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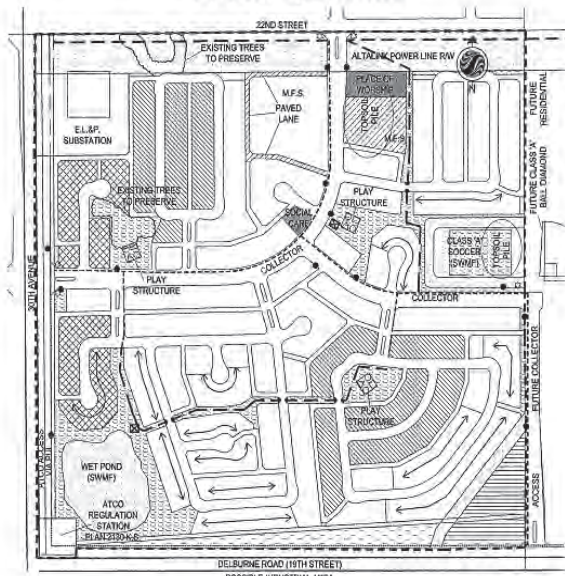


**Vanier Woods Neighbourhood
Area Structure Plan
Bylaw 3217/E-2016
Land Use Bylaw Amendment
3357/HH-2016**

Red Deer City Council is considering an amendment to the Vanier Woods Neighbourhood Area Structure Plan to identify 2506-19 Street (Lot 1, Block 2, Plan 932 1800) as a commercial use. Red Deer City Council is also considering an amendment to the Land Use Bylaw to provide for commercial development with a site exception and site exemption on a triangle shaped +1.17 hectare (+2.89 acres) parcel at 2506-19 Street (Lot 1, Block 2, Plan 932 1800).

To view these Bylaws please visit the City of Red Deer's Public Hearing webpage at:

Schedule A of Bylaw 3217/A-2016



LEGEND

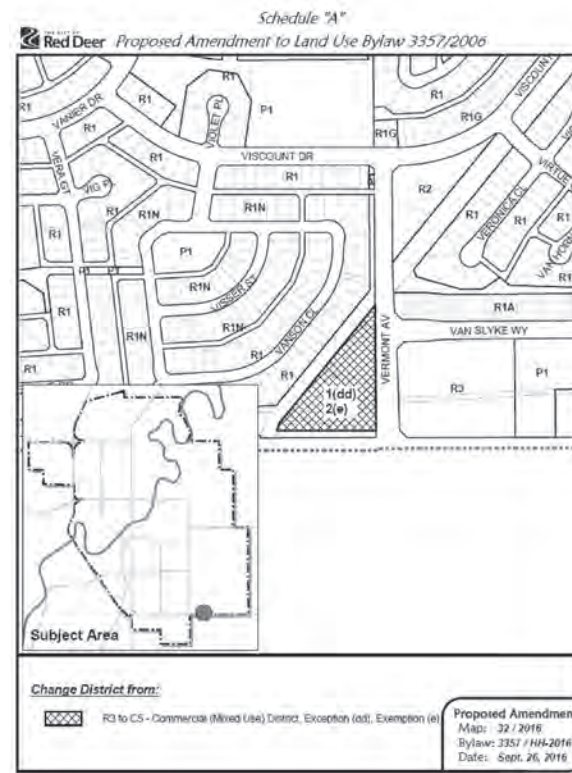
Single Family	Commercial (C5)	Traffic Calming Measures	Multi-Purpose Trail
Single Family Narrow Lot	R2/R3 Multi-Family	Gathering Area	Trail
Semi Detached	Public Utility Lot	Potential Bus Stop	ASP Boundary
Place of Worship (R2/R3) / Social Care Facility (R1)	Municipal Residence	Entry Feature Sign	ASP Boundary
Beam	2 Storey Walkout	Ex. Trees to be Preserved	

Client/Project: MELCOR DEVELOPMENTS LTD. VANIER WOODS
Map No. 8.0
Date: DEVELOPMENT CONCEPT

<http://www.reddeer.ca/city-government/mayor-and-city-councillors/council-meetings-and-schedule/public-hearings/>

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on Monday, January 9, 2016 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by Friday, December 30, 2016. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.



**INVITATION TO TENDER
THE CITY OF RED DEER**

Sealed Tenders clearly marked "Landfill Gas Collection System January 17, 2017, 2:00 p.m. (Alberta Time) delivered or mailed to:

The City of Red Deer
Professional Building Suite 600
4808 50th Street
Red Deer, AB T4N 1X5
Attention: Financial Services Reception Desk

and received before 2:00:59 p.m. (Alberta Time) on "January 17, 2017" will be opened in public immediately thereafter. Tenders received and not conforming to the foregoing will be returned to the Bidder(s) without consideration. Faxed Tender Documents or Tender Amendments will not be accepted.

The work consists of the construction of a Landfill Gas Collection System at the Red Deer Environmental Services Waste Management Facility. The work generally includes but is not limited to the installation of a landfill gas collection wellfield including but not limited to; landfill gas wells, a network of buried HDPE gas collection piping, the installation of condensate traps, and the installation of a condensate pumping chamber.

The work is comprised of approximately:

- Drilling and installing of 317 vertical metres of gas extraction wells
- Supply and installation of 20 wellhead assemblies
- Supply and installation of 874 lin. metres of 400mm header pipe, 75 mm C/A pipe, and 75 F/M Pipe
- Supply and installation of 224 lin. metres of 300mm header pipe, 75 mm C/A pipe, and 75 F/M Pipe
- Supply and installation of 934 lin. metres of 250mm lateral pipe
- Supply and installation of 600 lin. metres of 100mm sublateral pipe
- Supply and installation of four(4) 250mm flow control assembly
- Supply and installation of four(4) 400 mm pump drain traps
- Supply and installation of one(1) 250mm gravity drain trap
- Supply and installation of a condensate pumping chamber
- The connection of force main pipe to an existing leachate pumping station

Tender Documents may be obtained from The City of Red Deer - Engineering Services, Third floor, City Hall, 4914 48th Avenue, Red Deer, AB T4N 3T4 on or after **December 13, 2016** for a \$25.00 non-refundable fee. The City of Red Deer Contract Specifications most recent Edition may be obtained from the Engineering Services Department for a \$40 non-refundable fee, or may be viewed on The City of Red Deer website @ www.reddeer.ca.

Contractors may view the Tender Documents at the Edmonton, Calgary, and Red Deer Construction Association offices.

Inquiries regarding this Project shall be directed to:
Email: purchasing@reddeer.ca



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CITY OF RED DEER CAPITAL PROJECTS Borrowing Bylaws

Red Deer City Council proposes to pass the following bylaw amendments to provide for debenture borrowing term extensions to 30 years for the projects listed below. The public may inspect the proposed bylaw amendments at Legislative Services 2nd Floor of City Hall during regular office hours.

BYLAW Number/Name	Capital Project	Borrowing Amount
Bylaw 3565/A-2016 Water Offsite Projects	<ul style="list-style-type: none"> • Delburne Road – Bower to 40 Ave Trunk • Central Park Water Trunk • Increase borrowing terms from 20 to 30 years 	\$4,377,000
Bylaw 3376/A-2016 Sanitary Offsite Projects	<ul style="list-style-type: none"> • Northwest Industrial Development • 45 Ave Sanitary Infrastructure • Northland Dr Trunk (30 Ave to Riverside Dr) • Sani-Trunk Twinning (Downtown) • Riverside Dr Trunk Twinning (67 St to WWTP) • East Hill Central Timberstone & Riverside Dr Twinning # 2 • Vanier East & North – Sanitary Trunk • Increase borrowing terms from 20 to 30 years 	\$34,226,900
Bylaw 3509/A-2016 Sanitary Offsite Projects	<ul style="list-style-type: none"> • East Hill Central, Timberlands Diversion (South Quarter line to 67 St) • North Hwy Connector – 30 Ave Sanitary Trunk (Northland Dr to South Quarter line) • Increase borrowing terms from 10 to 30 years 	\$5,031,000
Bylaw 3377/A-2016 Storm Offsite Projects	<ul style="list-style-type: none"> • Northwest Industrial Development – Ponds & Trunk Mains • Vanier Woods (SW2) Pond & Trunk Mains • Sunnybrook (SE4) Pond & Trunk Mains • 67 St (N ½ 22) Ponds & Trunk Mains • East Hill North – Northland Dr & Outfall • Queens Business Park – SE 36 • Timberstone – Trunk • Queens Business Park – NW36 Trunk & Pond I5 • Northwest Annexation • NHC (EHN) 30 Ave to River Outfall – Storm Trunk to Pond • Increase borrowing terms from 20 to 30 years 	\$30,338,000
Bylaw 3510/A-2016 Storm Offsite Project	<ul style="list-style-type: none"> • North Highway Connector (East Hill North) 30 Ave Storm Trunk – (Northland Dr to South Quarter line) • Increase borrowing terms from 10 to 30 years 	\$10,113,000
Bylaw 3525/A-2016 Storm Offsite Projects	<ul style="list-style-type: none"> • EHN – (NW26) Northlands Dr Trunks Project • EHN – Queens Business Park (NE35) Pond I3 Project • Increase borrowing terms from 10 to 30 years. 	\$3,570,000
Bylaw 3563/A-2016 Storm Offsite Projects	<ul style="list-style-type: none"> • Queens Business Park (SE36) – Pond I4 • EHN – (SE 27) Pond H3 • EHN – N of 67 St (SW27) – Pond H7 + Trunk (76-84) • EHN – (NE 26) Pond H4 • EHN – (SW 26) 71 St – Pond H1 • Increase borrowing terms from 20 to 30 years 	\$10,646,000
Bylaw 3524/A-2016 Road Offsite Projects	<ul style="list-style-type: none"> • West QEII Business Park (NE25) Phase 3 • Development of 20 Avenue Berm • Increase borrowing terms from 10 to 30 years 	\$23,037,000
Bylaw 3564/A-2016 Road Offsite Projects	<ul style="list-style-type: none"> • West QEII Business Park – Phase 2 • 67 Street from Quarter Line to 20 Ave – 2 Lanes • Ross St (Rideout Ave to 20 Ave) – 4 Lanes • Additional dollars being requested are because of estimated cost increases, and the terms of borrowing are being increased from 20 to 30 years 	

The electors may submit a separate petition with respect to each advertised bylaw calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of Sections 221-226 of the Municipal Government Act and be filed with the Manager, Legislative Services within 15 days after the last date the proposed bylaws are advertised. The last date of advertisement for these bylaws is December 16, 2016. Any petition will be public information. If you have any questions regarding the petition process or the use of the petition please contact the Manager, Legislative Services at 403-342-8132.

Municipal Planning Commission Decision

On December 7, 2016 the Municipal Planning Commission issued the following decision for development permit applications.

Discretionary Use Approval:

Eastview Estates

Renuka Sanghvi – a home occupation business for counselling services, operating from Monday to Friday 3:30 p.m. to 9:00 p.m., and, Saturdays 10:00 a.m. – 3:00 p.m., excluding Sundays and statutory holidays, to be located at 118 Eversole Crescent.

You may appeal discretionary approvals and denials to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, prior to **4:30 p.m. on December 23, 2016**. You may not appeal a permitted use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative Services. For further information, please phone 403-342-8132.

Development Officer Approvals

On December 6, 2016, the Development Officer issued approvals for the following applications:

Permitted Use

Clearview Ridge

1. Abbey Master Builder – a 0.08 m variance to the minimum rear yard to the detached dwelling, a 0.12 m variance to the minimum rear yard to the deck, and a 1.42 m² variance to the maximum site coverage, for a proposed detached dwelling to be located at 61 Caribou Crescent.

Lancaster

2. Bemoco Land Surveying – a 1.72 m variance to the left and a 3.2 m variance to the right minimum rear yard, to an existing detached garage located at 118 Langford Crescent.

Discretionary Use

Glendale

3. Scott Builders Inc. – a health and medical services (dental office) business, to be located at 170-6075 67A Street.

Northlands Business Park

4. J. Jackson & S. Ford – an animal services (indoor dog park, grooming, and boarding) business, to be located at 6-7450 49 Avenue Crescent.

Railyards

5. M. Miller o/a FunTime Funhouse – a commercial recreation facility (indoor playground), to be located at 4 & 6-4940 54 Avenue.

A Discretionary Use decision may be appealed to the Red Deer Subdivision & Development Appeal Board, Legislative Services, City Hall, prior to 4:30 p.m. on December 23, 2016. A Permitted Use decision may not be appealed unless it involves a variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative Services. For further information, please phone 403-342-8190.