



CITY COUNCIL

AGENDA

Monday, June 10, 2019 – Council Chambers, City Hall

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

1. IN CAMERA MEETING (approximately 1.5 hours)

1.1. Motion to In Camera

1.1.a. Human Resource Matter FOIP 24(1)(b)(i) - Advice from Officials

1.1.b. Annexation FOIP 23(1)(a) - Local public body confidences, FOIP 24(1)(a) - Advice from officials, FOIP 25(1)(c) - Disclosure harmful to economic and other interests of a public body

1.2. Motion to Revert to Open Meeting

2. MINUTES

2.1. Confirmation of the Minutes of the Monday, May 27, 2019 Council Meeting.
(Agenda Pages 1 – 14)

3. POINTS OF INTEREST

4. REPORTS

4.1. Mid-Year Budget Date Change

(Agenda Pages 15 – 15)

- 4.2. Request for Support for the 2019 Canadian Finals Rodeo (CFR)
(Agenda Pages 16 – 18)
- 4.3. Enterprise Business Planning - Council Guidelines
(Agenda Pages 19 – 26)
 - 4.3.a. Financial
 - 4.3.b. Planning
 - 4.3.c. Process
 - 4.3.d. Additional Instructions

5. BYLAWS

- 5.1. Land Use Bylaw Amendment - Omnibus Bylaw 3357/S-2019
(Agenda Pages 27 – 71)
 - 5.1.a. Consideration of First Reading of the Bylaw

6. PUBLIC HEARINGS

- 6.1. Bylaw 3357/L-2019
Amendment for a Site Exception
"Restaurant" as a Discretionary Use at 4501-48 Avenue
(Agenda Pages 72 – 124)
 - 6.1.a. Consideration of Second Reading of the Bylaw
 - 6.1.b. Consideration of Third Reading of the Bylaw

7. ADJOURNMENT



UNAPPROVED - M I N U T E S

**of the Red Deer City Council Regular Meeting
held on, Monday, May 27, 2019
commenced at 2:30 P.M.**

Present: Mayor Tara Veer
Councillor Buck Buchanan
Councillor Michael Dawe
Councillor Tanya Handley
Councillor Vesna Higham
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Allan Seabrooke
Director of Communications & Strategic Planning, Julia Harvie-Shemko
Director of Community Services, Sarah Cockerill
Director of Corporate Services, Lisa Perkins
Acting Director of Development Services, Greg Sikora
Director of Human Resources, Kristy Svoboda
Director of Planning Services, Tara Lodewyk
Director of Protective Services, Paul Goranson
City Clerk, Frieda McDougall
Deputy City Clerk, Samantha Rodwell
Corporate Meeting Administrator, Amber Senuk
Corporate Meeting Support, Kaitlin Bishop
Corporate Meeting Support, Jennifer Hankey
Planning Manager, Emily Damberger
Senior Planner, Orlando Toews
Senior Planner, Christi Fidek



I. MINUTES

I.1. Confirmation of the Minutes of the May 13, 2019 Council Meeting

Moved by Councillor Lawrence Lee, seconded by Councillor Tanya Handley

Resolved that Council of The City of Red Deer hereby approves the Minutes of the May 13, 2019 Regular Council Meeting as transcribed.

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

MOTION CARRIED

2. REPORTS

2.1. Alberta Urban Municipalities Association (AUMA) Resolutions

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Legislative Services / Intergovernmental Strategist dated May 13, 2019 re: AUMA Resolutions, hereby agrees that Council forward to the AUMA 2019 Conference the following resolution:

Needle Debris

Whereas Needles are used by people with specific health conditions and addictions and the majority of needles are disposed of safely by the people who have used them; however, work is needed to respond to the increased needle debris;

Whereas the distribution of needles is reducing the number of shared needles being used but more needles are being discovered in public spaces such as park and recreation areas, causing a public health concern;



Whereas Municipalities are being burdened by the increasing cost of clean-up for needles being discovered and many residents are concerned for their health and safety;

Therefore be it Resolved that the Alberta Urban Municipalities Association advocate to the Government of Alberta for an Alberta wide strategy for the clean-up and disposal of used needle debris and for the Government of Alberta to provide additional resources to municipalities to collect and dispose of used needles.

Further be it Resolved that until such time as a strategy is established, the Province provide funding to municipalities to respond to these costs.

Prior to consideration of the motion, the following amendments were introduced:

Moved by Councillor Vesna Higham, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from Legislative Services / Intergovernmental Strategist dated May 13, 2019 re: AUMA Resolutions, hereby agrees to amend the resolution by adding as the first **Whereas**: “**Whereas** the Government of Alberta, through various agencies, annually distributes millions of harm reduction needles, province-wide, in response to the opioid/drug addiction crisis in Alberta;”

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

MOTION TO AMEND CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from Legislative Services / Intergovernmental Strategist dated May 13, 2019 re: AUMA Resolutions, hereby agrees to amend the resolution as follows:

- by deleting “**Whereas** the distribution of needles is reducing the number of shared needles being used but more needles are being discovered in public

spaces such as park and recreation areas, causing a public health concern; and replacing it with “**Whereas** while needle distribution is reducing the number of shared needles used, a growing number of discarded needles are being discovered in public spaces such as parks and recreation areas- causing significant public health and safety concerns;”

- by deleting “**Whereas** Municipalities are being burdened by the increasing cost of clean-up for needles being discovered and many residents are concerned for their health and safety;”and replacing it with “ **Whereas** municipalities are being increasingly burdened by the rising costs of needles debris clean-up, and many citizens are deeply concerned for their health and safety;”
- by deleting “**Therefore be it Resolved** that the Alberta Urban Municipalities Association advocate to the Government of Alberta for an Alberta wide strategy for the clean-up and disposal of used needle debris and for the Government of Alberta to provide additional resources to municipalities to collect and dispose of used needles;” and replacing it with “**Therefore be it Resolved** that the Alberta Urban Municipalities Association advocates to the Government of Alberta for a province-wide strategy for the clean-up and disposal of used needle debris and for the Government of Alberta to provide additional resources to municipalities to collect and dispose of used needles; and”
- By deleting “the Province provide” and replacing it with the “Province provides”
- By adding “adequate” after “the Province provides”
- By adding “ongoing” after “municipalities to respond to these”

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO AMEND CARRIED



The original motion, as amended, was then on the floor.

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Legislative Services / Intergovernmental Strategist dated May 13, 2019 re: AUMA Resolutions, hereby agrees that Council forward to the AUMA 2019 Conference the following resolution:

Needle Debris

Whereas the Government of Alberta, through various agencies, annually distributes millions of harm reduction needles, province-wide, in response to the opioid/drug addiction crisis in Alberta;

Whereas Needles are used by people with specific health conditions and addictions and the majority of needles are disposed of safely by the people who have used them; however, work is needed to respond to the increased needle debris;

Whereas while needle distribution is reducing the number of shared needles used, a growing number of discarded needles are being discovered in public spaces such as parks and recreation areas – causing significant public health and safety concerns;

Whereas municipalities are being increasingly burdened by the rising costs of needle debris clean-up, and many citizens are deeply concerned for their health and safety;

Therefore be it Resolved that the Alberta Urban Municipalities Association advocates to the Government of Alberta for a province-wide strategy for the clean-up and disposal of used needle debris, and for the Government of Alberta to provide additional resources to municipalities to collect and dispose of used needles; and

Further be it Resolved that until such time as a strategy is established, the Province provides adequate funding to municipalities to respond to these ongoing costs.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Tanya Handley, Councillor Vesna Higham,



Councillor Ken Johnston, Councillor Lawrence Lee, 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 report from Legislative Services / Intergovernmental Strategist dated May 13, 2019 re: AUMA Resolutions, hereby directs the development of an advocacy strategy to establish principles for the future submission of resolutions to the Alberta Urban Municipalities Association and the Federation of Canadian Municipalities.

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

MOTION CARRIED

Council recessed at 3:31 p.m.

Council reconvened at 6:00 p.m. Councillor Tanya Handley did not return.

3. PUBLIC HEARINGS

- 3.1. **Proposed amendments to create a new land use district in the Queens Business Park area – Bylaw 3357 / N-2019**
Proposed amendments to:
Bylaw 3398/A-2019 – West QE2 Major Area Structure Plan (MASP)
Bylaw 3399/A-2019 – Queens Business Park Industrial Area Structure Plan (IASP)
Bylaw 3469/A-2019 – Queens Business Park SE 36 Industrial Area Structure Plan (IASP)



Moved by Councillor Buck Buchanan, seconded by Councillor Ken Johnston

Resolved that Council of The City of Red Deer hereby agrees to amend Bylaw 3357/N-2019 as follows:

- By deleting (vi) Billboard Sign in Section 6.4.2(b) Discretionary Uses; and
- By adding to Section 6.4.2 IIB/AD Development Standards:
 - (d) Dynamic Signs shall not face a Major Corridor, as defined in Section 7.15.2(b).

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong

OPPOSED: Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION TO AMEND CARRIED

Mayor Tara Veer declared open the Joint Public Hearing for Bylaw 3357/N-2019, an amendment to the Land Use Bylaw to create a new land use district, IIB/AD Industrial (Business Service and Automobile Dealership) District, which would replace the DC(24) District in the Queens Business Park, Bylaw 3398/A-2019, an amendment to the West QE2 (West of Highway Queen Elizabeth II) Major Area Structure Plan, Bylaw 3399/A-2019, an amendment to the Queens Business Park Industrial Area Structure Plan, and Bylaw 3469/A-2019, an amendment to the Queens Business Park SE 36 Industrial Area Structure Plan. Mr. Brett Salomons spoke to this item. As there was no one else present to speak to the bylaw, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

SECOND READING: That Bylaw 3357/N-2019 (an amendment to the Land Use Bylaw to create a new land use district, IIB/AD Industrial (Business Service and Automobile Dealership) District, which would replace the DC(24) District in the Queens Business Park) be read a second time, as amended.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael



Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Buck Buchanan, seconded by Councillor Frank Wong

THIRD READING: That Bylaw 3357/N-2019 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3398/A-2019 (an amendment to the West QE2 (West of Highway Queen Elizabeth II) Major Area Structure Plan) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED



Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

THIRD READING: That Bylaw 3398/A-2019 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

SECOND READING: That Bylaw 3399/A-2019 (an amendment to the Queens Business Park Industrial Area Structure Plan) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Vesna Higham, seconded by Councillor Ken Johnston

THIRD READING: That Bylaw 3399/A-2019 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



ABSENT: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Michael Dawe

SECOND READING: That Bylaw 3469/A-2019 (an amendment to the Queens Business Park SE 36 Industrial Area Structure Plan) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Michael Dawe

THIRD READING: That Bylaw 3469/A-2019 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

3.2. Bylaw 3357/D-2019 Amendment to Direct Control District No. 27 and Clearview Market Square Phase 2 Site Plan and Design Package

Mayor Tara Veer declared open the Public Hearing for Bylaw 3357/D-2019, an amendment to the Land Use Bylaw to amend Direct Control District No. 27 to add “Motor Vehicle Service or Repair, excluding Motor Vehicle Sales (for Phase 2)” as a discretionary use in the DC27 district and to modify the Direct Control District No. 27 approving authority in order to streamline



the approval process. Mr. Guy Pelletier, Ms. Leah Margiotta and Mr. Daniel Eggert spoke to this item. As no one else was present to speak to the bylaw, Mayor Tara Veer declared the Public Hearing closed.

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

SECOND READING: That Bylaw 3357/D-2019 (an amendment to the Land Use Bylaw to amend Direct Control District No. 27 to add “Motor Vehicle Service or Repair, excluding Motor Vehicle Sales (for Phase 2)” as a discretionary use in the DC27 district and to modify the Direct Control District No. 27 approving authority in order to streamline the approval process) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Dianne Wyntjes

THIRD READING: That Bylaw 3357/D-2019 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED



Moved by Councillor Vesna Higham, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer having considered the report from Planning Services, dated April 12, 2019 re: Bylaw 3357/D-2019 Amendment to Direct Control District No. 27 and Resolution to Council: Clearview Market Square: Phase 2 Site Plan and Design Package hereby adopts a new Clearview Market Square: Phase 2 Site Plan and Design Package to guide future development of the subject area.

Prior to consideration of the motion, the following amendments were introduced:

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from Planning Services, dated April 12, 2019 re: Bylaw 3357/D-2019 Amendment to Direct Control District No. 27 and Resolution to Council: Clearview Market Square: Phase 2 Site Plan and Design Package hereby agrees to table the Clearview Market Square: Phase 2 Site Plan and Design Package for up to 6 weeks to allow administration to provide additional information and options related to:

- The potential removal of the egress onto 30 Avenue
- Alternate Building designations for Building 8

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

OPPOSED: Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION TO TABLE DEFEATED

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer having considered the report from Planning Services, dated April 12, 2019 re: Bylaw 3357/D-2019 Amendment to Direct Control District No. 27 and Resolution to Council: Clearview Market Square: Phase 2 Site Plan and Design Package hereby amends the Site Plan by removing the egress on



to 30 Avenue.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Lawrence Lee

OPPOSED: Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION TO AMEND DEFEATED

Moved by Councillor Vesna Higham, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer having considered the report from Planning Services, dated April 12, 2019 re: Bylaw 3357/D-2019 Amendment to Direct Control District No. 27 and Resolution to Council: Clearview Market Square: Phase 2 Site Plan and Design Package hereby amends the Site Plan by changing the designation of Buildings 8, 9 and 10 from "AUTO" to "AUTO and/or CRU".

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Dianne Wyntjes

OPPOSED: Councillor Frank Wong

ABSENT: Councillor Tanya Handley

MOTION TO AMEND CARRIED

The original motion, as amended, was then on the floor.

IN FAVOUR: Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes



OPPOSED: Mayor Tara Veer

ABSENT: Councillor Tanya Handley

MOTION CARRIED

4. ADJOURNMENT

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby agrees to adjourn the Monday, May 27, 2019 Regular Council Meeting of Red Deer City Council at 8:00 p.m.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Michael Dawe, Councillor Vesna Higham, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Councillor Tanya Handley

MOTION CARRIED

MAYOR

CITY CLERK



May 23, 2019

Mid-Year Budget Meeting Date Change

Legislative Services

Report Summary & Recommendation:

At the Monday, October 15, 2018 Council Meeting, City Council approved the 2019 Council Meeting Dates from January, 2019 until the end of August, 2019. Included in this approval was the Tuesday, August 20, 2019 Mid-Year Budget meeting date.

Administration is requesting that the 2019 Mid-Year Budget meeting be moved from Tuesday, August 20, 2019 to Wednesday, September 4, 2019 to accommodate financial reporting timelines.

City Manager Comments:

I support the recommendation of Administration.

Allan Seabrooke
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Legislative Services hereby agrees to move the Mid-Year Budget meeting from Tuesday, August 20, 2019 at 9:00 a.m. to Wednesday, September 4, 2019 at 9:00 a.m.

FILE COPY



Council Decision – June 10, 2019

DATE: June 13, 2019
TO: Samantha Rodwell, Deputy City Clerk
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Mid-Year Budget Date Change

Reference Report:

Legislative Services, dated May 23, 2019

Resolution:

At the Monday, June 10, 2019 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 May 23, 2019 hereby agrees to move the Mid-Year Budget meeting from Tuesday, August 20, 2019 at 9:00 a.m. to Wednesday, September 4, 2019 at 9:00 a.m.

Report back to Council:

No.

Comments/Further Action:

Corporate Meeting Support to update the Corporate Calendar

A handwritten signature in blue ink that reads 'Rodwell'.

for

Frieda McDougall
Manager

c. Corporate Meeting Support



April 17, 2019

Request for support for the 2019 Canadian Finals Rodeo (CFR)

Land and Economic Development

Report Summary & Recommendations

As of March 2019 we have received a request for support from Westerner Park for the 2019 Canadian Finals Rodeo (CFR). The amount requested of Red Deer County and the City of Red Deer was \$100,000.00; 50%, or \$50,000.00 of which is to be funded by the City of Red Deer.

This financial support will be directed towards the production of the Opening Ceremonies including naming rights as the presenting sponsors of the opening ceremonies for all performances during CFR running from October 29, 2019 to November 3, 2019.

Administration is recommending that Council approve an increase to the 2019 Operating Budget of \$50,000 on a one time basis with funding from the Operating Reserve- Tax Supported to Westerner Exposition Association and the Red Deer & District Chamber of Commerce for the hosting of the 46th Canadian Finals Rodeo.

City Manager Comments

I support the recommendation of Administration. Red Deer County has approved the request in the amount of \$50,000 for the 2019 Canadian Finals Rodeo.

Allan Seabrooke
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from Land and Economic Development, dated April 17, 2019 re: Request for support for the 2019 Canadian Finals Rodeo (CFR) hereby approves an increase in the 2019 Operating Budget, on a one time basis, in the amount of \$50,000 to be funded from the Operating Reserve – Tax Supported, subject to a matching grant being provided by Red Deer County in 2019.

Background

This is the second year of the CFR in Red Deer. The estimated return on investment of this event is \$20-\$25,000,000.00 annually based on the 2018 CFR results.

Discussion

In return for this investment the City of Red Deer will be provided the following opportunities:

Advertising Exposure

- Two (2) static advertisements that will be displayed a minimum of three (3) times on the 360 degree LED ring at each CFR performance
- 1 – 30 second commercial to be played prior to each performance
- Logo inclusion on the Official CFR website specific to the Corporate Partner Thank-You page, with web-link
- Name mention in three (3) social media posts throughout Twitter, Facebook and Instagram
- Half page advertisement in CFR program
- Logo recognition on 19th Street LED sign to play during the week of CFR
- Logo recognition in Media Kit
- One (1) name mention by announcer per performance
- Opportunity to offer welcome address at various CFR events
- 10 x 10 Booth space at CFR event

Signage

- One (1) flag bearing the City of Red Deer logo to be included in the Sponsor Parade during each CFR performance
- Included on all CFR Corporate Partner Thank-You signage
- One (1) banner in the arena

Hospitality

- Invitation to and speaking opportunity for behind the chutes tour for 10 people prior to one performance
- Invitation to the Westerner Park private suite for 4 guests for one CFR performance
- Invitation and speaking opportunity at a CFR Media Event
- Invitation and speaking opportunity at one Buckle Presentation

Use of Marks

- City of Red Deer has the right to use the Canadian Finals Rodeo logo in advertising and promotions with pre-approval by CFR 46 Corporate Partnership Fulfillment Manager on or before October 1, 2019.

Analysis

The support of the CFR gives the opportunity to:

- Co-present a major, national event with a potential of this relationship continuing for an additional 8 years past 2019
- Significant positive economic impact for Red Deer

- Opportunity to further activate the City of Red Deer around sports and event tourism
- National profile and media attention
- Opportunity to build community/cultural support and involvement through participant and attendee hosting
- Test opportunity for the 2021 World Juniors Event – Volunteers and Venue
- Provide Canadians and Albertans with the opportunity to access authentic western sport that provides a tribute to the core of what our unique community history has been built upon

The grant will be funded from the Operating Reserve – Tax Supported. This reserve has a balance of \$33.8 million as of December 31, 2018. It is estimated that there will be a net draw on the reserve of \$2 million in 2019. There are sufficient funds in the reserve in 2019 to fund the grant for the Canadian Finals Rodeo.



Council Decision – June 10, 2019

DATE: June 13, 2019
TO: Bre Fitzpatrick, Land & Economic Development Officer
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Request for Support for the 2019 Canadian Finals Rodeo (CFR)

Reference Report:

Land and Economic Development, dated April 17, 2019

Resolution:

At the Monday, June 10, 2019 Regular Council Meeting, Council passed the following Resolution:

Resolved that Council of The City of Red Deer having considered the report from Land and Economic Development, dated April 17, 2019 re: Request for support for the 2019 Canadian Finals Rodeo (CFR) hereby approves an increase in the 2019 Operating Budget, on a one time basis, in the amount of \$50,000 to be funded from the Operating Reserve – Tax Supported, subject to a matching grant being provided by Red Deer County in 2019.

Report back to Council:

No.

Comments/Further Action:

None.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

for Frieda McDougall
Manager

- c. Director of Planning Services
Land & Economic Development Manager
Chief Financial Officer



May 24, 2019

Enterprise Business Planning – Council Guidelines

Corporate Services Division and Financial Services Department

Report Summary & Recommendation:

The following report outlines the proposed Council budget guidelines for 2020. The guidelines provide Council's direction to Administration in preparing a recommended budget for Council's consideration.

Council's budget guidelines will be provided, with the Administrative guidelines, to City departments as instructions to guide and inform the preparation of Enterprise Business Plan (EBP) 2020. Establishing these guidelines each year allows The City to be responsive to the current financial environment while recognizing the need to keep building towards the vision that is outlined by Council's strategic direction.

Administration recommends that Council consider and approve the three components of Council's budget guidelines, Financial, Planning and Process, as Council's budget direction to Administration for EBP 2020.

City Manager Comments:

I support the recommendations provided by Administration. In discussions with administration, however, initial financial analysis projects that a 4 – 5% tax rate increase would be necessary to maintain current service levels in considering committed contractual obligations and cost increases for core services. Maintaining our service levels with a lower tax rate increase will be challenging. We are committed to work with your direction, to find creative ways of minimizing tax increases to our residents; maximizing all sources of potential revenues, while maintaining the valuable services our community expects.

Allan Seabrooke
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Corporate Services Division and Financial Services, dated May 24, 2019 re: Enterprise Business Planning – Council Guidelines hereby directs Administration to build a budget that respects the following financial parameters:

- I. Operating and capital budget financial guidelines:
 - a. A 1% capital contribution (amenity and growth) amount in the 2020 Operating Budget.
 - b. A 1% capital contribution (amenity and growth) amount in the 2021 – 2023 Operating Plan.
 - c. A property tax revenue requirement to be no more than 2.5% including the 1% capital contribution for amenities and growth for the 2020 Operating Budget.



- d. A property tax revenue requirement to be no more than 3.0% including the 1% capital contribution for amenities and growth for the 2021 – 2023 Operating Plan. This amount will depend on the impact of the Capital Budget and Plan.
 - e. Utility rate increases to be no more than 2.5%.
 - f. The 2020 Capital Budget to meet the approved Council Policy Debt GP –F-2.2 which limits debt to 75% of the Provincial Debt Limit
 - g. The 2021-2029 Capital Plan to meet the Council Policy – Debt GP – F – 2.2.
 - h. Reserves will be in a positive balance.
 - i. The Offsites Fund (reserves + deferred revenue) will be in a positive balance with internal borrowing limited to \$3 million in each of 2020 and 2021
 - j. Internal borrowing for the Offsites Fund will not be permitted in 2022 – 2029 without Council approval
 - k. The financing of self-supported operations is independent of, but influenced by, internal borrowing.
2. Cost Savings, innovations and efficiencies
- a. Departments will identify areas for service level based cost savings that will be provided to Council for their consideration during the operating budget. Based on Council input to this report, Administration will look at service based cost savings in the following areas:
 - i. Snow and ice operational efficiencies
 - ii. Transit
 - iii. Roads and sidewalks
 - b. Departments will be asked to identify efficiencies and innovations with quantification in dollars where possible. Efficiencies that result in cost savings will be presented as cost reduction FARs and not reallocated.
3. Fees and Charges:
- a. Administration will bring forward fees and charges increases in accordance with Council policy Fees & Charges GP-F-2.5. (7)
 - b. New fees will be brought to Council for approval prior to operating budget deliberations

Resolved that Council of The City of Red Deer having considered the report from the Corporate Services Division and Financial Services, dated May 24, 2019 re: Enterprise Business Planning – Council Guidelines hereby directs Administration to consider the following in the preparation of the EBP:

- 1. Administration is directed to consider the following in the preparation of the EBP: The 2020 EBP process will be based on the 2019-2022 Strategic Plan themes adopted by Council. Administration is to develop initiatives consistent with the strategic plan.
- 2. Capital and Operating Plans must convey a clear direction and be flexible to deal with emerging issues and opportunities. The plans will continue to evolve to move the organization towards multi-year budgets. Given potential impacts on provincial budgets along with the ongoing changes to the Municipal Government Act, the following time horizons will be used in preparing the capital and operating budgets and plans:
 - a. Capital Budget 2020 including multi-year projects (for Council approval)



- b. Capital Plan 2021-2029 (for Council review and update)
 - c. Operating Budget 2020 including future year impacts (for Council approval)
 - d. Operating Plan 2021-2023 (for Council review and update)
3. Administration will develop the capital budget and plan using the current 9 year plan adopted by Council during the 2019 Capital Budget as a starting point. It will be reviewed for the 2020 Capital Budget in consideration of:
 - a. Direction and feedback provided by members of Council during workshops and Council's strategic direction and priorities.
 - b. Opportunities to leverage federal and provincial infrastructure grants
 - c. The timing of items within the capital plan and budget will be revised to meet Council's debt policy and reflect growth projections.
4. Funding Adjustment Recommendations (FARs) will be considered if they meet the following criteria:
 - a. No increases to service levels unless part of prior Council direction or operating impacts of capital
 - b. Revenue FARs strongly encouraged
 - c. Contractual obligations will be met
5. City Agencies will follow a similar process to 2019.
 - a. This section applies to: Red Deer Public Library, Waskasoo Environmental Education Society, Red Deer Museum and Art Gallery, Tourism Red Deer, The Central Alberta Crime Prevention Centre, River Bend Golf & Recreation Society.
 - b. Similar to the direction provided to city departments, these agencies / societies will be asked to carefully consider any budget requests to The City.
 - c. Operating budget requests from these agencies / societies that are not built into a contract or pre-approved in The City of Red Deer's budget will be set at the same operating budget target, currently 1.5% (excluding the capital contribution component), as City departments.
 - d. Requests for new capital will be prioritized for consideration within the capital plan.
 - e. Administration will review and recommend the budget requests (FARs or capital) from these societies/agencies. As part of this review, Administration will ensure that the agency/society is aware of the decision and rationale for the recommendation.
 - f. Council will be provided with the information on the FARs and capital requests that were not recommended.
6. Administration is directed to discuss a policy direction with Council for ad hoc requests from other community organizations

Resolved that Council of The City of Red Deer having considered the report from the Corporate Services Division and Financial Services, dated May 24, 2019 re: Enterprise Business Planning – Council Guidelines hereby directs Administration to include the following Process Parameters in its preparation of EBP 2020:

- I. The City of Red Deer will continue to use the Enterprise Business Planning Process (EBP).



2. Administration will present its recommended budget for Council consideration as follows:
 - a. Capital Budget on November 18 and 19, 2019
 - b. Operating Budget meetings will be from January 7 to 17, 2020
3. Public Engagement
Administration will work with Council to update the public engagement approach to budget to better reflect the public participation practices of The City. While we revise the approach we will continue our practice of:

Input from public to inform budget development:

- Let's Talk

Feedback from the public to Council

- Approximately three weeks prior to the capital budget debate and the operating budget debate, Administration's budget will be released to the media and public. Copies of the budget will be available at City facilities and on line.
- The public can provide feedback to Council based on Administration's recommended budget. The public feedback is provided to Council for its consideration prior to budget debate.

Resolved that Council of The City of Red Deer having considered the report from the Corporate Services Division and Financial Services, dated May 24, 2019 re: Enterprise Business Planning – Council Guidelines hereby directs Administration to include the following Additional Instructions:

Further discussion will be had to develop different options for Council to consider regarding:

- a) Council's budget approval process
- b) Presentation of data/information for Council during the budget process
- c) The possibility of moving towards a multi-year operating budget



Report Details

Background:

Enterprise Business Planning (EBP) is often referred to as the 'budget' for the organization. The EBP process has many components including guidelines, budgets and plans.

Every year the Organization prepares the operating and capital budgets based on a set of EBP Guidelines. These guidelines have two main components: the Budget Direction from Council and the instructions from Administration.

We make improvements to enhance the EBP process each year. The changes are made to respond to legislative changes, address identified process improvements and some are in preparation for system improvements.

Discussion & Analysis:

In preparing this report, Administration considered the financial situation, economic climate, suggestions for improvement, changes to legislation, the strategic plan and input from City Council. We recommend the following three components, Financial, Planning and Process be considered by Council as their direction to the organization for EBP 2020.

Financial

The EBP process starts with a review of the financial situation including external factors such as federal and provincial budgets as well as the local, provincial and national economic forecasts. For the 2020 budget, our financial model is economic recovery is underway but slow, our financial commitments will be met and growth will continue to be slow. A copy of the financial situation assessment is included as Appendix A. For EBP 2020, Administration will build a budget that respects the following financial parameters:

- I. Operating and capital budget financial guidelines:
 - a. A 1% capital contribution (amenity and growth) amount in the 2020 Operating Budget.
 - b. A 1% capital contribution (amenity and growth) amount in the 2021 – 2023 Operating Plan.
 - c. A property tax revenue requirement to be no more than 2.5% including the 1% capital contribution for amenities and growth for the 2020 Operating Budget.
 - d. A property tax revenue requirement to be no more than 3.0% including the 1% capital contribution for amenities and growth for the 2021 – 2023 Operating Plan. This amount will depend on the impact of the Capital Budget and Plan.
 - e. Utility rate increases to be no more than 2.5%.
 - f. The 2020 Capital Budget to meet the approved Council Policy Debt GP –F-2.2 which limits debt to 75% of the Provincial Debt Limit
 - g. The 2021-2029 Capital Plan to meet the Council Policy – Debt GP – F – 2.2.



- h. Reserves will be in a positive balance.
 - i. The Offsites Fund (reserves + deferred revenue) will be in a positive balance with internal borrowing limited to \$3 million in each of 2020 and 2021
 - j. Internal borrowing for the Offsites Fund will not be permitted in 2022 – 2029 without Council approval
 - k. The financing of self-supported operations is independent of, but influenced by, internal borrowing.
2. Cost Savings, innovations and efficiencies
- a. Departments will identify areas for service level based cost savings that will be provided to Council for their consideration during the operating budget. Based on Council input to this report, Administration will look at service based cost savings in the following areas:
 - i. Snow and ice operational efficiencies
 - ii. Transit
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 - b. Departments will be asked to identify efficiencies and innovations with quantification in dollars where possible. Efficiencies that result in cost savings will be presented as cost reduction FARs and not reallocated.
3. Fees and Charges:
- a. Administration will bring forward fees and charges increases in accordance with Council policy Fees & Charges GP-F-2.5. (7)
 - b. New fees will be brought to Council for approval prior to operating budget deliberations

Planning

In the EBP process, Administration develops work plans (service plans) to respond to Council's direction. This direction is provided through the strategic direction, policies, plans, governance documents, and bylaws adopted by Council. These coordinated department and charter plans represent Administration's reasonable interpretation of Council's direction.

1. Administration is directed to consider the following in the preparation of the EBP: The 2020 EBP process will be based on the 2019-2022 Strategic Plan themes adopted by Council. Administration is to develop initiatives consistent with the strategic plan.
2. Capital and Operating Plans must convey a clear direction and be flexible to deal with emerging issues and opportunities. The plans will continue to evolve to move the organization towards multi-year budgets. Given potential impacts on provincial budgets along with the ongoing changes to the Municipal Government Act, the following time horizons will be used in preparing the capital and operating budgets and plans:
 - a. Capital Budget 2020 including multi-year projects (for Council approval)
 - b. Capital Plan 2021-2029 (for Council review and update)
 - c. Operating Budget 2020 including future year impacts (for Council approval)
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3. Administration will develop the capital budget and plan using the current 9 year plan adopted by Council during the 2019 Capital Budget as a starting point. It will be reviewed for the 2020 Capital Budget in consideration of:
 - a. Direction and feedback provided by members of Council during workshops and Council's strategic direction and priorities.
 - b. Opportunities to leverage federal and provincial infrastructure grants
 - c. The timing of items within the capital plan and budget will be revised to meet Council's debt policy and reflect growth projections.
4. Funding Adjustment Recommendations (FARs) will be considered if they meet the following criteria:
 - a. No increases to service levels unless part of prior Council direction or operating impacts of capital
 - b. Revenue FARs strongly encouraged
 - c. Contractual obligations will be met
5. City Agencies will follow a similar process to 2019.
 - a. This section applies to: Red Deer Public Library, Waskasoo Environmental Education Society, Red Deer Museum and Art Gallery, Tourism Red Deer, The Central Alberta Crime Prevention Centre, River Bend Golf & Recreation Society.
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 - d. Requests for new capital will be prioritized for consideration within the capital plan.
 - e. Administration will review and recommend the budget requests (FARs or capital) from these societies/agencies. As part of this review, Administration will ensure that the agency/society is aware of the decision and rationale for the recommendation.
 - f. Council will be provided with the information on the FARs and capital requests that were not recommended.
6. Administration is directed to discuss a policy direction with Council for ad hoc requests from other community organizations

Process

1. The City of Red Deer will continue to use the Enterprise Business Planning Process (EBP).
2. Administration will present its recommended budget for Council consideration as follows:
 - a. Capital Budget on November 18 and 19, 2019
 - b. Operating Budget meetings will be from January 7 to 17, 2020



3. Public Engagement

Administration will work with Council to update the public engagement approach to budget to better reflect the public participation practices of The City. While we revise the approach we will continue our practice of:

Input from public to inform budget development:

- Let's Talk

Feedback from the public to Council

- Approximately three weeks prior to the capital budget debate and the operating budget debate, Administration's budget will be released to the media and public. Copies of the budget will be available at City facilities and on line.
- The public can provide feedback to Council based on Administration's recommended budget. The public feedback is provided to Council for its consideration prior to budget debate.

Additional instructions

Further discussion will be had to develop different options for Council to consider regarding:

- a) Council's budget approval process
- b) Presentation of data/information for Council during the budget process
- c) The possibility of moving towards a multi-year operating budget

These Council guidelines if approved will be provided with the Administrative guidelines, to city staff as instructions to prepare EBP 2020. The guidelines are responsive to the current financial environment while recognizing the need to keep building towards the vision that is outlined by Council's strategic direction.



Council Decision – June 10, 2019

DATE: June 13, 2019

TO: Lisa Perkins, Director of Corporate Services
Dean Krejci, Chief Financial Officer

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Enterprise Business Planning - Council Guidelines

Reference Report:

Corporate Services Division and Financial Services Department, dated May 24, 2019

Resolution:

At the Monday, June 10, 2019 Regular Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Corporate Services Division and Financial Services, dated May 24, 2019 re: Enterprise Business Planning – Council Guidelines hereby directs Administration to build a budget that respects the following financial parameters:

- I. Operating and capital budget financial guidelines:
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2. **Cost Savings, innovations and efficiencies**
 - a. **Departments will identify areas for service level based cost savings that will be provided to Council for their consideration during the operating budget. Based on Council input to this report, Administration will look at service based cost savings including but not limited to the following areas:**
 - i. **Snow and ice operational efficiencies**
 - ii. **Transit**
 - iii. **Roads and sidewalks**
 - b. **Departments will be asked to identify efficiencies and innovations with quantification in dollars where possible. Efficiencies that result in cost savings will be presented as cost reduction FARs and not reallocated.**

3. **Fees and Charges:**
 - a. **Administration will bring forward fees and charges increases in accordance with Council policy Fees & Charges GP-F-2.5. (7)**
 - b. **New fees will be brought to Council for approval prior to operating budget deliberations**

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 - c. **Operating Budget 2020 including future year impacts (for Council approval)**
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3. **Administration will develop the capital budget and plan using the current 9 year plan adopted by Council during the 2019 Capital Budget as a starting point. It will be reviewed for the 2020 Capital Budget in consideration of:**
 - a. **Direction and feedback provided by members of Council during workshops and Council's strategic direction and priorities.**
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Additional instructions

Further discussion will be had to develop different options for Council to consider regarding:

- a) Council's budget approval process
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- c) The possibility of moving towards a multi-year operating budget

Report back to Council:

No.

Comments/Further Action:

Administration is to action these items as per the Council Resolutions.

For 
Frieda McDougall
Manager



May 1, 2019

Land Use Bylaw Amendment - Omnibus Bylaw 3357/S-2019

Planning Department

Report Summary & Recommendation

City Administration has initiated this Land Use Bylaw (LUB) amendment to provide City staff and the public with clearer interpretation and implementation of the LUB.

Administration recommends Council support First Reading of Land Use Bylaw Amendment 3357/S-2019.

City Manager Comments

I support the recommendation of Administration. If first reading of Bylaw 3357/S-2019 is given, this bylaw will be advertised for two consecutive weeks with a Public Hearing to be held on Monday, July 8, 2019 at 6:00 p.m. during Council's regular meeting.

Allan Seabrooke
City Manager

Proposed Resolution

That Bylaw 3357/S-2019 be read a first time.

Analysis

Administration supports the amendments based on the following rationale:

1. Compliance with City policy framework

The proposed amendments align with the LUB and the Municipal Development Plan.

2. Clarification of practice for the public and Administration

The changes will provide City staff and the public with clearer interpretation and implementation of the LUB.

Discussion

The amendments proposed under Bylaw 3357/S-2019 are the accumulation of a number of minor bylaw changes that have been requested by Administration in order to improve the clarity and application of the LUB.

The amendment proposes to:

1. Remove "Garden Suite" from the Land Use Bylaw entirely (see items 1-11 in Appendix B).
2. Remove Home Music Instructor/Instruction from the Land Use Bylaw entirely (see items 12-52 in Appendix B).
3. Amend the definition of Low Impact Commercial Use (see item 53 in Appendix B).
4. Remove Low Impact Commercial site exceptions and Low Impact Commercial Regulations and replace them with a Low Impact Commercial Overlay District (see items 54-59 in Appendix B).
5. Add Low Impact Commercial Uses to the Building Sign and Freestanding Sign Development Standards (see items 60-61 in Appendix B).
6. Amend the definition for "Microbrewery" to provide clarity (see item 62 in Appendix B).
7. Amend the definition for "Minimum Gravel Parking Standard" to remove the regulation from the definition and place it into the appropriate section of the Land Use Bylaw (see items 63-64 in Appendix B).
8. Amend the definition for "Temporary Home Stay Accomodations" to remove regulation (see item 65 in Appendix B).
9. Amend the definition of "Yard" to remove the regulation from the definition and place it in the appropriate section of the Land Use Bylaw see items 66-67 in Appendix B).
10. Amend the HP and HS districts to correct errors in Legal Descriptions and Street Addresses (see items 68-70 in Appendix B).
11. Amend the C4 Commercial (Major Arterial) District to correct errors in the listing of "Merchandise Sales" (see items 71-72 in Appendix B).
12. Amend the LUB by deleting references to Medical Marihauna Facility (MMF) and replacing them with Cannabis Production Facility (CPF) (see items 73-74 in Appendix B).
13. Amend Section 11.9 Billboard Signs to update section references to correspond with section updates in the LUB (see item 75 in Appendix B).

14. Capitalize all defined terms within the proposed amendments.

Please refer to Appendix B for the details and rationale for each of these amendments.

Appendices

Appendix A - Bylaw 3357/S-2019 and Amendment Map

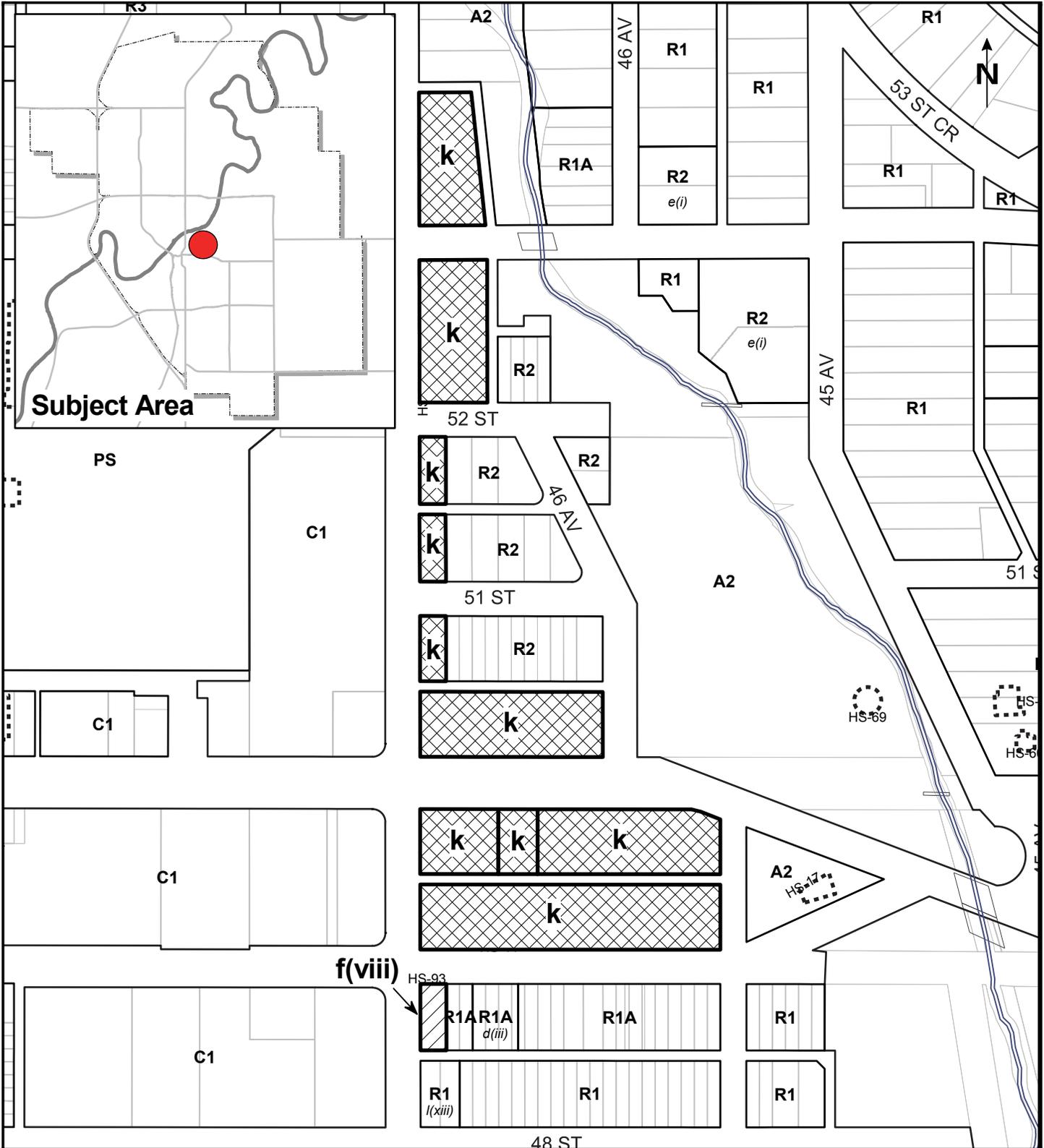
Appendix B - Omnibus Amendment Details and Rationale

Appendix C – User Friendly description bylaw

Schedule A



Proposed Amendment to Land Use Bylaw 3357/2006



Substitute Site Exception for Overlay Constraint:



Site Exception k to Low Impact Commercial Overlay



Site Exception f(viii) to Low Impact Commercial Overlay

Proposed Amendment
 Map: 15 / 2019
 Bylaw: 3357 / S-2019
 Date: Feb. 26, 2019

Appendix A

Land Use Bylaw Amendment 3357/S-2019

BYLAW NO. 3357/S-2019

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 Definitions is amended by deleting the definition for “Garden Suite”.
2. Section 4.1 R1 Residential (Low Density) District, (1) R1 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(viii) Garden Suite subject to section 4.7 (13).*
3. Section 4.1.1 R1C Residential (Carriage Home) District, (2) R1C Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(iii) Garden Suite, subject to sections 4.1.1(3)(b) and 4.7(9).*
4. Section 4.1.1 R1C Residential (Carriage Home) District, (3) R1C Residential (Carriage Home) Regulations, (b) Table 4.1.1 Use Provisions - Carriage Home Unit, is amended by deleting the following requirement: *A Carriage Home and a Garden Suite shall not both be allowed on the same lot.*
5. Section 4.1.2 R1WS Residential (Wide/Shallow Lot) District, (1) R1WS Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(iii) Garden Suite, subject to sections 4.1.2(2)(b) and 4.7(13).*
6. Section 4.4 R2 Residential (Medium Density) District, (1) R2 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(ix) Garden suite subject to section 4.7(13).*
7. Section 4.6 R4 Residential (Manufactured Home) District, (1) R4 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(iii) Garden suite subject to section 4.7(13).*

8. Section 4.6.1 R1E Residential Estate District (1) R1E Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(ii) Garden Suite*.
9. Section 4.7 Residential District Regulations, (11) Bed and Breakfasts is amended to delete subsection (xi) and replace it with the following:
 - (xi) There shall be no secondary suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.
10. Section 4.7 Residential District Regulations is amended by deleting (13) Garden Suite Building Regulations in its entirety.
11. Section 8.15 (1) DC (15) Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iv) Garden suite subject to section 4.7(13)*.
12. Section 1.3 Definitions is amended by deleting the definition for "Home Music Instructor/Instruction".
13. Section 4.1 Residential (Low Density) District, 1.R1 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10)*.
14. Section 4.1 Residential (Low Density) District , 1.R1 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(x) Home Music Instructor/Instruction (six students), subject to section 4.7(10)*.
15. Section 4.1.1 R1C Residential (Carriage Home) District, (2) R1C Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iv) Home Music Instructor/Instruction (2 students), subject to section 4.7(10)*.
16. Section 4.1.1 R1C Residential (Carriage Home) District, (2) R1C Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home Music Instructor/Instruction (six students), subject to section 4.7(10)*.

17. Section 14.1.2 R1WS Residential (Wide/Shallow Lot) District, (1) R1WS Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home Music Instructor/Instruction (2 students), subject to section 4.7(10).*
18. Section 14.1.2 R1WS Residential (Wide/Shallow Lot) District, (1) R1WS Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
19. Section 4.2 R1A Residential (Semi-Detached Dwelling) District, 1. R1A Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10).*
20. Section 4.2 R1A Residential (Semi-Detached Dwelling) District, 1. R1A Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(vii) Home music instructor/instruction (six students), subject to section 4.7(10).*
21. Section 4.3 R1N Residential (Narrow Lot) District, 1. R1N Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10).*
22. Section 4.3 R1N Residential (Narrow Lot) District, 1. R1N Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home music instructor/instruction (six students), subject to section 4.7(10).*
23. Section 4.3.1 R1G Residential (Small Lot) District, 1. R1G Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home Music Instructor/Instruction (two students), subject to section 4.7(10).*
24. Section 4.3.1 R1G Residential (Small Lot) District, 1. R1G Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iii) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*

25. Section 4.3.2 RLW Residential (Live-Work) District, 1. RLW Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iv) Home music instructor/instruction (2 students), subject to section 4.7(10).*
26. Section 4.3.2 RLW Residential (Live-Work) District, 1. RLW Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iv) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
27. Section 4.4 R2 Residential (Medium Density) District, 1. R2 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music Instructor/Instruction (two students), subject to section 4.7(10).*
28. Section 4.4 R2 Residential (Medium Density) District, 1. R2 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(x) Home music instructor/instruction (six students), subject to section 4.7(10).*
29. Section 4.4.1 R2T Residential (Town House) District, 1. R2T Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music Instructor/Instruction (two students), subject to section 4.7(10).*
30. Section 4.4.1 R2T Residential (Town House) District, 1. R2T Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(ii) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
31. Section 4.5 R3 Residential (Multiple Family) District, 1. R3 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(ii) Home music instructor/instruction (two students), subject to section 4.7(10).*
32. Section 4.5 R3 Residential (Multiple Family) District, 1. R3 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(viii) Home music instructor/instruction (six students), subject to section 4.7(10).*

33. Section 4.6 R4 Residential (Manufactured Home) District, 1. R4 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(i) Home music instructor/instruction (two students), subject to section 4.7(10).*
34. Section 4.6 R4 Residential (Manufactured Home) District, 1. R4 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iv) Home music instructor/instruction (six students), subject to section 4.7(10).*
35. Section 4.6.1 R1E Residential Estate District, 1. R1E Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10).*
36. Section 4.6.1 R1E Residential Estate District, 1. R1E Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home music instructor/instruction (six students), subject to section 4.7(10).*
37. Section 4.7 Residential District Regulations, (10) Home Music Instructor/Instruction is deleted in its entirety.
38. Section 5.6.1 C5 Commercial (Mixed Use) District, 1. C5 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(vi) Home music instructor/instruction, subject to section 4.7(10).*
39. Section 8.15 Direct Control District No. 15 DC(15), 1. DC (15) Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iv) Home music instructor/instruction (two students), subject to section 4.7(10).*
40. Section 8.15 Direct Control District No. 15 DC(15), 1. DC (15) Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home music instructor/instruction (six students), subject to section 4.7(10) and replace it with (v) Home Occupations which will generate additional traffic subject to section 4.7(8).*
41. Section 8.16 Direct Control District No. 16 DC (16), 1. DC (16) Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete:

- (iii) Home music instructor/instruction (two students), subject to section 4.7(10).*
42. Section 8.16 Direct Control District No. 16 DC (16), 1. DC (16) Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iv) Home music instructor/instruction (six students), subject to section 4.7(10).*
43. Section 8.20.5 Direct Control District No. 25 DC (25), 1. DC (25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M, (b) Discretionary Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw.*
44. Section 8.20.5 Direct Control District No. 25 DC (25), 1. DC (25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M, (b) Discretionary Uses, is amended to delete: *(iv) Home music instructor/instruction (six students), subject to section 4.7(10) of the Land Use Bylaw.*
45. Section 8.20.7 Direct Control District No. 27 Neighbourhood Centre DC (27), 1. Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(vii) Home Music Instructor/Instruction, subject to section 4.7 (10).*
46. Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District, B. Direct Control District 32 (DC32) – Westlake Restricted Development District, 6. DC 32 Discretionary Uses, (a) Discretionary Uses, is amended to delete: *(ii) Home Music Instructor/Instruction (six students) subject to section 4.7(10);*
47. Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District, B. Direct Control District 32 (DC32) – Westlake Restricted Development District, 7. Development Regulations is amended to delete (c) and replace it with the following:
- (c) Part 4 of the Land Use Bylaw does not apply to this District, except for provisions 4.7(8) (Home Occupations), and 4.7(4) (Objects Prohibited);*
48. Section 8.22 Exceptions Respecting Land Use, 2. Areas Specifically Exempted from a Particular Use (e), is amended to delete: *(ii) Home music instructor/instruction*

49. Section 10.2 Riverlands Taylor Drive District (RL-TD), 10.2.1 Permitted Uses, is amended to delete: *(b)(xii) Home music instructor/instruction (two students)*.
50. Section 10.2 Riverlands Taylor Drive District (RL-TD), 10.2.2 Discretionary Uses, is amended to delete: *(b)(xii) Home music instructor/instruction (six students)*.
51. Section 10.4 Riverlands Primarily Residential District (RL-PR), 10.4.1 Permitted Uses is amended to delete: *(b)(viii) Home music instructor/instruction (two students)*.
52. Section 10.4 Riverlands Primarily Residential District (RL-PR), 10.4.2 Discretionary Uses (b) is amended to delete: *(b)(viii) Home music instructor/instruction (six students)*.
53. Section 1.3 Definitions is amended by deleting the definition for “Low Impact Commercial Use” and replacing it with the following:

Low Impact Commercial Use means the conducting of merchandise sales, not including Cannabis Retail Sales, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling form in a residential district.

54. Part Seven: Overlay and Other Districts and Regulations is amended to add the following Section:

7.17 Low Impact Commercial Overlay District

1. General Purpose

Low Impact Commercial Uses are intended to allow the use of detached dwelling forms for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character

of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.

2. Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the existing underlying land use district
(b) Discretionary Uses
(i) Those uses listed as discretionary in the underlying land use district, and; (ii) Low Impact Commercial Uses (iii) Law office on Lots 45-46 Block B, Plan K8 (4641 49 Street) in the existing structure only

3. Application

- a) The regulations in this District apply to all Low Impact Commercial applications located in the Low Impact Commercial Overlay District as shown on Land Use Map M15.
- b) The regulations in this District are in addition to any other applicable regulations under this Bylaw. Where the regulations in the underlying District contradict or will not serve to achieve the general purpose of this District, the regulations of this District shall prevail. Where the underlying District is a Direct Control District, the regulations of that underlying Direct Control District shall prevail.

4. Low Impact Commercial Regulations

- a) Low Impact Commercial Uses shall not have operating hours anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday. This includes shipping goods and receiving clients or customers.
- b) Low Impact Commercial Uses shall not, in the opinion of the Development Officer, cause nuisances including, but not limited to, emissions, odours, or noise.

- c) Low Impact Commercial Uses should not, in the opinion of the Development Officer, adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- d) The lot frontage of a Low Impact Commercial Use shall not exceed 30.5m
- e) Exterior lighting of the premises shall not, in the opinion of the Development Authority, adversely impact the privacy or enjoyment of adjacent properties or the area in general.
- f) Waste containers shall be in the rear yard only and be screened to the satisfaction of the Development Authority.
- g) Outside Storage or display shall not be permitted.
- h) Upon receipt of an application for a Low Impact Commercial Use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

5. Parking

(a) Parking spaces for Low Impact Commercial Uses shall be provided on-site at the rates indicated below:

LOW IMPACT USE	PARKING REQUIREMENT
Office	2.0 per staff persons on duty
Health and Medical Services	2.0 per personal consultation cubicle
Commercial Service or Personal Service	2.5 per 93 m ² Floor Area or part thereof
Merchandise Sales	5.0 per 93.0 m ² Floor Area or part thereof
Residential	2.0 per Dwelling Unit

Provided that:

- (i) a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to

establish as a low impact commercial use,

- (ii) parking spaces shall not be allowed in the front yard or the side yards of a principle building,
 - (iii) parking spaces shall be screened from the street view,
 - (iv) access to parking spaces should be off the rear lane only, if a rear lane is available.
 - (v) for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term “floor area” is defined as those entire floor spaces associated with the Low Impact Commercial Use, excluding storage area and washrooms.
55. Section 5.7 General Commercial District Regulations is amended by deleting (6) Low Impact Commercial Use in its entirety.
56. Section 8.22 Exceptions Regarding Land Use is amended by deleting (1)(k).
57. Section 8.22 Exceptions Regarding Land Use is amended by deleting (1)(f)(viii).
58. Land Use Bylaw map M15 is amended by deleting exception (k) and replacing it with Low Impact Commercial Overlay as shown in Schedule “A”.
59. Land Use Bylaw map M15 is amended by deleting exception (f)(viii) and replacing it with Low Impact Commercial Overlay as shown in Schedule “A”.
60. Section 11.10 Building Sign Development Standards is amended by adding the following:
- (1)(j) Low Impact Commercial Use
61. Section 11.13 Freestanding Sign Development Standards is amended by adding the following:

(1)(i) Low Impact Commercial Use

62. Section 1.3 Definitions is amended by deleting the definition for “Microbrewery” and replacing it with the following:

Microbrewery includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place utilizing no more than 70% of the Gross Floor Area, and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room, Drinking Establishment, or Restaurant but does not include Cannabis Retail Sales.

63. Section 1.3 Definitions is amended by deleting the definition for “Minimum Gravel Parking Standard” and replacing it with the following:

Minimum Gravel Parking Standard means a layer of packed gravel, rock, or crushed concrete or rock which is a minimum of 4 inches in depth.

64. Section 3.2 Parking Standards is amended by adding the following:

3.2 (11) Where adverse soil conditions are present, the Development Authority may require a layer of packed gravel, rock, or crushed concrete or rock which is greater than 4 inches in depth to meet the **Minimum Gravel Parking Standard**.

65. Section 1.3 Definitions is amended by deleting the definition for “Temporary Home Stay Accommodations” and replacing it with the following:

Temporary Home Stay Accommodations means the sale of overnight accommodation in a Dwelling Unit in a Residential District, with or without a breakfast meal.

66. Section 1.3 Definitions is amended by deleting the definition for “Yard” and replacing it with the following:

Yard means the open space on the same Site as a Building and unoccupied by Buildings or Structures.

67. Section 3.0 General Regulations Applicable to all Districts is amended by adding the following:

3.0(2) In determining Yard measurements the minimum horizontal distance from the respective boundary shall be used.

68. Section 7.5 HP Historical Preservation Overlay District, (3) Historical Preservation Buildings and Sites table, HP-19 is amended by deleting the Municipal Address and replacing it with *5205 48 Avenue*.

69. Section 7.5 HP Historical Preservation Overlay District, (3) Historical Preservation Buildings and Sites table, HP-19 is amended by deleting the Legal Description and replacing it with *Lot 7MR, Block 36, Plan 1820009*.

70. Section 7.6 HS Historical Significance Overlay District, Inventory of Historical Significant Resources table, HS-54 is amended by deleting the Street Address and replacing it with *5838 45 Avenue*.

71. Section 5.6 C4 Commercial (Major Arterial) District, (1) C4 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended by deleting *(iv) Merchandise Sales (excluding Cannabis Retail Sales)* and replacing it with the following:

(iv) Merchandise sales and/or rental (excluding Cannabis Retail Sales), with a minimum Floor Area for a Building or a comprehensively designed group of buildings – 929.0 m² (there is no minimum floor area for the units within the building(s)).

72. Section 5.6 C4 Commercial (Major Arterial) District, (1) C4 Permitted and Discretionary Uses Table, (b) discretionary uses, is amended by deleting *(xii) Merchandise Sales (excluding Cannabis Retail Sales)* and replacing it with the following:

(xii) Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).

73. Section 6.2 I2 Industrial (Heavy Industrial) District, (1) I2 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting (iii) Medical Marihauna Facility (MMF) and replacing it with the following:

(iii) Cannabis Production Facility (CPF)

74. Section 8.22 Exceptions Regarding Land Use, (1) Areas Specifically Designated for a Particular Use, (g) is amended by deleting (iv) and replacing it with the following:

(iv) A Cannabis Production Facility (CPF) on Lot 14, Block 1, Plan 052-4232 (94 Burnt Park Drive) with Council as the designated Development Authority, and subject to the following development standards:

75. Section 11.9 Billboard Signs (5)(a) is deleted and replaced with the following:

(a) The Location Criteria listed in 11.9(2) and the Siting Criteria listed in 11.9(3) shall not be varied by the Development Authority.

READ A FIRST TIME IN OPEN COUNCIL this day of , 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

MAYOR

CITY CLERK

Appendix B

Land Use Bylaw Amendment 3357/S-2019 - Omnibus details and rationale

Bylaw Ref #	Proposed Amendment	Rationale
1.	Amend Section 1.3 to remove definition for Garden Suite .	Currently the definition of Garden Suite would be subject to legal Charter challenges due to the limitation to "elderly parents". Garden suites fall under the same broad category of secondary infill dwelling units as Carriage Homes. A study will be coming forward in December 2019 reviewing and providing recommendations on Garden Suites and Carriage Homes.
2.	Amend section 4.1 R1 Residential (Low Density) District to remove Garden Suite from Discretionary Uses.	See above
3.	Amend section 4.1.1 R1C Residential (Carriage Home) District to remove Garden Suite from Discretionary Uses.	See above
4.	Amend section 4.1.1 R1C Residential (Carriage Home) District to remove reference to Garden Suite from (3)(b) Regulations.	See above
5.	Amend section 4.1.2 R1WS Residential (Wide/Shallow lot) District to remove Garden Suite from Discretionary Uses.	See above
6.	Amend section 4.4 R2 Residential (Medium Density) District to remove Garden Suite from Discretionary Uses.	See above
7.	Amend section 4.6 R4 Residential (Manufactured Home) District to remove Garden Suite from Discretionary Uses.	See above
8.	Amend section 4.6.1 R1E Residential Estate District to remove Garden Suite from Discretionary Uses.	See above
9.	Amend section 4.7 Residential District Regulations, (11) Bed and Breakfasts to delete subsection (xi) and replace it with reference that does not include Garden Suite : Old: (xi) There shall be no secondary suite or	See above

Bylaw Ref #	Proposed Amendment	Rationale
	<p>Garden Suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.</p> <p><i>New: (xi) There shall be no secondary suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.</i></p>	
10.	Section 4.7 (13) Garden Suite Building Regulations is deleted in its entirety.	See above
11.	Amend section 8.15 Direct Control District No. 15 DC (15) to remove Garden Suite from Discretionary Uses.	See above
12.	Amend Section 1.3 to delete the definition for Home Music Instructor/Instruction .	<p>The definition for Home Music Instructor/Instruction has been reviewed and it has been determined that the Home Music Instructor/Instruction use fits within the existing definition for Home Occupation.</p> <p>Therefore, all references to Home Music Instructor/Instruction are deleted from the Land Use Bylaw.</p>
13.	Amend Section 4.1 Residential (Low Density) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
14.	Amend Section 4.1 Residential (Low Density) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
15.	Amend Section 4.1.1 R1C Residential (Carriage Home) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
16.	Amend Section 4.1.1 R1C Residential (Carriage Home) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
17.	Amend Section 14.1.2 R1WS Residential (Wide/Shallow Lot) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above

Bylaw Ref #	Proposed Amendment	Rationale
18.	Amend Section 14.1.2 R1WS Residential (Wide/Shallow Lot) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
19.	Amend Section 4.2 R1A Residential (Semi-Detached Dwelling) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
20.	Amend Section 4.2 R1A Residential (Semi-Detached Dwelling) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
21.	Amend Section 4.3 R1N Residential (Narrow Lot) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
22.	Amend Section 4.3 R1N Residential (Narrow Lot) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
23.	Amend Section 4.3.1 R1G Residential (Small Lot) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
24.	Amend Section 4.3.1 R1G Residential (Small Lot) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
25.	Amend Section 4.3.2 RLW Residential (Live-Work) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
26.	Amend Section 4.3.2 RLW Residential (Live-Work) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
27.	Amend Section 4.4 R2 Residential (Medium Density) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
28.	Amend Section 4.4 R2 Residential (Medium Density) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above

Bylaw Ref #	Proposed Amendment	Rationale
29.	Amend Section 4.4.1 R2T Residential (Town House) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
30.	Amend Section 4.4.1 R2T Residential (Town House) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
31.	Amend Section 4.5 R3 Residential (Multiple Family) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
32.	Amend Section 4.5 R3 Residential (Multiple Family) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
33.	Amend Section 4.6 R4 Residential (Manufactured Home) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
34.	Amend Section 4.6 R4 Residential (Manufactured Home) District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
35.	Amend Section 4.6.1 R1E Residential Estate District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
36.	Amend Section 4.6.1 R1E Residential Estate District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
37.	Amend Section 4.7 Residential District Regulations to delete Home Music Instructor/Instruction regulations in its entirety.	See above
38.	Amend Section 5.6.1 C5 Commercial (Mixed Use) District to remove Home Music Instructor/Instruction from Permitted Uses.	See above
39.	Amend Section 8.15 Direct Control District No. 15 DC(15) to remove Home Music Instructor/Instruction from Permitted Uses.	See above

Bylaw Ref #	Proposed Amendment	Rationale
40.	Amend Section 8.15 Direct Control District No. 15 DC(15) to delete Home Music Instructor/Instruction from Discretionary Uses and replace it with Home Occupations which will generate additional traffic.	See above
41.	Amend Section 8.16 Direct Control District No. 16 DC (16) to remove Home Music Instructor/Instruction from Permitted Uses.	See above
42.	Amend Section 8.16 Direct Control District No. 16 DC (16) to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
43.	Amend Section 8.20.5 Direct Control District No. 25 DC (25) to remove Home Music Instructor/Instruction (two students) from Discretionary Uses.	See above
44.	Amend Section 8.20.5 Direct Control District No. 25 DC (25) to remove Home Music Instructor/Instruction (six students) from Discretionary Uses.	See above
45.	Amend Section 8.20.7 Direct Control District No. 27 to remove Home Music Instructor/Instruction from Permitted Uses.	See above
46.	Amend Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
47.	Amend Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District to delete regulation with reference to Home Music Instructor/Instruction and replace it with regulation not including reference to Home Music Instructor/Instruction .	See above
48.	Amend Section 8.22 Exceptions Respecting Land Use to remove Home Music Instructor/Instruction from 2. Areas Specifically Exempted from a Particular Use.	See above

Bylaw Ref #	Proposed Amendment	Rationale
49.	Amend Section 10.2 Riverlands Taylor Drive District (RL-TD) to remove Home Music Instructor/Instruction from Permitted Uses.	See above
50.	Amend Section 10.2 Riverlands Taylor Drive District (RL-TD) to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
51.	Amend Section 10.4 Riverlands Primarily Residential District (RL-PR) to remove Home Music Instructor/Instruction from Permitted Uses.	See above
52.	Amend Section 10.4 Riverlands Primarily Residential District (RL-PR) to remove Home Music Instructor/Instruction from Discretionary Uses.	See above
53.	<p>Amend definition for Low Impact Commercial Use to remove regulations and to clarify that a Low Impact Commercial Use may operate from a building resembling a detached dwelling unit.</p> <p>Old: Low Impact Commercial Use means the conducting of merchandise sales, not including Cannabis Retail Sales, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling in a residential district in a manner which, in the opinion of the Development Authority, does not adversely affect adjacent residential uses.</p> <p>New: Low Impact Commercial Use means the conducting of merchandise sales, not including Cannabis Retail Sales, the operation of an office and/or the provision of personal services and/or commercial services from a detached dwelling form in a residential district.</p>	<p>Regulations should not form part of definitions. The reference in the definition "...in a manner which, in the opinion of the Development Authority, does not adversely affect adjacent residential uses" is removed as this is a regulation and should not form part of the definition.</p> <p>Reference to "detached dwelling" has been removed and replaced with "detached dwelling form" as Low Impact Commercial uses are not required to be operated from a dwelling, but rather are required to operate from a building resembling a detached dwelling.</p>
54.	Amend Part Seven: Overlay and Other Districts and Regulations to add Section 7.17 Low Impact Commercial Overlay District	Currently, Low Impact Commercial uses are established through land use bylaw exceptions. Creating a Low Impact Commercial Overlay District will provide clarity in the purpose and application of Low Impact Commercial uses.

Bylaw Ref #	Proposed Amendment	Rationale
		<p>New Low Impact Commercial uses will require a Land Use Bylaw amendment to add the Low Impact Commercial Overlay to additional sites.</p> <p>The Low Impact Commercial Overlay includes the addition of a Permitted and Discretionary Uses Table to clarify potential uses.</p> <p>The Low Impact Commercial Overlay does not include references to specific allowable uses and specific prohibited uses that were part of the existing Low Impact Commercial regulations in Section 5.7(6). The revised definition of Low Impact Commercial, the Low Impact Commercial Overlay District General Purpose, and the regulations within the district effectively describe the types of uses intended for Low Impact Commercial.</p> <p>Some of the existing regulations have been reformatted in the Low Impact Commercial Overlay to provide clarity</p> <p>Some regulations have been updated or removed where they were repetitive or contradictory to other sections of the LUB.</p>
55.	Section 5.7 General Commercial District Regulations is amended by deleting (6) Low Impact Commercial Use in its entirety	Low Impact Commercial regulations are removed from the General Commercial District Regulations. Low Impact Commercial regulations have been placed into the Low Impact Commercial Overlay District.
56.	Section 8.22 Exceptions Regarding Land Use is amended by deleting (1)(k).	Land Use Bylaw exceptions for Low Impact Commercial uses have been removed because they are now part of the Low Impact Commercial Overlay District.
57.	Section 8.22 Exceptions Regarding Land Use is amended by deleting (1)(f)(viii).	Land Use Bylaw exceptions for Low Impact Commercial uses have been removed because they are now part of the Low Impact Commercial Overlay District.
58.	Land Use Bylaw map M15 is amended to remove exception (k).	Exception (k) has been removed from the Land Use Bylaw Map and replaced with the Low Impact Commercial Overlay.
59.	Land Use Bylaw map M15 is amended to remove	Exception (k) has been removed from the Land Use

Bylaw Ref #	Proposed Amendment	Rationale
	exception (f)(viii).	Bylaw Map and replaced with the Low Impact Commercial Overlay.
60.	Section 11.10 Building Sign Development Standards is amended to add Low Impact Commercial Use to the listing of Principal uses where Building Signs may be considered.	Sign regulations have recently been moved into Section 11 of the LUB. Low Impact Commercial sign regulations should also be located within this section.
61.	Section 11.13 Freestanding Sign Development Standards is amended to add Low Impact Commercial Use to the listing of Principal uses where Building Signs may be considered.	Sign regulations have recently been moved into Section 11 of the LUB. Low Impact Commercial sign regulations should also be located within this section.
62.	<p>Section 1.3 Definitions is amended by deleting the definition for “Microbrewery” and replacing it with a revised definition to reflect that limits on production and packaging areas are intended as part of what defines a Microbrewery and not a regulation.</p> <p>The definition is also amended to remove the reference to “...tasting room where guests may sample alcoholic beverages without charge...” and replace it with “tasting room”.</p> <p>Old: Microbrewery includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room where guests may sample alcoholic beverages without charge, Drinking Establishment or Restaurant; The floor area devoted to the production and packaging shall be no more than 70% of the gross floor area. Does not include Cannabis Retail Sales.</p> <p>New: Microbrewery includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place utilizing no more than 70% of the gross floor area, and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room, Drinking Establishment, or Restaurant, but does not include Cannabis</p>	<p>The revised definition of Microbrewery clarifies that limits on the size of production and packaging areas are a part of what defines a Microbrewery and are not intended to read as a regulation.</p> <p>The reference in the current definition to “...tasting room where guests may sample alcoholic beverages without charge...” can be simplified to refer only to “tasting room”. Whether or not there is a charge for the samples immaterial in the definition.</p>

Bylaw Ref #	Proposed Amendment	Rationale
	Retail Sales.	
63.	<p>Section 1.3 Definitions is amended by deleting the definition for “Minimum Gravel Parking Standard” and replacing it with a revised definition that does not include regulations.</p> <p>Old: Minimum Gravel Parking Standard means a layer of packed gravel, rock, or crushed concrete or rock which is a minimum of 4 inches in depth, or greater if determined by the Development Authority based on adverse soil conditions.</p> <p>New: <i>Minimum Gravel Parking Standard</i> means a layer of packed gravel, rock, or crushed concrete or rock which is a minimum of 4 inches in depth.</p>	<p>The definition is amended to remove the regulation outlining “...if determined by the Development Authority based on adverse soil conditions” because regulations should not form part of definitions.</p>
64.	<p>Section 3.2 Parking Standards is amended by adding the following section:</p> <p>3.2 (11) Where adverse soil conditions are present, the Development Authority may require a layer of packed gravel, rock, or crushed concrete or rock which is greater than 4 inches in depth to meet the Minimum Gravel Parking Standard</p>	<p>The regulation that was removed from the Minimum Gravel Parking Standard definition is placed into Section 3.2 Parking Standards to allow the Development Authority to require a higher standard where adverse soil conditions are present.</p>
65.	<p>Section 1.3 Definitions is amended by deleting the definition for Temporary Home Stay Accommodations to remove regulation.</p> <p>Old: Temporary Home Stay Accommodations means the sale of overnight accommodation in a dwelling in a residential district, with or without a breakfast meal, as provided for in section 4.7(12).</p> <p>New: Temporary Home Stay Accommodations means the sale of overnight accommodation in a Dwelling Unit in a residential district, with or without a breakfast meal.</p>	<p>The definition is amended to remove reference to regulations in section 4.7(12). The regulations remain in place in Section 4.7(12).</p>
66.	<p>Section 1.3 Definitions is amended by deleting the definition for Yard to remove the regulations</p>	<p>The regulation: “In determining yard measurements the minimum horizontal distance from the respective</p>

Bylaw Ref #	Proposed Amendment	Rationale
	<p>from the definition.</p> <p>Old: Yard means the open space on the same site as a building and unoccupied by buildings or structures. In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.</p> <p>New: Yard means the open space on the same Site as a Building and unoccupied by Buildings or Structures.</p>	<p>boundary shall be used” is removed as regulations should not form part of definitions.</p>
67.	<p>Section 3.0 General Regulations Applicable to All Districts is amended to add the following regulation: 3.0(2) In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.</p>	<p>This regulation was removed from the Yard definition and placed into the appropriate regulations section of the LUB.</p>
68.	<p>Section 7.5 HP Historical Preservation Overlay District is amended to change the Municipal Address of HP-19 in the Historical Preservation Buildings and Sites table.</p>	<p>The Municipal Address listed for HP-19 is incorrect. The proposed amendment will remove this address and replace it with the correct one.</p>
69.	<p>Section 7.5 HP Historical Preservation Overlay District is amended change the Legal Description of HP-19 in the Historical Preservation Buildings and Sites table.</p>	<p>The Legal Description listed for HP-19 is incorrect. The proposed amendment will remove this address and replace it with the correct one.</p>
70.	<p>Section 7.6 HS Historical Significance Overlay District is amended to change the Street Address of HS-54 in the Inventory of Historical Significant Resources table.</p>	<p>The Street Address listed for HS-54 is incorrect. The proposed amendment will remove this address and replace it with the correct one.</p>
71.	<p>Section 5.6 C4 Commercial (Major Arterial) District is amended by deleting the use “<i>Merchandise Sales (excluding Cannabis Retail Sales)</i>” from the permitted uses table and replacing it with “(v) <i>Merchandise sales and/or rental (excluding Cannabis Retail Sales), with a minimum Floor Area for a building or a comprehensively designed group of buildings – 929.0 m2 (there is no minimum floor area for the units within the building(s).</i>”</p>	<p>When the LUB was updated to include Cannabis regulations the use “<i>Merchandise Sales (excluding Cannabis Retail Sales)</i>” was listed as both a permitted and discretionary use in error. This amendment corrects the error and returns the Merchandise Sales use back to its earlier description which includes minimum floor area specifications.</p>
72.	<p>Section 5.6 C4 Commercial (Major Arterial)</p>	<p>See above</p>

Bylaw Ref #	Proposed Amendment	Rationale
	District is amended by deleting the use " <i>Merchandise Sales (excluding Cannabis Retail Sales)</i> " from the discretionary uses table and replacing it with <i>(xii) Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).</i>	
73.	Section 6.2 I2 Industrial (Heavy Industrial) District is amended by deleting (iii) Medical Marihauna Facility (MMF) from Discretionary Uses and replacing it with (iii) Cannabis Production Facility (CPF).	Medical Marihauna Facility (MMF) is no longer a defined use in the LUB. It was replaced with the term Cannabis Production Facility (CPF). This reference to MMF was missed when the amendment was made changing the terms.
74.	Section 8.22 Exceptions Regarding Land Use, 1) Areas Specifically Designated for a Particular Use, (g) is amended by deleting the reference Medical Marihauna Facility (MMF) from Discretionary Uses and replacing it with (iii) Cannabis Production Facility (CPF).	The LUB has removed references to Medical Marihauna Facility (MMF) and replaced with Cannabis Production Facility (CPF). This is one section that was missed in the original amendment.
75.	Section 11.9 Billboard Signs (5)(a) amended to read: <i>(a) The Location Criteria listed in 11.9(2) and the Siting Criteria listed in 11.9(3) shall not be varied by the Development Authority.</i>	The section references within the section are corrected to correspond with section updates in the LUB.

Appendix C

The follow appendix is a user friendly version of the bylaw intended as a visual aid to demonstrate where key changes occur.

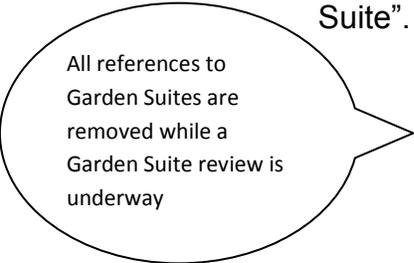
BYLAW NO. 3357/S-2019

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 Definitions is amended by deleting the definition for “Garden Suite”.



All references to Garden Suites are removed while a Garden Suite review is underway

2. Section 4.1 R1 Residential (Low Density) District, (1) R1 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(viii) Garden Suite subject to section 4.7 (13).*
3. Section 4.1.1 R1C Residential (Carriage Home) District, (2) R1C Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(iii) Garden Suite, subject to sections 4.1.1(3)(b) and 4.7(9).*
4. Section 4.1.1 R1C Residential (Carriage Home) District, (3) R1C Residential (Carriage Home) Regulations, (b) Table 4.1.1 Use Provisions - Carriage Home Unit, is amended by deleting the following requirement: *A Carriage Home and a Garden Suite shall not both be allowed on the same lot.*
5. Section 4.1.2 R1WS Residential (Wide/Shallow Lot) District, (1) R1WS Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(iii) Garden Suite, subject to sections 4.1.2(2)(b) and 4.7(13).*

- 6. Section 4.4 R2 Residential (Medium Density) District, (1) R2 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(ix) Garden suite subject to section 4.7(13)*.
- 7. Section 4.6 R4 Residential (Manufactured Home) District, (1) R4 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(iii) Garden suite subject to section 4.7(13)*.
- 8. Section 4.6.1 R1E Residential Estate District (1) R1E Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting the following section: *(ii) Garden Suite*.
- 9. Section 4.7 Residential District Regulations, (11) Bed and Breakfasts is amended to delete subsection (xi) and replace it with the following:

Removed reference to "Garden Suite"

(xi) There shall be no secondary suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.

- 10. Section 4.7 Residential District Regulations is amended by deleting (13) Garden Suite Building Regulations in its entirety.
- 11. Section 8.15 (1) DC (15) Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iv) Garden suite subject to section 4.7(13)*.
- 12. Section 1.3 Definitions is amended by deleting the definition for "Home Music Instructor/Instruction".

Definition for Home Music Instructor/Instruction is deleted as this use falls under the definition of "Home Occupation"

- 13. Section 4.1 Residential (Low Density) District, 1.R1 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10)*.

14. Section 4.1 Residential (Low Density) District , 1.R1 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(x) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
15. Section 4.1.1 R1C Residential (Carriage Home) District, (2) R1C Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iv) Home Music Instructor/Instruction (2 students), subject to section 4.7(10).*
16. Section 4.1.1 R1C Residential (Carriage Home) District, (2) R1C Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
17. Section 14.1.2 R1WS Residential (Wide/Shallow Lot) District, (1) R1WS Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home Music Instructor/Instruction (2 students), subject to section 4.7(10).*
18. Section 14.1.2 R1WS Residential (Wide/Shallow Lot) District, (1) R1WS Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
19. Section 4.2 R1A Residential (Semi-Detached Dwelling) District, 1. R1A Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10).*
20. Section 4.2 R1A Residential (Semi-Detached Dwelling) District, 1. R1A Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(vii) Home music instructor/instruction (six students), subject to section 4.7(10).*
21. Section 4.3 R1N Residential (Narrow Lot) District, 1. R1N Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10).*

22. Section 4.3 R1N Residential (Narrow Lot) District, 1. R1N Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: (v) *Home music instructor/instruction (six students), subject to section 4.7(10).*
23. Section 4.3.1 R1G Residential (Small Lot) District, 1. R1G Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: (iii) *Home Music Instructor/Instruction (two students), subject to section 4.7(10).*
24. Section 4.3.1 R1G Residential (Small Lot) District, 1. R1G Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: (iii) *Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
25. Section 4.3.2 RLW Residential (Live-Work) District, 1. RLW Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: (iv) *Home music instructor/instruction (2 students), subject to section 4.7(10).*
26. Section 4.3.2 RLW Residential (Live-Work) District, 1. RLW Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: (iv) *Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
27. Section 4.4 R2 Residential (Medium Density) District, 1. R2 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: (iii) *Home music Instructor/Instruction (two students), subject to section 4.7(10).*
28. Section 4.4 R2 Residential (Medium Density) District, 1. R2 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: (x) *Home music instructor/instruction (six students), subject to section 4.7(10).*
29. Section 4.4.1 R2T Residential (Town House) District, 1. R2T Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: (iii) *Home music Instructor/Instruction (two students), subject to section 4.7(10).*

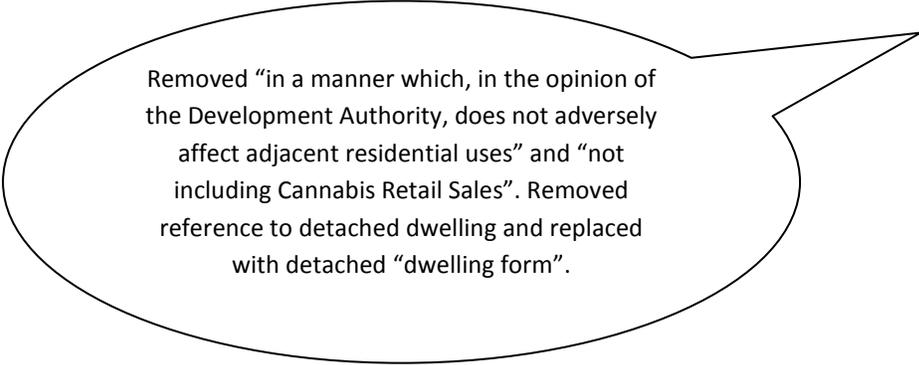
30. Section 4.4.1 R2T Residential (Town House) District, 1. R2T Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(ii) Home Music Instructor/Instruction (six students), subject to section 4.7(10).*
31. Section 4.5 R3 Residential (Multiple Family) District, 1. R3 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(ii) Home music instructor/instruction (two students), subject to section 4.7(10).*
32. Section 4.5 R3 Residential (Multiple Family) District, 1. R3 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(viii) Home music instructor/instruction (six students), subject to section 4.7(10).*
33. Section 4.6 R4 Residential (Manufactured Home) District, 1. R4 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(i) Home music instructor/instruction (two students), subject to section 4.7(10).*
34. Section 4.6 R4 Residential (Manufactured Home) District, 1. R4 Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iv) Home music instructor/instruction (six students), subject to section 4.7(10).*
35. Section 4.6.1 R1E Residential Estate District, 1. R1E Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10).*
36. Section 4.6.1 R1E Residential Estate District, 1. R1E Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home music instructor/instruction (six students), subject to section 4.7(10).*
37. Section 4.7 Residential District Regulations, (10) Home Music Instructor/Instruction is deleted in its entirety.

38. Section 5.6.1 C5 Commercial (Mixed Use) District, 1. C5 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(vi) Home music instructor/instruction, subject to section 4.7(10).*
39. Section 8.15 Direct Control District No. 15 DC(15), 1. DC (15) Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iv) Home music instructor/instruction (two students), subject to section 4.7(10).*
40. Section 8.15 Direct Control District No. 15 DC(15), 1. DC (15) Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(v) Home music instructor/instruction (six students), subject to section 4.7(10)* and replace it with *(v) Home Occupations which will generate additional traffic subject to section 4.7(8).*
41. Section 8.16 Direct Control District No. 16 DC (16), 1. DC (16) Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10).*
42. Section 8.16 Direct Control District No. 16 DC (16), 1. DC (16) Permitted and Discretionary Uses Table, (b) Discretionary Uses, is amended to delete: *(iv) Home music instructor/instruction (six students), subject to section 4.7(10).*
43. Section 8.20.5 Direct Control District No. 25 DC (25), 1. DC (25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M, (b) Discretionary Uses, is amended to delete: *(iii) Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw.*
44. Section 8.20.5 Direct Control District No. 25 DC (25), 1. DC (25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M, (b) Discretionary Uses, is amended to delete: *(iv) Home music instructor/instruction (six students), subject to section 4.7(10) of the Land Use Bylaw.*
45. Section 8.20.7 Direct Control District No. 27 Neighbourhood Centre DC (27), 1. Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended to delete: *(vii) Home Music Instructor/Instruction, subject to section 4.7 (10).*

46. Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District, B. Direct Control District 32 (DC32) – Westlake Restricted Development District, 6. DC 32 Discretionary Uses, (a) Discretionary Uses, is amended to delete: *(ii) Home Music Instructor/Instruction (six students) subject to section 4.7(10);*
47. Section 8.20.12 Direct Control District No. 32 DC (32) Westlake Restricted Development District, B. Direct Control District 32 (DC32) – Westlake Restricted Development District, 7. Development Regulations is amended to delete (c) and replace it with the following:
- (c) Part 4 of the Land Use Bylaw does not apply to this District, except for provisions 4.7(8) (Home Occupations), and 4.7(4) (Objects Prohibited);*
48. Section 8.22 Exceptions Respecting Land Use, 2. Areas Specifically Exempted from a Particular Use (e), is amended to delete: *(ii) Home music instructor/instruction*
49. Section 10.2 Riverlands Taylor Drive District (RL-TD), 10.2.1 Permitted Uses, is amended to delete: *(b)(xii) Home music instructor/instruction (two students).*
50. Section 10.2 Riverlands Taylor Drive District (RL-TD), 10.2.2 Discretionary Uses, is amended to delete: *(b)(xii) Home music instructor/instruction (six students).*
51. Section 10.4 Riverlands Primarily Residential District (RL-PR), 10.4.1 Permitted Uses is amended to delete: *(b)(viii) Home music instructor/instruction (two students).*
52. Section 10.4 Riverlands Primarily Residential District (RL-PR), 10.4.2 Discretionary Uses (b) is amended to delete: *(b)(viii) Home music instructor/instruction (six students).*
53. Section 1.3 Definitions is amended by deleting the definition for “Low Impact Commercial Use” and replacing it with the following:

Low Impact Commercial Use means the conducting of merchandise sales, not including Cannabis Retail Sales, the operation of an office and/or the provision of personal services

and/or commercial services from a detached dwelling form in a residential district.



Removed “in a manner which, in the opinion of the Development Authority, does not adversely affect adjacent residential uses” and “not including Cannabis Retail Sales”. Removed reference to detached dwelling and replaced with detached “dwelling form”.

54. Part Seven: Overlay and Other Districts and Regulations is amended to add the following Section:

7.17 Low Impact Commercial Overlay District

1. General Purpose

Low Impact Commercial Uses are intended to allow the use of detached dwelling forms for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.

2. Permitted and Discretionary Uses Table

(a) Permitted Uses
(i) Those uses listed as permitted in the existing underlying land use district
(b) Discretionary Uses
(i) Those uses listed as discretionary in the underlying land use district, and;
(ii) Low Impact Commercial Uses
(iii) Law office on Lots 45-46 Block B, Plan K8 (4641 49 Street) in the existing structure only

3. Application

- a) The regulations in this District apply to all Low Impact Commercial applications located in the Low Impact Commercial Overlay District as shown on Land Use Map M15.
- b) The regulations in this District are in addition to any other applicable regulations under this Bylaw. Where the regulations in the underlying District contradict or will not serve to achieve the general purpose of this District, the regulations of this District shall prevail. Where the underlying District is a Direct Control District, the regulations of that underlying Direct Control District shall prevail.

4. Low Impact Commercial Regulations

- a) Low Impact Commercial Uses shall not have operating hours anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday. This includes shipping goods and receiving clients or customers.
- b) Low Impact Commercial Uses shall not, in the opinion of the Development Officer, cause nuisances including, but not limited to, emissions, odours, or noise.
- c) Low Impact Commercial Uses should not, in the opinion of the Development Officer, adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- d) The lot frontage of a Low Impact Commercial Use shall not exceed 30.5m
- e) Exterior lighting of the premises shall not, in the opinion of the Development Authority, adversely impact the privacy or enjoyment of adjacent properties or the area in general.
- f) Waste containers shall be in the rear yard only and be screened to the satisfaction of the Development Authority.
- g) Outside Storage or display shall not be permitted.

- h) Upon receipt of an application for a Low Impact Commercial Use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

5. Parking

- (a) Parking spaces for Low Impact Commercial Uses shall be provided on-site at the rates indicated below:

LOW IMPACT USE	PARKING REQUIREMENT
Office	2.0 per staff persons on duty
Health and Medical Services	2.0 per personal consultation cubicle
Commercial Service or Personal Service	2.5 per 93 m ² Floor Area or part thereof
Merchandise Sales	5.0 per 93.0 m ² Floor Area or part thereof
Residential	2.0 per Dwelling Unit

Provided that:

- (i) a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use,
- (ii) parking spaces shall not be allowed in the front yard or the side yards of a principle building,
- (iii) parking spaces shall be screened from the street view,
- (iv) access to parking spaces should be off the rear lane only, if a rear lane is available.
- (v) for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the Low Impact Commercial Use, excluding storage area and washrooms.

- 55. Section 5.7 General Commercial District Regulations is amended by deleting (6) Low Impact Commercial Use in its entirety.
- 56. Section 8.22 Exceptions Regarding Land Use is amended by deleting (1)(k).
- 57. Section 8.22 Exceptions Regarding Land Use is amended by deleting (1)(f)(viii).
- 58. Land Use Bylaw map M15 is amended by deleting exception (k) and replacing it with Low Impact Commercial Overlay as shown in Schedule "A".
- 59. Land Use Bylaw map M15 is amended by deleting exception (f)(viii) and replacing it with Low Impact Commercial Overlay as shown in Schedule "A".
- 60. Section 11.10 Building Sign Development Standards is amended by adding the following:

(1)(j) Low Impact Commercial Use
- 61. Section 11.13 Freestanding Sign Development Standards is amended by adding the following:

(1)(i) Low Impact Commercial Use

62. Section 1.3 Definitions is amended by deleting the definition for "Microbrewery" and replacing it with the following:

Reworded definition to reflect that limits on production and packaging areas are intended as part of what defines a Microbrewery and not a regulation.

Microbrewery includes a micro-distillery and means a use where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place utilizing no more than 70% of the Gross Floor Area, and includes distribution, retail or wholesale, on or off the premises, and includes at least one of the following: tasting room, Drinking Establishment, or Restaurant but does not include Cannabis Retail Sales.

63. Section 1.3 Definitions is amended by deleting the definition for “Minimum Gravel Parking Standard” and replacing it with the following:

Removed reference to requiring a higher standard where adverse soil conditions present.

Minimum Gravel Parking Standard means a layer of packed gravel, rock, or crushed concrete or rock which is a minimum of 4 inches in depth.

64. Section 3.2 Parking Standards is amended by adding the following:

Moved reference to requiring a higher standard where adverse soil conditions present into Section 3.2 Parking Standards.

3.2 (11) Where adverse soil conditions are present, the Development Authority may require a layer of packed gravel, rock, or crushed concrete or rock which is greater than 4 inches in depth to meet the **Minimum Gravel Parking Standard**.

65. Section 1.3 Definitions is amended by deleting the definition for “Temporary Home Stay Accommodations” and replacing it with the following:

Definition amended to remove regulation

Temporary Home Stay Accommodations means the sale of overnight accommodation in a Dwelling Unit in a Residential District, with or without a breakfast meal.

66. Section 1.3 Definitions is amended by deleting the definition for “Yard” and replacing it with the following:

Removed regulation from the definition.

Yard means the open space on the same Site as a Building and unoccupied by Buildings or Structures.

67. Section 3.0 General Regulations Applicable to all Districts is amended by adding the following:

Regulation moved into Section 3.0(2)

3.0(2) In determining Yard measurements the minimum horizontal distance from the respective boundary shall be used.

68. Section 7.5 HP Historical Preservation Overlay District, (3) Historical Preservation Buildings and Sites table, HP-19 is amended by deleting the Municipal Address and replacing it with *5205 48 Avenue*.
69. Section 7.5 HP Historical Preservation Overlay District, (3) Historical Preservation Buildings and Sites table, HP-19 is amended by deleting the Legal Description and replacing it with *Lot 7MR, Block 36, Plan 1820009*.
70. Section 7.6 HS Historical Significance Overlay District, Inventory of Historical Significant Resources table, HS-54 is amended by deleting the Street Address and replacing it with *5838 45 Avenue*.
71. Section 5.6 C4 Commercial (Major Arterial) District, (1) C4 Permitted and Discretionary Uses Table, (a) Permitted Uses, is amended by deleting *(iv) Merchandise Sales (excluding Cannabis Retail Sales)* and replacing it with the following:
- (iv) Merchandise sales and/or rental (excluding Cannabis Retail Sales), with a minimum Floor Area for a Building or a comprehensively designed group of buildings – 929.0 m2 (there is no minimum floor area for the units within the building(s)).*
72. Section 5.6 C4 Commercial (Major Arterial) District, (1) C4 Permitted and Discretionary Uses Table, (b) discretionary uses, is amended by deleting *(xii) Merchandise Sales (excluding Cannabis Retail Sales)* and replacing it with the following:
- (xii) Merchandise sales and/or rental (no minimum floor area for a building or a unit within the building).*
73. Section 6.2 I2 Industrial (Heavy Industrial) District, (1) I2 Permitted and Discretionary Uses Table, (b) Discretionary Uses is amended by deleting *(iii) Medical Marihauna Facility (MMF)* and replacing it with the following:
- (iii) Cannabis Production Facility (CPF)*

74. Section 8.22 Exceptions Regarding Land Use, (1) Areas Specifically Designated for a Particular Use, (g) is amended by deleting (iv) and replacing it with the following:

(iv) A Cannabis Production Facility (CPF) on Lot 14, Block 1, Plan 052-4232 (94 Burnt Park Drive) with Council as the designated Development Authority, and subject to the following development standards:

75. Section 11.9 Billboard Signs (5)(a) is deleted and replaced with the following:

(a) The Location Criteria listed in 11.9(2) and the Siting Criteria listed in 11.9(3) shall not be varied by the Development Authority.

READ A FIRST TIME IN OPEN COUNCIL this day of , 2019.

READ A SECOND TIME IN OPEN COUNCIL this day of 2019.

READ A THIRD TIME IN OPEN COUNCIL this day of 2019.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2019.

MAYOR

CITY CLERK

FILE COPY



Council Decision – June 10, 2019

DATE: June 13, 2019
TO: Hayley Mountstephen, Contracted Planning Services
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment – Omnibus Bylaw 3357/S-2019

Reference Report:

Planning Department, dated May 1, 2019

Bylaw Reading:

At the Monday, June 10, 2019 Regular Council Meeting, Council gave first reading to the following Bylaw:

Bylaw 3357/S-2019 (an amendment to the Land Use Bylaw to improve the clarity and application of the Land Use Bylaw)

Report back to Council:

Yes.

Comments/Further Action:

This bylaw will come back for second and third readings at the Monday July 8, 2019 Council Meeting.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

For Frieda McDougall
Manager

- c. Director of Planning Services
Planning Manager
Corporate Meeting Administrator



May 30, 2019

Land Use Bylaw Amendment – Bylaw 3357/L-2019
Amendment for a Site Exception “Restaurant” as a
Discretionary Use at 4501-48 Avenue
Consideration of Second and Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, May 13, 2019 City Council meeting.

Recommendation:

That Council considers second and third readings to Land Use Bylaw Amendment 3357/L-2019, an amendment to the Land Use Bylaw for a site exception to add a “restaurant” as a discretionary use at 4501-48 Avenue).

Background:

On May 13, 2019 Council considered Bylaw 3357/L-2019, an amendment to the Land Use Bylaw for a site exception to add a “restaurant” as a discretionary use at 4501-48 Avenue.

In accordance with Section 606 of the Municipal Government Act, this Land Use Bylaw Amendment was required to be advertised for two consecutive weeks. An advertisement was placed in the Red Deer Advocate on May 17 and May 24, 2019. A Public Hearing will be held on Monday, June 10, 2019 at 6:00 p.m. during Council’s regular meeting.

Proposed Resolution:

That Bylaw 3357/L-2019 be read a second and third time.

Land Use Bylaw Amendment 3357/L-2019

Public Comments Received



RECEIVED

MAY 21 2019

Comment Sheet

We invite you to provide feedback regarding the proposed Land Use Bylaw amendment.
Your feedback is important to us.

Collection & Release of Your Information: The City is collecting your information as part of the referral process that is described in Section 2.19(5) of The City of Red Deer Land Use Bylaw. 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. 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 the Manager of Planning at The City of Red Deer, 4914-48 Ave, Red Deer, AB 403-406-8700.

Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Jean STINSON

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

The 3 Robins Complex has been under construction during the winter going into summer. We 18 Condo owners of Gold Court Condominiums # 9925173 have no objection to the building or the restaurant except a major problem that is appearing "PARKING". We now have experienced no ability to park outside, or our guests, as contractors park along side every street around the construction site, including huge trucks and trailers dropping off in our back alley or 45 ST OR blocking



Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave
Planner: Orlando Toews, Senior Planner

our alley entrance of 45 st to underground parking. last year our back alley was dug up by contractors to put in lines and the City filled the holes back in, this spring the holes came back and I called the City to fill the holes twice and all they did was sweep once. We struggle to fill the holes in front of our parking spots. We cannot park out front during the day as people working downtown park there to avoid paying, as there are no meters, we cannot park on Saturdays due to Farmers Market. Where are people going to park after construction is done. I need to bring this to your attention as this is becoming a big problem. We thank you for hearing our concerns, I may attend, on behalf of 18 owners of Gold Court I Jan Stinson writes this.
Representing 18 owners, Treasurer of the Board.

Comment sheets may be submitted using the following options:

- Mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Email to planning.comments@reddeer.ca

Thank you for your input!



April 26, 2019

Originally Submitted to the May
13, 2019 Council Meeting

Bylaw 3357/L-2019:

Amendment for a Site Exception

“Restaurant” as a discretionary use at 4501 – 48 Avenue

Administrative Report

Report Summary and Recommendation

The Planning department has received an application from the developer of an assisted living facility for a Land Use Bylaw amendment that proposes a site exception to add a “restaurant” as a discretionary use at 4501 – 48 Avenue, which is zoned *R3 - Residential (Multiple Family) District*.

Administration recommends Council give First Reading to Bylaw 3357/L-2019 (Appendix A).

City Manager Comments

I support the recommendation of Administration. If first reading of Bylaw 3357/L-2019 is given, a Public Hearing would be advertised for two consecutive weeks to be held on Monday, June 10, 2019 at 6:00 p.m. during Council’s regular meeting.

Tara Lodewyk
Interim City Manager

Proposed Resolution

That Bylaw 3357/L-2019 be read a first time.

Rationale for Recommendation

The rationale for Administration’s recommendation is as follows:

1. **The inclusion of “restaurant” as a discretionary use is compatible with surrounding land uses.** The surrounding area includes recreational, commercial and higher density residential uses. The location is within the downtown core intended for a variety of mixed uses to coexist and complement each other.
2. **The 2018 DP issued for the assisted living facility already includes amenity space for a coffee shop / restaurant to serve the residents of the facility. The LUB amendment will**

simply allow the coffee shop / restaurant to open its doors to the public as well. The amenity space enjoyed by residents will be available to the surrounding neighbourhood to enjoy.

- 3. Area landowner concerns can be addressed through the Development Permit and Building Permit processes.** As a discretionary use the Development Authority can impose conditions to mitigate potential negative impacts.

Discussion

Background

In 2018 a Development Permit (DP) was issued for an 89 unit Assisted Living Facility apartment building at 4501 – 48 Avenue (Appendix B), which is currently under construction. The DP includes amenity space in the northwest corner of the main floor for a coffee shop/bistro for residents of the building (Appendix C). The applicant anticipates the coffee shop/bistro could accommodate approximately 30 to 35 seats and would serve beverages, sandwiches, muffins, and pastries.

Note that although the applicant identified the proposed use as a coffee shop / bistro, the proposed use would be considered / defined as a “restaurant” according to the Land Use Bylaw.

Analysis

The proposed amendment would allow for opening up the coffee shop to the public and expands it from being a residential amenity in a residential building to being a commercial use available to the general public. As a discretionary use, the Development Authority can impose conditions it deems necessary, such as hours of operation, to minimize potential impacts on surrounding uses. As well, the anticipated size of only 30 to 35 seats is anticipated to have minimal impacts on the neighbourhood.

Although half of the written comments expressed support for the proposed use, the other half expressed concerns about venting and parking. Venting is a Building Code issue and therefore is addressed at the Building Permit stage.

Regarding parking, although this parcel is zoned R3, a restaurant is a commercial use, and in the downtown commercial uses (C1) are not required to provide off-street parking. The assisted living facility has 65 off-street parking stalls (43 underground and 22 off the lane), which exceeds the LUB’s assisted living facility parking standard of 0.4 stalls per unit, i.e. 36 stalls (89 units X 0.4 stalls). Since the assisted living facility has provided more parking stalls than required it is reasonable to expect that parking stalls along the lane can accommodate parking generated by the restaurant. The Development Authority could limit hours of operation or require a certain number of parking stalls be identified for restaurant patrons.

In addition to off-street parking, the immediate area contains 8 hour metered and 2 hour non-metered parking along 48 Avenue and unlimited time on-street parking along 46 Street.

Expanding the use by opening it to the public is in keeping with the Municipal Development Plan's policies of encouraging mixed uses to revitalize the downtown:

- 11.1 Role of Downtown** The City shall support the ongoing redevelopment and revitalization of the Greater Downtown as the centre and heart of the city and region and as a unique mixed use area for administrative, civic, retail, office, residential, institutional, and cultural and entertainment facilities. In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.

Dialogue

The proposed LUB amendment was referred to 234 landowners within 100 metres of the site. Thirty three written comments were received (Appendix D). Ten expressed concerns focused primarily on ventilation and parking and the remaining twenty three either had no objections or indicated support for the proposal.

Ventilation is a Building Code issue and is addressed through building permits. The approved assisted living facility has provided more off-street parking stalls than required by the LUB; some of that parking could be used by the restaurant. Parking details can be addressed through the development permit process.

The proposal was also referred to relevant city departments and all concerns/comments provided by departments have been reviewed and considered by the Planning Department.

Appendices

Appendix A – Bylaw 3357 / L - 2019

Appendix B – Location Context

Appendix C – Main Floor Plan

Appendix D – Written Comments from Landowners within 100 metres

Appendix A – Bylaw 3357/L-2019

Schedule "A"



Proposed Amendment to Land Use Bylaw 3357/2006



Site Exception:



R3 to R3 - Residential (Multiple Family) District, exception (g)(i)

Proposed Amendment

Map: 8 / 2019

Bylaw: 3357 / L-2019

Date: Apr. 24, 2019

Appendix B – Location Context

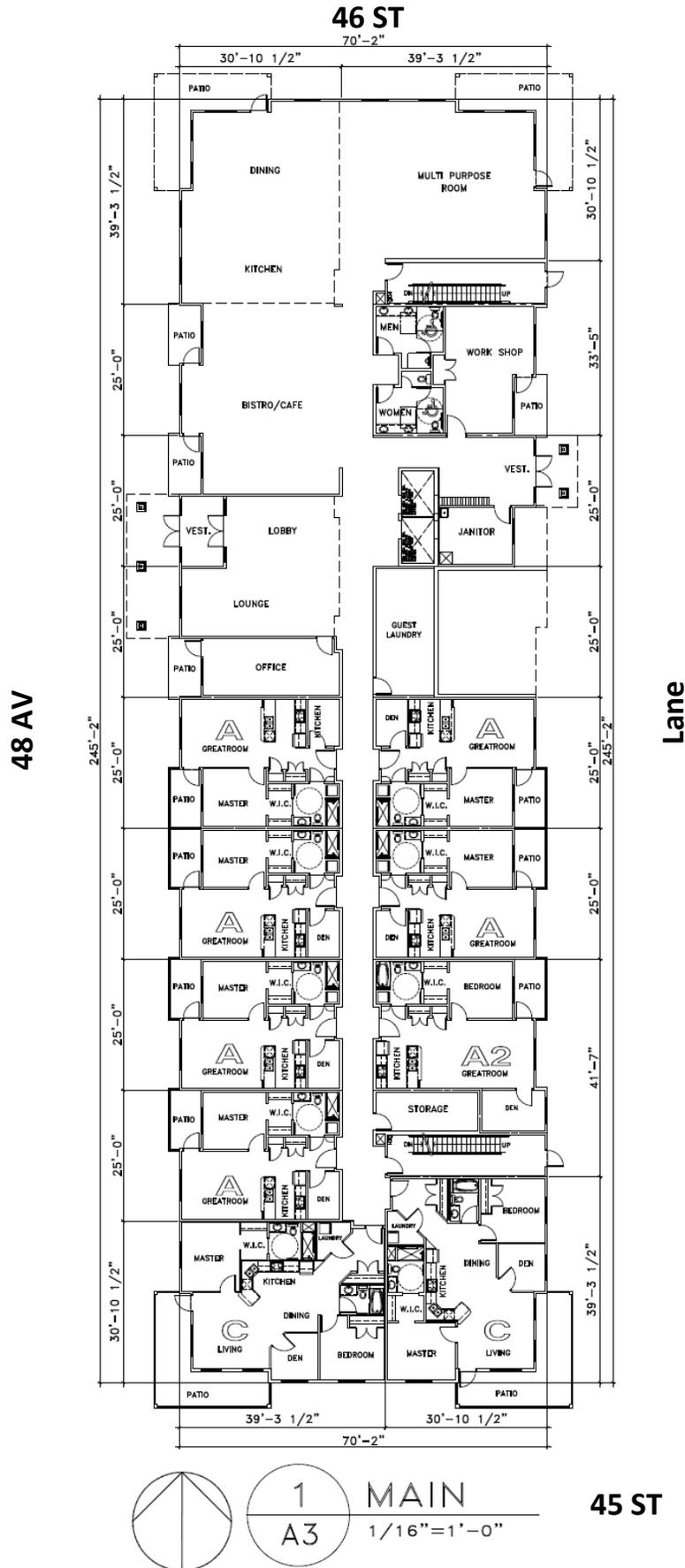
Location



Land Use Districts



Appendix C – Main Floor Plan



Appendix D – Written Comments from Landowners within 100 metres

Bylaw 3357/L-2019 re "Restaurant" as a discretionary use st 4501-48 Ave.

My name:

Helen Barrett

Comment - Vent must be out roof, not on any of the sides of the building



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave**
Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Doug + SHARON DELMAGE

Mailing Address: _____

Postal Code: _____

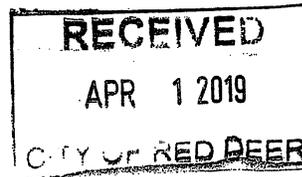
Phone #:* _____

E-mail Address: _____

General Comments

KITCHEN EXHAUST TO DISCHARGE
THRU ROOF

NOT TO EAST OR NORTH



Comment Sheet

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Planner: Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: Marie Meier

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

To city of Red Deer
Attention Orlando Toews
Re: This concern is regarding the proposed Restaurant at 4501-48th Ave

I live at _____ on the _____ of the building. Although I live on the _____ I believe the odours from this Restaurant would come in through the vents and be offensive. I also have windows on the _____

A knowledgeable construction person says, this Restaurant should be vented out the roof of the building and NOT on the East or North side

Marie Meier comments by Geri Schneider
Marie Meier



Comment Sheet

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 Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: ALBERT BORREBACH

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I request that the restaurant cooking vent, be not on the east or north side of the ^{new} building.

I am concerned with the parking in this block. During the day, all sides of this block are used by people who do not want to pay for downtown parking. The two-hour parking restriction on 48 Ave is not enforced, despite many complaints. Currently with construction parking the area is a parking zoo.
Over.



Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave
Planner: Orlando Toews, Senior Planner

Continued, see: Parking

There was no allowance made by the developer for parking (restaurant) in the original application, and in fact they had only 22 stalls in the alley area on the east side for parking. They have now built an underground parkade for residents only.

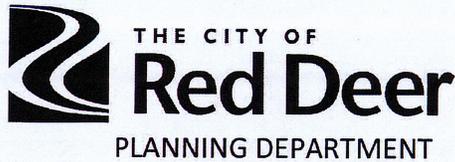
Is this to be a full service restaurant open to the public? It was originally stated to be a Bistro for residents only!

Since the 89 unit underground parkade opens up to the ^{back} alley, where are delivery trucks going to deliver? We have a 4 unit parking garage opening up to the back alley as well. Will customers park back here as well? City admin, please address the parking issues in this block!

Comment sheets may be submitted using the following options:

- Mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or *Thanks.*
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Email to planning.comments@reddeer.ca

Thank you for your input!



Comment Sheet

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Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: Cliff & Carol McDermott

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Parking is our big concern. The parking around
our building is inadequate now and a
restaurant will only add to it!

Exhaust from the restaurant should be
directed upwards and not towards our
condominium building!



Comment Sheet

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Contact Information

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PLEASE PRINT

Name: Geel Schneider

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

To city of Red Deer

Attention Orlando Toews

Re: This concern is regarding the proposed Restaurant at 4501-48th Ave

I live at _____ on the _____ of the building. I can see the windows where the Restaurant would be located from my Deck.

After Consulting with a knowledgeable construction person it is necessary this Restaurant be vented out the roof of the building and not on the East or north side as we won't even be able to have our Windows open or to sit on the Deck in the summer. The food cooking odour would be very unpleasant.

Please have the construction company have this vented through the roof while they are at the beginning of the construction so it would be more cost effective.

Mrs GB Schneider



Comment Sheet

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Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: GAIL ORRISS

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

The kitchen exhaust must discharge through the roof, Not to the East or to the North.

Residents across the alley do not want to smell cooking odours daily.

Our quality of life would be impeded by this proposal of this land use Bylaw. If the kitchen exhaust is not discharged through the roof. Please do not impede upon our quality of life.



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Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: DENYSE WOOD

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

NO OBJECTION TO RESTAURANT PROVIDED
ADEQUATE PARKING IS AVAILABLE.
DWood



Comment Sheet

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Contact Information

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PLEASE PRINT

Name: Earl Collier

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Parking could be a problem



Comment Sheet

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Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: BEV & RON SIMONSON

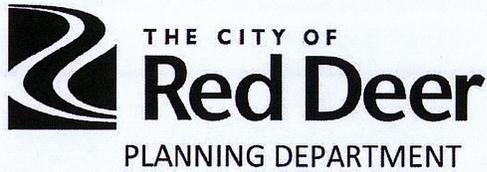
Mailing Address: _____ Postal Code: _____

Phone #: 4 _____ Email Address: _____

General Comments

OUR CONCERN - WOULD BE ANY
PARKING ISSUES THAT COULD ARISE

Simonson



Comment Sheet

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PLEASE PRINT

Name: Joan Snider, Resident

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Totally in Support of this Amendment.

[Signature]

We are in favour of the cafe/bistro to be located at 4501 48th ave.

Jon and Helen Field

Dear Planning Department .

I have no problem having a cafe/bistro in are immediate area. I think it would very convenient to have a cafe that close.

Leo Leonard



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Contact Information

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PLEASE PRINT

Name: Michael Zuk

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

Great idea!



Comment Sheet

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PLEASE PRINT

Name: ELEGANTIDE FUNERAL HOME - REBEKAH SEALOCK

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

A WELCOME ADDITION TO THE AREA!
WE LOOK FORWARD TO OPENING DAY.



Comment Sheet

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 Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: Suzanne Bleaker

Mailing Address: _____ ^{Ave} Postal Code: _____

Phone # _____ E-mail Address: _____

General Comments

Having a new "Restaurant" within our
neighbourhood is an excellent opportunity,
for us to enjoy amenities "right at home."
In the last 20 years the 3 blocks of 47th Ave
between 45th Street and 48th Street have
changed significantly. Five new mutiple family
buildings have added a total of 221 suites
to these 3 blocks: Alexander Place, 68 units; Palisade
Park, 24 units; Pine Pointe Place, 24 units; Maxwell House,
16 units; and now 3 Robins with 89 units (this
latter building is the one that would
house this new "restaurant."



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Planner: Orlando Toews, Senior Planner

During that same period of time, no new dining establishments have been built here. So obviously to have a new, walk in cafe/bistro would be more than welcome to local residents.

It is also important to keep in mind that 153 of these units are specifically targeted to older adults. In our building (24 units) 11 people are in their 80s and 90s, 5 people use assistive devices for walking, and many of us have health issues that affect our ability to move freely around the city. For us, having a "restaurant" just half a block away, a place we can take our grandchildren or friends who drop by for a visit would be wonderful. We're really looking forward to having more services in our neighbourhood.

Tim Horton's, Phil's Restaurant and Lucky Family

Comment sheets may be submitted using the following options:

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- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Email to planning.comments@reddeer.ca

Thank you for your input!

Restaurant are up to a kilometre away from us - the difference is being able to walk to lunch versus having to arrange to drive to one of those other services. The Golden Circle is close, but it is restricted to adults and meals at specific times only.

Orlando Toews

From: Doreen Beeston
Sent: April 27, 2019 7:43 AM
To: Planning Comments

Hi

I have no problem with the Restaurant going in this unit.

Doreen Beeston



Comment Sheet

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Land Use Bylaw Amendment: **Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 – 48 Ave**
 Planner: **Orlando Toews, Senior Planner**

Contact Information

Your contact information allows administration to respond as needed.

PLEASE PRINT

Name: Mark Fleming / Mark Fleming

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

No concerns with this proposed amendment.



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Contact Information

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PLEASE PRINT

Name: Eventide Funeral Home

Mailing Address: 4820 - 45 St, Red Deer Postal Code: T4N 1K5

Phone #: 403 347-2222 E-mail Address: eventide@arkbarmemorial.com

General Comments

- We are fine with the restaurant.



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Contact Information

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PLEASE PRINT

Name: Calvin McClement

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I Don't care if there's a small
Bistro Restaurant in there, It's
Not going to bother anyone.



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Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: Bob Allen

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I HAVE NO PROBLEM WITH A CAFE/BISTRO IN THE AREA.



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Contact Information

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PLEASE PRINT

Name: Kathy Baier

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I see no problem with
 having the "Restaurant" at
 4501-48 Street

Kathy Baier



Land Use Bylaw Amendment: Bylaw 3357/L-2019 re "Restaurant" as a discretionary use at 4501 - 48 Ave
Planner: Orlando Toews, Senior Planner

Comments (Bev + Gary Taylor
 we are very much in favor of Red Deer
 to have a deli/restaurant nearby!
 KUDOS! Red Deer
 Brdc Dowell
 Red Deer
 It's a fine idea to have a restaurant close.

Comment sheets may be submitted using the following options:

- Mail to: City of Red Deer Planning Department, Box 5008, Red Deer, Alberta, T4N 3T4; or
- Drop off at the Planning Department counter on the 3rd floor of City Hall at 4914 - 48 Avenue; or
- Email to planning.comments@reddeer.ca

Thank you for your input!



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Contact Information

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PLEASE PRINT

Name: Debra Grande Doreen Marwen Schmedek
 Mailing Address: _____ Postal Code: _____
 Phone #: _____ E-mail Address: _____

General Comments

Yes	Doreen
"	Rosemary Nelson
"	Leona Phillips
"	Marion Lenke



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Contact Information

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PLEASE PRINT

Name: Lynda + Charlie Wheeler

Mailing Address _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

in favor



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Contact Information

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PLEASE PRINT

Name: Brad Banyard

Mailing Address: _____ Postal Code: 1

Phone #: _____ E-mail Address: _____

General Comments

I'm OK with the restaurant

Bu (Banyard)



Comment Sheet

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Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: Darin Pembroke

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

yes ok with the restrent



Comment Sheet

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Planner: **Orlando Toews, Senior Planner**

Contact Information

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PLEASE PRINT

Name: TONY WOBENIS

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I would like a restaurant
across street

X [Signature]



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Contact Information

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PLEASE PRINT

Name: X Connie Buckell

Mailing Address: _____ Postal Code: _____

Phone #: _____ E-mail Address: _____

General Comments

I would love to have a restaurant
in the senior building.

FILE COPY



Council Decision – June 10, 2019

DATE: June 13, 2019
TO: Orlando Toews, Senior Planner
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Bylaw 3357/L-2019 – Amendment for a Site Exception “Restaurant” as a Discretionary Use at 4501-48 Avenue

Reference Report:

Legislative Services, dated May 30, 2019

Bylaw Reading:

At the Monday, June 10, 2019 Regular Council Meeting, Council gave second and third reading to the following Bylaw:

Bylaw 3357/L-2019 (an amendment to the Land Use Bylaw for a site exception to add “restaurant” as a discretionary use at 4501-48 Avenue)

Report back to Council:

No.

Comments/Further Action:

Administration will update the bylaw and distribute in due course.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

for Frieda McDougall
Manager

- c. Director of Planning Services
Planning Manager
Corporate Meeting Administrator



Council Decision – June 10, 2019

DATE: June 13, 2019
TO: Lesley Kendall, HR Team Leader – Consulting & Labour Relations
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: In Camera Item – Human Resource Matter

Resolution:

At the Monday, June 10, 2019 Regular Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer hereby agrees to add consideration of a Human Resource Matter as discussed In Camera, to the June 10, 2019 City Council Agenda.

Resolved that Council of The City of Red Deer having considered a Human Resource Matter item on June 10, 2019, hereby endorses the recommendation as presented In Camera and agrees that the contents of the report will remain confidential, as protected by the Freedom of Information and Protection of Privacy Act, Section 24(1)(b)(i) – Advice from officials.

Report back to Council:

No.

Comments/Further Action:

None.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

for Frieda McDougall
Manager

c. Director of Human Resources