part or all of the front facade, including the primary entrance area;
- a second-story porch or balconies;
- pedimented porches;

- differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, terra cotta tiles, relief panels, or wooden shingles over brickwork, etc.;
- dentils; Spindle work;
- classical columns;
- oriel and bay windows;
- horizontal bands of leaded windows;
- monumental chimneys;
- painted balustrades;
- wooden or slate steep roofs
- Front gardens often had wooden fences

Ranch Style is a domestic architectural style originating in the United States. The ranch house is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Ranch Style houses have many of these features:

- Single story, rectangular, L-shaped, or U-shaped design
- Low pitched gable roof, deep-set eaves
- Horizontal, rambling layout: Long, narrow, and low to the ground
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio
- Attached garage
- Simple floor plans with an emphasis on openness (few interior walls) and efficient use of space
- Built from natural materials: Oak floors, wood or brick exterior
- Lack decorative detailing, aside from decorative shutters



Ranch Style

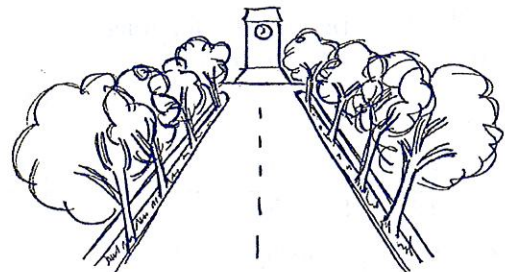
Rear Yard means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

Scale is defined as the size of a building and its component parts in comparison with the size of neighbouring dwellings.

Setback is defined as the distance of a structure from a property line.

Vista means a scenic or panoramic view.

Xeriscaping means a method of landscaping that uses plants that can survive dry periods on their own without reliance on watering, fertilizer or other maintenance.



Vista



ARP Appendix 2

Waskasoo Historic Sites

The City of Red Deer has two levels of designation in *The City of Red Deer's Land Use Bylaw 3357/2006*. Historical Significance (HS) is the most common and the lowest level of protection and it is a local designation listed in *The City of Red Deer's Land Use Bylaw* as HS- Historical Significance. Municipal Designation (HP) is a higher level of designation. *The Alberta Historical Resources Act* gives City Council the authority to designate sites as Municipal Historic Resources. This is the highest level of local designation offering a higher level of protection. Examples of such sites include the Michener Administration Building, Cronquist House, and Parsons House. These sites are listed in *The City of Red Deer's Land Use Bylaw* as HP-Historical Preservation sites. Waskasoo has 17.12% of all the currently listed Historic Sites and the potential for more.

There are, as of October 1, 2015, a total of nineteen historical sites which include four Historical Preservation sites and fifteen Historical Significance sites in the Waskasoo neighbourhood. The historical designation given to these sites by *The City of Red Deer Land Use Bylaw 3357/2006* is intended to promote community awareness and provide a means whereby these sites or buildings are preserved. The designation also protects some of these sites and buildings from demolition until further evaluation can prove otherwise. The Bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site. For future reference, the *Land Use Bylaw* should be used to verify the current list of designated properties. The nineteen sites are listed in Figure 1 below and their locations shown in Figure 2.

Figure 1 - Historical Preservation and Historical Significance Sites in Waskasoo (Excerpt from LUB)

Property Number	Historical Site Designation Building	Street Address	Legal Description	Designation	SOS/ Integrity
HP - 4	Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Municipal/ Registered	Statement of Significance
HP - 12	Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal	SOS
HP - 15	Scott House	4743 - 56 Street	Lot 20, Block A, Plan K1	Municipal	SOS
HP-18	Routledge Family Residence	4736 56 Street	Lot 15, Block C, Plan 5947 AM	Municipal	SOS

ARP APPENDICES

WASKASOO



HS-1	A20 Army Camp Motor Pool Building & Cormack Gardens Currently Red Deer Armoury	4402 – 55 Street	Parcel C, Plan 837 H.W.	N/A	SOS
HS-3	Bank Manager's Residence	4742 - 56 Street	Lot 12, Block C, Plan K1	N/A	SOS
HS-14	Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 – 58 Street	Lot D1, Plan 4154 R.S.	N/A	
HS-15	Drill Hall #2 (Red Deer Memorial Centre)	4214 – 58 Street	Lot E, Plan 3962 H.W.	N/A	
HS-21	F.W. Galbraith Residence	5810 – 45 Avenue	Lot 1, Block 5, Plan 961 H.W.	N/A	SOS
HS-30	J. Weddell Residence	4532 Waskasoo Crescent	Lot 40, Block 2, Plan 872 2544	N/A	
HS-31	Johnstone Residence	5509 - 48A Avenue	Lot B, Block A, Plan 1995 ET	N/A	
HS-39	William Moore Residence	5555 – 45 Avenue	Lot 8, Block A, Plan 955 M.C.	N/A	SOS
HS-51	Raymond Gaetz Residence	4763 - 56 Street	Lot 30, Block A, Plan 647 K.S.	N/A	SOS
HS-54	A.H. Russell Residence	5938 – 45 Avenue	Lot 1 & 2, Block 3, Plan 1292 A.O.	N/A	SOS
HS-56	Simpson Residence	5820 – 45 Avenue	Lot 2, Block 5, Plan, 961 H.W.	N/A	SOS
HS-62	Wallace Residence	4755 - 56 Street	Lots 25-26, Block A, Plan K1	N/A	SOS
HS-80	Oak Tree	55 Street/46 Avenue	Lot 25, Block 1, Plan 1292 A.O.	N/A	
HS-87	Willow Tree	4700 -55th Street	Lots 5 - 7, Block B, Plan K1 Lot 21, Block B, Plan 902, 1952 Plan	N/A	
HS-88	Wishart Cabin Site	Gaetz Lake Sanctuary		N/A	

ARP APPENDICES



IDENTITY



LAND USE

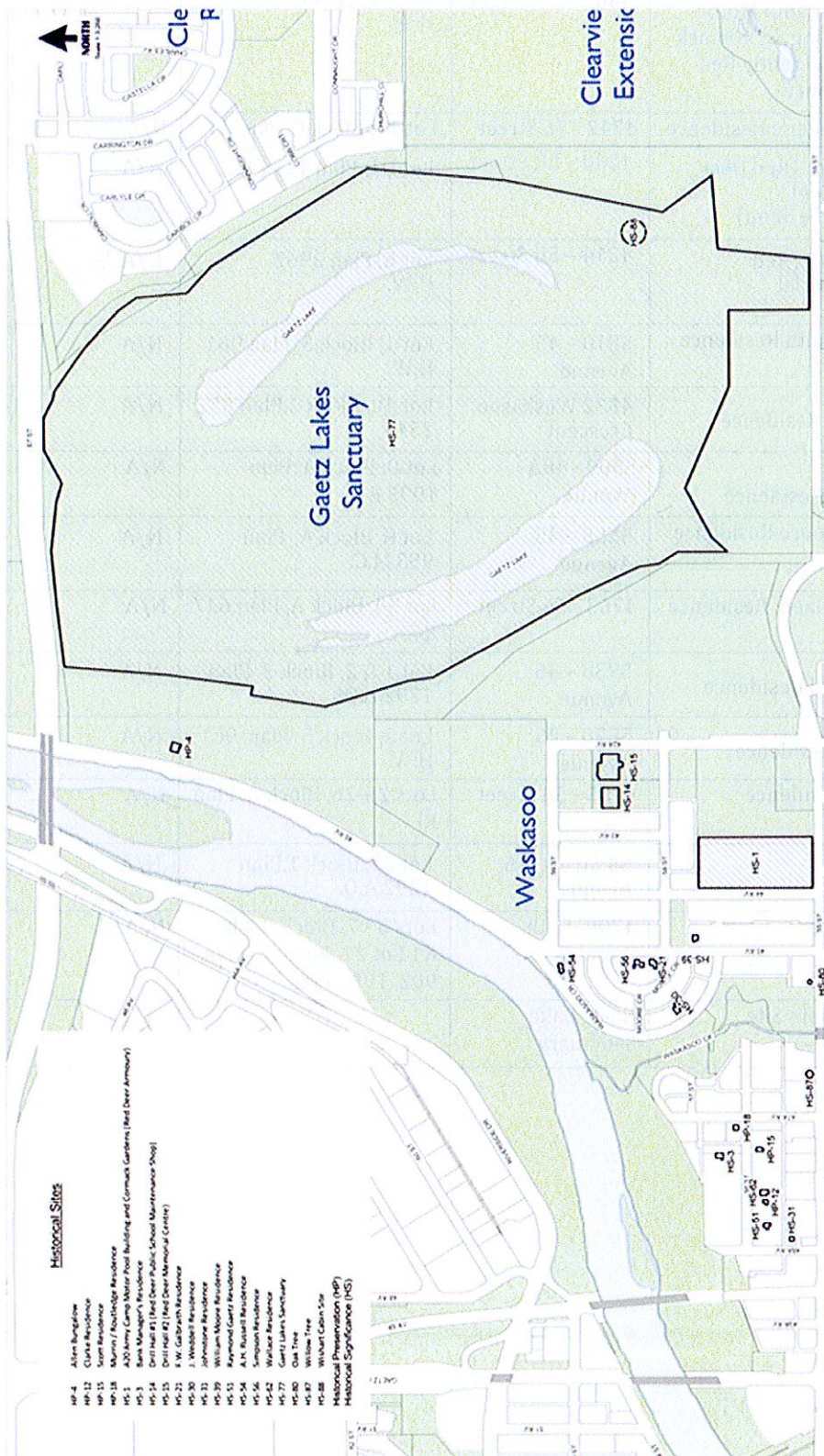


MOVEMENT



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WASKASOO



WASKASOO HERITAGE RESOURCES



Figure 2 – Waskasoo Heritage Resources Map

ARP APPENDICES



IDENTITY



LAND USE



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ARP Appendix 3

Missing Links Identified

Community consultation identified a number of locations within the community where there are missing sidewalk or trail connections. The City's 2015 Capital Sidewalk Program has included these sidewalk locations and will proceed to installation as budgets permit.

For potential trail connections, community consultation should be undertaken during the planning and investigation stages. Funding sources would also have to be identified. The potential locations for trail connections are shown on the map and described as follows:

- 47A Avenue north to the South Bank Trail: This potential location will need further investigation due to the impacts resulting from grade changes that would have to be accommodated to meet existing trail standards. Community consultation should be undertaken during the planning and investigation stages.
- 42A Avenue east to the trail that runs north/south behind Lindsay Thurber and goes up Michener Hill along the existing worn desire line: This potential location will need further investigation due to the need for an agreement with the Red Deer Public School Board to build the trail through their property.
- East along the south bank of Red Deer River from Waskasoo Creek: This potential location for a shale pathway will need further investigation due to the potential of further impact on the riparian area. The placement of a garbage receptacle at the entry may alleviate some of the concerns as this location is currently being used by people fishing and dogs swimming informally.

The Traffic Section will be improving pedestrian connectivity by adding to the existing cross walks in the neighbourhood. Approximately 10 new cross walks will be added in the near future. Refer to the Missing Links map for proposed locations. Additional signage including 'Local Access Only' signs on some lanes and a 'No Parking Anytime' sign in the McKenzie Lakes subdivision.

Vehicular

A vehicular access to 67 Street was also identified as an opportunity to provide a second option for entering or exiting the community. Due to the large number of constraints in the area as well as the substantial change in grade that would have to be accommodated, this option was determined to not be feasible.

ARP APPENDICES

WASKASOO

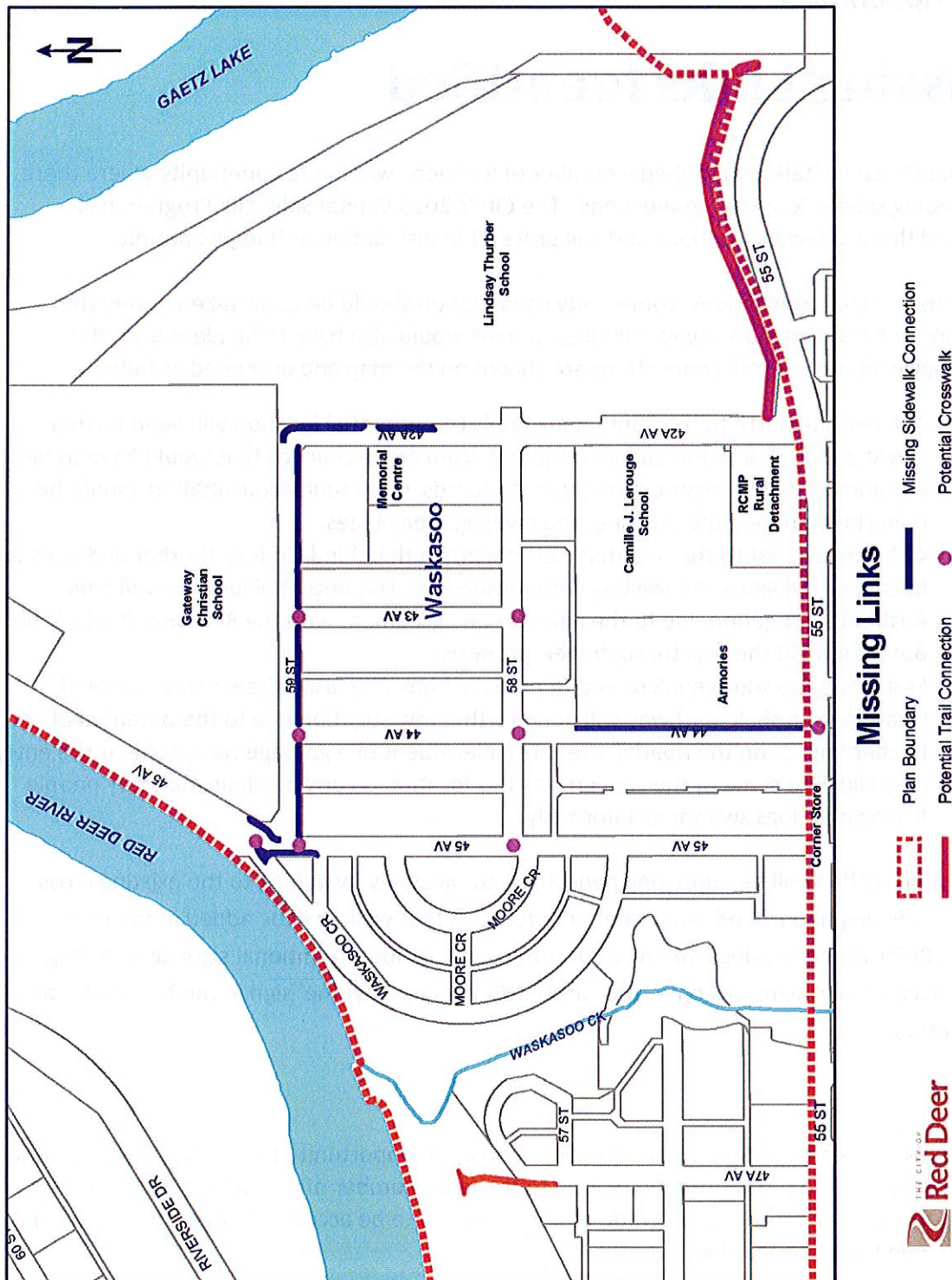


Figure 1 – Movement – Missing Links

ARP APPENDICES



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3567/2016**BYLAW NO. 3567-2016**

Being a bylaw to adopt the *Waskasoo Area Redevelopment Plan*.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The *Waskasoo Area Redevelopment Plan* attached as Appendix 'A' is hereby adopted.
2. This Bylaw shall come into effect on the date of its passage.

READ A FIRST TIME IN OPEN COUNCIL this 4th day of January 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK this 1st day of February 2016.

MAYOR

CITY CLERK



Gaetz Lakes

WASKASOO

COMMUNITY PLAN

Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.

Adopted as a Planning Tool
by City Council on:
Month, Day Year



www.reddeer.ca/waskasoo



IDENTITY



LAND USE



MOVEMENT



ENVIRONMENT

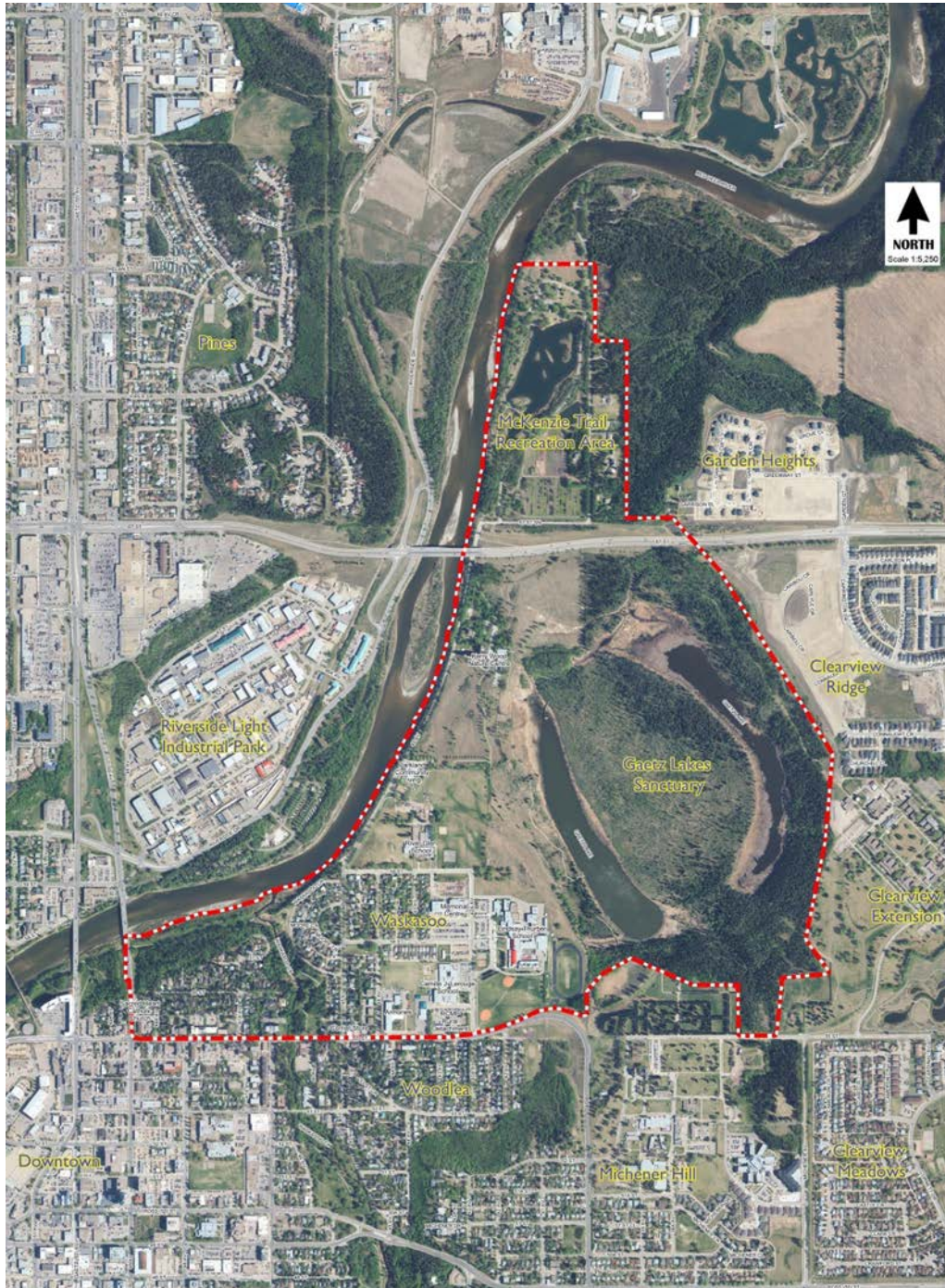


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AERIAL PHOTO OF THE WASKASOO PLAN AREA

COMMUNITY PLAN (CP)



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Appendix 4 Issue and Solutions Workshop Results

Appendix 5 Community Identity Workshop Results

Appendix 6 Connectivity and Open House Results

Appendix 7 CPTED Assessment

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”

Jane Jacobs

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WASKASOO



Waskasoo Neighbourhood Plan Community Plan

1.0 Community Consultation

The Waskasoo Neighbourhood Plan has been prepared to guide the future development and redevelopment of the Waskasoo neighbourhood and is divided up into two parts based on their approval processes and implementation responsibility. Part 1 is the Area Redevelopment Plan (ARP) and part 2 is the Community Plan (CP), both approved by Council. A vital component to the creation of the Waskasoo Neighbourhood Plan was the community consultation process. Following is a list of the community consultation done to assist with the preparation of the Waskasoo Neighbourhood Plan.

1.1 Issues and Solutions Public Workshop

This facilitated interactive workshop gathered the community's issues and concerns and sought to identify solutions to address the areas of concern. The workshop was held on Thursday, February 6, 2014, from 6:00 to 9:00 p.m. at Festival Hall with 68 participants. Notices were mailed to individual landowners, the Waskasoo Community Association, along with a public service announcement. The data related to the concerns and solutions from the workshop is included in Appendix 4. The meaningful learnings were:

- There is no clear "heart" of the neighbourhood
- Perceptions of lack of safety
- Concerns about the compatibility of redevelopment within the Waskasoo neighbourhood

1.2 Community Identity Workshop

This interactive workshop was held Thursday, May 8, 2014, from 5:00 to 7:00 p.m. at Streams Christian Church with 38 participants. The workshop determined a long-term vision for the Waskasoo neighbourhood, which is reflected in the Area Redevelopment Plan objectives and policies. The focus was on ideas related to community identification and gathering places. The results from the workshop are included in Appendix 5.

1.3 Connectivity and Land Use Open House

This open house was held on Thursday, September 18, 2014, at Festival Hall with 57 participants. The open house was divided into five stations each containing information and activities on the following subject areas:

Prior Learnings, Connectivity, Land Use, Design Criteria and Safety

The meaningful learnings related to: general land use preferences in the Waskasoo neighbourhood and, more specifically, preferences related to the known redevelopment parcel on 59th Street. The data from this open house is included in Appendix 6.

1.4 Virtual Open House

The Draft Waskasoo Neighbourhood Plan was presented to the neighbourhood on June 8, 2015, through the use of an on-line Virtual Open House where the draft plan was made available with an opportunity to comment. The Waskasoo Community Association hosted an opportunity for questions and feedback on the plan in late June. There were approximately 38 participants. Digital and written comments were received. Opportunities for further in depth discussion with the Planning department were offered to those with outstanding concerns. An additional meeting with the Waskasoo Community Association was held September 24, 2015 to provide responses to external comments received. Approximately 15 people attended.

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2.0 Demographics

A HISTORICAL GEM.

At time of plan adoption, Waskasoo had 19 heritage properties, representing 17% of total heritage properties listed in Red Deer.

There are potentially more but haven't been officially designated.

17% 
of total heritage
properties listed
in Red Deer

HEALTHY AND ROBUST MATURE TREE COVER.

Recognizing the impact street trees have on the look and feel of a neighbourhood, The City is developing an Urban Forest Management Plan, which will include succession planning for the area. Concerns have been expressed mature trees are nearing the end of their life span. Residents should contact Parks if they notice any hazardous public trees.

AN ABUNDANCE OF TRAILS.

There are 10.24 km of trails within the plan area, representing 8.1% of all park trails or 6.6% of all trails in the city.

10.24km 
of trails within
the plan area

LOW IN DENSITY.

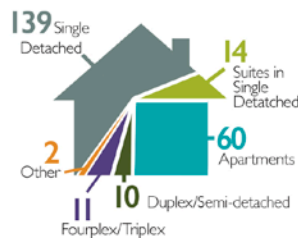
The neighbourhood has 525 residents – 0.53% of Red Deer's population (2014). It has a density of 5.65 dwelling units per net developable hectare. In comparison, the Neighbourhood Planning and Design Standards anticipate an across-the-city housing density of 17 dwelling units. The percentage of land developed is quite low, at 39.1% of the gross area of Waskasoo.


525 residents
0.53% of Red Deer's
Population (2014)

REINSTATEMENT OF LANDSCAPING IN GAETZ LAKES SANCTUARY.

Landscaping and installation of signage is being undertaken by The City and Waskasoo Environmental Education Society (VEES) in consultation with Gaetz Lakes Sanctuary Committee. The need to reclaim a damaged area resulted from local dirt bike enthusiasts constructing a series of jumps in the area. This type of activity is discouraged due to the Sanctuary's ecological sensitivity.

DWELLING TYPES IN WASKASOO

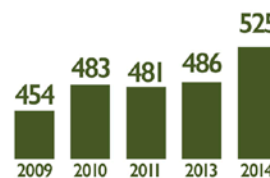


Primary dwelling type is single detached. They make up 60.26% of the total number of dwellings in the neighbourhood. (2014 Municipal Census)

Many rental opportunities. Of private dwellings, 38% are rented units. Of all dwellings, 3.62% contain secondary suites, and with multi-family units excluded, 8.58% of R1 or R2 dwellings include secondary suites.

DEMOGRAPHICS

INCREASING POPULATION.



Waskasoo grew 7.43% from 2013 to 2014.

By comparison, the city overall increased by 1.5%.

POPULATION BY GENDER



There are more males than females. The neighbourhood's population is comprised of 47.59% females and 52.41% males. Red Deer's population is 48.3% female and 48.7% male.

2015 CONSTRUCTION UPGRADES

Upgrading 55 Street to address community concerns. Upgrades to this major thoroughfare will be complete by the end of 2015.



Upgrades completed include:

- Widening of 55 Street from 50 Avenue to 42A Avenue from 3.2 m to 3.5 m
- Installation of a 2.5 m asphalt path (multiuse trail) on the north side of 55 Street;
- Installation of a 1.5 m concrete sidewalk on the south side of 55 Street; and
- Sanitary sewer lines down 55 Street have been twinned including 3 vaults and upsizing of the water main.

Work scheduled for completion in 2015 includes improvements to:

- Drainage, Lighting and Shallow utilities

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WASKASOO



3.0 History

3.1 Early Years

Red Deer takes its name from the river that flows through the city but the Cree referred to the river as “Waskasoo Seepee” or “Elk River” because of the abundance of Elk found along the river’s bank. Early British fur traders often misidentified the Elk as a type of European Red Deer and mistranslated the Cree name as “Red Deer River.” Later, settlers applied the name “Red Deer” to their growing community. Waskasoo Creek and the Waskasoo neighbourhood adopt the Cree name.

3.2 City Development

The Waskasoo neighbourhood is home to some of the first residences built in Red Deer by settlers in the late 1890s and early 1900s. Prior to development, the general area was used for pasture due to an uneven and seasonally marshy terrain. The City grew rapidly from the tremendous economic development and population growth that occurred in the first decade of the twentieth century. Several of the dwellings were built prior to the economic crash of 1913. Red Deer was successful in its efforts to establish a regional service center for Central Alberta.

3.3 The Garden City and City Beautiful Urban Planning Movements

Waskasoo has association with the Garden City and City Beautiful Urban Planning movements. The City Beautiful movement emphasized grandeur, order, symmetry, and harmony in the built environment believing that these qualities would consequently be inspired in the residents. The Garden City movement emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens. Other areas of the city designed according to these urban planning principles were the civic center, City Hall Park, and the gardens that originally fronted the C.P.R. station. These movements also stimulated the setting aside of natural areas along the Red Deer River and Waskasoo Creek as public parkland. By 1914 Red Deer’s motto was “The Garden City”.

Moore Crescent and Waskasoo Crescent were laid out along Waskasoo Creek and the Red Deer River following these principles. Now the century old area encompasses a unique charm and park-like quality. These qualities are visible throughout the Waskasoo area through the enhanced tree-lined boulevards, mature plantings, and wider-than-average side yards.

West of Waskasoo Creek, the central focus surrounds “Son-in-law Row” which is a picturesque, residential street near the downtown and a local landmark in the former subdivision known as River Park. This name, “Son-in-law Row”, refers to the fact that some of the dwellings located in this area were originally constructed for the daughters and sons of the early founding father of Red Deer, Rev. Leonard Gaetz. This area reflects the philosophies of the Garden City and City Beautiful movements, although less rigidly and obvious as the Crescents.

Waskasoo includes historic dwellings built between 1903 and the 1930’s; there is an additional grouping of post war dwellings from the 1940’s and 1950’s; and there is a scattering of more modern dwellings within this area. East of Waskasoo Creek, the historic dwellings were built between 1905 and 1923, shortly after William Addison Moore subdivided the land by the river into suburban lots. William Moore was one of Red Deer’s founding fathers. He was the Manager of the Western Telephone Company and Western General Electric, and original owner of the historic Moore Residence located along 45th Avenue. Many of the dwellings within this area were built between 1900 and 1912 and began the establishment of the identity, character and aesthetics of the Waskasoo neighborhood. These buildings include two and one-half storey Edwardian dwellings such as The Moore, the Galbraith, Simpson, and the Weddell Residences along with one and one-half storey Craftsman style bungalows such as the Sharman and the Russell Residences.

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3.4 Post War

After World War II, the majority of the Department of Defence land from the A-20 Army Camp was divided up for development. Red Deer was experiencing a huge population boom (42% in 1946) and housing was needed for returning Veterans. The Federal Government began the pragmatic construction of the Veteran Land Act (VLA) dwellings in 1945, lining these streets with modest dwellings. The Red Deer Public School District's Maintenance Shop, the Memorial Centre (58th Street and 42A Avenue) and the Red Deer Armoury are what remain of the original army base. The Army base was decommissioned prior to the construction of River Glen School in 1959.

There are also numerous single storey and one and one-half storey dwellings built from approximately 1946 to 1955. These dwellings reflect post-war/oil-boom residential development in Red Deer when many small dwellings were built on lots that had remained empty since the 1913 economic crash. The majority are in the Minimal Traditional and Ranch Styles. Some dwellings were moved from the A-20 Army Camp including the former base commander's dwelling.

Red Deer developed primarily as an agricultural service and distribution centre, enhanced by its location in the Edmonton-Calgary corridor. The discovery of significant oil and natural gas fields in Central Alberta helped The City of Red Deer become one of the fastest growing cities in Canada by the late 1950s. Later, world-scale petrochemical plants were constructed east of The City at Joffre and at Prentiss, which continued to bring more people to the Red Deer region.

Waskasoo contains heritage dwellings of varying levels of historic designation that definitely contribute to, and form part of, the neighbourhood character. Dwelling owners in the community were involved in the *Historic Site Inventory*. Opportunity continues for individual heritage property owners to undertake a Statement of Significance (SOS) to outline building elements that could aid in designation of a building as a Historical Site to ultimately protect the historic value.



COMMUNITY PLAN (CP)



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WASKASOO



4.0 Community Plan Recommendations

The following subsections will provide community-led recommendations, identifies who will be the lead for implementing the recommendations, and outlines the supporting players.

4.1 Movement

4.1.1 Improvements to Traffic

CP Recommendation 1 Improvements to Traffic

The Waskasoo Community Association is encouraged to liaise with The City of Red Deer Engineering Services Department who monitors traffic associated with the four schools in the plan area to discuss concerns related to traffic.

Since the Gateway Christian School on 59th Street commenced operations in the fall of 2014, The City of Red Deer Traffic staff is monitoring the traffic situation. Based on the preliminary findings, City staff is considering:

- Possible adjustments to the school zone and playground zone locations;
- New sidewalks on 59th Street and 44th Avenue ;
- Improvements to pick up/drop off location functions;
- Traffic signal improvement at 55th Street and 45th Avenue; and
- Additional signage.

As a result of concerns expressed by the community, a study could be initiated to review the current traffic concerns and propose mitigation options. Community consultation could occur as part of the study to identify the preferred mitigation option and implementation timeline. The study may result in recommendations that include, but are not limited to, possible turn around and routing options, potentially limiting access into the residential streets and lanes in Waskasoo, road and pedestrian access improvements, and possible traffic calming mitigation measures both in the short and long term.

The Waskasoo community expressed concerns related to school traffic including congestion, speeding, illegal turning, stopping and parking, bus routes, unsafe pedestrian access and drop off functions. To address these concerns, a study could be initiated to review the current traffic flows, volumes, speeds and issues associated with the schools. The study should propose options for improvements and /or mitigation.

The Waskasoo community brought forward a long-term solution regarding relocating 45th Avenue north of 59th Street as an extension of 42A Avenue. The relocation of 45th Avenue would divert traffic from a residential street (45th Avenue) to a non-residential street (42A Avenue), would provide an opportunity to return a major portion of the riverbank to riparian vegetation, and create a gathering space adjacent to the Red Deer River at the existing lookout northwest of the 45th Avenue and 59th Street intersection. Constraints to the possible relation include, but are not limited to, securing funding sources for land acquisition and construction costs, disposal of Municipal Reserve (MR) land, tree removal and potential impacts to the wildlife corridor. Additional studies are required to determine the viability of relocating 45th Avenue north of 59th Street as extension of 42A Avenue on the east side of Gateway Christian School. The 42A Avenue extension would then connect to 45th Avenue near Kerry Wood Nature Centre/ Parkland CLASS and the remaining unused portion of 45th Avenue would be closed.

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4.1.2 Neighbourhood Relationships

CP Recommendation 2 Neighbourhood Relationships

The Waskasoo Community Association is encouraged to meet with the schools and any other community stakeholders on a regular basis in order to exchange information and to reflect on neighbourhood observations and find possible solutions. The Waskasoo Community Association, residents, Waskasoo Environmental Education Society (WEES), and schools are encouraged to collaborate and share knowledge and opportunities to improve the area's ecological sensitivity.

Discussion should occur, at a minimum bi-annually, between the schools, interested community stakeholders such as the Cormack Armoury, RCMP Detachment, the (CAT) Memorial Centre, Festival Hall (RDCHS), Kerry Wood Nature Centre (WEES), and the Waskasoo Community Association. These discussions will serve to open up dialog between the schools, stakeholders, and the community to exchange information, express concerns, and provide updates on initiatives relevant to the wider community.

4.1.3 Improve Water Access

CP Recommendation 3 Improve Canoe Launch and Water Access

The Waskasoo Community Association, in collaboration with The City of Red Deer Recreation, Parks & Culture Department, Parks Section, should undertake a study to investigate whether there are viable locations available within the Waskasoo neighbourhood for safe water access for pedestrians and/or a boat stop with launching facilities for portable, manually propelled floatation devices such as, but not limited to, canoes, kayaks, rafts and tubes.

The Red Deer River is a huge community asset and the residents of Red Deer want to enjoy it. Although McKenzie Trails Recreation Centre has a canoe launch, the *River Valley and Tributaries Park Concept Plan* identifies a boat stop along the south bank trail. A study is needed to investigate opportunities for pedestrian access to the river and locations where facilities for launching manually propelled floatation devices may be safely initiated. Challenges may be the slope of the escarpment and any legislative requirements for undertaking work within the river's bed and shore.

4.1.4 Making It Happen

Recommendations	Lead	Support
CP Recommendation 1 Improvements to Traffic	<ul style="list-style-type: none"> Engineering Department, Traffic Section 	<ul style="list-style-type: none"> Waskasoo Community Association Stakeholders
CP Recommendation 2 Neighbourhood Relationships	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Schools Stakeholders
CP Recommendation 3 Improve Canoe Launch and Water Access	<ul style="list-style-type: none"> The City of Red Deer Recreation, Parks & Culture Department, Parks Section 	<ul style="list-style-type: none"> Waskasoo Community Association

COMMUNITY PLAN (CP)



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4.2 Identity

4.2.1 Gathering Places

CP Recommendation 4 Gathering Places and Other Identity Options

The Waskasoo Community Association, local residents, and The City of Red Deer are encouraged to investigate, prioritize, design, and develop, over time, three gathering places. Specifically, at the playground, the lookout north-west of the 45th Avenue and 59th Street intersection, and where the Waskasoo Creek and the Red Deer River meet. These stakeholders should also investigate, prioritize, design and develop the other community identity options that were created by the Community Identity Workshop participants outlined in Appendix 5.

Community Identity Workshop participants felt the need for additional places designed for social interaction, community gathering and casual contact while adding to the amenities and sense of place for the Waskasoo neighbourhood. Three key locations were identified and workshop participants brainstormed ideas for each location. One group also brainstormed other ideas for identifying the community. Figure 1, below, identifies the three gathering places that were identified during this exercise. The data collected from that brainstorming session provided for in Appendix 5, should be used by the Waskasoo Community Association, in conjunction with relevant City departments, as a basis to further develop concept plans and implementation strategies for the future development of these gathering places. The Waskasoo Community Association is currently working with The City to plan and develop a Community Garden within the Waskasoo Playground gathering place. The scale of the project may determine the amount of City involvement.



COMMUNITY GATHERING PLACE

Legend

- Area 1 Waskasoo Playground
- Area 2 The Lookout
- Area 3 Where the Creek & River Meet

FIGURE 1 – THE THREE COMMUNITY GATHERING PLACES

COMMUNITY PLAN (CP)



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CP Recommendation 5 Waskasoo Logo

The Waskasoo Community Association may wish to develop a logo to represent the neighbourhood. If pursued, the logo could be developed by local residents, a professional designer, or through a competition format.

A well designed and representative logo is often the basis for promoting and marketing a brand. In this case, the brand would be the Waskasoo neighbourhood. The logo represents all of the activities and amenities within the neighbourhood including recreational, educational and other amenities. All stakeholders are encouraged to be engaged in the development of their community identity.

CP Recommendation 6 Marketing Program

The Waskasoo Community Association and area stakeholders may wish to develop a marketing program to jointly promote all the amenities available within the Waskasoo neighbourhood.

Benefit will be gained by all stakeholders jointly pooling resources to develop information for visitors and the public about all of the places to go and things to do and see in the Waskasoo neighbourhood.

CP Recommendation 7 Entry Signage

The Waskasoo Community Association is encouraged to identify areas for future neighbourhood entry signs. The Waskasoo Community Association may explore joint opportunities for neighbourhood identification with The City of Red Deer and stakeholders such as the Kerry Wood Nature Centre (WEES).

Neighbourhood entry signs are a great way to identify the Waskasoo neighbourhood. The Waskasoo Community Association and stakeholders are best suited to identify the prime entry locations for entry signage.

4.2.2 Making It Happen

Recommendations	Lead	Support
CP Recommendation 4 Gathering Places & Other Identity Options	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> The City of Red Deer Recreation, Parks & Culture Department, Parks Section The City of Red Deer Planning Department
CP Recommendation 5 Waskasoo Logo	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Stakeholders
CP Recommendation 6 Marketing Program	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Stakeholders
CP Recommendation 7 Entry Signage	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Stakeholders The City of Red Deer Planning Department The City of Red Deer Inspections and Licensing Department

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4.3 Environment

4.3.1 Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, McKenzie Trails

CP Recommendation 8 Vegetation Preservation and Invasive Species Control
Existing mature healthy native plantings (trees, shrubs, forbs and grasses) should be preserved and efforts should be made to remove or prevent invasive species from spreading into the natural areas. Residents are encouraged to improve the urban forest by planting native trees and shrubs. Consideration should also be given to native trees and shrubs that are a food source for humans and local wildlife. Chemical controls are discouraged.

All residents are encouraged to maintain and enhance native plant materials that function as a food source and habitat for wildlife. Invasive species are a challenge to natural areas so careful choices need to be made about the type of material planted in this neighbourhood. Any type of invasive plant material or noxious weeds should be dealt with as identified by the *Alberta Weed Control Act*. City lands are required to follow best practices for invasive and noxious weed control and are moving toward reduced use of chemical controls. The placement of new plant material, preferably plant material that is a food source for people, birds and animals, serves as a way to encourage small wildlife into the community.

4.3.3 Making It Happen

Recommendations	Lead	Support
CP Recommendation 8 Vegetation Preservation and Invasive Species Control	<ul style="list-style-type: none">Landowners	<ul style="list-style-type: none">Waskasoo Community Association

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4.4 Safety

CP Recommendation 9 Crime Prevention through Environmental Design

The Waskasoo Community Association and interested residents are encouraged to initiate the implementation of the recommendations contained in the *CPTED Assessment Waskasoo Neighbourhood Plan* included in Appendix 7.

Community concerns related to safety in Waskasoo Park prompted a Crime Prevention Through Environmental Design (CPTED) Assessment, included as Appendix 7, for consideration and possible implementation. SeCure Consulting Solutions Inc. was engaged by The City of Red Deer to work with the Planning Department to conduct a CPTED Assessment of the portion of the south park trail within the Waskasoo neighbourhood during the summer of 2014. The City of Red Deer has already begun to implement some of the recommendations related to park maintenance and will continue to work with the Waskasoo Community Association to address any outstanding recommendations. The Waskasoo Community Association should initiate discussions with The City of Red Deer Recreation, Parks & Culture Department, Parks Section prior to initiating implementation of the recommendations specific to park, street tree and trail upgrades and maintenance. The City of Red Deer Public Works Department should be contacted for street related issues.

CP Recommendation 10 Policing Relationships

The Waskasoo Community Association should liaise with the Crime Prevention Centre to pursue crime prevention concerns and should discuss / request the use of speed displays and traffic cameras with the RCMP to monitor speeding and remind road users of the area speed limits.

The Community Association should liaise directly with the Crime Prevention Centre and the RCMP to address specific concerns related to crime prevention and inappropriate use of public streets.

4.4.1 Making It Happen

Recommendation	Lead	Support
CP Recommendation 9 Crime Prevention Through Environmental Design	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Landowners The City of Red Deer Recreation, Parks & Culture Department, Parks Section
CP Recommendation 10 Policing Relationships	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Waskasoo Community Association The Crime Prevention Centre RCMP

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5.0 Implementation

The success of any plan depends on the degree to which efforts are made from both The City and the Community to implement and integrate the plan's direction into decision making. The Waskasoo Neighbourhood Plan, composed of both the Area Redevelopment Plan and the Community Plan, provides the means whereby Council, the Development Authority, Administration, and citizens can evaluate situations or proposals. Where a matter is not addressed in this Waskasoo Community Plan, guidance shall be sought from the Waskasoo Area Redevelopment Plan and other applicable planning tools such as the *Land Use Bylaw*.

The ten (10) Recommendations of the Community Plan enhance the experience for the people who live and work in the Waskasoo neighbourhood; therefore they are the primary beneficiaries. It is ultimately the responsibility of community members to generate momentum, raise funds, and supply labour where possible to implement the Community Plan Recommendations.

The City, as a secondary beneficiary, will assist with studies, detailed design and guidance with obtaining approvals as well as generally supporting the initiatives as required and when resources are available.

It should be noted that any public improvement proposed or recommended in this community plan is subject to The City's capital and operating budgets and approval process. The Waskasoo Community Association as the lead will need to put together a project proposal, for consideration by The City, to implement policies where City staff time or funding is being requested. A proposal would include a budget and identification of funding sources. Some funding sources for the Waskasoo Community Association may include community fund raising events, grant applications to Corporations, Provincial Community Facility Enhancement Program or Community Initiative grants, donations from businesses and individuals, event sponsorships, volunteer participation and donations in kind. The City evaluates each proposal in relation to the needs of other neighbourhoods and in relation to city-wide spending priorities.

The Waskasoo Community Association is identified in the "Making it Happen" section as the lead to implement the majority of the Recommendations unless they are first initiated by the applicable City Department(s).

5.1 Key Actions

The success of the Community Plan is dependent on the following being achieved:

1. Identification of a person or persons to champion the plan implementation on behalf of the wider Waskasoo community including the Waskasoo Community Association. Depending on the extent of the community's ambition, an individual or firm could be hired to manage some of the projects contemplated.
2. Implementation of the items associated with identity including developing a logo, marketing strategy, and the design and placement of entry signage.
3. Implementation of the CPTED Assessment recommendations.

The Waskasoo Community is responsible to lead:

1. The prioritization, organization and hosting of design workshops to develop plans for each of the gathering places.
2. Educate and inform residents on ecologically appropriate activities that they can undertake within their own properties to reduce impacts such as the preservation of existing plant material, and planting of edible plant materials for humans and wildlife.
3. Promote Waskasoo's strengths through the implementation of the recommendations for community identity.

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The City of Red Deer is responsible to lead:

1. The monitoring of traffic associated with the schools and implement mitigation methods to improve safety for students and residents.
2. In association with the Waskasoo Environmental Education Society (WEES), the rehabilitation of Gaetz Lakes Sanctuary including mitigation measures and education.
3. Provide support to the Waskasoo Community Association and residents in their efforts to implement the Community Plan recommendations as required.

5.2 Plan Update

By formal request of the Waskasoo Community Association this Community Plan should be updated in ten (10) year intervals based on the progress and completion of the recommendations.

Waskasoo residents or organizations may apply to amend the Community Plan at any time. Amendments to this plan require payment of the applicable fees, and, depending on the nature of the amendment, applicants may be required to fund a public consultation component prior to having Council decide on the proposed amendment(s).

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6.0 Land Use Tables

Figure 1 – Net Developable Area		
Land Use Category	Area (ha)	Notes
Gross Plan Area	249.45	
Environmental Reserve	127.49	Includes hydrology
Major Streets (arterials)	3.60	ROW
Commercial sites	0.06	
High Schools & Sports fields additional to MR	16.36	
Constructed Wetlands	4.23	McKenzie Trail
Net Developable Plan Area	97.71	

Figure 2 – Residential Land Use			
Residential Land Use	Area (Ha)	% of Net Developable Area	Number of Dwelling Units
Conventional Detached Dwellings (R1)	15.99	16.36	207
Detached Dwellings (R1/R2) with Secondary Suites (SS)	1.32	1.35	20
Semi-detached Dwellings (R1A)	0.18	0.18	6
Multi-family Dwelling Units (R2/R3)	61.31	62.75	319
Total Residential:	78.80	80.64	552

Figure 3 – Other Land Uses		
	Area (Ha)	% of Net Developable Area
Community Amenity Sites		

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Place of Worship (Sacred Heart)	0.56	0.57
Open Space		
Municipal Reserve (MR)	6.20	6.35
Public Utility Lot (PUL)	0.50	0.51
Recreational Trails	10.24 Km.	
Transportation		
Collector Streets	2.64	2.70
Local Streets	12.26	12.55
Lanes	1.60	1.64
Other Uses		
Institutional Service Facility (PS) (Rural RCMP)	0.90	0.92

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CP Appendix 4

Waskasoo Neighbourhood Plan

Issues and Solutions Public Workshop

Held February 6, 2014 at Festival Hall

The objective of this community workshop was to explain the process for the creation of the Waskasoo Neighbourhood Plan, explain the existing policy framework, share opinions on the strengths and opportunities in the neighbourhood, identify neighbourhood issues and strengths, and discuss how to capitalize on opportunities and brainstorm possible solutions. This was completed by the participants through an individual mapping exercise with associated questions, as well as a group exercise. There were 68 persons in attendance. Participants divided into eleven groups who identified their concerns and potential solutions.

Below is the prioritized list of the top 3 issues identified at the workshop. Each of the eleven tables identified similar concerns. The main areas of concern were traffic, redevelopment, preservation, safety, and upgrades to existing conditions.

2.2.1 Primary Issues

1. 45 Ave. increased traffic after handover to Red Deer Public from Chinook's Edge
2. "River Glen School" redevelopment and "Character" retention
3. Preservation of River Glen School site as a natural area
4. No 67th St. bridge access to Waskasoo by vehicles
5. Population Density
6. Waskasoo Park – If this is the core, needs major re-development!
 - a. Equipment is sized for 5 years plus but need is also for 2 to 5 yr. olds.
 - b. Field is under-used.
 - c. Park equipment and picnic tables are frequently vandalized.
 - d. Used only by High School students so small children are intimidated.
7. Proposed River Glen redevelopment
8. Traffic congestion to High Schools 42A Ave.
9. 55th St. - streetscape, noise, congestion, overburdened & inadequate
10. Keeping views along River public
11. Traffic when school lets out on 45th Ave. and then 55th St. and road maintenance to Kerry Wood NC
12. Traffic
 - a. High volume – especially at beginning & end of school day
 - b. Access to 55th St. from 45th Ave., 47A Ave. & 48A Ave.
 - c. Noise from 49th St. bridge

2.2.2 Secondary Issues

1. Removing green space and rezoning for residential



2. Car and Garage break-ins, theft and personal safety
3. Buffer Zone to avoid river erosion/protect wildlife corridor
4. Traffic – school - safety
5. Overall safety concerns in parks & on trails due to misuse particularly in the dark & in isolated areas & poor access from sidewalks to trails
6. Traffic speed/volume – 45th Ave. playground zone/future development
7. Pedestrian safety
8. Aging Infrastructure – streets, sidewalks, water & sewer – tree succession
9. Keeping green spaces & streetscape setbacks
10. Maintain green space – protect Kerry Wood NC
11. Maintain low density housing & existing park & trail systems

2.2.3 Tertiary Issues

1. Area Structure Plan needed – structural controls (architectural controls) and density limits
2. Marginalized Demographic – homelessness
3. Traffic congestion at school times on 44th Ave., 45th Ave. & 58 St.
4. Oversized garages
5. Protect and preserve wilderness
6. Improving the pedestrian & bike connection of our neighbourhood to downtown (e.g. Riverlands and Railyards)
7. Decreasing traffic from schools
8. Maintain character
 - a. Historical
 - b. Appropriate infill
 - c. Size (not overbuild)
9. Don't want greater density (traffic issues)

The following information presents the raw data collected at the workshop ranked as to level of importance by each of the eleven tables.

Table 1:

Issues and Concerns

1. (tied) No 67th St. bridge access to Waskasoo by vehicles
1. (tied) 45 Ave. increased traffic after handover to Red Deer Public from Chinook's Edge
2. Removing green space and rezoning for residential
3. Area Structure Plan needed – structural controls (architectural controls) and density limits
 - Apartments on 55th St., traffic, drugs, transient population – apartments are joined – fire hazard
 - Smell on 45th Ave. – manholes
 - Crime coming from trails and river access
 - Better trail connection from Waskasoo Crescent to Parkland Community Living and Supports Society (Parkland CLASS)



- Tree succession plan
- Traffic lights at Corner Store should be longer during school lunch hour and at closing hours
- 55th St. sidewalk north side unsafe
- 45th Ave. – slower traffic

Solutions

1. Traffic – promote River Glen School traffic toward 42A Ave. by closing a portion of 59th St. so River Glen School traffic no longer uses 45th Ave.
2. Removing green space and rezoning - Retain existing zoning and no new development
3. Area Structure Plan needed – Retain existing zoning

Table 2:

Issues and Concerns

1. “River Glen School” redevelopment and “Character” retention
2. Car and Garage break-ins, theft and personal safety
3. Marginalized Demographic - homelessness
 - Accessing 55th St. at certain times of the day
 - Improved pedestrian experience on 55th St.
 - Garbage/Litter
 - Snow removal
 - Retain trees (56th St.) - infrastructure
 - Few playgrounds/spaces for young kids

Solutions

1. River Glen redevelopment – natural, educational, public use and architectural standards for infills
2. Theft - Lighting or cameras, patrols & citizens
 - Widen sidewalks on 55th St.
 - Redevelop lots east of Church for playgrounds/spaces for young kids

Table 3:

Issues and Concerns

1. Preservation of River Glen School site as a natural area
2. Buffer Zone to avoid river erosion/protect wildlife corridor
3. Don't want greater density (traffic issues)
 - Contingency plan for flooding
 - Protection of biodiversity in natural park areas and invasive plant species pressures
 - No commercial development
 - Playground on 45th St. – better equipment
 - Outdoor gym equipment?
 - Greater number of students – avoid school traffic going down 45th Ave. – keep traffic to 42A Ave. – dead end 45th St.
 - Policing of drug/alcohol use on 48A path and around Memorial Centre

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- Garbage from schools
- Speeding, traffic from schools
- Infrastructure capabilities of existing utilities
- Maintaining the character of the neighbourhood
- If development, infill – preserving trees, setbacks between houses, lot sizes
- Turning light on 55th St. & 45 Ave. and by schools on 55th St. during peak times

Solutions

1. Preservation of River Glen School site as a natural area - Don't allow new construction on 45th Ave./River Glen
2. Buffer Zone - Zoning/Environmental Reserve – setbacks from the river edge, berm
 - Redirect traffic/reroute road access via 42A Ave. to Kerry Wood – move access
 - Proper study of carrying capacity of utilities/flood plains
 - Established buffer zones and education programs on cosmetic and non-essential pesticides to protect native park areas and waterways
 - Expand park trail to Kerry Wood: add trees to enhance trail
 - Recommended Species List for all existing and new owners – working with Kerry Wood Nature Centre and Naturalist

Table 4:

Issues and Concerns

1. Population Density
2. Traffic – school - safety
 - Howling Dogs
 - Money (Taxes)

Solutions

1. Population Density - Lot sizes consistency, no multi dwellings
2. Traffic – school – safety - Better visibility of Law Enforcement

Table 5:

Issues and Concerns

1. Waskasoo Park – If this is the core, needs major re-development!
 - a. Equipment is sized for 5 years plus but need is also for 2 to 5 yr. olds.
 - b. Field is under-used.
 - c. Park equipment and picnic tables are frequently vandalized.
 - d. Used only by High School students so small children are intimidated.
2. Overall safety concerns in parks & on trails due to misuse particularly in the dark & in isolated areas & poor access from sidewalks to trails
3. Traffic congestion at school times on 44th Ave., 45th Ave. & 58 St.
 - Only 3 access points from east Waskasoo to 55th St. makes us vulnerable to congestion & reduces access for emergency vehicles
 - Sidewalk on the north side of 55th St. is narrow & in poor repair – unsafe! No separation between vehicles & pedestrians
 - Need more light commercial with option for wine bar, coffee shop

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- Playground zones are poorly signed & leave some playground entrances at 50 km
- Poor lighting at south Waskasoo Cres. & 45th Ave. intersection
- Limited walking connection from sidewalks to trail system – example at 59th St. & 45th Ave.
- Need pedestrian crossing signs
- Smoking students detract from community feel and safety
- Need to prohibit smoking in parks
- Vehicles speed through 45th Ave. playground zone (including many City vehicles)
- Drug use in isolated and many heavily treed areas (creek, river valley, McKenzie Trail area, etc.)
- 42A Ave. is inadequate to accommodate school traffic. Needs widening ++, especially with increased student population coming to River Glen

Solutions

1. Waskasoo Park - Community garden or natural 'playscapes' in park/field at 58 St. & 45th Ave. to promote environmental initiatives
 2. Safety - Lighting (solar/motion censored) on trails& at trail/sidewalk intersections
 - a. Improve sidewalk/trail connections
 - b. Develop alpha-numeric grid for identification of location throughout park/trail system
 3. Traffic - Widen 42A Ave. & extend to provide access from 55th St. to Camille, Thurber, River Glen & potentially to Kerry Wood, Parkland CLASS, McKenzie Trail, etc. thereby limiting traffic on 44th Ave., 45th Ave. & 58 St. to local/residential
 - a. Unobtrusive traffic calming measures
- Review of signage (playground, pedestrian crossings, etc.)
 - Prohibit smoking in parks – add signs
 - More street lights at 45th Ave and south end of Waskasoo Crescent

Table 6:

Issues and Concerns

1. Proposed River Glen redevelopment
2. Traffic speed/volume – 45th Ave. playground zone/future development
3. Oversized garages
 - Traffic on 45th Ave – Gateway/River Glen School switchover
 - Ensure character/identity of housing
 - Encourage home ownership with small lot housing
 - Lack of local amenities
 - Many potential redevelopment areas with no clear direction

Solutions

1. Proposed future River Glen development:
 - a. City to buy to become parkland
 - b. Limit number of houses
 - c. Architectural controls
2. Traffic speed/volume:
 - a. Narrow/traffic calming for street



- b. Introduce barrier on 58th St. & 59th St.
 - c. Eliminate student driving & parking (give bus passes away, increase transit, free bikes)
 - d. Posting/enforce lower speeds
- 3. Oversized garages
 - a. Height restriction
 - b. Place off alleys

Table 7:

Issues and Concerns

1. Traffic congestion to High Schools 42A Ave.
2. Pedestrian safety
3. Protect and preserve wilderness
 - More walkable 55th St. & 49th Ave. & intersection
 - Lack of or better entrance at 45th Ave. and 55th St.
 - Dark trails along creek and river
 - Traffic (congestion, noise, pollution)
 - Speeders
 - Suspicious vehicles
 - Distracted drivers
 - Homeless people
 - Litter (drug gear & condoms)
 - Lack of shower water pressure recently

Solutions

1. Traffic - 42A Ave. – 4 lanes from 55th St. all the way to 59th St.
2. Pedestrian Safety - Traffic calming & better sidewalks on 55th St., 49th Ave. & 45th Ave. (River Glen to Kerry Wood)
 - Left turn signal at 45th Ave. & 55th St.

Table 8:

Issues and Concerns

1. 55th St. - streetscape, noise, congestion, overburdened & inadequate
2. Aging Infrastructure – streets, sidewalks, water & sewer – tree succession
3. Improving the pedestrian & bike connection of our neighbourhood to downtown (e.g. Riverlands & Railyards)
 - Managing the flood plain
 - a. Escarpment protection
 - b. Vegetation on escarpment
 - c. Wildlife habitat
 - Protecting parks to ensure their use as originally developed – including infrastructure
 - Preserving the historical significance of the neighbourhood
 - 45th Ave. – traffic, noise, congestion



- Ensuring the safety and security of the neighbourhood

Solutions

1. 55th St.
 - a. Improve sidewalks & develop bike lanes along roadway
 - b. More & better visibility of cross walks
 - c. Improve street to make it more pedestrian friendly
2. Infrastructure and tree replacement
 - a. Invest in tree replacement
 - b. Develop a plan to replace aging infrastructure
3. Connection to Downtown
 - a. Wider sidewalks on 48th Ave.
 - b. Better education & awareness of bike lanes
 - c. Lights on River bike paths from Kerry Wood NC to Riverlands

Table 9:

Issues and Concerns

1. Keeping views along River public
2. Keeping green spaces & streetscape setbacks
3. Decreasing traffic from schools
 - Tree succession
 - Playground improvements
 - Maintaining hub to trails
 - Sidewalks on 55th St.
 - Better utilization of River Glen property for parks – not housing
 - Crime prevention

Solutions

1. Public views to river
 - a. Keeping zoning as PS (Public Service) or make park
 - b. Cutting 45th Ave. at 59th St. & building 42A Ave. out to Kerry Wood NC and returning existing roadway into natural state to enhance connected park system
2. Keeping green spaces & streetscape setbacks
 - a. house to lot ratio
 - b. green spaces
3. School traffic
 - a. Turning loop behind Festival Hall for school traffic
 - b. Block 59th St. so traffic from school takes 42A Ave.
 - c. Better turning lanes into Camille J. Lerouge School
 - d. Carpooling
- Playground improvements – spray park
- River Glen
 - Expand on use of sports facilities ex. Soccer fields, baseball diamonds & cross country skiing
 - City outdoor exercise facility



- Kerry Wood NC – promotions
- Armoury - ? Memorial
- RCMP - ? mini-mall

Table 10:

Issues and Concerns

1. Traffic when school lets out on 45th Ave. and then 55th St. and road maintenance to Kerry Wood NC
2. Maintain green space – protect Kerry Wood NC
3. Maintain character
 - a. Historical
 - b. Appropriate infill
 - c. Size (not overbuild)
4. Safety at night on 55th St.

Solutions

1. Traffic – Traffic calming
 - a. Bump outs like KWD
 - b. Pedestrian crossing buttons
 - c. Fix pot holes
 - d. Landscaped boulevards on 55th St.
 - e. People gathering by corner store – change entrance
2. Maintain green space
 - a. Funding for Kerry Wood Nature Centre to update displays
3. Maintain character
 - a. Design criteria
 - i. Height
 - ii. Width
 - iii. Side setbacks

Table 11:

Issues and Concerns

1. Traffic
 - a. High volume – especially at beginning & end of school day
 - b. Access to 55th St. from 45th Ave., 47A Ave. & 48A Ave.
 - c. Noise from 49th St. bridge
2. Maintain low density housing & existing park & trail systems

Solutions

1. Traffic
 - a. Volume – staggered school hours
 - b. Access to 55th St. – lights?



CP Appendix 5

Waskasoo Neighbourhood Plan Community Identity Public Workshop

Held May 8, 2014, at Streams Christian Church

WASKASOO VISION

There were 38 participants. The results from the 1st Workshop narrowed the Vision Statements that had previously been identified by the Waskasoo Community Association from six down to two. The top two were:

- Known for connection to trails and water, tree-lined streets and for historical homes
- Focus on sustainability, history, green belts, walkability, bringing together leisure, work & home life

Participants at each table worked as a group to wordsmith their Vision Statement based on the knowledge that these two had risen to the top. The Statements created by the tables are as follows:

- Known for its walkable tree-lined streets and historic homes, connection to trails and the river; and the home of Kerry Wood Nature Centre and Gaetz Lakes Sanctuary, Waskasoo is Red Deer's urban oasis.
- We, in Waskasoo, value history, nature (water & trees), trails and walking, the connection to Downtown and our location.
- Connection to the river, natural areas, characterized by trails, water, tree-lined streets, historical homes and greenbelt. A community that values nature, history and sustainability.
- Waskasoo, the original city neighbourhood, is known as and strives to be a residential, environmental, historical, safe, family oriented community linked in a walkable/ride able way to the rest of Red Deer via the trail system, Waskasoo Park, Red Deer River and Waskasoo Creek.
- Waskasoo is Red Deer's connection to the heart of the city, branching out with beautiful trails, a riverscape lined with tree and wildlife aplenty. Bringing together leisure, work and home life.
- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community shares a wealth of natural, artistic and historical riches.

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Participants were then asked to individually choose their preferred Vision Statement by placing a sticky dot on their choice. The Vision Statement with the most dots was:

- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community shares a wealth of natural, artistic and historical riches.

Participants also suggested the word 'value' be added. Below is the Statement with value added in red.

- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community **values and** shares a wealth of natural, artistic and historical riches.

Community Heart/Identity – Gathering Places

Participants were asked to choose one of 4 tables and brainstorm ideas related to Community Heart/Identity as a group. The 4 opportunities were; Waskasoo Playground (Table 1), The Look Out (Table 2), Where the Creek and River Meet (Table 3) or Other Community Identity Options (Table 4)

Waskasoo Playground - Table 1:

- Create berms for a natural Amphitheatre
- Natural landscape park – more trees and landscape material
- Perimeter berms
- Meeting place – some type of structure
- Open-faced shelter
- Portable fire pit or Pizza oven
- Picnic tables, seating
- Outside gym
- Extra lighting but no light pollution
- New or modified playground equipment
 - Need something for younger children
 - Natural play area – like St. George's School in Calgary (20th Ave. & 10th St. NW)
 - Modify playground to incorporate easy steps
 - Structure not playable/useable – feel exposed
- Kiva – non-profit micro lending organization as a funding source

The Look Out - Table 2:

- Close road (45 Ave) and direct traffic by or around school
- Green space, outdoor gym, ecofriendly lighting (LED, solar, wind), bike rack, water fountain, updated children's playground
- Watering station for dogs, dog obstacle course, doggie bag dispensers
- Connect the sidewalk from the corner of 45 Ave. & 59 St.
- We need RCMP Patrols really, really bad for our safety
- Create parking area, pave area by look out



- More garbage cans, update benches
- Hub for trail system
- Signage to promote Kerry Wood and the Sanctuary
- Distance markers for trail users
- New road, lots of trees along road

Where the Creek and River Meet - Table 3:

- Link to the Look Out
- Only low impact, low visibility development
- Power for concerts/events (must be low impact) and use for portable lights / portable PA System
- Place art on concrete pad in place – some vertical element – or move slab out of the open space
- Picnic tables and a few more benches
- Boulders to keep vehicles out
- Exercise equipment near concrete slab (ugly, needs screening) or west of creek footbridge - affects
- Trail on riverbank – creek to confluence
- Boat Launch in creek
- Parking opposite street with no name – more traffic?
- Picnic shelter/fire pit
- Planned berm alongside river with trail on top
- Fishing dock
- 42A Ave. extension north to Kerry Wood Nature Centre
- Erosion control
- Aesthetic fencing adjacent steep bank Creekside
- Neighbourhood logo/identity sign
- Street lighting but no light pollution
- Art space?

Other Community Identity Options - Table 4:

- 55th Street Park underutilized - use as Gathering Place – maybe add exercise equipment
- Neighbourhood Signage – maybe an arch over 45th Ave. at Corner Store
- Name signs on parks
- More human scale, historic lighting – perhaps lighting up the tree canopy
- Nicer garbage cans (with lids) and maybe more of them
- Recycling bins
- Flowers & streetscaping/planters at entry corners
- Signage for dog etiquette
- Bike racks, fountains (for people and pets) in parks
- Identification signs around neighbourhood landmarks



Appendix 6

Waskasoo Neighborhood Plan

Connectivity and Land Use Public Open House

Held September 18, 2014 at Festival Hall

A total of 57 people attended the Open House.

STATION 1 – Prior Learnings

Community Vision - Board Comments

1. Suggest blocking 59th off at the alley east of 43rd Ave. and creating a student drop off loop through the parking lot behind the Memorial Center. – 1 Checkmark - Good idea
2. Speed bumps on 58th St. from 42 A Ave. The high school students and parents dropping off kids/picking them up drive way too fast. It's too dangerous for elementary students to walk. Police need to set up speed traps regularly to calm the traffic. Right now there is no police presence, so no incentive to slow down and stop texting and driving.
3. Connect with all schools to encourage children to use the bus. There is no need for so many parent and high school drivers to drive.
4. There needs to be a crosswalk, preferably with a bright signal along 45 Ave. where the trail joins the road. Right now it's very dangerous to cross as drivers speed and are not paying attention.
5. The parking on 48A Ave and 56 St. needs to be reconsidered and monitored, now with the church vehicles (4 masses plus weddings & funerals), parishioners park even in the no parking zones. It would be impossible for a fire truck and possibly even an ambulance to make it around that corner in an emergency situation. Members of our neighborhood have been bringing up this issue to police for years, but nothing has been done. We had a meeting with the neighborhood police a few years ago and it had already been brought up for years before. We were told by bylaw officers don't walk on Sundays. Try Ash Wednesday.
6. No connection from the trails east of the running track to the new 55th St. Sidewalk.
7. Any option that reduces traffic through residential streets would be fine. My son has had 2 near misses already at 44 Ave and 58 St. during the morning rush.



8. Both Gateway and Camille need more parking/drop off options if traffic is to be encouraged to use 42A. There is simply nowhere to go.

Community Identity & Gathering Places- Board Comments

1. Community garden and nursery.
2. New street lights would be lovely.
3. How about making use of the concrete public art pads by placing a post and Basketball hoop at one end for kids to practice their shots.

STATION 2 – Connectivity

Movement – Board Comments

Option 1

1. I don't believe lighting on trails is needed- I walk day and night and wear a head lamp if necessary. Safety is not an issue for us.
2. Consider- Community Parking Pass- over 100 cars before & after school on streets plus student /parent parking.
3. Prefer option 1- for now especially if traffic calming can be implemented- Begin studies well in advance to determine impacts of Options 2 +develop mitigation plans.
4. Consider traffic- calming on 45st. rather than enhancing traffic flow. Example- raised intersections at playground.
5. Sidewalk or path connecting trail to Waskasoo beside Michener Hill Street connectivity Board
6. Consider physical barriers to help down traffic particularly on 45 Ave., gentle speed bumps or a few narrow sections that force people to yield to oncoming traffic.
7. Work out traffic flow solution for schools to limit or eliminate traffic in residential areas.
8. Lighting along 45 Ave. from 59 St. to McKenzie trails would give this area more security.
9. The neighborhood has "monitored" the traffic for years. No further monitoring is necessary. It is time to IMPLEMENT traffic slowing/re-directing! It is a problem! Volume/Speeding noise
10. Serious traffic is reckless during lunch hour. I don't let my toddler outside during this time.
11. Enforce photo radar in play- ground zone!

Option 2

1. Great idea to close 45st as a trail/wildlife corridor. Like option 2 very much.
2. Add a loop drop off & turn around behind Memorial Center for LTHS + Gateway schools, I prefer option 2 because it would enhance the trail system & the wildlife corridor along the river. Especially if the land beside the River Glen school is developed into homes.



3. Great idea! Have all school traffic to enter here. A bus loop would be a great way to manage flow/volume.
4. Relocation of the road is a great idea! –Project riverbank/appropriate set back/wildlife corridor-Increased traffic with school change.
5. Closing 45th @ 59th is an awesome plan to help the park and trail system intact. Does not mean that there is no requirement for traffic calming.
6. Excellent option, Speed bumps? Gateway Christian needs a drop off loop.
7. Option 2- but with drop off loop @ Gateway.
8. Excellent idea to calm traffic on 45 Ave, and reduce “party” traffic at night.
9. I like this idea especially if it means the current 45 Ave. & could be made into a more appealing walking trail. It is a sore spot on the trail right now.
10. Great Idea!

STATION 3 – Safety

Safety - Board Comments

1. I like the “art” friendly wall idea.
2. The Communities Association is already a part of the Adopt A Park for the Bob Johnstone Trail & Waskasoo Playground.
3. However, want to preserve natural areas vs mowed lawns.
4. Develop informal trails.
5. Apartments on 55th street between 47th and 48th-clean up found needles & condoms.
6. Excellent engagement activity “chalk walk”.
7. Observation #5- Fear of Crime- I agree as the neighborhood becomes more people friendly fear will diminish, spreading to much, mood a design appropriate lighting would be lovely, turns on in the dark and off in the day.
8. The high density apartments on 55 St. between 47th & 48th Ave. generate enormous amount of waste. Some apartments should have pickup twice a week. The lane is littered with house hold garbage.
9. I lived on 43rd Ave. & 58 St. for 10 years, after finding hypodermic needles behind my garage, along with numerous break ins I moved out. Better lighting and community encouraged surveillance should be considered. Like community control groups.
10. Last week we found needles, lighters in the lower part of our backyard (56st. between Gaetz and the creek). We have our neighborhood clean- up but it’s not enough.
11. More lighting on Waskasoo Crescent. If cars are not locked, always people going through them and stealing stuff.



STATION 4 – Land Use

Land Use – Board Comments

<u>Uses Suggested At Prior Workshops By Residents And The Public</u>	<u>Votes</u>
• Single family housing R1 - 17 checkmarks	4
• Single family housing R2 - 2 checkmarks	12
• Seniors housing - 11 checkmarks	6
• Assisted living facility – 7 checkmarks	8 – 3 way tie
• Preservation of a riparian setback from the River - 24 checkmarks	1
• Stopping/sitting/eating places - 23 checkmarks	2
Light commercial:	
• Pub -7 checkmarks	8 – 3 way tie
• Wine Bar - 7 checkmarks	8 – 3 way tie
• Pharmacy – no checkmarks	0
• Bank - no checkmarks	0
• Café/Restaurant - 19 checkmarks	3
• Eating places - 5 checkmarks	9
• Bicycle Rental - 8 checkmarks	7
Other Potential Districts/Uses- No specific location	
• Carriage home R1C - 4 checkmarks	10 – 2 way tie
• Wide shallow (Single family) R1WS - 4 checkmarks	10 – 2 way tie
• Semi-Detached R1A - 1 checkmark	13 – 3 way tie
• Narrow lot R1A - 1 checkmark	13 – 3 way tie
• Small lot R1G - no checkmark	0
• Live-Work Residential RLW - 3 checkmarks	11 – 2 way tie
• Multiple family R3 – no checkmarks	0
• Manufactured Home R4 - No checkmarks	0
• Neighborhood Convenience Commercial C3 - 3 checkmarks	11 – 2 way tie
• Mixed Use Commercial C5 - 1 checkmark	13 – 3 way tie
• Parks and Recreation P1 - 12 checkmarks	5

Land Uses in Ranked Order

1. Preservation of a riparian setback from the River
2. Stopping/sitting/eating places
3. Café/Restaurant
4. Single family housing R1
5. Parks and Recreation P1
6. Seniors housing



7. Bicycle Rental
8. Assisted living facility/Pub/Wine Bar
9. Eating places
10. Carriage home R1C /Wide shallow (Single family) R1WS
11. Live-Work Residential RLW/Neighborhood Convenience Commercial C3
12. Single family housing R2
13. Mixed Use Commercial C5/Semi-Detached R1A /Narrow lot R1A

Former River Glen School Site - Board-Comments

Ranking

Current Public Service (Institutional or Government) District (PS)

Permitted Uses

1. Any use for National Defense purposes which does not prejudice the character or value of the surrounding property – 1 checkmark
2. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large – 20 checkmarks

8 – 3 way tie

1

Current Public Service (Institutional or Government) District (PS)

Discretionary Use

1. Retail sales of goods required in connection with a use approve - no checkmarks
2. Offices for community oriented groups which have recreation as part of their programs -5 checkmarks
3. Parking ancillary to any permitted or discretionary use - 1 checkmark
4. Temporary Care Facility - no checkmarks
5. Assisted living facility - 8 checkmarks
6. Day Care facilities- 2 checkmarks
7. Campground - no checkmarks
8. Identified service facility – no checkmarks
9. Private Signs – 3 checkmarks
10. Private clubs and organizations – 4 checkmarks
11. Utilities – no checkmarks

0

4

8 – 3 way tie

0

3

7

0

0

6 – 3 way tie

5 – 2 way tie

0

Additional Uses added by the Participants

1. Hospice – 4 checkmarks
2. Canoe/Kayak Club - 3 checkmarks
3. Keep as is - 13 checkmarks
4. Low density single family complete with rigorous design guidelines/controls – 1 checkmark
5. 4 storey + R3 Densify please! - 3 checkmarks

5 – 2 way tie

6 – 3 way tie

2

8 – 3 way tie

6 – 3 way tie



Uses for Former River Glen School Site in Ranked Order from Most Votes to Least Votes

1. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large
2. Keep as is
3. Assisted living facility
4. Offices for community oriented groups which have recreation as part of their programs
5. Hospice
Private clubs and organizations
6. 4 storey + R3 Densify please!
Canoe/Kayak Club
Private Signs
7. Day Care facilities
8. Low density single family complete with rigorous design guidelines/controls
9. Any use for National Defense purposes which does not prejudice the character or value of the surrounding property
10. Parking ancillary to any permitted or discretionary use

STATION 5 – Design Guidelines

Design Criteria for Infill – Board Comments

1. I think the idea of character statements for street or pockets of Waskasoo is an excellent idea.
2. No front drive garages!
3. Lots 2/3&4 – Adult outdoor gym –community center skate rink.
4. Develop a park or reserve on Lot 2 Development parcel - No housing
5. Please don't be too conservative with design guidelines. There are some wonderful modern ideas too.
6. A café like the one at Ellis Bird Farm, bike and rollerblade rental.
7. Setbacks that preserve the garden/green character of this neighborhood.
8. Keep architectural control for style on residential development.
9. Thanks for the public session. It's great that the municipal government is in the hands of such skilled and dedicated employees.
10. I think carriage houses could be a great opportunity to increase density without changing the streetscape. Design ideas & criteria would be helpful.
11. Keep as currently is. No residential development, keep playground.
12. Relaxations to guidelines/controls ONLY when development meets excellent design standards that enhance - not detract from neighborhoods design. X2
13. Any housing built in lot 2 would greatly devalue our home. Leave as is!
14. Complement design

CPTED ASSESSMENT

Waskasoo Neighbourhood Plan



Red Deer, AB

Summer 2014



Waskasoo Neighbourhood Plan

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Acknowledgements

The City of Red Deer would like to thank all those who participated in this study. Many people contributed significant time, information and ideas during the development of this report. Their experiences and cooperative spirit has provided valuable insight.

Special thanks to Steve Woolrich, SeCure Consulting Solutions Inc. for walking the trails, providing his knowledge and experience, assisting with recommendations and reviewing the draft report. Thanks to David Girardin, City of Red Deer Parks Planning Coordinator, to Craig Douglas, RCMP Park Bylaw Officer and Brenda Garrett, Resident and Secretary of the Waskasoo Community Association for data gathering, consultation and general project assistance.

1.0 Executive Summary

SeCure Consulting Solutions Inc. was engaged by The City of Red Deer to work with the Planning Department to conduct a Crime Prevention Through Environmental Design (CPTED) study of the Waskasoo Neighbourhood during the summer of 2014.

For the purposes of this study, Waskasoo was defined as extending north from 55 Street, west from the eastern boundary of Gaetz Lakes Sanctuary, east from 49 Avenue and north of 67 Street to include the residential acreages and McKenzie Trail Recreation area. This is predominantly a residential district which includes three schools.

The study was conducted using on-site observation, interviews and public workshops. The study found a number of opportunities for improving the built and social environment of the area. Key concerns identified in the interviews and workshops included hiding places and informal trails (poor visibility), inappropriate activities (including loitering, partying, pan handling, harassing, threatening, fighting, littering, drugs including excessive alcohol consumption and creating semi-permanent shelters) and property damage/lack of maintenance (including Graffiti).

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Additional concerns of fear of crime, speeding/traffic and a lack of lighting were identified. The on-site observations identified a number of locations where CPTED principles could be applied to help prevent crime. A number of recommendations have been presented.

2.0 Background and Overview

2.1 About CPTED

Crime Prevention Through Environmental Design, or CPTED (pronounced sep-ted), is part of a comprehensive approach to crime prevention. The basic premise of CPTED is that by emphasizing modifications to the physical environment we can reduce the potential for criminal activity.

The application of CPTED tactics can make it more difficult and risky to carry out inappropriate activities and can often be quite simple. CPTED focuses on the use of design to eliminate or reduce criminal behaviour while at the same time encouraging people to keep an eye out for one another. It can be effectively used in most environments, including commercial businesses and residential homes.

While CPTED is not a cure-all for criminal activity, it has been proven effective in many situations and environments. CPTED can be used to identify and remove potential problems in proposed developments, or to correct existing design problems that may invite crime. As part of a comprehensive approach, CPTED complements community-based policing, Neighbourhood Watch, and social programs that address some of the root causes of criminal behaviour.

CPTED is applied through several key and overlapping strategies; Natural Surveillance, Territorial Reinforcement, Natural Access Control, Maintenance and Activity Support.

Natural Surveillance – This involves placing physical features, activities and people in ways that maximize visibility and optimize the potential to spot suspicious persons or activities. This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easy to observe.

Territorial Reinforcement – Physical design can create a sphere of territorial influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be achieved using

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landscaping, pavement designs, gateway treatments, signs, and fences, which create boundaries without compromising natural surveillance.

Natural Access Control – This design concept is directed primarily at decreasing crime opportunities by discouraging access to potential crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances, and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with the use of structural elements such as physical barriers, security devices, and tamper-resistant materials.

Maintenance – Care and maintenance of property encourages continued use of a space for its intended purpose. Deterioration indicates less concern for and control of an area and indicates a greater tolerance for disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting. Ensure that a building or area is clean, well-maintained, and graffiti-free.

Activity Support – Encouraging community interaction, activities and the intended use of public space by residents and other legitimate users discourages criminal acts. Natural surveillance by the intended users is casual and occurs spontaneously as a result of the increase in legitimate activity.

2.2 Study Area

The Waskasoo Neighbourhood is predominately residential with walkable tree-lined streets and historic homes, connection to trails and the river; and the home of McKenzie Trail Recreation Area, Kerry Wood Nature Centre and Gaetz Lakes Sanctuary. There are 3 schools within the community; Lindsay Thurber Comprehensive High School, Ecole Camille J. Lerouge School and Christian Gateway School. There is also an RCMP Rural Detachment Office, Cormack Armory, Memorial Centre and Festival Hall, Sacred Heart Catholic Church, Parkland Community Living and Supports Society as well as some rental apartments and a convenience commercial store. The area also holds historical significance and has about 14 heritage buildings or heritage trees located within the boundary.

The Waskasoo project area (outlined in red on the following map image) was defined as extending north from 55 Street, west from the eastern boundary of Gaetz Lakes Sanctuary, east from 49 Avenue and north of 67 Street to include the residential acreages and McKenzie Trail Recreation area.

CPTED Assessment Scope – As the safety concerns expressed by the Residents focused mainly on the open space areas along the river and the creek the efforts of the CPTED Assessment focused on those areas specifically. The scoped area

This study integrates the use of on-site observations, public consultation and interviews. On-site observations were conducted during regular business hours on different days of the week. Both overt (visible, interactive) observations and covert (not visible or interactive) observations were conducted. The consulting team also did a number of walk-throughs of the area looking at its built and open space environment and captured key elements of this on the photos shown in this report. No criminal activities were witnessed during the site visits.



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3.0 Stakeholder Input

Two Public Open houses were held with the Community on February 6 and May 8, 2014, at which input was received from attendees, related to areas that they did not feel safe in their communities and why they felt unsafe. The following are examples of the kind of safety concerns expressed in the comment sheets from the residents:

- No control of traffic /drug dealers haven
- Unsightly, cleanup found needles, condoms, garbage
- Drug dealers, narrow street, parking on both sides - especially funerals/ Sunday church services
- Site of homeless people
- Drug use by students
- Apartments that have been poorly maintained
- Wouldn't take trail along river after dark - love them though!
- Unsafe for pedestrians due to noise, vehicle speed & pollution
- Its dark (poorly lit). There are a lot of homeless people and drug deals that happen there
- Dangerous! Monowalk & too close to busy traffic
- Open trees in in green spaces along creek and river for visibility
- Trail with camp litter parallel to paved trail. Don't know what you will find in there
- Sidewalk doesn't connect to the path & you either have to walk on the road or trudge through the swampy field
- Add benches, landscaping. Thin bushes to discourage tenting and drinking
- The trail is concealed from external view & could be dangerous
- Do not feel safe walking due to traffic, noise, water (in spring)

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- I have concerns with the illegal use of the park along the river. It should be patrolled more often with Neighbourhood Patrol assisting enforcement
- Sketchy people coming & going
- Unsafe to cross road & no sidewalk on one side
- Really dark at the beginning of Crescent for the first 4 houses, very dark into the path there really needs a couple street lights
- Homeless people harass walkers on the trail by the river west of creek
- Speedy vehicles
- Trail and bridge / homeless people
- Unsightly apartments - poor access & congestion - regular visits from RCMP - tenants - 1/2 way house - transient population - fire trap
- By the small bridge over creek - harassed & almost robbed there
- Apartments & corner store. Especially at night there can be some unsavory activity
- Lights always out somewhere. Playground itself - not lit, glass & assorted paraphernalia
- There are party/drug use issues in the river valley. Often semi-permanent dwellings in trees
- Unsafe traffic - No man's land with no 'eyes on the street'; Parking lot - More No man's land; Corner Store - bad traffic + bad apartments

There were few concerns relating to violent crime but rather drugs, homelessness, vandalism, transportation, graffiti and general social disorder. A fear of crime in the study area was voiced on occasion with a perception that some areas are unsafe and could be improved. Policing of this area was perceived as being very good for the most part, with a strong visible presence, emphasizing a significant improvement from years ago. From the items identified by the residents there are the following concerns:

Primary Concerns:

- Hiding places and informal trails (poor visibility)
- Inappropriate activities
 - Loitering, partying and pan handling
 - Harassing, threatening and fighting
 - Creating semi-permanent shelters
 - Littering from inappropriate activities
 - Drugs (including excessive alcohol consumption)
- Property damage/lack of maintenance (including Graffiti)

Additional Concerns:

- Fear of crime

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- Speeding/traffic
- Lack of lighting

The CPTED Assessment was undertaken with these issues in mind and with an eye to understanding the problem and providing recommendations for improving the situation in order to address the concerns expressed.

3.1 Options for Positive Change

Crime Prevention Through Environmental Design (CPTED) identified a number of positive principles and practices that can be applied to the types of concerns that were expressed. These include:

- Increased Education and Awareness around addictions, harm reduction, homelessness, mental health and other social issues
- Increased government funding for social agencies and programs
- Continued police presence
- Discretionary enforcement of various City bylaws
- More commissioned public art throughout the area
- Allow for organized community events

In a broad perspective, strengthened health and education systems around social issues such as addictions, homelessness and mental health would obviously contribute significantly to crime prevention.

4.0 Observations and Recommendations

A number of site visits were completed during the months of June and July, 2014. These visits were carried out during regular business hours to gather the necessary information for this project. The consultants were able to review both the everyday experience of the built environment and to watch how people interact with that environment.

4.1 Observation #1: Informal Trails and Hiding Places

In order to address the issues related to the creation of informal trails and hiding places where inappropriate activities may occur we need to look toward the implementation of the CPTED Principles of Natural Access Control, Natural Surveillance and Territorial Reinforcement.

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Recommendations:

- Report suspicious people and groups that may be congregating in these areas to the police. Our Citizens on Patrol (COP) initiative is available and regular inspections by Bylaw Officers could be focused on areas of concern.
- The Community Association and volunteers could undertake, with assistance from The City, to identify and map the location of all informal trails and congregation areas within the Waskasoo area. The information gathered could look at the potential for creation within the wooded area of one or more formal, accessible, shaded seating locations with amenities, such as benches/picnic tables/garbage containers. These seating areas must have high visibility into/out of them to provide chances for Natural Surveillance by allowing legitimate users into a space thereby discouraging criminal behavior. This approach is most likely feasible toward the western end of the wooded area in the photographs to the right.
- Informal open areas not deemed applicable for formal use should be reinstated with compatible native trees and understory shrubs to discourage its reuse. To the right is an example of a location that is not likely large enough to warrant



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formalizing and could benefit from supplemental tree and shrub planting.

- At locations where there are informal trails deemed acceptable for formalizing, the locations should be opened up to ensure greater visibility into and out of them as well as the placement of a hard surface. Clearly defined travel surfaces will discourage wandering from the new trail. Supplemental planting may be required to assist in this effort.
- Informal trails, particularly their entry points, deemed unacceptable for formalizing should be developed to reinstate a denser, more impenetrable condition in the wooded areas and the entry areas. This strategy should combine tree planting, substantial understory planting, natural physical barriers such as boulders and, in strategic locations the use of 'hostile vegetation' which may be thorny or densely planted in order to prevent penetration and control access. Informal paths leading to these entry points should be reinstated.
- The photo to the right shows an informal entry to the wooded area from the northern end of 47A Avenue which may be a location for a formal access into the trail



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system. Formalizing a trail connection should be pursued.

- This image is of a staircase that leads from the 55 Street Bridge over the Waskasoo Creek down into the wooded area of the park. It can be seen that this staircase has provided access to a graffiti location. In consultation with the City of Red Deer Public Works department it has been determined that in Phase 2



of the Improvements to 55th Street will include the blocking or removal of this staircase. Graffiti removal and reinstatement of this area should occur.

- There are 2 wetland areas within the scoped area and these are to be retained and protected as they serve an important ecological function.
- The movement of wildlife through the area should be a consideration to ensure that any modifications will not negatively impact their movement.
- Generally keep foliage trimmed to allow for natural surveillance in locations where people may be inclined to use it for shelter and/or illegal activity.

4.2 Observation #2: Lack of Maintenance/Facilities

A criminological theory - 'broken windows theory' - states that maintaining and monitoring urban environments in a well-ordered condition may stop further vandalism and escalation into more serious crime. The simple act of regular maintenance can discourage unwanted activity because there is no perception of neglect but one of constant attention thereby discouraging the undesired uses. Maintenance is a key principle of CPTED. Maintenance has a price and there is an environmental tradeoff between natural preservation and higher maintenance - grass cutting/pruning.

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Recommendations:

- Areas of high use and community importance should be kept well maintained in order to engender a sense of pride in the community. The image on the right below, a boulder with a cast metal memorial plaque attached which should be relocated to a more visible and easily maintained location. These sites within the park should receive consideration when it comes to ensuring the visibility of these hidden gems.
- Garbage containers as well as recycle bins should be provided in high use areas and emptied on a regular basis. The image to the right, near the intersection of 45th Avenue and 59th Street, shows a seating area with a garbage container but the weeds have taken control. There were recyclable containers piled here showing a wish to recycle. The placement of recycling bins is part of a larger citywide initiative.
- Unintended consequences can result from lack of observation as seen in the photo to the right as the grass mowing follows the trail edge slightly off set but just down the trail within view is a seating area. This seating area is somewhat secluded but



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becomes much less visible when the long grass beside the trail is not cut. Greater visibility into the seating area may remove the sense of safety that allowed the tagging to occur on the wooden railings visible in the photo and seen in the next section.

- Community clean up events should continue to be organized as both a social event and a community building event. The City's Adopt a Park program should be participated in by the community. Trail users should actively assist with litter pickup and even obvious weed removal in an effort to show concern for their community.

4.3 Observation #3: Property Damage/Graffiti

Graffiti and tagging, both forms of property damage, were found in this area but not abundantly.

Recommendations:

- Quick removal and on-going diligence through various measures needs to continue in an effort to reduce and control this type of vandalism. The image to the right shows the concrete bridge abutment where the Waskasoo Creek goes underneath 55th Street. This shows the existing graffiti and tags in this location as this site is well hidden.
- Some consideration should be given to creating a broader approach to graffiti prevention and enforcement. This could be done by the creation of a 'graffiti safe zone' which provides usually a wall surface that is whitewashed once or more a year and provides a blank canvas for artists to use. Graffiti has been the initial style of art for many main stream artists working today and we should encourage this form of artistic expression in appropriate or sanctioned locations.



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- More commissioned public art throughout the area. Allow for organized street events such as chalk mural painting.
- The image to the right is of a small tag on a railing in a fairly private seating area. Generally there was very little graffiti to be found in the area and mainly isolated to areas where there were reduced chances for interruption.
- Continue to encourage residents to report graffiti by calling the hotline or/ or appropriate City department to report property damage.



4.4 Observation #4: Inappropriate Activities

The CPTED principle of Activity Support is a most useful tool in addressing inappropriate activity occurrence. Natural Surveillance and Territorial Reinforcement are also important principles utilized here. The goal is to activate in some manner the spaces that seem as neglected or isolated and bring activity into them that discourage inappropriate use. This neighbourhood is challenged by a lack of density and the large areas of open space reducing the opportunities for natural surveillance. This portion of park suffers from a lack of destinations to draw users into and through.

Recommendations:

- Locate appropriate uses in locations where inappropriate activities are being seen. The images to the right and below are existing examples of the use of bird houses, a human interactive element, adjacent the trail thereby placing an appropriate activity adjacent a location that may be the site of inappropriate activities.



Waskasoo Neighbourhood Plan

This type of action uses the principles of Activity Support by placing an activity adjacent the trail, Natural Surveillance and Territorial Reinforcement to show the trail users, on the left, that the home owners, on the right, are watching the trail and their birdhouses as well as indicating their property line.

- Residents abutting the trail system are encouraged to open views toward the trails by the trimming of privately owned trees/shrubs to create view corridors to deter any activities seeking privacy.
- The seating area shown on the right is a location perceived to be secluded as shown by the tag on the railing seen earlier and the obscuring unmown grass. This could be a location for an activity such as checker/chess tables or even picnic tables to offer another activity here.
- Continue to raise awareness about the reporting of crime. Natural surveillance works only if the crime witnessed is reported.



4.5 Observation #5: Additional Concerns

Fear of Crime: As the community becomes more involved in creating the place that they feel some ownership of, the fear of crime will decrease. Fear of Crime is a perception not always based on fact but often just a personal tolerance level of disorder. As actions implementing improvements to safety are undertaken this

Waskasoo Neighbourhood Plan

should assist in reducing the perception of crime in the area. This is a universal human problem. Crime statistics comparing communities is not considered positive.

Speeding/Traffic: This is a city wide issue that we all deal with but through the development of the Waskasoo Neighbourhood Plan some recommendations to address this issue will be presented.

Lack of Lighting: Any street lighting is under the jurisdiction of the City of Red Deer's Electric Light and Power and they should be contacted with concerns about street lighting. There were also suggestions from the community about placing lighting on the trails. The general direction from CPTED is that a lit path gives the perception of safety but it in fact may just be providing light for inappropriate activities consequently the tradition has been to not light park trails. There are the additional concerns with the impact of night lighting on nocturnal wildlife movement and the unnecessary contribution to light pollution.

5.0 Conclusions

The use of Crime Prevention through Environmental Design (CPTED) is becoming widespread in The City of Red Deer and is well supported by local police. Its holistic methodology is a very effective problem-solving tool.

Complex problems involving multiple groups are challenging and require a unique approach. The City of Red Deer has been a leader in our province in using both traditional and 2nd Generation CPTED to provide optimal results using strategies that help build community and foster a "culture of caring."

This Assessment has brought forward a number of recommendations that, should they be implemented, may assist in reducing not only the perception of crime but the actual incidents of crime because the community shows that it cares.

Creating new and unique partnerships is essential for all communities. Once these relationships are established they typically solve many of their own problems with a little help from their municipality, police and other like-minded groups. As citizens of Red Deer our ultimate goal should be to Care, Connect and Co-operate with one another. This helps build capacity in any community where various agencies such as the police do not have the resources and/or the expertise to nurture this process. It's this collaborative process that creates safe communities like Red Deer.

APPENDIX A: City of Red Deer CPTED Information Sheet

Crime Prevention Through Environmental Design (CPTED)

A comprehensive approach to crime prevention

CPTED is part of a comprehensive approach to crime prevention. By emphasizing modifications to the physical environment, it complements community-based policing, Neighbourhood Watch, and social programs that address some of the root causes of criminal behaviour.

The application of CPTED tactics can make it more difficult to carry out inappropriate activities and can often be quite simple. CPTED focuses on the use of design to eliminate or reduce criminal behaviour while at the same time encouraging people to keep an eye out for one another.

CPTED can be applied to identify and remove potential problems in proposed developments, or to correct existing design problems that may invite crime.

Key principles of CPTED

Natural Surveillance – this involves placing physical features, activities, and people in ways that maximize visibility and optimize the potential to spot suspicious persons or activities. This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easy to observe.

Territorial Reinforcement – physical design can create a sphere of territorial influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be achieved using landscaping, pavement designs, gateway treatments, signs, and fences, which create boundaries without compromising natural surveillance.

Natural Access Control – this design concept is directed primarily at decreasing crime opportunities by discouraging access to potential crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances, and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with the use of structural elements such as physical barriers, security devices, and tamper-resistant materials.

Maintenance – care and maintenance of property encourages continued use of a space for its intended purpose. Deterioration indicates less concern for and control of an area and indicates a greater tolerance of disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting. Ensure that a building or area is clean, well-maintained, and graffiti-free.

Activity Support – encouraging community interaction, activities and the intended use of public space by residents and other legitimate users discourages criminal acts. Natural surveillance by the intended users is casual and occurs spontaneously as a result of the increase in legitimate activity.

3357/A-2016**BYLAW NO. 3357/A-2016**

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

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

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

1. Section 1.3 is amended to add the following new definitions:

Character Statement means a Council approved planning tool that defines the design elements of a specific geographic area that makes it different from another geographic area.

Immediate Street Context refers to existing Buildings along the same street Frontage (both sides of the streets) as the proposed Redevelopment and within the same block.

2. Section 2.4 is amended to add the following new subsection (h)(iii):

(iii) if in an area which is subject to a Character Statement:

1. shall include a letter of intent that contains a statement addressing how the proposed Redevelopment is compatible with the Immediate Street Context as identified in the Character Statement; and
2. a tree preservation plan, if required.

3. Section 3.5 is amended to add the following new subsection:

(5) An Accessory Building in all Residential Districts shall be similar to, and complement, the Principal Building in exterior material, colour, and appearance.

4. Add the following new District in Part Seven:

7.14 Mature Neighbourhood Overlay District**(1) General Purpose**

The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.

(2) Definitions

In this District:

“Redevelopment” means the construction of a new Principal Building, Accessory Building(s) with a Floor Area of 22.0 m² or more, and/or structural additions to the front or side of a Principal Building on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building and/or Accessory building(s) on Sites that are vacant or underutilized.

(3) Application

- (a) The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraint Maps M16, N16, N17, N18, O18).
- (b) Character Statements are incorporated into and form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.
- (c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.

(4) Discretionary Use

All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.

(5) Regulations for All Redevelopment

The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.

- 5. Land Use District Maps M16, N16, N17, N18, and O18 contained in Schedule A of the Land Use Bylaw is hereby amended in accordance with the Schedule A “Map 1-2016” attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4th day of January 2016.

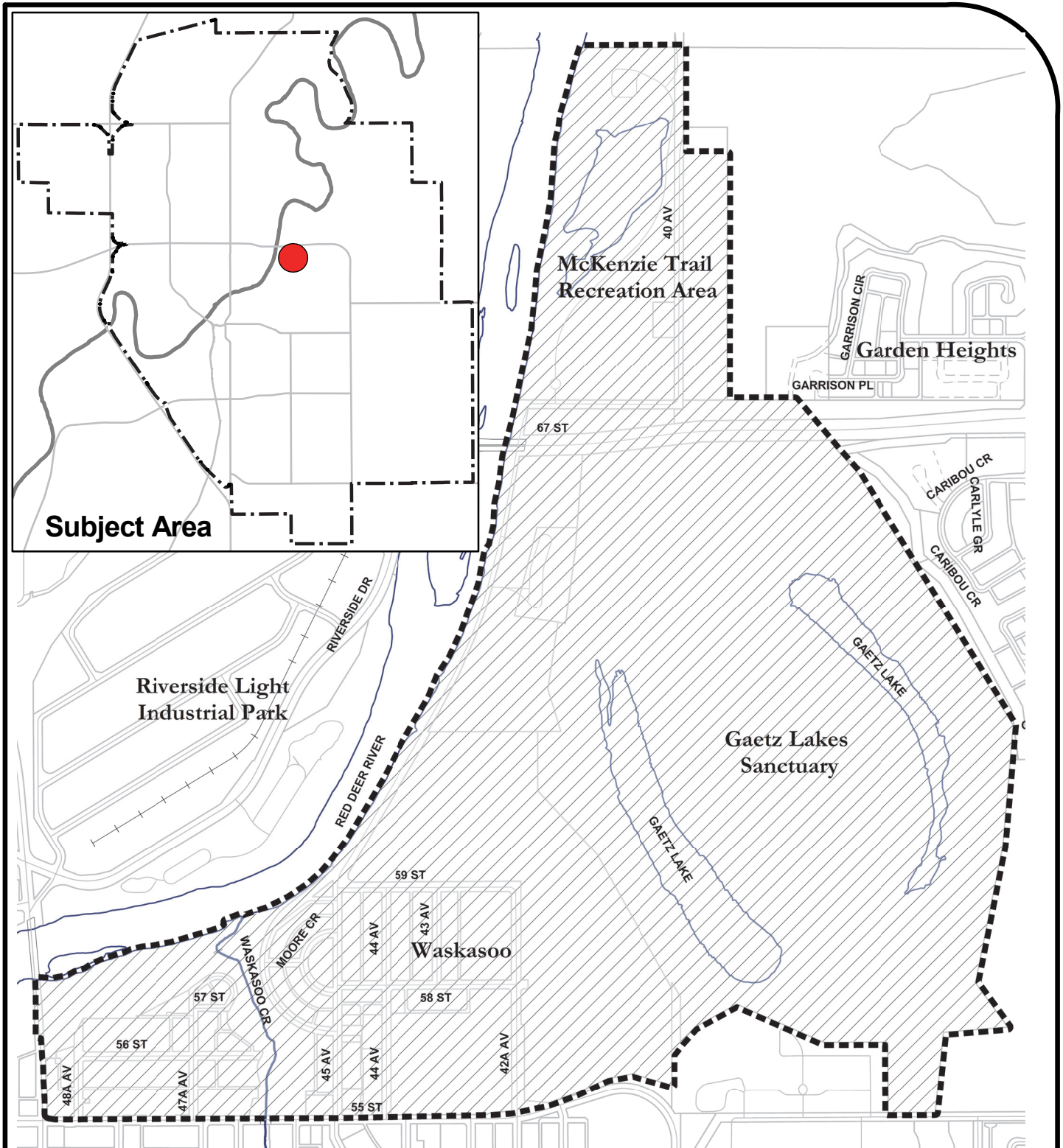
READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK this 1st day of February 2016.

MAYOR

CITY CLERK

Schedule A**Red Deer***Proposed Amendment to Land Use Bylaw 3357/2006***Add Constraint:**

Overlay District

Proposed AmendmentMap: **1 / 2016**Bylaw: **3357 / A-2016**Date: **Nov. 30, 2015**

Waskasoo Area Redevelopment Plan 3567/2016

and

Land Use Bylaw Amendment 3357/A-2016

Public Comments Received During Consultation Prior to First Reading

Waskasoo Community Association Board of Directors



July 7, 2015

Attention: Randa Wheaton, Senior Planner

Re: Comments and Suggestions on the draft ARP and Community Plan

The Waskasoo Community Association would like to thank The City of Red Deer for the time and effort that has gone into developing the Area Redevelopment and Community Plans for our neighbourhood. We would also like specifically to thank Senior Planner Randa Wheaton, Planning Director Tara Lodewyck, Acting Planning Manager Angus Schaffenburg, and former planner Jordan Furness for their work on these plans.

As an older neighbourhood near the core of the city, Waskasoo has been under considerable development pressures over the last decade. We believe these plans will help guide the development of this unique area into the future. There is much that the Waskasoo Community Association Board likes about these plans, including but not limited to:

- maintaining all public service land as public service
- preserving the natural environment and green spaces
- employment of immediate street context to decide building elements
- implementing tree inventories and replacement plans
- maintaining setbacks, especially front yard setbacks
- separating character statements for different areas
- adding trails and sidewalks where they are needed
- encouraging ecological and green building techniques
- maintaining the rural character of property north of 59th street
- fostering stronger neighbourhood relationships
- building community identity with gathering places, entry signage, logos etc.
- employing CPTED principles to lower crime

At this stage in the plan process, we would like to make the following suggestions in order to fine tune the ARP and the Community Plan. We hope these suggestions are helpful as the drafts are edited over the coming weeks.

We have divided these suggestions into four main areas:

- 1. Movement**
- 2. Land Use**
- 3. Character Statements**
- 4. Community Plan**

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1. MOVEMENT

A. TRAFFIC

We strongly request that traffic issues be addressed in the movement section of the ARP. Traffic was the second main concern expressed by residents through the plan process and is not addressed in the ARP.

Comments we have gathered from neighbours can be divided into two main areas of concern: traffic volume and traffic calming.

I. Volume: Waskasoo is blessed with four great schools: Gateway Christian School, Camille J. Larouge, Parkland School, and Lindsay Thurber. With those schools, however, comes increased traffic on residential roadways that were not built for the additional volume. Combined, these schools draw close to 3500 students and staff into the neighbourhood daily during the school year.

To address this volume, we would like to see 42 A Avenue widened and enhanced as well as a drop-off loop constructed on the gravel and dirt parking lot behind the Memorial Centre. Therefore, we request that, in the ARP, the lot behind the Memorial Centre remain PS but that a permitted use as a collector street be added to the zoning in order to allow for the conversion of the lot into a landscaped and paved turnabout and parking area.

Combined with widening 42 A Ave this would redirect much of the school traffic away from smaller neighbourhood streets and intersections and would:

- make the walk to school safer for area children,
- make the drive to school easier and safer for thousands of parents and teachers from around the city,
- create a large lay off area where parents who drive their children to school can safely drop them off and pick them up, and
- provide a small amount of parking for people attending events at the Gateway School. These people currently tend to park on the north end of 44th and 43rd Avenues, making the area congested for residents.
- Finally, according to CPTED principles, it may reduce crime and unwanted activity in that corner of the neighbourhood. This lot was used by the buses for the county school and is currently empty. It has become even more of an eyesore over the past year and because of its location has begun to invite crime into the area. The homes on the north-east end of 43rd Street have a high incidence of vandalism, garage break-ins, and bicycle theft likely because they back onto an uncared for area of the city. During Green Deer garbage removal, volunteers always find a large amount of garbage here including condoms, liquor bottles, etc. A turn around would make an empty, uncared for area appear well tended and watched.

Please note that adding the turn around and widening 42A Avenue does not have to be linked with relocating 45th Avenue. The two actions may be done independently of one another.

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ii. **Calming:** Waskasoo is also blessed with access to the Red Deer River, Nature Centre, Gaetz Lakes, and McKenzie Trails. Combined with the school traffic, however, this means that when our narrow, older streets and avenues are not backed up with traffic, they are subject to speeding and unsafe driving as people traverse through the neighbourhood at all times of the day.

Thus, we would like to request that traffic calming also be addressed in the ARP. Some suggestions would be adding the possible future locations of calming measures such as bump outs, chicanes, well-marked raised crosswalks, and/or small street islands along 45th Avenue, 58th Street & 59th Street. To allow for bus and emergency traffic, these could be edged with low angled curbing (similar to that on the traffic circle on 55th Street), and for esthetic purposes, they could be landscaped.

Other solutions that could be included in the Community Plan portion of the document are "Local Access Only" signs (particularly on alley ways) and having a speed display sign and traffic cameras set up during the first month of school and the first week of summer to deter people from speeding to and from schools and parks.

iii. **67th Street Connection:** Some residents have suggested that 45th Avenue be connected to 67th Street to allow for another entrance/exit point into Waskasoo. The board and the majority of residents that we have heard from feel that a connection here would only add to the traffic concerns in our area and would negatively impact the park system and Gaetz Lakes sanctuary. In fact, in the late 1980's one of the conditions of the Kerry Wood Nature Centre to allow the development of the 67th Street bridge was that there *not* be a connection from the bridge to 45th Avenue. Appendix 3 in the ARP states that such a connection is "not feasible at this time." We suggest that this wording be strengthened to make it clear that such a connection cannot be supported by The City.

B. PEDESTRIAN

The additional trails and sidewalks proposed in the ARP will go a long way to making the neighbourhood safer for pedestrians. To complete the multi-use trail along the north side of 55th Street, however, we suggest there should be a trail that runs from 42 A Avenue to the trail that comes half way down Michener Hill and then turns to run behind the Lindsay Thurber School and out to McKenzie Lakes. There is already a heavily used informal pathway here and a trail would make this safer (especially in winter) and would provide access from the trails in the east end of Red Deer to the new multi-use trail running along 55th Street and into the downtown core. While there is a sidewalk on the south side of 55th Street on Michener Hill, to access it from the trails on the north side, pedestrians must either jay walk across the road on the curve of the hill or walk to the top of the hill, cross the street at 52 Street, and walk back down.

2. LAND USE

We heard many responses concerning the Land Use portion of the ARP, particularly surrounding the Low-impact Commercial and R3 rezoning. Below are some of the suggestions we heard from community members:

A. 4240 59 STREET

Waskasoo Community Association Board of Directors



Development at 4240 59th Street is the number one concern of Waskasoo residents. Because of the importance of this property to our area, to the environment, and to the city in general, we request that a Riparian Health Evaluation be added to the list of studies needed to support an application for development here as well as a statement that any development or redevelopment *may* require redirecting 45th Avenue north of 59th Street.

B. LOW-IMPACT COMMERCIAL AT 5838 45TH AVENUE

While we understand the desire of some community members to have added neighbourhood-centred commercial opportunities, the board and residents we heard from believe that 5838 45th Avenue is not a suitable location for a low-impact commercial district for the following reasons:

I. Bylaws: The property cannot conform to the regulations as set out in the bylaws to ensure that the use remains low-impact on the surrounding neighbourhood.

- The frontage of the property is not to exceed 30.5 m yet the frontage of 5838 is approximately 38m.
- Parking spaces are not allowed in the front or side yard, must be screened from the front street views, and accessed off the rear lane only. This lot is triangular with Waskasoo Crescent on the south side, the river on the north side, and 45th Avenue on the east side (front). The property has no rear lane and no typical rear yard where parking can be kept out of site. Any screening to reduce the impact of parking would result in a loss of views from homes on Waskasoo Crescent and 45th Avenue.
- Waste containers are also to be located in the rear yard and to be screened. Again, with no proper rear yard, doing so becomes impossible without obstructing views.
- Business hours must be between 8:00 a.m. and 6:00 p.m., Monday to Saturday. The proposed use of this district in the ARP is for something that services the trail system (rentals/ refreshments); however, the trails tend to be busiest in evenings and on weekends when the bylaws state the business cannot operate.

II. Environment and Trail System: The addition of low impact commercial at this site would alter the experience of the surrounding trail system. The home is directly on the South Bank Trail, next to the main neighbourhood access to the trails and the river look out (listed in the Community Plan as a potential neighbourhood gathering place). As Red Deerians have "indicated that being in nature (i.e. experiencing a variety of plants, wildlife, the river, scenery and terrain) was what they enjoyed best about using the trails" (Red Deer Trails Master Plan 44), additional traffic (auto and pedestrian) here could negatively affect the experience of the trails for most trail users.

A commercial business here would also increase the number of vehicles coming and going from the property and potentially from the river bank pull out adjacent to the property. This traffic would add stress to the escarpment, which is already on an outside curve of the river, and increase the erosion of the river bank. Finally, increased traffic, careless landscaping, and additional human activity will impinge on the already threatened wildlife corridor that runs between Waskasoo and the Red Deer River.

III. Traffic and Parking: Traffic is already the second most important issue in Waskasoo and in particular along both 45th Avenue and 59th Street. 5838 45th Avenue is located on the end of the T-Intersection

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between these two streets, an intersection that already takes the brunt of the traffic from Gateway Christian School. A business would add even more traffic to this overused corner. The corner is also already somewhat unsafe as north of 59th street, 45th Avenue jogs to the east, making the corner awkward. At least two trees 5838 45th Avenue have been hit by vehicles that have failed to negotiate the corner in recent years.

Parking on the property will impinge on the views of surrounding home owners who likely purchased their properties for those views and to be close to and enjoy the trail system and natural environment. There may also be a temptation for customers to park at the river lookout which would impact the experience of the trail system, block even more views, and negatively affect any type of future gathering place that is planned for this location in the Community Plan.

iv. **Riverlands and KWNC:** Rentals and sales at this location could compete with the small sales area at the Kerry Wood Nature Centre just north of the proposed site as well as with future retail developments in Riverlands, which is planned directly to the southeast. It would seem that Riverlands would be the ideal location for just such a business as its impact could be built into the overall area plan.

Some community members have, however, expressed a desire for more commercial zoning in the area and in that light, we suggest a better location for just such a business would be 4518 55th Street. This property is also along the trail system (Bob Johnstone Trail), has alley access, and has no neighbours to the west (there is a small open area between the home and the creek.) Light-impact commercial here may also reduce crime on the less used Bob Johnstone Trail and around the 55th Street Waskasoo Creek Bridge by increasing trail traffic and visibility.

Because of the location, we request that this district at 5838 45th Avenue be removed from the ARP. If it remains in the ARP, we would ask that there be geo-technical and health studies of the escarpment, traffic studies and/or traffic calming measures taken, and proper sidewalks and highly visible cross walks built before adding a higher-impact -traffic use on the outside curve of the river. As well, a tree preservation plan must be put in place. Removing vegetation along the river to add retail access to the trails or views from a patio should not be considered.

C. 55TH STREET & 44TH AVENUE

The Board has heard concerns from neighbours regarding zoning changes along 55th Street, 44th and 45th Avenues including the following:

I. **Multi-Family (R3) Zoning on the east end of 55th Street, 45th Avenue, and 44th Avenue:** Some Waskasoo residents are concerned about the rezoning of 4414 and 4406 55th Street, and 5518 - 5540 44th Avenue from medium to high density (R2 - R3). We would like to suggest that if the zoning changes are made that detached single-family dwellings remain a permitted use (as they are in R2 areas) and that height and/or density overlays are added to ensure that potential new buildings do not overly burden the area with traffic and to ensure surrounding properties do not lose light and/or privacy.

We agree that these buildings need upgrades and that their current zoning does not give incentives to property owners to do so; however, the apartments along 55th Street to the west are already zoned R3 and there has been little effort to upgrade those in recent years. The Board realizes this is beyond the scope of the ARP but would like to suggest that other measures be taken to induce

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property owners to upgrade these old buildings. These measures could include tax incentives or other upgrade incentives.

Finally, the City workshops pointed out that some Waskasoo residents would like to see seniors housing or assisted living facilities in the area. 5518-5540 44th Avenue may be an ideal location for such dwellings. We would suggest that the Character Statement for 55th Street include a comment that encourages such a possibility.

II. Church Zoning: 4816 55th Street and 5508 48A Avenue are currently R3 lots with the Sacred Heart Church as a discretionary use. In other words, if the church burns down, it could be replaced with multi-family residences. We would like to see height and density overlays on these lots as the area of Waskasoo west of the creek is already under pressure from the high density apartments along 55th Street. Perhaps these lots could also be designated for neighbourhood commercial use on the ground floor.

III. Corner Store Zoning: 5501 45th Avenue is currently zoned C3. Neighbours have expressed that they would like to see this changed to allow for live-work zoning. If this is done, the board suggests that the commercial be neighbourhood-friendly and that the number and type of living spaces be controlled with height and/or density overlays. Such a zoning may also fit 4414 and 4406 55th Street (the R2 lots beside the Corner Store that are currently to be changed to R3.)

D. GENERAL

We heard concerns from residents that they were unsure about zoning and worried about the "degradation of zoning." Perhaps these concerns could be addressed with the addition of a statement explaining that other than the changes mentioned in the ARP, all other zoning will remain the same as it was previously.

3. CHARACTER STATEMENTS

There are some concerns over the character statements. While some believe they may impinge on their ability to develop their properties in the way they would like, others feel they need to be made stronger. The board feels that they strike a balance between these two positions, but would like to suggest the following:

A. HISTORIC CORE

i. Oversized Garages: Large garages have been a point of contention in this area of Waskasoo for a number of years now. We note that this was not addressed in the ARP and would like to see it included in some fashion. For example, a statement here (and perhaps also in the A-20 character statement) that "oversized garages *should not* be considered" could be included. We intentionally use the word *should* to indicate that there can be some discretion allowed depending on lot characteristics.

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ii. Design Element #1: Additional clarification of the Tree Preservation Plan and how it works is needed. Some residents interpret the Tree Preservation Plan to mean that no trees, fences, gates etc. can be removed and altered where it seems that the intention of the design element here is to encourage examination, discussion and, if needed, oversight by The City to determine which of these contribute to character of the area and should stay and which can be removed without affecting the overall feel of the streetscape.

iii. Design Element #5: We received comments that the statements do not allow for flat roofs or modern/contemporary housing plans. These do, however, seem to be included in the "prairie style" listed here. Perhaps including a statement to see the descriptions of these design types in the glossary would be beneficial here.

iv. Design Element #8: Again, residents are concerned that this element means that they cannot build off of the front of their homes. However, the intent of this design element seems to be that front facades be built in a way that does not impede sightlines down the street or disrupt the rhythm of the street. Some streets in the area have various front yard setbacks and a statement explaining how a front yard setback would be determined in such a case would be helpful. For example, would it be allowable to move a home as far forward as the home closet to the sidewalk in the immediate street context, or would an average be used, or is it more nuanced than that?

v. Building Materials: A few residents commented that they would like to see stronger controls on exterior building materials in order to make sure buildings fit the street context. This may be particularly important on 56th Street. We suggest that a statement along the lines of "some exterior building materials and colours *should* be reflective of those present within the existing immediate street context." Doing so would allow for the development authority to insist on the use of compatible materials in historical or design-sensitive areas, yet would also allow for variations in areas where there may be no discernible patterns of design or where changes are deemed necessary.

vi. Dividing the area along Waskasoo Creek: Some residents believe the Historic Core Area should be divided into two areas along the creek. The board does not feel that this division is necessary. The way the character statements are written there is enough variance to allow for the differences in character on either side of the creek to be maintained.

B. A-20 ARMY CAMP

Concerns have been raised that the design elements for this area are more prescriptive than for the other character areas. We would like to suggest the following changes:

i. Design Elements #1, 2, and 5: To allow for some discussion and variance, we suggest the word *shall* be changed to *should* or *may* in these statements.

ii. Design Element #6: These lots are long and narrow meaning property owners may want to build to the side, but it is also important that side yard setbacks remain large to maintain greenspace and character. Perhaps both these desires could be met if instead of large side yards being required, the document is reworded to say "the appearance of large side yards *shall* be required." This appearance

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can be met by jutting out a front façade at least 1.5 m. This portion would have large side yard setbacks, but the body of the building could then be flared out to the side to increase the width of the home and maintain minimal impact on the streetscape.

iii. **Design Element # 8:** Again, residents are concerned that this element means that they cannot build off the front of their homes. However, the intent here seems to be that front facades shall not impede sightlines down the street. Some streets in the area have various front yard setbacks and a statement explaining how a front yard setback would be determined in such a case would be helpful.

C. ENVIRONMENTAL DISTRICT

As was said above, development here is the number one concern for Waskasoo residents. Therefore, regarding the environmental district, we would like to see a high degree of regulation including the following:

i. **Context and History:** We would like to request that a brief history of the area be added. For example, the statement could explain that it was originally part of Glenmere Farms and then became the A-20 Army Camp during WWII. After the war it was purchased (or given?) to the public school board and was made into the Lindsay Thurber School. When the school was rebuilt to the south, the old school and property was purchased (or given?) to The County and it became River Glen School.

A statement here explaining when the property was designated PS and that it will remain such would also be helpful. As would something to the effect that during the Neighbourhood Plan process the community overwhelmingly supported that the lot at 4240 59 Street remain as is or be used for the PS permitted use of recreation and sport activities operated or sponsored by a governmental body or agency for the participation for the public at large.

Additionally, in the second paragraph it states that the area north of 59th Street and east of 42 A Ave has a greater need of protection. We believe this should read east of *45th Avenue*.

ii. **Building Heights:** We request that a statement be included that buildings in this area should be limited to a single storey to maintain surrounding streetscapes, sightlines, and migratory bird paths to and from the bird sanctuary.

iii. **Building Locations:** Any buildings (community centres, sports facilities) on 4240 59th Street should not only be clustered but should also be located on the north end of the property. Doing so would cluster the new builds with the existing Parkland School structures and would maintain sightlines of those living along 59th street - some of whom have made considerable investments to situate homes and windows to take advantage of their location.

iv. **Protecting Gaetz Lakes Sanctuary :** Stronger measures should be made to protect the health and habitat at the Gaetz Lakes Sanctuary. For example, the statement currently reads that the use of non-invasive plant materials is *encouraged*. We would like to see this rewritten to "non-invasive plant materials *shall* be used."

Along a similar line, we would also like to see limits on amount and types of fencing in order to maintain the wildlife corridor, policies controlling herbicide and pesticide use, as well as dark sky and noise control policies.

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v. **Future Urban Development Lots:** It feels like an oversight that McKenzie Lakes are not mentioned in the Environmental Character Area. Perhaps adding a brief section reiterating that Future Urban Dev Lots and McKenzie Lakes are on the flood plain and no future intensification is allowed here would help explain why they are absent from the Environmental District (as well as explain point 5 on the ARP poster).

vi. **Design Element #15:** The element states that "new development *should* not adversely affect the character of the streetscape...". We request that this wording be strengthened to say "new development *shall* not adversely affect the character of the streetscape."

4. COMMUNITY PLAN

A. BOAT LAUNCH

The city does need a safe access to the south bank of the Red Deer River; however, Waskasoo may not be a suitable location. Our river access at the end of 45th Avenue is on the outside curve of the river, making it unsafe for boaters entering or exiting the water. There may be locations north of the river access on 45th Avenue that are deemed suitable, but these are very close to the access at McKenzie Lakes possibly making another boat stop redundant.

Where the Waskasoo Creek meets the river has a flatter approach to the water, but there is no close vehicle access nor is there ample parking on Waskasoo Crescent (a narrow, curved street). Adding a roadway to the river and a small parking lot would negatively impact homeowners in the area, the park, and the trail system. Finally, areas of confluence, such as where the creek and river meet, are environmentally sensitive and a busy boat launch here could have a negative impact on the environment.

Locations between the creek and the Gaetz Avenue Bridge may have good river access, but again unless access could be granted from the Sacred Heart Church parking lot, there is no nearby road access or parking. Boaters would have to carry equipment to and from the river and park on neighbourhood streets that are already congested.

Finally, because the Boat Stop is a future project and is part of the Community Plan and not the ARP, we request it be removed from the map on the ARP poster.

B. FINANCIAL OBLIGATIONS

There have been concerns raised about residents having to pay for the implementation of the Community Plan through taxes or fees. Perhaps some explanation of the various ways funding can be gathered would be helpful (e.g. fundraising by the community, grant applications to government and/or businesses) and some examples of what The City would perhaps pay for (especially in the case of expensive traffic projects).

Once again, the Board of the Waskasoo Community Association would like to thank the planning department and the City of Red Deer for the work that has been done on the ARP and Community Plan

Waskasoo Community Association Board of Directors



to date and hope our suggestions and recommendations assist you as you move forward and refine these drafts.

We look forward to seeing the next version and eventual implementation of the plans - and to making Waskasoo an even better place to live, work, and learn!

Best regards,

Darcy Garrett
President
Waskasoo Community Association
president@waskasoo.info

Randa Wheaton

From: Randa Wheaton
Sent: September 21, 2015 2:38 PM
To: 'Brenda Garrett'
Cc: Emily Damberger
Subject: September 21, 2015 RE: WCA Response to Community Plan

Waskasoo Community Association

My apologies for taking so long to respond to your comments as I have been very busy and the comment were many. Thank you for your patience.

We appreciate that you see many positive components to this plan and we are hopeful that we can work together to address the outstanding issues.

We provide the following response:

1. Movement
 - A. TRAFFIC
 - I. Volume: The plan currently contemplates the extension of 42A Avenue as a long range possibility given the number of constraints involved and the intent is to have additional information related to traffic calming and the extension of 42A Avenue for the final plan. Planning is currently working with Engineering and Public Works to look more closely at what can be realistically possible in terms of these two issues. A Contact person in Engineering will be made available for direct reporting access. It is anticipated that either a solution will be proposed or the options identified in the final draft depending on the timing.
 - II. Calming: The City has an existing policy which does not support the use of speed bumps on City streets but alternate methods may be possible. Planning is currently working with Engineering and Public Works to look more closely at what can be realistically possible in terms of traffic calming. Statistical data is being gathered in order to assist in the determination of the best solution for mitigation of the identified issues of speeding, cut through traffic and traffic volume. Traffic calming measures are required to be identified in a Neighbourhood Area Structure Plan when new construction of streets is proposed. In an Area Redevelopment Plan with existing roads, traffic calming is typically not identified unless a specific concern has needed to be resolved.
 - III. 67th Street Connection: The reference to connecting to 67th Street being not feasible at this time will be modified to remove 'at this time'.
 - B. PEDESTRIAN - Additional connections are being proposed.
2. Land Use
 - A. 4240 59 STREET – The required Traffic Impact Statement for development of this site would identify any necessary improvements required so a specific statement was determined to be unnecessary. The Riparian Health Evaluation would study a large portion of the escarpment area and as such cannot be easily scoped to apply to an individual site. The RHE would be most valuable in relation to upgrading options for 45th Avenue.
 - B. LOW IMPACT COMMERCIAL – This is currently being reviewed for viability. The site at 5838 45 Ave. has received substantial criticism so we have determined not to proceed with this recommendation.

However we wish to continue to explore options for inclusion of Low Impact Commercial within the plan area. We will be seeking additional input from the community in this regard. Should it be determined that there is a need for this type of commercial use then the existing Low Impact Commercial Overlay District in the LUB would be tailored to address the specific needs of the site(s) including the identification of specific uses.

- C. 55 STREET & 44 AVENUE – As a result of lack of support we are no longer proposing to rezone properties from R2 to R3 as previously. We believe that the current R3 zoning on the Sacred Heart Church site is appropriate due to the high traffic and exposed location. The current zoning would not preclude the redevelopment of the church, should that be needed.

3. Character Statements

We appreciate your detailed comments related to the Character Statements. We will be taking them into consideration as we are currently reviewing the content and functionality of the Character Statements as well as conducting reviews with local developers who will be future users to ensure they provide clarity of purpose, understanding of intent and general ease of use. There will be modifications, additions and deletions of elements within the Character areas of this document. The intent of the Character Statements is not to create an 'historic area' with replications only. A neighbourhood is a place of change, reflects history from many eras and is part of a continuum that includes examples of design that are current to each era of development. It is this diversity of design over time which contributes to the character of a neighbourhood. The goal is that there is consideration for compatibility within the site specific context and that site and building design responses reflect the common and recommended design elements of the relevant Character Statement.

4. Community Plan

The recommendation related to the Boat Launch is an attempt to address the overall viability of a Boat Stop being located in this general area. It has been identified in other planning documents so needs to be studied to determine if it is even possible. The ARP map will be modified. Additional wording related to financial obligations will be provided in the Implementation section of the Community Plan.

As community members you are the Primary Stakeholders in The City's Waskasoo Neighbourhood Plan planning process. The ARP portion identifies what The City has primary responsibility for implementing, consequently the various City departments entrusted with the implementation of policies in the ARP must be supportive of those policies. It is our belief that this Neighbourhood Plan should and will reflect the majority of the wishes of the majority of community members, other stakeholders and City departments.

We are coming back to the community to discuss responses to comments and proposed changes. The input from this next meeting will assist us in preparing the final draft. We are continuing to work through some outstanding issues. The Final Draft of the Waskasoo Neighbourhood Plan will be made publicly available when it is ready.

Thank you for taking the time to coordinate and provide detailed comments to us. Should you wish to discuss any of your comments or our responses in more detail, please contact me to do so at your convenience.

Randa Wheaton, RPP, MCIP, AALA, CSLA

Senior Planner,

403-406-8702

Randa.wheaton@reddeer.ca

From: Brenda Garrett

Sent: July 08, 2015 9:15 AM

Randa Wheaton

From: Randa Wheaton
Sent: September 21, 2015 1:54 PM
To: 'Evelyn Storm'
Cc: Emily Damberger
Subject: RE: Feedback - Waskasoo Area Redevelopment Plan

Hi Kerry and Evelyn,

Sorry for taking so long to respond to your comments as I have been very busy and the comments were many. Thank you for your patience.

To respond to your general comments, for an Area Redevelopment Plan that contemplates changes to the Land Use Bylaw to implement the policies of the ARP, those LUB amendments are processed concurrently with the ARP to relevant Committees and Council. The draft plan did propose changes to the zoning (R2 to R3 and R1 with a Low Impact Commercial Overlay District); the plan currently contemplates the extension of 42A Avenue as a long range possibility given the number of constraints involved and the intent is to have additional information related to traffic calming and the extension of 42A Avenue for the final plan. Planning is currently working with Engineering and Public Works to look more closely at what can be realistically possible in terms of these two issues.

The Low Impact Commercial Overlay District does currently exist and applies to locations such as a portion of Parkvale (49 & 50 Ave.). This overlay district can be tailored to add specific uses or requirements attached to an individual site or group of sites.

In terms of Traffic calming, The City has an existing policy which does not support the use of speed bumps on City streets but alternate methods may be possible. Statistical data is currently being gathered in order to assist in the determination of the best solution for mitigation of the identified issues of speeding, cut through traffic and traffic volume. Traffic calming measures are required to be identified in a Neighbourhood Area Structure Plan when new construction of streets is proposed. In an Area Redevelopment Plan with existing roads, traffic calming is typically are not identified unless a specific concern has needed to be resolved.

You suggest Overlay Districts be placed on several PS sites but have given no direction for what purpose this district would have. The historic Armoury and RCMP buildings are long term uses with no plans to vacate. The City currently has processes and guidelines in place to deal with redevelopment of these parcels should a proposal come forward.

The reference to connecting to 67th Street being not feasible at this time will be modified to remove 'at this time'.

We appreciate your detailed comments related to the Character Statements. We will be taking them into consideration as we are currently reviewing the content and functionality of the Character Statements as well as conducting reviews with local developers who will be future users to ensure they provide clarity of purpose, understanding of intent and generally ease of use. There will be modifications, additions and deletions of elements within the Character areas of this document. The intent of the Character Statements is not to create an 'historic area' with replications only. A neighbourhood is a place of change, reflects history from many eras and is part of a continuum that includes examples of design that are current to each era of development. It is this diversity of design over time which contributes to the character of a neighbourhood. The goal is that there is consideration for compatibility within the site specific context and that site and building design responses reflect the common and recommended design elements of the relevant Character Statement.

Waskasoo Area Redevelopment Plan
Feedback from Kerry Saunders –

General:

A redevelopment plan (ARP) should adequately consider all possible redevelopment that could occur within a designated area. As this document refers to the land use bylaw, any alternative land use such as the "low impact commercial" which does not currently exist, must be approved prior to the ARP being approved by Council.

The plan should include: possible changes to zonings: i.e R2 to R3 and R1 to C3 (single family residential to commercial); and typically it should also include possible changes to roadway layout (extension of 42A avenue) and any locations for future traffic calming. In the past, my experience has been that if traffic calming is not addressed in a Neighbourhood Area Structure Plan (NASP), the use of traffic calming is unlikely to be entertained by the City of Red Deer.

I would like to see included in this document proposed ARP overlays for the Public Service (PS) zones currently in place on the RCMP, Cormack Barracks, 4201 58th Street (currently a parking area and Daycare) as well as the parking lot north of the Memorial Centre.

Appendix 3 notes that connection to 67th Street is "not feasible" at this time. Including this statement leaves the door open in the future for this connection. For background information, closing the access off of 67th Street was one of the conditions of Kerry Wood Nature Centre to allow the encroachment of the fill required to build the bridge and roadway in the late 1980s. I also recall that the neighbourhood at that time expressed concerns about increased volumes of traffic.

As a community member and land owner, I feel that we are the proponents for this plan and that our preferences and beliefs should be taken in the highest regard by the planners preparing the ARP. This important document should reflect the wishes of community members. Other views and opinions, well intentioned as they may be, should not be imposed in the document.

Not being able to review the final document prior to having it go forward to the various committees and City Council lacks transparency and is unacceptable from my standpoint.

Specifics:

Vision Statement:

This statement only describes what the current community is like. A vision statement should address the future. Do we want to maintain our neighbourhood as a "Historic" area or encourage innovative redevelopment in a contemporary style, or a tasteful combination of both? All houses built after 1915 would have been considered contemporary at the time.

My opinion is that most residents would like to maintain the character of the neighbourhood by retaining the separate sidewalks, treed boulevards and side yard spaces that do not reflect the current trend of minimal side yard of 1.5m (four feet).

While new builds appeal to some people, others may find them less attractive. I would like to think that our neighbourhood can grow in a contemporary way, allowing current residents and

future landowners to redevelop their properties in ways which do not detract from the current streetscapes.

Detailed Critique:

ARP:

Page 5, (Unfortunately, the pages were not numbered in the draft)

Vision statement is descriptive but pretty vague; does not make reference to the future, a key characteristic of any vision statement.

The item 2.1.1: the wording of : "sensitive" is a very subjective word and does not really discuss the increase of density. (it might play well in my definition to retain existing streetscape as the only requirement) I am very concerned as to who makes the decision about what is sensitive?

As the ARP refers to "Character statements" and it appears that these statements are to be part of the ARP since they are included in the appendices, the following are my concerns.

55th Street:

1. Sacred Heart Church is currently zoned as R3 (High density). While it is unlikely that this church will move, the ARP should look at what could happen in the event of something untoward such as a fire. If apartments were to be built, all traffic would have to enter 55th Street via 48a Avenue. Now is the time to change the future zoning in order to retain future development as a church or something else R2.
2. Itsy bitsy map on page 6 is unclear as to whether or not the area of Galbraith Park and the single family dwellings east of 45th could become apartments? Further in the document there is a statement about new multi family development but not for new single family R1 redevelopment.
3. Changing current R2 on 44th and 45th Avenue to R3. As an example: the apartment on 45 Avenue north of the Corner Store, has 12 units. Under the current regulations this site could be increased to 22 units and up to 56 units if the zoning is changed to R3. While it is unlikely that the site would grow to 56 units, a fair assumption of 60% or 36 units could occur. A three fold increase also contributing to traffic congestion on 45th Avenue. **Keep R2 Zoning.**
4. As asked in the meeting, why not rezone the Corner Store from an R3 (neighbourhood convenience) to C5 to allow for a mixed commercial residential?

Historic Core:

As a significant concern to our neighbourhood, the proposed commercial overlay at 5838 45 Avenue would increase traffic and parking congestion all the way through our neighbourhood. For information, an overlay is considered as an alternative land use. The proposed location is not acceptable.

As the Context part of page 8 states, there are two distinct zones, "City Beautiful" 56 Street area and "Garden City" Waskasoo and Moore Crescents. Perhaps these zone should be separated.

Since I live in Waskasoo Cr, it concerns me that all the emphasis in the character statements are slanted towards "historic" emphasis. There are only seven houses on the east side of Waskasoo Creek that were built prior to 1915. Most of the houses were built after 1915, and some have had additions made with flat roofs including the library on the historic Weddell house. Flat roofs are a major part of our history in Waskasoo.

Additionally, the facade on the Weddell House is not in the style of the original construction as the brick veneer was added in the 1990s.

So what is the true character? There is a new modern home being built on Moore Cr. and 45th Avenue, which I think could have been turned down if these guidelines are implemented.

Item 3.6.1 Gates to and hedges to be retained /preserved. Really, while there are some nice features owners have built over the years, these should not be incorporated into the Design Elements.

Item 3.6.3 Dwelling locations: as some of the houses including my own at 4540 Cr. and the Weddell house next door have 11 and 14m front yard set backs. By this statement there would not be any opportunity to move the house forward to allow room for a rear garage on these lots. Note that existing setbacks on these lots are non conforming currently, so redevelopment would be hard to comply with proposed guidelines. (minimum rear yard setback = 7.5 metres)

Item 3.6.5 Who decides what is a "Prominent" entry? There are numerous examples of houses which have the front door facing the side yard. This would include 4512 Waskasoo Cr. and 4528 Waskasoo Cr. and the original house at 4552 Waskasoo before it was replaced by new construction.

Item 3.6.5 Front Access, There are currently at least two homes 4528 Waskasoo and 4532 Waskasoo which have driveways poured in the sidewalk. As these are considered as existing access points, future redevelopment would allow these properties to have front driveways. This item should need to read that no front access will be allowed where there is a rear lane.

Item 3.6.8 Additions to front not allowed under proposed ARP. Under this regulation a veranda could not be added onto any home as the setback would change. Why not just go with a typical 7.5m set back on all lots? Further discussion on Item 3.6.3

Waskasoo A20 Camp:

As most residents in Waskasoo moved here for the uniqueness of the neighbourhood as opposed to the "Cookie Cutter" neighbourhoods of new subdivisions, the idea of retaining the Veteran Administration housing format is ridiculous.

With this ARP we have the chance to guide the rejuvenation of this part of our community. My preference would be to move to a contemporary (okay say Modern) redevelopment akin to what is happening along Memorial Drive in Calgary. This is now a belt-line area, and there can only

be increased pressure to go to something other than a "Simple rectangular " building with Red Deer breaching the 100,000 population and this area within an easy walk to downtown.

Item 4.6.1 Why bother with simple rectangular for (with no articulation) if additions can be added later to make the foot print articulated?

Item 4.6.2 The term immediate street context is too vague. If a person rebuilds a two storey next to an existing 1 storey, it would be impossible to match eaves and ridge lines.

Item 4.6.5 Building Elevations, window to wall ratio is impractical. Original houses have only 1 door and one window on the front of the house. On page 15, the house on the top right could not have been renovated as shown as it has an extra window on the main floor and the window on the dormer appears to be more like 70% which is clearly a lot greater than the house shown on the left.

If the intent is to retain the nature of the neighbourhood with large yard to house ratios, we need to ensure that future redevelopment maintains a similar ratio. The simple solution would be to change the amount of coverage allowed on each lot.

For example, coverage would be defined as the ratio of the house and garage to the lot area. To put this into reference, 4552 Waskasoo Cr. appears to be very close to the 40% coverage allowed by bylaws. This lot does not appear to be that high as there is a utility lot running along the north side of the property.

5816 44th Avenue has what appears to be the largest coverage in the A20 area also coming close to the 40% coverage.

Two homes close to each other, one renovated and one original at 5814 and 5818 44th (?) Avenue have coverages of 15% and 25% respectively.

The simplest way the ARP could address the retaining current character would be to reduce the site coverage from 40% to 30 or even 25%.

Waskasoo Environmental Plan;

You really have to look closely at the map on p.6 of the ARP to notice that neither the RCMP, Cormack Barracks, nor Lindsay Thurber are included in this area. These areas are not discussed at all in the ARP which causes some concern, especially the parking area north of the Memorial Centre and south of 59 street. This parking area was used for buses for Chinooks edge and will probably not be need in the future, so what is the alternative use?

The ARP refers to the River Glen school site (4240 59th Street) only as being retained as PS zoning. Should this site be subdivided and a new address be assigned to the western parcel, the proposed ARP would not apply. Then we are back to square one in what will happen to this site, with no leverage or power arising from the statutory document.

Randa Wheaton

From: Susan Knopp
Sent: July 03, 2015 7:17 AM
To: Randa Wheaton
Cc:
Subject: Waskasoo Area Redevelopment and Community Plans

Dear Randa,

Thank you very much to you and Angus for your presentation last week about the Waskasoo Community and Area Redevelopment Plans. The City's Planning Department has invested a tremendous amount of time, energy and creativity in producing these documents. Thank you for the opportunity to provide further feedback.

In the name of efficiency, these comments are provided on behalf of a group of neighbours in the 56 Street area.

Waskasoo Community Plan 4.1.3 Improve Water Access

A canoe and rafting launching area near the junction of Waskasoo Creek and the Red Deer River was mentioned. Due to the lack of parking and the distance from parking to the launch, we do not feel this is a viable option. Further, any formal river access point should be convenient for the parks department to deal with the refuse associated with these activities (unusable inflatables, beverage containers, etc.). Also, any new boat launch area should have some degree of visibility and access for law enforcement due to issues with drinking and inebriation by some participants.

Waskasoo Area Redevelopment Plan Low Impact Commercial Overlay District – 5838 45 Avenue

We question commercial overlay, due to lack of parking and space. A commercial overlay on this site would likely lead to an increase in traffic concerns in the neighbourhood.

Waskasoo Community Plan - CPTED Assessment

Page 11 – formalizing the trail access at the north end of 47A Avenue.

We have significant concerns about this recommendation. There is already a formal access to the trails at the end of 48 A Avenue which is well used and adequate for the neighbourhood and visitors. However, while it functions very well for legitimate activities, it's still a super-highway for illicit activities such as drug dealing, access to camps, and so on. So formalizing the trail connection at the end of 47A will not discourage illicit activity, but will likely ramp it up. We already have enough issues at the east end of 56 Street and around the close at 57 Street (late night prostitution, drinking, drug use) without encouraging more traffic to an easily identifiable trail head. Also, that informal trail provides another way to enjoy and experience the park. Many years ago, some of the kids in our neighbourhood named it "Scratchy Hill" because of the occasional scraped knee climbing up it. It's as a fun and secret way to explore the park. Formalizing the trail takes away from its character. We have spoken with many of my neighbours about this and they agree that it should remain as is. Perhaps some of efforts of by-law officers currently being expended on dealing with off-lease dogs could be reassigned to patrolling those areas of the park where more nefarious activities are taking place.

smoking and recreational drug use during lunch hours and other times by some students. This area has relatively low pedestrian traffic and none of the nearby homes have good 'eyes'/sight lines to this area. Adding more seating space with picnic tables or checkerboard tables will likely encourage more of that kind of activity. The slope is not stable, so our suggestion is to re-plant it with native vegetation to help stabilize the bank and eliminate it as a gathering spot all together. After all, there really isn't much of a view or other spectacular feature to the space. If it must be used as a recreational stopping spot, how about something for an active activity like a neighbourhood horse shoe pit, not a seating area.

Waskasoo Area Redevelopment Plan – Character Statements

In general, we think that these statements are a very good evaluation of the neighbourhoods with some really great recommended design elements. (No front garages where there is alley access – yay!) However, some of the design elements do not go far enough to ensure sensitive, high quality design and land-use solutions. For example, the 55 St. Character Statements Recommended Design Elements (clause 2.6) would not prevent another building like the recently constructed apartment at the corner of 55 Street and 48 Avenue, a truly poorly designed and built structure that adds nothing to the quality of the streetscape.

The Recommended Design Elements for the Waskasoo Historic Core Character Statement (Clause 3.6) do not provide enough specific details and guidelines to prevent another structure like the widely disliked green house on Waskasoo Crescent. That home may meet the intent of the land-use bylaws, but there are some significant issues with scale, massing, site placement, and site coverage. Enhanced recommended design elements could help prevent similar outcomes in future area redevelopment requests. There are other examples of new and renovated homes in the area that could have been better with a few simple and cost effective design guidelines.

Here are a few thoughts about developing a pattern language for each neighbourhood area that still allows for diversity of design, but helps ensure that new and renovated homes enhance the neighbourhood, not simply meet the lowest common denominator, such as:

- Develop a schedule of recommended materials for exterior cladding and details. If vinyl siding must be used, there could be requirements for enhanced trims on doors and windows, at least on the street side elevation.
- Develop a system for recommended window scale, composition and coverage on the front (street side) elevation or elevations.
- Develop more detailed recommendations to ensure a prominent treatment of front door area through porches, pergolas and other details.
- Develop a "pattern book" of recommended design elements for various styles of homes for things such as roof pitch, column designs, massing of walls and rooflines, etc.
- Look to places like Canmore that have been very successful in determining a pattern language that still allows for lots of diversity of design and geographically appropriate building solutions.
- Develop some fairly specific setback requirements that consider the scale of the lot and it's adjacencies to other lots. Where a two storey home is to be built next to bungalows or 1-1/2 storey homes, the second floor square footage should be a reduced percentage of the main floor. (What that percentage is needs to be determined.) The second floor development should be inset from the main floor at the sides and possibly even the rear yard depending on the site conditions. Or, another solution may be to increase the side yard setbacks from 1.5 metres to 10% of the lot width. Each lot should be evaluated to appropriate design guidelines before design commences.

floor at the sides and possibly even the rear yard depending on the site conditions. Or, another solution may be to increase the side yard setbacks from 1.5 metres to 10% of the lot width. Each lot should be evaluated to appropriate design guidelines before design commences.

General Comments

- Traffic: while 45 Avenue is a bus route, there still needs to be an evaluation of ways to calm traffic, especially during peak morning and after school times. Removable speed bumps may be an option.
- Escarpment dumping and tree removal: there continues to be issues with dumping of yard and household composting along the escarpment, particularly along Waskasoo Crescent. It would be great if the Planning and the Parks departments could address this issue in a comprehensive and meaningful way, not just a generic letter to the entire neighbourhood. If a few people continue to get away with these practices, what will prevent others from following their neighbour's lead? Recent complaints have resulted in rather weak responses from the City.
- Park bench and garbage can: We would ask that consideration be given to removing the park bench and garbage can currently located on the south side of the asphalt trail between the pedestrian bridge at the confluence of the Waskasoo Creek and the Red Deer River and the north bound traffic bridge (49th Ave). Currently, the bench and garbage can are recessed slightly into the trees as the trail makes a slight curve. As you approach the bench, from either direction, you cannot see if anyone is there creating a perfect spot for illicit activity. In recent years, a foot path has been worn from the bench directly into the bush where there are often camps set up. It is the perfect meeting spot for drug transactions and other activity. On a regular basis, the bench is a target for graffiti and the area is littered with garbage, broken glass and human excrement.

In Conclusion

We also request that the planning department clarify and confirm the priorities of the City and the Planning Department has for our area. What is the agenda relative to the overall city development? We look forward to positive interaction with the City and the Waskasoo Community Association to growing our community in a positive way and maintaining our unique "country feeling in the city." We are so fortunate for what we have. We need to maintain its specialness not just for its residents, but for the City as a whole.

Respectfully submitted,

Michael, Leanne, and Erin Keyes –
Cindy and Dan Jefferies –
Darren, Lisa, and Sydney Tough –
Blaine and Susan Ritchie –
Jean Knopp –
Susan Knopp, Laird, Calum and Mairi Anderson –

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

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

Randa Wheaton

From: Randa Wheaton
Sent: July 30, 2015 3:59 PM
To: 'Susan Knopp'
Subject: RE: Waskasoo Area Redevelopment and Community Plans

Good Afternoon, Susan,

Sorry for the late response but I just wanted to let you know that I did receive your comments on the Draft Waskasoo Neighbourhood Plan and they will be taken into consideration in conjunction with the other comments that we receive. We really appreciate your comments related to the Character Statements, in particular.

Just to clarify, the CPTED Assessment is a 'snapshot in time' and is based on observations that occurred at the time of the site visit and some recommended solutions proposed. The decision to implement comes from the community so if the community decides not to implement the CPTED solutions that is okay.

In addition, the Boat Stop was identified in *the River Valley and Tributaries Park Concept Plan* so we had to address the fact that one was proposed in this higher level document. The policy was created to address the fact and propose a study to determine if this is even a viable option, given the constraints involved. The study will determine if this even is an option or not.

Your worries about tree removal are of concern but currently there is no mechanism in place to address private tree removal. The Escarpment dumping is a matter that would be handled under the Community Standards By-law so if dumping is occurring the Compliance Officers in the Inspections and Licensing Department should be contacted (403) 342-8328). The removal of the park bench and garbage can would be something that you could contact our Parks department about directly with your concern. I would suggest you email David Girardin, Parks Planning Coordinator at david.girardin@reddeer.ca or call him at (403) 314-5852.

There will be amendments to the plan based on the public consultation. Your comments will be attached to the report going forward to Council for consideration this fall. Please ensure that your co-commenters are aware of this response. Thank you for taking the time to provide me with your comments.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner, Planning Department
The City of Red Deer

Third Floor, City Hall,
4914-48 Avenue, Red Deer
mail to: Box 5008, Red Deer AB T4N 3T4
phone: 403-406-8702
email: randa.wheaton@reddeer.ca

From: Susan Knopp
Sent: July 03, 2015 7:17 AM

Randa Wheaton

From: Glynis Seifried <
Sent: June 18, 2015 10:11 PM
To: Randa Wheaton
Subject: Waskasoo re: 5838-45 avenue.

Re:

6 Low Impact Commercial Overlay District Low impact commercial discretionary use opportunities are provided for 5838 45th Avenue. Uses suitable for this lot are those with a direct association to the trail system and river, including but not limited to, recreational equipment rental, and an ice cream or coffee shop. The low impact commercial uses shall be restricted to the residential dwelling or an accessory building on the lot. 7 Multiple-Family Residential Redistricting.

This property is across the road (Waskasoo Crescent) from my house.

Here are some of my objections:

*this house has the garage and library built on Crown land. Shouldn't be allowed to rezone. Wasn't in lease agreement with Crown.

** the garbage from a coffee shop/ ice cream shop is not conducive to a river valley residence or my front & back yards. I don't want to have the garbage in my yard or the amount of foot traffic or vehicle traffic on my street.

*** as I was a counsellor on the very first board for Waskasoo community - our mission statement VERY CLEARLY said to keep this community as a residential area that is kept as quaint as it is now.

**** the recreational equipment rental hasn't got any business being in this residential neighborhood. Also remember there is one road in & that same road out. The traffic will triple and there is no parking for a business.

****also I am almost positive that the Corner store on 55 street will not like this competition!

Gary Seifried and myself Glynis Seifried are absolutely opposed to this idea. I can be reached at evenings.

This community already has two problem properties around my house.

please no more.

So as you can see I am opposed to this.

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

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

Randa Wheaton

From: Randa Wheaton
Sent: June 19, 2015 11:49 AM
To: 'Glynis Seifried'
Subject: RE: Waskasoo re: 5838-45 avenue.

Good Morning, Glynis,

I just wanted to let you know that I did receive your comments and they will be taken into consideration in conjunction with the other comments that we receive.

Just to clarify, we are not proposing to rezone the above noted property. It will continue to be an R1 – Residential (Low Density) District property. It is also a Heritage property and we are considering this as an adaptive reuse of this property. There may be an incentive here for the Owner to invest in this property instead of it remaining a rental property which has the potential to impact the integrity of this heritage site long term in a negative way. The proposal is to place an "Overlay" on this parcel which allows the Low Impact Commercial use, with allowances tailored to the specifics of what they are to be permitted to do. It is optional and the Owner would have to initiate a proposal for a specific use identified as appropriate in the Overlay District. A Development Permit would be required from the City before they could proceed with any type of low impact commercial use. I hope this adds some clarity to our intention related to this parcel.

Thank you for taking the time to provide me with your concerns. Much appreciated.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner,
403-406-8702

From: Glynis Seifried
Sent: June 18, 2015 10:11 PM
To: Randa Wheaton
Subject: Waskasoo re: 5838-45 avenue.

Re:

6 Low Impact Commercial Overlay District Low impact commercial discretionary use opportunities are provided for 5838 45th Avenue. Uses suitable for this lot are those with a direct association to the trail system and river, including but not limited to, recreational equipment rental, and an ice cream or coffee shop. The low impact commercial uses shall be restricted to the residential dwelling or an accessory building on the lot. 7 Multiple-Family Residential Redistricting.

This property is across the road (Waskasoo Crescent) from my house.

Here are some of my objections:

**Collection & Release of Your Information:**

The City is collecting your information for the purpose of contributing to the development of the Waskasoo Neighbourhood Plan – a plan which will guide future development and redevelopment of the Waskasoo neighbourhood. The personal information on this form is collected under the authority of the *Municipal Government Act* Section 3 and is protected under the provisions of the *Freedom of Information & Protection of Privacy (FOIP) Act*. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact Randa Wheaton, Senior Planner, at The City of Red Deer, 4914-48 Ave, Red Deer, AB at 403-406-8702.

Contact Information

Your contact information allows administration to respond as needed. When disclosing public comments, The City will endeavour to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information.

Name: CHRIS OLSEN, SUSAN JENSEN

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Please provide your Comments on the Waskasoo Neighbourhood Plan below:

PER THE ATTACHED...

Thank you.

Chris Olsen and Susan Jensen

Mailing Address:

Phone #:

Comments:

Thank you for the opportunity to comment on the **Draft Waskasoo Neighborhood Plan**. We have reviewed the plan and while supportive overall, we have very serious concerns with respect to the proposal for a Low Impact Commercial Overlay District at 5838-45th avenue, and related use of the adjacent river landing. It is shocking to think that Red Deer would suddenly consider a commercial development in the midst of a mature residential neighborhood. Our specific concerns relate to environmental issues, safety, traffic and disturbance:

Environmental: The property lies on the edge of the escarpment at the pinch-point linking the SW river valley and Waskasoo Creek green spaces to the Kerry Wood Sanctuary and the NE river Valley. Commercial development would open the side of the property to the trail system, narrowing and seriously impairing the biological connectivity of Red Deer's green corridor. Rather than considering development at this critical site, the City should be looking for conservation easements or other mechanisms to add it to the protected area inventory.

Safety: The ill-located and poorly designed landing below the property would see still greater traffic and parking pressure. There is already parking congestion at the site, and given the danger of launching or landing in a boulder pile against the current, the City would be well-advised to close that landing to all but river viewing uses – any competent paddler can attest to the dangers and probable liability of allowing this 'landing' to be used for water-borne recreation.

Traffic: At the close of the School Day, traffic already backs up from the light at 55th Street to the corner of 59th street. On weekends and outside of school hours, high speed traffic moves continuously along 45th avenue, as city vehicles and recreational traffic move to and from the Kerry Wood and Mackenzie Park. During the early evening, the landing area is already used by rafters, and in the later hours by partying youth and drug dealers.

Disturbance: Opening a commercial business in the heart of the neighborhood will draw still more users from the river valley trail network, youths from the schools, and vehicular traffic from a wide range of recreational users. All of this will bring additional noise, garbage and traffic congestion to a neighborhood that prides itself on open front green spaces and environmental quality.

While it is understood that there have been requests for a neighborhood coffee shop or a related venue, there has never been a consensus to place such a development in the heart of the community, or along the escarpment. There is provision for commercial operations along 55th street, and food trucks or portable vendors could operate seasonally in the vicinity of the Kerry Wood or in Mackenzie Park. We urge the Planning Department to consider those alternatives, and to protect the integrity of the neighborhood and the environmental quality of the river corridor.

Randa Wheaton

From: Randa Wheaton
Sent: July 16, 2015 4:33 PM
To: 'Chris Olsen'
Subject: RE: Waskasoo Feedback

Good Afternoon, Chris and Susan,

I just wanted to let you know that I did receive your comments on the Draft Waskasoo Neighbourhood Plan and they will be taken into consideration in conjunction with the other comments that we receive. There will be amendments to the plan based on the public consultation.

Just to clarify, the Boat Stop was identified in the *River Valley and Tributaries Park Concept Plan* so we had to address the fact that one was proposed in this higher level document. The policy was created to address this fact and propose study to determine if this is even a viable option given the constraints involved. The study will make this determination.

Your comments will be attached to the report going forward to Council for consideration. We anticipate the report going to Council this fall. Thank you for taking the time to provide me with your comments.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner,
403-406-8702


From: Chris Olsen |
Sent: July 03, 2015 3:12 PM
To: Randa Wheaton
Subject: Waskasoo Feedback

Randa:
We are residents and property owners at _____ in Waskasoo.

Attached, please find our comments pertaining to the Draft Waskasoo Neighborhood Plan

Thank you for the opportunity to provide input.

Chris

Chris Olsen B.Biol
Program Head/Instructor ■ Wildlife & Fisheries Conservation
Environmental Sciences
 ■
WW

WCA RESPONSE FORM:

These responses will be gathered by the WCA and potentially shared with the City in order to help finalize the Waskasoo Community plans. Providing your name and address is optional.

Name: Hugh and Lois McPherson

Address: 4744 56 street

Things we like about the plans:

The plan appears to respect the integrity of the historic importance of our neighborhood. It also recognizes the importance of keeping the natural environment with tree preservation important as well. We would like to thank the City of Red Deer and the WCA for all of their work in initiating these important planning documents. Although we do not live in the area of great impact in the plan, we do appreciate the sensitivity of everyone's needs in these reports.

Things that concern us about the plans:

1. We are concerned with the change from R2 to R3 for the apartments across from the Armoury and by the Corner store. We are very concerned with the increase of traffic that the change will bring. Increasing the density does not make sense given the current traffic issues in the area. Suggested solution: provide incentives other than increased density to the property owners that would encourage them to upgrade the sites without increasing density. Possible tax incentives or incentives on upgrades to alleviate their costs. Find another way.
2. Concern was expressed at the public meetings about increasing the traffic in the area identified as community gathering area 3. The current recommendation is to change the zoning to light commercial for that one area. Although we do not have a specific concern with that zoning change, the planners have to make sure they take into consideration parking and traffic flow for that area so that the residents already in the area are not adversely affected.
3. We have concerns about the tree preservation plan as it relates to our neighborhood-particularly on 56 street. We are both very protective of the trees on our street and on 47 A and 48 A Avenues as well as 57 streets and the crescent. This is the first that we were made aware of a "tree preservation" plan as it relates to our neighborhood. We would be interested in knowing what the details of this plan are and how this plan directly affects our homes and our current landscaping designs. Solution: provide the residents with the details of the 'Tree Preservation' plan and how residents are affected by this plan.
4. At the meeting, we were informed that the City was developing a tree succession plan for our neighborhood-particularly the trees that are currently on our boulevards-both on our street and throughout the scope of the area designated in the plans. We are concerned that there is a planning document being developed regarding this important feature of our community and we are not being informed as to the details of this tree succession plan. Solution: provide the residents of the Waskasoo Community an opportunity to have access to the details and possibly an opportunity to provide input into the neighborhood tree succession plan being developed by the city.

5. A number of the recommendation in the Community Plan call for action as initiated by either the Waskasoo Community Association and/or area stakeholders. Many of these recommendations have cost implications and there should be clarity to the residents on their individual financial obligations in moving forward with the recommendations -- particularly if they are recommendations that individual residents may or may not agree with. Solution: provide clarity either through the city departments or through the WCA as to the financial obligations of residents for the implementation of the Community Plan recommendations.

Potential solutions for my concerns are:

Please see above.

Randa Wheaton

From: Randa Wheaton
Sent: July 15, 2015 2:11 PM
To: 'Hugh McPherson'
Subject: RE: Discussion Meeting Notes

Good Afternoon, Hugh and Lois,

Thank you so much for your participation in the Waskasoo Neighbourhood Plan development. Just to provide some clarity.

The requirement for a tree preservation plan would only be necessary in a redevelopment situation where the removal or preservation of trees were in question and a need for evaluation of a tree or trees is needed to determine if the tree is healthy and viable for preservation. At this point we are only including in the Bylaw the ability of us to ask for a tree preservation plan if needed as a requirement of redevelopment, development or subdivision. This will only impact individual residents if they are proposing redevelopment on their lot and require a Development Permit.

The tree succession plan you refer to is actually an Urban Forest Management Plan for the whole city which includes succession planning. This work is being undertaken by The City of Red Deer Recreation, Parks and Culture Department, Parks Section. Public consultation should be a part of this process.

Your comments will be taken into consideration in conjunction with the other comments that we receive. Your comments will be attached to the report going forward to Council for consideration. We anticipate the report going to Council this fall. Thank you for taking the time to provide me with your concerns.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner,
403-406-8702

From: Hugh McPherson
Sent: July 01, 2015 8:02 AM
To: Randa Wheaton
Subject: FW: Discussion Meeting Notes

Hi Randa
Please find attached a copy of our comments that we submitted to the WCA.
Cheers
hm

From: Hugh McPherson
Sent: June-29-15 12:36 PM
To: 'Brenda Garrett'
Subject: RE: Discussion Meeting Notes

Please see attached.

Input into WAKESOD NEIGHBORHOOD PLAN

3.6 Recommended Design Elements - #2 great! But will these be followed as history has shown that one can do whatever one wants!

#5- Why would the new house on 45TH avenue be approved as it is very contemporary - but then again, maybe each has their own definition of contemporary.

I DO NOT support the end house (west side) having any commercial activity. We already have traffic issues and there is not any parking.

A whole lot of work + time + money went into this - thank you but all I really want is to preserve our historic integrity and charm - I'm not sure if this does.

SUSAN SWAINSON

Randa Wheaton

From: Randa Wheaton
Sent: July 30, 2015 4:23 PM
To:
Subject: Waskasoo Neighbourhood Plan Comments

Good Afternoon, Susan,

Sorry for the late response but I just wanted to let you know that I did receive your comments on the Draft Waskasoo Neighbourhood Plan and they will be taken into consideration in conjunction with the other comments that we receive. We really appreciate your comments.

There will be amendments to the plan based on the public consultation. Your comments will be attached to the report going forward to Council for consideration this fall. Thank you for taking the time to provide me with your comments.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner, Planning Department
The City of Red Deer

Third Floor, City Hall,
4914-48 Avenue, Red Deer
mail to: Box 5008, Red Deer AB T4N 3T4
phone: 403-406-8702
email: randa.wheaton@reddeer.ca

Randa Wheaton

From: Bertran
Sent: June 15, 2015 9:32 AM
To: Randa Wheaton
Subject: Re : 5838 45 th ave

Good Day ,

I am writing this letter to state I am 100% opposed to any low impact commercial development at this address or on trail system in this area as I have experienced several break ins here already .

They came from people usening the trail . I caught two of them and thats what they had stated .So increased traffic that stays in one area causes more mischief (drugs drinking break ins)that is not needed! On trails in this area and don't wish to have more traffic coming through . Plus the house is a rental and street parking is already full , and being on a corner with fire hydrant here it is limited parking .

The increases in traffic will run higher risk for children being hit ,using the unmarked crosswalk The amount of garbage from wrappers etc in bushes

Lawns and in river is unacceptable Just look at he garbage around the corner store !

This usually is a quiet area and we like it that way , if there was a Business there it would be busy and noisy till sundown like the other ice cream shop on ross hill .

This would also drop the property values in this area , which is a concern for all.

I'm a no .

Thank you
Bertram Berzins

[This message has been scanned for security content threats and viruses.][The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Randa Wheaton

From: Randa Wheaton
Sent: June 19, 2015 11:32 AM
To: 'Bertram'
Subject: RE: Re : 5838 45 th ave

Good Morning, Bertram,

I just wanted to let you know that I did receive your comments and they will be taken into consideration in conjunction with the other comments that we receive. Thank you for taking the time to provide me with your concerns.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
 Senior Planner,
 403-406-8702

-----Original Message-----

From: Bertram
Sent: June 15, 2015 9:32 AM
To: Randa Wheaton
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I'm a no .

Thank you
 Bertram Berzins

[This message has been scanned for security content threats and viruses.][The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Randa Wheaton

From: Planning Services
Sent: June 29, 2015 8:57 AM
To: Randa Wheaton
Cc: Angus Schaffenburg
Subject: FW: Waskasoo Feedback
Attachments: Waskasoo Proposal for a Pocket Neighbourhood.pdf

Good morning, please see attachment that was sent to the planning mailbox.

-----Original Message-----

From: Lindsey Johnson
Sent: June 28, 2015 5:59 PM
To: Planning Services
Cc:]
Subject: Waskasoo Feedback

Good afternoon,

Please see the attachment which details my proposal for a Pocket Neighbourhood on the existing Gateway School/ playground site.

Thank you very much for the opportunity to present this idea.

Lindsey Johnson

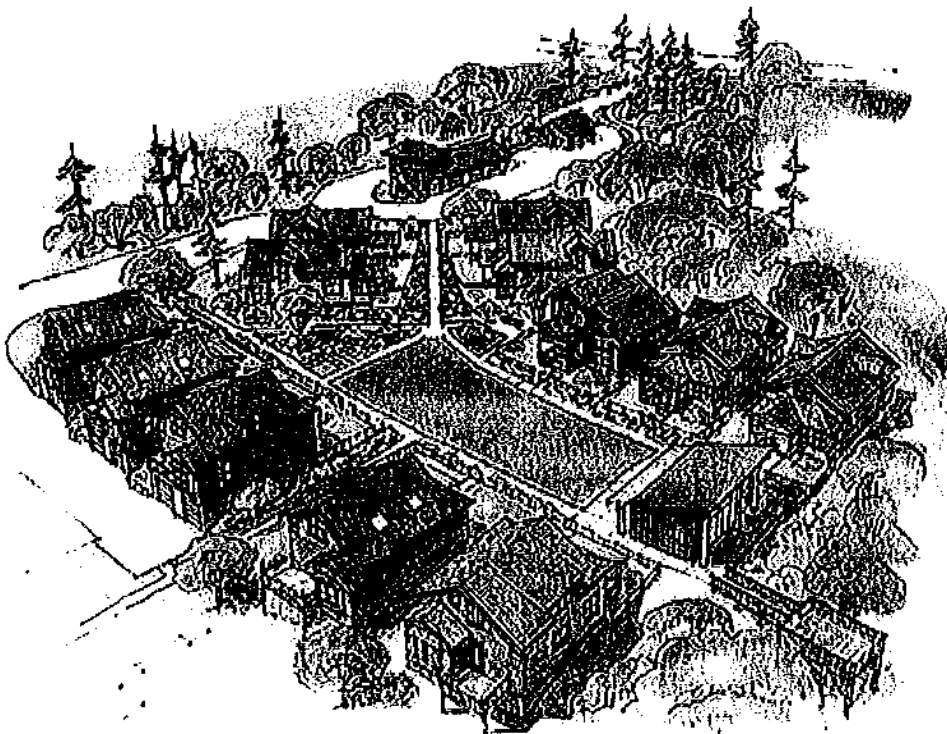
[This message has been scanned for security content threats and viruses.] [The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

Regarding the River Glen School redevelopment ideas listed in the draft Waskasoo Neighbourhood Plan, I would like to proposed developing that area as a "Pocket Neighbourhood". I suggest that creating a "neighbourhood-within-a-neighbourhood" will promote the many values that are important to the residents of Waskasoo: retain green space, decreased traffic, security, maintaining neighbourhood character (possibly even creating a "heart" of the community), creating both an indoor and outdoor gathering space to showcase the "feel" of what makes Waskasoo such a special place.

Here are some excerpts & images from www.pocket-neighborhoods.net to further describe this proposal:

"Pocket neighborhoods are clustered groups of neighboring houses gathered around a shared open space (ie) a garden courtyard."

"In a pocket neighborhood, neighbors have a shared stake in the common ground they live next to. Because of their watchfulness, strangers are taken note of and children are free to play. Neighbors are on a first-name basis"



"The shared outdoor space at the center of a cluster of homes is a key element of a pocket neighborhood. Residents surrounding this common space take part in its care and oversight, thereby enhancing a felt and actual sense of security and identity"

"This shared space has clearly defined boundaries — beginning at the entrance from the street and extending to the gates of the private yards — creating a felt sense of territory by anyone who enters. A stranger walking into the commons is likely to be addressed with a friendly, "can I help you?" At the same time, a 6-year-old's mom is likely to feel at ease in allowing her daughter to explore the "bigger world" beyond the front door."

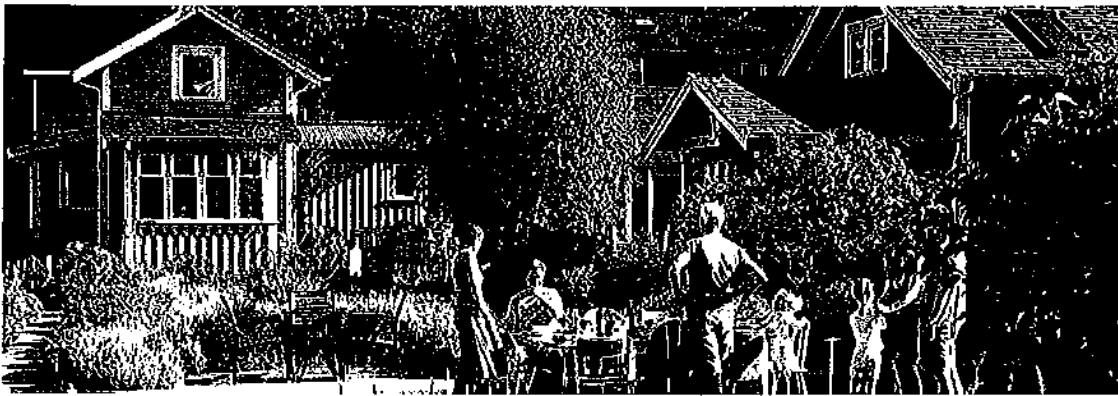
"Successful pocket neighborhoods start with the central idea of a limited number of dwellings gathered around a shared commons"

"These communities are not isolated to themselves, like a gated community, but connect and contribute to the character and life of the surrounding neighborhood. It is essential that cars and traffic do not invade the shared pedestrian space. The active rooms of the homes, including front porches, face the commons rather than turning their back to neighbors. As noted above, there is a layering of public to private space, and careful placement of windows to ensure privacy for each dwelling. These are core design principles, essentially"



"Why are pocket neighborhoods so good for children? Children need increasingly larger zones of play as they grow up. A baby explores the room their parent is in, while an older sibling is free to play in the next room, or in the back yard. At some point, though, their desire to explore the world beyond the front gate is blocked by the real and perceived "stranger danger" and danger from traffic. Children are then chauffeured to friends' houses and organized activities until they can drive on their own. Too often, children feel painfully isolated and lack access to safe, unplanned play. Pocket neighborhoods provide a protected, traffic-free environment for a child's widening horizon — a place for unplanned play alone and with other children, and a place to have relationships with caring adults other than parents. This matches their growing curiosity, need for increased responsibilities and maturing social skills."

"Pocket neighborhoods can help mend a web of belonging, care and support. Their protected setting encourages informal interaction among neighbors, laying the ground for caring relationships. An elderly neighbor may need assistance trimming a hedge. Another needs help looking after the kids while going for a short errand, or feeding a cat while away on vacation. Nearby neighbors are the ones most available to respond to daily needs. They are also the ones to hear a story, admire a newly planted garden bed, or reminisce about old times. All of these encounters strengthen webs of support and friendship, which are the basis for healthy, livable communities."



I propose that this pocket neighbourhood is stringently architecturally governed, using materials that are above standard grade. Determine an architectural style and modest house size that exemplifies Waskasoo, and use select designers/ builders who prove to/ commit to this vision. There could be further conversation that a very light, commercial space(s) be incorporated into the plan and incorporates the same architectural style; a place where Waskasoo residents can gather for coffee & conversation and run a few errands while feeling like they're in a special, one-of-a-kind place.

I think that a pocket neighbourhood will attract people/ families who share in the vision that is generally shared by current Waskasoo residents. It would be a "show case" neighbourhood for Waskasoo and for Red Deer.

Thank you very much,

Lindsey Johnson

Randa Wheaton

From: Randa Wheaton
Sent: July 15, 2015 1:47 PM
To:
Subject: Waskasoo Neighbourhood Plan

Good Afternoon, Lindsey,

I just wanted to let you know that I did receive your comments and they will be taken into consideration in conjunction with the other comments that we receive. I am familiar with the Pocket Neighbourhood concept. It is a form of cluster development which the Planning department recognizes as a valuable approach to development. Thank you for taking the time to provide me with your concerns.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner, Planning Department
The City of Red Deer

Third Floor, City Hall,
4914-48 Avenue, Red Deer
mail to: Box 5008, Red Deer AB T4N 3T4
phone: 403-406-8702
email: randa.wheaton@reddeer.ca

Randa Wheaton

From:
Sent: July 02, 2015 11:32 AM
To: Randa Wheaton
Subject: Fwd: Discussion Meeting Notes

Sent from my iPad

Begin forwarded message:

From: Woltjer
Date: July 1, 2015 at 9:32:52 PM MDT
To: Brenda Garret
Subject: Re: Discussion Meeting Notes

Hi Randa.

Here a few comments on community plan:

1. we are certainly not in favour of the change in zoning from R2 to R3. We feel that this is not the right incentive to tear down old apartments and build great big new ones. Bigger apartments means more traffic which we do not need.
2. we do not need commercial zoning at 45th Ave and 49 street. Again this will increase traffic and litter in the neighbourhood. It will increase the value of said property and devalue the surrounding properties.
3. there should be some suggestion for traffic calming (large speed bumps) in to the neighbourhood and halfway down the blocks.
4. the limits that are being put on redeveloping older properties.

Clarence and Betsy Woltjer.

Sent from my iPad

On Jun 29, 2015, at 10:59 AM, "Brenda Garrett" _____ wrote:

Attached please find the discussion points or notes summarizing the Community Plan Discussion Meeting which was held on June 25th. If you were in attendance and would like something to be changed or added, please reply to this email with your comments. Comments on the Plans are due to the City by July 3rd and can be submitted through their website at www.reddeer.ca/waskasoo or by email to senior planner Randa Wheaton at randa.wheaton@reddeer.ca.

Attached is also a copy of the Waskasoo Community Association Board's response form. Please fill it out and return it to _____ before Friday, July 3rd. The WCA will use the information gathered from these forms to help construct its own response to the Community Plans, so please take time to fill one out and return it. NOTE: This form will not necessarily be forwarded to The City. In other words, make

Randa Wheaton

From: Randa Wheaton
Sent: July 15, 2015 2:03 PM
To: 'Woltjer'
Subject: RE: Discussion Meeting Notes

Good Afternoon, Clarence and Betsy,

I just wanted to let you know that I did receive your comments and they will be taken into consideration in conjunction with the other comments that we receive. Your comments will be attached to the report going forward to Council for consideration. We anticipate the report going to Council this fall. Thank you for taking the time to provide me with your concerns.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA-CSLA
Senior Planner,
403-406-8702

From: Woltjer
Sent: July 02, 2015 11:32 AM
To: Randa Wheaton
Subject: Fwd: Discussion Meeting Notes

Sent from my iPad

Begin forwarded message:

From: Woltjer
Date: July 1, 2015 at 9:32:52 PM MDT
To: Brenda Garrett
Subject: Re: Discussion Meeting Notes

Hi Randa.

Here a few comments on community plan:

1. we are certainly not in favour of the change in zoning from R2 to R3. We feel that this is not the right incentive to tear down old apartments and build great big new ones. Bigger apartments means more traffic which we do not need.
2. we do not need commercial zoning at 45th Ave and 49 street. Again this will increase traffic and litter in the neighbourhood. It will increase the value of said property and devalue the surrounding properties.
3. there should be some suggestion for traffic calming (large speed bumps) in to the neighbourhood and halfway down the blocks.
4. the limits that are being put on redeveloping older properties.

WCA RESPONSE FORM:

These responses will be gathered by the WCA and potentially shared with the City in order to help finalize the Waskasoo Community plans. Providing your name and address is optional.

Name: Harold & Barbara Connell

Address:

Things I like about the plans: We do like that the old Riverglen area is to remain as public service. We also agree with 45th Ave north of 59 st to remain as a rural type road for a wildlife corridor and we are in agreement with their ideas for retaining character of the area.

Things that concern me about the plans: We do not think that closing 45 Ave at 59 St would solve the traffic problem. It would only reduce traffic on the short block from 58th to 59th. Anyone wanting in or out of area would just move over to the alleys or 44th and 43rd. We have noticed a lot more traffic from the schools on those avenues and alleys already. Everyone uses different ways to try and get around the congestion.
We also do not like the idea of rezoning to allow light commercial for rental business or coffee shop. That would just create more unwanted traffic.

Potential solutions for my concerns are: Maybe lower speed limits and some speed bumps in the area would help with the speeding problem. Having 50 K on the streets in this type of neighborhood is ridiculous as all the streets and avenues are quite short.

Randa Wheaton

From: Randa Wheaton
Sent: July 15, 2015 2:01 PM
To: ..
Subject: RE: Waskasoo Neighbourhood Plan

Good Afternoon, Harold and Barbara,

I just wanted to let you know that I did receive your comments and they will be taken into consideration in conjunction with the other comments that we receive. Your comments will be attached to the report going forward to Council for consideration. We anticipate the report going to Council this fall. Thank you for taking the time to provide me with your concerns.

Sincerely,

Randa Wheaton, RPP, MCIP, AALA, CSLA
Senior Planner,
403-406-8702

From: ..
Sent: June 30, 2015 11:26 AM
To: Randa Wheaton
Subject: Waskasoo area plan

[This message has been scanned for security content threats and viruses.]
[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

My thanks, Randa, for all your
work & patience shown at meetings.

Sorry for the mess. My writing has deteriorated in the last few years. Thank goodness for White-Out (when I can get it to work!) Thank you & Dorey & Brenda for all your efforts on behalf of us residents. I was able to borrow Pete Weddell's copy of WCA redevelopment plans & was so impressed by it that I was reluctant to part with it. I'm out online, as you gather. Neighbourhood
please use the back of this form if you need extra space...

Randa Wheaton

From: Brenda Garrett
Sent: July 06, 2015 11:56 AM
To: Randa Wheaton
Cc: Darcy
Subject: Waskasoo Community Plan

Hi Randa

Well this is embarrassing but I've been so focused on the board's response that I completely forgot to send a response of our own! I am sending it now with our apologies and with the hopes that you will still be able to accept it.

Sincerely

Brenda and Darcy Garrett

RESPONSE TO COMMUNITY PLAN

First of all, we would like to extend a heartfelt thank you for all the work you have done on the Waskasoo Plans. Your attention to what the community said at the various workshops is obvious and we realize it cannot be easy to combine the community's various desires with the City's larger needs.

We agree with the majority of the ideas laid out in the plans and are especially pleased with the protection the plans offer to the former River Glen School site - the major concern of Waskasoo and what started this process a few years ago. We also really like the retention of front and side yard setbacks, the tree preservation plans and protection of our boulevards and greenspaces.

RIVER GLEN SCHOOL SITE

Regarding the former school site, however, we would like to see some further regulations on any new buildings such as height restrictions that match the streetscapes, clustering them on the north end of the property, and stronger environmental controls on invasive plant species, fencing types and placements to preserve wildlife corridors (and views), and bans on environmentally unfriendly pesticides and herbicides. We would also like to see a statement that any development here may involve the closing of 45th Avenue at 59th Street and extension of 42 A over to the KWNC (if such a move is deemed environmentally desirable.)

5838 45th AVENUE

After reading the bylaws, we appreciate what The City is trying to do with the new low-impact commercial zoning and would like to see a few sites developed in Waskasoo. It could be a great addition to our neighbourhood.

However, we do not think that 5838 45th avenue fits the bill. Its precarious location on the outside curve of the river means that extra traffic and use would add to bank erosion and disrupt wildlife corridors. The lot also does not have the requirements needed to keep the use low-impact (a 30m frontage, a rear lane and back yard for low-impact access, parking, and garbage). Finally, it's located on a corner that is backed-up with school traffic during the day and unsafe at night because of low light and speeding vehicles along the river.

As you said in the meeting it is a historical site that needs preserving and a secondary use may do just that, but a regular home-based business or a bed and breakfast would better suit this property. (We used to have two B&B's in Waskasoo but both have closed down when the properties sold, so this may be something we need in the area. We cannot think of a better, more picturesque location.)

TRAFFIC

We live on 45th Avenue and traffic backs up all the way to Gateway School when school gets out. This lasts for about 15 - 20 minutes, and although it is annoying for Waskasoo residents, it has to be maddening for commuting teachers, students, staff and parents because they are stuck in it everyday! I know people who drop their elementary kids off in Woodlea and watch them walk over to Camille - which is not ideal. I have also heard of one child who was hit and numerous near misses as smaller children try to negotiate their way through the neighbourhood to get to and from school.

We would really like to see a turnabout behind the Memorial Centre and the beefing up of 42 A to take the brunt of the school traffic. (This does not have to include the closure of 45th avenue at 59th street.) This would benefit hundreds of City residents and solve a number of issues in the neighbourhood such as:

Crime behind the memorial centre - It's always the worst part of the neighbourhood for the green deer clean-up with volunteers finding condoms, alcohol bottles etc., and the 43rd Street alley is a fairly high property crime area (garage break ins, bike thefts etc.) assumedly because they back onto an area that is neither kept up or lit.

An eyesore - the gravel lot with industrial garbage cans, discarded tires and potholes is ugly. A turnabout could add aesthetic value and lighting.

School Parking - parking could be added alongside the turnabout. This would perhaps help keep people from parking on 44th and 43 streets in the evenings when Gateway is having evening functions (which it has more of than River Glen).

ZONING CHANGES

We are fine with the zoning changes from R2 to R3 along 55th street and like the idea of transitional properties between the R1 and R3 areas. We would like to see height and density overlays on these R3 lots, however, as well as on the Sacred Heart Church property. We would also like to see The Corner Store and the two lots to the east changed to live/work with neighbourhood and school-friendly commercial on the bottom and lower density living quarters above. Assisted living dwellings may be perfect here - which is something the neighbourhood (whose population is aging) could use.

MISSING TRAIL

The new 55th street multi-use trail really should join up with the trail that runs behind Lindsay Thurber. We don't use the trail behind the school as often as we might because there is no return back to the community. Most people cross through the Lindsay Thurber track (which I would think poses problems for the school) or walk down the grass along the road (which is muddy and doesn't have the best footing.) Joining the two trails would create this missing link and make it safe for pedestrians, skateboarders and bikes coming into downtown from Michener Hill and beyond.

BOAT LAUNCH

We cannot see a suitable location for a safe boat launch in Waskasoo without disrupting the park and trail system for parking and easy access. What we do see, however, is quite a few people fishing and taking their dogs for a swim along

the river and wonder if somehow these uses could be made safer with a shale pathway running east along the river from the creek and possibly something to discourage litter (fishing lines, plastic bags, dog poop) such as a garbage can at the head of the shale trail.

Once again, thanks for all the work that has been done and for the opportunity to comment on the draft. Looking forward to seeing the next/final version.

Brenda and Darcy Garrett

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WCA
 AREA RE-DEVELOPMENT AND COMMUNITY PLANS
 DISCUSSION MEETING AGENDA
 Thursday, June 25, 2015

7:00 p.m.: Introductions

7:10 p.m.: Senior Planner Randa Wheaton: Plan Summaries

7:45 p.m.: Response (See below)

8:00 p.m. - 9:00 p.m.: Open Discussion/Question and Answer

RESPONSE:

These responses will be gathered by the WCA and potentially shared with the City in order to help finalize the Waskasoo Community plans. Providing your name and address is optional.

Name: LISA TOUGH

Address:

Things I like about the plans:

maintain character
 maintain tree cover
 Community gardens

will larger apartments take
 over smaller apartments?

Things that concern me about the plans:

path - 47^{ave}~~ave~~
 boat launch -
 heavy, speeding traffic down 45^{ave}
 Commercial development

Potential solutions for my concerns are:

use path 48^{ave}
 no boat launch - see notes re: concern about intoxicated
 rafters.

Speed bumps

~~no~~ use tea house at KWNO -

boat launch at Mackenzie trails - which is still a concern
 as intoxicated persons drive from there as well.

Can you police the river better?

Have breathalizers at the Fort?

please use the back of this form if you need extra space....

**Collection & Release of Your Information:**

The City is collecting your information for the purpose of contributing to the development of the Waskasoo Neighbourhood Plan - a plan which will guide future development and redevelopment of the Waskasoo neighbourhood.
The personal information on this form is collected under the authority of the *Municipal Government Act* Section 3 and is protected under the provisions of the *Freedom of Information & Protection of Privacy (FOIP) Act*. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. If you have questions about the collection and use of this information, please contact Randa Wheaton, Senior Planner, at The City of Red Deer, 4914-48 Ave, Red Deer, AB at 403-406-8702.

Contact Information

Your contact information allows administration to respond as needed. When disclosing public comments, The City will endeavour to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information.

Name: LISA DARREN SYDNEY ANIKA + EMILY TOUGH

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

Please provide your Comments on the Waskasoo Neighbourhood Plan below:

WE have concerns with regards to proposed trails and boat launch.

- A trail paved from 47a ave to path which runs by river.
- We feel this is unnecessary, as there is a path by 48a ave. We have enough "negative" traffic that does not need easier access to our peaceful neighbourhood.

BOAT LAUNCH - We donot want a boat launch close to our neighborhood. The people who get off the river are OFTEN intoxicated, we are fearful for our safety if they are entering their vehicles parked in our neighbourhood and then driving through our streets.

-Bafter who get in at Fort Normandeau are often under the influence of alcohol - by the time they float/drink for 2 more hours they will be more impaired

We already deal with intoxicated boaters, who get off at our creek. An official launch will only have more coming through ~

Thank you.



June 8, 2015

Re: Draft Waskasoo Neighbourhood Plan

Instructions: Please read through the draft plan and provide written comments on the attached form or digital comments through the options below. Should you have questions, contact Randa Wheaton, Senior Planner, at (403)406-8702 or through the email noted below.

Comments Due: JULY 3, 2015

Comment Return Options:

- Return, by mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off written comments at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Fax comments to the Planning Department at 403-342-8200; or
- Email the comments to Randa.wheaton@reddeer.ca; or
- Submit comments via the Link available on the website www.reddeer.ca/Waskasoo.

Your comments are important.

45ave
The Traffic from schools through 45ave is extremely heavy and fast moving. I walk school children to an address on 45ave after school. Some days we wait 10-15 minutes to cross the street to reach our destination. We have taken to using the busy sidewalk by 55th to use the lights to cross. Even using those lights can be dangerous as persons driving are in a hurry and do not always watch for pedestrians. Small children are riding their bikes to school, using these same sidewalks.

45 Ave

Can removable speed bumps be used during non-snow season?

Commercial - low impact

No parking

added traffic - to already busy street.

there is a lovely house at KWNC - ~~that~~ would be a beautiful cafe. lots of parking, and bring business to KWNC. Is this a viable option?

Trees being cut down

Residents have taken to cutting down trees for a "river" view. Can this be monitored?

Other neighbours may follow their leads???

could have negative affect on the river banks.

6/24/2015

Old-Fashioned Ice Cream Sandwiches | Brown Eyed Baker

This delicious recipe brought to you by Brown Eyed Baker

<http://www.browneyedbaker.com/old-fashioned-ice-cream-sandwiches/>

We LOVE our neighbourhood. We have lived in this area for 20 years. We have witnessed many changes. We look forward to seeing our city continue to grow. We hope you listen to our concerns. And we hope we can all work together to make Waskasoo an even more amazing area in this beautiful City.

Our "country" in the city is a vibrant area filled with diversity. Be it, wild life, plant life, aquatic life, or its people ☺. Please help us to keep its specialness.

please feel free to email me, as I am away until July 23, 2015.

Thank you!

The Tough family.

Randa Wheaton

From: Brie Smith
Sent: July 06, 2015 10:25 PM
To: Randa Wheaton
Subject: Waskasoo neighbourhood plan

Hello Randa,

My name is Brien Smith and my husband and I just bought a property in Waskasoo area in March. I am late in commenting on the neighbourhood plan as we have a newborn and 3 other kids, but I thought it would be better late than never. I realize the public comments close July 3rd.

The property we purchased is on [redacted] I had some questions and comments and perhaps you could help me with them or send me to the right person.

I am curious about the civic yard. There was no mention in the plan about the civic yard, it's plan for the property and its future. Does that have a zoning? Will it always be a civic yard? Can the city change it at any point? I quite like the civic yard. The men and women who work there work very hard, rarely are they seen taking a break. Sometimes the trucks are a little noisy but we were blessed to buy this property and so I'm not complaining about my neighbours at all. I just want to know how the civic yard fits into this plan. I would hate to see it used for a noisier purpose, or less environmental.

Also I am curious how the truck traffic to and from the civic yards impacts the environment. Is that something that has been studied? 45th Ave north of 59th street is in rough shape, as is our road. Are there plans to redo the road and does an environmental impact study need to be carried out in such a sensitive area?

I'm not sure if this is your area of expertise, but is it possible to have signage at the entrance of 40th Ave, or even 67th street just past Mackenzie trails stating that this is a no exit road, or a private drive? Or perhaps even speed humps? We have cars speeding down our road regularly and none of them are residence down this road. Often times they park at the end and smoke pot, or my guess is to meet to buy drugs in some cases. Other cars mosey down the road and a slow pace looking for deer and moose, those ones obviously aren't a concern. Apart from reporting every speeding car, how can this be prevented. I have three bike riding kids and the road is usually quiet, that is until we have one car speed down it. I would hate that one car to take out one of my kids. Perhaps signage stating kids at play?? Any suggestions? How does this fit into a neighbourhood plan if at all?

I thoroughly enjoyed reading through the plan and finding out more about the history. I'm sad I missed the meetings, I don't think I was aware of when they were. I hope you can respond, I'd be really interested in what you have to say.

Thanks so much for your time

Brie Smith

Sent from my iPad

*phone conversation
July 25, 2015
discussed concerns
RW*

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Randa Wheaton

From: Pete & Barb Weddell
Sent: July 05, 2015 9:42 PM
To: Randa Wheaton
Cc: 'Brenda Garrett'
Subject: Draft Waskasoo Neighbourhood Plan

Hi Randa and company; I missed the July 3rd deadline for feedback on the Waskasoo Neighbourhood Plan (Draft) but thought if I could get my feedback in before Monday (tomorrow), it might still be considered.

Overall, I am impressed with the plan but have a few concerns as listed below:

1. Development of the parcel west of the Gateway school; leave it as green space and wildlife corridor, especially if 45th Ave. north of 59th St. is closed and traffic re-routed to a 42A Avenue extension that would run east of the Memorial Centre;
2. What was the impetus for the re-zoning of 5838-45th Ave? Where did that come from and why? A small ice-cream/coffee/tea/snack concession might work as a South Bank Trail/river access/egress amenity with parking allowed nearby only if 45th Avenue is closed off at that point;
3. The Environment Character Area (5.3, ARP) spells out development standards which seems contradictory to the character unless the plan is looking at development of present development only, e.g., the KWNC, Parkland School;
4. I don't think improved access for floaters, canoers, etc., is needed; present access via the steps near 45th Avenue and 59th Streets, McKenzie Trails, below the 67th Street Bridge, and 48A Avenue/ 56 Street offers a variety of choices;
5. More foot patrols by RCMP and Bylaw/Peace Officer Enforcement personnel would be very effective and appreciated as part of the CPTED strategy;
6. I agree with the concept of increased density along with higher building standards where existing apartment buildings exist and in those few single dwelling sites feasible for possible development on 55th Street;
7. The "calming" of traffic on 45th Avenue north of the Corner Store is, in my opinion, imperative; also, decreasing the speed limit throughout the neighbourhood to 40 kph except in the playgrounds and school grounds where the 30 kph zones exist.

Thanks very much again to you and your associates for the work and time put into this process to date.

Pete Weddell



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www.avast.com

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Randa Wheaton

From: isand2
Sent: July 03, 2015 4:54 PM
To: Randa Wheaton
Subject: Waskasoo ARP

I have few more concerns now that I have talked with neighbors and re read the document.

Access to 67 Street

In my opinion there should be no consideration given to this possibility. There is absolutely no need for our neighborhood to be connect to a major through fair of this type.

Maintaining a historic area

It is my opinion that there is a need to refurbish and rennovate many of the homes to a more modern standard. To expect families to buy some of the smaller homes in our neighborhood and be tied by the extremely limited renovations that are currently suggested, are simply not feasible. There are 2 houses on our street that have been recently renovated by adding additons and basements. They look lovely and are a real addition to the street, NOT a detriment in any way. These kinds of renovations will encourage others to buy and build in our neighborhood.

RENTALS

No where in the document is the issue of delinquent land lords, or run down rental homes dealt with. What is the city going to do to prevent these "slum" landlords from letting their houses go to ruin, not to mention renting to the most undesirable people you would want to live near.

Former Chinook's Edge Property/Riverglen School

This land CANNOT be rezoned to fit the needs of the purchaser...it must remain public land. The ARP document does not state this clearly and it is essential that if this land is sold, a developer cannot come in, rezone it and completely change the nature of our neighborhood.

WE need speed bumps installed along the road in front of Gateway Christian School...high school students are using this road for racing and an terrible accident is imminent.

The parking lot behind the memorial centre is a disgrace....weeds and garbage everywhere. Whose responsibility is it to maintain this property.

Thank you for your time

Irv Sandulak

Waskasoo Neighbourhood Plan Feedback Link

#1

**COMPLETE**

Collector: Web Link 1 (Web Link)

Started: Wednesday, June 10, 2015 9:54:21 PM

Last Modified: Wednesday, June 10, 2015 9:55:35 PM

Time Spent: 00:01:14

PAGE 1: Your feedback on the Waskasoo Neighbourhood Plan is important to us.**Q1: Please provide your comments related to the Waskasoo Neighbourhood Plan.**

Will this plan cost me money? Will I lose any of my property? Will I be forced to change anything on my property?

Q2: Please supply your contact information. Your email address is optional. Please review the note on collection and release of information, below.

Name

Cole kander

Address

City/Town

State/Province

ZIP/Postal Code

Email Address

Phone Number

Waskasoo Neighbourhood Plan Feedback Link

#2

**COMPLETE**

Collector: Web Link 1 (Web Link)

Started: Saturday, June 13, 2015 4:40:28 PM

Last Modified: Saturday, June 13, 2015 4:46:43 PM

Time Spent: 00:06:14

PAGE 1: Your feedback on the Waskasoo Neighbourhood Plan is important to us.**Q1: Please provide your comments related to the Waskasoo Neighbourhood Plan.**

Would like to see more done in regard to traffic in our community. Gateway Christian School needs a designated traffic loop or drop off in the rear of the school. Parking and traffic are still a major concern in our area.

Would really like to see the road that passes Thurber and Memorial Centre going north extended to the river side road. That way less traffic would be using road past the corner store and much less traffic in residential areas.

Please do all you can to prevent any kind of development on the parcel of county land that is west of Gateway Christian School. This needs to be a park.

Thank you for understanding the unique character and features of our community. As voters we have to trust that you will do all you can protect our neighborhood.

Q2: Please supply your contact information. Your email address is optional. Please review the note on collection and release of information, below.

Name

Sandulak

Address

City/Town

State/Province

ZIP/Postal Code

Waskasoo Neighbourhood Plan Feedback Link

#3

**COMPLETE**

Collector: Web Link 1 (Web Link)

Started: Monday, June 29, 2015 4:06:02 PM

Last Modified: Monday, June 29, 2015 4:13:31 PM

Time Spent: 00:07:28

PAGE 1: Your feedback on the Waskasoo Neighbourhood Plan is important to us.**Q1: Please provide your comments related to the Waskasoo Neighbourhood Plan.**

I understand from the public consultation process that traffic was the number two issue raised by residents in the area. I felt that there was very little mention of any traffic calming measures in the presentation. I live on 45 Ave and many residents of the area have complained to the RCMP and to the City and nothing has been done to address the issues. There is a 30 km sign that is very visible and even the school buses speed on the street. I thought this issue would be addressed in the ARP and not simply defaulted to the Community Association to "liaise" with the city's traffic/engineering departments.

I also thought there could have been a larger map with the new zoning indicated so residents would have an accurate overview of what the plans/restrictions for densification/redevelopment are.

Q2: Please supply your contact information. Your email address is optional. Please review the note on collection and release of information, below.

Name	Linda Saik
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	
Phone Number	

Waskasoo Neighbourhood Plan Feedback Link

#4

**COMPLETE****Collector:** Web Link 1 (Web Link)**Started:** Thursday, July 02, 2015 11:11:24 PM**Last Modified:** Thursday, July 02, 2015 11:14:32 PM**Time Spent:** 00:03:08**PAGE 1: Your feedback on the Waskasoo Neighbourhood Plan is important to us.****Q1: Please provide your comments related to the Waskasoo Neighbourhood Plan.**

Thorough and well-done, excellent detail. I am particularly pleased with the plans to reduce traffic congestion and improve after-school safety by redirecting traffic to 42a.

Q2: Please supply your contact information. Your email address is optional. Please review the note on collection and release of information, below.

Name

Danica hoffart

Address

City/Town

State/Province

ZIP/Postal Code

Email Address

Phone Number

**Waskasoo Area Redevelopment
Plan 3567/2016**

and

**Land Use Bylaw Amendment
3357/A-2016**

**Public Comments Received
After First Reading**

Mayor and City Council
City of Red Deer
4914 - 48 Avenue
Red Deer, Alberta
T4N 3T4

January 25th, 2016



**Re: Response to Waskasoo Neighbourhood Plan Bylaw 3567/2016
Land Use Bylaw Amendment 3357/A-2015**

Parkland Community Living and Supports Society, Parkland CLASS, is the registered owner of three large parcels of land that fall within the Waskasoo Neighbourhood, and as such we will be impacted by the above actions before City Council. Our three properties include the following:

- The existing Parkland CLASS office, located at 6010 - 45th avenue (Lot J2 – Block C – Plan 696 T.R.)
- Parkland School, located at 6016 - 45th avenue (Lot J1 – Block C – Plan 696 T.R.); and
- The future site of a new office building, maintenance shop, and various recreational facilities to be located on the recently subdivided Lot 4 – Block 1 – Plan 1522489.

Parkland CLASS supports both the Waskasoo Community Plan with its various Community Plan Recommendations, and the Waskasoo Area Redevelopment Plan with its Character Statements. In light of the agency's planned development of its recently acquired Lot 4, we have carefully reviewed the above documents in an effort to better align our future operations with the plan.

As we have undertaken our review, we have identified and focused on five considerations and / or concerns that could impact our current and future developments. Each of the following items have been examined and responded to within this submission:

- a) Appropriate uses for the Former River Glen School Site (which includes Lot 4);
- b) Alignment with, and Support of, Applicable CP Recommendations;
- c) Consideration of Related Character Statements
- d) Impact of 42a Avenue Alignment
- e) Proposed Elements of Lot 4 Development

A. Appropriate Uses for Former River Glen School Site

Parkland CLASS is contemplating the future development of Lot 4, which was sub-divided from the River Glen School property. In an effort to align with the Waskasoo Area Redevelopment Plan, consideration has been given to the land use priorities identified by the community for this particular site. The following are the top five priorities taken from the Waskasoo plan:

1. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
2. Keep as is.
3. Assisted living facility.
4. Offices for community oriented groups which have recreation as part of their programs.
5. Hospice, private clubs, and organizations.

Parkland CLASS supports all of these stated priorities with the exception of #2. Our proposed development plans for Lot 4 specifically align with priorities 1, 4, and 5. The new office for our community organization will support the 350+ adults and children with disabilities who we work with, their families, and the staff who are trained to support them.

In alignment with priority 1, Parkland CLASS will add a variety of elements to its development that will encourage recreational and social gathering activities to occur on site. These components include an open-air pavilion, wheelchair accessible playground, grassed play areas, the continued use of paved bike and walking trails that pass through our property, and formal access to the newly developed City ball diamonds in the adjacent property to the east of Lot 4.

Parkland CLASS encourages the City of Red Deer to be thoughtful in its application and interpretation of the Waskasoo Neighbourhood Plan Bylaw to ensure that the end uses of the River Glen School lands align with the community priorities and the current Public Service zoning.

B. Alignment with, and Support of, Applicable Community Plan Recommendations

There are a number of Community Plan Recommendations that will impact Parkland's current operations and proposed developments. Elements from the most relevant CP recommendations are restated below, along with a brief statement of response from our organization.

CP Recommendation 1 Improvements to Traffic

"The Waskasoo community brought forward a long-term solution regarding relocating 45th Avenue north of 59th Street as an extension of 42A Avenue. The relocation of 45th Avenue would divert traffic from a residential street (45th Avenue) to a non-residential street (42A Avenue), would provide an opportunity to return a major portion of the riverbank to riparian vegetation, and create a gathering space adjacent to the Red Deer River at the existing lookout northwest of the 45th Avenue and 59th Street intersection...

Additional studies are required to determine the viability of relocating 45th Avenue north of 59th Street as extension of 42a Avenue on the east side of Gateway Christian School & connect it to 45th Avenue near Kerry Wood Nature Centre / Parkland CLASS and close the remaining unused portion of 45th Avenue."

Parkland CLASS generally supports the proposed 42a Avenue extension. We recognize the impact that high traffic flows have within the Waskasoo community and along 45th Avenue beyond its intersection with 59th Street as it turns and tracks along the bank of the Red Deer River. However, in spite of this general support, we are sensitive to the impact that the 42a Avenue extension will have on LTCHS by increasing traffic through their school site and parking areas. Parkland CLASS is also concerned with the uncertainty of access to its own properties that are currently serviced from 45th Avenue. This matter is discussed in greater detail under Section D of this response.

CP Recommendation 4 - Gathering Places and Other Identity Options

“The Waskasoo Community Association, residents, and The City of Red Deer are encouraged to investigate, prioritize, design, and develop over time three gathering places at the playground, the lookout north-west of the 45th Avenue and 59th Street intersection, and where the Waskasoo Creek and Red Deer River meet. These stakeholders should also investigate, prioritize, design and develop the other community identity options that were developed by the Community Identity Workshop participants...”

Parkland CLASS fully supports the future development of the proposed gathering places as well as other identity elements. Developments such as these will contribute to the uniqueness and attraction of the Waskasoo community. We would also encourage The City of Red Deer to be flexible in its interpretation of the proposed Bylaw as a means of encouraging and even facilitating additional gathering and recreational elements that will enhance the community. To this end, Parkland CLASS wishes to incorporate specific “gathering elements” within its proposed development of Lot 4. These elements include enhancements to the accessible playground, the construction of a new covered pavilion that would accommodate approximately 180 individuals including those using wheel-chairs, and the expansion of the on-site parking. Parkland CLASS would also be open to the development of a joint-use agreement with the City of Red Deer to expand public access of these facilities to the community. These facilities are described in greater detail under Section E of this response.

CP Recommendation 8 - Vegetation Preservation and Invasive Species Control

“Existing mature healthy native plantings (trees, shrubs, forbs and grasses) should be preserved and efforts should be made to remove or prevent invasive species from spreading into the natural areas. Residents are encouraged to improve the urban forest by planting native trees and shrubs and consideration should also be given to native trees and shrubs that are a food source for humans and local wildlife. Chemical controls (are) discouraged.”

Parkland CLASS supports the desire for vegetation preservation and the control of invasive species. We also agree with the secondary stated objective that “the placement of new plant material, would preferably be plant material that is a food source for people, birds and animals, as this serves as a way to encourage wildlife into the community”. However, these two objectives may not always be compatible. When it comes to the future development of Lot 4, our desired landscaping is naturalistic planting beds that will be added using trees, shrubs and grasses known to be hardy in our climate zone, low maintenance & non-invasive. In adding to the urban forest, these plantings will provide habitat to attract wildlife for shelter & food. It will also increase enjoyment for the people spending time on the property. Wildlife food sources can often come from domesticated trees, shrubs, and grasses as well. We would encourage The City of Red Deer to be somewhat flexible in its application of the proposed Bylaw and Character Statement to ensure that future landscaping elements might include appropriate non-invasive plantings other than native trees, shrubs, and grasses.

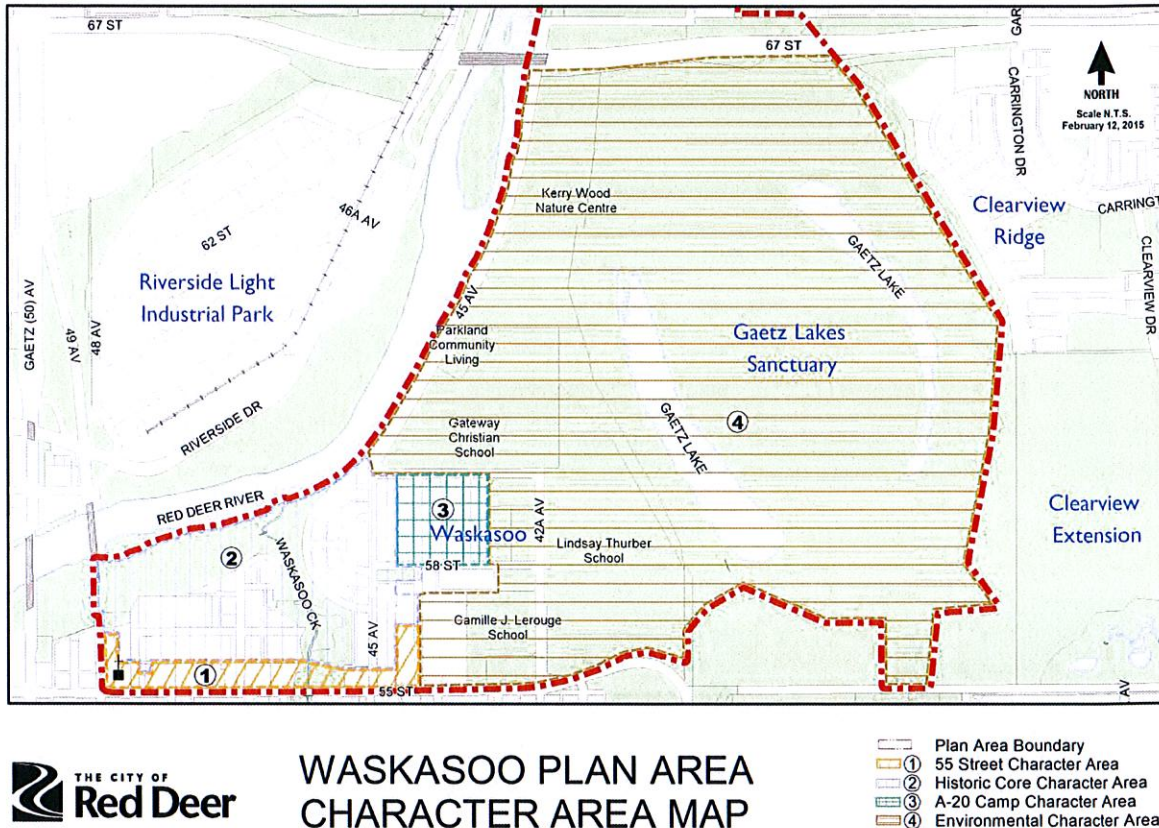
C. Consideration of Related Character Statements

It would appear that based on the detailed map of the Environmental Character Area, that all of Parkland CLASS’s properties fall outside of this particular designated area. This assumption is based on the published Character Area map below.



WASKASOO PLAN AREA ENVIRONMENTAL CHARACTER AREA

However, when we reference the overall Waskasoo Area Plan, we are led to a very different conclusion, which is that all of our properties actually fall within the Environmental Character Area. We have provided the broader Character Areas Map below as a reference.



The narrative in the planning documents adds to this confusion. The written description in the Waskasoo Area Redevelopment Plan suggests that “The Environmental Character Area is made up of the Kerry Wood Nature Centre, Gaetz Lakes Sanctuary, and an undeveloped lot located at 4240 – 59th Street directly east of the Gateway Christian School.

The area north of 59th Street and east of 42A Avenue has a greater need for environmental protection and sensitive development due to the location of the Gaetz Lakes Sanctuary, the Kerry Wood Nature Centre, and proximity to McKenzie Trails Recreation Area and the Red Deer River. The Gaetz Lakes Sanctuary is a Provincially regulated Bird Sanctuary, consequently development within the Sanctuary is not anticipated.”

Parkland CLASS needs clarification from the City of Red Deer of our placement within or outside of the Environmental Character Area. However, if it is determined that we fall outside the area, Parkland does recognize that environmental impacts could be felt by our development and that we should consider, but not be bound by, that area’s Recommended Design Elements.

Environmental Character Area - Recommended Design Elements

1. Clustering buildings and other buildings should be done to concentrate development.
2. Mature street character, scenic vistas viewable from the road, and existing natural features of the area shall be maintained.
3. Buildings should be designed to include environmentally sustainable design features by incorporating the use of green technologies, ecological design, water conservation measures.
4. Low maintenance landscaping with native non-invasive plant material incorporating both xeriscaping and naturescaping is encouraged.
5. Landscaped areas and islands throughout parking and storage areas shall be provided to intercept precipitation, reduce surface heating, provide canopy shading, and enhance the appearance.
6. Permeable and semi-permeable paving surfaces should be provided to improve ground water recharge and reduce storm water runoff.
7. A system to capture and recycle roof runoff and rainwater should be provided for landscape watering.
8. Adaptive reuse of existing buildings and structures is encouraged.
9. All roads north of 59th Street within the character area should maintain their natural boundaries and native vegetation to preserve and enhance the wildlife corridor through this critical area adjacent to the Red Deer River.
10. Shared driveways are encouraged. Other reductions in impervious surfaces may be achieved through the elimination of curbing and the use of decorative pervious surfaces for sidewalks, driveways, and trails.
11. Disruption of any open space proposed to be disturbed during construction or otherwise not preserved in its natural state shall be shown on development plans and shall be restored with vegetation that is compatible with the natural characteristics of the site.
12. Excavated material may be used for the creation of berms or to provide a low fertility soil for the creation of wild flower meadows or similar semi-natural habitats to blend with the more naturalized character of the area.
13. Existing specimen conifer and deciduous trees shall be identified on a site plan and protected during site construction activities and after by ensuring buildings, services or hard surface areas are not sited too close.

14. New trees planted should be of a similar species than what is currently found in the Waskasoo Environmental Character Area. Edible vegetation such as fruit trees and berry bushes should be included in landscaping.

15. New development should not adversely affect the character of the streetscape, as a result of being sited too close to the road, of inappropriate massing and form, of excessive height, or causing the loss of landscape features or other factors which may have a negative effect on the streetscape.

Within the Waskasoo Area Redevelopment Plan a definition of green building has been provided as follows:

“Green Building (also known as green construction or sustainable building) refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's lifecycle: from siting to design, construction, operation, maintenance, renovation, and demolition. In other words, green building design involves finding the balance between homebuilding and the sustainable environment.

This requires close cooperation of the design team, the architects, the engineers, and the client at all project stages. The Green Building practice expands and complements the classical building design concerns of economy, utility, durability, and comfort.”

Parkland CLASS is aware of the revised Alberta Building Code and the May, 2016 implementation of the new code's energy efficiency elements. Green building is fast becoming a requirement rather than a recommendation. The new code NECB 2011 is an energy code that is designed to increase energy efficiency in buildings. Parkland has learned that the new energy code provides an improvement of about 25% over the previous version of the code.

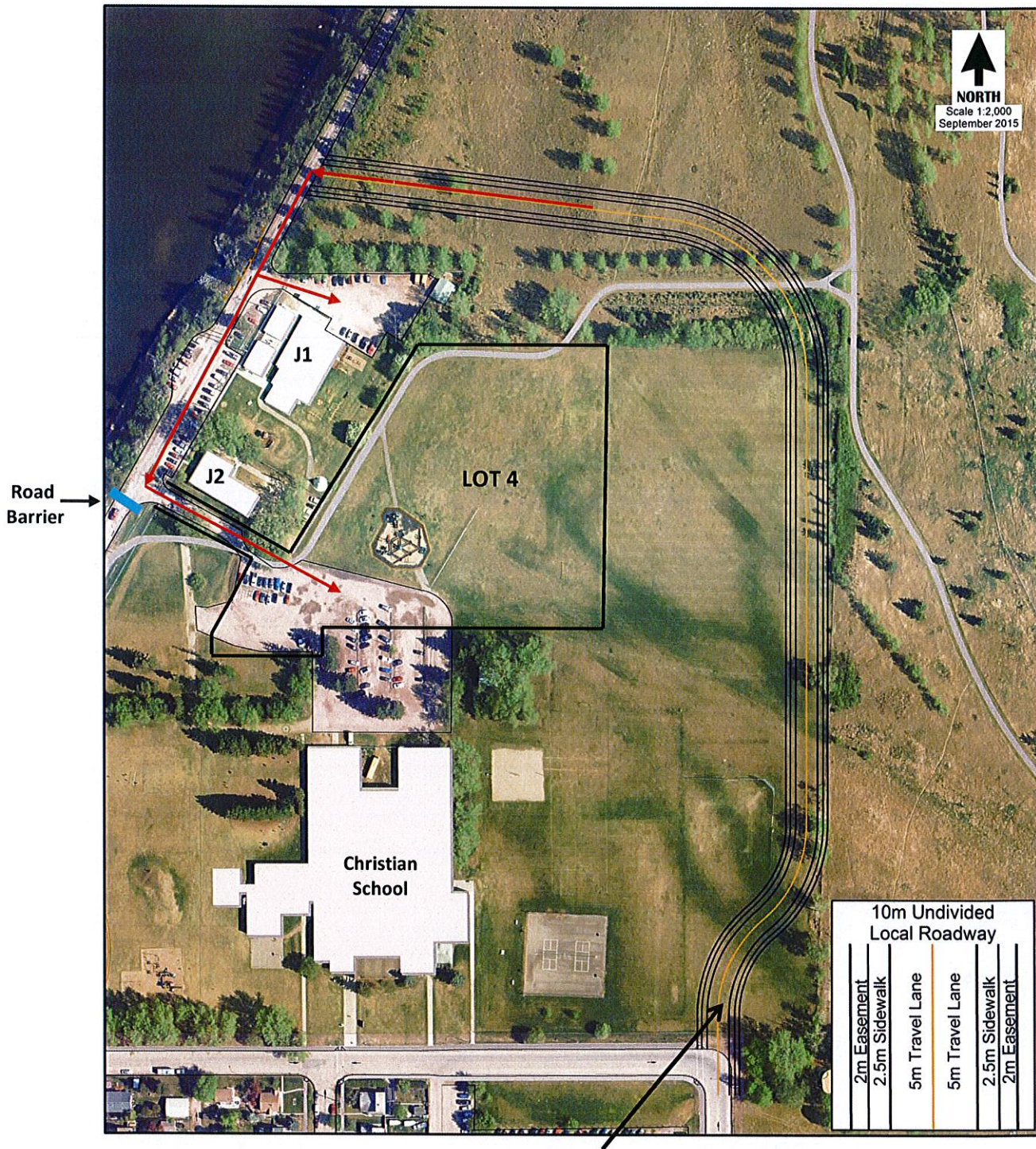
A building built to NECB 2011 will provide a similar level of performance to a LEED building constructed under ASHRAE 90.1-2010. The code has specific sections and requirements pertaining to the exterior envelope, lighting, HVAC, service water heating, and electrical power systems.

Parkland CLASS's proposed office building on Lot 4, could be one of the first major structures in Red Deer to fully comply with the new building code; and as such it will be compatible with many of the key recommended construction elements contained in the Environmental Character Statement.

D. Impact of 42a Avenue Alignment

As previously stated, Parkland CLASS is generally supportive of the proposed 42a Avenue alignment. However, we feel that further clarification is required relative to the future access points to our properties. Rather than constructing new access points directly on 42a Avenue, we wish to maintain our front access from 45th Avenue as indicated in **RED** on the map below.

Exhibit 1 - Parkland CLASS Proposed Property Access



Parkland's Proposed Property access is noted in **RED**, Road Barrier on 45th Avenue is in **BLUE**

E. Description of Proposed Lot 4 Development

Parkland Community Living and Supports Society is a not-for-profit public service society, and a registered Canadian charity. Parkland's mission is "To improve the quality of life of disabled children & adults through individual choice, rights, and dignity." The agency's support services include programs for education, care-giving, housing, respite care, as well as social, leisure and recreational activities.

Lot 4 – Block 1 – Plan 1522489 is a 4.26 acre parcel of land recently subdivided from the former River Glen School property. The land is relatively flat and currently includes grass playing field, graveled & partially asphalt paved access road, graveled parking area, paved bicycle / walking paths and a wheelchair accessible playground. **Exhibit 2 sets out Parkland CLASS's proposed site development.**

The proposed project includes constructing 3 structures; an office building, shop and open-air pavilion. The large existing wheelchair accessible playground, grass fields and paved bicycle paths compliment the overall development. A parking lot is to be constructed with concrete curbs, sidewalks & asphalt paving. Other roads & parking areas to be provided in gravel. New landscaping is to include trees, shrubs & mulch planting beds. Grassed areas are to be repaired where damaged during construction.

The proposed development is in the Waskasoo neighborhood, and as such careful consideration was given to the Waskasoo Area Redevelopment Plan & Waskasoo Community Plan. Many design strategies have been used that align with the recommendations and Character Statements expressed in these plans.

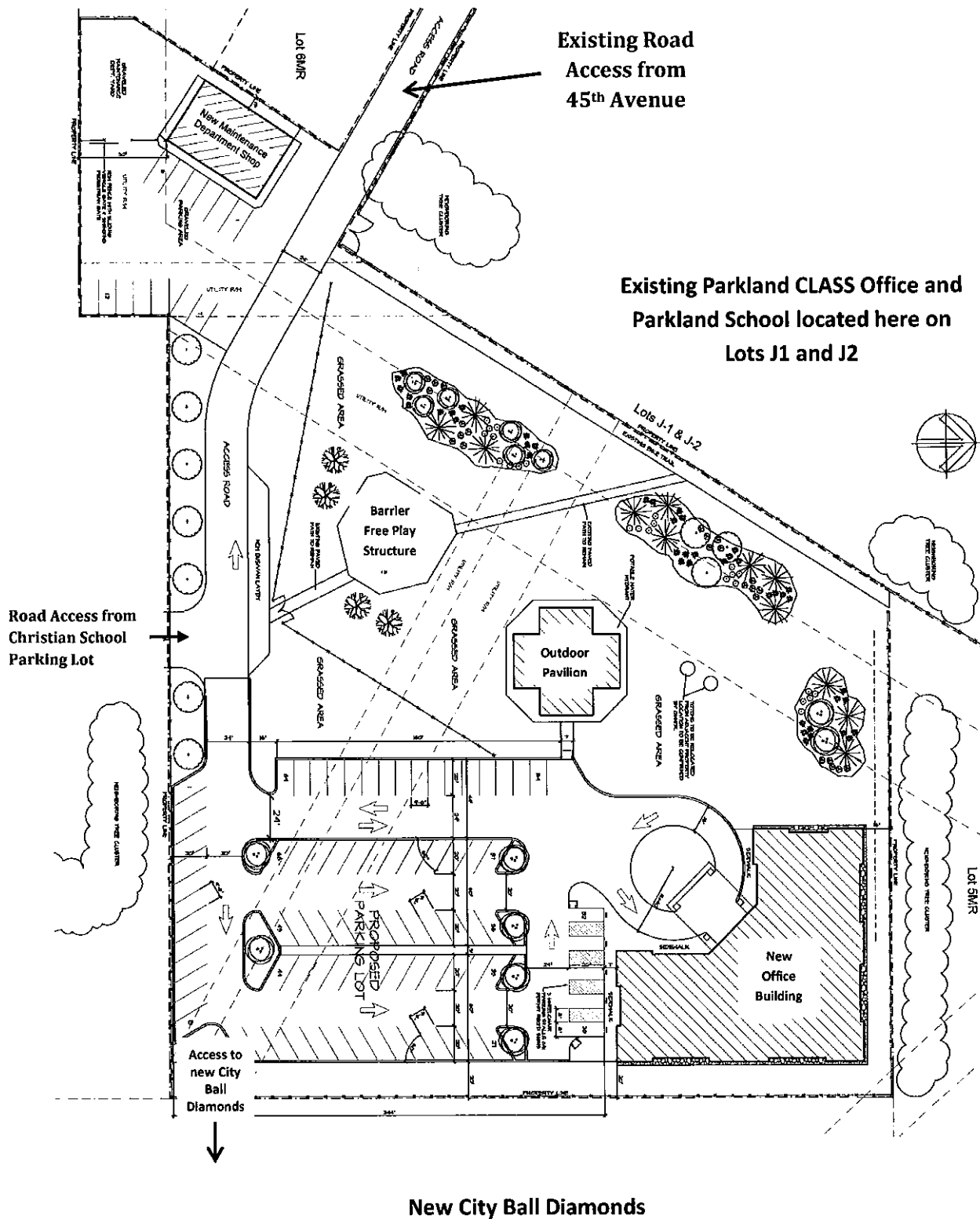
The office building will primarily house staff and benefit the clients and client families who access the society's programs. The shop is for staff who maintain the society's properties. The pavilion, playground, bike paths and grassed areas are primarily for clients, their family members & care-givers, and potentially the general public to enjoy outdoor gatherings & recreational activities.

The office building design will meet new building and energy codes. These new codes have incorporated much stricter energy efficiency requirements than previous editions. These new code requirements impact insulation levels, area of windows & energy consumption of HVAC, plumbing and electrical systems. The result will be a very "green" building.

The land area of the proposed development is generous relative to the footprint area of proposed office building and shop. This has allowed Parkland CLASS to add components that encourage recreational & social gathering activities to occur on site. These components include the open-air pavilion, wheelchair accessible playground, grassed play areas, the continued use of a paved City bike/walking trail passing through the property, and formal access to the new City ball diamonds in adjacent property to the east. There is also potential for a joint use agreement between Parkland CLASS and The City of Red Deer for shared use of the pavilion, playground, & parking lot, thus creating an opportunity to expand the benefits of this development for the general public. **(Exhibit 3 and Exhibit 4 set out the Pavilion design.)**

Naturalistic planting beds will be added using trees and shrubs known to be hardy in our climate zone, low maintenance & non-invasive. In adding to the urban forest, these plantings will provide habitat to attract wildlife for shelter & food. It will also increase enjoyment for the people spending time on the property. Large areas of permeable ground cover such as grass and gravel will improve ground water recharge & reduce storm water runoff. Building placement will not negatively affect streetscape or cast shadows on residential properties.

Exhibit 2 – Parkland CLASS Proposed Site Development of Lot 4



Parkland CLASS Pavilion

The Parkland CLASS Pavilion will be an open sided gathering space with fixed roof overhead to protect against the elements. The pavilion will have a combination of moveable and fixed metal picnic tables that will accommodate approximately 180 individuals sitting plus 8 individuals in wheel-chairs. Therefore, various configurations of sitting can accommodate various types of functions, events, and activities.

Subject to the potential negotiation and development of a joint use agreement with the City of Red Deer, the pavilion may become available to the broader community, families, and other community organizations for approved use.

Exhibit 3 – Parkland CLASS Pavilion Floor Plan

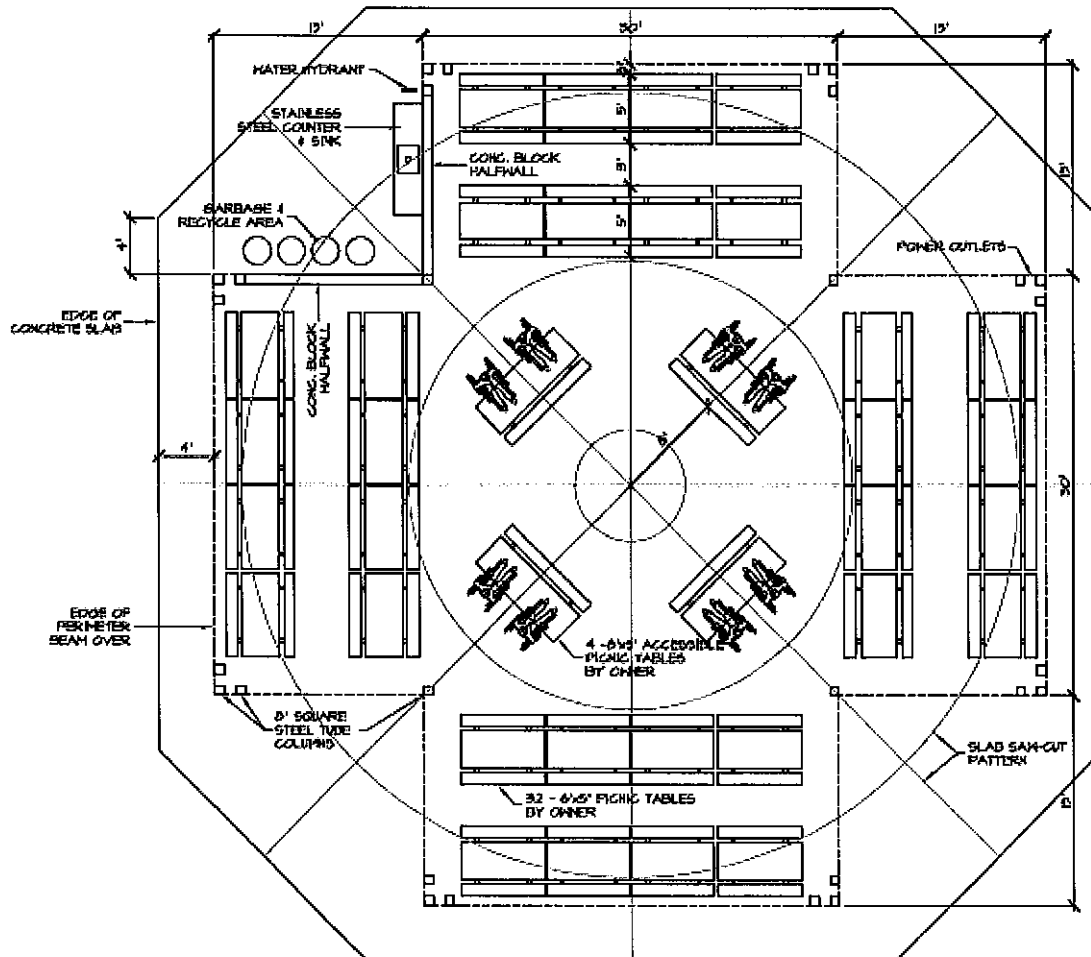
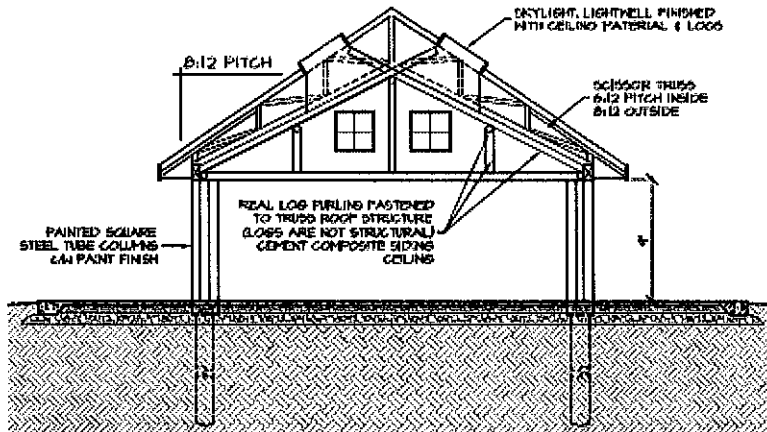


Exhibit 4 – Parkland CLASS Pavilion Elevation and Section



Typical Elevation



Building Section

FOR FURTHER INFORMATION PLEASE CONTACT:

Phillip M. Stephan, CEO
Parkland Community Living and Supports Society
6010 – 45th Avenue
Red Deer, Alberta, T4N 3M4
Office: 403-347-3333 or Cell: 403-341-9393
Email: pstephan@shaw.ca

FILE COPY



Council Decision – February 1, 2016

DATE: February 4, 2016

TO: Randa James, Senior Planner

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Waskasoo Area Redevelopment Plan Bylaw 3567/2016
Land Use Bylaw Amendment 3357/A-2016
Motion to Adopt Waskasoo Community Plan

Reference Report:

Legislative Services, dated January 22, 2016 and Planning Department, dated December 15, 2015.

Bylaw Reading:

At the Monday, February 1, 2016 Regular Council Meeting, Council gave second and third readings to the following bylaws:

Waskasoo Area Redevelopment Plan Bylaw 3567/2016, (a bylaw proposed to adopt the Waskasoo Area Redevelopment Plan); and

Bylaw 3357/A-2016, (a Land Use Bylaw Amendment proposed to ensure proper implementation of the Character Statements within the Waskasoo Area Redevelopment Plan).

Resolution:

At the Monday February 1, 2016 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Planning Department dated November 23, 2015, hereby adopts the Waskasoo Community Plan as submitted to Council on February 1, 2016 with a report to be brought back to Council within 3 years to report on the implementation of the Character Statements contained within the Waskasoo Area Redevelopment Plan.

Report back to Council: No.

Page 2
February 4, 2016

Comments/Further Action:

This office will amend the bylaws and distribute copies in due course.



Frieda McDougall
Manager

- c. Director of Planning Services
Planning Services Manager
Corporate Meeting Support

BYLAW NO. 3357/A-2016

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

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

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

1. Section 1.3 is amended to add the following new definitions:

Character Statement means a Council approved planning tool that defines the design elements of a specific geographic area that makes it different from another geographic area.

Immediate Street Context refers to existing Buildings along the same street Frontage (both sides of the streets) as the proposed Redevelopment and within the same block.

2. Section 2.4 is amended to add the following new subsection (h)(iii):

(iii) if in an area which is subject to a Character Statement:

1. shall include a letter of intent that contains a statement addressing how the proposed Redevelopment is compatible with the Immediate Street Context as identified in the Character Statement; and
2. a tree preservation plan, if required.

3. Section 3.5 is amended to add the following new subsection:

(5) An Accessory Building in all Residential Districts shall be similar to, and complement, the Principal Building in exterior material, colour, and appearance.

4. Add the following new District in Part Seven:

7.14 Mature Neighbourhood Overlay District

(1) General Purpose

The general purpose of this District is to ensure Redevelopment that occurs in mature neighbourhoods is compatible with the existing Development within the Immediate Street Context.

(2) Definitions

In this District:

“Redevelopment” means the construction of a new Principal Building, Accessory Building(s) with a Floor Area of 22.0 m² or more, and/or structural additions to the front or side of a Principal Building on Sites that have existing uses and/or Buildings and includes the construction of a new Principal Building and/or Accessory building(s) on Sites that are vacant or underutilized.

(3) Application

- (a) The regulations in this District apply to all Redevelopment applications located in the Mature Neighbourhood Overlay District (shown on the Land Use Constraint Maps M16, N16, N17, N18, O18).
- (b) Character Statements are incorporated into and form part of this bylaw for the purpose of this District, and the design elements within the applicable Character Statement shall apply to all Redevelopment or subdivision within this District.
- (c) Where the regulations in the underlying District contradict or will not serve to achieve the design elements contained in the applicable Character Statement, the Character Statement design elements shall prevail.

(4) Discretionary Use

All applications for the Redevelopment of a listed use within the underlying District shall be considered a Discretionary Use.

(5) Regulations for All Redevelopment

The Development Authority shall have the authority to impose conditions that require the Redevelopment to conform to a higher standard than required by the applicable regulations, including the design elements contained within a Character Statement, for any Redevelopment.

- 5. Land Use District Maps M16, N16, N17, N18, and O18 contained in Schedule A of the Land Use Bylaw is hereby amended in accordance with the Schedule A “Map 1-2016” attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4th day of January 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

AND SIGNED BY THE MAYOR AND CITY CLERK this 1st day of February 2016.

"Tara Veer"

MAYOR

"Frieda McDougall"

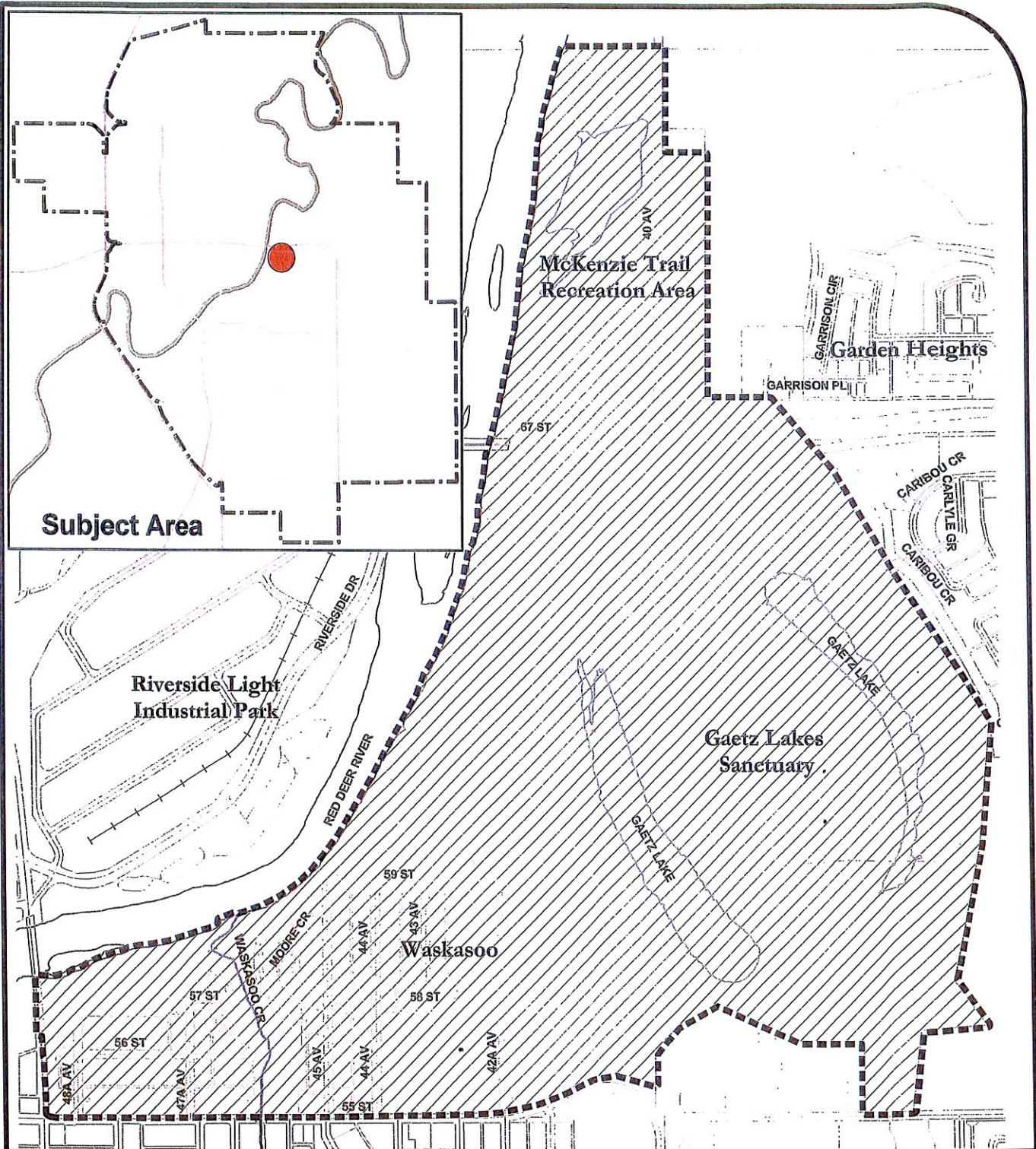
CITY CLERK

Schedule "A"



THE CITY OF

Red Deer *Proposed Amendment to Land Use Bylaw 3357/2006*



Add Constraint:



Overlay District

Proposed Amendment

Map: **1 / 2016**

Bylaw: **3357 / A-2016**

Date: **Nov. 30, 2015**

BYLAW NO. 3567-2016

Being a bylaw to adopt the *Waskasoo Area Redevelopment Plan*.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The *Waskasoo Area Redevelopment Plan* attached as Appendix 'A' is hereby adopted.
2. This Bylaw shall come into effect on the date of its passage.

READ A FIRST TIME IN OPEN COUNCIL this 4th day of January 2016.

READ A SECOND TIME IN OPEN COUNCIL this 1st day of February 2016.

READ A THIRD TIME IN OPEN COUNCIL this 1st day of February 2016.

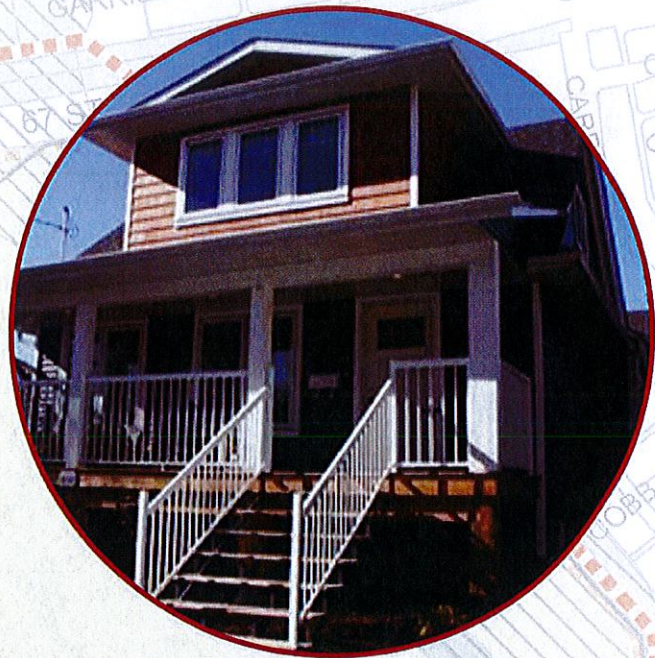
AND SIGNED BY THE MAYOR AND CITY CLERK this 1st day of February 2016.

"Mayor Tara Veer"

MAYOR

"Frieda McDougall"

CITY CLERK



Gaetz Lakes

WASKASOO

COMMUNITY PLAN

Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community values and shares a wealth of natural, artistic and historical riches.

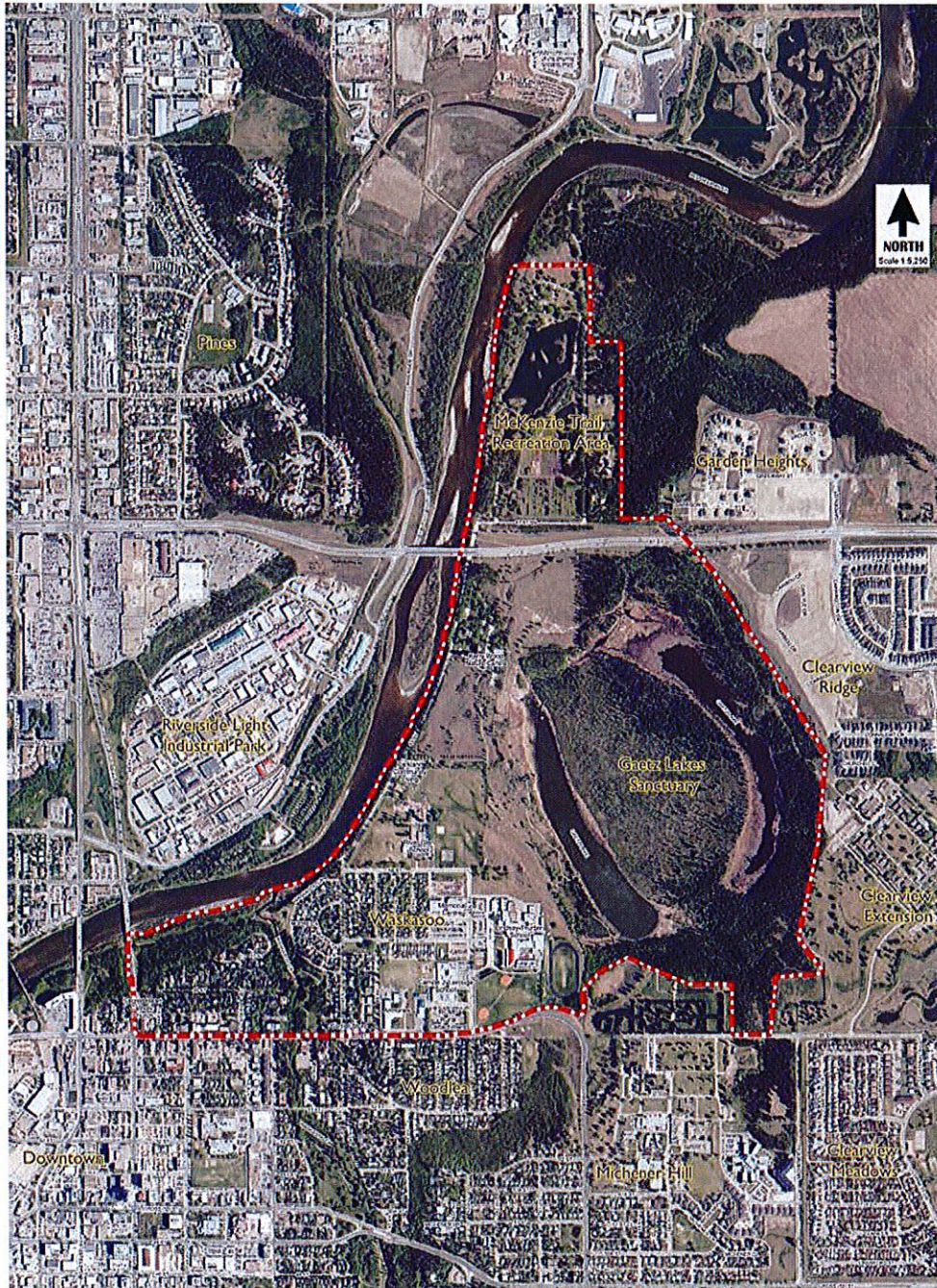
Adopted as a Planning Tool
by City Council on:
Month, Day Year



www.reddeer.ca/waskasoo



WASKASOO



AERIAL PHOTO OF THE WASKASOO PLAN AREA

COMMUNITY PLAN (CP)



IDENTITY



MOVEMENT



ENVIRONMENT



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IMPLEMENTATION



THE CITY OF
Red Deer



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Appendix 5	Community Identity Workshop Results
Appendix 6	Connectivity and Open House Results
Appendix 7	CPTED Assessment

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”

Jane Jacobs





Waskasoo Neighbourhood Plan

Community Plan

1.0 Community Consultation

The Waskasoo Neighbourhood Plan has been prepared to guide the future development and redevelopment of the Waskasoo neighbourhood and is divided up into two parts based on their approval processes and implementation responsibility. Part 1 is the Area Redevelopment Plan (ARP) and part 2 is the Community Plan (CP), both approved by Council. A vital component to the creation of the Waskasoo Neighbourhood Plan was the community consultation process. Following is a list of the community consultation done to assist with the preparation of the Waskasoo Neighbourhood Plan.

1.1 Issues and Solutions Public Workshop

This facilitated interactive workshop gathered the community's issues and concerns and sought to identify solutions to address the areas of concern. The workshop was held on Thursday, February 6, 2014, from 6:00 to 9:00 p.m. at Festival Hall with 68 participants. Notices were mailed to individual landowners, the Waskasoo Community Association, along with a public service announcement. The data related to the concerns and solutions from the workshop is included in Appendix 4. The meaningful learnings were:

- There is no clear "heart" of the neighbourhood
- Perceptions of lack of safety
- Concerns about the compatibility of redevelopment within the Waskasoo neighbourhood

1.2 Community Identity Workshop

This interactive workshop was held Thursday, May 8, 2014, from 5:00 to 7:00 p.m. at Streams Christian Church with 38 participants. The workshop determined a long-term vision for the Waskasoo neighbourhood, which is reflected in the Area Redevelopment Plan objectives and policies. The focus was on ideas related to community identification and gathering places. The results from the workshop are included in Appendix 5.

1.3 Connectivity and Land Use Open House

This open house was held on Thursday, September 18, 2014, at Festival Hall with 57 participants. The open house was divided into five stations each containing information and activities on the following subject areas:

Prior Learnings, Connectivity, Land Use, Design Criteria and Safety

The meaningful learnings related to: general land use preferences in the Waskasoo neighbourhood and, more specifically, preferences related to the known redevelopment parcel on 59th Street. The data from this open house is included in Appendix 6.

1.4 Virtual Open House

The Draft Waskasoo Neighbourhood Plan was presented to the neighbourhood on June 8, 2015, through the use of an on-line Virtual Open House where the draft plan was made available with an opportunity to comment. The Waskasoo Community Association hosted an opportunity for questions and feedback on the plan in late June. There were approximately 38 participants. Digital and written comments were received. Opportunities for further in depth discussion with the Planning department were offered to those with outstanding concerns. An additional meeting with the Waskasoo Community Association was held September 24, 2015 to provide responses to external comments received. Approximately 15 people attended.

COMMUNITY PLAN (CP)



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WASKASOO



2.0 Demographics

A HISTORICAL GEM.

At time of plan adoption, Waskasoo had 19 heritage properties, representing 17% of total heritage properties listed in Red Deer.

There are potentially more but haven't been officially designated.

17% of total heritage properties listed in Red Deer

HEALTHY AND ROBUST MATURE TREE COVER.

Recognizing the impact street trees have on the look and feel of a neighbourhood, The City is developing an Urban Forest Management Plan, which will include succession planning for the area. Concerns have been expressed mature trees are nearing the end of their life span. Residents should contact Parks if they notice any hazardous public trees.

AN ABUNDANCE OF TRAILS.

There are 10.24 km of trails within the plan area, representing 8.1% of all park trails or 6.6% of all trails in the city.

10.24km of trails within the plan area

LOW IN DENSITY.

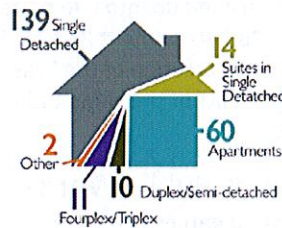
The neighbourhood has 525 residents – 0.53% of Red Deer's population (2014). It has a density of 5.65 dwelling units per net developable hectare. In comparison, the Neighbourhood Planning and Design Standards anticipate an across-the-city housing density of 17 dwelling units. The percentage of land developed is quite low, at 39.1% of the gross area of Waskasoo.

525 residents
0.53% of Red Deer's Population (2014)

REINSTATEMENT OF LANDSCAPING IN GAETZ LAKES SANCTUARY.

Landscaping and installation of signage is being undertaken by The City and Waskasoo Environmental Education Society (WVEES) in consultation with Gaetz Lakes Sanctuary Committee. The need to reclaim a damaged area resulted from local dirt bike enthusiasts constructing a series of jumps in the area. This type of activity is discouraged due to the Sanctuary's ecological sensitivity.

DWELLING TYPES IN WASKASOO

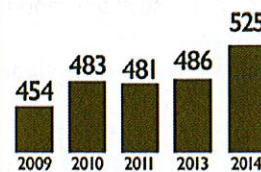


Primary dwelling type is single detached. They make up 60.26% of the total number of dwellings in the neighbourhood. (2014 Municipal Census)

Many rental opportunities. Of private dwellings, 38% are rented units. Of all dwellings, 3.62% contain secondary suites, and with multi-family units excluded, 8.58% of R1 or R2 dwellings include secondary suites.

DEMOGRAPHICS

INCREASING POPULATION.



Waskasoo grew 743% from 2013 to 2014.

By comparison, the city overall increased by 1.5%.

POPULATION BY GENDER



There are more males than females. The neighbourhood's population is comprised of 47.59% females and 52.41% males. Red Deer's population is 48.3% female and 48.7% male.

2015 CONSTRUCTION UPGRADES

Upgrading 55 Street to address community concerns. Upgrades to this major thoroughfare will be complete by the end of 2015.



Upgrades completed include:

- Widening of 55 Street from 50 Avenue to 42A Avenue from 3.2 m to 3.5 m
- Installation of a 2.5 m asphalt path (multiuse trail) on the north side of 55 Street;
- Installation of a 1.5 m concrete sidewalk on the south side of 55 Street; and
- Sanitary sewer lines down 55 Street have been twinned including 3 vaults and upsizing of the water main.

Work scheduled for completion in 2015 includes improvements to:

- Drainage, Lighting and Shallow utilities

COMMUNITY PLAN (CP)



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3.0 History

3.1 Early Years

Red Deer takes its name from the river that flows through the city but the Cree referred to the river as “Waskasoo Seepee” or “Elk River” because of the abundance of Elk found along the river’s bank. Early British fur traders often misidentified the Elk as a type of European Red Deer and mistranslated the Cree name as “Red Deer River.” Later, settlers applied the name “Red Deer” to their growing community. Waskasoo Creek and the Waskasoo neighbourhood adopt the Cree name.

3.2 City Development

The Waskasoo neighbourhood is home to some of the first residences built in Red Deer by settlers in the late 1890s and early 1900s. Prior to development, the general area was used for pasture due to an uneven and seasonally marshy terrain. The City grew rapidly from the tremendous economic development and population growth that occurred in the first decade of the twentieth century. Several of the dwellings were built prior to the economic crash of 1913. Red Deer was successful in its efforts to establish a regional service center for Central Alberta.

3.3 The Garden City and City Beautiful Urban Planning Movements

Waskasoo has association with the Garden City and City Beautiful Urban Planning movements. The City Beautiful movement emphasized grandeur, order, symmetry, and harmony in the built environment believing that these qualities would consequently be inspired in the residents. The Garden City movement emphasized the creation/maintenance of parks, green spaces, spacious lawns and gardens. Other areas of the city designed according to these urban planning principles were the civic center, City Hall Park, and the gardens that originally fronted the C.P.R. station. These movements also stimulated the setting aside of natural areas along the Red Deer River and Waskasoo Creek as public parkland. By 1914 Red Deer’s motto was “The Garden City”.

Moore Crescent and Waskasoo Crescent were laid out along Waskasoo Creek and the Red Deer River following these principles. Now the century old area encompasses a unique charm and park-like quality. These qualities are visible throughout the Waskasoo area through the enhanced tree-lined boulevards, mature plantings, and wider-than-average side yards.

West of Waskasoo Creek, the central focus surrounds “Son-in-law Row” which is a picturesque, residential street near the downtown and a local landmark in the former subdivision known as River Park. This name, “Son-in-law Row”, refers to the fact that some of the dwellings located in this area were originally constructed for the daughters and sons of the early founding father of Red Deer, Rev. Leonard Gaetz. This area reflects the philosophies of the Garden City and City Beautiful movements, although less rigidly and obvious as the Crescents.

Waskasoo includes historic dwellings built between 1903 and the 1930’s; there is an additional grouping of post war dwellings from the 1940’s and 1950’s; and there is a scattering of more modern dwellings within this area. East of Waskasoo Creek, the historic dwellings were built between 1905 and 1923, shortly after William Addison Moore subdivided the land by the river into suburban lots. William Moore was one of Red Deer’s founding fathers. He was the Manager of the Western Telephone Company and Western General Electric, and original owner of the historic Moore Residence located along 45th Avenue. Many of the dwellings within this area were built between 1900 and 1912 and began the establishment of the identity, character and aesthetics of the Waskasoo neighborhood. These buildings include two and one-half storey Edwardian dwellings such as The Moore, the Galbraith, Simpson, and the Weddell Residences along with one and one-half storey Craftsman style bungalows such as the Sharman and the Russell Residences.

COMMUNITY PLAN (CP)



IDENTITY



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IMPLEMENTATION



3.4 Post War

After World War II, the majority of the Department of Defence land from the A-20 Army Camp was divided up for development. Red Deer was experiencing a huge population boom (42% in 1946) and housing was needed for returning Veterans. The Federal Government began the pragmatic construction of the Veteran Land Act (VLA) dwellings in 1945, lining these streets with modest dwellings. The Red Deer Public School District's Maintenance Shop, the Memorial Centre (58th Street and 42A Avenue) and the Red Deer Armoury are what remain of the original army base. The Army base was decommissioned prior to the construction of River Glen School in 1959.

There are also numerous single storey and one and one-half storey dwellings built from approximately 1946 to 1955. These dwellings reflect post-war/oil-boom residential development in Red Deer when many small dwellings were built on lots that had remained empty since the 1913 economic crash. The majority are in the Minimal Traditional and Ranch Styles. Some dwellings were moved from the A-20 Army Camp including the former base commander's dwelling.

Red Deer developed primarily as an agricultural service and distribution centre, enhanced by its location in the Edmonton-Calgary corridor. The discovery of significant oil and natural gas fields in Central Alberta helped The City of Red Deer become one of the fastest growing cities in Canada by the late 1950s. Later, world-scale petrochemical plants were constructed east of The City at Joffre and at Prentiss, which continued to bring more people to the Red Deer region.

Waskasoo contains heritage dwellings of varying levels of historic designation that definitely contribute to, and form part of, the neighbourhood character. Dwelling owners in the community were involved in the *Historic Site Inventory*. Opportunity continues for individual heritage property owners to undertake a Statement of Significance (SOS) to outline building elements that could aid in designation of a building as a Historical Site to ultimately protect the historic value.



COMMUNITY PLAN (CP)



IDENTITY



MOVEMENT



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IMPLEMENTATION



4.0 Community Plan Recommendations

The following subsections will provide community-led recommendations, identifies who will be the lead for implementing the recommendations, and outlines the supporting players.

4.1 Movement

4.1.1 Improvements to Traffic

CP Recommendation 1 Improvements to Traffic

The Waskasoo Community Association is encouraged to liaise with The City of Red Deer Engineering Services Department who monitors traffic associated with the four schools in the plan area to discuss concerns related to traffic.

Since the Gateway Christian School on 59th Street commenced operations in the fall of 2014, The City of Red Deer Traffic staff is monitoring the traffic situation. Based on the preliminary findings, City staff is considering:

- Possible adjustments to the school zone and playground zone locations;
- New sidewalks on 59th Street and 44th Avenue ;
- Improvements to pick up/drop off location functions;
- Traffic signal improvement at 55th Street and 45th Avenue; and
- Additional signage.

As a result of concerns expressed by the community, a study could be initiated to review the current traffic concerns and propose mitigation options. Community consultation could occur as part of the study to identify the preferred mitigation option and implementation timeline. The study may result in recommendations that include, but are not limited to, possible turn around and routing options, potentially limiting access into the residential streets and lanes in Waskasoo, road and pedestrian access improvements, and possible traffic calming mitigation measures both in the short and long term.

The Waskasoo community expressed concerns related to school traffic including congestion, speeding, illegal turning, stopping and parking, bus routes, unsafe pedestrian access and drop off functions. To address these concerns, a study could be initiated to review the current traffic flows, volumes, speeds and issues associated with the schools. The study should propose options for improvements and /or mitigation.

The Waskasoo community brought forward a long-term solution regarding relocating 45th Avenue north of 59th Street as an extension of 42A Avenue. The relocation of 45th Avenue would divert traffic from a residential street (45th Avenue) to a non-residential street (42A Avenue), would provide an opportunity to return a major portion of the riverbank to riparian vegetation, and create a gathering space adjacent to the Red Deer River at the existing lookout northwest of the 45th Avenue and 59th Street intersection. Constraints to the possible relation include, but are not limited to, securing funding sources for land acquisition and construction costs, disposal of Municipal Reserve (MR) land, tree removal and potential impacts to the wildlife corridor. Additional studies are required to determine the viability of relocating 45th Avenue north of 59th Street as extension of 42A Avenue on the east side of Gateway Christian School. The 42A Avenue extension would then connect to 45th Avenue near Kerry Wood Nature Centre/ Parkland CLASS and the remaining unused portion of 45th Avenue would be closed.

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4.1.2 Neighbourhood Relationships

CP Recommendation 2 Neighbourhood Relationships

The Waskasoo Community Association is encouraged to meet with the schools and any other community stakeholders on a regular basis in order to exchange information and to reflect on neighbourhood observations and find possible solutions. The Waskasoo Community Association, residents, Waskasoo Environmental Education Society (WEES), and schools are encouraged to collaborate and share knowledge and opportunities to improve the area's ecological sensitivity.

Discussion should occur, at a minimum bi-annually, between the schools, interested community stakeholders such as the Cormack Armoury, RCMP Detachment, the (CAT) Memorial Centre, Festival Hall (RDCHS), Kerry Wood Nature Centre (WEES), and the Waskasoo Community Association. These discussions will serve to open up dialog between the schools, stakeholders, and the community to exchange information, express concerns, and provide updates on initiatives relevant to the wider community.

4.1.3 Improve Water Access

CP Recommendation 3 Improve Canoe Launch and Water Access

The Waskasoo Community Association, in collaboration with The City of Red Deer Recreation, Parks & Culture Department, Parks Section, should undertake a study to investigate whether there are viable locations available within the Waskasoo neighbourhood for safe water access for pedestrians and/or a boat stop with launching facilities for portable, manually propelled floatation devices such as, but not limited to, canoes, kayaks, rafts and tubes.

The Red Deer River is a huge community asset and the residents of Red Deer want to enjoy it. Although McKenzie Trails Recreation Centre has a canoe launch, the *River Valley and Tributaries Park Concept Plan* identifies a boat stop along the south bank trail. A study is needed to investigate opportunities for pedestrian access to the river and locations where facilities for launching manually propelled floatation devices may be safely initiated. Challenges may be the slope of the escarpment and any legislative requirements for undertaking work within the river's bed and shore.

4.1.4 Making It Happen

Recommendations	Lead	Support
CP Recommendation 1 Improvements to Traffic	<ul style="list-style-type: none"> Engineering Department, Traffic Section 	<ul style="list-style-type: none"> Waskasoo Community Association Stakeholders
CP Recommendation 2 Neighbourhood Relationships	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Schools Stakeholders
CP Recommendation 3 Improve Canoe Launch and Water Access	<ul style="list-style-type: none"> The City of Red Deer Recreation, Parks & Culture Department, Parks Section 	<ul style="list-style-type: none"> Waskasoo Community Association

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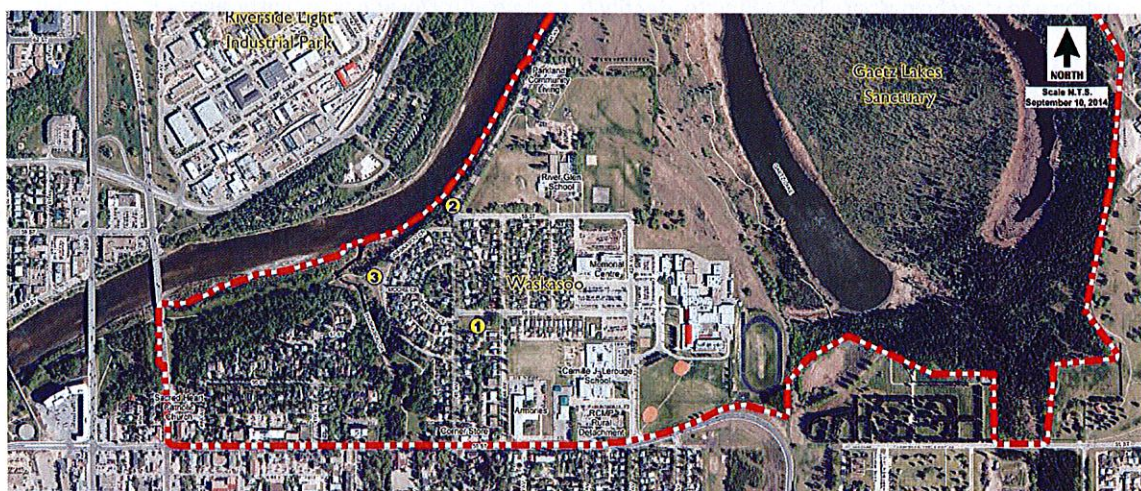
4.2 Identity

4.2.1 Gathering Places

CP Recommendation 4 Gathering Places and Other Identity Options

The Waskasoo Community Association, local residents, and The City of Red Deer are encouraged to investigate, prioritize, design, and develop, over time, three gathering places. Specifically, at the playground, the lookout north-west of the 45th Avenue and 59th Street intersection, and where the Waskasoo Creek and the Red Deer River meet. These stakeholders should also investigate, prioritize, design and develop the other community identity options that were created by the Community Identity Workshop participants outlined in Appendix 5.

Community Identity Workshop participants felt the need for additional places designed for social interaction, community gathering and casual contact while adding to the amenities and sense of place for the Waskasoo neighbourhood. Three key locations were identified and workshop participants brainstormed ideas for each location. One group also brainstormed other ideas for identifying the community. Figure 1, below, identifies the three gathering places that were identified during this exercise. The data collected from that brainstorming session provided for in Appendix 5, should be used by the Waskasoo Community Association, in conjunction with relevant City departments, as a basis to further develop concept plans and implementation strategies for the future development of these gathering places. The Waskasoo Community Association is currently working with The City to plan and develop a Community Garden within the Waskasoo Playground gathering place. The scale of the project may determine the amount of City involvement.



COMMUNITY GATHERING PLACE

- Legend**
- Area 1 Waskasoo Playground
 - Area 2 The Lookout
 - Area 3 Where the Creek & River Meet

FIGURE 1 – THE THREE COMMUNITY GATHERING PLACES

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CP Recommendation 5 Waskasoo Logo

The Waskasoo Community Association may wish to develop a logo to represent the neighbourhood. If pursued, the logo could be developed by local residents, a professional designer, or through a competition format.

A well designed and representative logo is often the basis for promoting and marketing a brand. In this case, the brand would be the Waskasoo neighbourhood. The logo represents all of the activities and amenities within the neighbourhood including recreational, educational and other amenities. All stakeholders are encouraged to be engaged in the development of their community identity.

CP Recommendation 6 Marketing Program

The Waskasoo Community Association and area stakeholders may wish to develop a marketing program to jointly promote all the amenities available within the Waskasoo neighbourhood.

Benefit will be gained by all stakeholders jointly pooling resources to develop information for visitors and the public about all of the places to go and things to do and see in the Waskasoo neighbourhood.

CP Recommendation 7 Entry Signage

The Waskasoo Community Association is encouraged to identify areas for future neighbourhood entry signs. The Waskasoo Community Association may explore joint opportunities for neighbourhood identification with The City of Red Deer and stakeholders such as the Kerry Wood Nature Centre (WEES).

Neighbourhood entry signs are a great way to identify the Waskasoo neighbourhood. The Waskasoo Community Association and stakeholders are best suited to identify the prime entry locations for entry signage.

4.2.2 Making It Happen

Recommendations	Lead	Support
CP Recommendation 4 Gathering Places & Other Identity Options	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> The City of Red Deer Recreation, Parks & Culture Department, Parks Section The City of Red Deer Planning Department
CP Recommendation 5 Waskasoo Logo	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Stakeholders
CP Recommendation 6 Marketing Program	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Stakeholders
CP Recommendation 7 Entry Signage	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Stakeholders The City of Red Deer Planning Department The City of Red Deer Inspections and Licensing Department

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4.3 Environment

4.3.1 Gaetz Lakes Sanctuary, Kerry Wood Nature Centre, McKenzie Trails

CP Recommendation 8 Vegetation Preservation and Invasive Species Control

Existing mature healthy native plantings (trees, shrubs, forbs and grasses) should be preserved and efforts should be made to remove or prevent invasive species from spreading into the natural areas. Residents are encouraged to improve the urban forest by planting native trees and shrubs. Consideration should also be given to native trees and shrubs that are a food source for humans and local wildlife. Chemical controls are discouraged.

All residents are encouraged to maintain and enhance native plant materials that function as a food source and habitat for wildlife. Invasive species are a challenge to natural areas so careful choices need to be made about the type of material planted in this neighbourhood. Any type of invasive plant material or noxious weeds should be dealt with as identified by the *Alberta Weed Control Act*. City lands are required to follow best practices for invasive and noxious weed control and are moving toward reduced use of chemical controls. The placement of new plant material, preferably plant material that is a food source for people, birds and animals, serves as a way to encourage small wildlife into the community.

4.3.3 Making It Happen

Recommendations	Lead	Support
CP Recommendation 8 Vegetation Preservation and Invasive Species Control	<ul style="list-style-type: none"> Landowners 	<ul style="list-style-type: none"> Waskasoo Community Association





4.4 Safety

CP Recommendation 9 Crime Prevention through Environmental Design

The Waskasoo Community Association and interested residents are encouraged to initiate the implementation of the recommendations contained in the *CPTED Assessment Waskasoo Neighbourhood Plan* included in Appendix 7.

Community concerns related to safety in Waskasoo Park prompted a Crime Prevention Through Environmental Design (CPTED) Assessment, included as Appendix 7, for consideration and possible implementation. SeCure Consulting Solutions Inc. was engaged by The City of Red Deer to work with the Planning Department to conduct a CPTED Assessment of the portion of the south park trail within the Waskasoo neighbourhood during the summer of 2014. The City of Red Deer has already begun to implement some of the recommendations related to park maintenance and will continue to work with the Waskasoo Community Association to address any outstanding recommendations. The Waskasoo Community Association should initiate discussions with The City of Red Deer Recreation, Parks & Culture Department, Parks Section prior to initiating implementation of the recommendations specific to park, street tree and trail upgrades and maintenance. The City of Red Deer Public Works Department should be contacted for street related issues.

CP Recommendation 10 Policing Relationships

The Waskasoo Community Association should liaise with the Crime Prevention Centre to pursue crime prevention concerns and should discuss / request the use of speed displays and traffic cameras with the RCMP to monitor speeding and remind road users of the area speed limits.

The Community Association should liaise directly with the Crime Prevention Centre and the RCMP to address specific concerns related to crime prevention and inappropriate use of public streets.

4.4.1 Making It Happen

Recommendation	Lead	Support
CP Recommendation 9 Crime Prevention Through Environmental Design	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Landowners The City of Red Deer Recreation, Parks & Culture Department, Parks Section
CP Recommendation 10 Policing Relationships	<ul style="list-style-type: none"> Waskasoo Community Association 	<ul style="list-style-type: none"> Waskasoo Community Association The Crime Prevention Centre RCMP





5.0 Implementation

The success of any plan depends on the degree to which efforts are made from both The City and the Community to implement and integrate the plan's direction into decision making. The Waskasoo Neighbourhood Plan, composed of both the Area Redevelopment Plan and the Community Plan, provides the means whereby Council, the Development Authority, Administration, and citizens can evaluate situations or proposals. Where a matter is not addressed in this Waskasoo Community Plan, guidance shall be sought from the Waskasoo Area Redevelopment Plan and other applicable planning tools such as the *Land Use Bylaw*.

The ten (10) Recommendations of the Community Plan enhance the experience for the people who live and work in the Waskasoo neighbourhood; therefore they are the primary beneficiaries. It is ultimately the responsibility of community members to generate momentum, raise funds, and supply labour where possible to implement the Community Plan Recommendations.

The City, as a secondary beneficiary, will assist with studies, detailed design and guidance with obtaining approvals as well as generally supporting the initiatives as required and when resources are available.

It should be noted that any public improvement proposed or recommended in this community plan is subject to The City's capital and operating budgets and approval process. The Waskasoo Community Association as the lead will need to put together a project proposal, for consideration by The City, to implement policies where City staff time or funding is being requested. A proposal would include a budget and identification of funding sources. Some funding sources for the Waskasoo Community Association may include community fund raising events, grant applications to Corporations, Provincial Community Facility Enhancement Program or Community Initiative grants, donations from businesses and individuals, event sponsorships, volunteer participation and donations in kind. The City evaluates each proposal in relation to the needs of other neighbourhoods and in relation to city-wide spending priorities.

The Waskasoo Community Association is identified in the "Making it Happen" section as the lead to implement the majority of the Recommendations unless they are first initiated by the applicable City Department(s).

5.1 Key Actions

The success of the Community Plan is dependent on the following being achieved:

1. Identification of a person or persons to champion the plan implementation on behalf of the wider Waskasoo community including the Waskasoo Community Association. Depending on the extent of the community's ambition, an individual or firm could be hired to manage some of the projects contemplated.
2. Implementation of the items associated with identity including developing a logo, marketing strategy, and the design and placement of entry signage.
3. Implementation of the CPTED Assessment recommendations.

The Waskasoo Community is responsible to lead:

1. The prioritization, organization and hosting of design workshops to develop plans for each of the gathering places.
2. Educate and inform residents on ecologically appropriate activities that they can undertake within their own properties to reduce impacts such as the preservation of existing plant material, and planting of edible plant materials for humans and wildlife.
3. Promote Waskasoo's strengths through the implementation of the recommendations for community identity.

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The City of Red Deer is responsible to lead:

1. The monitoring of traffic associated with the schools and implement mitigation methods to improve safety for students and residents.
2. In association with the Waskasoo Environmental Education Society (WEES), the rehabilitation of Gaetz Lakes Sanctuary including mitigation measures and education.
3. Provide support to the Waskasoo Community Association and residents in their efforts to implement the Community Plan recommendations as required.

5.2 Plan Update

By formal request of the Waskasoo Community Association this Community Plan should be updated in ten (10) year intervals based on the progress and completion of the recommendations.

Waskasoo residents or organizations may apply to amend the Community Plan at any time. Amendments to this plan require payment of the applicable fees, and, depending on the nature of the amendment, applicants may be required to fund a public consultation component prior to having Council decide on the proposed amendment(s).





6.0 Land Use Tables

Figure 1 – Net Developable Area

Land Use Category	Area (ha)	Notes
<i>Gross Plan Area</i>	249.45	
Environmental Reserve	127.49	Includes hydrology
Major Streets (arterials)	3.60	ROW
Commercial sites	0.06	
High Schools & Sports fields additional to MR	16.36	
Constructed Wetlands	4.23	McKenzie Trail
<i>Net Developable Plan Area</i>	<i>97.71</i>	

Figure 2 – Residential Land Use

Residential Land Use	Area (Ha)	% of Net Developable Area	Number of Dwelling Units
Conventional Detached Dwellings (R1)	15.99	16.36	207
Detached Dwellings (R1/R2) with Secondary Suites (SS)	1.32	1.35	20
Semi-detached Dwellings (R1A)	0.18	0.18	6
Multi-family Dwelling Units (R2/R3)	61.31	62.75	319
Total Residential:	78.80	80.64	552

Figure 3 – Other Land Uses

	Area (Ha)	% of Net Developable Area
Community Amenity Sites		

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WASKASOO



Place of Worship (Sacred Heart)	0.56	0.57
Open Space		
Municipal Reserve (MR)	6.20	6.35
Public Utility Lot (PUL)	0.50	0.51
Recreational Trails	10.24 Km.	
Transportation		
Collector Streets	2.64	2.70
Local Streets	12.26	12.55
Lanes	1.60	1.64
Other Uses		
Institutional Service Facility (PS) (Rural RCMP)	0.90	0.92

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CP Appendix 4

Waskasoo Neighbourhood Plan

Issues and Solutions Public Workshop

Held February 6, 2014 at Festival Hall

The objective of this community workshop was to explain the process for the creation of the Waskasoo Neighbourhood Plan, explain the existing policy framework, share opinions on the strengths and opportunities in the neighbourhood, identify neighbourhood issues and strengths, and discuss how to capitalize on opportunities and brainstorm possible solutions. This was completed by the participants through an individual mapping exercise with associated questions, as well as a group exercise. There were 68 persons in attendance. Participants divided into eleven groups who identified their concerns and potential solutions.

Below is the prioritized list of the top 3 issues identified at the workshop. Each of the eleven tables identified similar concerns. The main areas of concern were traffic, redevelopment, preservation, safety, and upgrades to existing conditions.

2.2.1 Primary Issues

1. 45 Ave. increased traffic after handover to Red Deer Public from Chinook's Edge
2. "River Glen School" redevelopment and "Character" retention
3. Preservation of River Glen School site as a natural area
4. No 67th St. bridge access to Waskasoo by vehicles
5. Population Density
6. Waskasoo Park – If this is the core, needs major re-development!
 - a. Equipment is sized for 5 years plus but need is also for 2 to 5 yr. olds.
 - b. Field is under-used.
 - c. Park equipment and picnic tables are frequently vandalized.
 - d. Used only by High School students so small children are intimidated.
7. Proposed River Glen redevelopment
8. Traffic congestion to High Schools 42A Ave.
9. 55th St. - streetscape, noise, congestion, overburdened & inadequate
10. Keeping views along River public
11. Traffic when school lets out on 45th Ave. and then 55th St. and road maintenance to Kerry Wood NC
12. Traffic
 - a. High volume – especially at beginning & end of school day
 - b. Access to 55th St. from 45th Ave., 47A Ave. & 48A Ave.
 - c. Noise from 49th St. bridge

2.2.2 Secondary Issues

1. Removing green space and rezoning for residential

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2. Car and Garage break-ins, theft and personal safety
3. Buffer Zone to avoid river erosion/protect wildlife corridor
4. Traffic – school - safety
5. Overall safety concerns in parks & on trails due to misuse particularly in the dark & in isolated areas & poor access from sidewalks to trails
6. Traffic speed/volume – 45th Ave. playground zone/future development
7. Pedestrian safety
8. Aging Infrastructure – streets, sidewalks, water & sewer – tree succession
9. Keeping green spaces & streetscape setbacks
10. Maintain green space – protect Kerry Wood NC
11. Maintain low density housing & existing park & trail systems

2.2.3 Tertiary Issues

1. Area Structure Plan needed – structural controls (architectural controls) and density limits
2. Marginalized Demographic – homelessness
3. Traffic congestion at school times on 44th Ave., 45th Ave. & 58 St.
4. Oversized garages
5. Protect and preserve wilderness
6. Improving the pedestrian & bike connection of our neighbourhood to downtown (e.g. Riverlands and Railyards)
7. Decreasing traffic from schools
8. Maintain character
 - a. Historical
 - b. Appropriate infill
 - c. Size (not overbuild)
9. Don't want greater density (traffic issues)

The following information presents the raw data collected at the workshop ranked as to level of importance by each of the eleven tables.

Table 1:

Issues and Concerns

1. (tied) No 67th St. bridge access to Waskasoo by vehicles
1. (tied) 45 Ave. increased traffic after handover to Red Deer Public from Chinook's Edge
2. Removing green space and rezoning for residential
3. Area Structure Plan needed – structural controls (architectural controls) and density limits
 - Apartments on 55th St., traffic, drugs, transient population – apartments are joined – fire hazard
 - Smell on 45th Ave. – manholes
 - Crime coming from trails and river access
 - Better trail connection from Waskasoo Crescent to Parkland Community Living and Supports Society (Parkland CLASS)



- Tree succession plan
- Traffic lights at Corner Store should be longer during school lunch hour and at closing hours
- 55th St. sidewalk north side unsafe
- 45th Ave. – slower traffic

Solutions

1. Traffic – promote River Glen School traffic toward 42A Ave. by closing a portion of 59th St. so River Glen School traffic no longer uses 45th Ave.
2. Removing green space and rezoning - Retain existing zoning and no new development
3. Area Structure Plan needed – Retain existing zoning

Table 2:

Issues and Concerns

1. “River Glen School” redevelopment and “Character” retention
2. Car and Garage break-ins, theft and personal safety
3. Marginalized Demographic - homelessness
 - Accessing 55th St. at certain times of the day
 - Improved pedestrian experience on 55th St.
 - Garbage/Litter
 - Snow removal
 - Retain trees (56th St.) - infrastructure
 - Few playgrounds/spaces for young kids

Solutions

1. River Glen redevelopment – natural, educational, public use and architectural standards for infills
2. Theft - Lighting or cameras, patrols & citizens
 - Widen sidewalks on 55th St.
 - Redevelop lots east of Church for playgrounds/spaces for young kids

Table 3:

Issues and Concerns

1. Preservation of River Glen School site as a natural area
2. Buffer Zone to avoid river erosion/protect wildlife corridor
3. Don’t want greater density (traffic issues)
 - Contingency plan for flooding
 - Protection of biodiversity in natural park areas and invasive plant species pressures
 - No commercial development
 - Playground on 45th St. – better equipment
 - Outdoor gym equipment?
 - Greater number of students – avoid school traffic going down 45th Ave. – keep traffic to 42A Ave. – dead end 45th St.
 - Policing of drug/alcohol use on 48A path and around Memorial Centre



- Garbage from schools
- Speeding, traffic from schools
- Infrastructure capabilities of existing utilities
- Maintaining the character of the neighbourhood
- If development, infill – preserving trees, setbacks between houses, lot sizes
- Turning light on 55th St. & 45 Ave. and by schools on 55th St. during peak times

Solutions

1. Preservation of River Glen School site as a natural area - Don't allow new construction on 45th Ave./River Glen
2. Buffer Zone - Zoning/Environmental Reserve – setbacks from the river edge, berm
 - Redirect traffic/reroute road access via 42A Ave. to Kerry Wood – move access
 - Proper study of carrying capacity of utilities/flood plains
 - Established buffer zones and education programs on cosmetic and non-essential pesticides to protect native park areas and waterways
 - Expand park trail to Kerry Wood: add trees to enhance trail
 - Recommended Species List for all existing and new owners – working with Kerry Wood Nature Centre and Naturalist

Table 4:

Issues and Concerns

1. Population Density
2. Traffic – school - safety
 - Howling Dogs
 - Money (Taxes)

Solutions

1. Population Density - Lot sizes consistency, no multi dwellings
2. Traffic – school – safety - Better visibility of Law Enforcement

Table 5:

Issues and Concerns

1. Waskasoo Park – If this is the core, needs major re-development!
 - a. Equipment is sized for 5 years plus but need is also for 2 to 5 yr. olds.
 - b. Field is under-used.
 - c. Park equipment and picnic tables are frequently vandalized.
 - d. Used only by High School students so small children are intimidated.
2. Overall safety concerns in parks & on trails due to misuse particularly in the dark & in isolated areas & poor access from sidewalks to trails
3. Traffic congestion at school times on 44th Ave., 45th Ave. & 58 St.
 - Only 3 access points from east Waskasoo to 55th St. makes us vulnerable to congestion & reduces access for emergency vehicles
 - Sidewalk on the north side of 55th St. is narrow & in poor repair – unsafe! No separation between vehicles & pedestrians
 - Need more light commercial with option for wine bar, coffee shop



- Playground zones are poorly signed & leave some playground entrances at 50 km
- Poor lighting at south Waskasoo Cres. & 45th Ave. intersection
- Limited walking connection from sidewalks to trail system – example at 59th St. & 45th Ave.
- Need pedestrian crossing signs
- Smoking students detract from community feel and safety
- Need to prohibit smoking in parks
- Vehicles speed through 45th Ave. playground zone (including many City vehicles)
- Drug use in isolated and many heavily treed areas (creek, river valley, McKenzie Trail area, etc.)
- 42A Ave. is inadequate to accommodate school traffic. Needs widening ++, especially with increased student population coming to River Glen

Solutions

1. Waskasoo Park - Community garden or natural 'playscapes' in park/field at 58 St. & 45th Ave. to promote environmental initiatives
 2. Safety - Lighting (solar/motion censored) on trails& at trail/sidewalk intersections
 - a. Improve sidewalk/trail connections
 - b. Develop alpha-numeric grid for identification of location throughout park/trail system
 3. Traffic - Widen 42A Ave. & extend to provide access from 55th St. to Camille, Thurber, River Glen & potentially to Kerry Wood, Parkland CLASS, McKenzie Trail, etc. thereby limiting traffic on 44th Ave., 45th Ave. & 58 St. to local/residential
 - a. Unobtrusive traffic calming measures
- Review of signage (playground, pedestrian crossings, etc.)
 - Prohibit smoking in parks – add signs
 - More street lights at 45th Ave and south end of Waskasoo Crescent

Table 6:

Issues and Concerns

1. Proposed River Glen redevelopment
 2. Traffic speed/volume – 45th Ave. playground zone/future development
 3. Oversized garages
- Traffic on 45th Ave – Gateway/River Glen School switchover
 - Ensure character/identity of housing
 - Encourage home ownership with small lot housing
 - Lack of local amenities
 - Many potential redevelopment areas with no clear direction

Solutions

1. Proposed future River Glen development:
 - a. City to buy to become parkland
 - b. Limit number of houses
 - c. Architectural controls
2. Traffic speed/volume:
 - a. Narrow/traffic calming for street



- b. Introduce barrier on 58th St. & 59th St.
- c. Eliminate student driving & parking (give bus passes away, increase transit, free bikes)
- d. Posting/enforce lower speeds
- 3. Oversized garages
 - a. Height restriction
 - b. Place off alleys

Table 7:

Issues and Concerns

- 1. Traffic congestion to High Schools 42A Ave.
- 2. Pedestrian safety
- 3. Protect and preserve wilderness
 - More walkable 55th St. & 49th Ave. & intersection
 - Lack of or better entrance at 45th Ave. and 55th St.
 - Dark trails along creek and river
 - Traffic (congestion, noise, pollution)
 - Speeders
 - Suspicious vehicles
 - Distracted drivers
 - Homeless people
 - Litter (drug gear & condoms)
 - Lack of shower water pressure recently

Solutions

- 1. Traffic - 42A Ave. – 4 lanes from 55th St. all the way to 59th St.
- 2. Pedestrian Safety - Traffic calming & better sidewalks on 55th St., 49th Ave. & 45th Ave. (River Glen to Kerry Wood)
 - Left turn signal at 45th Ave. & 55th St.

Table 8:

Issues and Concerns

- 1. 55th St. - streetscape, noise, congestion, overburdened & inadequate
- 2. Aging Infrastructure – streets, sidewalks, water & sewer – tree succession
- 3. Improving the pedestrian & bike connection of our neighbourhood to downtown (e.g. Riverlands & Railyards)
 - Managing the flood plain
 - a. Escarpment protection
 - b. Vegetation on escarpment
 - c. Wildlife habitat
 - Protecting parks to ensure their use as originally developed – including infrastructure
 - Preserving the historical significance of the neighbourhood
 - 45th Ave. – traffic, noise, congestion



- Ensuring the safety and security of the neighbourhood

Solutions

1. 55th St.
 - a. Improve sidewalks & develop bike lanes along roadway
 - b. More & better visibility of cross walks
 - c. Improve street to make it more pedestrian friendly
2. Infrastructure and tree replacement
 - a. Invest in tree replacement
 - b. Develop a plan to replace aging infrastructure
3. Connection to Downtown
 - a. Wider sidewalks on 48th Ave.
 - b. Better education & awareness of bike lanes
 - c. Lights on River bike paths from Kerry Wood NC to Riverlands

Table 9:

Issues and Concerns

1. Keeping views along River public
2. Keeping green spaces & streetscape setbacks
3. Decreasing traffic from schools
 - Tree succession
 - Playground improvements
 - Maintaining hub to trails
 - Sidewalks on 55th St.
 - Better utilization of River Glen property for parks – not housing
 - Crime prevention

Solutions

1. Public views to river
 - a. Keeping zoning as PS (Public Service) or make park
 - b. Cutting 45th Ave. at 59th St. & building 42A Ave. out to Kerry Wood NC and returning existing roadway into natural state to enhance connected park system
2. Keeping green spaces & streetscape setbacks
 - a. house to lot ratio
 - b. green spaces
3. School traffic
 - a. Turning loop behind Festival Hall for school traffic
 - b. Block 59th St. so traffic from school takes 42A Ave.
 - c. Better turning lanes into Camille J. Lerouge School
 - d. Carpooling
- Playground improvements – spray park
- River Glen
 - Expand on use of sports facilities ex. Soccer fields, baseball diamonds & cross country skiing
 - City outdoor exercise facility



- Kerry Wood NC – promotions
- Armoury - ? Memorial
- RCMP - ? mini-mall

Table 10:

Issues and Concerns

1. Traffic when school lets out on 45th Ave. and then 55th St. and road maintenance to Kerry Wood NC
2. Maintain green space – protect Kerry Wood NC
3. Maintain character
 - a. Historical
 - b. Appropriate infill
 - c. Size (not overbuild)
4. Safety at night on 55th St.

Solutions

1. Traffic – Traffic calming
 - a. Bump outs like KWD
 - b. Pedestrian crossing buttons
 - c. Fix pot holes
 - d. Landscaped boulevards on 55th St.
 - e. People gathering by corner store – change entrance
2. Maintain green space
 - a. Funding for Kerry Wood Nature Centre to update displays
3. Maintain character
 - a. Design criteria
 - i. Height
 - ii. Width
 - iii. Side setbacks

Table 11:

Issues and Concerns

1. Traffic
 - a. High volume – especially at beginning & end of school day
 - b. Access to 55th St. from 45th Ave., 47A Ave. & 48A Ave.
 - c. Noise from 49th St. bridge
2. Maintain low density housing & existing park & trail systems

Solutions

1. Traffic
 - a. Volume – staggered school hours
 - b. Access to 55th St. – lights?



CP Appendix 5

Waskasoo Neighbourhood Plan Community Identity Public Workshop

Held May 8, 2014, at Streams Christian Church

WASKASOO VISION

There were 38 participants. The results from the 1st Workshop narrowed the Vision Statements that had previously been identified by the Waskasoo Community Association from six down to two. The top two were:

- Known for connection to trails and water, tree-lined streets and for historical homes
- Focus on sustainability, history, green belts, walkability, bringing together leisure, work & home life

Participants at each table worked as a group to wordsmith their Vision Statement based on the knowledge that these two had risen to the top. The Statements created by the tables are as follows:

- Known for its walkable tree-lined streets and historic homes, connection to trails and the river; and the home of Kerry Wood Nature Centre and Gaetz Lakes Sanctuary, Waskasoo is Red Deer's urban oasis.
- We, in Waskasoo, value history, nature (water & trees), trails and walking, the connection to Downtown and our location.
- Connection to the river, natural areas, characterized by trails, water, tree-lined streets, historical homes and greenbelt. A community that values nature, history and sustainability.
- Waskasoo, the original city neighbourhood, is known as and strives to be a residential, environmental, historical, safe, family oriented community linked in a walkable/ride able way to the rest of Red Deer via the trail system, Waskasoo Park, Red Deer River and Waskasoo Creek.
- Waskasoo is Red Deer's connection to the heart of the city, branching out with beautiful trails, a riverscape lined with tree and wildlife aplenty. Bringing together leisure, work and home life.
- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community shares a wealth of natural, artistic and historical riches.

CP APPENDICES



IDENTITY



MOVEMENT



ENVIRONMENT



SAFETY



IMPLEMENTATION



Participants were then asked to individually choose their preferred Vision Statement by placing a sticky dot on their choice. The Vision Statement with the most dots was:

- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community shares a wealth of natural, artistic and historical riches.

Participants also suggested the word 'value' be added. Below is the Statement with value added in red.

- Waskasoo is a neighbourhood of trees and trails, rivers and creeks, beautiful old homes and great schools. Our diverse community **values and** shares a wealth of natural, artistic and historical riches.

Community Heart/Identity – Gathering Places

Participants were asked to choose one of 4 tables and brainstorm ideas related to Community Heart/Identity as a group. The 4 opportunities were; Waskasoo Playground (Table 1), The Look Out (Table 2), Where the Creek and River Meet (Table 3) or Other Community Identity Options (Table 4)

Waskasoo Playground - Table 1:

- Create berms for a natural Amphitheatre
- Natural landscape park – more trees and landscape material
- Perimeter berms
- Meeting place – some type of structure
- Open-faced shelter
- Portable fire pit or Pizza oven
- Picnic tables, seating
- Outside gym
- Extra lighting but no light pollution
- New or modified playground equipment
 - Need something for younger children
 - Natural play area – like St. George's School in Calgary (20th Ave. & 10th St. NW)
 - Modify playground to incorporate easy steps
 - Structure not playable/useable – feel exposed
- Kiva – non-profit micro lending organization as a funding source

The Look Out - Table 2:

- Close road (45 Ave) and direct traffic by or around school
- Green space, outdoor gym, ecofriendly lighting (LED, solar, wind), bike rack, water fountain, updated children's playground
- Watering station for dogs, dog obstacle course, doggie bag dispensers
- Connect the sidewalk from the corner of 45 Ave. & 59 St.
- We need RCMP Patrols really, really bad for our safety
- Create parking area, pave area by look out



- More garbage cans, update benches
- Hub for trail system
- Signage to promote Kerry Wood and the Sanctuary
- Distance markers for trail users
- New road, lots of trees along road

Where the Creek and River Meet - Table 3:

- Link to the Look Out
- Only low impact, low visibility development
- Power for concerts/events (must be low impact) and use for portable lights / portable PA System
- Place art on concrete pad in place – some vertical element – or move slab out of the open space
- Picnic tables and a few more benches
- Boulders to keep vehicles out
- Exercise equipment near concrete slab (ugly, needs screening) or west of creek footbridge - affects
- Trail on riverbank – creek to confluence
- Boat Launch in creek
- Parking opposite street with no name – more traffic?
- Picnic shelter/fire pit
- Planned berm alongside river with trail on top
- Fishing dock
- 42A Ave. extension north to Kerry Wood Nature Centre
- Erosion control
- Aesthetic fencing adjacent steep bank Creekside
- Neighbourhood logo/identity sign
- Street lighting but no light pollution
- Art space?

Other Community Identity Options - Table 4:

- 55th Street Park underutilized - use as Gathering Place – maybe add exercise equipment
- Neighbourhood Signage – maybe an arch over 45th Ave. at Corner Store
- Name signs on parks
- More human scale, historic lighting – perhaps lighting up the tree canopy
- Nicer garbage cans (with lids) and maybe more of them
- Recycling bins
- Flowers & streetscaping/planters at entry corners
- Signage for dog etiquette
- Bike racks, fountains (for people and pets) in parks
- Identification signs around neighbourhood landmarks



Appendix 6

Waskasoo Neighborhood Plan

Connectivity and Land Use Public Open House

Held September 18, 2014 at Festival Hall

A total of 57 people attended the Open House.

STATION 1 – Prior Learnings

Community Vision - Board Comments

1. Suggest blocking 59th off at the alley east of 43rd Ave. and creating a student drop off loop through the parking lot behind the Memorial Center. – 1 Checkmark - Good idea
2. Speed bumps on 58th St. from 42 A Ave. The high school students and parents dropping off kids/picking them up drive way too fast. It's too dangerous for elementary students to walk. Police need to set up speed traps regularly to calm the traffic. Right now there is no police presence, so no incentive to slow down and stop texting and driving.
3. Connect with all schools to encourage children to use the bus. There is no need for so many parent and high school drivers to drive.
4. There needs to be a crosswalk, preferably with a bright signal along 45 Ave. where the trail joins the road. Right now it's very dangerous to cross as drivers speed and are not paying attention.
5. The parking on 48A Ave and 56 St. needs to be reconsidered and monitored, now with the church vehicles (4 masses plus weddings & funerals), parishioners park even in the no parking zones. It would be impossible for a fire truck and possibly even an ambulance to make it around that corner in an emergency situation. Members of our neighborhood have been bringing up this issue to police for years, but nothing has been done. We had a meeting with the neighborhood police a few years ago and it had already been brought up for years before. We were told by bylaw officers don't walk on Sundays. Try Ash Wednesday.
6. No connection from the trails east of the running track to the new 55th St. Sidewalk.
7. Any option that reduces traffic through residential streets would be fine. My son has had 2 near misses already at 44 Ave and 58 St. during the morning rush.



8. Both Gateway and Camille need more parking/drop off options if traffic is to be encouraged to use 42A. There is simply nowhere to go.

Community Identity & Gathering Places- Board Comments

1. Community garden and nursery.
2. New street lights would be lovely.
3. How about making use of the concrete public art pads by placing a post and Basketball hoop at one end for kids to practice their shots.

STATION 2 – Connectivity

Movement – Board Comments

Option 1

1. I don't believe lighting on trails is needed- I walk day and night and wear a head lamp if necessary. Safety is not an issue for us.
2. Consider- Community Parking Pass- over 100 cars before & after school on streets plus student /parent parking.
3. Prefer option 1- for now especially if traffic calming can be implemented- Begin studies well in advance to determine imports of Options 2 +develop mitigation plans.
4. Consider traffic- calming on 45st. rather than enhancing traffic flow. Example- raised intersections at playground.
5. Sidewalk or path connecting trail to Waskasoo beside Michener Hill Street connectivity Board
6. Consider physical barriers to help down traffic particularly on 45 Ave., gentle speed bumps or a few narrow sections that force people to yield to oncoming traffic.
7. Work out traffic flow solution for schools to limit or eliminate traffic in residential areas.
8. Lighting along 45 Ave. from 59 St. to McKenzie trails would give this area more security.
9. The neighborhood has "monitored" the traffic for years. No further monitoring is necessary. It is time to IMPLEMENT traffic slowing/re-directing! It is a problem! Volume/Speeding noise
10. Serious traffic is reckless during lunch hour. I don't let my toddler outside during this time.
11. Enforce photo radar in play- ground zone!

Option 2

1. Great idea to close 45st as a trail/wildlife corridor. Like option 2 very much.
2. Add a loop drop off & turn around behind Memorial Center for LTHS + Gateway schools, I prefer option 2 because it would enhance the trail system & the wildlife corridor along the river. Especially if the land beside the River Glen school is developed into homes.



3. Great idea! Have all school traffic to enter here. A bus loop would be a great way to manage flow/volume.
4. Relocation of the road is a great idea! –Project riverbank/appropriate set back/wildlife corridor-Increased traffic with school change.
5. Closing 45th @ 59th is an awesome plan to help the park and trail system intact. Does not mean that there is no requirement for traffic calming.
6. Excellent option, Speed bumps? Gateway Christian needs a drop off loop.
7. Option 2- but with drop off loop @ Gateway.
8. Excellent idea to calm traffic on 45 Ave, and reduce “party” traffic at night.
9. I like this idea especially if it means the current 45 Ave. & could be made into a more appealing walking trail. It is a sore spot on the trail right now.
10. Great Idea!

STATION 3 – Safety

Safety - Board Comments

1. I like the “art” friendly wall idea.
2. The Communities Association is already a part of the Adopt A Park for the Bob Johnstone Trail & Waskasoo Playground.
3. However, want to preserve natural areas vs mowed lawns.
4. Develop informal trails.
5. Apartments on 55th street between 47th and 48th-clean up found needles & condoms.
6. Excellent engagement activity “chalk walk”.
7. Observation #5- Fear of Crime- I agree as the neighborhood becomes more people friendly fear will diminish, spreading to much, mood a design appropriate lighting would be lovely, turns on in the dark and off in the day.
8. The high density apartments on 55 St. between 47th & 48th Ave. generate enormous amount of waste. Some apartments should have pickup twice a week. The lane is littered with house hold garbage.
9. I lived on 43rd Ave. & 58 St. for 10 years, after finding hypodermic needles behind my garage, along with numerous break ins I moved out. Better lighting and community encouraged surveillance should be considered. Like community control groups.
10. Last week we found needles, lighters in the lower part of our backyard (56st. between Gaetz and the creek). We have our neighborhood clean- up but it’s not enough.
11. More lighting on Waskasoo Crescent. If cars are not locked, always people going through them and stealing stuff.



STATION 4 – Land Use

Land Use – Board Comments

Uses Suggested At Prior Workshops By Residents And The Public

Votes

- Single family housing R1 - 17 checkmarks 4
- Single family housing R2 - 2 checkmarks 12
- Seniors housing - 11 checkmarks 6
- Assisted living facility - 7 checkmarks 8 – 3 way tie
- Preservation of a riparian setback from the River - 24 checkmarks 1
- Stopping/sitting/eating places - 23 checkmarks 2

Light commercial:

- Pub -7 checkmarks 8 – 3 way tie
- Wine Bar - 7 checkmarks 8 – 3 way tie
- Pharmacy – no checkmarks 0
- Bank - no checkmarks 0
- Café/Restaurant - 19 checkmarks 3
- Eating places - 5 checkmarks 9
- Bicycle Rental - 8 checkmarks 7

Other Potential Districts/Uses- No specific location

- Carriage home R1C - 4 checkmarks 10 – 2 way tie
- Wide shallow (Single family) R1WS - 4 checkmarks 10 – 2 way tie
- Semi-Detached R1A - 1 checkmark 13 – 3 way tie
- Narrow lot R1A - 1 checkmark 13 – 3 way tie
- Small lot R1G - no checkmark 0
- Live-Work Residential RLW - 3 checkmarks 11 – 2 way tie
- Multiple family R3 – no checkmarks 0
- Manufactured Home R4 - No checkmarks 0
- Neighborhood Convenience Commercial C3 - 3 checkmarks 11 – 2 way tie
- Mixed Use Commercial C5 - 1 checkmark 13 – 3 way tie
- Parks and Recreation P1 - 12 checkmarks 5

Land Uses in Ranked Order

1. Preservation of a riparian setback from the River
2. Stopping/sitting/eating places
3. Café/Restaurant
4. Single family housing R1
5. Parks and Recreation P1
6. Seniors housing

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7. Bicycle Rental
8. Assisted living facility/Pub/Wine Bar
9. Eating places
10. Carriage home R1C /Wide shallow (Single family) R1WS
11. Live-Work Residential RLW/Neighborhood Convenience Commercial C3
12. Single family housing R2
13. Mixed Use Commercial C5/Semi-Detached R1A /Narrow lot R1A

Former River Glen School Site - Board-Comments

Ranking

Current Public Service (Institutional or Government) District (PS)

Permitted Uses

1. Any use for National Defense purposes which does not prejudice the character or value of the surrounding property - 1 checkmark
2. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large - 20 checkmarks

8 – 3 way tie

1

Current Public Service (Institutional or Government) District (PS)

Discretionary Use

1. Retail sales of goods required in connection with a use approve - no checkmarks
2. Offices for community oriented groups which have recreation as part of their programs -5 checkmarks
3. Parking ancillary to any permitted or discretionary use - 1 checkmark
4. Temporary Care Facility - no checkmarks
5. Assisted living facility - 8 checkmarks
6. Day Care facilities- 2 checkmarks
7. Campground - no checkmarks
8. Identified service facility - no checkmarks
9. Private Signs - 3 checkmarks
10. Private clubs and organizations - 4 checkmarks
11. Utilities - no checkmarks

0

4

8 – 3 way tie

0

3

7

0

0

6 – 3 way tie

5 – 2 way tie

0

Additional Uses added by the Participants

1. Hospice - 4 checkmarks
2. Canoe/Kayak Club - 3 checkmarks
3. Keep as is - 13 checkmarks
4. Low density single family complete with rigorous design guidelines/controls - 1 checkmark
5. 4 storey + R3 Densify please! - 3 checkmarks

5 – 2 way tie

6 – 3 way tie

2

8 – 3 way tie

6 – 3 way tie



Uses for Former River Glen School Site in Ranked Order from Most Votes to Least Votes

1. Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large
2. Keep as is
3. Assisted living facility
4. Offices for community oriented groups which have recreation as part of their programs
5. Hospice
Private clubs and organizations
6. 4 storey + R3 Densify please!
Canoe/Kayak Club
Private Signs
7. Day Care facilities
8. Low density single family complete with rigorous design guidelines/controls
9. Any use for National Defense purposes which does not prejudice the character or value of the surrounding property
10. Parking ancillary to any permitted or discretionary use

STATION 5 – Design Guidelines

Design Criteria for Infill – Board Comments

1. I think the idea of character statements for street or pockets of Waskasoo is an excellent idea.
2. No front drive garages!
3. Lots 2/3&4 – Adult outdoor gym –community center skate rink.
4. Develop a park or reserve on Lot 2 Development parcel - No housing
5. Please don't be too conservative with design guidelines. There are some wonderful modern ideas too.
6. A café like the one at Ellis Bird Farm, bike and rollerblade rental.
7. Setbacks that preserve the garden/green character of this neighborhood.
8. Keep architectural control for style on residential development.
9. Thanks for the public session. It's great that the municipal government is in the hands of such skilled and dedicated employees.
10. I think carriage houses could be a great opportunity to increase density without changing the streetscape. Design ideas & criteria would be helpful.
11. Keep as currently is. No residential development, keep playground.
12. Relaxations to guidelines/controls ONLY when development meets excellent design standards that enhance - not detract from neighborhoods design. X2
13. Any housing built in lot 2 would greatly devalue our home. Leave as is!
14. Complement design

CPTED ASSESSMENT

Waskasoo Neighbourhood Plan



Red Deer, AB

Summer 2014



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Acknowledgements

The City of Red Deer would like to thank all those who participated in this study. Many people contributed significant time, information and ideas during the development of this report. Their experiences and cooperative spirit has provided valuable insight.

Special thanks to Steve Woolrich, SeCure Consulting Solutions Inc. for walking the trails, providing his knowledge and experience, assisting with recommendations and reviewing the draft report. Thanks to David Girardin, City of Red Deer Parks Planning Coordinator, to Craig Douglas, RCMP Park Bylaw Officer and Brenda Garrett, Resident and Secretary of the Waskasoo Community Association for data gathering, consultation and general project assistance.

1.0 Executive Summary

SeCure Consulting Solutions Inc. was engaged by The City of Red Deer to work with the Planning Department to conduct a Crime Prevention Through Environmental Design (CPTED) study of the Waskasoo Neighbourhood during the summer of 2014.

For the purposes of this study, Waskasoo was defined as extending north from 55 Street, west from the eastern boundary of Gaetz Lakes Sanctuary, east from 49 Avenue and north of 67 Street to include the residential acreages and McKenzie Trail Recreation area. This is predominantly a residential district which includes three schools.

The study was conducted using on-site observation, interviews and public workshops. The study found a number of opportunities for improving the built and social environment of the area. Key concerns identified in the interviews and workshops included hiding places and informal trails (poor visibility), inappropriate activities (including loitering, partying, pan handling, harassing, threatening, fighting, littering, drugs including excessive alcohol consumption and creating semi-permanent shelters) and property damage/lack of maintenance (including Graffiti).

Additional concerns of fear of crime, speeding/traffic and a lack of lighting were identified. The on-site observations identified a number of locations where CPTED principles could be applied to help prevent crime. A number of recommendations have been presented.

2.0 Background and Overview

2.1 About CPTED

Crime Prevention Through Environmental Design, or CPTED (pronounced sep-ted), is part of a comprehensive approach to crime prevention. The basic premise of CPTED is that by emphasizing modifications to the physical environment we can reduce the potential for criminal activity.

The application of CPTED tactics can make it more difficult and risky to carry out inappropriate activities and can often be quite simple. CPTED focuses on the use of design to eliminate or reduce criminal behaviour while at the same time encouraging people to keep an eye out for one another. It can be effectively used in most environments, including commercial businesses and residential homes.

While CPTED is not a cure-all for criminal activity, it has been proven effective in many situations and environments. CPTED can be used to identify and remove potential problems in proposed developments, or to correct existing design problems that may invite crime. As part of a comprehensive approach, CPTED complements community-based policing, Neighbourhood Watch, and social programs that address some of the root causes of criminal behaviour.

CPTED is applied through several key and overlapping strategies; Natural Surveillance, Territorial Reinforcement, Natural Access Control, Maintenance and Activity Support.

Natural Surveillance – This involves placing physical features, activities and people in ways that maximize visibility and optimize the potential to spot suspicious persons or activities. This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easy to observe.

Territorial Reinforcement – Physical design can create a sphere of territorial influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be achieved using

landscaping, pavement designs, gateway treatments, signs, and fences, which create boundaries without compromising natural surveillance.

Natural Access Control – This design concept is directed primarily at decreasing crime opportunities by discouraging access to potential crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances, and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with the use of structural elements such as physical barriers, security devices, and tamper-resistant materials.

Maintenance – Care and maintenance of property encourages continued use of a space for its intended purpose. Deterioration indicates less concern for and control of an area and indicates a greater tolerance for disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting. Ensure that a building or area is clean, well-maintained, and graffiti-free.

Activity Support – Encouraging community interaction, activities and the intended use of public space by residents and other legitimate users discourages criminal acts. Natural surveillance by the intended users is casual and occurs spontaneously as a result of the increase in legitimate activity.

2.2 Study Area

The Waskasoo Neighbourhood is predominately residential with walkable tree-lined streets and historic homes, connection to trails and the river; and the home of McKenzie Trail Recreation Area, Kerry Wood Nature Centre and Gaetz Lakes Sanctuary. There are 3 schools within the community; Lindsay Thurber Comprehensive High School, Ecole Camille J. Lerouge School and Christian Gateway School. There is also an RCMP Rural Detachment Office, Cormack Armory, Memorial Centre and Festival Hall, Sacred Heart Catholic Church, Parkland Community Living and Supports Society as well as some rental apartments and a convenience commercial store. The area also holds historical significance and has about 14 heritage buildings or heritage trees located within the boundary.

The Waskasoo project area (outlined in red on the following map image) was defined as extending north from 55 Street, west from the eastern boundary of Gaetz Lakes Sanctuary, east from 49 Avenue and north of 67 Street to include the residential acreages and McKenzie Trail Recreation area.

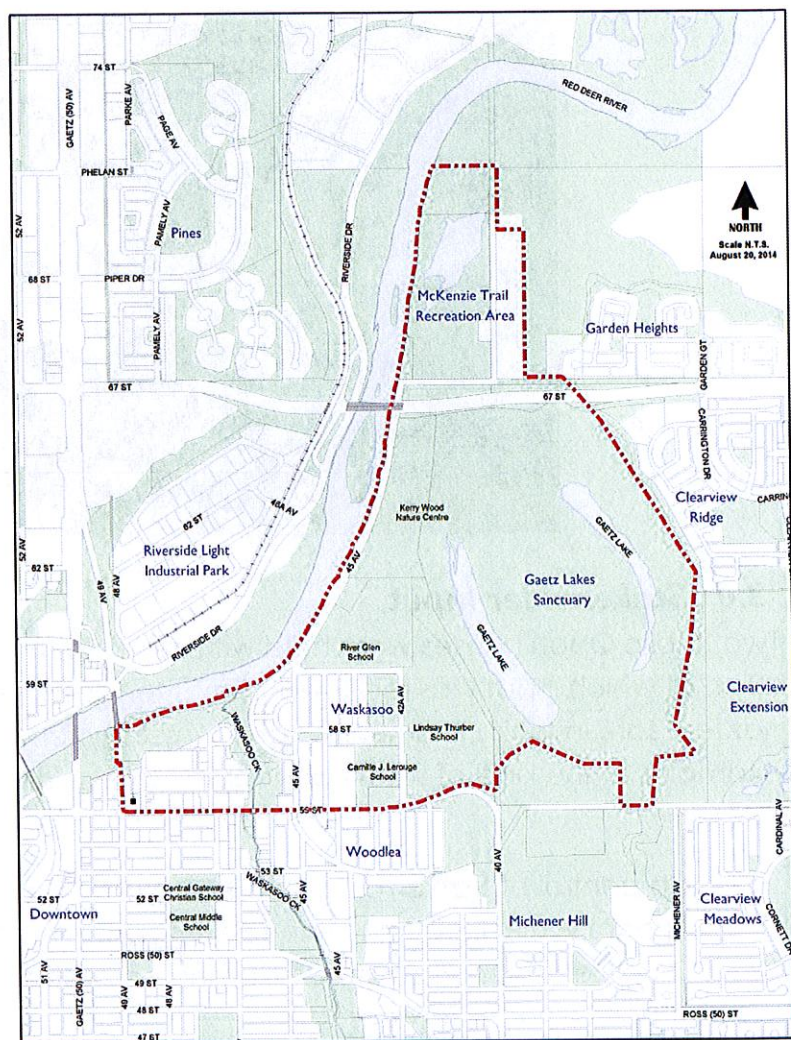
CPTED Assessment Scope – As the safety concerns expressed by the Residents focused mainly on the open space areas along the river and the creek the efforts of the CPTED Assessment focused on those areas specifically. The scoped area

Waskasoo Neighbourhood Plan

where the CPTED Recommendations apply is identified on the following map entitled CPTED Assessment.

2.3 Methodology

This study integrates the use of on-site observations, public consultation and interviews. On-site observations were conducted during regular business hours on different days of the week. Both overt (visible, interactive) observations and covert (not visible or interactive) observations were conducted. The consulting team also did a number of walk-throughs of the area looking at its built and open space environment and captured key elements of this on the photos shown in this report. No criminal activities were witnessed during the site visits.



WASKASOO PLAN AREA MAP

Legend
 - - - Neighbourhood Plan Area
 * Place of Worship



CPTED ASSESSMENT

Legend
 Scope of CPTED Assessment
 - - - Neighbourhood Plan Area



3.0 Stakeholder Input

Two Public Open houses were held with the Community on February 6 and May 8, 2014, at which input was received from attendees, related to areas that they did not feel safe in their communities and why they felt unsafe. The following are examples of the kind of safety concerns expressed in the comment sheets from the residents:

- No control of traffic /drug dealers haven
- Unsightly, cleanup found needles, condoms, garbage
- Drug dealers, narrow street, parking on both sides - especially funerals/ Sunday church services
- Site of homeless people
- Drug use by students
- Apartments that have been poorly maintained
- Wouldn't take trail along river after dark - love them though!
- Unsafe for pedestrians due to noise, vehicle speed & pollution
- Its dark (poorly lit). There are a lot of homeless people and drug deals that happen there
- Dangerous! Monowalk & too close to busy traffic
- Open trees in in green spaces along creek and river for visibility
- Trail with camp litter parallel to paved trail. Don't know what you will find in there
- Sidewalk doesn't connect to the path & you either have to walk on the road or trudge through the swampy field
- Add benches, landscaping. Thin bushes to discourage tenting and drinking
- The trail is concealed from external view & could be dangerous
- Do not feel safe walking due to traffic, noise, water (in spring)

- I have concerns with the illegal use of the park along the river. It should be patrolled more often with Neighbourhood Patrol assisting enforcement
- Sketchy people coming & going
- Unsafe to cross road & no sidewalk on one side
- Really dark at the beginning of Crescent for the first 4 houses, very dark into the path there really needs a couple street lights
- Homeless people harass walkers on the trail by the river west of creek
- Speedy vehicles
- Trail and bridge / homeless people
- Unsightly apartments - poor access & congestion - regular visits from RCMP - tenants - 1/2 way house - transient population - fire trap
- By the small bridge over creek - harassed & almost robbed there
- Apartments & corner store. Especially at night there can be some unsavory activity
- Lights always out somewhere. Playground itself - not lit, glass & assorted paraphernalia
- There are party/drug use issues in the river valley. Often semi-permanent dwellings in trees
- Unsafe traffic - No man's land with no 'eyes on the street'; Parking lot - More No man's land; Corner Store - bad traffic + bad apartments

There were few concerns relating to violent crime but rather drugs, homelessness, vandalism, transportation, graffiti and general social disorder. A fear of crime in the study area was voiced on occasion with a perception that some areas are unsafe and could be improved. Policing of this area was perceived as being very good for the most part, with a strong visible presence, emphasizing a significant improvement from years ago. From the items identified by the residents there are the following concerns:

Primary Concerns:

- Hiding places and informal trails (poor visibility)
- Inappropriate activities
 - Loitering, partying and pan handling
 - Harassing, threatening and fighting
 - Creating semi-permanent shelters
 - Littering from inappropriate activities
 - Drugs (including excessive alcohol consumption)
- Property damage/lack of maintenance (including Graffiti)

Additional Concerns:

- Fear of crime

- Speeding/traffic
- Lack of lighting

The CPTED Assessment was undertaken with these issues in mind and with an eye to understanding the problem and providing recommendations for improving the situation in order to address the concerns expressed.

3.1 Options for Positive Change

Crime Prevention Through Environmental Design (CPTED) identified a number of positive principles and practices that can be applied to the types of concerns that were expressed. These include:

- Increased Education and Awareness around addictions, harm reduction, homelessness, mental health and other social issues
- Increased government funding for social agencies and programs
- Continued police presence
- Discretionary enforcement of various City bylaws
- More commissioned public art throughout the area
- Allow for organized community events

In a broad perspective, strengthened health and education systems around social issues such as addictions, homelessness and mental health would obviously contribute significantly to crime prevention.

4.0 Observations and Recommendations

A number of site visits were completed during the months of June and July, 2014. These visits were carried out during regular business hours to gather the necessary information for this project. The consultants were able to review both the everyday experience of the built environment and to watch how people interact with that environment.

4.1 Observation #1: Informal Trails and Hiding Places

In order to address the issues related to the creation of informal trails and hiding places where inappropriate activities may occur we need to look toward the implementation of the CPTED Principles of Natural Access Control, Natural Surveillance and Territorial Reinforcement.

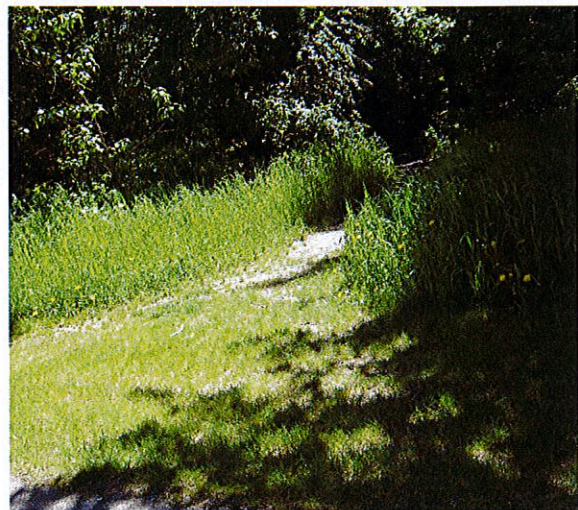
Recommendations:

- Report suspicious people and groups that may be congregating in these areas to the police. Our Citizens on Patrol (COP) initiative is available and regular inspections by Bylaw Officers could be focused on areas of concern.
- The Community Association and volunteers could undertake, with assistance from The City, to identify and map the location of all informal trails and congregation areas within the Waskasoo area. The information gathered could look at the potential for creation within the wooded area of one or more formal, accessible, shaded seating locations with amenities, such as benches/picnic tables/garbage containers. These seating areas must have high visibility into/out of them to provide chances for Natural Surveillance by allowing legitimate users into a space thereby discouraging criminal behavior. This approach is most likely feasible toward the western end of the wooded area in the photographs to the right.
- Informal open areas not deemed applicable for formal use should be reinstated with compatible native trees and understory shrubs to discourage its reuse. To the right is an example of a location that is not likely large enough to warrant



formalizing and could benefit from supplemental tree and shrub planting.

- At locations where there are informal trails deemed acceptable for formalizing, the locations should be opened up to ensure greater visibility into and out of them as well as the placement of a hard surface. Clearly defined travel surfaces will discourage wandering from the new trail. Supplemental planting may be required to assist in this effort.
- Informal trails, particularly their entry points, deemed unacceptable for formalizing should be developed to reinstate a denser, more impenetrable condition in the wooded areas and the entry areas. This strategy should combine tree planting, substantial understory planting, natural physical barriers such as boulders and, in strategic locations the use of 'hostile vegetation' which may be thorny or densely planted in order to prevent penetration and control access. Informal paths leading to these entry points should be reinstated.
- The photo to the right shows an informal entry to the wooded area from the northern end of 47A Avenue which may be a location for a formal access into the trail



system. Formalizing a trail connection should be pursued.

- This image is of a staircase that leads from the 55 Street Bridge over the Waskasoo Creek down into the wooded area of the park. It can be seen that this staircase has provided access to a graffiti location. In consultation with the City of Red Deer Public Works department it has been determined that in Phase 2



of the Improvements to 55th Street will include the blocking or removal of this staircase. Graffiti removal and reinstatement of this area should occur.

- There are 2 wetland areas within the scoped area and these are to be retained and protected as they serve an important ecological function.
- The movement of wildlife through the area should be a consideration to ensure that any modifications will not negatively impact their movement.
- Generally keep foliage trimmed to allow for natural surveillance in locations where people may be inclined to use it for shelter and/or illegal activity.

4.2 Observation #2: Lack of Maintenance/Facilities

A criminological theory - 'broken windows theory' - states that maintaining and monitoring urban environments in a well-ordered condition may stop further vandalism and escalation into more serious crime. The simple act of regular maintenance can discourage unwanted activity because there is no perception of neglect but one of constant attention thereby discouraging the undesired uses. Maintenance is a key principle of CPTED. Maintenance has a price and there is an environmental tradeoff between natural preservation and higher maintenance – grass cutting/pruning.

Recommendations:

- Areas of high use and community importance should be kept well maintained in order to engender a sense of pride in the community. The image on the right below, a boulder with a cast metal memorial plaque attached which should be relocated to a more visible and easily maintained location. These sites within the park should receive consideration when it comes to ensuring the visibility of these hidden gems.
- Garbage containers as well as recycle bins should be provided in high use areas and emptied on a regular basis. The image to the right, near the intersection of 45th Avenue and 59th Street, shows a seating area with a garbage container but the weeds have taken control. There were recyclable containers piled here showing a wish to recycle. The placement of recycling bins is part of a larger citywide initiative.
- Unintended consequences can result from lack of observation as seen in the photo to the right as the grass mowing follows the trail edge slightly off set but just down the trail within view is a seating area. This seating area is somewhat secluded but



becomes much less visible when the long grass beside the trail is not cut. Greater visibility into the seating area may remove the sense of safety that allowed the tagging to occur on the wooden railings visible in the photo and seen in the next section.

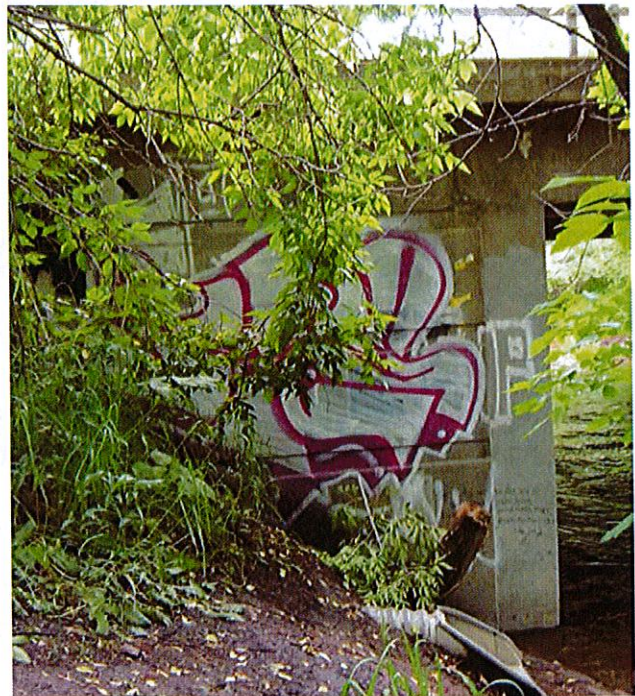
- Community clean up events should continue to be organized as both a social event and a community building event. The City's Adopt a Park program should be participated in by the community. Trail users should actively assist with litter pickup and even obvious weed removal in an effort to show concern for their community.

4.3 Observation #3: Property Damage/Graffiti

Graffiti and tagging, both forms of property damage, were found in this area but not abundantly.

Recommendations:

- Quick removal and on-going diligence through various measures needs to continue in an effort to reduce and control this type of vandalism. The image to the right shows the concrete bridge abutment where the Waskasoo Creek goes underneath 55th Street. This shows the existing graffiti and tags in this location as this site is well hidden.
- Some consideration should be given to creating a broader approach to graffiti prevention and enforcement. This could be done by the creation of a 'graffiti safe zone' which provides usually a wall surface that is whitewashed once or more a year and provides a blank canvas for artists to use. Graffiti has been the initial style of art for many main stream artists working today and we should encourage this form of artistic expression in appropriate or sanctioned locations.



- More commissioned public art throughout the area. Allow for organized street events such as chalk mural painting.
- The image to the right is of a small tag on a railing in a fairly private seating area. Generally there was very little graffiti to be found in the area and mainly isolated to areas where there were reduced chances for interruption.
- Continue to encourage residents to report graffiti by calling the hotline or/ or appropriate City department to report property damage.



4.4 Observation #4: Inappropriate Activities

The CPTED principle of Activity Support is a most useful tool in addressing inappropriate activity occurrence. Natural Surveillance and Territorial Reinforcement are also important principles utilized here. The goal is to activate in some manner the spaces that seem as neglected or isolated and bring activity into them that discourage inappropriate use. This neighbourhood is challenged by a lack of density and the large areas of open space reducing the opportunities for natural surveillance. This portion of park suffers from a lack of destinations to draw users into and through.

Recommendations:

- Locate appropriate uses in locations where inappropriate activities are being seen. The images to the right and below are existing examples of the use of bird houses, a human interactive element, adjacent the trail thereby placing an appropriate activity adjacent a location that may be the site of inappropriate activities.



This type of action uses the principles of Activity Support by placing an activity adjacent the trail, Natural Surveillance and Territorial Reinforcement to show the trail users, on the left, that the home owners, on the right, are watching the trail and their birdhouses as well as indicating their property line.

- Residents abutting the trail system are encouraged to open views toward the trails by the trimming of privately owned trees/shrubs to create view corridors to deter any activities seeking privacy.
- The seating area shown on the right is a location perceived to be secluded as shown by the tag on the railing seen earlier and the obscuring unmown grass. This could be a location for an activity such as checker/chess tables or even picnic tables to offer another activity here.
- Continue to raise awareness about the reporting of crime. Natural surveillance works only if the crime witnessed is reported.



4.5 Observation #5: Additional Concerns

Fear of Crime: As the community becomes more involved in creating the place that they feel some ownership of, the fear of crime will decrease. Fear of Crime is a perception not always based on fact but often just a personal tolerance level of disorder. As actions implementing improvements to safety are undertaken this

should assist in reducing the perception of crime in the area. This is a universal human problem. Crime statistics comparing communities is not considered positive.

Speeding/Traffic: This is a city wide issue that we all deal with but through the development of the Waskasoo Neighbourhood Plan some recommendations to address this issue will be presented.

Lack of Lighting: Any street lighting is under the jurisdiction of the City of Red Deer's Electric Light and Power and they should be contacted with concerns about street lighting. There were also suggestions from the community about placing lighting on the trails. The general direction from CPTED is that a lit path gives the perception of safety but it in fact may just be providing light for inappropriate activities consequently the tradition has been to not light park trails. There are the additional concerns with the impact of night lighting on nocturnal wildlife movement and the unnecessary contribution to light pollution.

5.0 Conclusions

The use of Crime Prevention through Environmental Design (CPTED) is becoming widespread in The City of Red Deer and is well supported by local police. Its holistic methodology is a very effective problem-solving tool.

Complex problems involving multiple groups are challenging and require a unique approach. The City of Red Deer has been a leader in our province in using both traditional and 2nd Generation CPTED to provide optimal results using strategies that help build community and foster a "culture of caring."

This Assessment has brought forward a number of recommendations that, should they be implemented, may assist in reducing not only the perception of crime but the actual incidents of crime because the community shows that it cares.

Creating new and unique partnerships is essential for all communities. Once these relationships are established they typically solve many of their own problems with a little help from their municipality, police and other like-minded groups. As citizens of Red Deer our ultimate goal should be to Care, Connect and Co-operate with one another. This helps build capacity in any community where various agencies such as the police do not have the resources and/or the expertise to nurture this process. It's this collaborative process that creates safe communities like Red Deer.

APPENDIX A: City of Red Deer CPTED Information Sheet

Crime Prevention Through Environmental Design (CPTED)

A comprehensive approach to crime prevention

CPTED is part of a comprehensive approach to crime prevention. By emphasizing modifications to the physical environment, it complements community-based policing, Neighbourhood Watch, and social programs that address some of the root causes of criminal behaviour.

The application of CPTED tactics can make it more difficult to carry out inappropriate activities and can often be quite simple. CPTED focuses on the use of design to eliminate or reduce criminal behaviour while at the same time encouraging people to keep an eye out for one another.

CPTED can be applied to identify and remove potential problems in proposed developments, or to correct existing design problems that may invite crime.

Key principles of CPTED

Natural Surveillance – this involves placing physical features, activities, and people in ways that maximize visibility and optimize the potential to spot suspicious persons or activities. This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easy to observe.

Territorial Reinforcement – physical design can create a sphere of territorial influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be achieved using landscaping, pavement designs, gateway treatments, signs, and fences, which create boundaries without compromising natural surveillance.

Natural Access Control – this design concept is directed primarily at decreasing crime opportunities by discouraging access to potential crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances, and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with the use of structural elements such as physical barriers, security devices, and tamper-resistant materials.

Maintenance – care and maintenance of property encourages continued use of a space for its intended purpose. Deterioration indicates less concern for and control of an area and indicates a greater tolerance of disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting. Ensure that a building or area is clean, well-maintained, and graffiti-free.

Activity Support – encouraging community interaction, activities and the intended use of public space by residents and other legitimate users discourages criminal acts. Natural surveillance by the intended users is casual and occurs spontaneously as a result of the increase in legitimate activity.

