


## A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, FEBRUARY 10, 2003*

COMMENCING AT 4:30 P.M.

- 
- (1) Confirmation of the Minutes of the Budget Meeting of January 22, 2003, the Regular Meeting of Monday, January 27, 2003, and the Special Budget Meeting of Monday, January 27, 2003.
  - (2) UNFINISHED BUSINESS
  - (3) PUBLIC HEARINGS
  - (4) REPORTS
    1. Recreation, Parks & Culture Manager – Re: *Collicutt Centre & December 2002 Operating Report* . .1
    2. Recreation, Parks & Culture Manager – Re: *Cemetery Bylaw 3126/95 Fee Schedule Update and Cemetery Bylaw Amendment 3126/A-2003.*  
(Consideration of 3 Readings of the Bylaw) . .10

3. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/C-2003 / Revision of Low Impact Commercial Use Regulations***  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .17
4. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/D-2003 / Rezoning of 4.887 ha (12.075 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and PT Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District / Phase 21 – Kentwood Subdivision / City of Red Deer***  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .23
5. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/E-2003 / Rezoning of 0.582 ha (1.44ac) of land from A1 Future Urban Development to R1 Residential Low Density District / Phase 3 – West Park Extension (Westlake) Subdivision / Trademark West Park Inc.***  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .27
6. **Kipp Scott Pontiac Buick Ltd – Re: *Use of Service Road:***
  - (a) **Land & Economic Development Manager – Re: *Offer to Purchase & Land Exchange / Road Closure Bylaw 3306/2003 & Rezoning / Road Plan 3932 EU, Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391 / Kipp Scott Pontiac Buick Ltd.***  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .31
  - (b) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/F-2003 / Portions of the Gaetz Avenue Service Road and Piper Drive / Rezoning of 2,732m<sup>2</sup> of Land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Land from C4 Commercial (Major Arterial) District to ROAD / Kipp Scott Pontiac Buick and The City of Red Deer***  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .36

7. **Public Works Manager – Re: *Rate Changes Recommended from 2003 Public Works Department Business Plan / Utility Bylaw Amendment 3215/A-2003.***  
(Consideration of 3 Readings of the Bylaw) . .39
- (5) **CORRESPONDENCE**
- (6) **PETITIONS AND DELEGATIONS**
- (7) **NOTICES OF MOTION**
  1. **Councillor Dawson – Re: *RCMP Staffing Levels*** . .64
- (8) **WRITTEN INQUIRIES**
- (9) **BYLAWS**
  1. **3126/A-2003 – Cemetery Bylaw Amendment / Fee Schedule /**  
(3 Readings) . .69  
. .10
  2. **3156/C-2003 – Land Use Bylaw Amendment / Revision of**  
**Low Impact Commercial Use Regulations**  
(1<sup>st</sup> Reading) . .74  
. .17

3. **3156/D-2003 – Land Use Bylaw Amendment / Rezoning of 4.887 ha (12.075 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District / Kentwood Subdivision – Phase 21 / City of Red Deer (1<sup>st</sup> Reading)**  
..77  
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4. **3156/E-2003 – Land Use Bylaw Amendment - Rezoning of 0.582 ha (1.44ac) of land from A1 Future Urban Development to R1 Residential Low Density District / Phase 3 – West Park Extension (Westlake) Subdivision / Trademark West Park Inc. (1<sup>st</sup> Reading)**  
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..27
5. **3156/F-2003 – Land Use Bylaw Amendment - Portions of the Gaetz Avenue Service Road and Piper Drive / Rezoning of 2,732m<sup>2</sup> of Land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of land from C4 Commercial (Major Arterial) District to ROAD / Kipp Scott Pontiac Buick and The City of Red Deer. (1<sup>st</sup> Reading)**  
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6. **3215/A-2003 – Utility Bylaw Amendment / Rate Changes / (3 Readings)**  
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7. **3306/2003 – Road Closure Bylaw – Road Plan 3932 EU, Gaetz Avenue Service Road and Piper Drive / Kipp Scott Pontiac Buick Ltd. (1<sup>st</sup> Reading)**  
..95  
..31

**Date:** January 23, 2003  
**To:** Kelly Kloss, City Clerk  
**From:** Harold Jeske, Recreation, Parks & Culture Manager  
**Re:** Collicutt Centre – December 2002 Operating Report

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It is my understanding that this will be the final monthly operating report to City Council. In my opinion this has been a worthwhile exercise in that City Council has been kept informed on critical financial and operational issues. Hopefully these reports have also given Council a flavor of the various day-to-day issues inherent in recreation, parks and culture facility operations. Monitoring of the Collicutt Centre operations will continue as we work toward our goal of making it the best it can be. The ongoing support of City Council and The City of Red Deer Senior Management Team is greatly appreciated.

### **General Information**

Attendance was down about 20,000 persons compared to November. This decline is attributed to the unseasonable warm weather and the Christmas holiday season. On a more positive note, pass sales are on the upswing and at the end of December there were 6,353 active passes in circulation.

### **Customer Service Matters**

Following is a summary of comments received in December relative to City operational responsibilities.

### **Criticisms**

- There was a youth assessment group in the fitness area. Had at least five (5) complaints from Collicutt Centre members including:
  - Youth group would walk 4 or 5 abreast on the track not letting anyone by them.
  - Stayed on equipment for very long time.
  - Were careless in their treatment of equipment.
  - Did not wipe anything down.
  - Had little or no supervision. Thought I had better pass these comments on as at least 5 people mentioned this groups behaviour. (submitted by Staff member)
- Comments about the spider court from the Red Deer Tennis Club:
  - The floor sucks, there is no grip.
  - It's good because it doesn't mark your shoes.
  - The ball doesn't bounce correct off it.
  - Why didn't they put at least one full court in?
  - So slippery.
- More Security needed at East entrance during school hours.
- The chairs located on the Mezzanine area could be hazardous to young children as they could climb over the railing.
- Family change room should be monitored so that singles are using the gender change rooms provided.
- More toilet facilities required in family change rooms.
- The last 3 times that I have been in to work out before 6 in the morning I noticed that about 5 people have come in on each of those days without swiping their Collicutt Card.
- Having to stand in line too long to pay for admission.

- More lockers needed that allow users to bring own locks.
- The men's change room floor has been muddy during the past three visits. It would seem possible a mop could be applied at least one time per hour to remove out the soiled from the floor.
- In response to the issue we had last month regarding drop in users not paying when they were using the soccer pitches, we increased our presence during the drop in times and have found that the majority of people are complying and paying the drop in fee.
- More security needed in the north parking lot. Car in our reserved parking area for students has been vandalized more than once.
- Birthday Party -The host was great. We should have been out of the pool at 4:20 instead of 4:30 so we could get undressed and in the room by 4:30.

### **Suggestions**

- I would like to see new signs urging patrons not to sit on fitness equipment, especially at busy times.
- I was wondering if the pins on the bench press could be removed. They are, I believe, a hazard. They have caused problems for us. 2 Comment Cards- *Currently being reviewed.*
- Please put covers in the plug ins in the spectator area (upstairs of soccer fields).
- Everything is good but lacking a racket ball court. 2 Comment Cards
- Should have Christmas treat table during the day for party. Juice, coffee and maybe a snack or two. Merry Christmas – happy season or eternal greed! – *Fitness Centre did have appreciation days before Christmas.*
- It would be great to have access to rules of chess for people who need a little guidance. Perhaps a reference set could be available at the Reception Desk or print it on the bottom of the chess pieces or on a tile that could be part of the chessboard.- *Being replaced again.*
- Have some type of map like on the sign in the main pamphlets to navigate around. Paper towels in washrooms.- *With management team for review.*
- Please include a public/family skating session on Thursday evenings – in conjunction with the Community Family Fun Thursdays.- *Under advisement.*
- Requests for heavier weights, dumbbells greater than 100 lbs, specifically 110, 115.-*Under review.*

### **Positive Comments**

- Thanks for the Christmas carols. It made walking the track delightful.
- The new spider court is a big improvement. It's not as hard on the knees for jumping. Although, it does need a 3 point line for basketball. But overall, it's a big improvement.
- The new floor seems a lot better than the other court. You don't slip as much. I like the new spider court. It also doesn't hurt you feet afterwards. I think you should keep it. Please put a 3 point line all around.
- I would like to complement the staff on how hard they work to keep this facility clean. Especially in the dressing room where the poor design leaves constantly filthy floors, the staff are always trying to clean.
- Birthday Party -Great space. Kids get balloons from your staff!
- This is an outstanding facility. I have visited the facility with my family, and everyone has enjoyed themselves. We wish we had such a place to hang out in our hometown. We are from Chicago.

### **Operational/Vandalism Issues**

- Four sets of the electrical manuals were received in mid Dec.
- The low voltage lighting manual is expected in early Jan.
- The contractor assigned the skylight modification work is now expected on site in mid January.
- A change room mirror in the soccer pavilion was broken and required replacement.
- A plumber was hired to remove a lacrosse ball from a water closet in a soccer pavilion change room.
- A light fixture cover in an arena change room was broken and required replacement.

- Two washroom partitions were marked with a felt pen. Staff was able to clean the panels.
- On January 6<sup>th</sup>, Controlled Access will be starting in the facility during the weekday lunch hours of the high school students. The East doors will be locked and all students entering the facility will be required to show their school identification. We hope that this will allow the students using the facility during that time have a positive experience and that the students at risk will have a positive change of attitude.

## **Program Initiatives**

### **Dryland**

- Currently in the Field House we are demo-ing new flooring (Spider Court). The feedback is mixed. Basketball players like it because it has similar properties to a hard wood floor, and they find that they don't get shin splints when playing on the Spider Court. Volleyball players like the court because they now have a surface that they can dive on, and it is easier on their joints (when jumping). Tennis players do not like the new court, because the tennis balls do not bounce as well as they do on the existing flooring.
- ITS has put together a computer for the Field House storage room for our climbing wall staff. We are just awaiting the software to install on the computer.
- In response to the issue we had last month regarding drop in users not paying when they were using the soccer pitches, we increased our presence during the drop in times and have found that the majority of people are complying and paying the drop in fee.
- The concern regarding the long jump pit in the Field House is still a bit of a problem. There is a large amount of dust that is displaced throughout the Field House when the long jump pit is in use. We are exploring options as to a way in which we can water the pit down while in use to lessen the amount of dust in the air.
- All the Dryland programs have been closed out and we are eagerly awaiting the start of the next session of programs

### **Fitness and Wellness**

- Performed 5 group orientations for Notre Dame High School students. Instructed 3 sessions of aerobic classes for this group as well.
- All continuation winter 2003 programs have now completed.
- Continue with development of Tri it Indoor Triathlon, a participation event catered to 7yr old to adults of all abilities.
- Ordered tubing of med to heavy intensity as our current inventory was dwindling. We currently use the tubing 2-4 times/day in group exercise settings.
- Have requested operations to move Motion studio storage hooks for mats and cable to wall in motion studio. Will prevent congestion and safety concerns in storage room.
- The first Indoor Triathlon Race is being offered at the Collicutt Centre. Registrations for this special event began on Dec 27<sup>th</sup>. All RP&C Cashiers have received info on this special registration through the collaborated efforts of the Customer Service Specialist and the Fitness & Wellness Specialist.

### **Water Park Initiatives/Issues**

- Aquatic Programs were completed on December 14<sup>th</sup> – new programs will resume on January 20<sup>th</sup>.
- Waterpark staff are investigating the reports of cut feet on grating near back wall near wave chamber.
- Waterpark staff have requested the purchase of signage for the top of slide to ensure greater control and education of sliders.

### **Volunteer Initiatives and Issues**

- Volunteer hours total 105.75 hours for the month of December. This includes the Ambassador Volunteers (22.5 hrs), work experience student (20 hrs), and the practicum student (63.25).
- There were two tours conducted in December; one with Alberta Infrastructure and the other with seniors on the Frontier Bus Lines.

### **Hi-Lites**

- Met budget with the exception of utilities shortfall.
- Client loses 150 pounds- Collicutt Centre key to his success (see copy attached)
- **"Gift of Swimming"** was implemented during the Christmas holiday period only. During this time customers were encouraged to donate \$48.00 toward a gift certificate that in turn would be given to a child in need. The CSR's filled out a card when a donation was processed and attached to our Christmas Tree on Main Street. This was modestly successful, despite the fact that this donation request was not highly publicized.

### **Major and Minor Events**

- Nova Chemicals Children's Christmas Party took place Sunday December 8, 2002. They utilized the Fieldhouse, Arena, and Waterpark. Approximately 560 people attended.
- Sears Canada Skate with Alexi Yagudin, an international figure skater, on Sunday Dec 8, 2002 went extremely well. We had about 200 participants in the Centre.

### **Upcoming Events**

- Red Deer Rangers are hosting a Men's and Women's Indoor Soccer Tournament January 2 – 5, 2003.
- Indoor soccer and Lacrosse leagues start up again January 6, 2003.
- Red Deer Gymnastics Association will be hosting the Exelta Cup Competition Feb 1, 2003. They will be utilizing our Field house from 8:00am to 6:00pm for Tumbling and Trampoline competitions.

### **Budget and Financial – December 2002**

	<b>Year to Date Benchmark</b>	<b>Year to Date Actual</b>	<b>Favorable Year to Date Variance</b>
<b>Revenue</b>	2,089,540	2,199,484	109,944
<b>Expenditures</b>	3,150,512	3,373,487	222,975
<b>Deficit / Surplus</b>	1,060,972	1,174,003	<113,031>



Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	\$207,180	\$253,329	\$46,149	\$66,777	\$20,628
February	\$404,489	\$515,313	\$110,825	\$133,546	\$22,721
March	\$630,165	\$816,350	\$186,185	\$200,324	\$14,139
April	\$901,627	\$1,097,552	\$195,926	\$267,092	\$71,166
May	\$1,077,857	\$1,334,429	\$256,572	\$366,200	\$109,628
June	\$1,195,782	\$1,652,728	\$456,946	\$508,274	\$51,328
July	\$1,371,389	\$1,932,596	\$561,207	\$593,001	\$31,794
August	\$1,542,218	\$2,247,921	\$705,703	\$707,319	\$1,616
September	\$1,675,493	\$2,528,418	\$852,926	\$795,752	<57,174>
October	\$1,841,961	\$2,794,207	\$952,246	\$884,143	<68,103>
November	\$2,026,872	\$3,041,122	\$1,014,250	\$972,580	<41,670>
December	2,199,484	3,373,487	1,174,003	1,060,972	<113,031>
Approved Budget Total	\$2,089,540	\$3,150,512		\$1,060,972	

Revenue exceeded the budget of \$2,089,540 by approximately \$110,000. This variance, although very favorable, is short of our projected variance of \$139,000 presented in October. The expenditure variance also differs from the October projection but in a positive way; it is \$113,031 opposed to \$123,000 as projected. With the exception of the utilities, we managed to operate the Collicutt Centre within the budget and credit should be given to the staff who were very diligent in making this happen.

  
Harold Jeske

:jb  
Attach.

- c. Colleen Jensen, Community Services Director  
Peter Duhault, Collicutt Centre Superintendent



**Hello, My name is Dan and here is my  
testimonial on my weight loss.**

In the summer of 2001 I began losing weight after having it suggested that I need to do so by my Doctor. I have been able to reach my goal weight that I had set for myself, by making better nutritional choices when it comes to what I eat and going to the Collicutt Centre. At my heaviest I weighed 370 pounds. I had already lost 40 pounds before I joined the Collicutt Centre. I have now lost 150 pounds and weight 220. I did this in just over one-year after joining the Collicutt Centre.

I joined the Collicutt Centre on December 10, 2001. I come here to the Collicutt three times a week to work out. Here is a sample of my routine that I do while I am here at the Centre: First I start out on the treadmill, I walk for about one hour. Then I go upstairs for half an hour and work out in the techno-gym. I go downstairs to the field house and spend about 20 minutes shooting hoops. Some days I then go to the pool and relax.

I have had a great experience here at the Collicutt Centre. I have found the equipment very user friendly and the atmosphere to be very social. The staff here were very helpful and they were able to answer all of my questions that I had. I have met some great people here and they have been kind and supportive of me, by giving me lots of encouragement along the way. I now have a walking partner that I walk with on most days; it sure helps the time go by.

I am now in the maintenance part of my program and will continue to do my workout three times a week here at the Collicutt Centre. In closing I would like to thank everyone who has given me support and encouragement over the past year. I always look forward to seeing familiar faces and meeting new people here at the Collicutt Centre. I would recommend the Collicutt Centre to anyone who is looking for a multi-purpose facility.

Sincerely,

# COLLICUTT CENTRE STATISTICS-2002 MONTHLY

FACILITY DATA		USER GROUPS			HOURS OF USE											
		OCT-'02	NOV-'02	DEC-'02	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	DEC-'02	YTD-'02	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	DEC-'02	YTD-'02
<b>WATER PARK</b>																
<b>PUBLIC SWIMMING</b>																
Earlybird Swim					59	50	55	50	50	656	N/A	406	698	521	514	4125
Open Swim					359	332	342	332	330	3804	10321	11279	10846	12746	10530	173868
Adult Swim					13	16	18	15	14	198	222	261	434	267	246	4624
Family					15	12	12	14	14	132	841	957	685	1166	675	10402
<b>TOTALS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>446</b>	<b>410</b>	<b>427</b>	<b>411</b>	<b>408</b>	<b>4790</b>	<b>11384</b>	<b>12903</b>	<b>12663</b>	<b>14700</b>	<b>11965</b>	<b>193019</b>
<b>FIELDHOUSE</b>																
<b>PUBLIC DROP-IN</b>																
ADULT					517	496	514	496	492	6056	568	1091	1212	1093	1496	16630
YOUTH					517	472	473	472	471	5718	1003	1834	1955	1809	2398	35232
<b>TOTALS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>1034</b>	<b>968</b>	<b>987</b>	<b>968</b>	<b>963</b>	<b>11774</b>	<b>1571</b>	<b>2925</b>	<b>3167</b>	<b>2902</b>	<b>3894</b>	<b>51862</b>
<b>PROGRAMS SERVICES</b>																
<b>LEARN-TO-PROGRAMS</b>																
Adult Classes					40	101	163	102	51	1046	116	729	1249	632	316	5842
Youth Classes					49	80	220	216	108	2041	156	512	1309	512	256	8696
Family Classes					9	21	30	38	17	196	42	182	97	76	38	543
Childminding Services					149	220	220	220	220	2066	244	334	442	491	309	4994
Birthday Party Stats		9	9	10	78	29	39	30	29	582	481	110	140	119	130	2832
Collicutt Mainstreet					480	496	514	496	492	6048	N/A	10887	12144	16973	14047	150567
Climbing Wall		4	1	10	200	14	136	193	203	2082	N/A	280	383	131	333	5497
Gymnastics					N/A	N/A	N/A	N/A	N/A	0	4882	3337	3054	3421	2895	57289
<b>TOTALS</b>		<b>13</b>	<b>10</b>	<b>20</b>	<b>1005</b>	<b>961</b>	<b>1322</b>	<b>1295</b>	<b>1120</b>	<b>14060</b>	<b>5921</b>	<b>16371</b>	<b>18818</b>	<b>22355</b>	<b>18324</b>	<b>236260</b>
<b>SUBTOTAL PAGE 1</b>		<b>13</b>	<b>10</b>	<b>20</b>	<b>2484</b>	<b>2339</b>	<b>2736</b>	<b>2674</b>	<b>2491</b>	<b>30624</b>	<b>18876</b>	<b>32199</b>	<b>34648</b>	<b>39957</b>	<b>34183</b>	<b>481141</b>

# COLLICUTT CENTRE STATISTICS-2002 MONTHLY

FACILITY DATA	USER GROUPS			HOURS OF USE												
		OCT-'02	NOV-'02	DEC-'02	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	DEC-'02	YTD-'02	DEC-'01	SEPT-'02	OCT-'02	NOV-'02	DEC-'02	YTD-'02
FITNESS AND WELLNESS CENTRE																
Daily Workouts					518	496	514	496	492	6063	6791	9180	11593	13907	12122	145976
Personal Training (1 on 1)					26	17	30	30	28	497	26	17	30	28	28	507
Orientations					N/A	47	36	90	90	739	N/A	47	36	90	90	974
FITNESS & WELLNESS TOTALS																
		0	0	0	544	560	580	616	610	7299	6817	9244	11659	14025	12240	147457
MEETING & SPORTS SURFACE RENTALS																
Community Savings A		1	0	0	1	1	1	0	0	10	20	15	25	0	0	238
Community Savings B		3	0	0	13	0	5	0	0	56	118	0	44	0	0	764
Community Savings A&B		1	2	5	125	86	151	126	70	1196	2639	2272	3944	2400	1998	22630
Community Room C		11	8	10	136	64	79	78	79	737	1199	986	1627	1130	1182	12737
Alberta Treasury Motion Studio		2	1	1	115	105	70	61	93	650	273	396	1477	1971	1998	9857
Prolific Group Board Room		10	4	2	94	5	51	18	9	219	46	70	122	98	90	1003
*B of M Room East		0	0	0	49	0	0	0	0	0	0	0	0	0	0	0
*B of M Room West		0	0	0	6	6	0	0	0	6	65	80	0	0	0	80
*B of M Room West & East		0	0	0	109	0	0	0	0	0	20	0	0	0	0	0
Soccer East		13	20	8	189	55	136	349	225	2163	250	413	4261	11489	7422	62785
Soccer West		14	16	16	149	39	134	280	186	1874	379	706	4018	10342	5529	60124
Arena		15	18	20	283	192	291	311	241	2568	7500	7750	9393	11694	8690	82324
Fieldhouse		21	19	29	8	184	43	32	69	686	400	596	607	1253	1003	8825
TOTAL		91	88	91	1277	737	961	1255	972	10165	12909	13284	25518	40377	27912	261367
COLLICUTT VENUE USAGE TOTALS **		104	98	111	4305	3636	4277	4545	4073	48088	38602	54727	71825	94359	74335	889965

NOTES:

***Comments:***

The Collicutt Centre – December 2002 Operating Report is presented for Council's information.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**Date:** January 24, 2003

**To:** City Clerk

**From:** Harold Jeske, Recreation Parks & Culture Manager  
Cheryl G. Adams, Cemetery Services

**Re:** Cemetery Bylaw 3126/95 Fee Schedule Update & Bylaw Amendment

Annually, following budget deliberations, Council considers amendments to the Cemetery Bylaw to reflect budget approvals relating to fees. You will find attached a copy of the current fees and the proposed fees for 2003. Current fees have a ~~strike through~~ them while the proposed new fees are in **bold**. There are also some minor amendments recommended to the body of the bylaw to reflect current practice and/or to provide clarification. Following is a listing of those sections and the proposed changes. Other minor changes are included to provide for proper grammar and clarity:

Index – an index is being added to the Bylaw for ease in locating topics

- 23 Addition - **The location of the cremated remains on a lot will be at the discretion of the Manager.**

Reason – Depending on the order of burial (i.e. casket burial before or after a cremation burial), an urn may be placed in an area that will not require it being disturbed to provide for additional burials.

New – **The City shall not be responsible for the condition of cremated remains or the container of the cremated remains.**

Reason – moisture can cause damage to certain types of urns (i.e. wood). If an urn is to be disinterred or viewed during a second interment in a niche, The City can not be responsible for damage due to the elements.

- 25(4) Change – Not more than two monuments or markers shall be placed upon an **adult** single lot, . . . .

Reason – only one monument is allowed in an infant, youth or cremation lot. This is intended for clarification.

January 24 , 2003

City Clerk

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- 31 Change – Monuments with **cremation** urns attached are prohibited except in the case of columbarium monuments.  
Reason – There is sometimes confusion with the use of the word “urn”; the addition of the word “cremation” provides clarification.
- 44 New – **Engraving on columbaria doors shall be to the standard set by The City. Any deviation from the standard shall be at the discretion of the Manager.**  
Reason – It is important to keep a font style and size standard for the columbaria doors for aesthetic purposes, while at the same time allowing room for personal requests (i.e. logos, crests).
- 64 New – **Benches installed in the cemeteries will be The City’s standard park bench and shall be placed in an area approved by the Manager.**  
Reason – Clarification on type of bench allowed.
- 65 New - **The City shall not be responsible for any injury resulting to any person who enters the cemeteries.**  
Reason – Protection against liability.

Overall rate changes in Schedule ‘D’ are in accordance with guidelines. When you take the **lot, perpetual care, liner and burial fee** for the most commonly sold lots, the average increase is just slightly above the guidelines of 2.3%.

Year	Traditional (Adult) Burial	Cremation	Columbarium Niche
2002	\$1720	\$510	\$1,000
2.3%	\$1759.56	\$521.73	\$1,023
Proposed 2003	\$1760	\$525	\$1,025

Fees that are labour related are set at a 3% increase to correspond with the Union Agreement. Where fees are based on our cost to purchase, the fee has been increased accordingly.

January 24, 2003  
 City Clerk  
 Page 3

Following is a comparison of 2002 fees with other Alberta municipalities (for lot and perpetual care only).

Municipality	Traditional Burial	Cremation	Columbarium Niche
Calgary	\$888	\$782	\$995
Medicine Hat	\$640	\$253	\$885
Lethbridge	\$835	\$425	\$800-1,800
Edmonton	\$865	\$630	\$1,500
Red Deer	\$845	\$330	\$935

**Recommendation:**

That Council of The City of Red Deer give three readings to Cemetery Bylaw Amendment 3126/A-2003 to incorporate amendments to Schedule 'D' for 2003 and the amendments recommended to the body of the bylaw.



Harold Jeske  
 Recreation Parks & Culture Manager



Cheryl G. Adams  
 Cemetery Services

Attach.



SCHEDULE "D"<sup>1</sup>

Page 1 of 3

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>		<u>PERP. CARE</u>		<u>NON-RESIDENT</u>	
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	<del>\$495</del>	<del>\$505</del>	<del>\$350</del>	<del>\$360</del>	<del>\$645</del>	<del>\$660</del>
Military (wartime service) (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	<del>\$247.50</del>	<del>\$252.50</del>	<del>\$350</del>	<del>\$360</del>	N/A	
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	<del>\$990</del>	<del>\$1010</del>	<del>\$700</del>	<del>\$720</del>	<del>\$1,290</del>	<del>\$1320</del>
Youth lot for persons 1-5 years of age	4' x 6'	<del>\$240</del>	<del>\$245</del>	<del>\$170</del>	<del>\$175</del>	<del>\$10</del>	<del>\$320</del>
Infant lot for persons under the age of 1 year	3' x 5'	<del>\$175</del>	<del>\$180</del>	<del>\$135</del>	<del>\$140</del>	<del>\$220</del>	<del>\$225</del>
Lot for Columbarium/Upright Monument (cremation)	3' x 4'	<del>\$230</del>	<del>\$260</del>	<del>\$160</del>	<del>\$165</del>	<del>\$310</del>	<del>\$335</del>
Lot for cremated remains	2' x 2'	<del>\$200</del>	<del>\$205</del>	<del>\$130</del>	<del>\$135</del>	<del>\$290</del>	<del>\$295</del>
Lot for Military cremated remains	2' x 2'	<del>\$100.00</del>	<del>\$102.50</del>	<del>\$130</del>	<del>\$135</del>	N/A	
Columbarium niche		<del>\$630</del>	<del>\$645</del>	<del>\$305</del>	<del>\$310</del>	<del>\$780</del>	<del>\$795</del>
Purchase & installation of concrete liners		<del>\$440</del>	<del>\$450</del>				

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<sup>1</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000

SCHEDULE "D"<sup>2</sup>

Page 2 of 3

Installation of vaults above ground	\$240	\$245
Installation of vaults below ground	\$175	\$180
Supply & Install Youth/Infant Concrete Liner	\$185	\$190

BURIALSCHARGES

For the burial of the body of a deceased person 6 years or over.	\$435	\$445
For the burial of the body of a deceased person between the ages of 1 year and 5 years.	\$210	\$215
For the burial of the body of a deceased person under the age of 1 year.	\$105	\$105
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge)	\$135	\$140
For the burial of cremated remains of any body.	\$180	\$185
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday.	\$280	\$290
Surcharge - for all burials not using concrete liners or vaults (settlement repair).	\$370	
Opening and closing of columbarium niche (per request)	\$65	\$70

DISINTERMENTSCHARGES

For the disinterment of the body of a deceased person 6 years of age or over.	\$615	\$630
For the disinterment of the body of a deceased person 5 years of age or under.	\$400	\$405
For the disinterment of the cremated remains of any body Re-interments shall be at burial rates.	\$190	\$195

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<sup>2</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000

SCHEDULE "D"<sup>3</sup>

Page 3 of 3

MISCELLANEOUS

Columbarium vase	\$55	\$60
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MONUMENTS

Application Fee for the removal/replacement of monuments	\$20	
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Flower vase installation in a monument foundation	\$20	
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Placement of (flat) monuments contained  
in a concrete foundation, or constructed with  
frosted granite (application fee included):

Foundation Size (length)

0" - 47"	\$70	\$75
48" - 95"	\$80	\$85

Supply and placement of concrete foundations required  
for upright or flat monuments (application fee included):

Foundation Size (length)

0" - 36"	\$110	\$115
37" - 47"	\$125	\$130
48" - 60"	\$155	
60" - 95"	\$205	\$210

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<sup>3</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000

*Comments:*

We agree with the recommendations of the Administration.

There is an unusual amount of administrative detail in the existing Cemetery Bylaw. We believe that the Bylaw should be revised to reflect the policy considerations appropriate for Council and the administrative detail should be left to the City Manager.

Prior to next year's budget, Administration will review this bylaw and bring back recommended changes.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**COUNCIL MEETING OF FEBRUARY 10<sup>TH</sup>, 2003**

**ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                CEMETERY BYLAW 3126/95  
FEE SCHEDULE UPDATE**

***CEMETERY BYLAW***

***No. 3126/95***

***Office Consolidation***

## **BYLAW NO. 3126/95**

Being a Bylaw of The City of Red Deer to provide for the control and regulation of the Red Deer Cemetery and Alto Reste Cemetery.<sup>1</sup>

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

### **SHORT TITLE**

<sup>1</sup><sup>2</sup> This bylaw may be cited as the "Cemetery Bylaw".

### **INTERPRETATION**

<sup>2</sup><sup>3</sup> In this bylaw, unless the context otherwise requires:

"burial" means the interment of human remains or cremated human remains in a grave;

"Cemetery Foreman" means The City employee working at the cemetery under the instruction and supervision of the Manager;

"cemetery" means the cemetery in the City known as the Red Deer Cemetery, and the cemetery situate outside the boundaries of the City known as Alto Reste Cemetery, both of which are owned and operated and under the control of the City;

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<sup>1</sup> 3126/A-99

<sup>2</sup> 3126/A-97

<sup>3</sup> 3126/A-97, 3126/A-99

"City Clerk's Department" means the department of the City directed by the City Clerk;

"columbarium" means a permanent structure containing a number of niches for the placement of cremated human remains;

"columbarium monument" means an upright grave monument in which cremated human remains are sealed;

"common ground" means that portion of a cemetery which is so designated on the cemetery plans in the City Clerk's Department, on the surface of which cremated human remains may be scattered;

"deed" means the application for a lot deed or niche deed;

"department" means the Recreation, Parks & Culture Department of the City;

"Director" means the Director of Community Services for The City;

"family lot" means a columbarium niche or a lot or a number of lots, which lie adjacent to one another and which are to be reserved for the burial of more than one member of a family;

"flowering ornamental" means any perennial, annual, and bi-annual flowering plant;

"foundation" means any structure for the purpose of supporting or providing a base for a monument;



"grave" means a lot used as a place of burial;

"infant lot" means a lot for the burial of a person under the age of 1 year;

"liner" means a burial receptacle placed in the ground in a cemetery, either sectional, dome or box form designed and built to support the weight of the earth and standard cemetery maintenance equipment and to prevent the grave from collapsing;

"lot" means a lot for burial as shown on a cemetery plan of the cemetery on record in the City Clerk's Department;

"Manager" means the Manager of the Recreation, Parks & Culture Department for the City and shall include any person authorized by the Manager to carry out his duties;

"marker" means any flat structure in a cemetery placed or constructed on any lot for memorial purposes;

"monument" means any upright structure in a cemetery erected or constructed on any lot for memorial purposes;

"niche" means a single compartment of a columbarium measuring 16" x 16" x 12";

"resident" means a person who has been ordinarily living in the City and has resided in the City immediately preceding his or her death or his or her application to make a purchase;

"vault" means a lined and sealed burial receptacle which performs all the functions of the concrete grave liner, and in addition is designed and constructed using one or more lining and sealing materials to increase the overall tensile strength of the finished unit and to reduce the risk of the intrusion of exterior elements;

"woody ornamental" means any trees, shrubs, creepers and climbers;

"working hours" means regular hours of work from 7:30 to 4:00 p.m. each day, Monday through Friday, excluding holidays;

"youth lot" means a lot for the burial of a person less than 6 years old and of at least 1 year of age.

#### DUTIES, RIGHTS AND POWERS OF THE MANAGER

3<sup>1</sup> DELETED

4 The Manager shall have:

- (a)<sup>2</sup> charge of the cemetery and the right to administer the cemetery and to make decisions on matters incidental thereto.
- (b) the authority to order that the graves in any particular section of the cemetery shall be laid in any direction he may consider suitable;

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<sup>1</sup> 3126/A-97

<sup>2</sup> 3126/A-97

- (c) the authority to remove any funeral designs or floral pieces which may become wilted, or any other article or thing after the expiration of 5 days from placement;
- (d) the right to remove any woody ornamentals situated on or about the cemetery which become by means of their roots or branches or in any other way detrimental to adjacent lots, walks or driveways, prejudicial to the general appearance to the grounds or dangerous or inconvenient to the public.

## LOTS

- 5 The cemetery plans of the lots now on record in the office of the City Clerk's Department, together with all subsequent plans of cemetery lands approved by the Manager, shall be the plans of the cemetery herein referred to and all interments shall be made and records kept by the City Clerk's Department in accordance with such plans.
- 6 The purchase price for, size of, and purpose of all lots are set forth in Schedule "D" annexed hereto.
- 7 (1) Effective upon passage of this bylaw:
  - (a) all double and single family lots for the burial of human remains hereafter surveyed shall have dimensions of 8 feet by 12 feet and 4 feet by 12 feet respectively;
  - (b)<sup>1</sup> All lots for the burial of cremated human remains hereafter surveyed shall have dimensions of 2 feet by 2 feet, except those lots in Red

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<sup>1</sup> 3126/A-97

Deer Cemetery Section EE permitting columbarium and regular monuments only, which shall have dimensions of 3 feet by 4 feet.

(c) youth lots shall be 4 feet by 6 feet; and

(d) infant lots 3 feet by 5 feet.

(2) No human remains or cremated remains of any person:

(a) aged 1 year or older may be buried in an infant lot; or

(b)<sup>1</sup> six years of age or over may be buried in a youth lot.

8 (1) The City Clerk's Department shall:

(a) administer all sales of deeds and burials in the cemetery, and receive all monies therefrom; and

(b) upon payment by any person to the City of the full price of any deed, furnish such person with a receipt for the sum paid.

(2) Cemetery deed purchases may be invoiced to the respective purchaser upon request and at the discretion of the City Clerk's Department.

9<sup>2</sup> A lot deed shall be completed upon the purchaser paying or being invoiced the amount set forth in the tariff of fees contained in Schedule "D".

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<sup>1</sup> 3126/A-99

<sup>2</sup> 3126/A-2000

10           The funds received by the City for perpetual care will be invested by the City and the interest therefrom shall be used to offset the maintenance of the cemetery.

11           No lot shall be used for any purpose other than burials.

12<sup>1</sup>          DELETED

#### BURIALS

13           Whenever a lot is held by two or more persons, an application for burial in the lot will be accepted by the City Clerk's Department from any one of the said persons or their heirs, executors, administrators or successors.

14<sup>2</sup>          No person shall accept any fee or reward for a burial in a lot of which such a person is the deed holder, or over which he exercises any power or control.

15<sup>3</sup>   (1)   No burial shall be permitted until a burial application and permit has been completed at the City Clerk's Department and given to the Cemetery Foreman. Such permit shall contain the following particulars:

(a)   description of the lot;

(b)   name of deceased;

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<sup>1</sup> 3126/A-99

<sup>2</sup> 3126/A-99

<sup>3</sup> 3126/A-99, 3126/A-2000

- (c) name of funeral director or person responsible for burial;
  - (d) date and time for burial;
  - (e) name of applicant for burial permit.
- (2) Between the months of May and October inclusive in any year, all applications for burials shall be made to the City Clerk's Department at least 7.5 working hours before the time for burial.
- (3) Between the months of November of one year and April of the following year inclusive, all applications for burials shall be made at least 15 working hours before the time for burial.
- 16<sup>1</sup> No burial or funeral service shall be permitted in a cemetery on a Sunday or holiday except with special permission from the Manager, which may only be granted in cases of special emergency or circumstances which, in the opinion of the Manager, justifies an exception. An application for special permission herein shall be made to the City Clerk's Department not less than 15 regular City working hours prior to the date of interment.
- 17<sup>2</sup> A charge for overtime will be payable by the applicant for the burial if it is necessary for City employees to remain after working hours.
- 18 The deed holder or the person instructing the City to open a grave shall give complete and precise instructions and the City shall not be responsible for any errors resulting from the lack of proper instruction.

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<sup>1</sup> 3126/A-2000

<sup>2</sup> 3126/A-99

- 19     (1)<sup>1</sup>     Graves shall be dug and burials made only by persons supervised by and under the direction of the Cemetery Foreman or Manager.
- (2)     No person not under the control or supervision of the Cemetery Foreman or Manager shall open any grave for a burial, or the removal of a body or urn from the grave.
- 20     (1)<sup>2</sup>     No grave for the burial of a deceased person six (6) years of age or over shall be less than 5 feet in depth from the surface of the ground surrounding the grave.
- (2)     No grave for the burial of a deceased person less than six (6) years of age or under shall be less than 5 feet in depth from the surface of the ground surrounding the grave.
- (3)     No grave for the burial of cremated remains shall be less than eighteen (18) inches in depth from the surface of the ground surrounding the grave, excepting where the cremated remains of a body is sealed within a columbarium marker.
- (4)     No grave for the burial of two bodies, one above the other, shall be less than 8 feet in depth from the surface of the ground surrounding the grave.

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<sup>1</sup> 3126/A-99

<sup>2</sup> 3126/A-99

- (5)<sup>1</sup> When more than one body is interred in the same grave, the last interment shall be at a depth of at least two (2) feet from the surface of the ground to the top of the liner or vault and, in no case shall the bodies or more than two persons be interred in the same grave.
- (6) No second burial shall be permitted in any lot on which there are unpaid charges due and payable to the City.
- 21 (1)<sup>2</sup> Liners or vaults are required for all burials. This requirement may be dispensed with by the Manager if, in his opinion, there are valid religious or personal preference reasons to do so. Burials permitted without the installation of a liner or vault are subject to payment of the fee as outlined in Schedule "D".
- (2) When more than one body is to be interred in the same grave, each burial shall require a liner or vault.
- (3)<sup>3</sup> Where a liner is required in connection with a burial, it shall be obtained from the City at the cost set out in Schedule "D". Where a vault is permitted and desired, it may be obtained through a funeral home or other commercial supplier of vaults.
- (4) The installation of all liners and vaults shall be the responsibility of the City upon payment of the purchase price and fees outlined on Schedule "D".

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<sup>1</sup> 3126/A-99

<sup>2</sup> 3126/A-2001

<sup>3</sup> 3126/A-96



- 22 (1) The burial of cremated remains shall be in such place in the cemetery as may, from time to time, be designated by the Manager.
- (2) The cremated remains of a person to be buried in the same lot in which a body is to be buried, shall be placed adjacent to the monument or, in the absence of a monument, the placement shall be where a monument should be located.
- (3) Cremated human remains may be scattered on the surface of common ground at no charge. Applicants shall complete a burial application and permit and supply the City Clerk's Department with a burial permit or a copy of the Certificate of Cremation.
- (4) No burial of cremated remains on designated cremated remains lots on which an existing monument is erected shall be allowed between November 1 of one year, and April 30 of the next year then following.
- 23 The cremated remains of not more than 4 persons may be interred in a single lot reserved for persons 6 years of age or older.

## MONUMENTS

- 24<sup>1</sup> All persons employed in the construction and delivery of monuments and markers or doing other work in the cemetery, whether employed by the City or not, shall be subject to the direction and control of the Manager.
- 25 (1) No monument shall:

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<sup>1</sup> 3126/A-97

- (a)<sup>1</sup> exceed a height of 5 feet from the surface of the ground adjacent to the grave. In Section EE of the Red Deer Cemetery, the height shall not exceed 34 inches from the surface of the ground adjacent to the grave. Infant monuments shall not exceed a height of 34" from the surface of the ground.
  - (b) exceed the maximum horizontal dimensions of the foundation as set out in Schedule "C".
- (2)<sup>2</sup> No monument, marker or foundation shall be placed on a lot until an application is made to the City Clerk's Department and a permit has been issued.
- (3)<sup>3</sup> All foundations, markers and monuments shall be confined within the boundaries of the respective lots, and all monuments shall be placed in a manner as to maintain whenever possible, a proper alignment consistent with grave monuments on adjacent lots.
- (4)<sup>4</sup> Not more than two monuments or markers shall be placed upon a single lot, the second monument or marker shall be restricted to a flat marker and shall contain an area sufficient to accommodate inscriptions of possible future burials.
- 26<sup>5</sup> No foundations, markers or monuments shall be erected on Sundays or holidays.

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<sup>1</sup> 3126/A-97, 3126/A-2001

<sup>2</sup> 3126/A-97, 3126/A-2000

<sup>3</sup> 3126/A-97

<sup>4</sup> 3126/A-97

<sup>5</sup> 3126/A-97

- 27<sup>1</sup> All monuments shall be firmly secured to the foundation with a setting compound.
- 28<sup>2</sup> All foundations placed in a cemetery shall be made of concrete, excepting foundations for flat markers which may be made of frosted granite. All foundations, including granite, must be a minimum of 4 inches thick and installed flush with ground level and conform to the specifications and dimensions of Schedule "C" annexed hereto.
- 29<sup>3</sup> All flat markers placed in a cemetery shall be flush with ground level and conform with the specifications and dimensions of Schedule "C" annexed hereto.
- 30<sup>4</sup> All monuments on cremation lots shall be flat markers, excepting those lots in Section EE of the cemetery plan of the Red Deer Cemetery where columbarium or regular monuments are permitted.
- 31<sup>5</sup> Monuments with urns attached are prohibited except in the case of columbarium monuments.
- 32<sup>6</sup> (1) Concrete or stone slab grave covers exceeding the dimensions specified in Schedule "C" shall not be permitted in the cemetery.
- (2)<sup>7</sup> DELETED
- (3) No monuments shall be erected in the area designated by the Manager for

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<sup>1</sup> 3126/A-99

<sup>2</sup> 3126/A-97

<sup>3</sup> 3126/A-97

<sup>4</sup> 3126/A-97

<sup>5</sup> 3126/A-97

<sup>6</sup> 3126/A-2000

<sup>7</sup> 3126/A-2000

all group stillborn burials in Alto Reste Cemetery and upon which the City has erected a single monument where the applicant may have the name of the deceased engraved. The applicant must obtain a monument permit for the purpose of monument engraving and the size of the engraving will be as specified by the Manager.

33 All monuments shall be placed in a position to be read from the east side, excepting Sections EE, K, L, P, Q, R & T shown in the cemetery plan of the Red Deer Cemetery, and the Gardens of Christus and Devotion Sections in the Alto Reste Cemetery.

34<sup>1</sup> The placement of all foundations for upright monuments or flat markers shall be completed by the City in accordance with the specifications in this Bylaw and, upon payment of the fee as outlined in Schedule "D" attached.

35<sup>2</sup> Flat markers shall be placed within foundations by monument companies or the City in accordance with the specifications outlined in Schedule "C". All flat markers complete with foundations and upright monuments, shall be delivered to the respective cemetery a minimum of five (5) work days prior to the specified installation date indicated on the monument permit.

36<sup>3</sup> If the owner of a monument or marker fails to make the required repairs or alterations to the monument or marker within 30 days after receiving written notice from the Manager to do so, the Manager may cause such repairs to be carried out and charge the cost thereof to the owner which shall be payable to the City on demand.

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<sup>1</sup> 3126/A-96, 3126/A-97

<sup>2</sup> 3126/A-96, 3126/A-97

<sup>3</sup> 3126/A-97, 3126/A-99

37<sup>1</sup> The City shall not be liable for damages resulting from theft, vandalism or damage howsoever caused to monuments or markers erected upon a lot.

38<sup>2</sup> Unless permitted by the Manager, no monument or marker shall be erected from November 1 until April 30<sup>th</sup> of the following year; and foundations required between October 1<sup>st</sup> and November 1<sup>st</sup> shall be precast.

## COLUMBARIUMS

39 The purchase price for niches shall be as set out in Schedule "D".

40<sup>3</sup> A burial deed application and permit shall be completed upon the purchaser paying or being invoiced the amount set forth in Schedule "D".

41 A niche shall have dimensions of 16 inches by 12 inches by 16 inches.

42<sup>4</sup> Niches shall be used only for the purpose of placement of cremated remains of one or more human bodies, as the space within a niche permits to a maximum of four.

43<sup>5</sup> The opening and closing of a niche shall be performed only by the Cemetery Foreman or his designate and after payment of the fee set out in Schedule "D".

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<sup>1</sup> 3126/A-97

<sup>2</sup> 3126/A-97, 3126/A-99

<sup>3</sup> 3126/A-2001

<sup>4</sup> 3126/A-97

<sup>5</sup> 3126/A-99

44<sup>1</sup> DELETED

45<sup>2</sup> Flowers, funeral designs or floral pieces may be placed only at the base of the columbarium, unless placed in a columbarium vase which shall be purchased from the City, and as noted in Schedule "D". Placements on the niche doors or on the top of the columbarium are prohibited.

46 The City shall not be liable for damages to the contents of niches whether resulting from theft, vandalism or other damage howsoever caused.

#### VISITORS

47 No person other than an employee under the direction of the Manager shall enter or remain in the cemetery between sunset of one day, and sunrise of the day next following.

#### VEHICLES IN THE CEMETERIES

48 No person shall drive any vehicle through any cemetery at a greater rate of speed than 20 km/h.

49 The Manager may prohibit the driving of vehicles in any part of a cemetery.

50 The Manager may prohibit the driving of any vehicle in the cemetery when the roads are in an unfit condition.

51 The owner of any moving vehicle shall be responsible for any damage done by such vehicle within the boundaries of the cemetery.

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<sup>1</sup> 3126/A-2001

<sup>2</sup> 3126/A-97

## FIELD OF HONOUR

- 52<sup>1</sup> (1) The City shall set aside and maintain in a cemetery an area which shall be known as the "Field of Honor" which shall be reserved for burial of members and ex-members of the Canadian and British Naval, Military and Air Forces upon request of a relative or the Department of Veterans Affairs or Department of National Defence.
- (2) Veterans who served during wartime will qualify for the reduced lot rate as set out in Schedule "D".
- 53<sup>2</sup> Spouses of members and ex-members of the Naval, Military and Air Forces may be buried in the same lot as his/her spouse or may purchase a cremation lot only if the first burial is that of the member or the ex-member.

## GENERAL PROVISIONS

- 54<sup>3</sup> (1) No person shall sell or transfer any lot deed to any other person, with the exception of lots in the Gardens of Devotion and Christus which may be sold on the open market. Lot deeds may be transferred from one family member to another, but no transfer shall be valid unless such transfer is registered with the City Clerk's Department.
- (2)<sup>4</sup> Notwithstanding Section 54(1), a lot deed may be transferred back to The City whereupon the transferor shall be entitled to receive:

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<sup>1</sup> 3126/A-2001

<sup>2</sup> 3126/A-99

<sup>3</sup> 3126/A-97, 3126/A-99, 3126/A-2000, 3126/A-2001

<sup>4</sup> 3126/A-2001

- (a) a refund of 85% of the market value of the niche or lot;
- (b) A refund of 90% of the original purchase price or 35% of market value, whichever is greater, for lots in the Gardens of Devotion and Christus.

55 Any society desiring to hold a memorial service at a cemetery shall give the Manager at least '10 days' notice in writing of their intention to do so.

56 No cremation shall be performed at a cemetery any time during a funeral or burial service at such cemetery.

57 All work in the immediate vicinity of a grave or columbarium shall be discontinued during a burial service.

58 No person shall:

- (a) erect fences, railings, walls, copings, hedges in or around any lots.
- (b) destroy, damage, deface or write upon any monument or columbarium, or other structure or object in any cemetery.
- (c) deposit any paper, sticks, or refuse of any kind on any portion of the lands within the boundaries of a cemetery except in receptacles provided for that purpose.
- (d) remove the sod in graves or from any portion of any lot without first obtaining the consent of the Cemetery Foreman.



- 59 (1) No person shall disturb the quiet or good order of the cemetery.
- (2)<sup>1</sup> A member of the Royal Canadian Mounted Police, Bylaw Officer, the Manager, Cemetery Foreman, or other person from time to time in charge of the cemetery may evict therefrom, using such force as is reasonably necessary, or deny entrance to any person who contravenes section 59(1).
- 60 All grading, seeding of grass, and sodding work shall be done under the direction of the Cemetery Foreman by employees of the City.
- 61 No person, other than the Manager, an employee under the direction of the Manager, the owner of a deed or his agent, shall be permitted to care for any lot.
- 62 Benches may be permitted in a cemetery at such locations as the Manager may direct.
- 63<sup>2</sup> No person shall take, allow, or permit any animal owned by them into any cemetery unless such animal is on a leash not exceeding 2 metres in length under the control of an adult person, and such person shall immediately remove all animal feces.

#### FEES AND CHARGES

- 64 The fees and charges set forth in Schedule "D" annexed hereto are hereby established as the charges for services provided under this bylaw.

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<sup>1</sup> 3126/A-97

<sup>2</sup> 3126/A-99

- 65 Any person who commits a breach of any of the provisions of this bylaw shall on conviction for such breach, be liable to a penalty of not less than One Hundred (\$100.00) Dollars and not exceeding One Thousand (\$1,000.00) dollars exclusive of costs, or in the case of non-payment of the fine and cost imposed, to imprisonment for any period not exceeding sixty (60) days.
- 66 Bylaw No. 2952/88 and all amendments thereto are hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of February A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this 13 day of February A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this 13 day of February A.D. 1995.

"G. D. Surkan"

---

MAYOR

"Kelly Kloss"

---

CITY CLERK

**SCHEDULE "A"<sup>1</sup>**

Deleted

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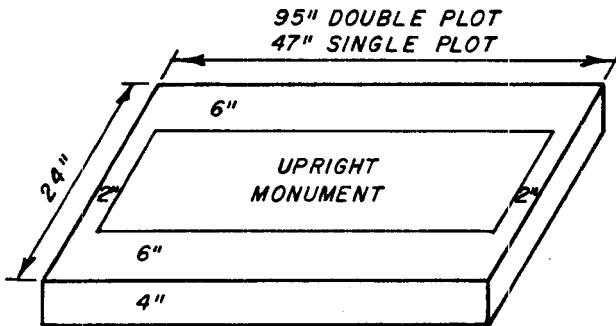
<sup>1</sup> 3126/A-97, 3126/A-99, 3126/A-2000

**SCHEDULE "B"**<sup>1</sup>

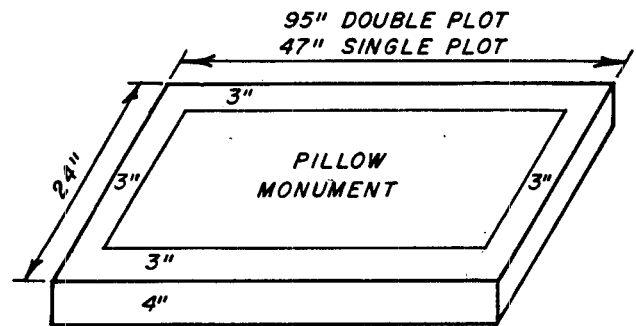
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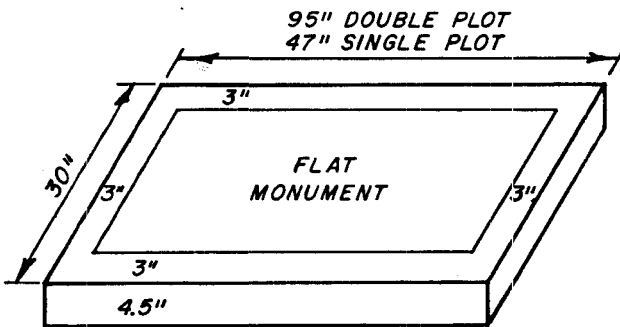
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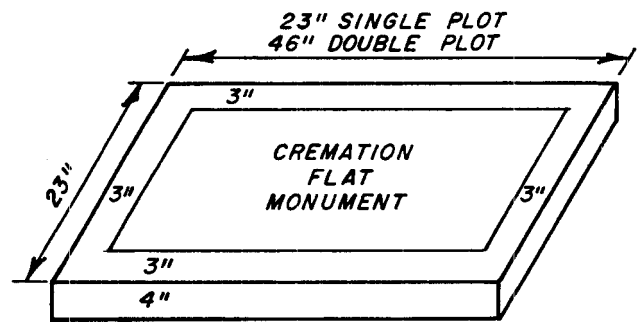
MINIMUM CONCRETE DEPTH - 4"



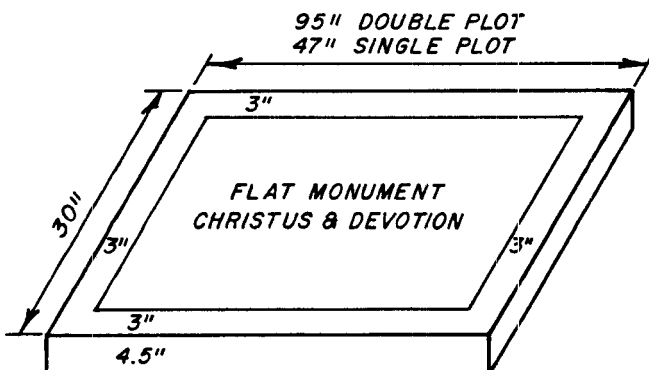
MINIMUM CONCRETE DEPTH - 4"



MINIMUM CONCRETE DEPTH - 4.5"



MINIMUM CONCRETE DEPTH - 4"

MINIMUM DEPTH UNDER  
MONUMENTS - 2.5"

MINIMUM CONCRETE DEPTH - 4.5"

- NOTE:
- ALL DIMENSIONS INDICATE MAXIMUM SPECIFICATIONS.
  - ALL FLAT MONUMENTS ARE TO BE PLACED IN CONCRETE FOUNDATIONS.
  - ALL FOUNDATIONS ARE TO BE PRECAST OR POURED-IN-PLACE CONCRETE.
  - GRANITE MARKERS WITH A FROSTED EDGE SHALL HAVE A MINIMUM DEPTH OF 4 INCHES.

## MONUMENT FOUNDATION SPECIFICATIONS

SCALE: N.T.S.

APP. BY:

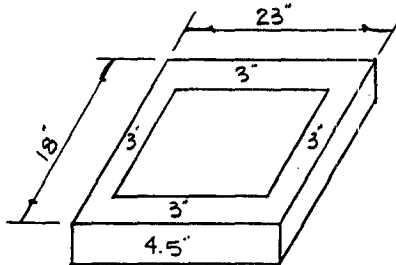
DRAWING NO.

DRAWN BY: C.E.J.B.

DATE: FEB. 5/88

1

CHRISTUS 2'x4'  
FLAT ONLY



OR 2" UNDER MONUMENT

- NOTE: ■ ALL DIMENSIONS INDICATE MAXIMUM SPECIFICATIONS.
- ALL FLAT MONUMENTS ARE TO BE PLACED IN CONCRETE FOUNDATIONS.
  - ALL FOUNDATIONS ARE TO BE PRECAST OR POURED-IN-PLACE CONCRETE.
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## MONUMENT FOUNDATION SPECIFICATIONS

SCALE: N.T.S.

APP. BY:

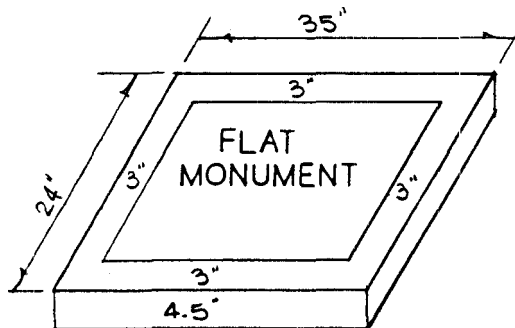
DRAWING NO.

DRAWN BY: D.N.

DATE: 06.30/91

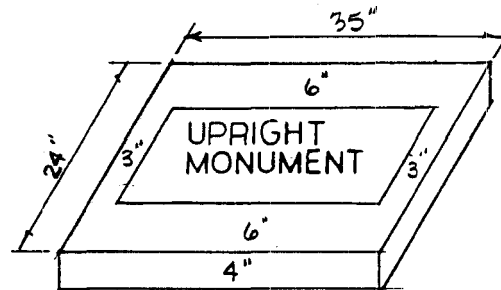
2

YOUTH LOTS,  
CHRISTUS 3'x4' LOTS

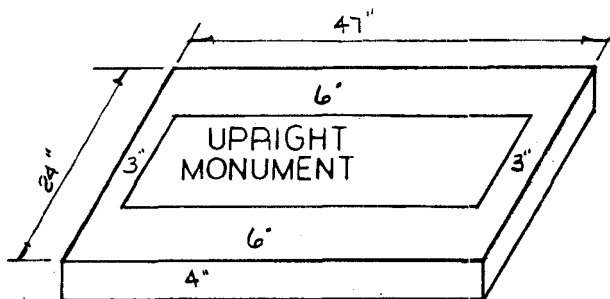


OR 2" UNDER MONUMENT

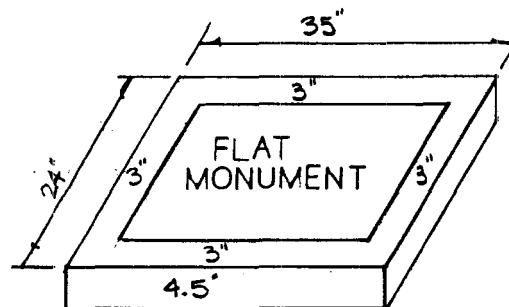
DIVINITY 21-22-24  
BABY



DIVINITY 19-20-23  
YOUTH

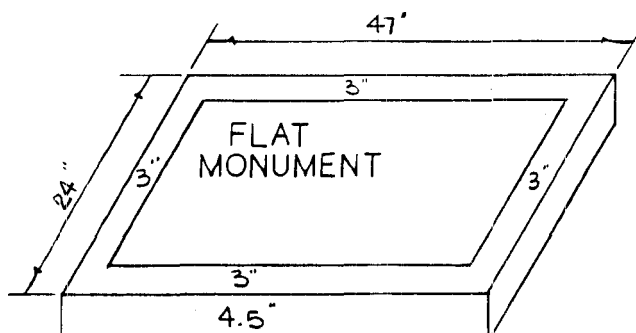


DIVINITY 21-22-24  
BABY



OR 2.5" UNDER MONUMENT

DIVINITY



OR 2.5" UNDER MONUMENT

- NOTE: ■ ALL DIMENSIONS INDICATE MAXIMUM SPECIFICATIONS.  
 ■ ALL FLAT MONUMENTS ARE TO BE PLACED IN CONCRETE FOUNDATIONS.  
 ■ ALL FOUNDATIONS ARE TO BE PRECAST OR POURED-IN-PLACE CONCRETE.  
 ■ GRANITE MARKERS WITH A FROSTED EDGE SHALL HAVE A MINIMUM DEPTH OF 4 INCHES.

## MONUMENT FOUNDATION SPECIFICATIONS

SCALE: N.T.S.

APP. BY:

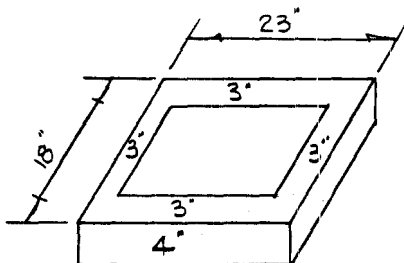
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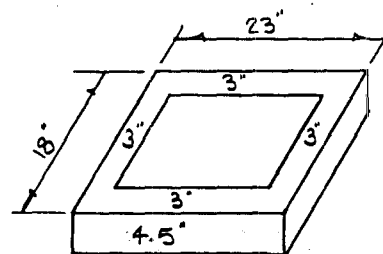
DATE: Oct. 30/91

3

UPRIGHT MONUMENT

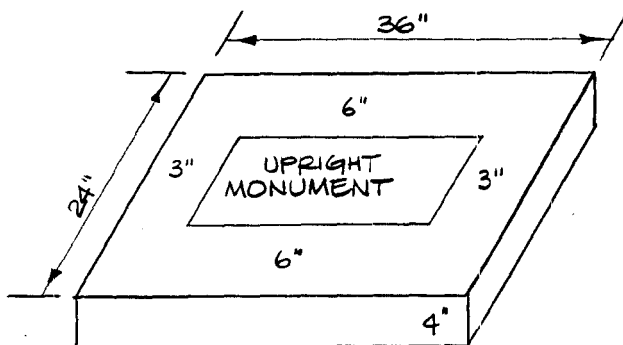


FLAT MONUMENT



OR 2.5" UNDER MONUMENT

RED DEER CEMETERY  
SECTION E-E



- NOTE:
- ALL DIMENSIONS INDICATE MAXIMUM SPECIFICATIONS.
  - ALL FLAT MONUMENTS ARE TO BE PLACED IN CONCRETE FOUNDATIONS.
  - ALL FOUNDATIONS ARE TO BE PRECAST OR POURED-IN-PLACE CONCRETE.
  - GRANITE MARKERS WITH A FROSTED EDGE SHALL HAVE A MINIMUM DEPTH OF 4 INCHES.

## MONUMENT FOUNDATION SPECIFICATIONS

SCALE: N.T.S.

APP. BY:

DRAWING NO.

DRAWN BY: D.N

DATE: OCT. 30/91

4



SCHEDULE "D"<sup>1</sup>

Page 1 of 3

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON-RESIDENT</u>
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$495	\$350	\$645
Military (Wartime service) (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	\$247.50	\$350	N/A
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$990	\$700	\$1290
Youth lot for persons 1-5 years of age	4' x 6'	\$240	\$170	\$310
Infant lot for persons under the age of 1 year	3' x 5'	\$175	\$135	\$220
Lot for Columbarium/Upright Monument (cremation)	3' x 4'	\$230	\$160	\$310
Lot for cremated remains	2' x 2'	\$200	\$130	\$290
Lot for Military cremated remains	2' x 2'	\$100	\$130	N/A
Columbarium Niche		\$630	\$305	\$780
Purchase & installation of concrete liners		\$440	N/A	\$440
Installation of vaults above ground		\$240		
Installation of vaults below ground		\$175		
Supply & Install Youth/Infant Concrete Liner		\$185		

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<sup>1</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000, 3126/A-2001, 3126/A-2002

**SCHEDULE "D"<sup>1</sup>**

Page 2 of 3

**BURIALS****CHARGES**

For the burial of the body of a deceased person 6 years or over	\$435
For the burial of the body of a deceased person between the ages of 1 year and 5 years	\$210
For the burial of the body of a deceased person under the age of 1 year	\$105
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge)	\$135
For the burial of cremated remains of any body	\$180
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday	\$280
Surcharge - for all burials not using concrete liners or vaults (settlement repair)	\$370
Opening and closing of columbarium niche (per request)	\$65

**DISINTERMENTS****CHARGES**

For the disinterment of the body of a deceased person 6 years of age or over	\$615
For the disinterment of the body of a deceased person 5 years of age or under	\$400
For the disinterment of the cremated remains of any body	\$190
Re-interments shall be at burial rates	

**MISCELLANEOUS**

Columbarium vase	\$55
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<sup>1</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000, 3126/A-2001, 3126/A-2002

**SCHEDULE "D"<sup>1</sup>**

Page 3 of 3

**MONUMENTS**

Application Fee for the removal/replacement of monuments	\$20
Flower vase installation in a monument foundation	\$20

Placement of (flat) monuments contained  
in a concrete foundation, or constructed with  
frosted granite (application fee included):

**FOUNDATION SIZE (LENGTH)****CHARGES**

0" - 47"	\$70
48" - 95"	\$80

Supply and placement of concrete foundations required  
for upright or flat monuments (application fee included):

**FOUNDATION SIZE (LENGTH)****CHARGES**

0" - 36"	\$110
37" - 47"	\$125
48" - 60"	\$155
60" - 95"	\$205

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<sup>1</sup> 3126/A-96, 3126/A-97, 3126/A-98, 3126/A-99, 3126/A-2000, 3126/A-2001, 3126/A-2002

**FILE**



Council Decision – February 10, 2003

City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Harold Jeske, Recreation Parks & Culture Manager  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Cemetery Bylaw 3126/95 – Fee Schedule Update  
Cemetery Bylaw Amendment 3126/A-2003

---

*Reference Report:*

Recreation, Parks & Culture Manager, dated January 24, 2003

*Bylaw Readings:*

Cemetery Bylaw Amendment 3126/A-2003 was given three readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

This office will send out an amended consolidated version of Cemetery Bylaw 3126/95 in due course.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', with a long horizontal line extending from the end of the signature.

Kelly Kloss  
City Clerk

/chk  
attchs.

c Community Services Director  
Treasury Services Manager  
C. Adams, Cemetery Services

## **BYLAW NO. 3126/A-2003**

Being a bylaw to amend Bylaw No. 3126/95, the Cemetery Bylaw of the City of Red Deer;

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

Bylaw No. 3126/95 is hereby amended as follows:

- 1 By adding the attached Table of Contents.
- 2 By deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 3 Section 23 by adding the following words:

"The location of the cremated remains on a lot will be at the discretion of the Manager.
- 4 By adding the following new Section 23.1:

23.1 "The City shall not be responsible for the condition of cremated remains or the container of the cremated remains."
- 5 Section 25(4) by inserting the words "an adult" directly after the words "placed upon".
- 6 Section 31 by inserting the word "cremation" directly after the words "Monuments with".
- 7 By adding the following new Section 44.1:


44.1 "Engraving on columbaria doors shall be to the standard set by The City. Any deviation from the standard shall be at the discretion of the Manager."

8 By adding the following new Section 63.1 as follows:

63.1 "Benches installed in the cemeteries will be The City's standard park bench and shall be placed in an area approved by the Manager."

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.  
READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.  
READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.  
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of February 2003.

  
MAYOR

  
CITY CLERK

**Bylaw No. 3126/95**  
**Table of Contents**

**Page**

<b>Title .....</b>	
<b>Interpretation.....</b>	
<b>Duties, Rights and Powers of the Manager .....</b>	
<b>Lots .....</b>	
Size of lots.....	
Cemetery deed purchase .....	
<b>Burials.....</b>	
Application for burial.....	
Notice of Burial.....	
Sunday or holiday burial.....	
Overtime.....	
Instructions to open.....	
Authorized to open .....	
Grave depth .....	
Liner requirements .....	
Cremated remains burial .....	
<b>Monuments.....</b>	
Size restrictions.....	
Number of monuments allowed on a grave.....	
Foundations .....	
Cremation markers.....	
Grave covers.....	
Stillborn monument .....	
Placement of foundation .....	
Monument repair .....	
<b>Columbariums.....</b>	
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Niche use .....	
Niche opening and closing .....	
Niche engraving .....	
Floral arrangements .....	
Content damage.....	
<b>Visitors.....</b>	
<b>Vehicles in the Cemeteries .....</b>	
<b>Field of Honour .....</b>	

**General Provisions .....**

Sale/transfer of lots .....  
Memorial Services.....  
Cremation during services.....  
Fencing of lots.....  
Damage, littering .....  
Peace & quiet.....  
Eviction.....  
Caring of lots .....  
Animals .....  
Benches .....  
Injury .....  
Fines .....

**Schedules .....**



**SCHEDULE "D"**Bylaw No. 3126/A-2003  
Page 1 of 3

<u>PLOT</u>	<u>SIZE</u>	<u>RESIDENT</u>	<u>PERPETUAL CARE</u>	<u>NON-RESIDENT</u>
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$505	\$360	\$660
Military (Wartime service) (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	\$252.50	\$360	N/A
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$1,010	\$720	\$1,320
Youth lot for persons 1-5 years of age	4' x 6'	\$245	\$175	\$320
Infant lot for persons under the age of 1 year	3' x 5'	\$180	\$140	\$225
Lot for Columbarium/Upright Monument (cremation)	3' x 4'	\$260	\$165	\$335
Lot for cremated remains	2' x 2'	\$205	\$135	\$295
Lot for Military cremated remains	2' x 2'	\$102.50	\$135	N/A
Columbarium Niche		\$645	\$310	\$795
Purchase & installation of concrete liners		\$450		
Installation of vaults above ground		\$245		
Installation of vaults below ground		\$180		
Supply & Install Youth/Infant Concrete Liner		\$190		

## **SCHEDULE "D"**

Bylaw No. 3126/A-2003  
Page 2 of 3

### **BURIALS**

### **CHARGES**

For the burial of the body of a deceased person 6 years or over	\$445
For the burial of the body of a deceased person between the ages of 1 year and 5 years	\$215
For the burial of the body of a deceased person under the age of 1 year	\$105
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge)	\$140
For the burial of cremated remains of any body	\$185
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday	\$290
Surcharge - for all burials not using concrete liners or vaults (settlement repair)	\$370
Opening and closing of columbarium niche (per request)	\$70

### **DISINTERMENTS**

### **CHARGES**

For the disinterment of the body of a deceased person 6 years of age or over	\$630
For the disinterment of the body of a deceased person 5 years of age or under	\$405
For the disinterment of the cremated remains of any body Re-interments shall be at burial rates	\$195

### **MISCELLANEOUS**

Columbarium vase	\$60
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## **SCHEDULE "D"**

Bylaw No. 3126/A-2003

Page 3 of 3

### **MONUMENTS**

Application Fee for the removal/replacement of monuments

\$20

Flower vase installation in a monument foundation

\$20

Placement of (flat) monuments contained  
in a concrete foundation, or constructed with  
frosted granite (application fee included):

#### **FOUNDATION SIZE (LENGTH)**

0" - 47"

\$75

48" - 95"

\$85

Supply and placement of concrete foundations required  
for upright or flat monuments (application fee included):

#### **FOUNDATION SIZE (LENGTH)**

0" - 36"

\$115

37" - 47"

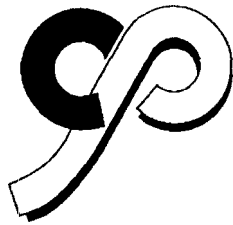
\$130

48" - 60"

\$155

60" - 95"

\$210



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

---

**DATE:** February 3, 2003

**TO:** Kelly Kloss, City Clerk

**FROM:** Johan van der Bank, Planner

**RE:** PROPOSED BYLAW AMENDMENT 3156/C-2003  
REVISION OF LOW IMPACT COMMERCIAL USE REGULATIONS

**NO. OF PAGES:** Three plus four attached

---

**BACKGROUND**

In 2001 City Council adopted regulations to allow low impact commercial uses in Parkvale and Woodlea in the City block bounded by 49 and 50 Streets between 46 and 47 Avenues, and along the north side of 50 Street and the east side of 47 Avenue from 50 Street to 55 Street. The attached map shows the applicable area.

Over the past two years MPC approved two low impact commercial uses, one for an accounting office at 4604 - 49 Street, which proceeded and is presently operative, and another for an orthodontic office at the Payne House at 4634 - 49 Street, which did not proceed. Two inquiries were received in connection with low impact commercial uses, one for a chiropractor's office and one for a hair dresser; however neither of these proceeded to make an application.

At the time of considering the application for the orthodontic office at the Payne House (March 25, 2002), which had requested permission for five operatories and had proposed 18 parking spaces, the Parkvale Community Association expressed the following concerns over the low impact commercial use regulations:

- Achieving a variety of uses rather than allowing the establishment of a "medical hub";
- Defining the size of low impact commercial uses;
- Preserving the existing streetscape; and
- Retaining a residential component as part of a low impact commercial use.

MPC requested input from planning staff into these concerns, and following a report from PCPS dated March 21, 2002, requested that PCPS investigate the revision of the low impact commercial uses in consultation with the Parkvale Community Association. The attached proposed Bylaw Amendment 3156/C-2003 is the result of this review and consultation, and it presented to MPC for information prior to forwarding the bylaw amendment to Council for consideration.

## **COMMUNITY CONSULTATION**

Planning staff worked in close co-operation with the Parkvale Community Association through their Land Use Committee to discuss their concerns and revise the regulations where necessary. At a meeting on December 4, 2002 these matters were workshopped with the Community Association members at large, and refinement of the revisions was undertaken by the Land Use Committee and planning staff based on the mandate obtained at the meeting.

## **PLANNING ANALYSIS**

In addition to minor rewording and technical revisions to Section 60, changes to the regulations for low impact commercial uses include the following:

- Adding a preamble to state the purpose and intent of the regulations.
- Redefining the hours and days of operation of commercial uses which qualify as “low impact” [refer to subsection (3)(a)].
- Introducing a size restriction by allowing only those uses which require ten or less parking spaces [refer to subsection (3)(c)].
- Extending the list of prohibited uses [refer to subsection (3)(d)].
- Reshuffling the order of clauses in subsection (4) and adding a clause that requires all low impact commercial uses to meet all the requirements of subsection (4).
- Introducing a maximum lot frontage of 30.5 metres to avoid the potential consolidation of lots and the demolition of a number of houses to make way for a single use that goes beyond the intended size of a low impact commercial use. The frontage restriction of 30.5 metres is based on the 100' frontage of the Payne House [refer to subsection (4)(a)].
- In addition to restricting the size of a low impact commercial use, the frontage restriction also ensures that the existing streetscape will not change dramatically from the existing situation in terms of the number of houses along the streetscape. The worst case scenario would be that the eight houses to the east of the Payne House in 49 Street could be reduced to five houses as a result of possible lot consolidation, house demolition and redevelopment.
- Adding a requirement that, where applicable, the development of a low impact commercial use must respect any underlying Historic Preservation or Historic Significance designation [refer to subsection (4)(c)]. Three properties in the low impact commercial area have a Historic Significance designation, i.e. the Huestis Residence at 5201 – 47 Ave, the Payne Residence at 4634 – 49 Street, and the Botterill Residence at 4637 – 50 Street. One property has a Historic Preservation designation (Municipal), i.e. the McIntosh House at 4631 – 50 Street.
- Revising the parking requirements [refer to subsection (4)(d)]:
  - The parking requirements for low impact commercial uses, which are interspersed in a low density residential area and may interface directly with single family homes, are different from the parking requirements for commercial and office uses in the Downtown, where economies of scale resulting from larger buildings and the availability of public parking lots contribute to lower parking ratios.

- It is necessary to distinguish between general offices versus medical, dental and related offices, because the latter generally has a much higher ratio of customer turnover within any period of time.
  - It was considered necessary to emphasize the prohibition of parking spaces in the front and side yards, and to require that rear yard parking spaces must be screened from the street view.
- Relocating and rewording the subsection on the preservation of existing mature vegetation [refer to subsection (5)].
  - Relocating the subsection on signage and adding the prohibition of window signs [refer to subsection (6)].

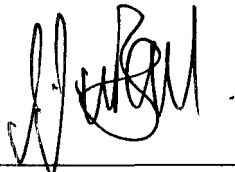
For information it should be noted that the McIntosh Tea House was approved as a land use exclusion and not as a low impact commercial use, and therefore would not be bound by any of these regulations for low impact commercial uses.

### **MUNICIPAL PLANNING COMMISSION**

The proposed bylaw amendment was considered for information by the Municipal Planning Commission (MPC) on February 3, 2003. The MPC resolved to support the proposed bylaw amendment.

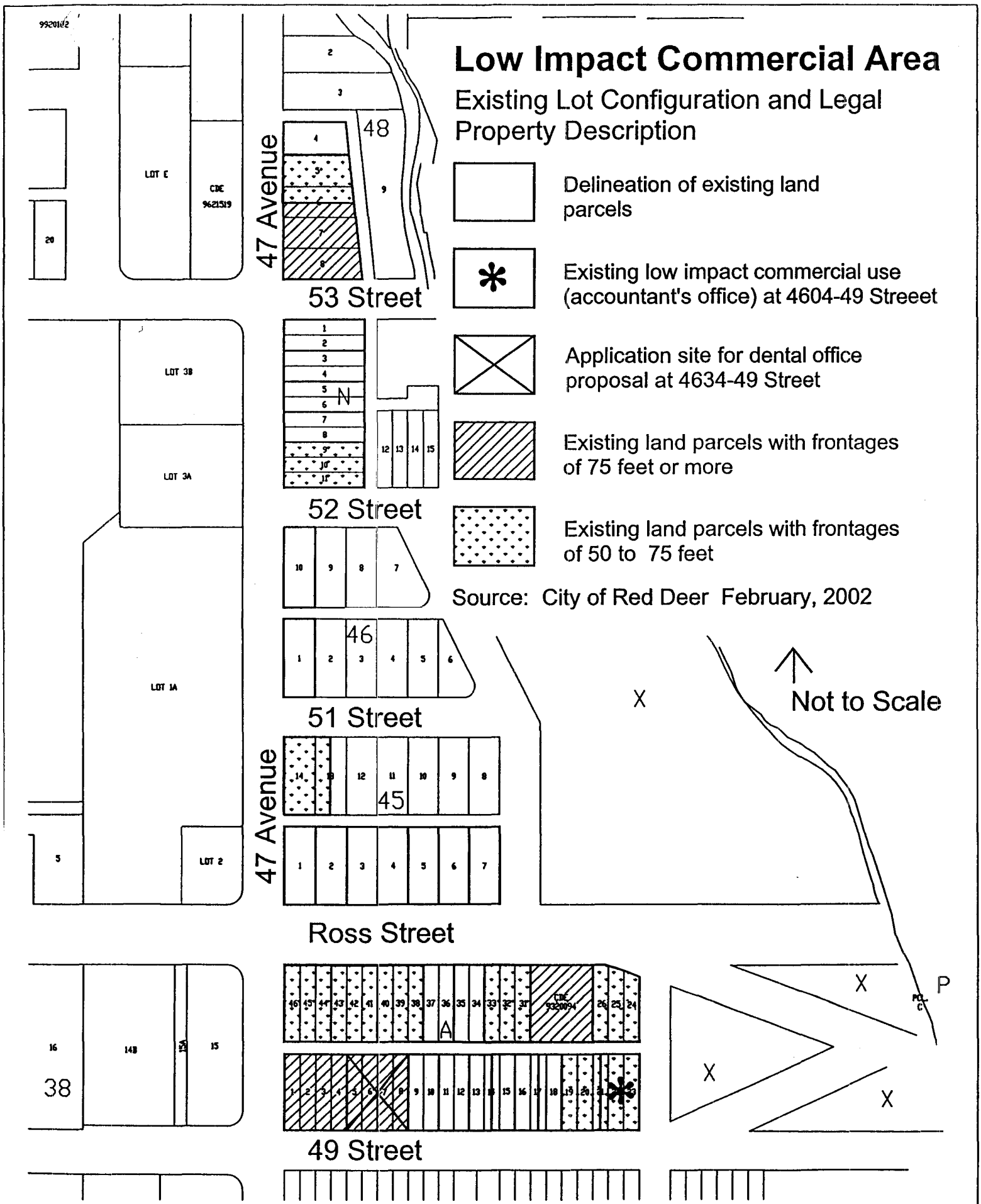
### **RECOMMENDATION**

That Council gives first reading to the proposed Bylaw Amendment No. 3156/C-2003.



Johan van der Bank  
Planner  
attachments

cc: Colleen Jensen, Director of Community Services Division





City Clerk's Department

**DATE:** February 3, 2003  
**TO:** City Council  
**FROM:** Gail Surkan, Chair  
Municipal Planning Commission  
**SUBJECT:** BYLAW 3156/C-2003, REVISION OF LOW IMPACT COMMERCIAL USE  
REGULATIONS

---

At our Municipal Planning Commission Meeting of February 3, 2003, Mr. Johan van der Bank, Planner, Parkland Community Planning Services gave a comprehensive presentation of the above report.

The Municipal Planning Commission supported this Land Use Bylaw Amendment and the following resolution was passed.

“RESOLVED that the Municipal Planning Commission support the Bylaw Amendment No. 3156/C-2003 and forward a recommendation to Council for consideration.”

---

Gail Surkan, Chair  
Municipal Planning Commission

/eas



*Comments:*

We agree with the recommendations of Parkland Community Planning Services. A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



City Clerk's Department

**FILE**

**DATE:** February 11, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/C-2003  
Revision of Low Impact Commercial Use Regulations

---

### *History*

At the Monday, February 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/C-2003 was given first reading.

Land Use Bylaw Amendment 3156/C-2003 provides for revisions to the low impact commercial use regulations in the Parkvale and Woodlea Area in the City block bound by 49<sup>th</sup> and 50<sup>th</sup> Streets between 46<sup>th</sup> and 47<sup>th</sup> Avenues, and along the North side of 50<sup>th</sup> Street and the East side of 47<sup>th</sup> Avenue from 50<sup>th</sup> Street to 55<sup>th</sup> Street. Revisions include limiting the size of developments and more clearly defining low-impact commercial proposals.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

/chk



**FILE**

Council Decision – February 10, 2003

City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Johan van der Bank, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/C-2003  
Revision of Low Impact Commercial Use Regulations

---

*Reference Report:*

Parkland Community Planning Services, dated February 3, 2003

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/C-2003 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting. As noted at this Council meeting, you agreed to review the clause related to employee and customer parking for the Public Hearing.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/C-2003 provides for revisions to the low impact commercial use regulations in the Parkvale and Woodlea Area in the City block bound by 49<sup>th</sup> and 50<sup>th</sup> Streets between 46<sup>th</sup> and 47<sup>th</sup> Avenues, and along the North side of 50<sup>th</sup> Street and the East side of 47<sup>th</sup> Avenue from 50<sup>th</sup> Street to 55<sup>th</sup> Street. Revisions include limiting the size of developments and more clearly defining low-impact commercial proposals. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/chk  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
Bev Greter, Clerk Steno, City Clerk's

## BYLAW NO. 3156/C-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 Section 54 (9) is deleted and replaced with the following:

54 (9) A low impact commercial use which complies with the provisions of Section 60 may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.

- 2 Section 60 is deleted and replaced with the following:

### "60. Low Impact Commercial Uses

#### General Purpose

Low impact commercial uses are intended to allow the use of detached dwellings 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.

- (1) No person shall operate or permit or allow the operation of a low impact commercial use without being the holder of a valid "Occupancy Certificate" from the City of Red Deer.
- (2) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.
- (3) Notwithstanding subsection (2), the following uses shall not be allowed as low impact commercial uses:
  - (a) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
  - (b) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
  - (c) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.

- (d) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
- (e) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- (4) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:
- (a) The lot frontage may not exceed 30.5 metres.
- (b) The low impact commercial use must be operated from a building resembling a detached dwelling.
- (c) Development on the lot shall comply with the regulations of the underlying residential district and, if applicable, those of the underlying historic preservation district or historic significance district.
- (d) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per FTE staff member.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per FTE staff member.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93 m <sup>2</sup> floor area or part thereof plus 1.0 parking space per FTE staff member.
Residential	Two parking spaces per dwelling unit.

Provided that:

- 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;
- parking spaces shall not be allowed in the front yard or the side yards of a principal building;
- parking spaces shall be screened from the front street view;
- access to the parking spaces shall be off the rear lane only; and

- for the purpose of the calculation of the number of parking spaces required for commercial service, personal service or merchandise sales, "floor area" is defined as all floor spaces associated with the low impact commercial use, excluding storage area and washrooms.
- (e) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (f) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (g) Outside storage or display of any kind shall not be permitted.
- (5) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application, and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (6) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed one metre by 1.2 metres in size and may not exceed a maximum height of 1.8 metres. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (7) 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.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February, A.D. 2003.

READ A SECOND TIME IN OPEN COUNCIL this       day of       , A.D. 2003.

READ A THIRD TIME IN OPEN COUNCIL this       day of       , A.D. 2003.

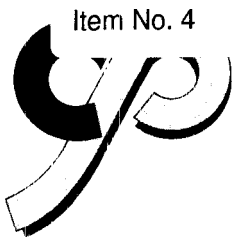
AND SIGNED BY THE MAYOR AND CITY CLERK this day of       , A.D. 2003.

---

MAYOR

---

CITY CLERK



LAND  
**COMMUNITY  
PLANNING  
SERVICES**

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

Date: January 27, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and  
Part of the SW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21  
The City of Red Deer

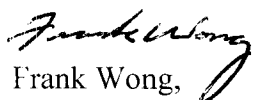
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The City of Red Deer is proposing to develop Phase 21 of the Kentwood Subdivision. Phase 21 consists of 68 single-family lots and 1 public utility lot. The proposal rezones approximately 4.887ha (12.075ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. The portion of land being rezoned from P1 is the excess 2.0m not required for the 6.0m public utility lot being developed with Phase 21 but was zoned in Phase 20. This proposal will also rezone the public utility lot south of the church site from A1 Future Urban Development to P1 Parks and Recreation District. The proposed land uses comply with the Kentwood West Neighbourhood Area Structure Plan.

Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/D-2003.










Sincerely,

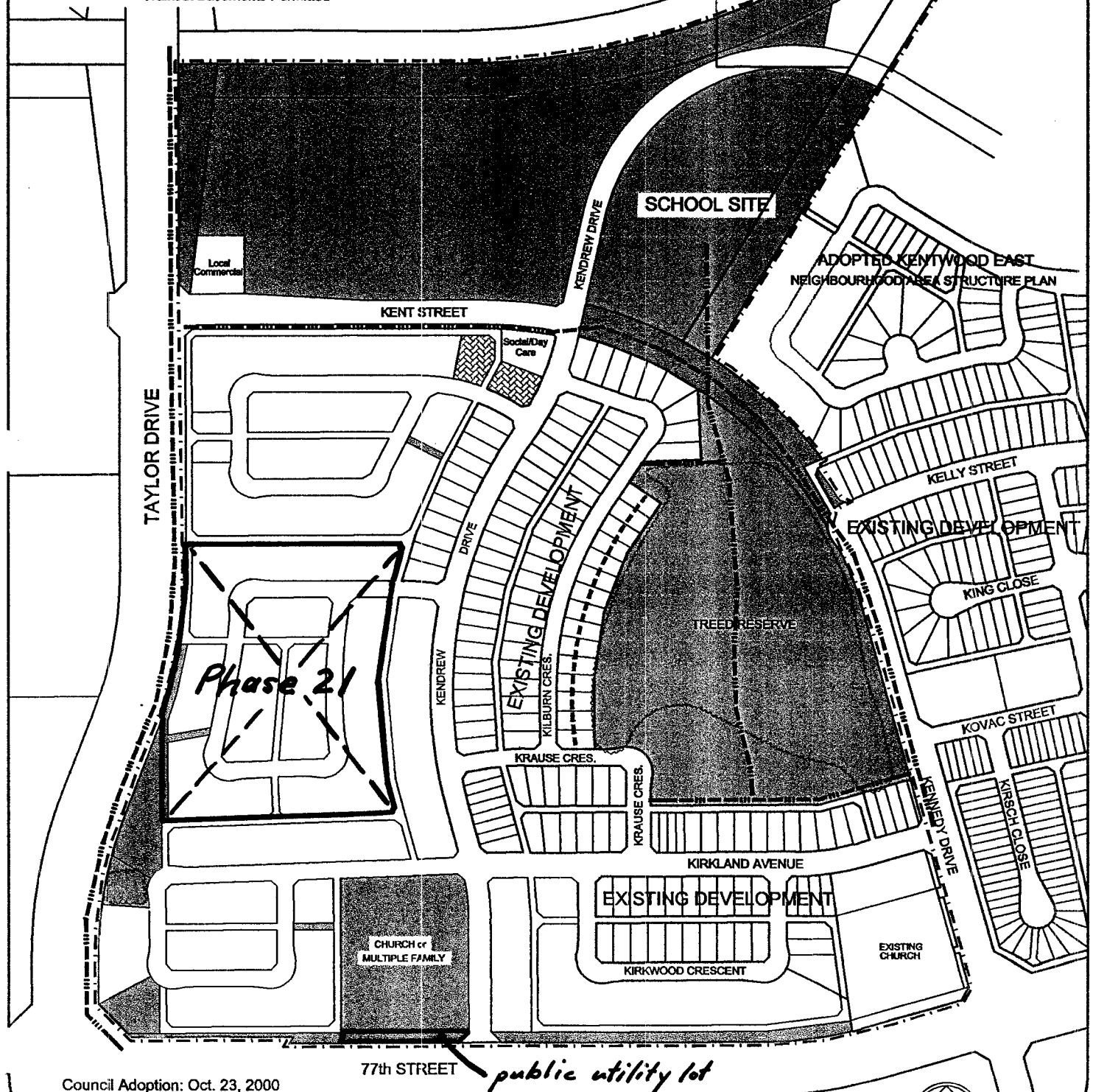
  
Frank Wong,  
Planning Assistant

Attachment

# Kentwood West Neighbourhood Area Structure Plan

## Figure 3 - Proposed Land Use

- |   |  |   |                            |  |                    |
|---|--|---|----------------------------|--|--------------------|
|  | NASP Plan Boundary                                     |  | Medium Density Residential |  | Public utility lot |
|  | Single Family Residential                              |  | Narrow Single Family       |  |                    |
|  | Semi-Detached Residential                              |  | Parks and Recreation       |  |                    |
|  | Two Storey Residences With Walkout Basements Permitted |  | Pedestrian/Bike Trails     |  |                    |



Council Adoption: Oct. 23, 2000

Prepared by: RD Engineering Department & PCPS  
July 1998, September 1998, July 2000

Scale In Metres

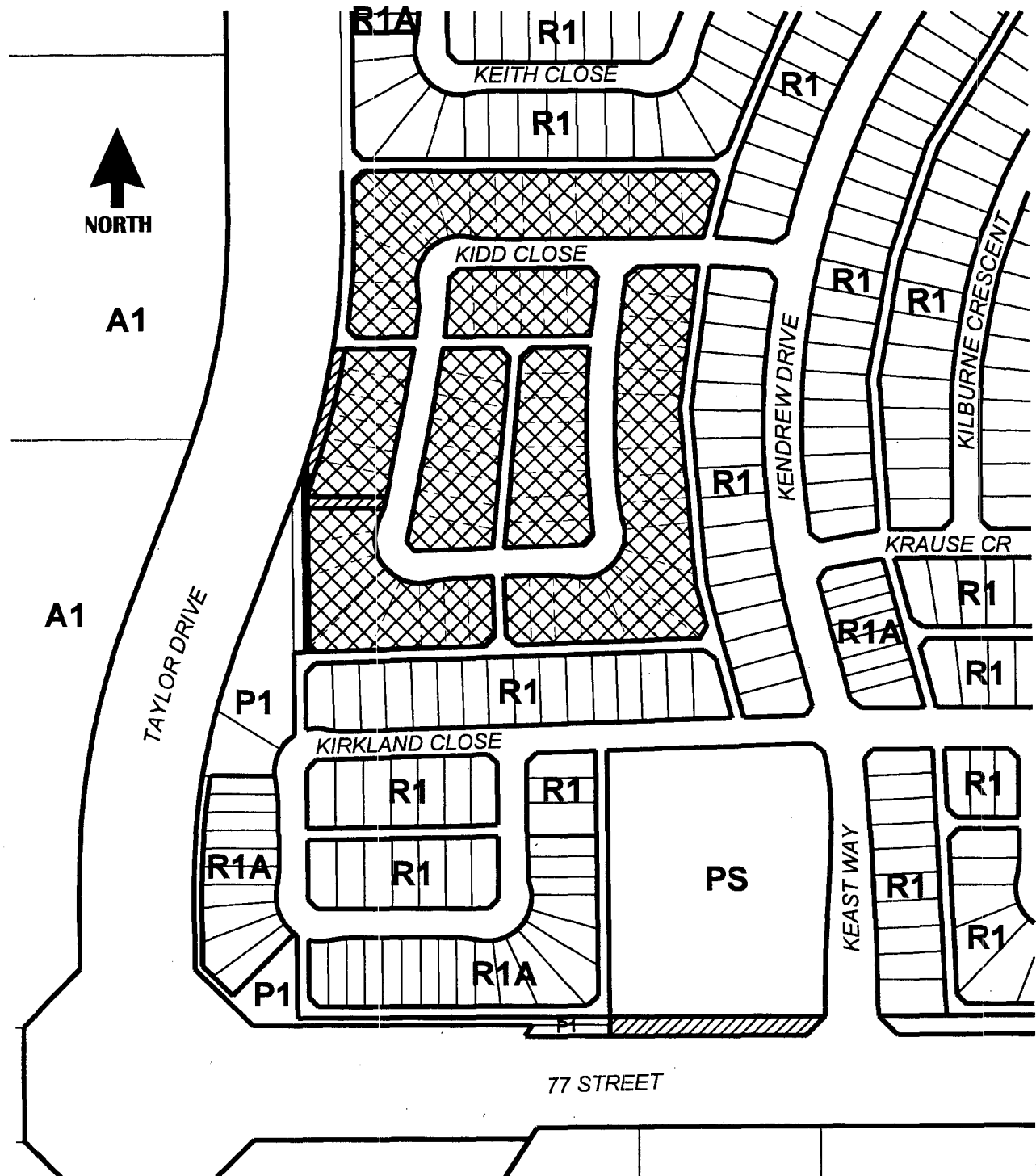
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# The City of Red Deer


## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks and Recreation

### Change from :

- A1 to R1 
- A1 to P1 
- P1 to R1 

MAP No. 2 / 2003  
BYLAW No. 3156 / D - 2003

*Comments:*

We agree with the recommendations of Parkland Community Planning Services. A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



City Clerk's Department

**FILE**

**DATE:** February 11, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and Part of the SW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21 / The City of Red Deer

---

### *History*

At the Monday, February 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/D-2003 was given first reading.

Land Use Bylaw Amendment 3156/D-2003 provides for the development of Phase 21 of the Kentwood Subdivision. 4.887 ha (12.075ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

/chk

**FILE**



Council Decision – February 10, 2003

City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and Part of the SW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21 / The City of Red Deer

---

***Reference Report:***

Parkland Community Planning Services, dated January 27, 2003

***Bylaw Readings:***

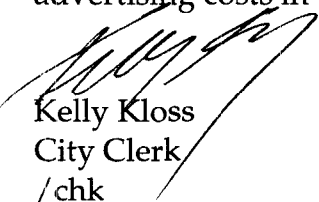
Land Use Bylaw Amendment 3156/D-2003 was given first reading. A copy of the bylaw is attached.

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

A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/D-2003 provides for the development of Phase 21 of the Kentwood Subdivision. 4.887 ha (12.075ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c     Director of Development Services  
       Inspections & Licensing Manager  
       Land & Economic Development Manager  
       C. Adams, Administrative Assistant  
       Bev Greter, Clerk Steno, City Clerk's

**BYLAW NO. 3156/D-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps D14 and E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this     **10th**     day of     **February**     2003.

READ A SECOND TIME IN OPEN COUNCIL this                     day of                     2003.

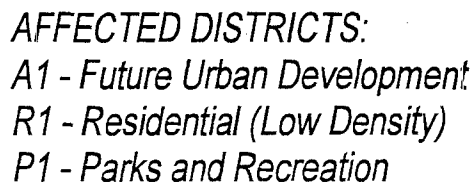
READ A THIRD TIME IN OPEN COUNCIL this                     day of                     2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this     day of                     2003.

\_\_\_\_\_  
MAYOR

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

## PROPOSED LAND USE BYLAW AMENDMENT

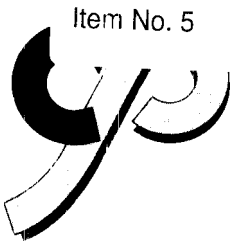


A1 to R1 

A1 to P1 

P1 to R1 

MAP No. 2 / 2003  
BYLAW No. 3156 / D - 2003



**LAND  
COMMUNITY  
PLANNING  
SERVICES**

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

Date: January 27, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3  
Trademark West Park Inc.

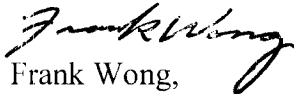
---

Trademark West Park Inc. is proposing to develop Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 consists of 12 single-family lots. The proposal rezones approximately 0.582ha (1.44ac) of land from A1 Future Urban Development to R1 Residential Low Density District. This proposal will be developed in conjunction with Phases 1 and 2 of the development planned for this spring. The proposed land use complies with the West Park Extension (Westlake) Neighbourhood Area Structure Plan.

Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/E-2003.

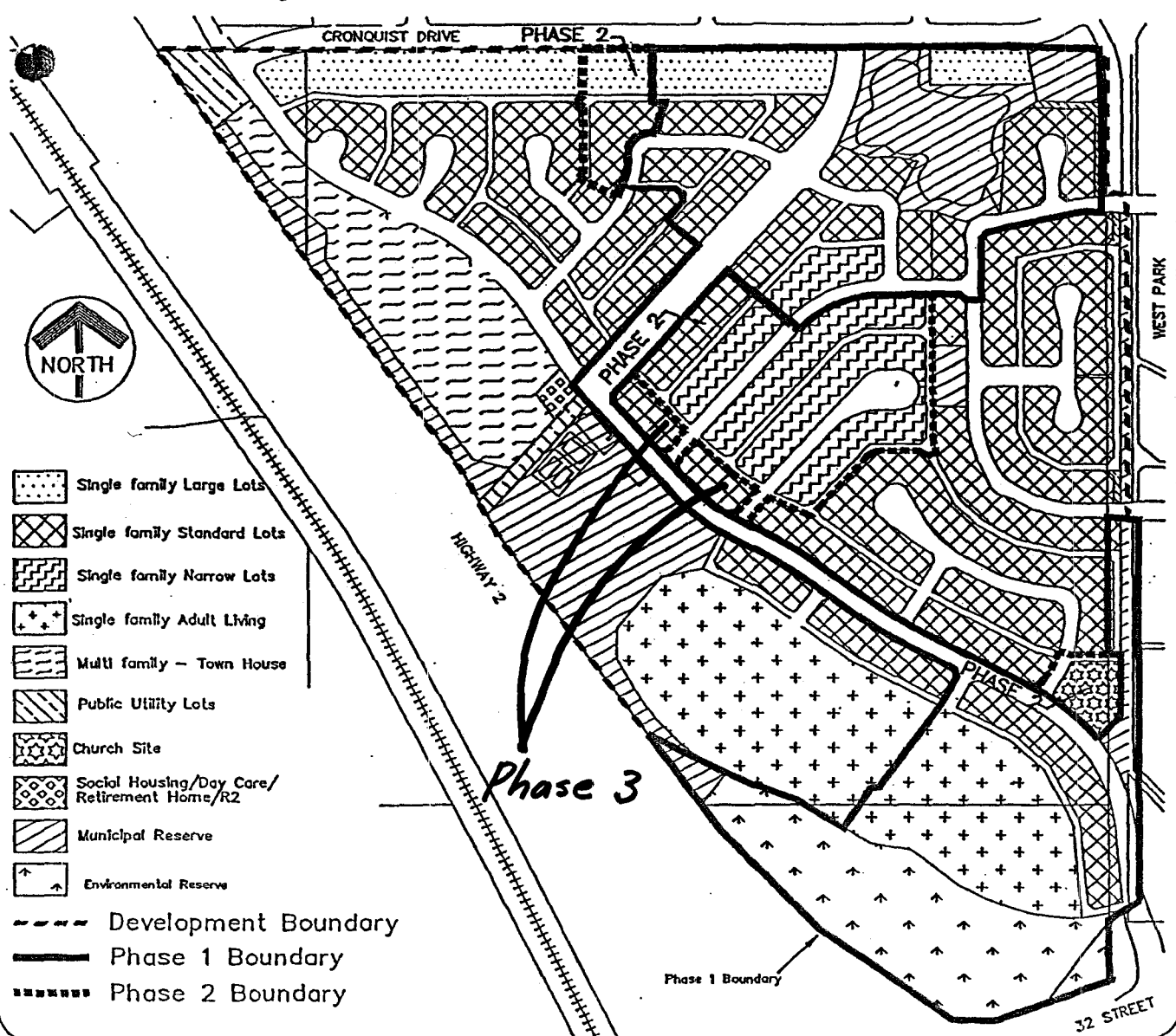
Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment

Al-Terra Engineering Ltd.

RIVERVIEW PARK

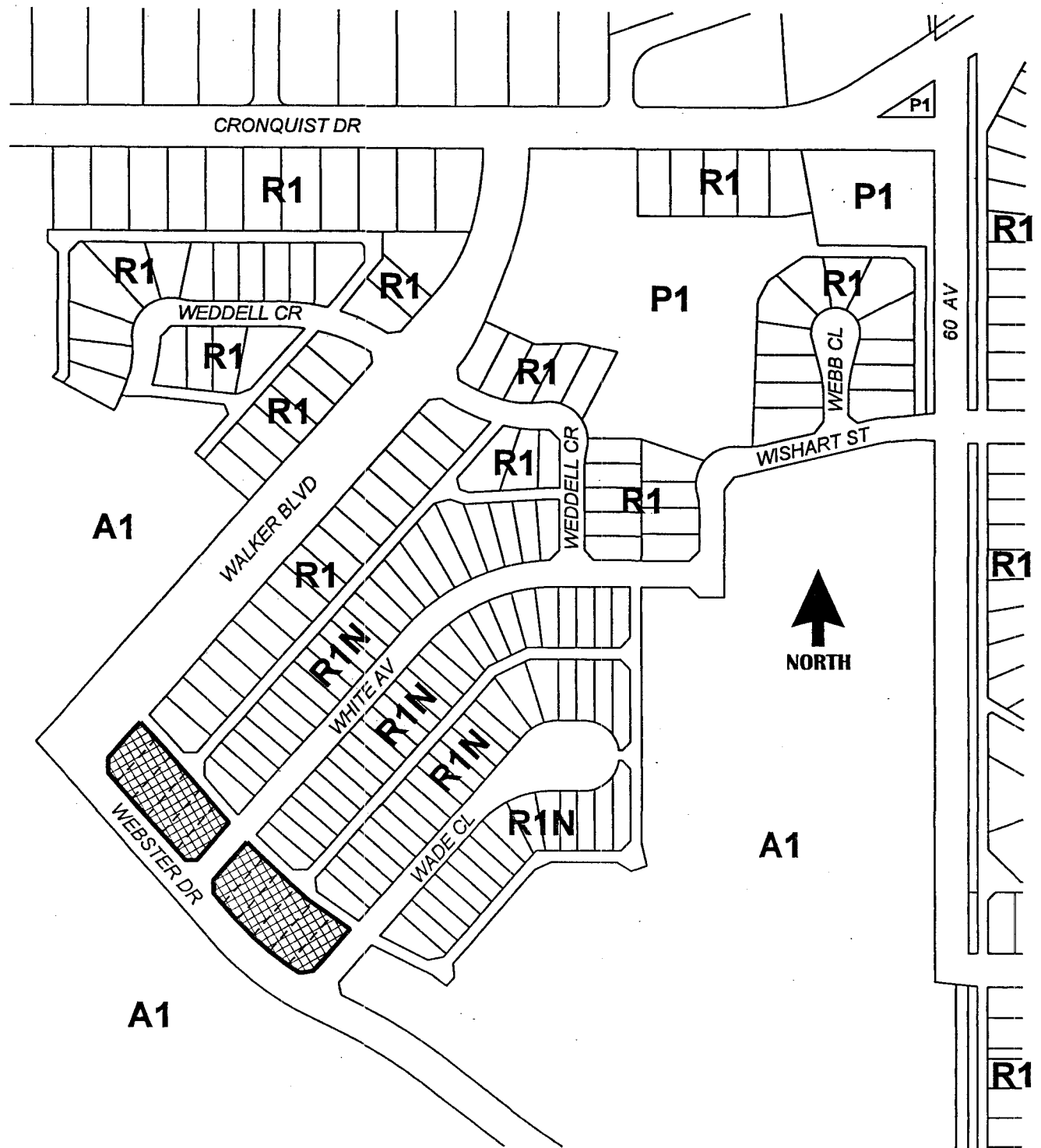


# WESTPARK EXTENSION NEIGHBORHOOD AREA STRUCTURE PLAN



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
 R1 - Residential (Low Density)

### Change from :

A1 to R1 

MAP No. 3 / 2003  
 BYLAW No. 3156 / E - 2003

***Comments:***

We agree with the recommendations of Parkland Community Planning Services. A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



City Clerk's Department

**FILE**

**DATE:** February 11, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3  
Trademark West Park Inc.

---

### *History*

At the Monday, February 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/E-2003 was given first reading.

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

/chk



CITY CLERK'S DEPARTMENT

February 11, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish  
Trademark Pacific Properties Ltd.  
#200, 6245 - 136 Street  
Surrey, BC V3X 1H3

Dear Mr. Grelish:

**Re: Land Use Bylaw Amendment 3156/E-2003**  
**Part of the NE ¼ Sec. 7-38-27-4**  
**West Park Extension (Westlake) - Phase 3**

At the City of Red Deer's Council Meeting held Monday, February 10, 2003, first reading was given to Land Use Bylaw Amendment 3156/E-2003. A copy of the bylaw is attached for your information.

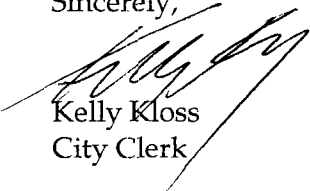
Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, February 19, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3156/E-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this     **10th**     day of     **February**     2003.

READ A SECOND TIME IN OPEN COUNCIL this                     day of                     2003.

READ A THIRD TIME IN OPEN COUNCIL this                     day of                     2003.

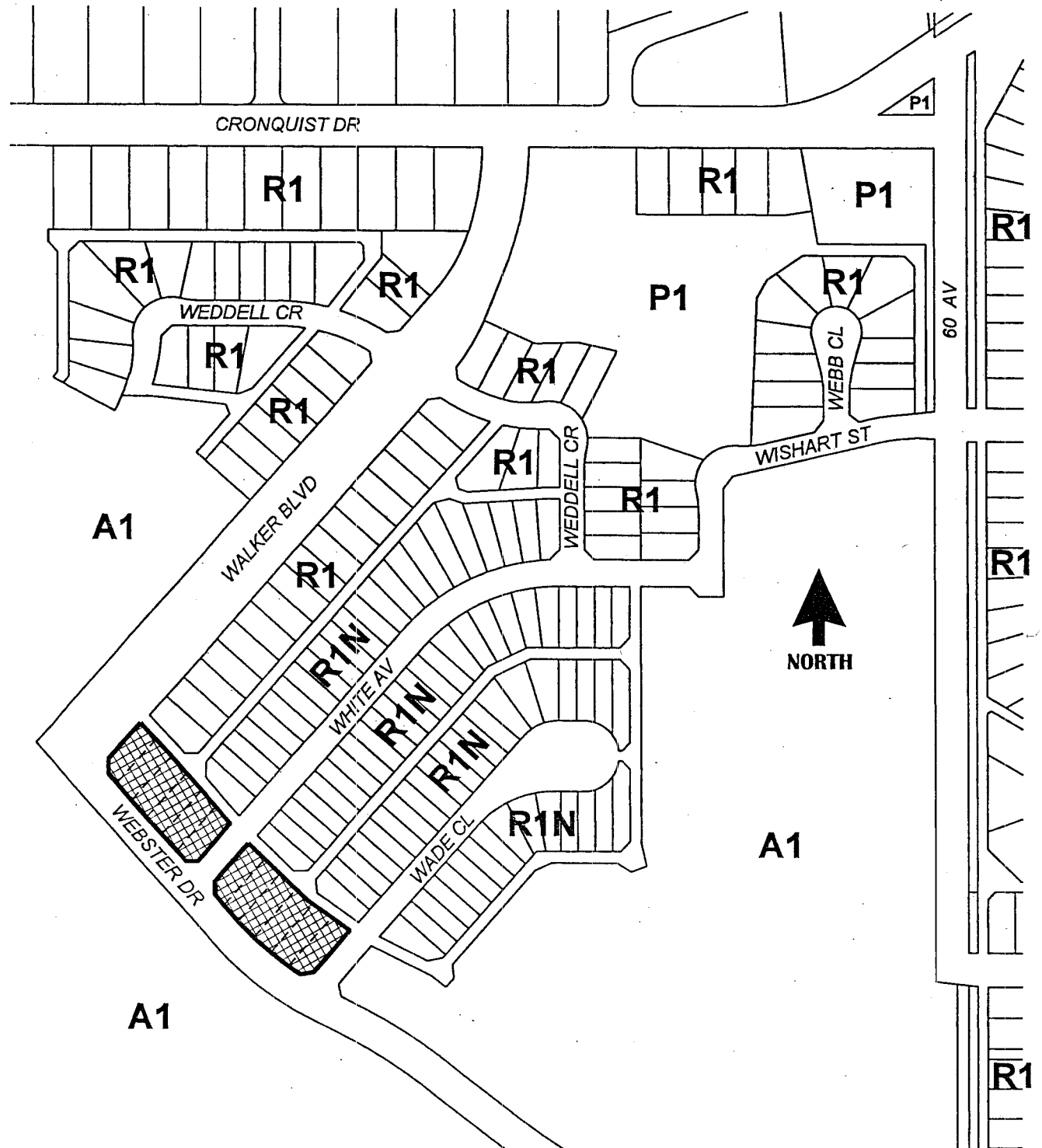
AND SIGNED BY THE MAYOR AND CITY CLERK this     day of                     2003.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
R1 - Residential (Low Density)

### Change from :

A1 to R1 

MAP No. 3 / 2003  
BYLAW No. 3156 / E - 2003



**FILE**

Council Decision – February 10, 2003

City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3  
Trademark West Park Inc.

---

*Reference Report:*

Parkland Community Planning Services, dated January 27, 2003

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/E-2003 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. This office will now proceed with the advertising for a Public Hearing. Trademark West Park Inc. will be responsible for the advertising costs in this instance.

  
Kelly Kloss

City Clerk

/chk

attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
C. Adams, Administrative Assistant  
Bev Greter, Clerk Steno, City Clerk's

**BYLAW NO. 3156/E-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **10th**    day of    **February**    2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this              day of                      2003.

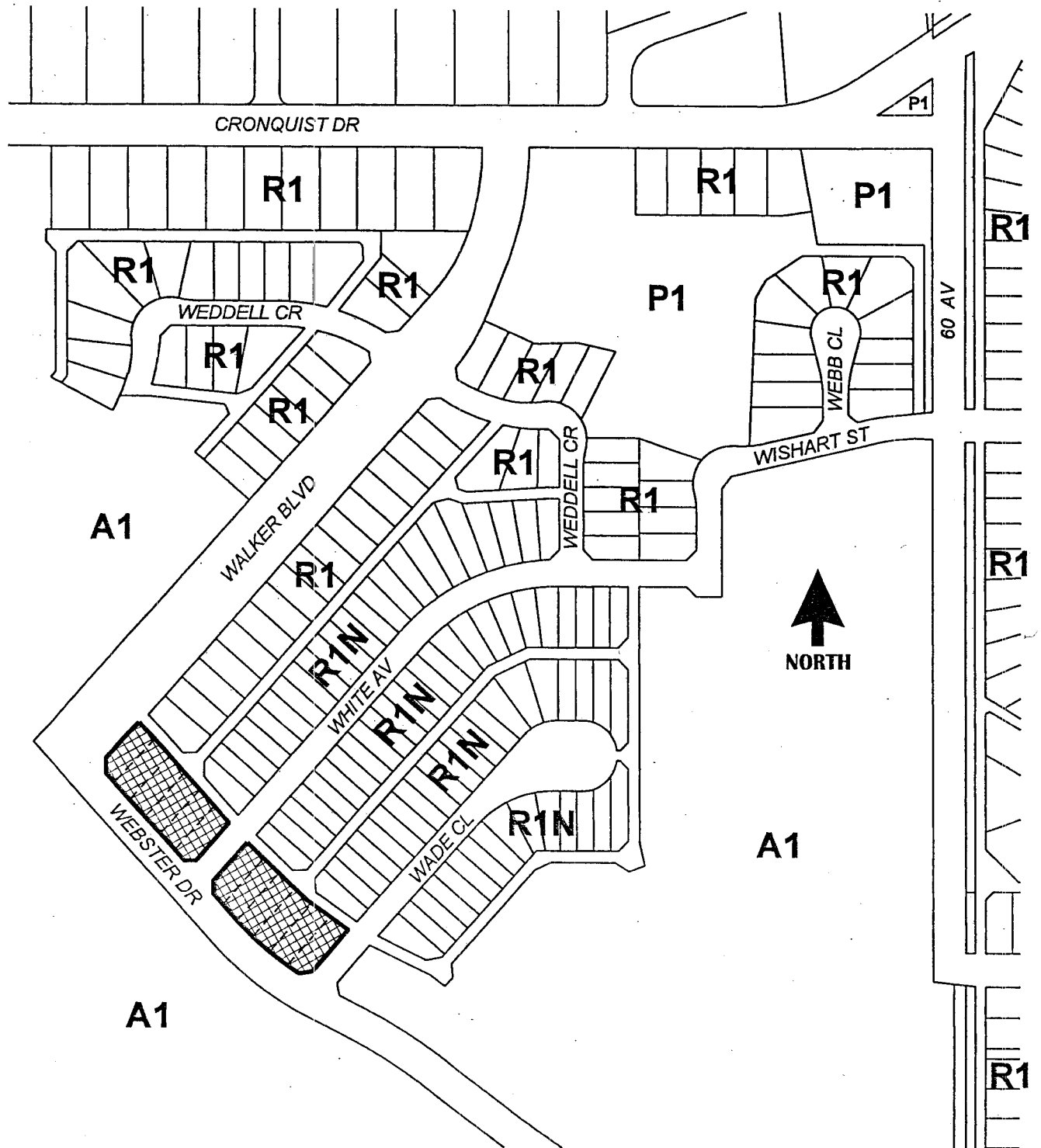
\_\_\_\_\_  
MAYOR

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




# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)

Change from :  
 A1 to R1 

MAP No. 3 / 2003  
 BYLAW No. 3156 / E - 2003

DATE: February 3, 2003

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land and Economic Development Manager

RE: **Kipp Scott Pontiac Buick Ltd.  
Offer to Purchase & Land Exchange, Road Closure and Rezoning  
Road Plan 3932 EU; Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391**

---

**Background:**

Kipp Scott Pontiac Buick Ltd. has expressed interest in acquiring 2,731 m<sup>2</sup> of the Gaetz Avenue Service road north of Piper Drive as shown on the attached map. As part of the consideration offered by Kipp Scott, they will exchange 156 m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454 m<sup>2</sup> to develop the new alignment of the service road. The net area that Kipp Scott wishes to purchase is 2,121 m<sup>2</sup> (22,831 sq. ft.) more or less.

Kipp Scott has made significant investments over the last few years to the building improvements on this site and requires the service road for additional parking and landscaping as shown on the proposed site plan prepared by Bearden Engineering. In addition and more importantly, the new alignment will improve the safety of the Piper and Gaetz intersection and is supported by City Administration, including Engineering Services, and the other landowners in the vicinity.

The proposal necessitates City Council's approval of a Road Closure Bylaw for the portion of service road to be sold and amendments to the Land Use Bylaw. The area of road to be closed and sold will become C4, and the area being exchanged by Kipp Scott will become Road. Kipp Scott must grant a 3 metre easement back to the City along the west boundary of the service road.

**Financial Implications:**

The market value for the road right of way being sold has been determined to be \$9.75 per square foot. Based on this value, which is acceptable to Kipp Scott, the purchase price would be \$222,602. Kipp Scott will also be responsible for all survey and advertising costs associated with this transaction. Engineering Services have received approval for \$250,000.00 in the 2003 Capital Budget to construct the roadway improvements with the majority of funding to come from the proceeds of the land sale.

Kelly Kloss  
Page 2

**Recommendation:**

That City Council;

Approve entering into a Land Sale and Exchange Agreement with Kipp Scott Pontiac Buick Ltd. for the sale of 2,121 m<sup>2</sup>, more or less, being part of Road Plan 3932 EU, subject to the following conditions:

- The sale price of the service road to be \$9.75 per square foot plus GST based on the area determined by legal survey.
- Kipp Scott consolidating Lots 1-3, Block 2, Plan 6164 KS and consolidating the portion of service road with the adjacent Kipp Scott lands.
- The proceeds of the land sale to be applied to capital roadway improvements on Piper Drive and Gaetz Avenue.
- All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Kipp Scott.
- Kipp Scott to grant a 3 metre easement along the west boundary of the service road back to the City.
- A Land Sale and Exchange Agreement satisfactory to the City Solicitor.
- City Council approval to rezone the portion of service road to C4 and the rezoning the area being exchanged by Kipp Scott from C4 to Road.
- City Council approval for the following Road Closure Bylaw described as,

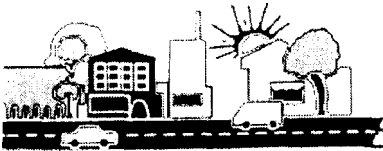
“All that portion of Road Plan 3932 EU which lies within the limits of Plan 032-\_\_\_\_\_ excepting thereout all mines and minerals”.



Howard Thompson

Attach.

- c. Bryon Jeffers, Director of Development Services  
Ken Haslop, Engineering Services Manger



## Kipp Scott Pontiac Buick Ltd.

[www.scottsville.com](http://www.scottsville.com)

6841 50 Avenue, Red Deer, Alberta, Canada, T4N 4E2 Phone (403) 343-6633

Howard Thompson, Ec.D.  
Land & Economic Development Manager  
City of Red Deer  
3<sup>rd</sup> Floor 4914 - 48 Ave.  
Red Deer, AB

The City Of Red Deer	
Date:	Dec 10/02
Time:	8:00 am
Received By:	HSJ

Dear Howard

This letter is to confirm that Kipp Scott Pontiac Buick wishes to proceed with the land purchase and road changes as per your letter dated July 10, 2002. We also understand that we are responsible for the following

- All survey and consolidation costs
- 3 metre easement along Piper Drive and Gaetz Ave.
- Consolidation of Lots 1 to 3, Block 2, Plan 6164KS
- Description of road closure bylaw from our surveyors.

If you require any other information, contact me at 343-6633 ext. 314.

Sincerely,

Gordon R Scott  
President  
Kipp Scott Pontiac Buick Ltd.



GAETZ AVENUE

EX. SERVICE ROAD (TO BE REMOVED)

2158m<sup>2</sup> DEVELOPABLE AREA

EX. SERVICE ROAD




573m<sup>2</sup> EASEMENT

454m<sup>2</sup>

157m<sup>2</sup>

PINES PLAZA

PIPER DRIVE

-  ROAD AREA TO BE CLOSED (SOLD) = 2732m<sup>2</sup>
-  LAND AREA REQUIRED (TO BE BOUGHT) = 611m<sup>2</sup>
-  ROAD AREA REQUIRED FOR 3.0m EASEMENT = 573m<sup>2</sup>

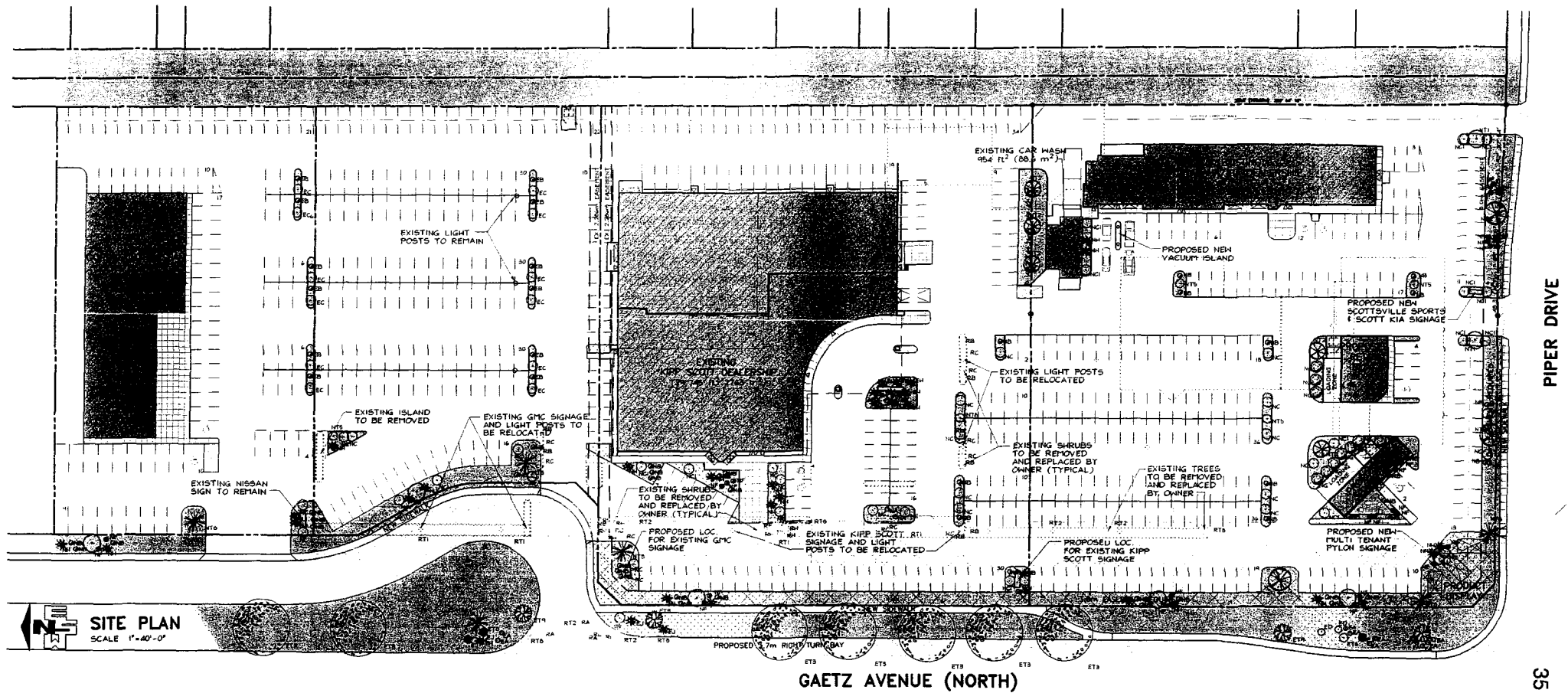
THE CITY OF  
**Red Deer**  
ENGINEERING SERVICES

REVISIONS AND NOTES

DRAWN BY:  
I.W.W.  
DATE:  
27 Jan 2003  
SCALE:  
1:1000

PROPOSED  
EAST GAETZ AVENUE SERVICE ROAD  
BETWEEN PIPER Dr. & PHELAN St  
LAND ACQUISITIONS/ DISBURSEMENTS

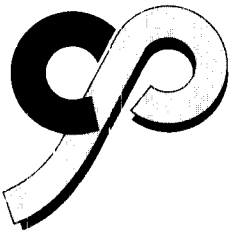
APPROVED BY:  
  
DRAWING NO.:  
1:1



PROPOSED NEW  
SITE LAYOUT TO  
SCOTTVILLE LOT  
RED DEER, ALBERTA

□	TOTAL AREA OF LAND GAINED = 29910.1 ft <sup>2</sup> (2778.7 m <sup>2</sup> )
□	TOTAL AREA OF LAND LOSS = 5960 ft <sup>2</sup> (554 m <sup>2</sup> )
	DIFFERENCE LAND GAINED = 23950.1 ft <sup>2</sup> (2228.0 m <sup>2</sup> )

AREA OF LOT = 114324.3 ft<sup>2</sup> (10611.7 m<sup>2</sup>)  
 AREA OF LANDSCAPING = 12,677 ft<sup>2</sup> (1177.7 m<sup>2</sup>)  
 PERCENTAGE OF LAND = 11.1%  
 PARKING = 187 STALLS  
 EXISTING CALCULATIONS:  
 APPROVED LANDSCAPING = 10,532.1 ft<sup>2</sup> (976.5 m<sup>2</sup>) = 10.6%



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

36

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

Date: January 31, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/F-2003  
Lots 1-3, Block 2, Plan 6164 KS  
Lot 14, Block 2, Plan 972 4391  
Lots 7 & 8, Block 2, Plan 3289 KS, and  
Portions of the Gaetz Avenue Service Road and Piper Drive  
SW ¼ Sec. 28-38-27-4  
Gaetz Avenue North  
Kipp Scott Pontiac Buick and The City of Red Deer

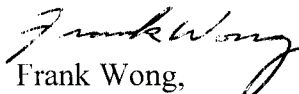
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The City of Red Deer is in the process of finalizing a land exchange and sale with Kipp Scott Pontiac Buick changing a portion of the Gaetz Avenue Service Road (east) and Piper Drive for a portion of Lots 7 and 8, Block 2, Plan 3289 KS. This Bylaw amendment rezones 2732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of the Kipp Scott Buick Pontiac land from C4 to ROAD. A road closure bylaw appears elsewhere in this Council agenda.

Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/F-2003.

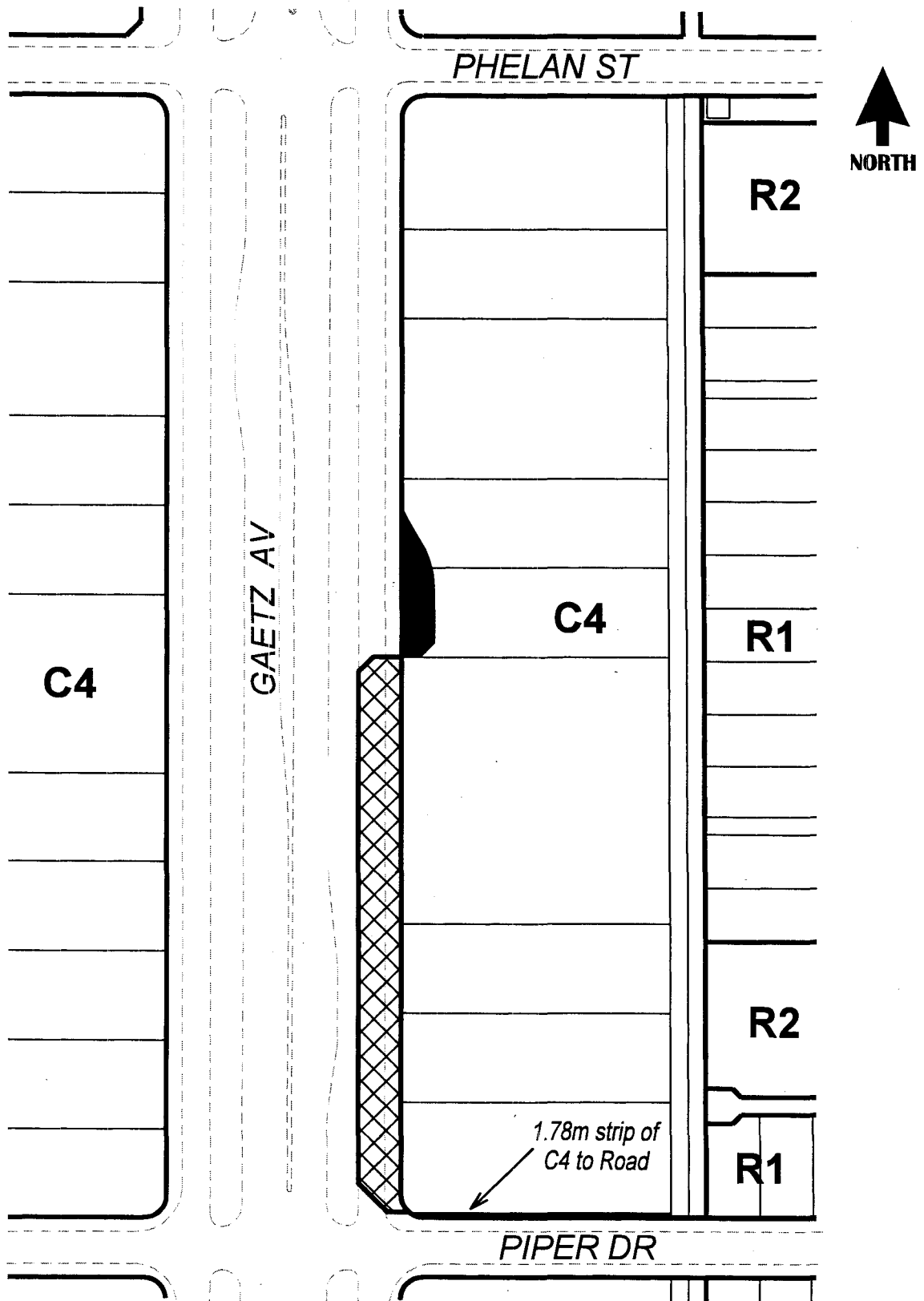
Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003

BYLAW No. 3156 / F - 2003



*Comments:*

We agree with the recommendations of the Land & Economic Development Manager and Parkland Community Planning Services. A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

For Council's information, any development on this land is subject to a separate approval process through the Municipal Planning Commission.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**



CITY CLERK'S DEPARTMENT

February 11, 2003

Fax: 350-2201

Mr. G. Scott, President  
Kipp Scott Pontiac Buick Ltd.  
6841 -- 50 Avenue  
Red Deer, AB T4N 4E2

Dear Mr. Scott:

**Re: Kipp Scott Pontiac Buick Ltd.  
Offer to Purchase & Land Exchange  
Road Closure Bylaw 3306/2003 & Land Use Bylaw Amendment 3156/F—2003  
Road Plan 3932 EU; Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391**

At the City of Red Deer's Council Meeting held Monday, February 10, 2003, first reading was given to Road Closure Bylaw 3306/2003 and Land Use Bylaw Amendment 3156/F-2003. A copy of the bylaws are attached for your information. At that meeting, the following resolution was also passed:

**Resolved** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated February 3, 2003, re: Kipp Scott Pontiac Buick Ltd., Offer to Purchase & Land Exchange, Road Closure and Rezoning, Road Plan 3932 EU; Lot 103, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391 hereby agrees to the following:

1. The sale price of the service road to be \$9.75 per square foot plus GST based on the area determined by legal survey.
2. Kipp Scott consolidating Lots 1-3, Block 2, Plan 6164 KS and consolidating the portion of service road with the adjacent Kipp Scott lands.
3. The proceeds of the land sale to be applied to capital roadway improvements on Piper Drive and Gaetz Avenue.
4. All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Kipp Scott.
5. Kipp Scott to grant a 3 metre easement along the west boundary of the service road back to the City.
6. A Land Sale and Exchange Agreement satisfactory to the City Solicitor.
7. Approval of Land Use Bylaw Amendment 3156/F-2003 and Road Closure Bylaw 3306/2003 to rezone the portion of service road to C4 and the rezoning of the area being exchanged by Kipp Scott from C4 to Road.

..2/

Kipp Scott Pontiac Buick Ltd.  
February 11, 2003  
Page 2

Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 10, 2003 at 7:00 pm. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, February 19, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c     Land & Economic Development Manager  
       Parkland Community Planning  
       C. Adams, Administrative Assistant

**BYLAW NO. 3306/2003**

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

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

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

“All that portion of Road Plan 3932 EU which lies within the limits of  
Plan 032-\_\_\_\_\_excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/F-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **10th**    day of    **February**    2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

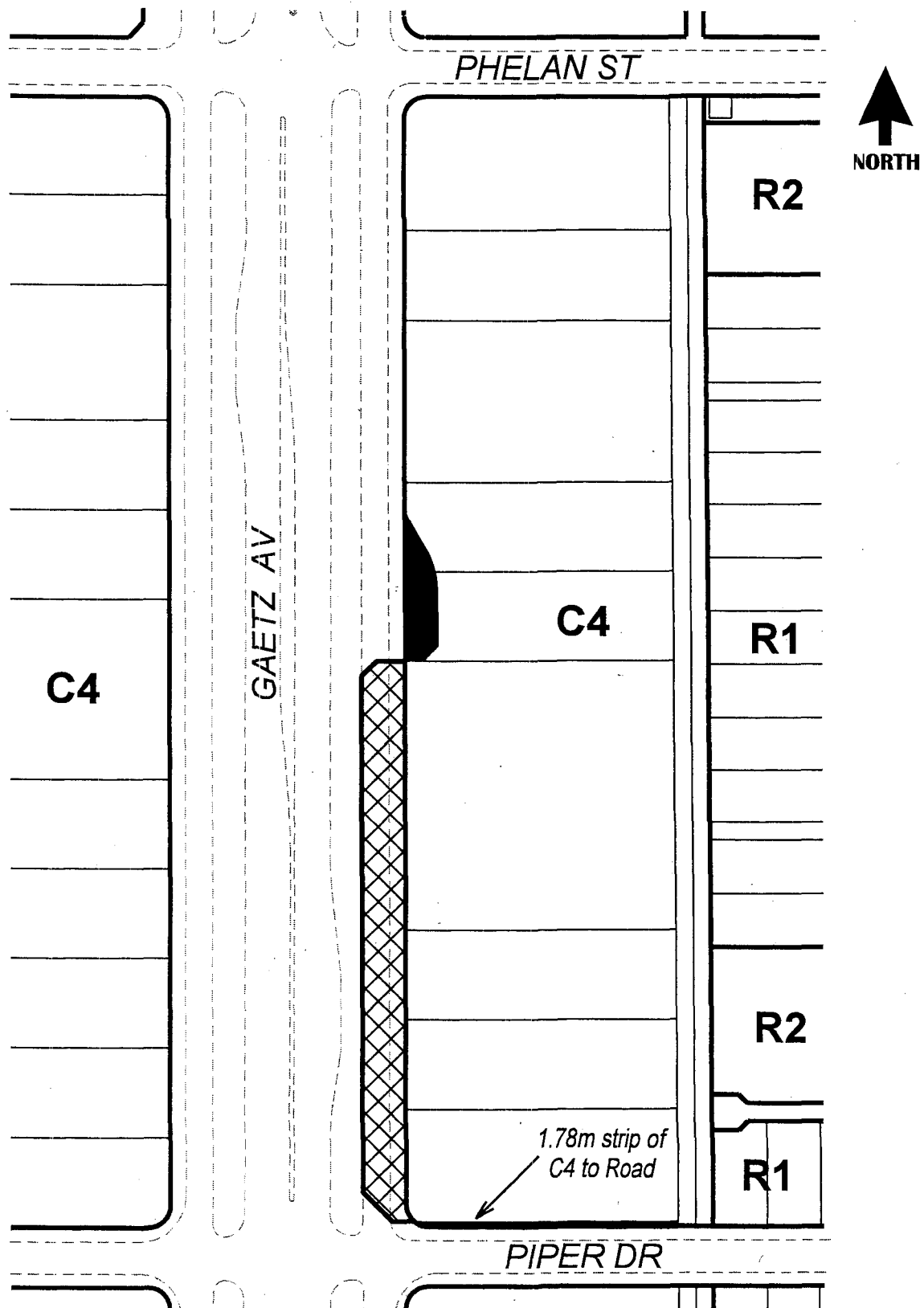
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003

BYLAW No. 3156 / F - 2003

City Clerk's Department

**DATE:** February 11, 2003

**TO:** City Council

**FROM:** City Clerk

**SUBJECT:** Kipp Scott Pontiac Buick Ltd. – Use of Service Road  
(a) Road Closure Bylaw 3306/2003  
(b) Land Use Bylaw Amendment 3156/F-2003  
Road Plan 3932 EU; Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391

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### *History*

At the Monday, February 10, 2003 meeting of Council, Road Closure Bylaw 3306/2003 and Land Use Bylaw Amendment 3156/F-2003 were given first reading.

Kipp Scott Pontiac Buick Ltd. are interested in acquiring 2,731m<sup>2</sup> of the Gaetz Avenue Service Road north of Piper Drive. They will exchange 156m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454m<sup>2</sup> to develop a new alignment of the service road. Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD.

### *Public Consultation Process*

Public Hearings have been advertised for the above noted bylaws to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearings, Council may proceed with:

- 1) 2<sup>nd</sup> and 3<sup>rd</sup> readings of Road Closure Bylaw 3306/2003, and
- 2) 2<sup>nd</sup> and 3<sup>rd</sup> readings of Land Use Bylaw Amendment 3156/F-2003.

Kelly Kloss  
City Clerk  
/chk

City Clerk's Department

**DATE:** February 11, 2003

**TO:** Howard Thompson, Land & Economic Development Manager  
Frank Wong, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Kipp Scott Pontiac Buick Ltd.  
Offer to Purchase & Land Exchange  
Road Closure Bylaw 3306/2003 & Land Use Bylaw Amendment 3156/F-2003  
Road Plan 3932 EU; Lot 1-3, Plan 6164KS; Lot 14, Block 2, Plan 972 4391

---

*Reference Report:*

Land & Economic Development Manager, dated February 3, 2003 and Parkland Community Planning Services, dated January 31, 2003

*Resolution:*

*Resolved* that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated February 3, 2003, re: Kipp Scott Pontiac Buick Ltd., Offer to Purchase & Land Exchange, Road Closure and Rezoning, Road Plan 3932 EU; Lot 103, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391 hereby agrees to the following:

1. The sale price of the service road to be \$9.75 per square foot plus GST based on the area determined by legal survey.
2. Kipp Scott consolidating Lots 1-3, Block 2, Plan 6164 KS and consolidating the portion of service road with the adjacent Kipp Scott lands.
3. The proceeds of the land sale to be applied to capital roadway improvements on Piper Drive and Gaetz Avenue.
4. All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Kipp Scott.
5. Kipp Scott to grant a 3 metre easement along the west boundary of the service road back to the City.
6. A Land Sale and Exchange Agreement satisfactory to the City Solicitor.
7. Approval of Land Use Bylaw Amendment 3156/F-2003 and Road Closure Bylaw 3306/2003 to rezone the portion of service road to C4 and the rezoning of the area being exchanged by Kipp Scott from C4 to Road.



***Bylaw Readings:***

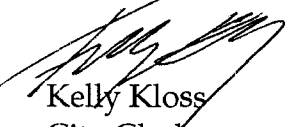
Road Closure Bylaw 3306/2003 and Land Use Bylaw Amendment 3156/F-2003 were given first reading. A copy of the bylaws are attached.

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

Public Hearings will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Kipp Scott Pontiac Buick Ltd. are interested in acquiring 2,731m<sup>2</sup> of the Gaetz Avenue Service Road north of Piper Drive. They will exchange 156m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454m<sup>2</sup> to develop a new alignment of the service road. Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD. This office will now proceed with the advertising for a Public Hearing. Kipp Scott Pontiac Buick Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

c     Director of Development Services  
         Inspections & Licensing Manager  
         Land & Economic Development Manager  
         C. Adams, Administrative Assistant  
         Bev Greter, Clerk Steno, City Clerk's

**BYLAW NO. 3306/2003**

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

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

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

“All that portion of Road Plan 3932 EU which lies within the limits of  
Plan 032-\_\_\_\_\_excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/F-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **10th**    day of    **February**    2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

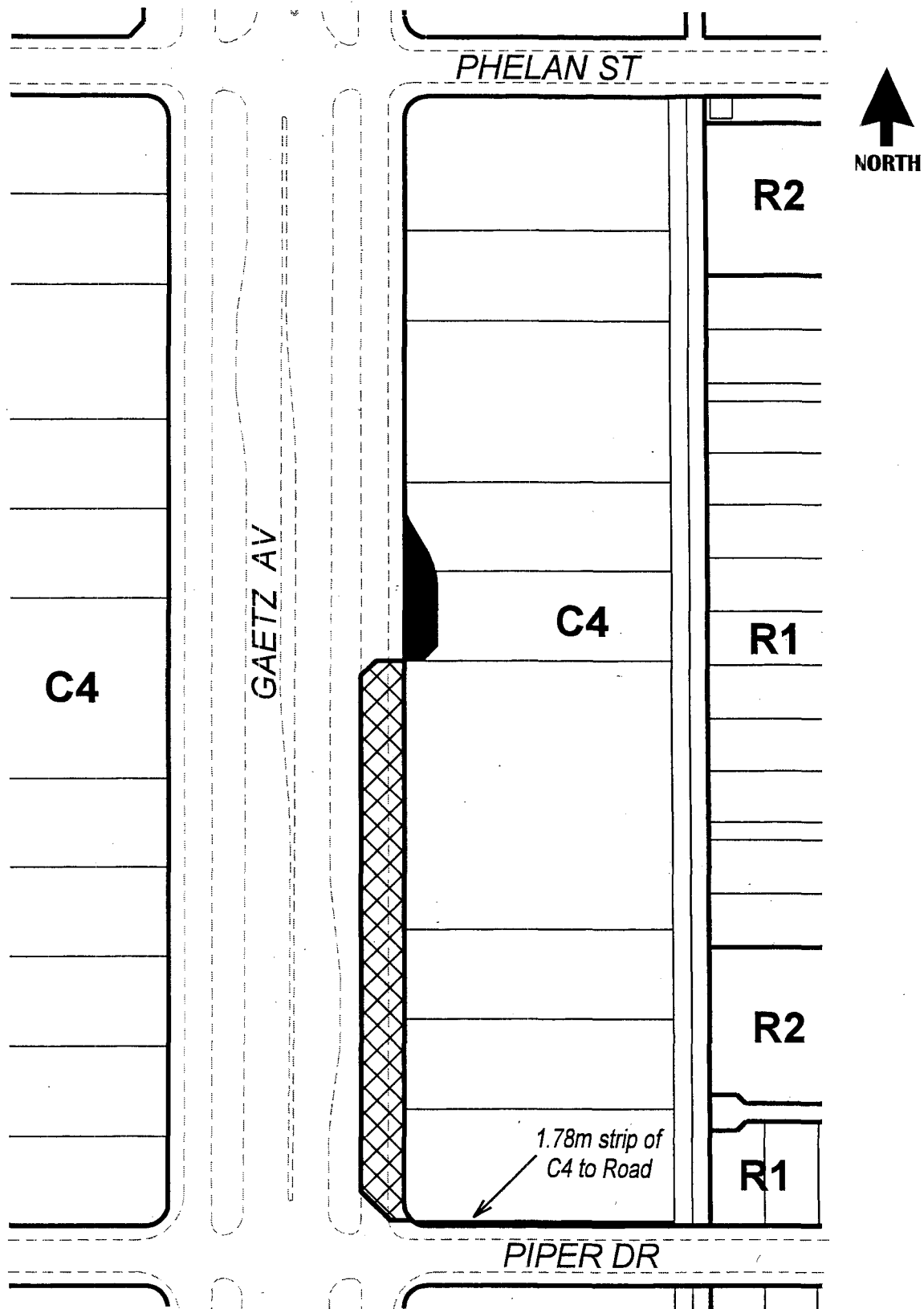
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003

BYLAW No. 3156 / F - 2003


**Public Works Department**

**Date:** February 5, 2003  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** **Rate Changes Recommended from 2003 Public Works Department Business Plan**

---

The Public Works Department 2003 Business Plan indicated that there would be some changes in rates for services provided. The proposed changes are to Sections 21 and 22 and Schedules A, B, and D of the Utility Bylaw 3215. The following sections describe the rate changes proposed, provide a history of rate changes, and give the rationale for the changes.

**Miscellaneous Rates**

The changes to Sections 21 and 22 and the miscellaneous rates in Schedule A are a result of an analysis of the 2002 revenues and expenditures of the applicable accounts. An average increase of 2.3% is required in order to achieve a zero balance of the accounts by the end, 2003. The increase is generally due to increased labour and material costs.

Table 1 is an example of the impact of rate changes from Schedule A for a typical service installation (water and sanitary sewer). Due to adjustments in measurement standards, the changes result in a decrease of 1.4%.

Table 1 - 25mm Water and 150mm Sanitary Service Connection and Restoration Costs

	2002 Rates	2003 Rates
Service	\$4,025.00	\$4,100.00
Asphalt repair	\$1,560.00	\$1,485.00
Concrete repair	\$1,140.00	\$1,045.00
Turf repair	\$120.00	\$120.00
Total	\$6,845.00	\$6,750.00

February 5, 2003  
City Clerk  
Page 2 of 5

### **Water Rates in Schedule A**

The water rates in Schedule A reflect a 6% increase. The sales projections for water are based on a 2.0% residential growth and a 1.7% commercial growth in annual sales volume above the 2002 estimated actual. Based on utilizing the Council-approved utility rate model, the required rate increase for 2003 is 6%. The increase is primarily due to inflationary costs of chemicals and utilities and the capital related costs associated with plant upgrades and the water main replacement program.

Table 2 indicates the trends in water rate changes since 1998. Appendix A shows how the average residential water rates of the cities in the province compare with the City 2003 rate. With these increases for 2003, the City rates will still be 39% below the provincial average.

A deemed debt to equity ratio of 60/40 was used with a deemed debt interest of 6% and a return on equity of 9.4%.

Table 2 - Rate Increase in Water Treatment Fees – 1998-2003

	1998	1999	2000	2001	2002	2003
Fee per cubic Metre	\$0.3670	\$0.3670	\$0.3670	\$0.3743	\$0.3837	\$0.4067
% increase	0%	0%	0%	2.0%	2.5%	6.0%

### **Wastewater Rates in Schedule B**

Wastewater rates in Schedule B reflect a 5% increase. The sales projections for wastewater are based on a 2% growth in residential and 5% growth in commercial annual sales volumes above 2002 estimated actual. The Council-approved utility rate model was applied to develop the required revenues. These were prudently adjusted requiring an increase of 5% in 2003. The rate increase is proposed primarily due to the future major capital expenditures, to prevent rate shock in future years.

Appendix A shows how the average residential wastewater rates of cities in the Province compare to the City's 2003 rates. With the recommended increases, the City rates will still be 17% below the provincial average. Table 3 indicates the rate changes since 1998.

A deemed debt to equity ratio of 60/40 was used with a deemed debt interest of 6% and a return on equity of 9.5%.

...../3

February 5, 2003  
City Clerk  
Page 3 of 5

**Table 3 - Rate Increase in Wastewater Treatment Fees – 1998-2003**

	1998	1999	2000	2001	2002	2003
Residential fee per month	\$15.18	\$15.59	\$16.01	\$16.44	\$16.77	\$17.61
% increase	2.7%	2.7%	2.7%	2.7%	2.0%	5.0%

### **Solid Waste Collection Rates in Schedule D**

Required collection rate changes are based on assumed 3.5% growth in house count, 2.5% inflationary cost increase, a 7.5% contract price increase in November 2003, and a 6% landfill increase. A rate increase of 3.5% is proposed. Table 4 indicates the rate changes since 1998.

**Table 4 – Rate Increase in Solid Waste Collection Fees – 1998-2003**

	1998	1999	2000	2001	2002	2003
Residential monthly Fee	\$6.33	\$6.42	\$6.55	\$6.78	\$6.78	\$7.02
% residential increase	1.6%	1.4%	2.0%	3.5%	0%	3.5%
% commercial increase	1.6%	1.4%	2.0%	3.5%	0%	3.5%

Appendix A shows the residential solid waste rates for numerous municipalities in the province. Based on the average, the City 2003 rate will be approximately 10% higher. This is considered a favourable position considering that these City services are totally self-funding and include a higher level of service than most municipalities.

### **Recycling Rates in Schedule D**

The recycling rates have remained stable over the last five years, primarily due to the City's portion of the revenue from the sale of the material being applied to the cost of the program. However, this revenue is no longer expected to cover inflationary increases and a new contract price, effective November 1, 2003. A rate increase of 3.5% is proposed. Table 5 indicates the rate changes to recycling fees since 1998.

February 5, 2003  
City Clerk  
Page 4 of 5

**Table 5 - Rate Increase in Recycling Fees – 1998-2003**

	1998	1999	2000	2001	2002	2003
Single family dwelling monthly fee	\$2.83	\$2.83	\$2.83	\$2.83	\$2.83	\$2.93
% increase	2.9%	0%	0%	0%	0%	3.5%
Multi-family dwelling monthly fee	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37	\$2.45
% increase	2.6%	0%	0%	0%	0%	3.5%

### **Landfill Tipping Rates in Schedule D**

A landfill increase is required to fund future landfill cells and closure activities. It is also required to offset a 16 percent increase in the waste management facility operations contract. A rate increase of 6.1% is proposed. Table 6 indicates the rate changes since 1998. The proposed 2003 rate is competitive with other landfills in the province.

**Table 6 - Rate Increase in Landfill Tipping Fees – 1998-2003**

	1998	1999	2000	2001	2002	2003
Tipping fee per Tonne	\$30	\$30	\$31	\$32	\$33	\$35
% increase	7.1%	0%	3.3%	3.2%	3.1%	6.1%

### **Dry Waste Disposal Site Rates in Schedule D**

This is a facility mainly used by City departments. The rates have remained the same since 1999. A rate increase is required to offset increased operating costs and to fund current and future closure activities. Table 7 indicates the rate changes since 1998.



February 5, 2003  
 City Clerk  
 Page 5 of 5

Table 7 - Rate Increase in Dry Waste Site Tipping Fees

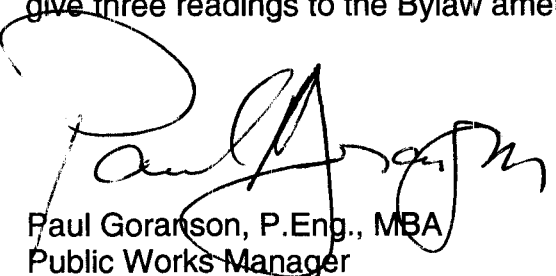
	1998	1999	2000	2001	2002	2003
<b>Dirt/Load</b>						
Single axle/ tandem axle	\$5.00	\$6.00	\$6.00	\$6.00	\$6.00	\$10.00
% increase	0%	20%	0%	0%	0%	66%
End dumps/ pups and trucks	\$10.00	\$12.00	\$12.00	\$12.00	\$12.00	\$20.00
% increase	0%	20%	0%	0%	0%	66%
<b>Concrete/Load</b>						
Single axle/ tandem axle	\$20.00	\$24.00	\$24.00	\$24.00	\$24.00	\$32.00
% increase	0%	20%	0%	0%	0%	33%
End dumps/ pups and trucks	\$40.00	\$48.00	\$48.00	\$48.00	\$48.00	\$64.00
% increase	0%	20%	0%	0%	0%	33%

### **Detailed Rate Changes**

Attached is a copy of the Utility Bylaw which indicates the proposed rates shown in **bold print** and existing rates with a line through, as ~~existing rates~~. The rates are intended to come into effect March 3, 2003.

### **Recommendation**

It is respectfully recommend that Council consider and approve the proposed rates and give three readings to the Bylaw amendment.



Paul Goranson, P.Eng., MBA  
 Public Works Manager

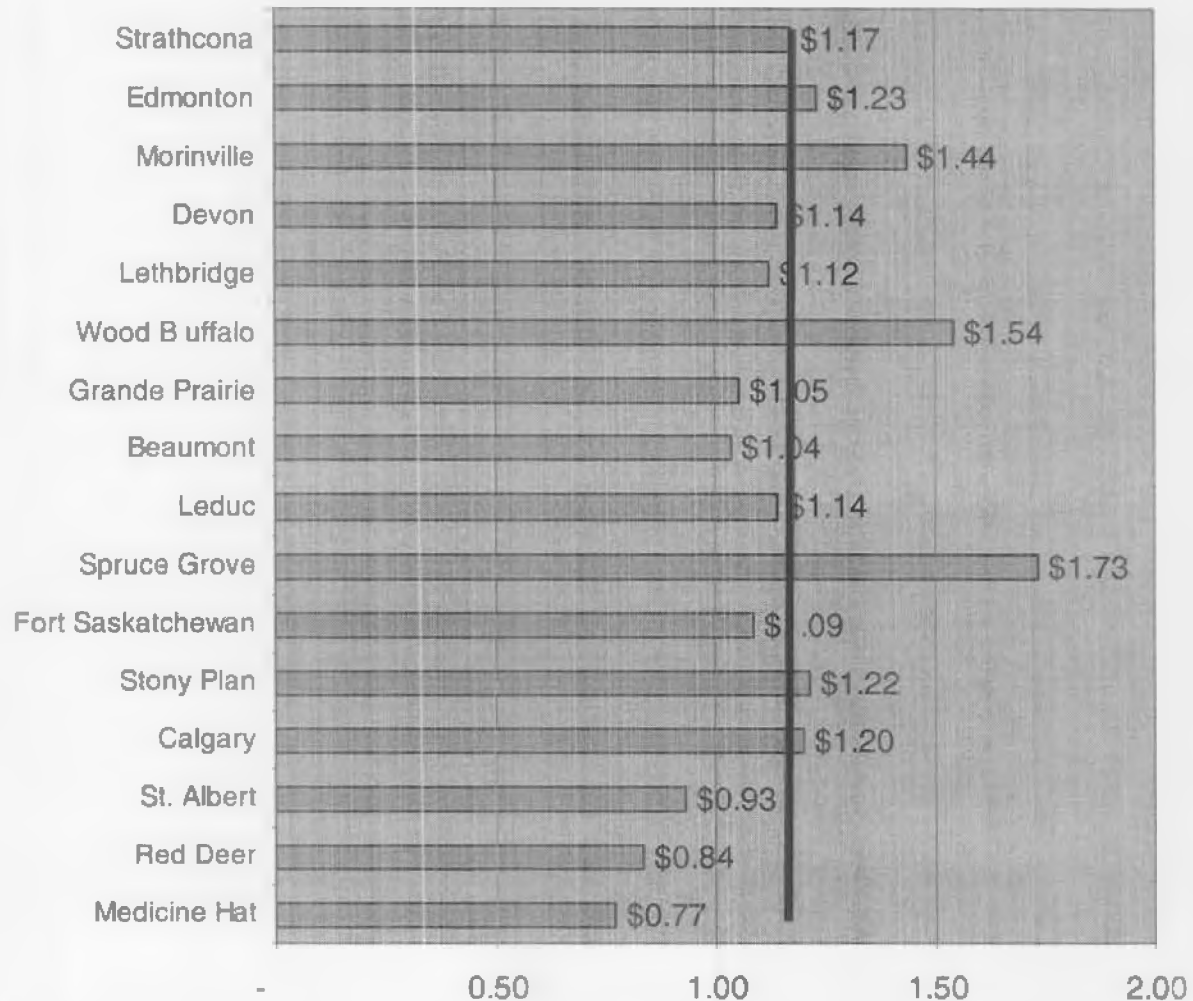
PAG/CB/MKS/blm

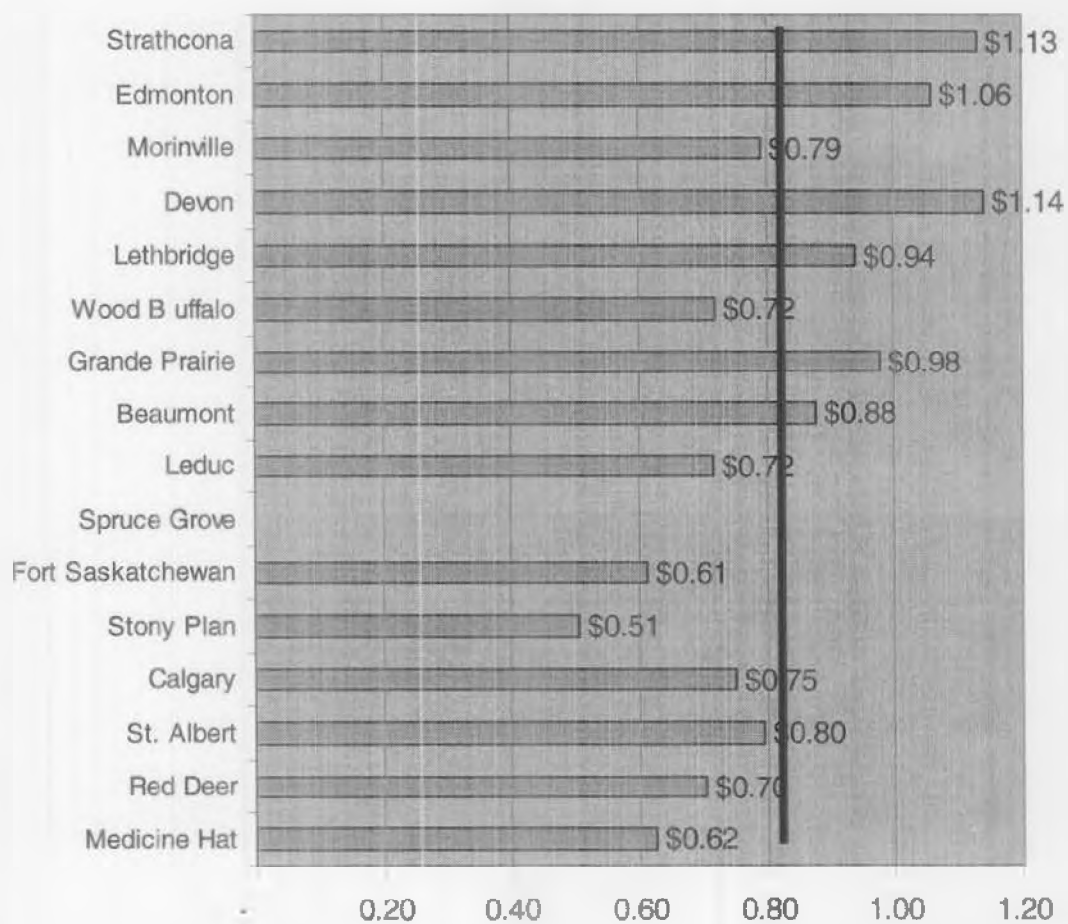
Att.

c Director of Development Service  
 Revenue Administrator

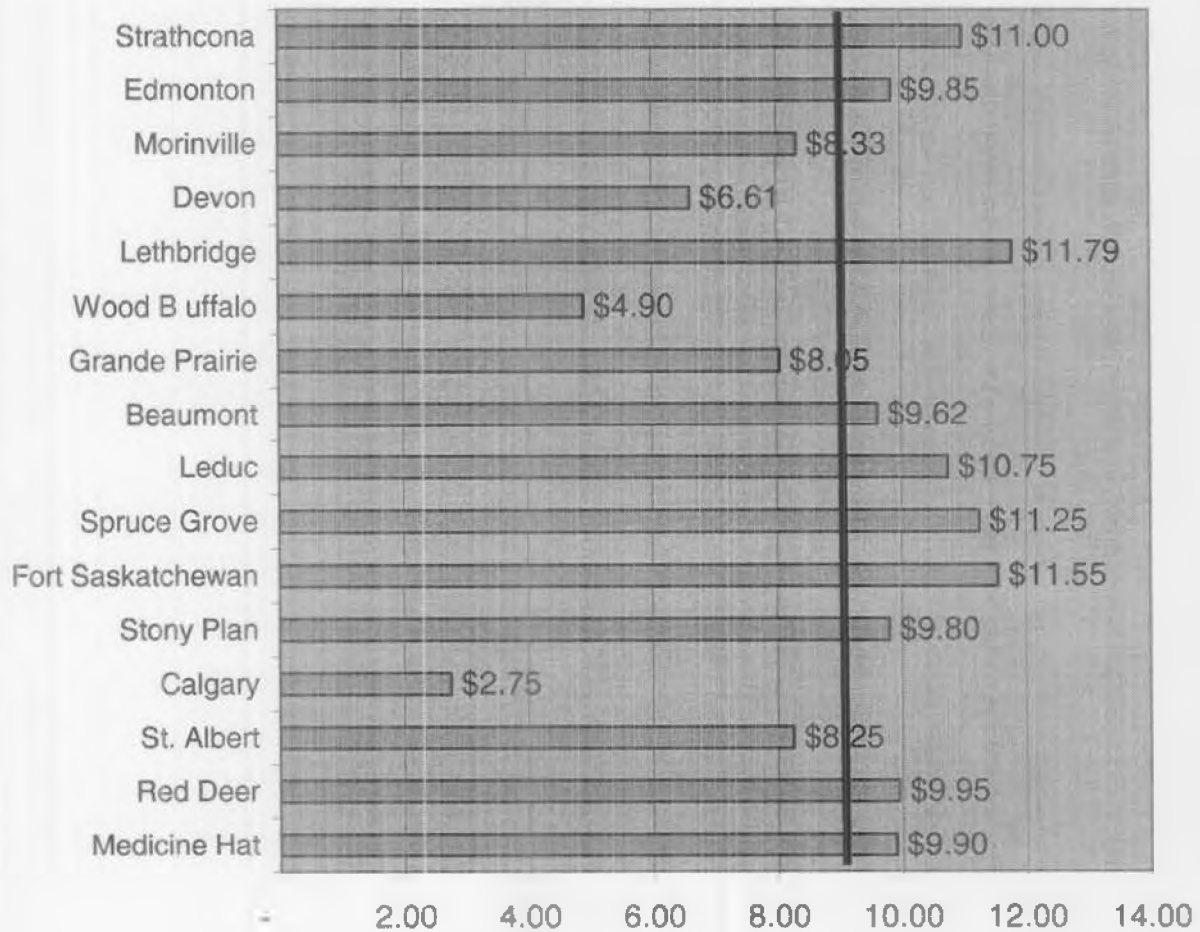
## Appendix A – Municipal Utility Rate Comparison Tables

### Water Rates (\$/m<sup>3</sup>)



**Wastewater Rates (\$/m<sup>3</sup>)**

### Solid Waste Rates (\$/month)



**PART 8****SERVICE CALLS****SERVICE CHARGE**

- 21<sup>1</sup> When a customer requests that the City attend at their premises with respect to any matter relating to the supply of utility services or the servicing of the same, and for any reason whatsoever the City is unable to enter the said premises, or if the call is for failure of service not attributable to the City utility service, the customer shall pay a fee of \$35.00 ~~34.25~~.

**AFTER HOURS CALLS**

- 22 Notwithstanding anything herein provided, if a meter is required to be installed or connected, or should a utility service be required to be disconnected or reconnected, or should a service call requested, be required after 4:00 p.m. or before 7:30 a.m., Monday through Friday, or on a Saturday, Sunday, or statutory or civic holiday, a fee of \$107.50 ~~105.00~~ shall be paid by the customer.

**DISCONNECTION**

- 23 Where a service call is made at the owner's request, for whatever reason, for the purpose of discontinuing a utility service, pursuant to sections 35, 36 and 37 of this bylaw, a disconnection service charge of \$45.00 may be assessed and added to the owner's account.

**RECONNECTION**

- 24 Where a service call is made for the purpose of restoring services to the customer's account where utility services were previously discontinued pursuant to Sections 35, 36 or 37 of this bylaw, a reconnection service charge of \$45.00 may be assessed and added to the customer's account.

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<sup>1</sup> 3215/C-2000 (Rate Effective March 20, 2000), 3215/A-2001 (Rate Effective March 15, 2001)  
3215/A-2002 (Rate Effective March 15, 2002)

**SCHEDULE "A"<sup>1</sup>****Effective for all consumption, estimated or actual, on or after March 3, 2003 ~~March 15, 2002~~****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of ~~\$0.4067~~ .3837 for each cubic metre (~~\$1.554~~ 1.0900 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	<u>10.73</u> <del>10.12</del>
3/4" ( 19 mm)	<u>17.18</u> <del>16.21</del>
1" ( 25 mm)	<u>31.28</u> <del>29.51</del>
1½ " ( 38 mm)	<u>73.00</u> <del>68.87</del>
2" ( 50 mm)	<u>176.21</u> <del>166.24</del>
3" ( 75 mm)	<u>297.53</u> <del>280.69</del>
4" (100 mm)	<u>629.85</u> <del>594.20</del>
6" (150 mm)	<u>1,180.28</u> <del>1,113.47</del>
8" (200 mm)	<u>2,085.73</u> <del>1,967.67</del>

**MISCELLANEOUS WATER AND WASTEWATER RATES**

1	New service connection:		
		From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	<u>\$4,100.00</u> <del>\$4025.00</del>	<u>\$3,465.00</u> <del>\$3400.00</del>
	(b) Basic charge for 1" (25 mm) water	<u>\$3,610.00</u>	<u>\$2,990.00</u>

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

	<del>\$3535.00</del>	<del>\$2930.00</del>	
<b>SCHEDULE "A"</b> <sup>1</sup>			
(c) Basic charge for 6" (150 mm) sanitary sewer	<u>\$3,610.00</u> <del>\$3535.00</del>	<u>\$2,990.00</u> <del>\$2930.00</del>	
(d) Basic charge for 4" (100 mm) storm sewer	<u>\$3,610.00</u> <del>\$3535.00</del>	<u>\$2,990.00</u> <del>\$2930.00</del>	
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	<u>\$4,420.00</u> <del>\$4360.00</del>	<u>\$3,790.00</u> <del>\$3735.00</del>	
(f) Dual service upon approval	<u>\$4,940.00</u> <del>\$4825.00</del>	N/A	
(g) Water service renewal upon approval	<u>\$3,495.00</u> <del>\$3400.00</del>	N/A	

Extra charge for:

Larger water service:

1.5" (38 mm)	250.00	
2" (50 mm)	<u>705.00</u> <del>700.00</del>	
4" (100 mm)	<u>2,200.00</u> <del>2,190.00</del>	
6" (150 mm)	<u>3,040.00</u> <del>3,030.00</del>	
8" (200 mm)	<u>3,700.00</u> <del>3,690.00</del>	
10" (250 mm)	4,200.00	
12" (300 mm)	5,000.00	

Larger sanitary or storm sewer:

8" 200 mm	
Ribbed	100.00
DR35	125.00
10" (250 mm)	
Ribbed	170.00

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)



DR35

250.00

**SCHEDULE "A"<sup>1</sup>**

	12" (300 mm) Ribbed DR35	245.00 380.00	
	15" (375 mm) Ribbed DR35	375.00 610.00	
	18" (450 mm) Ribbed DR35	620.00 1,000.00	
	24" (600 mm) Ribbed	1,200.00	
2	Additional fee for winter construction of service (Nov. 15 - May 15)		
	Lane	<u>740.00</u> <del>725.00</del>	
	Street	<u>1,035.00</u> <del>1010.00</del>	
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)		
		50.00	
4	Disconnection of service (water kill)		
	up to 50 mm in size	<u>1,390.00</u> <del>1360.00</del>	
	up to 50 mm in size, same dig at time of basic service	<u>780.00</u> <del>770.00</del>	
	over 50 mm in size	<u>2,690.00</u> <del>2640.00</del>	
5	Turn water off or on for repairs or line testing		

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

**SCHEDULE "A"**<sup>1</sup>

(a)	during regular working hours	<u>35.00</u> <del>34.25</del>	
(b)	after regular working hours	<u>72.00</u> <del>70.00</del>	

## 6 Other Charges

Construction of manhole <u>to 3.1 metres in depth</u>	<u>2,550.00</u> <del>2270.00</del>	
(a) Additional cost per vertical metre in excess of 3.1 metres in depth	<u>360.00</u>	

Inspection Chamber	<u>1,625.00</u> <del>1560.00</del>	
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Fire Hydrant and Valve Installation	<u>2,940.00</u> <del>2900.00</del>	
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## Cutting and replacing pavement:

(a)	Single or double service 3" (75 mm) and under	<u>1,485.00</u> <del>1560.00</del>	
(b)	Single or double service over 3" (75 mm)	<u>2,035.00</u> <del>2160.00</del>	
(c)	Triple service 3" (75 mm) and under	<u>1,890.00</u> <del>2080.00</del>	
(d)	Triple service over 3" (75 mm)	<u>2,590.00</u> <del>2880.00</del>	
(e)	For service kill 3" (75 mm) and under	<u>405.00</u> <del>312.00</del>	
(f)	For service kill over 3" (75 mm)	<u>555.00</u> <del>432.00</del>	
(g)	For water service renewal	<u>675.00</u> <del>780.00</del>	

## Replacing sidewalks:

(a)	Single or double service residential	<u>1,045.00</u> <del>1140.00</del>	
(b)	Single or double service commercial	<u>2,090.00</u> <del>2375.00</del>	
(c)	Triple service residential	<u>1,425.00</u> <del>1520.00</del>	
(d)	Triple service commercial	<u>2,850.00</u> <del>3040.00</del>	

## Replacing curb only:

(a)	Single or double service	<u>660.00</u> <del>800.00</del>	
(b)	Triple or dual service	<u>880.00</u> <del>1000.00</del>	

Landscaping Repairs (boulevard area)	120.00	
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**SCHEDULE "A"**<sup>1</sup>

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

	Landscaping Repairs (utility lot/reserve)	435.00	
7	Clearing plugged sewer		
	(a) During regular working hours	<u>69.00</u> <del>67.00</del>	
	(b) After regular working hours	<u>120.00</u> <del>116.00</del>	
8	Repairs to water meters	at cost	
9	Thawing water service	at cost	
10	Repair to damaged stand pipe	at cost	
11	Meter Test	<u>47.00</u> <del>46.00</del>	
12	Televise sewer lines		
	(a) Service (regular hours only)	<u>115.00</u> <del>112.00</del>	
	(b) Mains (regular hours only)	<u>At cost</u> <del>2.00/m</del>	
13	Private fire hydrant maintenance		
	(a) Spring inspection (Mar. 2 - June 30)	<u>25.50</u> <del>25.00</del> /hydrant	
	(b) Fall inspection (Aug. 1 - Oct. 31)	<u>25.50</u> <del>25.00</del> /hydrant	
	(c) Winter inspection (Nov. 1 - Mar. 1)	<u>51.00</u> <del>50.00</del> /hydrant	
	(d) Damage evaluation	<u>25.50</u> <del>25.00</del> /hydrant	
	(e) Paint	<u>61.25</u> <del>60.00</del> /hydrant	
14	Bulk Water		
	<del>Water purchased at bulk station \$1.00 for each cubic metre.</del>		
	<del>Use of designated fire hydrant to obtain water, \$25.00 per permit (job) \$40.00 per month and \$0.75 for each cubic metre</del>		
15	Replace valve at water meter at time of water meter replacement	<u>43.00</u> <del>42.00</del>	

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<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

**SCHEDULE "B"**<sup>1</sup>

**Effective for all consumption, estimated or actual, on or after March 3, 2003 ~~March 15, 2002~~**

**WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$17.61~~\$16.77~~ per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.7101~~\$0.6763~~ per cubic metre (\$2.0135~~\$1.9176~~ per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$17.61~~\$16.77~~ per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.4482~~\$0.4269~~ per cubic metre (\$1.2692~~\$1.2088~~ per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
 

B.O.D.: \$0.3912~~\$0.3726~~ per kg (\$0.1775~~\$0.1690~~ per pound)

Suspended Solids: \$0.4228~~\$0.4027~~ per kg (\$0.1918~~\$0.1827~~ per pound)

Grease: \$0.1209~~\$0.1151~~ per kg (\$0.0547~~\$0.0521~~ per pound)

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001) 3215/A-2002 (Effective March 15, 2002)

**SCHEDULE "B"**<sup>1</sup>

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

- 5 Liquid waste disposal at Wastewater Treatment Plant disposal station:

Single axle load	\$15.00
Tandem axle load	\$25.00
Multiaxle load	\$63.89
<hr/>	
Vans (carpet cleaning unit)	\$30.00/month

Note: See Schedule "A" for Miscellaneous Wastewater Rates

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

**SCHEDULE "C"<sup>1</sup>**

**(Deleted by authority of Bylaw 3215/D-2000,  
Effective January 1, 2001)**

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<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/A-2000, 3215/B-2000 (Effective March 20, 2000), 3215/D-2000 (Effective January 1, 2001)

**SCHEDULE "D"<sup>1</sup>**

***Effective for all consumption, estimated or actual, on or after March 3, 2003***  
***March 15, 2002***

**SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	<u>21.93</u> 21.19	<u>29.25</u> 28.26	<u>36.55</u> 35.31	<u>43.85</u> 42.37
Lift charge	<u>21.93</u> 21.19	<u>29.25</u> 28.26	<u>36.55</u> 35.31	<u>43.85</u> 42.37
<u>Scheduled Service:</u>				
1 lift per month	<u>23.67</u> 22.87	<u>28.20</u> 27.25	<u>32.72</u> 31.61	<u>41.76</u> 40.35
1 lift every 2 weeks	<u>32.72</u> 31.61	<u>41.76</u> 40.35	<u>50.83</u> 49.11	<u>68.93</u> 66.60
1 lift per week	<u>38.53</u> 37.23	<u>57.79</u> 55.84	<u>75.13</u> 72.59	<u>101.13</u> 97.71
2 lifts per week	<u>77.07</u> 74.46	<u>115.59</u> 111.68	<u>150.25</u> 145.17	<u>187.24</u> 180.91
3 lifts per week	<u>115.59</u> 111.68	<u>173.37</u> 167.51	<u>212.68</u> 205.49	<u>273.93</u> 264.67
4 lifts per week	<u>154.12</u> 148.91	<u>231.18</u> 223.36	<u>277.41</u> 268.03	<u>369.86</u> 357.35
5 lifts per week	<u>192.63</u> 186.12	<u>288.96</u> 279.19	<u>346.76</u> 335.03	<u>460.90</u> 445.31
6 lifts per week	<u>231.18</u> 223.36	<u>346.76</u> 335.03	<u>416.12</u> 402.05	<u>554.81</u> 536.05
Extra lift for scheduled service	<u>21.93</u> 21.19	<u>29.25</u> 28.26	<u>36.55</u> 35.31	<u>43.85</u> 42.37

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)



**SCHEDULE "D"<sup>1</sup>**  
**SCHEDULE OF GARBAGE RATES**

Charges for special container services in addition to the above rates will be as follows:

	<b>RATES PER CONTAINER</b>
Standard Metal Lid	No charge
Locking Devices on Containers	<del>\$5.62</del> 5.43 per month
Castors on Containers	<del>\$5.62</del> 5.43 per month
Extra Cleaning (if more than one per year required)	<del>\$134.94</del> 130.38 each time
Fire Damage	<del>\$112.45</del> 108.65 each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume  per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
.383 cu. M. ( $<1/2$ cu. yd.)	<del>8.27</del> 7.99	<del>16.52</del> 15.96	<del>24.78</del> 23.94	<del>33.04</del> 31.92	<del>41.32</del> 39.92	<del>49.57</del> 47.89	<del>7.31</del> 7.06
.383 cu. m. ( $1/2$ cu. yd.)	<del>16.52</del> 15.96	<del>33.04</del> 31.92	<del>49.57</del> 47.89	<del>66.08</del> 63.85	<del>82.60</del> 79.81	<del>99.11</del> 95.76	<del>10.24</del> 9.89
.765 cu. m. (1 cu. yd.)	<del>33.04</del> 31.92	<del>66.08</del> 63.85	<del>99.11</del> 95.76	<del>132.16</del> 127.69	<del>165.98</del> 160.37	<del>198.24</del> 191.54	<del>13.15</del> 12.71
1.529 cu. m. (2 cu. yds.)	<del>66.08</del> 63.85	<del>132.16</del> 127.69	<del>198.24</del> 191.54	<del>264.32</del> 255.38	<del>330.40</del> 319.23	<del>396.48</del> 383.07	<del>16.08</del> 15.54
2.294 cu. m. (3 cu. yds.)	<del>99.11</del> 95.76	<del>198.24</del> 191.54	<del>297.36</del> 287.30	<del>396.48</del> 383.07	<del>495.59</del> 478.83	<del>594.71</del> 574.60	<del>23.38</del> 22.59
3.058 cu. m. (4 cu. yds.)	<del>132.16</del> 127.69	<del>264.32</del> 255.38	<del>396.48</del> 383.07	<del>528.64</del> 510.76	<del>660.80</del> 638.45	<del>792.94</del> 766.13	<del>30.70</del> 29.66
3.823 cu. m. (5 cu. yds.)	<del>165.09</del> 159.51	<del>330.40</del> 319.23	<del>495.59</del> 478.83	<del>660.80</del> 638.45	<del>825.99</del> 798.06	<del>991.18</del> 957.66	<del>38.02</del> 36.73

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

4.587 cu. m.	<u>198.24</u>	<u>396.48</u>	<u>594.71</u>	<u>792.94</u>	<u>991.18</u>	<u>1189.42</u>	<u>45.31</u>
(6 cu. yds.)	<u>191.54</u>	<u>383.07</u>	<u>574.60</u>	<u>766.13</u>	<u>957.66</u>	<u>1149.20</u>	<u>43.78</u>

**Note: 0.383 Cu. M (1/2 cu. yd.) is approximately equal to 3 units (bags or cans) of  
garbage**

**SCHEDULE "D"<sup>1</sup>*****SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be ~~\$7.026.78~~ per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be ~~\$2.932.83~~ per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be ~~\$2.452.37~~ per month per dwelling unit.
- ~~5. The charge for collection of large items up to a maximum load weight of 500 kg. shall be \$100.00 per load, to be invoiced directly by the Contractor.~~
- ~~56. Disposal Grounds Rates for Acceptance of Garbage and Refuse~~

<b><i>Description</i></b>		<b><i>Rate</i></b>
(1)	Residents hauling residential refuse from their own residences	<del>\$35.00</del> 33.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	<del>\$35.00</del> 33.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	<del>\$35.00</del> 33.00 per metric tonne
(4)	Special Waste	\$55.00 per metric tonne
(5)	Asbestos	\$55.00 per metric tonne

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

**SCHEDULE "D"<sup>1</sup>****SCHEDULE OF GARBAGE RATES**

<b>Description</b>	<b>Rate</b>												
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items <u>5 6</u> (1), <u>5 6</u> (2), <u>5 6</u> (3), <u>5 6</u> (4), and a minimum charge of \$55.00 shall apply for item <u>5 6</u> (5).													
(7) Cover Material	No Charge												
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)													
<u>67.</u> Dry Waste Disposal Site													
	<table> <tr> <th><b>Dirt</b></th><th><b>Concrete and Asphalt</b></th></tr> <tr> <td>Single Axle</td><td>\$ <del>10.00</del>6.00      \$ <del>32.00</del>24.00</td></tr> <tr> <td>Tandem</td><td>\$ <del>10.00</del>6.00      \$ <del>32.00</del>24.00</td></tr> <tr> <td>End Dumps</td><td>\$ <del>20.00</del>12.00      \$ <del>64.00</del>48.00</td></tr> <tr> <td>Pups and Trucks</td><td>\$ <del>20.00</del>12.00      \$ <del>64.00</del>48.00</td></tr> <tr> <td>Service charge for opening the gate (If special trip is required)</td><td>\$15.00/trip</td></tr> </table>	<b>Dirt</b>	<b>Concrete and Asphalt</b>	Single Axle	\$ <del>10.00</del> 6.00      \$ <del>32.00</del> 24.00	Tandem	\$ <del>10.00</del> 6.00      \$ <del>32.00</del> 24.00	End Dumps	\$ <del>20.00</del> 12.00      \$ <del>64.00</del> 48.00	Pups and Trucks	\$ <del>20.00</del> 12.00      \$ <del>64.00</del> 48.00	Service charge for opening the gate (If special trip is required)	\$15.00/trip
<b>Dirt</b>	<b>Concrete and Asphalt</b>												
Single Axle	\$ <del>10.00</del> 6.00      \$ <del>32.00</del> 24.00												
Tandem	\$ <del>10.00</del> 6.00      \$ <del>32.00</del> 24.00												
End Dumps	\$ <del>20.00</del> 12.00      \$ <del>64.00</del> 48.00												
Pups and Trucks	\$ <del>20.00</del> 12.00      \$ <del>64.00</del> 48.00												
Service charge for opening the gate (If special trip is required)	\$15.00/trip												

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002)

*Comments:*

We agree with the recommendations of the Public Works Manager.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



City Clerk's Department

**DATE:** January 28, 2003  
**TO:** City Council  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Notice of Motion – Councillor Dawson – RCMP Staffing Levels

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The following Notice of Motion was introduced by Councillor Dawson at the January 27, 2003 Regular Council Meeting:

*Whereas* the Officer in Charge for the RCMP detachment in Red Deer has identified for the budget year 2004 that an increase in staffing levels is required, and

*Whereas* Council has been made aware of the difficulties encountered within the RCMP organization when a request for additional members is received part way through a fiscal budget year for the federal government,

*Therefore be it resolved* that Council of the City of Red Deer hereby approves an establishment of 95 members for the Red Deer City RCMP Detachment as of January 1<sup>st</sup>, 2004 and directs administration to include the 4 additional members as a base requirement for the presentation of the 2004 budget.

***Recommendation***

Council's direction is requested.

  
Kelly Kloss  
City Clerk

/chk



City Clerk's Department

**DATE:** February 3, 2003  
**TO:** City Clerk  
**FROM:** Supt. J. Steele, OIC, Red Deer City RCMP  
**SUBJECT:** Notice of Motion - Councillor Jeffrey Dawson  
RCMP Staffing Levels

---

*Issue*

The Municipal Policing Agreement, Sec. 14.1 calls for resource planning for the next fiscal year to be done on or before September 1<sup>st</sup> each year. Sec. 5.1 (a) of the Agreement gives Canada up to 1 year to increase or reduce the number of members upon receipt of the request.

14.1 In respect of each Municipality having a population of 15,000 or more:

- (a) The Commanding Officer shall consult with the CEO on or before September 1 each year with respect to financial and resource planning for the next Fiscal Year and the Commanding Officer shall receive advice from the CEO on:
  - (i) the number of members required for the Municipal Police Service

5.1 (a) Canada shall increase or reduce the number of members in the Municipal Police Service as soon as practicable within one year from the receipt of the written request from the CEO unless, in the case of a reduction, the Solicitor General gives written reasons to the CEO stating that the requested reduction would lower the level of resources below the standard referred to in paragraph 3.1(b).

City Clerk  
February 3, 2003  
Page 2

In accordance with the Agreement the RCMP annually, by September 1<sup>st</sup>, requests detachment commanders to forward requests for increases or decreases in the number of members for the next fiscal year. This is done to give the Federal Government time to accommodate the request in their annual budget. It also provides the RCMP time to find and train new members. Historically this system has operated on the principle that the first request gets honoured first. The Agreement acknowledges the fiscal year budgeting system.

The Federal Government has now set aside a block of funding to be used as their portion of the funding for new members. The RCMP still requires time, however, to find and train new members.

### *Recommendations*

- a. Council may wish to consider making a commitment to increase the number of members, subject to financing, on or about September 1<sup>st</sup> each year for the next fiscal year. This option could significantly reduce the amount of time required to have a new member arrive in Red Deer. At Council's discretion funding could be allocated for a new member to arrive at any predetermined time during the year.
- b. Remain with the status quo which will include an unknown time delay in the arrival of any new members.

Supt. J. Steele  
Officer in Charge  
Red Deer Detachment





**Date:** February 5, 2003

**To:** Kelly Kloss  
City Clerk

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

**Re:** **Notice of Motion: Policing for 2004**

As requested, the following provides a summary with respect to the projected costs that would be incurred by The City for four additional RCMP members in 2004. This would bring the approved establishment up to 95 members. I have also included what the costs would be if Council were to approve an additional eight members, rather than four members, as this was the request for 2004 in the business plan put forward by Superintendent Steele.

2003 Costs (based on \$95,065/member)		2004 Costs (based on \$97,851/member)	
88 members, full year	\$ 8,365,720	88 members, full year	\$ 8,610,888
3 members, half-year	\$ 175,000	3 members (appr. 2003) full year	\$ 293,553
Overtime	\$ 100,000		
		4 additional members, full year	\$ 391,404
<b>Total cost</b>	<b>\$ 8,640,720</b>	<b>Total cost</b>	<b>\$ 9,295,845</b>

The cost for an additional eight members, rather than four members, would be **\$782,808**, therefore, increasing the total cost in 2004 to **\$9,687,249**.

I trust that this provides background related to costing in 2004 that will assist Council in addressing Councillor Dawson's Notice of Motion.

Colleen Jensen

:dmg

c. Supt. Jim Steele, Commanding Officer, Red Deer RCMP

*Comments:*

We fully appreciate the point of Councillor Dawson's Notice of Motion and agree that it reflects the strategic direction that Council has agreed to with respect to a ramping up of protective services capability within the community. However, as Council learned this year during budget debate, there are very significant financial pressures on the City organization at this time and Council benefits from the greatest degree of flexibility as they move through and plan a budget debate each year.

We understand the need to plan for additional members well in advance due to the time lag for those members to start in Red Deer. However, in 2004 we will see a very significant impact in the RCMP budget from the additional members in 2003 as well as the full year impact of four additional members in 2004. The total financial impact will be approximately \$655,000 in 2004. This significantly reduces Council's flexibility with respect to budgeting in 2004 and we therefore recommend that the additional 4 members not be considered until the 2004 budget is presented. The RCMP are changing their procedures with respect to deploying members and we understand that there will be a quicker turnaround in the future in the deployment of members to detachments. This means that even if we wait until January of next year, we may be in a position at that time to see those members arrive much earlier than we have been used to in the past.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

Item No. 1  
Bylaws

### **BYLAW NO. 3126/A-2003**

Being a bylaw to amend Bylaw No. 3126/95, the Cemetery Bylaw of the City of Red Deer;

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

Bylaw No. 3126/95 is hereby amended as follows:

- 1 By adding the attached Table of Contents.
- 2 By deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 3 Section 23 by adding the following words:

"The location of the cremated remains on a lot will be at the discretion of the Manager.
- 4 By adding the following new Section 23.1:

23.1 "The City shall not be responsible for the condition of cremated remains or the container of the cremated remains."
- 5 Section 25(4) by inserting the words "an adult" directly after the words "placed upon".
- 6 Section 31 by inserting the word "cremation" directly after the words "Monuments with".
- 7 By adding the following new Section 44.1:

44.1 "Engraving on columbaria doors shall be to the standard set by The City. Any deviation from the standard shall be at the discretion of the Manager."

8 By adding the following new Sections 63.1 and 63.2 as follows:

63.1 "Benches installed in the cemeteries will be The City's standard park bench and shall be placed in an area approved by the Manager."

63.2 "The City shall not be responsible for any injury resulting to any person who enters the cemeteries."

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

\_\_\_\_\_  
MAYOR

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

**Bylaw No. 3126/95**  
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Animals .....

Benches .....

Injury .....

Fines .....

**Schedules .....**

**SCHEDULE "D"**

Bylaw No. 3126/A-2003  
Page 1 of 3

<b><u>PLOT</u></b>	<b><u>SIZE</u></b>	<b><u>RESIDENT</u></b>	<b><u>PERPETUAL CARE</u></b>	<b><u>NON-RESIDENT</u></b>
Single lot for persons 6 years of age or over	4' x 12' or 4' x 10' or 4' x 9'	\$505	\$360	\$660
Military (Wartime service) (Field of Honour)	4' x 12' or 4' x 10' or 4' x 9'	\$252.50	\$360	N/A
Double lot for persons 6 years of age or over	8' x 12' or 8' x 10' or 8' x 9'	\$1,010	\$720	\$1,320
Youth lot for persons 1-5 years of age	4' x 6'	\$245	\$175	\$320
Infant lot for persons under the age of 1 year	3' x 5'	\$180	\$140	\$225
Lot for Columbarium/Upright Monument (cremation)	3' x 4'	\$260	\$165	\$335
Lot for cremated remains	2' x 2'	\$205	\$135	\$295
Lot for Military cremated remains	2' x 2'	\$102.50	\$135	N/A
Columbarium Niche		\$645	\$310	\$795
Purchase & installation of concrete liners		\$450		
Installation of vaults above ground		\$245		
Installation of vaults below ground		\$180		
Supply & Install Youth/Infant Concrete Liner		\$190		

**SCHEDULE "D"**

Bylaw No. 3126/A-2003  
Page 2 of 3

**BURIALS**

For the burial of the body of a deceased person 6 years or over	\$445
For the burial of the body of a deceased person between the ages of 1 year and 5 years	\$215
For the burial of the body of a deceased person under the age of 1 year	\$105
For the extra depth (8') to permit double burial of bodies of persons of any age (extra charge)	\$140
For the burial of cremated remains of any body	\$185
Additional charges in respect of any burials carried out on a Saturday, Sunday or a holiday	\$290
Surcharge - for all burials not using concrete liners or vaults (settlement repair)	\$370
Opening and closing of columbarium niche (per request)	\$70

**DISINTERMENTS**

For the disinterment of the body of a deceased person 6 years of age or over	\$630
For the disinterment of the body of a deceased person 5 years of age or under	\$405
For the disinterment of the cremated remains of any body Re-interments shall be at burial rates	\$195

**MISCELLANEOUS**

Columbarium vase	\$60
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**SCHEDULE "D"**Bylaw No. 3126/A-2003  
Page 3 of 3**MONUMENTS**

Application Fee for the removal/replacement of monuments

**CHARGES**

\$20

Flower vase installation in a monument foundation

\$20

Placement of (flat) monuments contained  
in a concrete foundation, or constructed with  
frosted granite (application fee included):

**FOUNDATION SIZE (LENGTH)****CHARGES**

0" - 47"

\$75

48" - 95"

\$85

Supply and placement of concrete foundations required  
for upright or flat monuments (application fee included):

**FOUNDATION SIZE (LENGTH)****CHARGES**

0" - 36"

\$115

37" - 47"

\$130

48" - 60"

\$155

60" - 95"

\$210

**BYLAW NO. 3156/C-2003**

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 Section 54 (9) is deleted and replaced with the following:

54 (9) A low impact commercial use which complies with the provisions of Section 60 may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.

- 2 Section 60 is deleted and replaced with the following:

**"60. Low Impact Commercial Uses**

**General Purpose**

Low impact commercial uses are intended to allow the use of detached dwellings 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.

- (1) No person shall operate or permit or allow the operation of a low impact commercial use without being the holder of a valid "Occupancy Certificate" from the City of Red Deer.
- (2) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.
- (3) Notwithstanding subsection (2), the following uses shall not be allowed as low impact commercial uses:
  - (a) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
  - (b) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
  - (c) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.

- (d) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
- (e) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- (4) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:
- (a) The lot frontage may not exceed 30.5 metres.
- (b) The low impact commercial use must be operated from a building resembling a detached dwelling.
- (c) Development on the lot shall comply with the regulations of the underlying residential district and, if applicable, those of the underlying historic preservation district or historic significance district.
- (d) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per FTE staff member.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per FTE staff member.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93 m <sup>2</sup> floor area or part thereof plus 1.0 parking space per FTE staff member.
Residential	Two parking spaces per dwelling unit.

Provided that:

- 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;
- parking spaces shall not be allowed in the front yard or the side yards of a principal building;
- parking spaces shall be screened from the front street view;
- access to the parking spaces shall be off the rear lane only; and

- for the purpose of the calculation of the number of parking spaces required for commercial service, personal service or merchandise sales, "floor area" is defined as all floor spaces associated with the low impact commercial use, excluding storage area and washrooms.
- (e) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (f) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (g) Outside storage or display of any kind shall not be permitted.
- (5) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application, and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (6) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed one metre by 1.2 metres in size and may not exceed a maximum height of 1.8 metres. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (7) 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.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      , A.D. 2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      , A.D. 2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      , A.D. 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of                      , A.D. 2003.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3156/D-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Maps D14 and E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

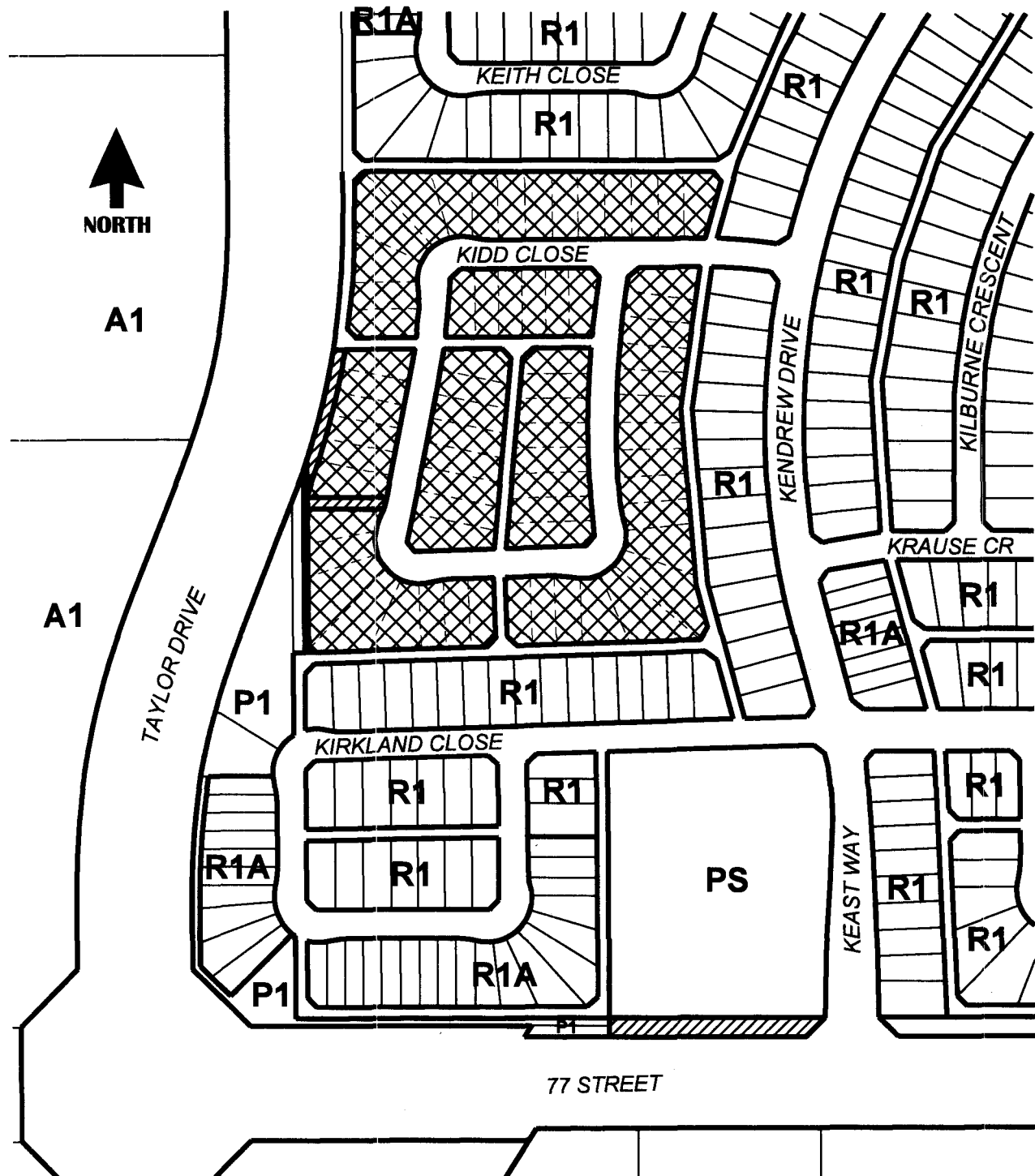
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

**Change from :**

A1 to R1   
 A1 to P1   
 P1 to R1 

MAP No. 2 / 2003  
 BYLAW No. 3156 / D - 2003

**BYLAW NO. 3156/E-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

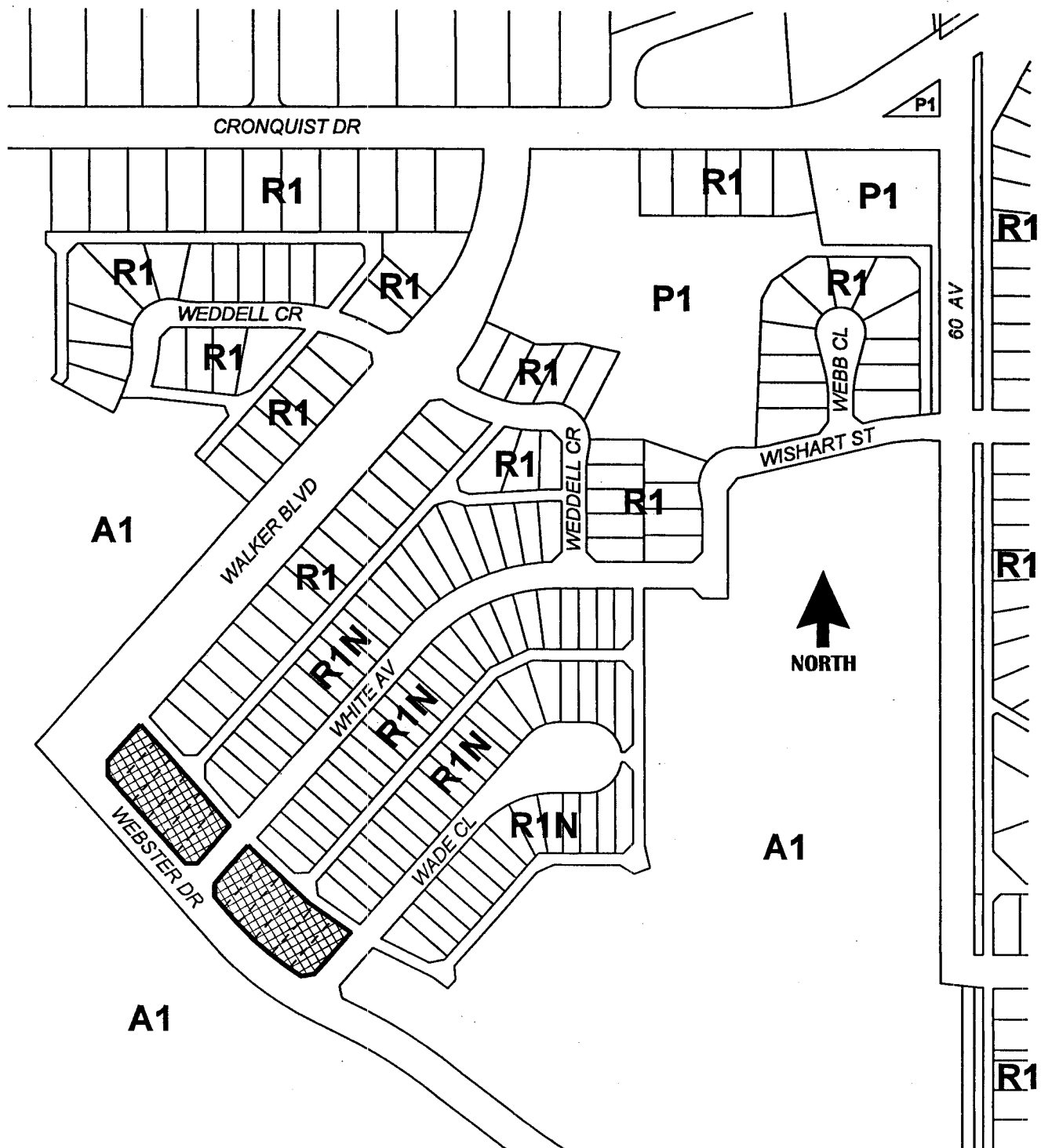
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 3 / 2003  
 BYLAW No. 3156 / E - 2003



**BYLAW NO. 3156/F-2003**

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

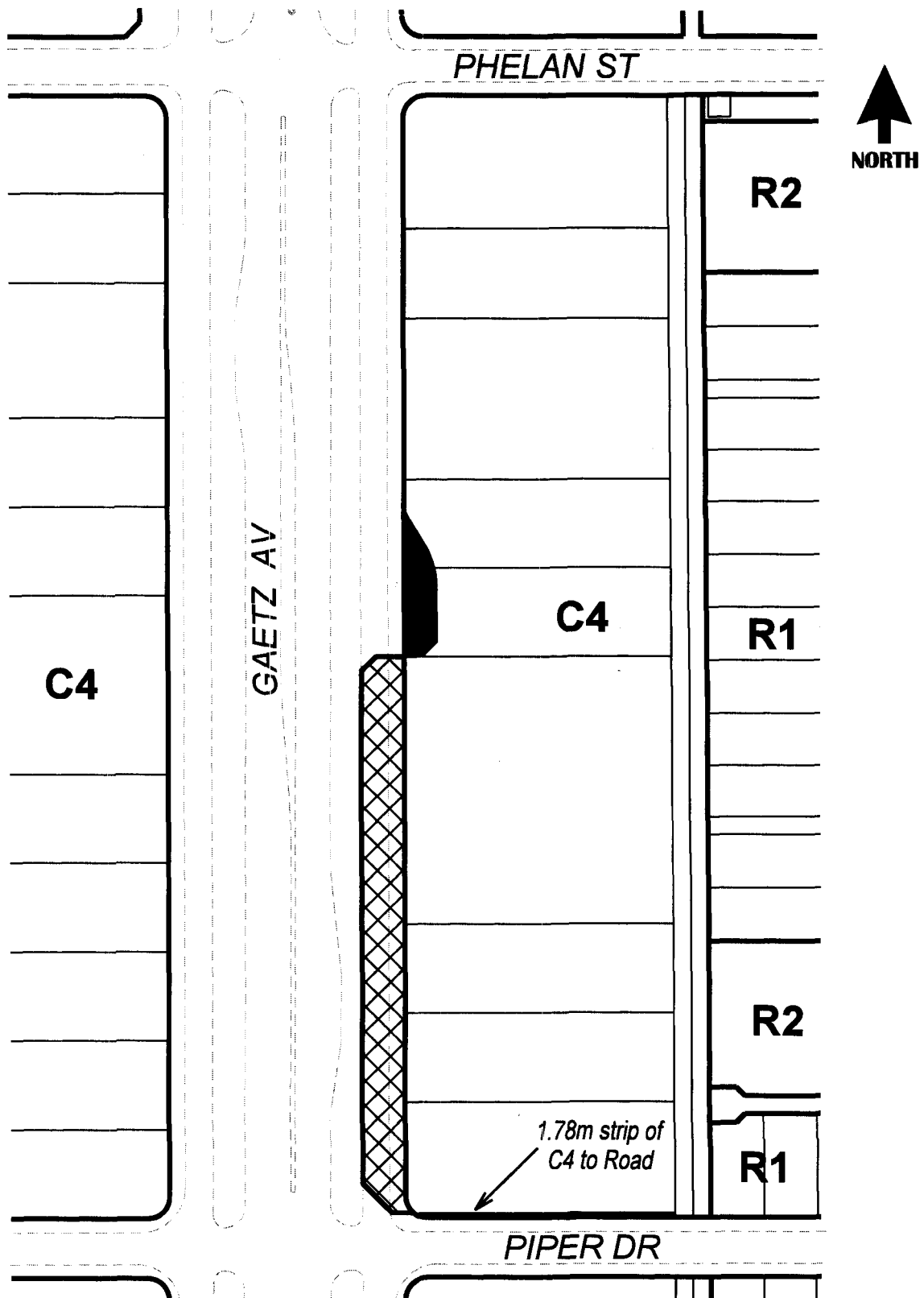
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003  
 BYLAW No. 3156 / F - 2003

**BYLAW 3215/A-2003**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Deleting from Section 21 the number "\$34.25" and substituting the number "\$35.00".
- 2 Deleting from Section 22 the number "\$105.00" and substituting the number "\$107.50".
- 3 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 4 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 5 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 6 This bylaw will come into full force and effect March 3, 2003.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

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MAYOR

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CITY CLERK

**SCHEDULE "A"****Effective for all consumption, estimated or actual, on or after March 3, 2003****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.4067 for each cubic metre (\$1.554 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	10.73
3/4" ( 19 mm)	17.81
1" ( 25 mm)	31.28
1½ " ( 38 mm)	73.00
2" ( 50 mm)	176.21
3" ( 75 mm)	297.53
4" (100 mm)	629.85
6" (150 mm)	1,180.28
8" (200 mm)	2,085.73

*"17.81 5/3 17.18"*  
*COLLECTED ON FEB*  
*24, 2003 + AMENDED*  
*BYLAW COPIES SENT*  
*OUT.*  
*C. H. KENZIE*

**MISCELLANEOUS WATER AND  
WASTEWATER RATES**

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$4,100.00	\$3,465.00
	(b) Basic charge for 1" (25 mm) water	\$3,610.00	\$2,990.00

**SCHEDULE "A"**

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3,610.00	\$2,990.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3,610.00	\$2,990.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4,420.00	\$3,790.00
(f) Dual service upon approval	\$4,940.00	N/A
(g) Water service renewal upon approval	\$3,495.00	N/A

Extra charge for:

Larger water service:

1.5"	(38 mm)	250.00
2"	(50 mm)	705.00
4"	(100 mm)	2,200.00
6"	(150 mm)	3,040.00
8"	(200 mm)	3,700.00
10"	(250 mm)	4,200.00
12"	(300 mm)	5,000.00

Larger sanitary or storm sewer:

8"	200 mm Ribbed DR35	100.00 125.00
10"	(250 mm) Ribbed DR35	170.00 250.00
12"	(300 mm) Ribbed DR35	245.00 380.00

	15" (375 mm) Ribbed DR35	375.00 610.00
	18" (450 mm) Ribbed DR35	620.00 1,000.00
	24" (600 mm) Ribbed	1,200.00
2	Additional fee for winter construction of service (Nov. 15 - May 15)	
	Lane	740.00
	Street	1,035.00
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	
		50.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1,390.00
	up to 50 mm in size, same dig at time of basic service	780.00
	over 50 mm in size	2,690.00
5	Turn water off or on for repairs or line testing	
	(a) during regular working hours	35.00
	(b) after regular working hours	72.00

**SCHEDULE "A"**

6

**Other Charges**

Construction of manhole to 3.1 metres in depth	2,550.00
(a) Additional cost per vertical metre in excess Of 3.1 metres in depth	360.00

Inspection Chamber	1,625.00
--------------------	----------

Fire Hydrant and Valve Installation	2,940.00
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**Cutting and replacing pavement:**

(a) Single or double service 3" (75 mm) and under	1,485.00
(b) Single or double service over 3" (75 mm)	2,035.00
(c) Triple service 3" (75 mm) and under	1,890.00
(d) Triple service over 3" (75 mm)	2,590.00
(e) For service kill 3" (75 mm) and under	405.00
(f) For service kill over 3" (75 mm)	555.00
(g) For water service renewal	675.00

**Replacing sidewalks:**

(a) Single or double service residential	1,045.00
(b) Single or double service commercial	2,090.00
(c) Triple service residential	1,425.00
(d) Triple service commercial	2,850.00

**Replacing curb only:**

(a) Single or double service	660.00
(b) Triple or dual service	880.00

Landscaping Repairs (boulevard area)	120.00
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Landscaping Repairs (utility lot/reserve)	435.00
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7

**Clearing plugged sewer**

(a) During regular working hours	69.00
(b) After regular working hours	120.00

**SCHEDULE "A"**

8	Repairs to water meters	at cost
9	Thawing water service	at cost
10	Repair to damaged stand pipe	at cost
11	Meter Test	47.00
12	Televise sewer lines	
	(a) Service (regular hours only)	115.00
	(b) Mains (regular hours only)	at cost
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.50/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.50/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	51.00/hydrant
	(d) Damage evaluation	25.50/hydrant
	(e) Paint	61.25/hydrant
14	Bulk Water	
	Use of designated fire hydrant to obtain water, \$25.00 per permit (job).	
15	Replace valve at water meter at time of water meter replacement	43.00



**SCHEDULE "B"**

**Effective for all consumption, estimated or actual, on or after March 3, 2003**

**WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$17.61 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.7101 per cubic metre (\$2.0135 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$17.61 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.4482 per cubic metre (\$1.2692 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.3912 per kg (\$0.1775 per pound)

Suspended Solids: \$0.4228 per kg (\$0.1918 per pound)

Grease: \$0.1209 per kg (\$0.0547 per pound)
- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

**SCHEDULE "B"****5 Liquid waste disposal at Wastewater Treatment Plant disposal station:**

Single axle load	\$15.00
Tandem axle load	\$25.00
Multi-axle load	\$63.89
Vans (carpet cleaning unit)	\$30.00/month

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "D"*****Effective for all consumption, estimated or actual, on or after March 3, 2003*****SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	21.93	29.25	36.55	43.85
Lift charge	21.93	29.25	36.55	43.85
<u>Scheduled Service:</u>				
1 lift per month	23.67	28.20	32.72	41.76
1 lift every 2 weeks	32.72	41.76	50.83	68.93
1 lift per week	38.53	57.79	75.13	101.13
2 lifts per week	77.07	115.59	150.25	187.24
3 lifts per week	115.59	173.37	212.68	273.93
4 lifts per week	154.12	231.18	277.41	369.86
5 lifts per week	192.63	288.96	346.76	460.90
6 lifts per week	231.18	346.76	416.12	554.81
Extra lift for scheduled service	21.93	29.25	36.55	43.85

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Metal Lid	No charge
Locking Devices on Containers	\$ 5.62 per month
Castors on Containers	\$ 5.62 per month
Extra Cleaning (if more than one per year required)	\$134.94 each time
Fire Damage	\$112.45 each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume  per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
.383 cu. M. ( $<1/2$ cu. yd.)	8.27	16.52	24.78	33.04	41.32	49.57	7.31
.383 cu. m. ( $1/2$ cu. yd.)	16.52	33.04	49.57	66.08	82.60	99.11	10.24
.765 cu. m. (1 cu. yd.)	33.04	66.08	99.11	132.16	165.98	198.24	13.15
1.529 cu. m. (2 cu. yds.)	66.08	132.16	198.24	264.32	330.40	396.48	16.08
2.294 cu. m. (3 cu. yds.)	99.11	198.24	297.36	396.48	495.59	594.71	23.38
3.058 cu. m. (4 cu. yds.)	132.16	264.32	396.48	528.64	660.80	792.94	30.70
3.823 cu. m. (5 cu. yds.)	165.09	330.40	495.59	660.80	825.99	991.18	38.02
4.587 cu. m. (6 cu. yds.)	198.24	396.48	594.71	792.94	991.18	1,189.42	45.31

**Note: 0.383 cu. M ( $1/2$  cu. yd.) is approximately equal to 3 units (bags or cans) of garbage.**

**SCHEDULE "D"*****SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.02 per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4.
  - (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.93 per month per dwelling unit.
  - (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.45 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Garbage and Refuse

	<b><i>Description</i></b>	<b><i>Rate</i></b>
(1)	Residents hauling residential refuse from their own residences	\$35.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$35.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$35.00 per metric tonne
(4)	Special Waste	\$55.00 per metric tonne
(5)	Asbestos	\$55.00 per metric tonne

**SCHEDULE "D"****SCHEDULE OF GARBAGE RATES**

<b>Description</b>	<b>Rate</b>														
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5).															
(7) Cover Material	No Charge														
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)															
6. Dry Waste Disposal Site															
	<table> <tr> <th><b>Dirt</b></th><th><b>Concrete and Asphalt</b></th></tr> <tr> <td data-bbox="274 1360 436 1392">Single Axle</td><td data-bbox="1136 1360 1247 1392">\$ 32.00</td></tr> <tr> <td data-bbox="274 1396 396 1428">Tandem</td><td data-bbox="1136 1396 1247 1428">\$ 32.00</td></tr> <tr> <td data-bbox="274 1432 444 1463">End Dumps</td><td data-bbox="1136 1432 1247 1463">\$ 64.00</td></tr> <tr> <td data-bbox="274 1467 518 1499">Pups and Trucks</td><td data-bbox="1136 1467 1247 1499">\$ 64.00</td></tr> <tr> <td colspan="2" data-bbox="274 1541 784 1608">Service charge for opening the gate (If special trip is required)</td></tr> <tr> <td></td><td data-bbox="1136 1577 1289 1608">\$15.00/trip</td></tr> </table>	<b>Dirt</b>	<b>Concrete and Asphalt</b>	Single Axle	\$ 32.00	Tandem	\$ 32.00	End Dumps	\$ 64.00	Pups and Trucks	\$ 64.00	Service charge for opening the gate (If special trip is required)			\$15.00/trip
<b>Dirt</b>	<b>Concrete and Asphalt</b>														
Single Axle	\$ 32.00														
Tandem	\$ 32.00														
End Dumps	\$ 64.00														
Pups and Trucks	\$ 64.00														
Service charge for opening the gate (If special trip is required)															
	\$15.00/trip														

**BYLAW NO. 3306/2003**

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

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

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

“All that portion of Road Plan 3932 EU which lies within the limits of  
Plan 032-\_\_\_\_\_excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2003.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2003.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

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



City Clerk's Department

**FILE**

Council Decision – February 10, 2003

**DATE:** February 11, 2003  
**TO:** Paul Goranson, Public Works Manager  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Rate Changes Recommended from 2003 Public Works Department  
Business Plan  
Utility Bylaw Amendment 3125/A-2003

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*Reference Report:*

Public Works Manager, dated February 5, 2003.

*Bylaw Readings:*

Utility Bylaw Amendment 3125/A-2003 was given three readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

This office will send out an amended consolidated version of Utility Bylaw 3125/98 in due course.

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

Kelly Kloss  
City Clerk

/chk  
attchs.

c Director of Development Services  
Treasury Services Manager



**BYLAW 3215/A-2003**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:


- 1 Deleting from Section 21 the number "\$34.25" and substituting the number "\$35.00".
- 2 Deleting from Section 22 the number "\$105.00" and substituting the number "\$107.50".
- 3 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 4 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 5 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 6 This bylaw will come into full force and effect March 3, 2003.

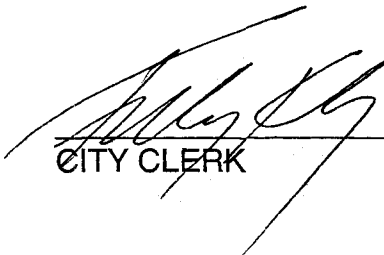
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of February 2003.

  
MAYOR

  
CITY CLERK

**SCHEDULE "A"**

**Effective for all consumption, estimated or actual, on or after March 3, 2003**

**WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.4067 for each cubic metre (\$1.554 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" ( 16 mm)	10.73
3/4" ( 19 mm)	17.81
1" ( 25 mm)	31.28
1½ " ( 38 mm)	73.00
2" ( 50 mm)	176.21
3" ( 75 mm)	297.53
4" (100 mm)	629.85
6" (150 mm)	1,180.28
8" (200 mm)	2,085.73

**MISCELLANEOUS WATER AND WASTEWATER RATES**

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$4,100.00	\$3,465.00
	(b) Basic charge for 1" (25 mm) water	\$3,610.00	\$2,990.00

**SCHEDULE "A"**

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3,610.00	\$2,990.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3,610.00	\$2,990.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4,420.00	\$3,790.00
(f) Dual service upon approval	\$4,940.00	N/A
(g) Water service renewal upon approval	\$3,495.00	N/A

Extra charge for:

Larger water service:

1.5"	(38 mm)	250.00
2"	(50 mm)	705.00
4"	(100 mm)	2,200.00
6"	(150 mm)	3,040.00
8"	(200 mm)	3,700.00
10"	(250 mm)	4,200.00
12"	(300 mm)	5,000.00

Larger sanitary or storm sewer:

8"	200 mm	
	Ribbed	100.00
	DR35	125.00
10"	(250 mm)	
	Ribbed	170.00
	DR35	250.00
12"	(300 mm)	
	Ribbed	245.00
	DR35	380.00

15"	(375 mm)	
	Ribbed	375.00
	DR35	610.00
18"	(450 mm)	
	Ribbed	620.00
	DR35	1,000.00
24"	(600 mm)	
	Ribbed	1,200.00

- 2 Additional fee for winter construction of service  
(Nov. 15 - May 15)

Lane	740.00
Street	1,035.00

- 3 Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)

50.00

- 4 Disconnection of service (water kill)

up to 50 mm in size	1,390.00
up to 50 mm in size, same dig at time of basic service	780.00
over 50 mm in size	2,690.00

- 5 Turn water off or on for repairs or line testing

(a) during regular working hours	35.00
(b) after regular working hours	72.00

**SCHEDULE "A"**

6

**Other Charges**

Construction of manhole to 3.1 metres in depth	2,550.00
(a) Additional cost per vertical metre in excess Of 3.1 metres in depth	360.00

Inspection Chamber	1,625.00
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Fire Hydrant and Valve Installation	2,940.00
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**Cutting and replacing pavement:**

(a) Single or double service 3" (75 mm) and under	1,485.00
(b) Single or double service over 3" (75 mm)	2,035.00
(c) Triple service 3" (75 mm) and under	1,890.00
(d) Triple service over 3" (75 mm)	2,590.00
(e) For service kill 3" (75 mm) and under	405.00
(f) For service kill over 3" (75 mm)	555.00
(g) For water service renewal	675.00

**Replacing sidewalks:**

(a) Single or double service residential	1,045.00
(b) Single or double service commercial	2,090.00
(c) Triple service residential	1,425.00
(d) Triple service commercial	2,850.00

**Replacing curb only:**

(a) Single or double service	660.00
(b) Triple or dual service	880.00

Landscaping Repairs (boulevard area)	120.00
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Landscaping Repairs (utility lot/reserve)	435.00
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7

**Clearing plugged sewer**

(a) During regular working hours	69.00
(b) After regular working hours	120.00

**SCHEDULE "A"**

8	Repairs to water meters	at cost
9	Thawing water service	at cost
10	Repair to damaged stand pipe	at cost
11	Meter Test	47.00
12	Televise sewer lines	
	(a) Service (regular hours only)	115.00
	(b) Mains (regular hours only)	at cost
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.50/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.50/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	51.00/hydrant
	(d) Damage evaluation	25.50/hydrant
	(e) Paint	61.25/hydrant
14	Bulk Water	
	Use of designated fire hydrant to obtain water, \$25.00 per permit (job).	
15	Replace valve at water meter at time of water meter replacement	43.00

## **SCHEDULE "B"**

**Effective for all consumption, estimated or actual, on or after March 3, 2003**

### **WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$17.61 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.7101 per cubic metre (\$2.0135 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$17.61 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.4482 per cubic metre (\$1.2692 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.3912 per kg (\$0.1775 per pound)

Suspended Solids: \$0.4228 per kg (\$0.1918 per pound)

Grease: \$0.1209 per kg (\$0.0547 per pound)
- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

**SCHEDULE "B"**

5 Liquid waste disposal at Wastewater Treatment Plant disposal station:

Single axle load	\$15.00
Tandem axle load	\$25.00
Multi-axle load	\$63.89
Vans (carpet cleaning unit)	\$30.00/month

Note: See Schedule "A" for Miscellaneous Wastewater Rates



**SCHEDULE "D"*****Effective for all consumption, estimated or actual, on or after March 3, 2003*****SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	21.93	29.25	36.55	43.85
Lift charge	21.93	29.25	36.55	43.85
<u>Scheduled Service:</u>				
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1 lift per week	38.53	57.79	75.13	101.13
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5 lifts per week	192.63	288.96	346.76	460.90
6 lifts per week	231.18	346.76	416.12	554.81
Extra lift for scheduled service	21.93	29.25	36.55	43.85

## SCHEDULE "D"

### SCHEDULE OF GARBAGE RATES

Charges for special container services in addition to the above rates will be as follows:

#### RATES PER CONTAINER

Standard Metal Lid	No charge
Locking Devices on Containers	\$ 5.62 per month
Castors on Containers	\$ 5.62 per month
Extra Cleaning (if more than one per year required)	\$134.94 each time
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Volume  per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
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.383 cu. m. ( $1/2$ cu. yd.)	16.52	33.04	49.57	66.08	82.60	99.11	10.24
.765 cu. m. (1 cu. yd.)	33.04	66.08	99.11	132.16	165.98	198.24	13.15
1.529 cu. m. (2 cu. yds.)	66.08	132.16	198.24	264.32	330.40	396.48	16.08
2.294 cu. m. (3 cu. yds.)	99.11	198.24	297.36	396.48	495.59	594.71	23.38
3.058 cu. m. (4 cu. yds.)	132.16	264.32	396.48	528.64	660.80	792.94	30.70
3.823 cu. m. (5 cu. yds.)	165.09	330.40	495.59	660.80	825.99	991.18	38.02
4.587 cu. m. (6 cu. yds.)	198.24	396.48	594.71	792.94	991.18	1,189.42	45.31

**Note: 0.383 cu. M ( $1/2$  cu. yd.) is approximately equal to 3 units (bags or cans) of garbage.**

## **SCHEDULE "D"**

### ***SCHEDULE OF GARBAGE RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.02 per month per dwelling unit for the collection of a maximum of 5 units of garbage per week of garbage year round and once a week collection of yard waste for six months per year. The charge for garbage tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4.
  - (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.93 per month per dwelling unit.
  - (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.45 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Garbage and Refuse

	<b><i>Description</i></b>	<b><i>Rate</i></b>
(1)	Residents hauling residential refuse from their own residences	\$35.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$35.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$35.00 per metric tonne
(4)	Special Waste	\$55.00 per metric tonne
(5)	Asbestos	\$55.00 per metric tonne

**SCHEDULE "D"**

**SCHEDULE OF GARBAGE RATES**

**Description**

**Rate**

- (6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5).

- (7) Cover Material No Charge

- (8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)

6. Dry Waste Disposal Site

	<b>Dirt</b>	<b>Concrete and Asphalt</b>
Single Axle	\$ 10.00	\$ 32.00
Tandem	\$ 10.00	\$ 32.00
End Dumps	\$ 20.00	\$ 64.00
Pups and Trucks	\$ 20.00	\$ 64.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip



City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Supt. Jim Steele, Commanding Officer, Red Deer City RCMP  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Notice of Motion – Councillor Dawson – RCMP Staffing Levels

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*Reference Report:*

City Clerk, dated January 23, 2003 and Red Deer City RCMP, dated February 3, 2003.

*Resolution:*

*Whereas* the Officer in Charge for the RCMP detachment in Red Deer has identified for the budget year 2004 that an increase in staffing levels is required, and

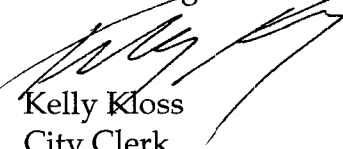
*Whereas* Council has been made aware of the difficulties encountered within the RCMP organization when a request for additional members is received part way through a fiscal budget year for the federal government,

*Therefore be it resolved* that Council of the City of Red Deer hereby approves an establishment of 95 members for the Red Deer City RCMP Detachment as of January 1<sup>st</sup>, 2004 and directs administration to include the 4 additional members as a base requirement for the presentation of the 2004 budget.

*Report Back to Council:* No

*Comments/Further Action:*

The funding for 4 additional members is to be included in the 2004 base budget.

  
Kelly Kloss  
City Clerk  
/chk

c     Community Services Director  
       Director of Corporate Services  
       Treasury Services Manager  
       Mary Bovair, Financial Analyst

**FILE**



City Clerk's Department

Council Decision – February 10, 2003

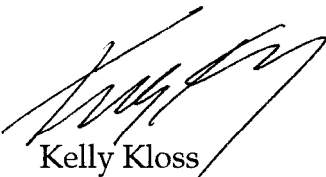
**DATE:** February 11, 2003  
**TO:** Grant Howell, Personnel Manager  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Agreement between The City and IBEW Local 254

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*Resolution:*

*Resolved* that Council of the City of Red Deer hereby approves the Memorandum of Agreement with IBEW for a March 4, 2003 to March 3, 2005 Collective Agreement as ratified by IBEW Local 254 on February 5, 2003 and as presented to Council February 10, 2003.

*Report Back to Council:* No



Kelly Kloss  
City Clerk  
/chk

c Greg LeBlanc, Labour Relations Coordinator



City Clerk's Department

Council Decision – February 10, 2003

**FILE**

**DATE:** February 11, 2003  
**TO:** Scott Cameron, Social Planning Projects Supervisor  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Support to Affordable Housing Projects

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*Reference Report:*

Social Planning Projects Supervisor, dated February 10, 2003

*Resolution:*

*Resolved* that Council of the City of Red Deer having considered the report from the Social Planning Projects Supervisor, dated February 10, 2003 hereby agrees to provide a letter of support to the Minister of Alberta Seniors for the following three affordable housing proposals listed in priority order:

- (1) Handicapped Housing Society of Alberta/Monarch Place Board – Kentwood
- (2) Potter's Hand/P&S Investments – Riverside Meadows
- (3) Potter's Hand – Gaetz Avenue

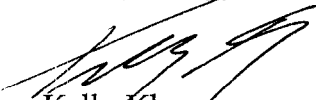
This support is subject to:

- (1) The Province of Alberta undertaking detailed financial evaluations of the projects.
- (2) No further financial contribution from The City of Red Deer for development and/or project operations.

*Report Back to Council:* No

*Comments/Further Action*

Please advise the Provincial Government of this decision.



Kelly Kloss  
City Clerk  
/chk

c Community Services Director  
Treasury Services Manager



*ADDITIONAL  
AGENDA*



*FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL*

*TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL*

*MONDAY, FEBRUARY 10, 2003*

*COMMENCING AT 4:30 P.M.*



*Page #*

**(1) REPORTS**

1. **Social Planning Projects Supervisor – Re: *Support to/  
Affordable Housing Projects***



**Social Planning Department**

**DATE:** February 10, 2003

**TO:** City Clerk

**FROM:** Scott Cameron, Projects Supervisor

**SUBJECT:** SUPPORT TO AFFORDABLE HOUSING PROJECTS

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In June, 2002 the Governments of Canada and Alberta announced an agreement to provide funding for affordable housing over the next five years. The Federal contribution to this program would be \$67.12 million over the span of the program with matching funds to be provided by the Province of Alberta.

To ensure that the Province was aware of the importance and timeliness of the affordable housing announcement, the Red Deer Housing Committee chose to advance two project summaries to Alberta Seniors. These two proposals included the Kentwood apartment building managed by Handicapped Housing Society of Alberta and an apartment building in Riverside Meadows managed by P&S Investments.

In anticipation of an announcement from Alberta Seniors, the City of Red Deer engaged in a community call for letters of intent from projects that could potentially benefit from this affordable housing initiative. Five letters of intent were received and considered by the Community Housing Advisory Committee. As the Province had established no firm criteria, The City took no further action in advancing these projects. The intended purpose of the letters of intent was to expedite the proposal submission process when criteria would become available from Alberta Seniors. Since that time, municipalities have waited for a formal announcement and criteria from Alberta Seniors before proceeding with further action.

On February 6, 2003 a call to Social Planning from Alberta Seniors alerted administration to the potential of a funding decision that could be made on the two projects submitted by the Red Deer Housing Committee. Without support from the municipality, funding for these projects could be lost or, at least, delayed significantly. As these projects fit within the Community Housing Plan and were identified in the initial letters of intent, it was decided that the CHAC should meet and review the two projects submitted as well as updates on the other three projects identified through the letters of intent. Information from Alberta Seniors indicates that future projects will be considered by the province beyond this initial round of funding.

Administration has prepared an update and summary on both submitted projects and determined that the other three projects identified through the letters of support are not at the proposal stage yet. In addition, the CHAC considered the submission of an additional project from P&S Investments that had not been identified at the time of the letters of intent.

To date, Alberta Seniors has not established funding criteria and therefore, these project evaluations have been conducted using draft criteria developed through community consultation by the Red Deer Housing Committee.

**Social Planning Department**

Alberta Seniors has requested a letter of support from the City of Red Deer and completion of detailed financial information from each project by February 11, 2003. The Community Housing Advisory Committee met earlier today to review the applications currently being considered by Alberta Seniors.

While a recommendation has been prepared by the Community Housing Advisory Committee to support three prioritized projects, the timing and expedience required by Alberta Seniors has caused concern for the members of CHAC. Clearly, the recommendation has been made within the following guidelines:

1. The projects recommended for support have not been reviewed in detail for financial implications. The CHAC understands that Alberta Seniors will conduct this thorough review as the funding agreement will exist directly between the Province of Alberta and the projects.
2. The projects have not been reviewed against a prescribed set of guidelines for affordable housing as Alberta Seniors have not yet released this information to the public.
3. The projects have been reviewed by CHAC against the following criteria:
  - a. Appropriateness and consistency with *The Journey Home – A Community Housing Plan for the City of Red Deer*
  - b. Knowledge of and support for the community organizations and individuals responsible for the development and implementation of the projects
  - c. Commitment to partnerships and understanding of the community housing plan by the projects
  - d. General community support for the proposed projects.

It is the understanding of the Community Housing Advisory Committee that Alberta Seniors is preparing to make an announcement concerning the future distribution of funding for the affordable housing initiative. The ability of the CHAC and City Council to provide a timely statement of support for these projects could result in favorable decisions that would impact the availability of affordable housing in the city.

The recommendation put forth is based on the following understanding:

1. The Community Housing Advisory Committee has not reviewed in any detail the financial considerations of these projects, and it is the understanding of the CHAC that the Province of Alberta will undertake the detailed financial evaluations of these projects.
2. Municipal support for these projects does not imply any further financial contribution from the municipality for development and/or project operations.



**Social Planning Department**

**Recommendation:**

That the City of Red Deer provide a letter of support to the Minister of Alberta Seniors for the following three affordable housing proposals listed in priority order:

1. Handicapped Housing Society of Alberta/Monarch Place Board – Kentwood
2. Potter's Hand/P&S Investments – Riverside Meadows
3. Potter's Hand – Gaetz Avenue

This support is subject to:

1. The Province of Alberta undertaking detailed financial evaluations of the projects
2. No further financial contribution from The City of Red Deer for development and/or project operations



February 12, 2003

The Honourable Stan Woloshyn  
Minister Alberta Seniors  
#425, 10800 - 97 Avenue  
Edmonton, AB T5K 2B6

Dear Minister Woloshyn:

On February 10, 2003, Red Deer City Council considered a report from our Social Planning Department concerning the affordable housing program. Council resolved to provide a letter of support to three community projects worthy of consideration by Alberta Seniors. The decision to support these affordable housing projects followed a preliminary review by administration and the Community Housing Advisory Committee.

In order of priority, the projects are:

1. Handicapped Housing Society of Alberta/Monarch Place Board apartment complex scheduled for the residential community of Kentwood
2. P&S Investments/Potter's Hand apartment complex in the residential community of Riverside Meadows
3. P&S Investments/Potter's Hand on Gaetz Avenue in Red Deer's downtown

The decision to provide a letter of support for the above projects was subject to conditions that would place responsibility for detailed financial evaluations with Alberta Seniors, and that no further financial contributions from The City of Red Deer for development and/or project operations would be implied by this support.

Due to the tight timelines and the absence of specific criteria, the Community Housing Advisory Committee relied on information resulting from community consultation and the development of local guidelines for affordable housing projects on which to base its recommendations to Council.

The Riverside Meadows project by P&S Investments is under construction and scheduled to open its doors by April 1, 2003. This project was designed to comply with community needs identified in *The Journey Home – A Community Housing Plan for the City of Red Deer* and has always intended to be an affordable housing project. The project had to proceed due to the significant investment already made by private partners into the project before the Province could make an announcement. We believe this project will achieve some early successes for the affordable housing initiative and quickly address some of the community needs for below market rental properties. Financial support through the affordable housing program is

## THE CITY OF RED DEER

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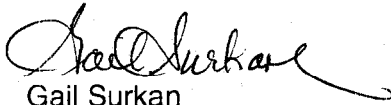
absolutely critical since without it the project will be forced to return to market rent, eliminating a significant opportunity for early and sustainable progress on affordable housing. Notably, the community has received tremendous benefit from the excellent work already done by P&S Investments to advance the objectives of the community housing plan.

The City of Red Deer has based its decision to support these particular affordable housing projects on the following criteria:

1. Appropriateness and consistency with *The Journey Home – A Community Housing Plan for the City of Red Deer*
2. Knowledge of and support for the community organizations and individuals responsible for the development and implementation of the projects
3. Commitment to partnerships and understanding of the community housing plan by the projects, and
4. General community support for the proposed projects.

The citizens of Red Deer stand to benefit from the important work being done by your ministry in supporting affordable housing. The projects identified for support by The City of Red Deer are fine examples of initiatives that can truly make a difference to those requiring more financially accessible accommodations.

Sincerely yours,



Gail Surkan  
Mayor

cc. Rick Assinger, Chair, Community Housing Advisory Committee  
Lyle Keewaitin Richards, Vice-Chair, Community Housing Advisory Committee  
John Jackson, Director, Human Resources Development Canada (Red Deer)  
John Charkie, Housing Advisor, Alberta Seniors  
C. Jensen, Director of Community Services, The City of Red Deer  
~~K. Kloss~~, City Clerk, The City of Red Deer

**COMMUNITY HOUSING ADVISORY COMMITTEE  
SUMMARY OF AFFORDABLE HOUSING INITIATIVES  
February 7, 2003**

<b>Project Title:</b> Monarch Place – Kentwood	<b>Total Funding Request:</b> \$1,625,000
<b>Contact Information:</b>  Dave Haut	<b>Phone:</b> (780) 451-1114 <b>Fax:</b> (780) 451-2267 <b>E-mail:</b> <a href="mailto:dh_hhsa@telusplanet.net">dh_hhsa@telusplanet.net</a>
<b>Community Need:</b> <ol style="list-style-type: none"> <li>1. Additional affordable rental units slightly below market rent</li> <li>2. Universal design will accommodate people with physical disabilities</li> <li>3. Can meet the housing needs of Aboriginal women and families</li> </ol>	
<b>Housing Plan Priorities:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Youth (to age 29)(mentored)</li> <li><input checked="" type="checkbox"/> Women/children/families</li> <li><input type="checkbox"/> People with Addiction</li> <li><input checked="" type="checkbox"/> People with Mental Illness</li> </ul>	
<b>Partnership</b> <ul style="list-style-type: none"> <li>• Has a variety of people on the Monarch Place Board who support the project, including representatives from the building and development industry, CA Women's Outreach Society and Native Friendship Society for supports.</li> <li>• New Life Fellowship Church anticipated being supportive neighbours.</li> </ul>	
<b>Community Integration:</b> <ul style="list-style-type: none"> <li>• A mix of market rent and low rent to provide integration within the Kentwood Apartment community and with the surrounding community.</li> <li>• Drawings are attractive and complement the neighbourhood.</li> </ul>	
<b>Financial Contributions and Sustainability:</b> <ul style="list-style-type: none"> <li>• \$488,744 has been provided from SCPI (\$429,271), UAS (\$15,502), and Province (\$43,971) fund for 20 units for women and families</li> <li>• Land has been purchased and rezoned</li> <li>• Mortgage approval or financial guarantee completed</li> <li>• Ability to proceed with more than the 20 units of low cost if this present proposal approved</li> <li>• Sustainable operations and supports with debt servicing</li> <li>• Community fundraising will pay down debt earlier</li> </ul>	
<b>Timelines:</b> <ul style="list-style-type: none"> <li>• Development Permit application to City of Red Deer in process</li> <li>• Building Permit following that: anticipated opening of units April 1, 2004</li> </ul>	

**Summary Comments:**

- Requesting funding for all 65 units at \$25,000 per unit = \$1,625,000.
- SCPI fund of \$488,744 has been provided for 20 units low income women with children/families
- Other community funds thus far include:
  - Red Deer and District Community Foundation - \$50,000
  - Lottery Boards - \$72,962.
- Substantial fundraising in subsequent years projected at \$500,000/year in years two and three.
- Affordable units slightly below market rent :

	<b>Proposed Rent</b>	<b>Average Market Rent</b>
One Bedroom	\$525	\$566
Two Bedroom	\$654	\$691
Three Bedroom	\$750	\$833

**COMMUNITY HOUSING ADVISORY COMMITTEE  
SUMMARY OF AFFORDABLE HOUSING INITIATIVES  
February 7, 2003**

<b>Project Title:</b> Potter's Hand Housing	<b>Total Funding Request:</b> \$975,000
<b>Contact Information:</b>  Patricia Turnbull or Stan Schalk	<b>Phone:</b> (403) 342-2266 or (403) 302-9142 <b>Fax:</b> (403) 342-5684 <b>E-mail:</b> <a href="mailto:pturnbull.cmha@shawbiz.ca">pturnbull.cmha@shawbiz.ca</a>
<b>Community Need:</b>  1. 39 affordable rental units of varying sizes <ul style="list-style-type: none"><li>- 15 bachelor units</li><li>- 16 one bedroom</li><li>- 8 two bedroom (all units include utilities in rental rates)</li></ul> 2. Meet the housing need of Aboriginal women, families and singles  <b>Housing Plan Priorities:</b>  <input checked="" type="checkbox"/> Youth (to 29) <input checked="" type="checkbox"/> Women/children/families <input checked="" type="checkbox"/> People with Addiction <input checked="" type="checkbox"/> People with Mental Illness  <b>Partnership:</b> <ul style="list-style-type: none"><li>• P&amp;S Investments and Canadian Mental Health Association with Outreach Support</li><li>• History of ongoing support in previous partnership</li><li>• Community Outreach Team referring and supporting</li></ul>	
<b>Community Integration:</b> <ul style="list-style-type: none"><li>• Mix of tenants from single to families</li><li>• Construction is attractive and blends well with the surrounding neighbourhood</li></ul>	
<b>Financial Contributions and Sustainability:</b> <ul style="list-style-type: none"><li>• P&amp;S has purchased the land; it is already zoned appropriately</li><li>• Apartments are 50% completed</li><li>• P&amp;S is contributing \$714,000 toward the total building costs (land and building).</li><li>• Units and supports are sustainable at affordable rent if this proposal is funded</li></ul>	
<b>Timelines:</b> <ul style="list-style-type: none"><li>• With funding the units will be on the market April 1, 2003</li></ul>	



**Summary Comments:**

	<b>Proposed Rent</b>	<b>Average Market Rent</b>
Bachelor	\$325	\$N/A
One Bedroom	\$425	\$566
Two Bedroom	\$550	\$691

- Building is 50% completed, therefore the province may not qualify it for affordable grant
- Five-year projections requested by the province not completed. Proposal states that "it is expected rent and expenses will remain constant. Rent will not change unless utility costs increase and impact overall costs."

**COMMUNITY HOUSING ADVISORY COMMITTEE  
SUMMARY OF AFFORDABLE HOUSING INITIATIVES  
February 7, 2003**

<b>Project Title:</b> Gaetz Avenue Apartments	<b>Total Funding Request:</b> \$200,000
<b>Contact Information:</b>  Patricia Turnbull or Stan Schalk	<b>Phone:</b> (403) 342-2266 or (403) 302-9142 <b>Fax:</b> (403) 342-5684 <b>E-mail:</b> <a href="mailto:pturnbull.cmha@shawbiz.ca">pturnbull.cmha@shawbiz.ca</a>
<b>Community Need:</b> <ul style="list-style-type: none"> <li>8 - 1 b/r units of affordable housing rented at \$375/unit all utilities included</li> <li>meet the housing need of Aboriginal women and men</li> </ul>	
<b>Housing Plan Priorities:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Youth</li> <li><input type="checkbox"/> Women/children/families</li> <li><input checked="" type="checkbox"/> People with Addiction</li> <li><input checked="" type="checkbox"/> People with Mental Illness</li> </ul>	
<b>Partnership:</b> <ul style="list-style-type: none"> <li>P&amp;S Investments and Canadian Mental Health Association with Outreach Support</li> <li>History of ongoing support in previous partnership</li> <li>Community Outreach Team referring and supporting</li> </ul>	
<b>Community Integration</b> <ul style="list-style-type: none"> <li>Downtown location mixing business on main floor and second level apartments</li> </ul>	
<b>Financial Contributions and Sustainability:</b> <ul style="list-style-type: none"> <li>A downtown location is currently for sale. Stan Schalk is prepared to purchase the building – total \$197,400</li> <li>Sustainable with affordable housing grant and rental income</li> <li>Financing in place May /03 ATB</li> </ul>	
<b>Timelines:</b> <ul style="list-style-type: none"> <li>Construction completed Dec. 15 /03</li> </ul>	

**Summary Comments:**

- Building currently for sale

	<b>Proposed Rent</b>	<b>Average Market Rent</b>
Bachelor	\$325	\$N/A

- Rents will remain constant unless utility costs increase substantially thus a need to increase rent