



**COUNCIL MEETING**

**MONDAY, JULY 16, 2018**

**7:00 P.M.**

**FOR THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL  
MONDAY, JULY 16, 2018 – 7:00 P.M.  
REDCLIFF TOWN COUNCIL CHAMBERS**

	<b><u>AGENDA ITEM</u></b>	<b><u>RECOMMENDATION</u></b>
	<b>1. GENERAL</b>	
	A) Call to Order	
	B) Adoption of Agenda	Adoption
Pg. 4	C) Accounts Payable *	For Information
Pg. 8	D) Bank Summary to June 30, 2018 *	For Information
	<b>2. PUBLIC HEARING</b>	
Pg. 9	A) Bylaw 1867/2018, Land Use Bylaw 1698/2011 Amendment * Re: Cannabis Retail Store Overlay	
	<b>3. MINUTES</b>	
Pg. 12	A) Council meeting held June 25, 2018 *	For Adoption
Pg. 16	B) Municipal Development Plan Steering Committee meeting held May 30, 2018 *	For Information
Pg. 17	C) Municipal Development Plan Steering Committee meeting held June 27, 2018 *	For Information
	<b>4. BYLAWS</b>	
Pg. 20	A) Bylaw 1867/2018, Land Use Bylaw 1698/2011 Amendment * Re: Cannabis Retail Store Overlay	2 <sup>ND</sup> & 3 <sup>RD</sup> Reading
	<b>5. REQUEST FOR DECISIONS</b>	
Pg. 26	A) 2018 Investments *	For Consideration
	<b>6. POLICIES</b>	
Pg. 36	A) Policy 14, Condolences Policy *	For Consideration

**7. CORRESPONDENCE**

Pg. 39	<b>A)</b> Alberta Culture & Tourism * Re: Stars of Alberta Volunteer Awards	For Information
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**8. OTHER**

Pg. 40	<b>A)</b> Municipal Manager Report to Council *	For Information
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Pg. 57	<b>B)</b> Municipal Development Plan Land Inventory *	For Information
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Pg. 131	<b>C)</b> Redcliff/Cypress Regional Waste Management Authority * Re: Landfill Graphs to June 30, 2018	For information
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Pg. 134	<b>D)</b> Council Important Meetings & Events July 16, 2018 *	For Information
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**9. RECESS**

**10. IN CAMERA**

**A)** Intermunicipal Relations (FOIP S. 21)

**11. ADJOURN**

<b>COUNCIL MEETING - JULY 16 2018</b>			
<b>TOWN OF REDCLIFF ACCOUNTS PAYABLE LIST - CHEQUES</b>			
<b>CHEQUE #</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
83193	AMSC	HEALTH CARE SPENDING/BENEFITS	\$20,905.74
83194	ANDRES, BONNIE	EMPLOYEE REIMBURSEMENT - GOLF EVENT SUPPLIES	\$43.42
83195	BANMAN, JODI	ZUMBA LESSONS	\$25.20
83196	BRUCE'S SEWER SERVICE	AUGER SEWER LINES	\$262.50
83197	CANADIAN ENERGY	CABLE/BATTERY	\$366.73
83198	FRANCOTYP-POSTALIA	POSTAGE MACHINE LEASE	\$114.82
83199	JACK N' JILL PARTIES	REDCLIFF DAYS ENTERTAINMENT	\$575.00
83200	JACOB'S WELDING	WELDING JOBS/TUBING/MESH	\$735.00
83201	MEDICINE HAT REFRIGERATION	A/C REPAIR	\$141.75
83202	SHAW CABLE	INTERNET	\$146.90
83203	NEW WEST TRUCKS	SPRING BRAKE VALVE	\$321.60
83204	PRIME PRINTING	BUSINESS CARDS	\$73.50
83205	RECEIVER GENERAL	DEDUCTIONS	\$440.35
83206	PUROLATOR	SHIPPING	\$50.05
83207	RECREATION FACILITY PERSONNEL	POOL AND PARK COURSES	\$3,400.00
83208	RIVERVIEW GOLF CLUB	MEALS ON WHEELS	\$2,863.63
83209	ST.JOHN AMBULANCE	FIRST AID AT REDCLIFF DAYS	\$200.00
83210	TAKING AUGUST	REDCLIFF DAYS ENTERTAINMENT	\$750.00
83211	WATSON POOLS	POOL SUPPLIES	\$1,420.02
83212	CANNON, DELEENA	REDCLIFF DAYS PAINTING	\$500.00
83213	WHITE DRAGON KARATE	CANADA DAY HELP	\$150.00
83214	SOUTH COUNTRY CO-OP	SOAP/SQUEEGEES/TAPE/BRUSHES/BROOMS/HANDLE	\$215.44
83215	PAINTING WITH VAL	PAINTING	\$180.00
83216	SIMPSON, KIM	REFUND FACILITY/KEY DEPOSIT	\$275.00
83217	MCCARTHY, ELAINE	FACE PAINTING	\$460.00
83218	SCHMALTZ, DEAN	REFUND KEY DEPOSIT	\$100.00
83219	TOWN OF REDCLIFF	PETTY CASH	\$421.55
83220	TU, JENNY	TRAVEL REIMBURSEMENT	\$554.00
83221	WILLIAM L. HAYNES PROFESSIONAL	PERMIT FEE REIMBURSEMENT	\$200.00
83222	WOOD, DALE	CFSC/CRFSC/HUNTER ED FEES	\$3,610.00
83223	AMBROSIO, CHELSEY	REISSUE CHEQUE	\$1,505.40
83224	ALBERTA HEALTH SERVICES	CONCESSION PERMITS	\$72.92
83225	AG-PLUS MECHANICAL	GLASS DOOR/SEAL DOOR	\$357.91
83226	JAGUAR MEDIA	JOB POSTING	\$472.50
83227	KRUSE GLASS	DOOR GLASS	\$264.60
83228	MATTSON, SHELLEY	AIRBRUSH TATTOOS	\$100.00
83229	SHAW CABLE	INTERNET	\$93.35
83230	MURRAY CHEVROLET CADILLAC	BELT KIT/HANDLE	\$224.55
83231	STEIER, BARRY	EMPLOYEE REIMBURSEMENT - OFFICE SUPPLIES	\$17.26
83232	TELUS COMMUNICATION	INTERNET	\$129.91
83233	MUNICIPAL WORLD	JOB POSTING	\$450.45
83234	WATSON POOLS	CONTROLLER	\$4,961.25
83235	WADE, RALPH	REFUND INACTIVE CREDIT ON ACCOUNT	\$215.19
83236	FRIESEN, PETER	REFUND CONSTRUCTION DEPOSIT	\$5,000.00
83237	PARTRIDGE, NICHOLAS	REFUND INACTIVE CREDIT ON ACCOUNT	\$85.05
83238	REDCLIFF FIREMAN SOCIAL CLUB	2ND QUARTER PAY	\$285.00



83239	WESCLEAN EQUIPMENT	CLEANING/BATHROOM SUPPLIES	\$264.16
83241	ALBERTA URBAN MUNICIPALITIES	JOB POSTING	\$315.00
83242	CITY OF MEDICINE HAT	SPECIAL TRANSIT CONTRACT	\$32,776.50
83243	CANADIAN PACIFIC RAILWAY	FLASHER CONTACT	\$558.00
83244	ECONOMIC DEVELOPMENT ALLIANCE	INSTALLMENT	\$21,700.00
83245	EMCO	FRAME/RING/COVER	\$2,909.55
83246	JACOB'S WELDING	WELDING ON ZAMBONI	\$210.00
83247	J.BALMER SAFETY CONSULTING	AED ADULT PADS	\$283.50
83248	JENKINS, TRACEY	EMPLOYEE REIMBURSEMENT - CANADA DAY SUPPLIES	\$121.33
83249	PRIME PRINTING	PURCHASE ORDERS	\$794.85
83250	SECURTEK	ALARM SYSTEM	\$72.29
83251	MCCARTHY, ELAINE	FACE PAINTING FOR CANADA DAY	\$60.00
83252	BISHOP MACKENZIE LLP	REFUND OVERPAYMENT OF TAXES	\$50.00
<b>TOTAL</b>			<b>\$113,852.72</b>

<b>TOWN OF REDCLIFF ACCOUNTS PAYABLE LIST - ELECTRONIC FUND TRANSFERS</b>			
<b>EFT#</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
00757	ACTION PARTS	PRESSURE WASHER	\$6,298.95
00758	ALTA-WIDE BUILDERS	DRY CEMENT	\$94.34
00759	ATRON REFRIGERATION	CLEAN BURNERS/SERVICE ON BOILER AND A/C	\$510.83
00760	BARTLE & GIBSON	VALVES	\$1,023.75
00761	THE BOLT GUYS	SCREWS/GLOVES	\$99.56
00762	THE BOLT SUPPLY HOUSE	WASHERS/NUTS/PODS/TOOL KIT	\$520.08
00763	CANADIAN LINEN & UNIFORM	COVERALLS/TOWELS	\$33.54
00764	CLEARTECH	CHEMICALS	\$921.30
00765	COURTYARD LAW CENTER	PROFESSIONAL SERVICES - MISC MATTERS	\$384.08
00766	CUPE	UNION DUES	\$2,689.71
00767	FAST TIMES MACHINING	REPAIR DRIVE SHAFT/REPLACE U-JOINTS/MANUFACTURING	\$4,087.78
00768	GAS CITY HYDRO VAC	CURB STOP REPAIR	\$630.00
00769	REDCLIFF HOME HARDWARE	PAINT SUPPLIES/SEALS/TAPE/CEMENT/WIRE/PIPE/VALVES	\$522.14
00770	HYDRODIG	CURB STOP REPAIR/DIG HOLE/FIBRE CABLE	\$1,449.00
00771	JIM'S ELECTRIC	REPAIR RECEPTACLES	\$158.45
00772	MACDESIGN SCREENWORKS	POOL UNIFORMS	\$1,156.58
00773	MPE ENGINEERING	WTP CONTINUING SERVICE	\$1,575.00
00774	RAM EXTERIORS	METAL CLODDING ROOF	\$6,861.75
00775	RURAL MUNICIPALITIES	SIGNS/CARTRIDGES	\$416.00
00776	ROCKY MOUNTAIN PHOENIX	TURNOUT GEAR	\$18,676.35
00777	ROSENAU TRANSPORT	SHIPPING	\$694.17
00778	SOUTH COUNTRY GLASS	ADJUST DOORS	\$204.75
00779	SUMMIT MOTORS	REFLECTOR	\$67.63
00780	BAUMANN'S VENTILATION	REPLACE VALVE	\$284.12
00781	TRIPLE R EXPRESS	SHIPPING	\$72.45
00782	BERT'S VACUUMS	CLEANING SUPPLIES	\$657.88
00783	A & B STEEL	V-BELT/QUICK LINK/REFLECTOR ROD	\$19.25
00784	ACTION PARTS	HEADLAMP/WIPER BLADES	\$100.11
00785	BOSS LUBRICANTS	OIL/GREASE	\$377.74
00786	BROWNLEE	PROFESSIONAL SERVICES	\$1,410.73
00787	CANADIAN LINEN & UNIFORM	COVERALLS/TOWELS	\$33.64
00788	CLEARTECH	CHEMICALS	\$460.66

00789	DIGITEX	PHOTOCOPIER FEES	\$813.20
00790	FARMLAND SUPPLY	CLAMPS/HOSE/HOSE WRAP	\$239.98
00791	FOX ENERGY	GLOVES	\$837.90
00792	KEYWAY	REMOVE & REINSTALL HARDWARE/SERVICE DOORS	\$1,668.45
00793	KIRK'S MIDWAY TIRE	FLAT REPAIR	\$22.05
00794	PARK ENTERPRISES	PERMITS	\$3,295.62
00795	PRO COMM SOLUTIONS	REPAIR DOOR ACCESS	\$163.01
00796	RMA FUEL	FUEL	\$9,376.11
00797	ROSENAU TRANSPORT	SHIPPING	\$79.99
00798	SCHEFFER ANDREW	PLANNING SERVICES/PROJ #175 PROJECT MANAGEMENT	\$1,467.65
00799	CIVIC INFO BC	JOB POSTING	\$157.50
00800	ULTIMATE SPA	CHEMICALS	\$314.07
00801	A & B STEEL	BROOM HANDLE/METAL TIP/BROOM HEAD	\$73.23
00802	AIR LIQUIDE	CARBON DIOXIDE	\$1,082.91
00803	CANADIAN LINEN & UNIFORM	COVERALLS/TOWELS	\$36.49
00804	C.E.M. HEAVY EQUIPMENT	SENSOR/ACCUMULATOR	\$2,499.88
00805	CITY AUTO PARTS	BRAKE CLEAN	\$82.91
00806	COURTYARD LAW CENTER	DISCHARGE CAVEAT	\$88.69
00807	DIGITEX	PHOTOCOPIER FEES	\$243.50
00808	FARMLAND SUPPLY	AIR HOSE ASSEY/PLUG/ELBOW/VALVE/GREASE PACK	\$91.53
00809	REDCLIFF HOME HARDWARE	FRESHNERS/EPOXY	\$49.27
00810	KRUSE GLASS	WINDSHIELDS	\$655.20
00811	LETHBRIDGE MOBILE SHREDDING	SHREDDING	\$68.25
00812	RURAL MUNICIPALITIES OF ALBERTA	FOX SAFETY - SAFETY SUPPLIES	\$269.17
		<b>TOTAL</b>	<b>\$76,168.88</b>

<b>REDCLIFF/CYPRESS LANDFILL ACCOUNTS PAYABLE LIST - CHEQUES</b>			
<b><u>CHEQUE #</u></b>	<b><u>VENDOR</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>AMOUNT</u></b>
00348	FARMLAND	PIPE/CAMLOCK	\$349.13
00349	FORTY MILE GAS	UTILITIES	\$91.21
00350	KIRK'S TIRE	TIRES/CHANGEOVER	\$2,715.30
00351	PREFERRED SERVICE CUSTOMS	CUSTOMS DUTY	\$49.85
00352	RMA FUEL	FUEL	\$2,288.06
00353	TELUS MOBILITY	SIM CARDS	\$114.85
00354	BOSS LUBRICANTS	ANTIFREEZE	\$183.12
00355	C.E.M HEAVY EQUIPMENT	GASKETS	\$67.96
00356	FARMLAND SUPPLY	CLAMPS/VALVES/NIPPLES/HOSE/NOZZLE	\$182.30
00357	NANA'S AND PAPA'S	LAUNDER COVERALLS	\$36.75
00358	PRESCISION SCALE	CALIBRATION	\$2,475.38
00359	REDCLIFF HOME HARDWARE	CEMENT/CLEANER/WATER	\$24.05
00360	RMA FUEL	FUEL	\$2,271.76
00361	SANATEC	PUMP SEPTIC TANK	\$141.75
00362	TELUS	PHONE SERVICE	\$39.44
00363	WESTERN DIESEL WHOLESALE	LINER/HOSE	\$33.83
00364	C.E.M. HEAVY EQUIPMENT	HOSE/TURBO CHARGER/SCREW/GASKET	\$3,585.10
00365	FARMLAND	BANJO FITTING	\$23.66
00366	H2O HAULING	HAUL WATER	\$230.00
00367	RMA FUEL	FUEL	\$2,248.16
00368	SHOCKWARE	INTERNET	\$52.45
<b>TOTAL</b>			<b>\$17,204.11</b>

**TOWN OF REDCLIFF**  
**BANK SUMMARIES FOR JUNE 30, 2018**

**CASH ACCOUNTS**

	ATB GENERAL 5.12.02.121.000 TOWN	ATB LANDFILL 5.99.02.121.000 LANDFILL
BALANCE FORWARD	1,479,982.17	1,803,852.00
DAILY DEPOSITS	2,478,873.47	175,602.60
DIRECT DEPOSITS	3,748,969.03	111,839.40
GOVERNMENT GRANTS	0.00	0.00
INTEREST	4,321.08	2,398.28
OTHER DEPOSITS	11,778.61	7,095.05
<b>SUBTOTAL</b>	<b>6,243,942.19</b>	<b>296,935.33</b>
PAYMENTS	772,336.68	77,032.33
ASFF QUARTERLY PAYMENTS	457,708.56	0.00
DEBENTURE PAYMENTS	156,650.20	0.00
OTHER WITHDRAWALS	273,243.31	148,113.32
<b>SUBTOTAL</b>	<b>(1,659,938.75)</b>	<b>(225,145.65)</b>
<b>TOTAL</b>	<b>6,063,985.61</b>	<b>1,875,641.68</b>
BANK STATEMENT ENDING BALANCE	5,911,452.72	1,965,448.96
OUTSTANDING CHEQUES ( - )	(50,103.81)	(91,644.92)
DEPOSITS IN TRANSIT ( + )	202,636.70	1,837.64
<b>TOTAL</b>	<b>6,063,985.61</b>	<b>1,875,641.68</b>
<b>TOTAL CASH</b>	<b>7,939,627.29</b>	

**INVESTMENT ACCOUNTS**

CIBC WOOD GUNDY PORTFOLIO (TOWN)	5.12.02.321.001	17,784,823.00
CIBC WOOD GUNDY PORTFOLIO (LANDFILL)	5.99.02.321.001	491,944.00
<b>TOTAL INVESTMENTS</b>		<b>18,276,767.00</b>

<b>TOTAL CASH &amp; INVESTMENTS</b>	<b>26,216,394.29</b>
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**BYLAW NO: 1867/2018**  
**TOWN OF REDCLIFF**

**A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW.**

**WHEREAS** the land described as

Legal Description

Lot 28, Block 80, Plan 0613199

Civic Address

631 South Railway Drive NE

herein referred to as "Subject Land A", is not presently included within the Cannabis Retail Store Overlay, as illustrated in Map A in the Land Use Bylaw.

**AND WHEREAS** Redcliff Town Council desires to amend Map A of the Land Use Bylaw to include "Subject Land A" within the Cannabis Retail Store Overlay. "Subject Land A" is located as indicated on the following map.



**AND WHEREAS** copies of this bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000, Ch. M-26.

**AND WHEREAS** a public hearing with respect to this Bylaw was held in the Council Chambers at the Town of Redcliff on the \_\_\_\_ day of \_\_\_\_ A.D. 2018.

**NOW THEREFORE** the Council of the Town of Redcliff in open meeting assembled, enacts that Bylaw 1698/2011, being the Land Use Bylaw, be amended as follows:

(1) This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1867/2018.

(2) The land described as

Legal Description

Lot 28, Block 80, Plan 0613199

Civic Address

631 South Railway Drive NE

is hereby included within the Cannabis Retail Store Overlay.

(3) That the current Map A, Cannabis Retail Store Overlay, in the Land Use Bylaw be deleted and replaced with revised Map A as is hereto attached to this amending bylaw.

(4) This bylaw shall come into force on the date of the final reading and signing thereof.

**READ** a first time this 25<sup>th</sup> day of June, 2018 A.D,

**READ** a second time this \_\_\_\_\_ day of \_\_\_\_\_ 2018 A.D,

**READ** a third time this \_\_\_\_\_ day of \_\_\_\_\_ 2018 A.D,

**PASSED** and **SIGNED** this \_\_\_\_\_ day of \_\_\_\_\_ A.D, 2018

\_\_\_\_\_  
MAYOR

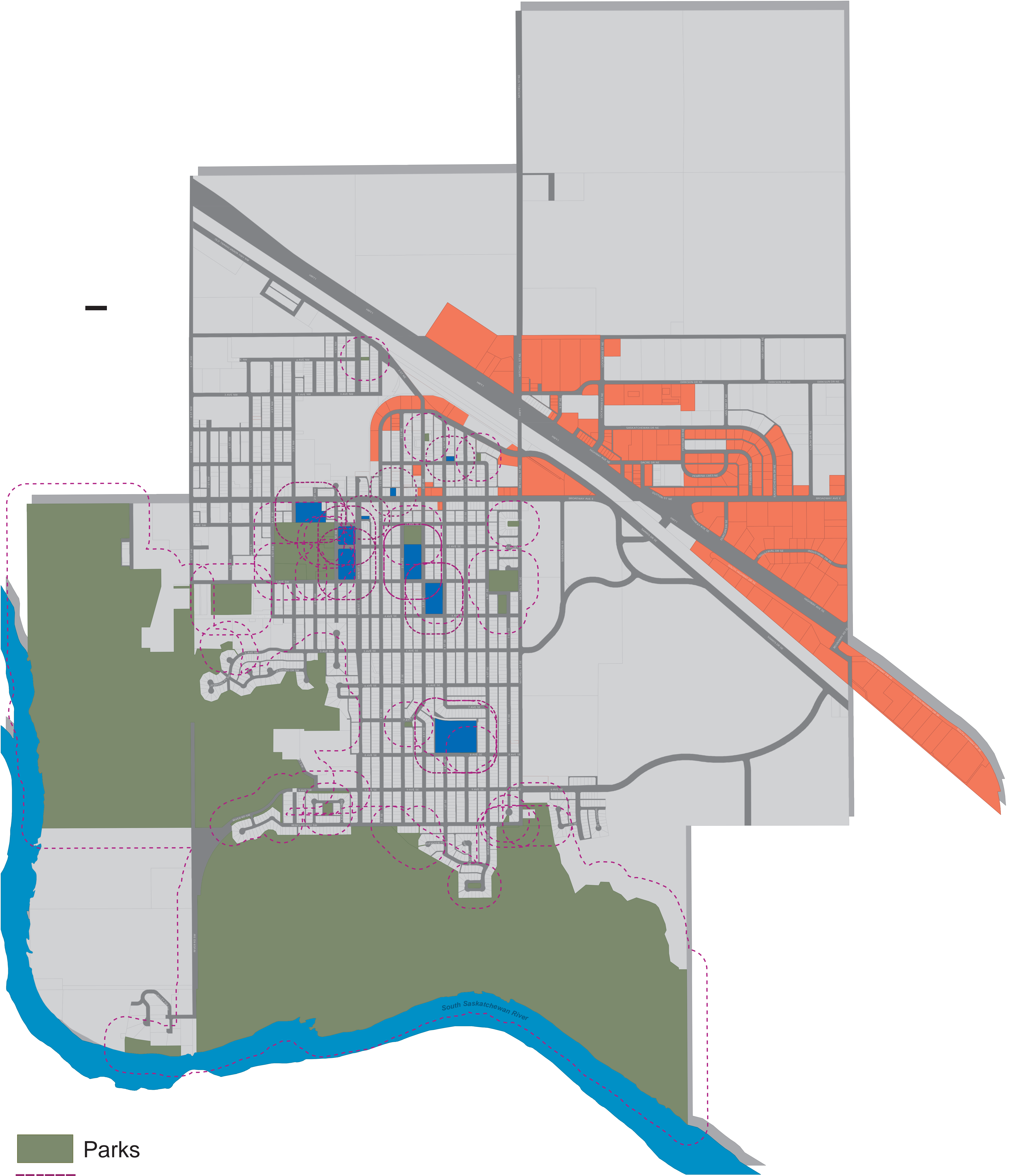
\_\_\_\_\_  
MANAGER OF LEGISLATIVE & LAND  
SERVICES







# Map A

## Cannabis Retail Store Overlay Map

*proposed with amendments*



-  Parks
-  100m buffer
-  Sensitive uses
-  Cannabis Retail Store Overlay

Date: 6/21/2018  
Author: Town of Redcliff GIS  
Projection: CANA83-3TM111  
Data source: Town of Redcliff GIS

Kilometers  
0 0.25 0.5 1

**MINUTES OF THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL  
MONDAY, JUNE 25, 2018 at 7:00 P.M.**

**PRESENT:**

Mayor	D. Kilpatrick
Councillors	S. Cockle,
	C. Crozier (arrived at 7:05 p.m.)
	C. Czember, L. Leipert
	E. Solberg, J. Steinke
Municipal Manager	A. Crofts
Manager of Legislative & Land Services	S. Simon
Director of Finance & Administration	J. Tu (left at 7:31 p.m.)
Municipal Accountant	M. Davies (left at 7:31 p.m.)
Director of Public Services	C. Popick (left at 7:31 p.m.)
Director of Community & Protective Services	K. Dalton (left at 8:13 p.m.)
Director of Planning & Engineering	J. Johansen (left at 7:31 p.m., rejoined at 8:13 p.m.)

**ABSENT:**

**1. GENERAL**

- |  |  |
|--|--|
| Call to Order                          | <b>A)</b> Mayor Kilpatrick called the regular meeting to order at 7:00 p.m.  |
| 2018-0260 Adoption of Agenda           | <b>B)</b> Councillor Leipert moved the Agenda be adopted as presented. - Carried.  |
| 2018-0261 Accounts Payable             | <b>C)</b> Councillor Cockle moved the accounts payables for the Town of Redcliff and Redcliff/Cypress Regional Waste Management Authority, be received for information. - Carried. |
| 2018-0262 Bank Summary to May 31, 2018 | <b>D)</b> Councillor Czember moved the Bank Summary to May 31, 2018, be received for information. - Carried.   |

**2. DELEGATION**

- |  |   |
|--|---|
| 2018-0263 Willard Schmidt<br>Re: 1502 Dirkson Drive NE<br>Taxes, Water & Sewer<br>Services | <b>A)</b> Willard Schmidt, on behalf of several condo owners at 1502 Dirkson Drive NE in Redcliff, was in attendance to discuss their taxes, water and sewer services at 1502 Dirkson Drive NE, Redcliff. |
|--|---|

Councillor Crozier arrived at 7:05 p.m.



Councillor Czember moved the presentation of Willard Schmidt, on behalf of several condo owners at 1502 Dirkson Drive NE in Redcliff, regarding taxes, water and sewer services at 1502 Dirkson Drive NE, be received for information.  
- Carried.

### 3. MINUTES

- 2018-0264 Council meeting held June 11, 2018  
**A)** Councillor Crozier moved the minutes of the Council meeting held June 11, 2018, be adopted as presented.  
- Carried.
- 2018-0265 Municipal Planning Commission meeting held June 20, 2018  
**B)** Councillor Leipert moved the minutes of the Municipal Planning Commission meeting held June 20, 2018, be received for information. - Carried.
- 2018-0266 Emergency Advisory Committee meeting held June 21, 2018  
**C)** Councillor Solberg moved the minutes of the Emergency Advisory Committee meeting held June 21, 2018, be received for information. - Carried.

### 4. BYLAWS

- 2018-0267 Bylaw 1859/2018, Road Closure Bylaw (Portion 2<sup>nd</sup> Ave SW)  
**A)** Councillor Crozier moved Bylaw 1859/2018, Road Closure Bylaw (Portion 2<sup>nd</sup> Ave SW), be given second reading.  
- Carried.
- 2018-0268  
Councillor Solberg moved Bylaw 1859/2018, Road Closure Bylaw (Portion 2<sup>nd</sup> Ave SW), be given third reading.  
- Carried.
- 2018-0269 Bylaw 1867/2018, Land Use Bylaw Amendment  
Re: Cannabis Retail Store Overlay Map  
**B)** Councillor Czember moved Bylaw 1867/2018, being an amendment to the Land Use Bylaw, to include Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE) in the Cannabis Retail Store Overlay, Map A, be given first reading, and Administration proceed to provide notice and advertise for a public hearing in accordance with the Municipal Government Act. - Carried.

### 5. REQUEST FOR DECISIONS

- 2018-0270 Southern Alberta Emergency Management Resource Sharing Agreement  
**A)** Councillor Crozier moved to adopt the Southern Alberta Emergency Management Resource Sharing Agreement and direct administration to forward a signed copy to the city of Lethbridge which is acting as the administrative coordinator of the agreement. - Carried.
- 2018-0271 Redcliff Public Library  
Re: Financial Reviewer  
**B)** Councillor Steinke moved Terra Perks be approved as the Financial Reviewer for the Redcliff Public Library.  
- Carried.

**6. POLICIES**

- |           |   |   |
|-----------|---|---|
| 2018-0272 | Policy 036, Snow Removal & Street Sanding Policy        | <b>A)</b> Councillor Solberg moved to adopt Policy 036, Snow Removal & Street Sanding Policy as presented. - Carried.           |
| 2018-0273 | Policy 054, Electronic Sign Policy                      | <b>B)</b> Councillor Cockle moved Policy 054, Electronic Sign Policy, be approved as presented. - Carried.                      |
| 2018-0274 | Policy 063, Goods for Sale on Municipal Property Policy | <b>C)</b> Councillor Cockle moved Policy 063, Goods for Sale on Municipal Property Policy, be approved as presented. - Carried. |
| 2018-0275 | Policy 065, Seized Items Storage Fees Policy            | <b>D)</b> Councillor Cockle moved Policy 065, Seized Items Storage Fees Policy, be approved as presented. - Carried.            |
| 2018-0276 | Policy 093, Safety Policy                               | <b>E)</b> Councillor Crozier moved Policy 093, Safety Policy, be approved as presented. - Carried.                              |

**7. OTHER**

- |           |  |   |
|-----------|--|---|
| 2018-0277 | Memo to Council<br>Re: 1502 Dirkson Drive NE<br>Taxes, Water & Sewer<br>Services | <b>A)</b> Councillor Czembar moved the Memo to Council dated June 25, 2018 regarding 1502 Dirkson Drive NE Taxes, Water & Sewer Services, be received for information. - Carried. |
| 2018-0278 | Municipal Manager Report to Council June 25, 2018                                | <b>B)</b> Councillor Solberg moved the Municipal Manager Report to Council dated June 25, 2018, be received for information. - Carried.   |
| 2018-0279 | Council Important Meetings & Events June 25, 2018                                | <b>C)</b> Councillor Crozier moved the Council Important Meetings & Events June 25, 2018, be received for information. - Carried.   |

**8. RECESS**

Mayor Kilpatrick called for a recess at 7:31 p.m.

Director of Finance & Administration, Municipal Accountant, Director of Public Services, Director of Planning and Engineering left at 7:31 p.m.

Mayor Kilpatrick reconvened the meeting at 7:39 p.m.

**9. IN CAMERA (Confidential Session)**

- |           |  |
|-----------|--|
| 2018-0280 | Councillor Leipert moved to meet In Camera to discuss one advice from officials matter under Section 24 of the <i>Freedom of Information and Protection of Privacy Act (FOIP)</i> and one land matter under Section 24 of FOIP at 7:39 p.m. - Carried. |
|-----------|--|

Pursuant to Section 197(6) of the *Municipal Government Act*, the following members of Administration were in attendance in the closed meeting: Municipal Manager, Manager of Legislative and Land Services, Director of Community & Protective Services [for item 9A Advice from Officials] (left at 8:13 p.m.), Director of Planning & Engineering joined at 8:13 p.m. [for Item 9B Land Matter].

2018-0281

Councillor Czember moved to return to regular session at 8:28 p.m. - Carried.

2018-0282

Councillor Czember moved to direct Administration to resubmit the Alberta Community Resiliency Program (ACRP) grant application for Eastside Storm Drainage project. - Carried.

# **11. ADJOURNMENT**

2018-0283 Adjournment

Councillor Cockle moved to adjourn the meeting at 8:29 p.m. - Carried.

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Mayor Kilpatrick

---

Manager of Legislative & Land Services



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## MDP STEERING COMMITTEE MINUTES

---

DATE: May 30, 2018 4:30pm

LOCATION: Redcliff Town Hall Council Chambers

---

### PRESENT:

Members:

Arnold Frank, Tonya Mori, Emily Stock,  
Wendy Harty, Bruce Vine, Dwight  
Kilpatrick

Director of Planning & Engineering:

James Johansen

Planning Specialist:

Jordan Zukowski

### ABSENT:

Members:

William Crozier, Kim Dalton

### 1. GENERAL

#### A. CALL TO ORDER

W. Harty called the meeting to order at 4:35pm

### 2. CONSENT AGENDA

#### A. ADOPTION OF AGENDA

#### B. PREVIOUS MEETING MINUTES

#### C. MDP PHOTO CONTEST

T. Mori moved to adopt the consent agenda

- carried

### 3. FOR COMMENT/DISCUSSION

#### A. POLICY ACTION ITEMS

Members split into groups of 2 and sorted action items into goals and neighbourhoods

### 4. NEXT MEETING

Wednesday June 27<sup>th</sup> at 4:30pm in Redcliff Town Hall Council Chambers

### 5. ADJOURNMENT

B. Vine moved to adjourn the meeting at 5:26pm

- carried



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## MDP STEERING COMMITTEE MINUTES

---

DATE: June 27, 2018 4:30pm

LOCATION: Redcliff Town Hall Council Chambers

---

### PRESENT:

Members:

Tonya Mori, Emily Stock, Wendy Harty,  
Bruce Vine, Dwight Kilpatrick, William  
Crozier

Director of Planning & Engineering:

James Johansen

Planning Specialist:

Jordan Zukowski

### ABSENT:

Members:

Arnold Frank, Kim Dalton

### 1. GENERAL

#### A. CALL TO ORDER

W. Harty called the meeting to order at 4:33pm

### 2. CONSENT AGENDA

#### A. ADOPTION OF AGENDA

#### B. PREVIOUS MEETING MINUTES

#### C. LAND INVENTORY

B. Vine moved to adopt the consent agenda

- carried

### 3. FOR COMMENT/DISCUSSION

#### A. POLICY STATEMENTS FROM LAND INVENTORY

##### *Building & Site Quality*

- General Comments:

- Enforcement should strive to be proactive rather than strictly complaint driven, potential need to increase enforcement capacity

- Beautification initiatives and “community greening” would increase pride in the neighbourhood, leading to fewer unsightly premises
- Engage volunteer, youth, and service groups in community clean-up initiatives (i.e. Youth Centre, 4H Club)
- Clean-up initiatives paired with already occurring spring clean-up days

#### *Commercial Land*

- General Comments:
  - Increase the amount of commercial land available North of the Trans-Canada Highway (currently mostly industrial); encourage redevelopment of older industrial lots and residential uses
  - Generate potential opportunities for increased commercial development wherever possible
  - Increase advertising presence for Town-owned commercial land for sale (i.e. online, for sale signs)

#### *Horticultural Land*

- General Comments:
  - Encourage vacant horticultural land on South Broadway Avenue to rezone to higher density residential and senior’s or multi-family housing, due to close proximity to downtown
  - Encourage development of vacant horticultural parcels near the coulees/old landfill site to a mixed use neighbourhood with both residential and commercial uses (i.e. corner store). Opportunity for specialized uses directly on the coulee (i.e. mini golf course with a view)
  - Phase-out horticultural uses long-term due to new tax regulations, especially smaller, older greenhouses which are already less economically viable. Shift to other uses on current horticultural lands.
  - With the greenhouse phase-out, will rebranding eventually be needed?

#### *Community Facilities*

- General Comments:
  - Explore the development of regional community facilities with neighbouring municipalities to avoid duplication of services and share costs

#### *Historical Preservation*

- General Comments:
  - Too much historical preservation runs the risk of discouraging redevelopment and new development
  - Historical designation is almost entirely up to the landowner/homeowner; educate the public on the importance of historic resources in Redcliff to

encourage owner-led preservation

- Expand the historic rock monuments initiative by erecting informative plaques
- Incorporate Redcliff's brick history into new developments by requiring brick materials in construction and in public areas (i.e. brick pathways in new parks)
- Beautification initiatives and "community greening" would increase pride in the neighbourhood

#### **4. NEXT MEETING**

Wednesday, July 25 at 4:30pm in Redcliff Town Hall Council Chambers

#### **5. ADJOURNMENT**

D. Kilpatrick moved to adjourn the meeting at 6:05pm

- carried

**TOWN OF REDCLIFF**  
**REQUEST FOR DECISION**

**DATE:** July 16, 2018

**PROPOSED BY:** Planning & Engineering

**TOPIC:** Bylaw 1867/2018, Land Use Bylaw Amendment - Cannabis Retail Store Overlay

**PROPOSAL:** That council consider giving 2<sup>nd</sup> & 3<sup>rd</sup> reading to the proposed amendment to the Land Use Bylaw regarding the Cannabis Retail Store Overlay

---

**BACKGROUND:**

The federal Cannabis Act received royal assent on June 21<sup>st</sup>, 2018. The federal government set October 17<sup>th</sup>, 2018 as the day cannabis legalization will come into effect.

On May 14<sup>th</sup>, 2018, Redcliff Town Council passed amendments to the Land Use Bylaw to provide for the regulation of cannabis-related uses, in preparation for legalization. The amendments included the creation of a Cannabis Retail Store Overlay, and subsequent map (Map A) to denote allowable locations for Cannabis Retail Stores. The Cannabis Retail Store Overlay was created using the following setbacks as guidelines:

1. located outside of the 100 metre setback from any parcel of land on which a Cannabis Retail Store is located to a boundary of the parcel of land of a:
  - a. Provincial health care facility;
  - b. School;
  - c. School reserve or municipal and school reserve as designated in the *Municipal Government Act*;
  - d. Municipal recreation facility (including the youth centre, swimming pool, rectangle, and library);
  - e. Payday loan centre or pawn shop;
  - f. Daycare or childcare facility; or
  - g. Public park used for recreational purposes.

The use of the Overlay to determine Cannabis Retail Store locations allows Council the flexibility to remove or include parcels in the Overlay, on a case by case basis, at Council discretion, regardless of whether the parcels meet the setback guidelines.

On June 12<sup>th</sup>, 2018 KRC Investments Inc. made an application to amend Bylaw 1698/2011, being the Redcliff Land Use Bylaw, to include Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE) in the Cannabis Retail Store Overlay. Lot 28, Block 80, Plan 0613199 was not originally included in the Cannabis Retail Store Overlay as it is located within the 100 metre setback from a public park and playground on 1<sup>st</sup> Avenue NE.

The proposed Land Use Bylaw amendment was presented to the Municipal Planning Commission at the regular scheduled meeting on June 20<sup>th</sup>, 2018 for comment. MPC's comments are as follows:



B. Vine moved, with regard to the Application for Land Use Amendment from KRC Investments Inc. to allow for the sale of Cannabis related products at 631 South Railway Drive NE (Lot 28, Block 80, Plan 0613199), that the following comment be submitted to Council:

Consensus of the Municipal Planning Commission is that it supports the application for Land Use Amendment Application from KRC Investments Inc. to include the property at 631 South Railway Drive NE (Lot 28, Block 80, Plan 0613199) in the Cannabis Retail Store Overlay as presented.

On June 25, 2018 the proposed Land Use Bylaw amendment was presented to Council for consideration and received first reading. As per legislative requirements Administration advertised for a Public hearing to be held this evening, July 16, 2018. In addition adjacent land owners were sent notice and advised of the proposed amendment and scheduled public hearing affording them opportunity to comment or ask questions.

No comments or concerns as of July 12, 2018 have been received.

#### **POLICY/LEGISLATION:**

Part 2, Division 1, Section 8 of the Municipal Government Act

Part VI Land Use Bylaw Amendments, Section(s) 32-39 of the Redcliff Land Use Bylaw

#### **STRATEGIC PRIORITIES:**

N/A

#### **ATTACHMENTS:**

Bylaw 1867/2018, Land Use Amending Bylaw

#### **OPTIONS:**

1. That Council give 2<sup>nd</sup> & 3<sup>rd</sup> reading to Bylaw 1867/2018, being an amendment to the Land Use Bylaw 1698/2011, to include Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE) in the Cannabis Retail Store Overlay, Map A.
2. That Council not give second & third reading to Bylaw 1867/2018.

#### **RECOMMENDATION:**


Option 1

**SUGGESTED MOTION(S):**

Councillor \_\_\_\_\_ moved Bylaw 1867/2018, being an amendment to the Land Use Bylaw (1698/2011), to include Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE) in the Cannabis Retail Store Overlay, Map A, be given second reading.

Councillor \_\_\_\_\_ moved Bylaw 1867/2018, being an amendment to the Land Use Bylaw (1698/2011), to include Lot 28, Block 80, Plan 0613199 (631 South Railway Drive NE) in the Cannabis Retail Store Overlay, Map A, be given third reading.

SUBMITTED BY:

  
\_\_\_\_\_  
Department Head

  
\_\_\_\_\_  
Municipal Manager

**BYLAW NO: 1867/2018**  
**TOWN OF REDCLIFF**

**A BYLAW OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING BYLAW 1698/2011 BEING THE REDCLIFF LAND USE BYLAW.**

**WHEREAS** the land described as

Legal Description

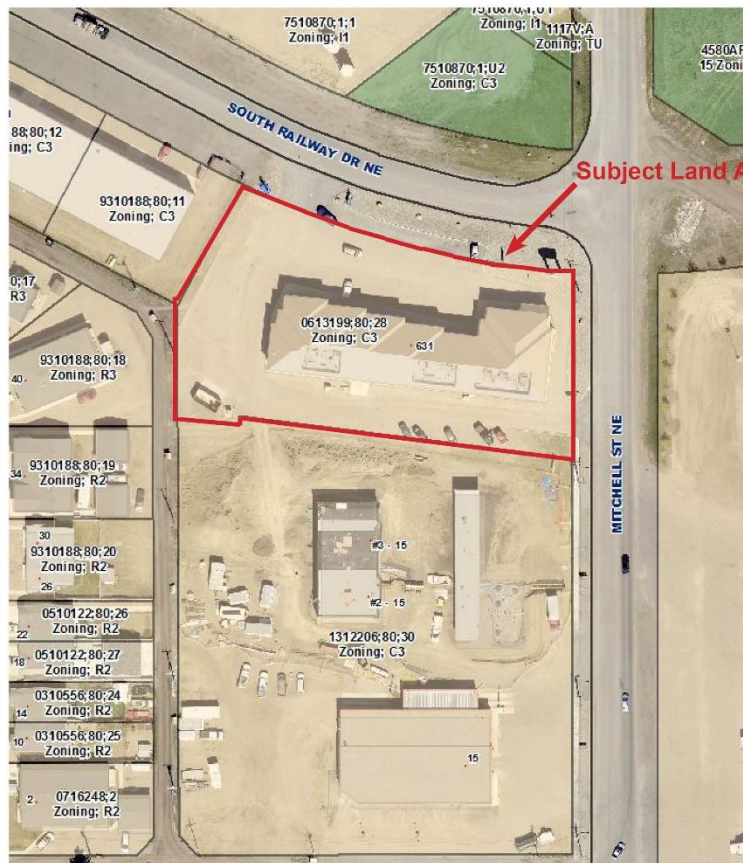
Lot 28, Block 80, Plan 0613199

Civic Address

631 South Railway Drive NE

herein referred to as “Subject Land A”, is not presently included within the Cannabis Retail Store Overlay, as illustrated in Map A in the Land Use Bylaw.

**AND WHEREAS** Redcliff Town Council desires to amend Map A of the Land Use Bylaw to include “Subject Land A” within the Cannabis Retail Store Overlay. “Subject Land A” is located as indicated on the following map.



**AND WHEREAS** copies of this bylaw and related documents were made available for inspection by the Public at the Municipal Office as required by the Municipal Government Act R.S.A. 2000, Ch. M-26.

**AND WHEREAS** a public hearing with respect to this Bylaw was held in the Council Chambers at the Town of Redcliff on the \_\_\_\_ day of \_\_\_\_ A.D. 2018.

**NOW THEREFORE** the Council of the Town of Redcliff in open meeting assembled, enacts that Bylaw 1698/2011, being the Land Use Bylaw, be amended as follows:

(1) This bylaw may be cited as the Town of Redcliff Land Use Amending Bylaw 1867/2018.

(2) The land described as

Legal Description

Lot 28, Block 80, Plan 0613199

Civic Address

631 South Railway Drive NE

is hereby included within the Cannabis Retail Store Overlay.

(3) That the current Map A, Cannabis Retail Store Overlay, in the Land Use Bylaw be deleted and replaced with revised Map A as is hereto attached to this amending bylaw.

(4) This bylaw shall come into force on the date of the final reading and signing thereof.

**READ** a first time this 25<sup>th</sup> day of June, 2018 A.D,

**READ** a second time this \_\_\_\_\_ day of \_\_\_\_\_ 2018 A.D,

**READ** a third time this \_\_\_\_\_ day of \_\_\_\_\_ 2018 A.D,

**PASSED** and **SIGNED** this \_\_\_\_\_ day of \_\_\_\_\_ A.D, 2018

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MAYOR

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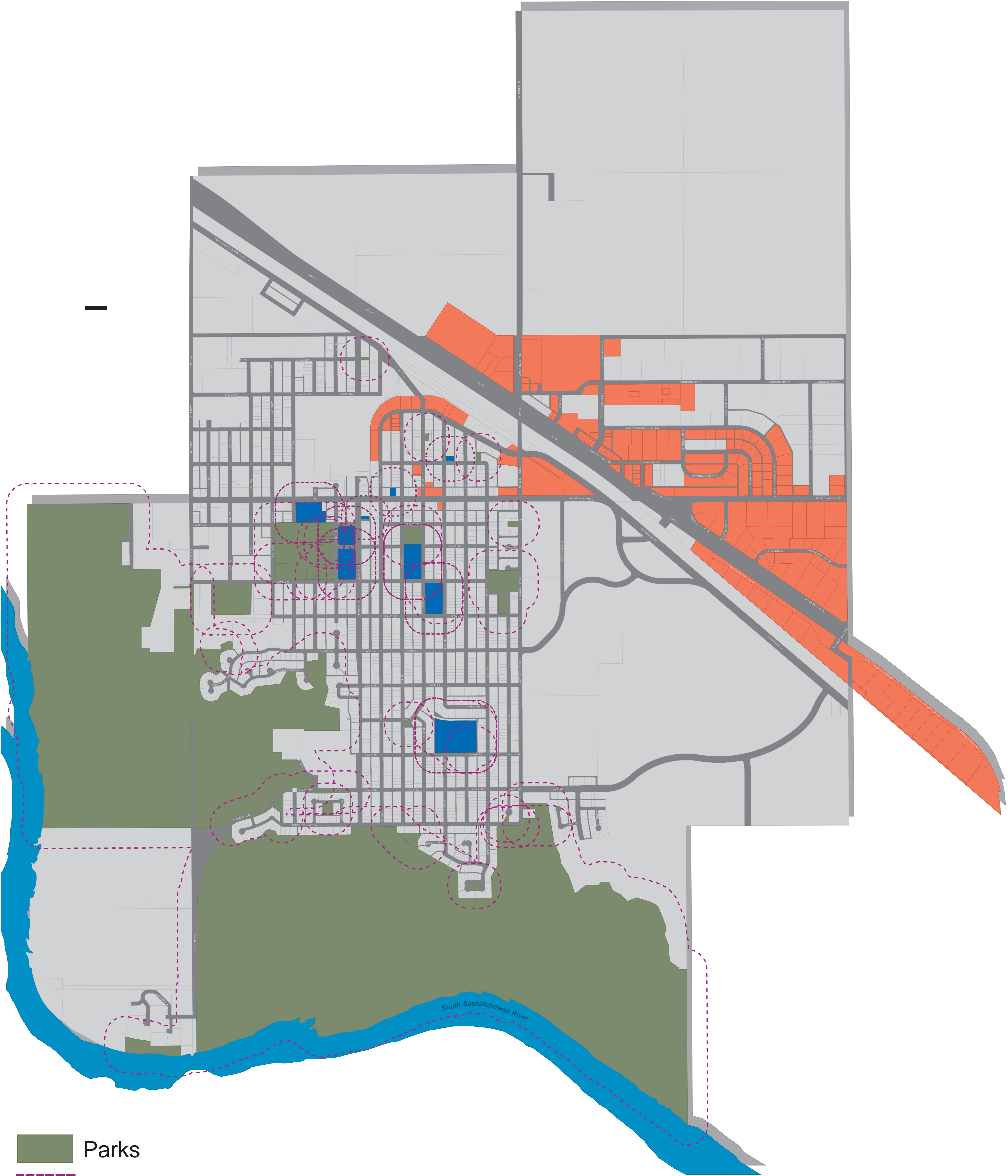
MANAGER OF LEGISLATIVE & LAND  
SERVICES







# Map A

## Cannabis Retail Store Overlay Map

*proposed with amendments*



-  Parks
-  100m buffer
-  Sensitive uses
-  Cannabis Retail Store Overlay

Date: 6/21/2018  
Author: Town of Redcliff GIS  
Projection: CANA83-3TM111  
Data source: Town of Redcliff GIS

Kilometers  
0 0.25 0.5 1

**TOWN OF REDCLIFF  
REQUEST FOR DECISION**

**DATE:** July 16, 2018

**PROPOSED BY:** Finance and Administration

**TOPIC:** 2018 Investment

**PROPOSAL:** Consideration of \$6M Investment with CIBC Wood Gundy

---

**BACKGROUND:**

As of December 31, 2017, the Town invested \$20.5M through CIBC Wood Gundy, and withdrew \$3M to cover the operating expenses in 2017 and 2018, the net investment is \$17.5M.

The June 30, 2018 investment report shows \$18,304,853.93 as the book value of the investments which are listed as follows:

Cash & Cash Equivalents: \$1,169,000.69

Short Term: \$11,481,500.71

Medium Term: \$5,654,352.53

The total interest revenue and gain on sale of investments were \$349,066 for 2016, and \$388,758 for 2017.

Currently, there is \$7.1M in the Town's bank account. The Town is also expecting to receive the Municipality Sustainability Initiative grant funding of \$1,727,481, and the Gas Tax Funding of \$308,863. Administration proposes to invest \$6M to earn interest before the fund is needed for operation.

It is now being proposed to invest \$6M through CIBC Wood Gundy. As per policy no. 023 (2016), for long term investments (maturities greater than one year), an approval is required from the municipal council.

**The proposed investment is shown in the table below, it is laddered from 1 yr. to 10 yrs. to meet the financial commitment whenever required.**

- \$1,500,000 is invested in short term (1 year).
- \$1,500,000 is invested in short-term (5 years).
- \$1,000,000 is invested in principal protected note (4 years).
- \$500,000 is invested in medium term (7 years).
- \$1,500,000 is invested in medium term CIBC Step-up Note [callable (10 years)].
- The total investments earn an average interest rate of 3.24%.

All investments can be sold at any time should the town require funds, with interest and without penalty or fee. Bonds are advantageous over GICs as they are fully cashable.



Investment Grade Bonds	Maturity	Yield	Amount	Rating	Est. Annual Return
TD Bank 9.523% Bond	30-Jun-2019	2.65%	\$ 1,500,000	A	\$ 39,750
CIBC 3.45% Bond	4-Apr-2023	3.40%	\$ 1,500,000	A	\$ 51,000
Bank of Montreal 4yr Principal Protected Note*	3-Jul-2022	4.50%	\$ 1,000,000	AA	\$ 45,000
Royal Bank 4.93% Bond	16-Jul-2025	2.90%	\$ 500,000	AA	\$ 14,500
CIBC 2.75%-3.20% Step-up Note**	1-Jul-2028	2.96%	\$ 1,500,000	AA	\$ 44,400
<b>Total Bonds</b>		<b>3.24%</b>	<b>\$ 6,000,000</b>		<b>\$ 110,500</b>

\* Assumes TSX Low Volatility Index returns annualized 4.5% per year, at 100% participation = 4.50%

\*\*Callable starting at year 1 and annually thereafter. Estimated term to maturity: 1-5 years (much shorter than shown).

### The proposed investment is liquid and redeemable at any time without fee:

- The proposed investments are liquid and can be redeemed to cash, with interest and without fee, and transferred to the Town's bank account in as little as one business day if required;
- Bonds can be sold at any time, with interest accrued daily, and there's no fee or penalty to sell them prior to maturity.
- The standard transfer time is three business days; however, transfers can be accommodated when required (i.e. next-day).
- In the bond portfolio as of June 30, 2018, there is \$1,169,000.69 kept in cash account to meet any sudden withdrawal needs.

### POLICY/LEGISLATION:

The proposed investment fits within the requirements as set out in Section 250 of Municipal Government Act as follows:

- All investments fit within the language and spirit of Section 250 (Investments);
- All securities fall under Section 250-2(c): "*securities that are issued or guaranteed by a bank, treasury branch, credit union, or trust corporation;*"
- All investments are issued and guaranteed by a bank or credit union as described above;
- All recommended securities are permitted under section 250(c) of the MGA;
- The proposed investments fall under the category of "bonds" and "guaranteed investment certificates."

The proposed investment fits within the guidelines of policy 023(2016) as follows:

- Credit Quality: all bonds are issued by Canadian Chartered Banks and credit unions, and rated "A to AA" by DBRS;
- With respect to credit quality ratings, 50% of the portfolio is invested in bonds rated 'A' and the other 50% in 'AA' as permitted under the policy;
- All investments are sufficiently liquid to meet any sudden withdrawal requirements from the Town;

**ATTACHMENTS:**

Policy No. 23, Investment Policy  
MGA Section 250  
Investment Portfolio as of July 4, 2018

**OPTIONS:**

1. To authorize \$6 M investment in short-term to medium-term bonds as presented.
2. To provide other/alternative direction to invest \$6M.


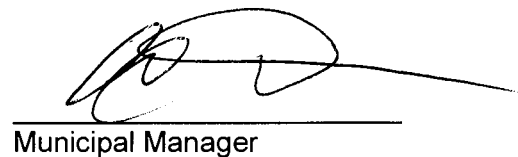
**RECOMMENDATION:**

Option 1.

**SUGGESTED MOTION(S):**

1. Councillor \_\_\_\_\_ moved that Administration be authorized to invest \$6M with CIBC Wood Gundy in short-term to medium-term bonds (invested for a term of one year to ten years) in accordance with Policy No. 23, Investment Policy and MGA Section 250.
2. Councillor \_\_\_\_\_ moved that Administration be provided other direction to invest \$6M as follows:

SUBMITTED BY:

  
\_\_\_\_\_  
Department Head  
\_\_\_\_\_  
Municipal Manager



**INVESTMENT POLICY****BACKGROUND**

The Town of Redcliff at times has surplus/reserve funds on deposit at the Bank and it is important for The Town to invest these funds in a prudent manner that will provide optimum investment returns with maximum security, while meeting the Town's cash flow requirements. The investments must conform to the policies and guidelines set forth below, as well as operate within the language and spirit of legislative requirements under the Municipal Government Act (Section 250, Investments).

**POLICY****Purpose:**

To provide general investment principles, rules and delegation of authority for managing and monitoring the investments of the Town of Redcliff. Adherence to the investment Policy will ensure compliant and effective investment management and assist in achieving the strategic goals and growth objectives of the Town of Redcliff.

**Objectives:****1. Credit Quality**

The Town's investments will be limited to the following securities issued or guaranteed by:

- a) The Federal Government of Canada (including crown corporation)
- b) Any Provincial Government body or entities guaranteed by such province (i.e. Alberta Treasury Branch)
- c) Any securities that are issued or fully guaranteed by the Chartered Banks in Canada, treasury branch, credit union or trust corporation
- d) Securities with a maturity date of less than one year (i.e. money market) must have a minimum rating of R-1 (high) from the date of issue
- e) Investments in the portfolio will ensure preservation of capital and adhere to the following credit quality restrictions:

Debt Rating Category	Minimum	Maximum
"BBB" or lower	0 %	0 %
"A"	0 %	50 %
"AA" or higher	50 %	100 %

- f) Investments rated below "A-" or equivalent at time of purchase are not permitted. If a security's credit rating falls below "A-" after time of purchase, it shall be removed from the portfolio as soon as practical.
- g) All ratings refer to the ratings of the Dominion Bond Rating Service Ltd. (DBRS).
- h) In the event that DBRS does not rate a security, ratings from any of the other agencies allowed by the Municipal Government Act.

## **2. Liquidity**

- a) The investment portfolio will be sufficiently liquid in order to enable the Town of Redcliff to meet any projected or sudden cash flow requirement which might reasonably be expected to occur.
- b) For the purpose of this policy, the Town defines liquidity as the ability to convert an investment into cash with minimal risk associated with loss of principal or accrued interest, taking into consideration any costs associated with converting investments into cash.

## **3. Return and Performance Standards**

The Bank of Canada 91 day T-Bill index will be used as the benchmark to determine whether acceptable short-term market yields are being achieved. Investments will be reviewed in the event of underperformance and adjusted if necessary by the Director of Finance and Administration.

## **4. Authority**

The authority to invest surplus/ reserve funds will be as follows:

- a) Short Term Investment (maturity term less than one year), the Municipal Manager and/or Director of Finance and Administration
- b) Long Term Investment (maturities greater than one year), Town Council

**For assistance in determining what investments to consider the following definitions are provided:**

**SECURITIES** - Includes bonds, debentures, trust certificates, guaranteed investment certificates or receipts, certificates of deposit, deposit receipts, bills, notes and mortgages of real estate or leaseholds and rights or interests in respect of a security.

**BANKERS' ACCEPTANCES** - A commercial draft drawn down by a borrower for payment on a specified date, accepted or guaranteed by the borrower's bank. The bank's acceptance is signified by their counter signature on the draft. Once the draft has been co-signed, it becomes a "Banker's Acceptance" backed by the credit of the accepting bank.

**TREASURY BILLS** - Short term government debt, issued in large denominations and sold chiefly to large institutional investors. Treasury bills do not pay interest but are sold at a discount and mature at par (100). The difference between the issue price and par at maturity represents the lenders income in lieu of interest.

**Civil liability of councillors****249(1)** A councillor who

- (a) makes an expenditure that is not authorized under section 248,
- (b) votes to spend money that has been obtained under a borrowing on something that is not within the purpose for which the money was borrowed, or
- (c) votes to spend money that has been obtained under a grant on something that is not within the purpose for which the grant was given

is liable to the municipality for the expenditure or amount spent.

(2) A councillor is not liable under subsection (1)(b) if spending the money is allowed under section 253(2).

(3) If more than one councillor is liable to the municipality under this section in respect of a particular expenditure or vote, the councillors are jointly and severally liable to the municipality for the expenditure or amount spent.

(4) The liability may be enforced by action by

- (a) the municipality,
- (b) an elector or taxpayer of the municipality, or
- (c) a person who holds a security under a borrowing made by the municipality.

1994 cM-26.1 s249

**Investments****Authorized investments**

**250(1)** In this section, "securities" includes bonds, debentures, trust certificates, guaranteed investment certificates or receipts, certificates of deposit, deposit receipts, bills, notes and mortgages of real estate or leaseholds and rights or interests in respect of a security.

(2) A municipality may only invest its money in the following:

- (a) securities issued or guaranteed by
  - (i) the Crown in right of Canada or an agent of the Crown, or
  - (ii) the Crown in right of a province or territory or an agent of a province or territory;

- (b) securities of a municipality, school division, school district, hospital district, health region under the *Regional Health Authorities Act* or regional services commission in Alberta;
  - (c) securities that are issued or guaranteed by a bank, treasury branch, credit union or trust corporation;
  - (d) units in pooled funds of all or any of the investments described in clauses (a) to (c);
  - (e) shares of a corporation incorporated or continued under the *Canada Business Corporations Act* (Canada) or incorporated, continued or registered under the *Business Corporations Act* if the investment is approved by the Minister.
- (3) The approval of the Minister under subsection (2)(e) may contain conditions and a municipality may not acquire shares of a corporation under subsection (2)(e) if the acquisition would allow the municipality to control the corporation.
- (4) In addition to the investments referred to in subsection (2), the Minister may by regulation allow one or more municipalities to invest their money in other investments described in the regulation.
- (5) Nothing in this section prevents a municipality from acquiring a share or membership in a non-profit organization.

1994 cM-26.1 s250;1994 cR-9.07 s25(24)

### **Borrowing**

#### **Borrowing bylaw**

**251(1)** A municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw.

- (2) A borrowing bylaw must set out
- (a) the amount of money to be borrowed and, in general terms, the purpose for which the money is borrowed;
  - (b) the maximum rate of interest, the term and the terms of repayment of the borrowing;
  - (c) the source or sources of money to be used to pay the principal and interest owing under the borrowing.
- (3) A borrowing bylaw must be advertised.

1994 cM-26.1 s251



**CIBC**  
Wood Gundy

**Poland Advisory Group**

## Town of Redcliff

Portfolio Recommendations

June 21, 2017

Investment Grade Bonds	Maturity	Yield	Amount	Rating	Est. Annual Return
Royal Bank 3.45% Bond	29-Sep-2021	2.35%	\$ 1,000,000	A	\$ 23,500
Bank of Nova Scotia 2.58% Bond	30-Mar-2022	2.45%	\$ 1,000,000	A	\$ 24,500
Bank of Nova Scotia 6yr Principal Protected Note*	26-Jul-2023	4.50%	\$ 1,500,000	AA	\$ 67,500
TD Bank 4.859% Strip Bond	4-Mar-2026	2.75%	\$ 1,000,000	A	\$ 27,500
Bank of Montreal 3.25% Income Principal Protected Note**	29-Jul-2027	3.25%	\$ 1,500,000	AA	\$ 48,750
<b>Total Bonds</b>		<b>3.20%</b>	<b>\$ 6,000,000</b>		<b>\$ 191,750</b>

\* Assumes TSX Low Volatility Index returns annualized 4.5% per year, at 100% participation = 4.50%

\*\*Callable starting at year 1 and every 6-months thereafter. Estimated term to maturity: 1-4 years (much shorter than shown).

This report is not an official record, but is supplemental to your official account statements. In the event of discrepancy between this report and your CIBC Wood Gundy client statement or tax package, the client statement or tax package should be considered the official record of your accounts. Information contained herein is obtained from sources believed to be reliable, but is not guaranteed. Some positions may be held at other institutions not covered by the Canadian Investor Protection Fund (CIPF). Refer to your official statements to determine which positions are eligible for CIPF protection or held in segregation. Calculations/projections are based on a number of assumptions, actual results may differ. Yields/rates are as of the date of this report unless otherwise noted. CIBC Wood Gundy is a division of CIBC World Markets Inc., a subsidiary of CIBC.

## Town of Redcliff

### Portfolio Recommendations

July 4, 2018

Investment Grade Bonds	Maturity	Yield	Amount	Rating	Est. Annual Return
TD Bank 9.523% Bond	30-Jun-2019	2.65%	\$ 1,500,000	A	\$ 39,750
CIBC 3.45% Bond	4-Apr-2023	3.40%	\$ 1,500,000	A	\$ 51,000
Bank of Montreal 4yr Principal Protected Note*	3-Jul-2022	4.50%	\$ 1,000,000	AA	\$ 45,000
Royal Bank 4.93% Bond	16-Jul-2025	2.90%	\$ 500,000	AA	\$ 14,500
CIBC 2.75%-3.20% Step-up Note**	1-Jul-2028	2.96%	\$ 1,500,000	AA	\$ 44,400
<b>Total Bonds</b>		<b>3.24%</b>	<b>\$ 6,000,000</b>		<b>\$ 110,500</b>

\* Assumes TSX Low Volatility Index returns annualized 4.5% per year, at 100% participation = 4.50%

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YEAR	Wood Gundy Investment Approved Date	Investment Amount	Date	Redeemed Amount	Net Invested	Market Value as of June 30, 2018	Over Investments	YEAR	ATB GIC Investment 31-Jul-16	Investment Amount
2016	31-Jul-16	8,000,000.00						2016	31-Jul-16	300,000.00
	31-Jul-16	4,000,000.00								
	30-Sep-16	2,500,000.00								
Total		14,500,000.00		0						
2017	26-Jun-17	6,000,000.00		5-Jan-17 (1,500,000.00)						
Total		6,000,000.00								
As of Dec 31, 2017		20,500,000.00			17,500,000.00	17,692,345.00	192,345.00			
2018		6,000,000.00			6,000,000.00					
		26,500,000.00			23,500,000.00					

**TOWN OF REDCLIFF  
REQUEST FOR DECISION**

**DATE:** July 16, 2018

**PROPOSED BY:** Legislative & Land Services

**TOPIC:** Policy No. 14, Bereavement & Serious Illness of Staff and Prominent Members of the Community

**PROPOSAL:** To approve Policy No. 14 with amendments as presented

---

**BACKGROUND:**

This policy is being reviewed as part of the review process outlined in Policy No. 115, Policy and Bylaw Development and Review Policy. This allows for Administration and Council to review policies on a routine basis to ensure policies are kept current with applicable legislation as well as to stay in alignment with the directives of Council.

Administration is suggesting renaming the policy to "Condolence Policy" along with a minor wording change.

**POLICY/LEGISLATION:**

Policy No. 115 Policy and Bylaw Development and Review

**STRATEGIC PRIORITIES:**

Policy review is not currently ranked in the Municipality's Strategic Priorities. However, it is an important practice to ensure all policy is consistent and current to relevant federal and provincial government legislation and related regulations, as well as other related Town policy.

**ATTACHMENTS:**

Policy No. 14, Condolence Policy

**OPTIONS:**

1. Approve Policy No. 14, Condolences Policy as presented.
2. Suggest changes to Policy No. 14, Bereavement & Serious Illness of Staff and Prominent Members of the Community Policy and have Administration draft an amended Policy No. 14, Bereavement & Serious Illness of Staff and Prominent Members of the Community for review at a future Council meeting.

**RECOMMENDATION:**

Option #1



**SUGGESTED MOTION(S):**

1. Councillor \_\_\_\_\_ moved Policy No. 14, Condolences Policy be approved as presented.
2. Councillor \_\_\_\_\_ moved that administration draft an amended Policy No. 14, Bereavement & Serious Illness of Staff and Prominent Members of the Community Policy for review at a future Council meeting with suggested changes.

SUBMITTED BY:

  
\_\_\_\_\_  
Department Head

  
\_\_\_\_\_  
Municipal Manager

Approved by Council – April 27, 2015

~~BEREAVEMENT AND SERIOUS ILLNESS OF STAFF AND PROMINENT  
MEMBERS OF THE COMMUNITY~~ **CONDOLENCES POLICY**

**BACKGROUND**

There are times when Town of Redcliff employees or prominent members of the community (Board or Commission members, or volunteers) encounter serious illness or bereavement within their family and the Town of Redcliff wishes to express regrets or sympathy in some form.

**POLICY**

In the event of death or serious illness within the immediate family (as defined in the current Collective Bargaining Agreement) of a Town of Redcliff employee or prominent member of the community (Board or Commission members or volunteers), the Municipal Manager and the Mayor are authorized to approve expenditures to a maximum of \$75.00 from operations for each occasion to express regrets and sympathy on behalf of the Town. Such items include flowers, cards, or ~~food/meat~~ gift baskets, as is appropriate for the situation.



ALBERTA  
CULTURE AND TOURISM

*Office of the Minister  
MLA, Calgary-Cross*

RECEIVED  
JUL 03 2018  
TOWN OF REDCLIFF

June 28, 2018

His Worship Dwight Kilpatrick, Mayor  
Town of Redcliff  
PO Box 40  
Redcliff, AB T0J 2P0

Dear Mayor Kilpatrick:

Across the province, thousands of volunteers are stepping up to make a difference, to improve the quality of life for all of us, and to make Alberta an even better place to be. Thanks to the dedication and commitment of volunteers, Albertans have access to the recreational, cultural, and social programs and facilities that are at the heart of strong, vibrant communities.

The Stars of Alberta Volunteer Awards were established by the Government of Alberta to shine the spotlight on volunteers and the value of their efforts. The 2018 awards nominations are now open and you can help recognize the remarkable volunteers in your community. Consider submitting a nomination to honour a worthy volunteer in your community and encourage local organizations and individuals to do the same. Share the stories of how volunteers are making a difference in your life and the life of your community.

Six awards, two in each category of youth, adult, and senior, are presented annually on International Volunteer Day, December 5, at Government House in Edmonton. Albertans whose volunteer efforts have contributed to the well-being of their community are eligible to be nominated.

Full information, including a nomination form and a downloadable promotional poster suitable for printing or placement on your community website, can be found on the Stars of Alberta website at [www.alberta.ca/stars-awards](http://www.alberta.ca/stars-awards). The deadline for nominations is September 21, 2018.

Thank you for your support of Alberta volunteers and the Stars of Alberta Volunteer Awards!

Best Regards,

Ricardo Miranda  
Minister

cc: Honourable Shaye Anderson  
Minister of Municipal Affairs

# TOWN OF REDCLIFF MUNICIPAL MANAGER REPORT TO COUNCIL

*July 16, 2018*

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# MUNICIPAL MANAGER

## Ongoing Projects

- Continued work on the modernized MGA compliance matters. For example, some preliminary work as it relates to intermunicipal collaboration frameworks. Met multiple times with CMH and CC administration to prepare for initial ICF Steering Committee meeting.
- Attended the initial ICF steering committee meeting to jointly present (with CMH and CC administration) such items as terms of reference, introductory ICF presentations, and general principles of the ICF process.
- Preparation of ICF materials for council.
- Strategic planning session dates rescheduled for July 20 and 21. For those councillors not able to attend we will work to obtain their input regarding priorities independently to ensure that all have input in this process. Preparatory work and coordination regarding this planning initiative as the dates near.
- Continued research regarding broadband opportunities.
- Continued work toward securing additional water license. This is an application process and is rather technical in nature.
- Website update project now underway.
- Initiated compilation of all personnel related policies as we begin the redraft/draft of a new personnel policy/manual.
- Working with Redcliff Fibre (Certainteed) to obtain required lands for 3<sup>rd</sup> and 3<sup>rd</sup> lift station attenuation project. Currently trying to obtain signatures for subdivision purposes.
- Continued recruitment process for the Director of Protective and Community Services vacancy. The advertising period has now closed with application review followed by interview selection are the next steps. Will also use this as an opportunity to evaluate organizational needs and risk in an effort both mitigate such risks as well as continue providing the current level of service (ie. fire suppression services),
- Responding to, in coordination with Planning and Engineering, developer inquiries.
- Regional solid waste management feasibility study. Awaiting final report with recommendations.

## Ongoing Day to Day Responsibilities

- Legal files continue to require large amounts of time. This has slowed down completion and initiation of other projects and is affecting day to day operations of multiple departments.
- Council meeting preparation and Request for Decision Review and drafting.
- HR functions represent a significant portion of the municipal manager regular work week (40%-50% weekly).
- Assist with and respond to media inquiries as they arise.
- Reviewing and signing off on procedures as they are updated.
- Responding to councillor inquiries as they arise.
- Coordinated emergency management training that will be hosted in Redcliff in the fall.
- Executed the southern alberta emergency services mutual aid agreement that was recently approved.
- Attended the Emergency Management Committee meeting.
- Providing vacation coverage for senior management positions as required.

# COMMUNITY & PROTECTIVE SERVICES

## Parks, Recreation and Facilities

### *Rec-Tangle:*

- Ongoing Sport Court operations and cleaning
- Repaired doors at Rec-tangle

### *Pool:*

- Opened pool to the public for the season
- Ongoing pool operations

### *Facilities:*

- Performed maintenance at Bike Skills Park
- Continued cleaning operations at Campground, River Valley, Lions Park, ball diamond concessions
- Repaired sewer blockages at RCMP and pool
- Continued lighting replacement program at RCMP building
- Repaired locks at pool
- Continued ball diamond grooming
- Completed monthly building inspections
- Completed irrigation inspections

### *Other:*

- Continued spraying operations
- Continued non groomed cutting
- Continued weekly groomed area cutting and trimming
- Completed additional personnel orientation presentations
- Replaced irrigation main line at memorial park
- Continued park irrigation system repairs
- Set up and teardown for Redcliff Days
- Hosted Parks and Sports Fields 1 and 2 course
- Began playground maintenance
- Installed memorial bench at Lions Park and planted tree for other bench at park
- Performed tree removal at Campground and along avenue of trees as necessary
- Continued garbage collection activities
- Began employee evaluations – to be completed in July
- Began planning for off leash park construction
- Continued gopher control activities
- Planted trees along Avenue of trees as required to replace those removed
- Canada Day preparations



## **FCSS, Community Services and Special Events**

- Hosted a Parent and Tot Meet up group, scheduled bi-monthly at Lions Park
- Finalized Redcliff Days preparation and Hosted Redcliff Days
- Planned for Canada Day and Hosted Canada Day event
- Hosted Seniors week activities
- Started planning for Penny Carnival
- Started organization of special event storage room
- Organized and ran World's Largest Swimming Lesson event
- Bookings for programming ongoing
- Bookings for Sport Court ongoing
- Continued facility bookings for private events
- Completed AR requests for previous month
- Pulled reports from RecDesk system for payment transfers
- Design and creation of marketing for programming and events
- Weekly Commentator/Redcliff Reports updated and sent out
- Weekly updates completed on Electronic Sign
- Ongoing work on Safety Manual
- Completed scheduling ice for 2018/19 season
- Held regular ice user meeting

## **Bylaw and Protective Services**

- Ongoing work on Fire administration
- Initiated purchase of replacement Fire/Pumper Truck
- Coordinated Red Hat Fire investigation
- Review of Park, Recreation & Public areas Bylaw with Planning specialist
- Sent out False Alarm warning letters
- Bylaw Initiatives for June:
  - In June 2018 Cpo Steier attended to a Diesel Fuel Contamination situated at the Flying J, located on Highway Ave N.E. Redcliff. Approximately 100 liters of diesel had been spilt by an unknown source. The manager of Flying J attempted to clean up the spill which started on their property and extended to the Avenue. Flying J. management contacted Enviro Hazmat Emergency Response Inc. of Beiseker, Alberta. Utilizing a local Vacuum truck the contamination was mitigated.
  - The unsightly properties within the Town are being worked on. Two of these properties located on Highway Ave S.E. have met with some positive results. This and several residential properties are ongoing.
  - The "No Parking" sign issue on Highway Ave S.E. by Tim Hortons and Burger King are still being actively dealt with.
  - The "No Parking" zone on Boundary Road next to Trukkers has been addressed by Public Works with the addition of signage.

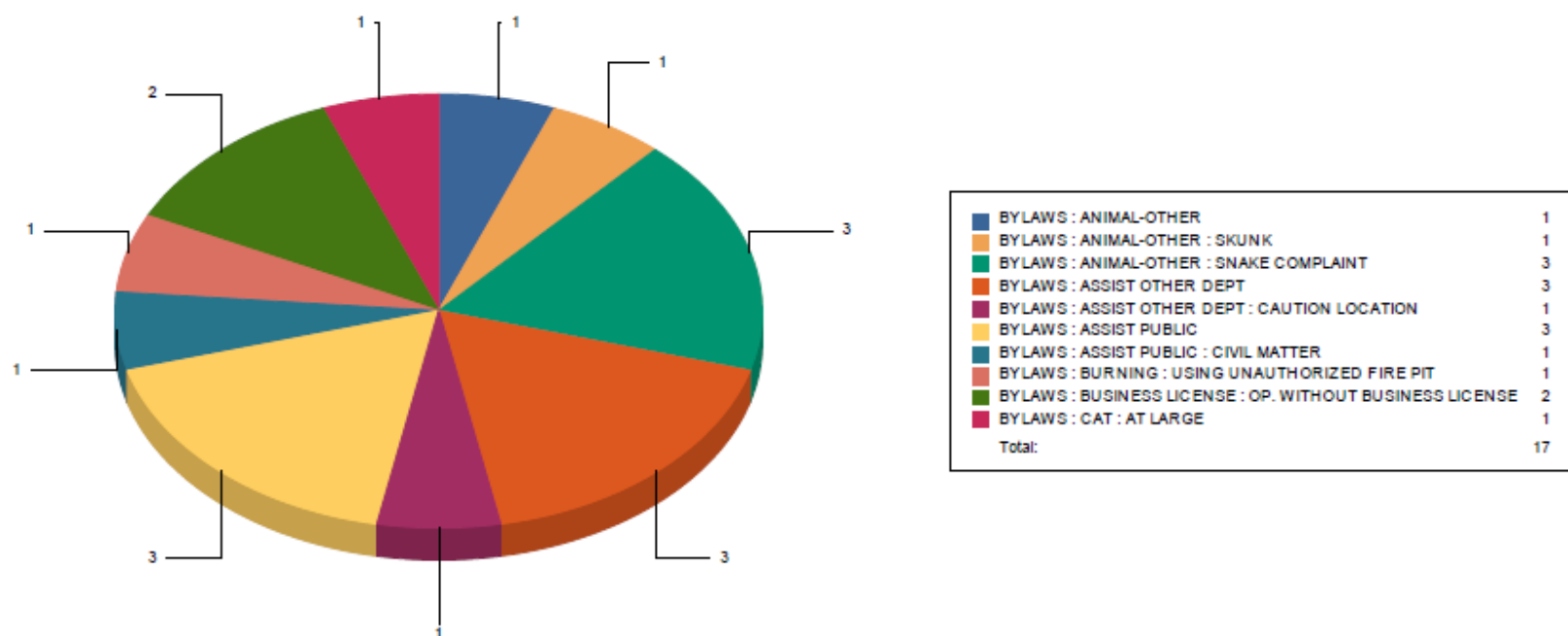


## Town of Redcliff

MONTHLY REPORT Statistics from Occurred Date: 6/1/2018 12:00:00AM to 6/30/2018 11:59:59PM

### Case Report

### Count of Incident Types



BYLAWS : ANIMAL-OTHER: 1 2%

**Case Report**

BYLAWS : ANIMAL-OTHER : SKUNK: 1 2%

BYLAWS : ANIMAL-OTHER : SNAKE COMPLAINT: 3 5%

BYLAWS : ASSIST OTHER DEPT: 3 5%

BYLAWS : ASSIST OTHER DEPT : CAUTION LOCATION: 1 2%

BYLAWS : ASSIST PUBLIC: 3 5%

BYLAWS : ASSIST PUBLIC : CIVIL MATTER: 1 2%

BYLAWS : BURNING : USING UNAUTHORIZED FIRE PIT: 1 2%

BYLAWS : BUSINESS LICENSE : OP. WITHOUT BUSINESS LICENSE: 2 4%

BYLAWS : CAT : AT LARGE: 1 2%

## Case Report

## Count of Incident Types



BYLAWS : CAT : CAT TRAP LOAN: 1 2%

BYLAWS : DOG : AT LARGE: 3 5%

BYLAWS : DOG : IMPOUNDED: 3 5%

BYLAWS : GARBAGE : CAUSE NUISANCE: 2 4%

Case Report

BYLAWS : GARBAGE : DEPOSIT HAZARDOUS WASTE: 1 2%

BYLAWS : NEIGHBOR DISPUTE: 1 2%

BYLAWS : NOISE CONTROL : MAKE/CAUSE EMISSION OF ANY NOISE: 1 2%

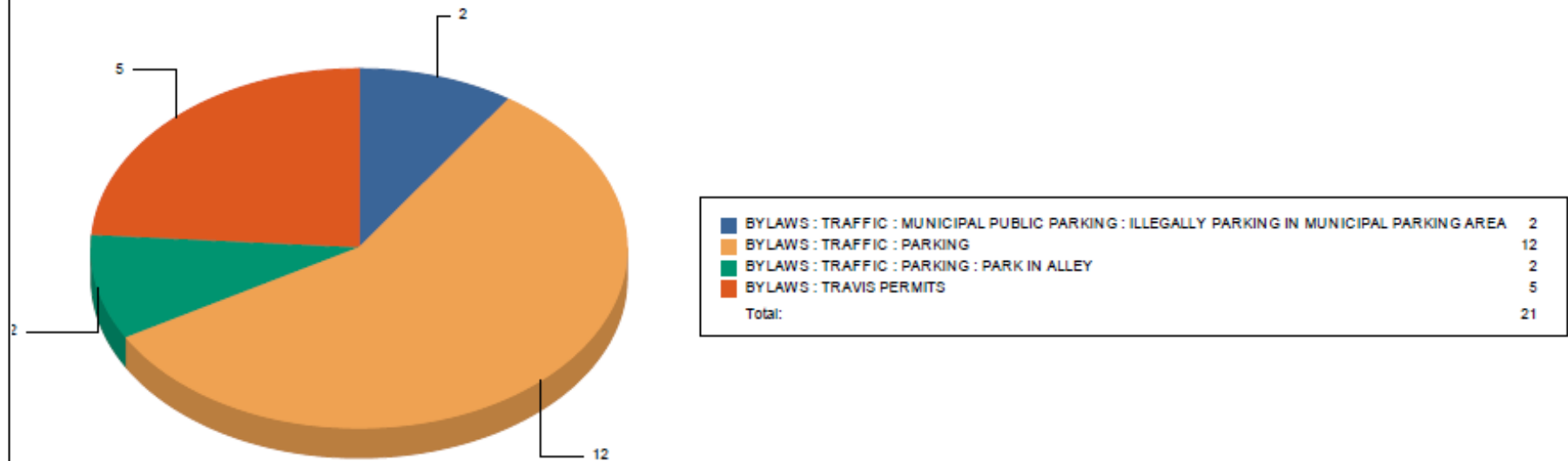
BYLAWS : NUISANCE/UNSIGHTLY: 1 2%

BYLAWS : NUISANCE/UNSIGHTLY : OWNER OR OCCUPANT OF PROPERTY OR PREMISES PERMIT TO BE/REMAIN UNSIGHTLY: 5 9%

BYLAWS : PARKS RECREATION PUBLIC AREAS : DAMAGE TO PROPERTY: 1 2%

## Case Report

## Count of Incident Types



BYLAWS : TRAFFIC : MUNICIPAL PUBLIC PARKING : ILLEGALLY PARKING IN MUNICIPAL PARKING AREA: 2 4%

BYLAWS : TRAFFIC : PARKING: 12 21%

BYLAWS : TRAFFIC : PARKING : PARK IN ALLEY: 2 4%

BYLAWS : TRAVIS PERMITS: 5 9%

Case Report

Grand Total: 100.00% Total # of Incident Types Reported: 57

# **PUBLIC SERVICES**

## **Water and Sewer Utilities**

Utility Services have:

- Been installing several radio reads for use with new meter reading equipment
- Completed several locate requests
- Completed water treatment daily duties
- Minor repairs in water plant
- Weekly water testing
- Pre/Post construction inspections for new housing developments
- Completed daily inspections of sewer lifts
- Curb stop repairs
- Finished sewer flushing trouble spots
- Finished flushing hydrants
- Completed yearly water sample of raw water

## **Municipal Works**

Municipal Works have:

- Conducted various Funeral interments
- Hauled sand and gravel to stock pile in yard
- Bin placements/pickups as needed
- Repair garbage can lids (on going)
- Bladed gravel roads in town
- Fix various signs around town
- Water line repair on 8<sup>th</sup> Street NW
- Graveled roads
- Repaired pot holes around town
- Conducted catch basin cleaning
- Been crack filling town roads
- Repaired sidewalks
- Bladed alleys
- Marked out a number of areas for Monument installation at cemetery
- Mowed areas around town
- Fix Cemetery sign
- Cleaned up after Canada Day
- Cleaned up after Redcliff Days
- Hauled dirt to the BMX track
- Helped with minor equipment repairs in shop

## Landfill Authority

Landfill staff have:

- Picked garbage inside landfill and in neighboring field after a wind event (on going)
- Clean scales (on going)
- Hauled cover soil (on going)
- Ridgeline hauling in soil
- Maintained roads inside landfill
- Equipment maintenance (on going)
- Cleaned under scales (on going)
- Cleaned up shop (on going)
- Completed daily compacting
- Training on GPS system
- Completed Leachate water testing
- Scales calibrated
- Mowed and weed whipped areas around shop (on going)

## PLANNING & ENGINEERING:

### Priorities for July

- Eastside sanitary surge tanks preliminary engineering
- MDP Steering Committee 7<sup>th</sup> meeting
- Sanitary Manholes upgrade project

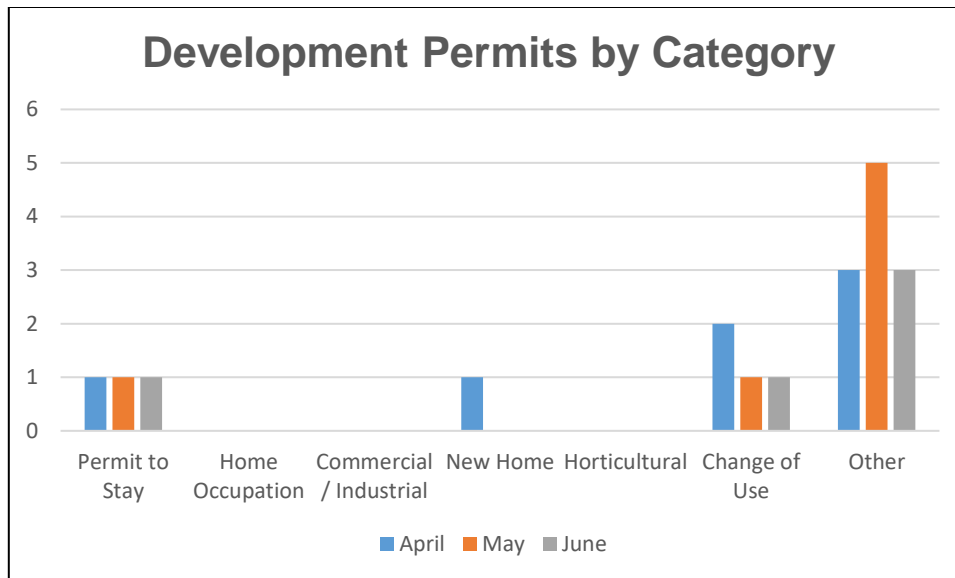
### Planning

- Municipal Development Plan - Significant work has been undertaken on the MDP update. Much of the background information has been gathered. The next steps are:
  - Creating a preliminary draft of the MDP for discussion purposes,
  - Sharing the preliminary draft of the MDP with the steering committee and making adjustments as needed,
  - Sharing the preliminary draft with Council and making adjustments as needed,
  - Public consultation and input on the preliminary draft,
  - Report to Council on the public responses to the preliminary draft,
  - Prepare the draft MDP.

It is expected that these next steps will take 4 to 6 months.

Development Permits – In June the Town of Redcliff issued the following permits as shown below:





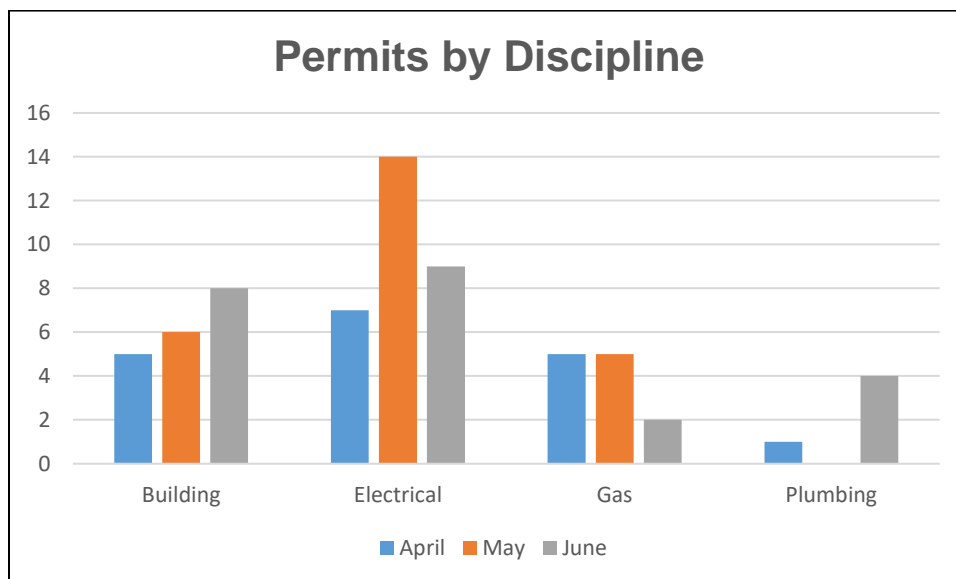
## Agreements

Farwest: The cost sharing / service agreement has been sent to Farwest Land & Properties for review and signing. The work has been tendered and the tender amounts were included in the agreement. Construction will not commence until the developer has paid all monies owed to the Town and put up the money for the developer's share of the construction costs with his lawyer which will be held under legal trust conditions.

## Safety Codes

The Safety Codes Council notified the Town that they would be conducting an external audit of the 2017 Safety Codes records on the week of May 14 to May 18, 2018. Update, the exit meeting noted a few minor issues that we are currently working to resolve. The final report will be received within 60 days of the exit meeting on May 18, 2018.

Safety Codes Permits issued by the Town for the month of June.



### Engineering

- Off-site Levies Calculator in Alpha Testing.
- Sewer System Bylaw review in progress.

### Studies:

#### Inflow and Infiltration Study

The Town's sanitary sewer model is now calibrated and the model can be used to identify and quantify how for dry weather flow. Work continues to simulate the July, 2013 event. The model is confirming that the biggest issue is inflow and new efforts to identify potential sources of inflow and eliminate them will be coming.

### Capital Projects:

#### Westside Slope failure mitigation

Seeding has been completed and the project is finished.

#### Riverview Groundwater and Road Rehabilitation

The top lift of asphalt was installed July 10, 2018. Project is on Budget.

#### Northside Functional Servicing Report

Final report was received. Some work still to be done due to staff changes between Scheffer and the Town.

### 3rd and 3rd Lift Station Upgrades

The local manager of CertainTeed has been authorized to sell the Town the land needed for this project. The delay in acquiring the land has pushed construction to summer of 2018. Awaiting appropriate signatures for subdivision purposes.

### Sanitary Sewer Improvements

Planning & Engineering and Public Services will undertake additional work on the sanitary sewer system in 2018 to raise manholes tops that are located in ditches and fields, install more manhole lid pans, seal more manhole chimneys and repair or replace manholes that are in very poor shape. The goal is to reduce inflow to the system. In addition monitoring is going to be done to validate that the inflow issues are being addressed. As part of this effort data sheets for every manhole that requires improvements have been created. These sheets will help to document what the issue was and how it has been fixed.

### 2nd Street and 5th Avenue Lift Station

An open house for this project was held on June 13, 2018. Overall response was positive with the major concern being raised is the potential for smells to be generated. As part of the design every reasonable measure has been taken to reduce to likelihood of smells being generated. We have looked at what it would cost to locate the lift station east of Jesmond Drive in a large open area that is further away from most the most houses and have found that it is approximately 10% cheaper and will also reduce the time that 5th Avenue would be closed for construction.

### Golf Course Coulee Outfall

An ARCP grant application was made for this project. The estimated cost of the whole project is \$2,571,520 of which is eligible for 90% funding up to \$3 million. The project can be phased with the most critical parts on the project being a storm pond next to the Eastside Phase 1 Park and the proposed driving range pond. We have been informed that the project was deemed eligible but is not being funded.

### Eastside Sewage Surge Tanks

Preliminary design report is 50% complete.

## FINANCE AND ADMINISTRATION

- Regular daily duties related to finance.
- Discussion with the KPMG auditor in regards to the new changes.
- Preliminary budget work.

## LEGISLATIVE AND LAND SERVICES

- Ongoing inquires re: general, land sales. One sale to date.
- Council agenda preparation & follow up. / Department Head meetings pre/post meeting.
- Ongoing Legal File Review. Compiling Information as requested.
- Ongoing conversion of minutes, bylaw and agreements, property files to digital format.

- Reviewing Records Retention Bylaw / Drafting master document / filing list.
- Reviewing Policies / Procedures.

# Memo



To: Redcliff Town Council

From: Planning and Engineering Department

Date: July 16<sup>th</sup>, 2018

Re: Town of Redcliff Land Inventory

Planning and Engineering created background reports to provide context to the current and possible future state of Redcliff as part of the Municipal Development Plan (MDP) update and forthcoming Land Use Bylaw (LUB) update. The reports intend to inform and guide MDP policy development and LUB revisions. The reports include:

Report	Status	Presented to Council
Population Study	Complete	Yes (October 23, 2017)
Economic Study	Complete	Yes (February 26, 2018)
Land Inventory	Complete	Yes (July 16, 2018)

The Land Inventory has been completed by Planning and Engineering, and is attached for your information.

The main findings from the Land Inventory and potential policy implications include:

FINDINGS:	POTENTIAL MDP POLICY:
<p><b>RESIDENTIAL LANDS</b></p> <p><b>BUILDING &amp; SITE QUALITY</b></p> <p>Approximately 31% of residential blocks* were rated exceptional, ~35% excellent, and ~32% average. A handful of poor and abandoned individual residential properties were noted during data collection.</p> <p>Public consultation for the MDP revealed resident concerns regarding the prevalence of unsightly properties in Redcliff.</p>	<ul style="list-style-type: none"> <li>Implement community cleanup initiatives for neighbours to lend a helping hand to those who may not be able to do yard work on their own.</li> <li>Consider creating a Tool Library for residents to have easy access to various household tools and appliances to aid in improving neighbourhood aesthetics.</li> <li>Review the existing Nuisance Bylaw and available Bylaw enforcement capacity, and consider if changes or a Community Standards Bylaw are needed.</li> </ul>

<b>HOUSING TYPES</b> The 2016 federal census noted over 78% of occupied private dwellings in Redcliff were single-detached homes.	<ul style="list-style-type: none"> <li>• Increase the proportion of higher density housing in Redcliff such as townhomes, row houses, duplexes, and triplexes.</li> </ul>
<b>VACANT PROPERTIES</b> A large number of vacant Single Family Residential lots exist in Redcliff; however, Low and Medium Density Residential lots large enough in size and of appropriate shape for seniors, affordable, or alternative housing are lacking.	<ul style="list-style-type: none"> <li>• Subdivide parcels of land in new residential neighbourhoods capable of accommodating seniors or affordable housing.</li> </ul>
<b>NEW DEVELOPMENT</b> The majority of newer residential neighbourhoods in Redcliff are dominated by upper middle class single-detached homes. Homogeneous single detached neighbourhoods tend to decline in population over time as original residents become empty-nesters and there is little draw for new residents of other lifestyles.	<ul style="list-style-type: none"> <li>• The Town should proceed with caution when developing new residential areas such as Eastside in the future, encouraging a greater mix of housing types to ensure housing affordability and neighbourhood longevity.</li> </ul>
<b>COMMERCIAL/INDUSTRIAL LANDS</b> <b>BUILDING &amp; SITE QUALITY</b> Three poorly rated blocks* were located along the Trans-Canada Highway.	<ul style="list-style-type: none"> <li>• Encourage developments along the highway that attract visitors, and locate less aesthetically pleasing industrial uses out of view from those travelling on the Highway.</li> </ul>
<b>VACANT PROPERTIES</b> Redcliff currently has only one vacant General Commercial lot. There is little land to attract General Commercial Development because no commercial land is suitable to locate large chain retailers.  Three vacant Downtown Commercial parcels are present in the downtown core.	<ul style="list-style-type: none"> <li>• Subdivide parcels of land in new neighbourhoods capable of accommodating larger retail developments to attract business that would provide increased services to residents.</li> <li>• Temporary structures and uses that make use of vacant lands should be encouraged on downtown parcels, such as pop-up parks.</li> </ul>
<b>HORTICULTURAL LANDS</b> <b>BUILDING &amp; SITE QUALITY</b> When compared to residential, commercial, and industrial lands, horticultural lands had a lower proportion of higher rated blocks*. Many of Redcliff's greenhouses need minor repairs to the exterior plastic or glass, which contained cracks and tears. Piles of material and old vehicles on Town-owned boulevards, and discolouration of exterior walls contributed to average ratings.	<ul style="list-style-type: none"> <li>• Consider implementing a Community Standards Bylaw and further review of Bylaw enforcement capacity to address unsightly properties.</li> <li>• Work with greenhouse owners and operators to create solutions for outdoor material storage, especially material found on Town-owned boulevards.</li> </ul>
<b>VACANT LANDS</b> Several vacant horticultural parcels exist, notably along Broadway Avenue West, and along 4 <sup>th</sup> Avenue West near the abandoned landfill site.	<ul style="list-style-type: none"> <li>• There is potential to develop on the large vacant horticultural parcels, or rezone vacant horticultural lands to residential uses.</li> </ul>

<p><b>NATURAL ENVIRONMENT &amp; PARKS LAND</b>  <b>2016 PARKS AND RECREATION MASTER PLAN</b>  The 2016 Parks Plan identifies several park spaces in need of upgrades or expansion.</p> <p>The Land Inventory identifies the need for new parks, the opportunity in developing the I-XL site, and other park amenity improvements.</p>	<ul style="list-style-type: none"> <li>• Continue to work towards meeting the goals of the 2016 Parks Plan.</li> <li>• Update the 2016 Parks Plan to include new findings and information from the Land Inventory, such as focusing on recreational activities for adults, and developing the I-XL site and river valley.</li> </ul>
<p><b>PARK ACCESS</b>  Figure 22 of the Land Inventory illustrates certain areas of Redcliff are not within the ideal 400m distance to a park due to sheer distance or real and perceived barriers.</p>	<ul style="list-style-type: none"> <li>• Through updates to the Parks Master Plan, determine sites for new parks to ensure all residents are within 400m of an active park.</li> </ul>
<p><b>COULEE SLOPES</b>  Redcliff's coulees are a significant cultural, historic, and environmental feature of the Town that also provide recreational opportunities.</p>	<ul style="list-style-type: none"> <li>• Undertake mapping work to identify lands to be considered for environmental protection in the coulees.</li> <li>• Balance recreation demands with environmental protection to ensure stewardship over environmentally significant areas.</li> </ul>
<p><b>PUBLIC INFRASTRUCTURE</b>  <b>ASSET MANAGEMENT</b>  An asset management program is needed in Redcliff to provide greater detail on the options for retaining, renovating, and disposing of Town assets.</p> <p>The Town of Redcliff completed studies on its transportation, sanitary, and stormwater systems fairly recently; however, these studies require continual updating, monitoring, and revisions.</p>	<ul style="list-style-type: none"> <li>• Develop an asset management program.</li> <li>• Ensure periodic updates occur to the transportation, sanitary, and stormwater system studies.</li> <li>• Use the transportation, sanitary, and stormwater system studies as a baseline for developing the Town's asset management program, because data has already been collected on these systems.</li> </ul>
<p><b>COMMUNITY FACILITIES &amp; VACANT LAND</b>  Most of Redcliff's public facilities are decades old and require upgrades, providing an opportunity to expand public buildings and facilities, especially onto vacant public service lands.</p> <p>The concept of a new community centre facility as a one-stop shop for recreational and cultural services was mentioned many times during MDP public consultation.</p>	<ul style="list-style-type: none"> <li>• Analyze the lifespan and need for new community facilities and buildings (i.e. fire hall, pool, library) through an asset management program.</li> <li>• Conduct a feasibility study for a community hall. <ul style="list-style-type: none"> <li>○ Potential locations include the vacant lot between the pool and arena, vacant lot beside the campground, and land near the RCMP station.</li> </ul> </li> </ul>

<p><b>WASTE AND WATER REDUCTION</b> Redcliff's new water treatment plant has capacity for a population of 12,000 people under current water usage rates.</p> <p>Redcliff does not have waste diversion initiatives.</p>	<ul style="list-style-type: none"> <li>• Develop public education programs to encourage water conservation and waste reduction.</li> <li>• Incentivize developments that use less water to prolong the life and capacity of the water treatment plant.</li> <li>• Implement recycling and composting waste diversion programs to prolong landfill lifespan and demonstrate environmental commitment.</li> </ul>
<p><b>HISTORICAL RESOURCES</b> Four buildings on Broadway Avenue were recognized as having potential heritage significance. Most notably, the currently empty 102 Broadway Avenue E has development potential as a significant heritage building.</p> <p>A brochure from the Redcliff Museum notes locations of historically significant residences and architectural styles. Data collection for the land inventory identified additional potential historic homes in Town. Several lots with homes of noted historic character had large, old trees.</p>	<ul style="list-style-type: none"> <li>• Partner with the Redcliff Museum to create an inventory of historical buildings and resources.</li> <li>• Consider creating an inventory of historic trees in Redcliff.</li> <li>• Preserve, restore, and recognize heritage buildings, possibly through the creation of a historic registry.</li> <li>• Explore initiatives to bring greater recognition to historic homes in Redcliff. (i.e. expand rock monuments, provincial historical designations).</li> </ul>
<p><b>LAND USE BYLAW UPDATES</b> Some parcels in NW Redcliff are zoned residential but have greenhouse development, or vice versa. It is anticipated land in Redcliff containing smaller greenhouses will redevelop to other uses as small horticultural operations become more expensive.</p> <p>Two Downtown Commercial parcels are located in residential neighbourhoods. No Local Convenience Commercial parcels exist.</p> <p>Land near the abandoned landfill between 3<sup>rd</sup> and 5<sup>th</sup> Avenues West is mostly Town owned, zoned horticultural, currently being used as a dog park, but slated for residential development according to the Westside Area Structure Plan (ASP).</p> <p>the LUB only has one designation related to recreation – Park and Recreation District.</p> <p>Not all parks and recreational areas in Redcliff are properly classified Park and Recreation District. The green spaces on Birch Court SE, Riverview Green SE, and 9<sup>th</sup> Avenue SW are classified as Single Family Residential.</p>	<ul style="list-style-type: none"> <li>• Update the LUB to reflect current development in NW Redcliff, and the future intention of lands in the NW.</li> <li>• Consider creating a new horticultural subdivision north of the Trans-Canada Highway to accommodate new greenhouse development and meet horticultural servicing needs.</li> <li>• Correct LUB districting so Downtown Commercial parcels can only be located in the Downtown.</li> <li>• Consider removing the Local Convenience Commercial District because it is not in use.</li> <li>• Reevaluate the long-term future intention of land near the abandoned landfill and adjust the LUB districts, Westside ASP, residential growth areas, and dog park to align with this vision.</li> <li>• Consider separating the current Park and Recreation District into two – one for parks and one for natural areas/open space.</li> <li>• Ensure all Redcliff parks are classified as such in the Land Use Bylaw.</li> </ul>



\*Residential block creation for the land inventory was based on the standard 18-home residential block size in Redcliff. Blocks of ~18 homes were created wherever possible, using streets and alleys as boundaries and combining blocks across boundaries when necessary. Commercial and industrial and horticultural blocks were also based on the standard block size in Redcliff (i.e. in the downtown), while larger blocks and those on irregular streets were created in an attempt to follow street and alley boundaries and encompass several properties to minimize the occurrence of a block being made up of only one large property. Information on how individual lot ratings were converted into block ratings as a whole can be found in Appendix A in the land inventory.

The Land Inventory is one of many components used to develop policies for the Municipal Development Plan. The Municipal Development Plan Steering Committee has provided comments and recommendations for policy content to include in the Municipal Development Plan based on trends and findings from the background reports, found in MDP Steering Committee Meeting Minutes.

An aerial photograph of the Town of Redcliff, Alberta, Canada. The image shows a residential area with many houses and trees on the left. To the right of the residential area is an industrial zone with several large, white, rectangular buildings, likely greenhouses or warehouses. Further to the right are rolling green hills. A river or canal winds through the landscape in the background. The title 'Town of Redcliff' is written in a serif font in the top right corner, and 'Land Inventory' is written in a large, black, sans-serif font across the center of the image.

# Town of Redcliff Land Inventory

## Town of Redcliff Land Inventory

Prepared By: Planning and Engineering Department, Town of Redcliff, April 2018

Prepared For: 2018 Municipal Development Plan Redraft and Land Use Bylaw Redraft

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# Introduction

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## Purpose

A land inventory is important to municipal planning. It is used to help create a profile of the community, understand existing and potential future land uses, and assess community needs. The goal of this land inventory is to provide background information for redrafting the Town's Municipal Development Plan (MDP) and Land Use Bylaw (LUB).

Land inventories collect information about the parcels of land in a municipality - such as size, purpose, and zoning - providing a snapshot of where the Town is now. Land inventories provide information on the amount of vacant land, amenities, aesthetics, available space for development, and constraints to development.

Municipalities must plan and make decisions for the future. A land inventory provides a baseline of information to help a municipality decide which areas of greenfield land to develop next, types of development and amenities needed, where infill development may occur in established neighbourhoods, or what neighbourhoods require an Area Redevelopment Plan due to aging infrastructure and buildings.

*Greenfield* land refers to all previously undeveloped land, while *Brownfield* land is a previously developed site, usually industrial, where the future land use is affected by real or perceived environmental contamination and/or existing

## Document Organization

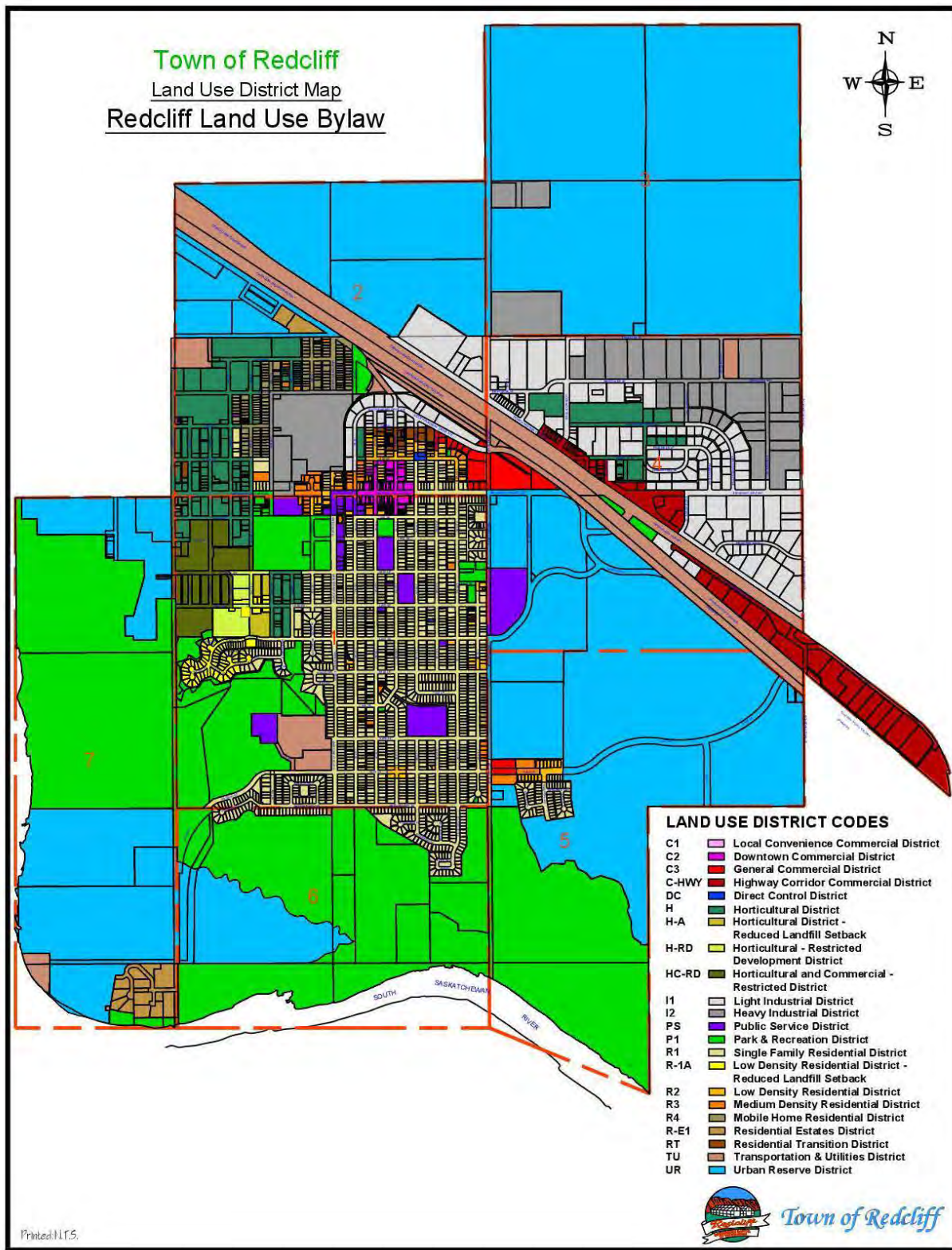
The following report is comprised of five separate land inventories based on land use; each land use required a slightly different analysis. The five Parts are: residential, commercial and industrial, greenhouse/horticultural, natural environment and parks, and public infrastructure. Each Part includes an introduction, data collection methods, inventory, and conclusion section.

## Overview of Land in Redcliff

Figure 1 presents the current zoning map for the Town of Redcliff. The majority of the land in Redcliff is zoned as Urban Reserve, meaning it is greenfield and set aside for future development. A large proportion of land in Redcliff is zoned as Parks and Recreation; the coulee slopes account for the majority of the land in this district. The core residential area in Redcliff is dominated by the R1- Single Family Residential District, while horticultural districts cover the NW part of Town, and industrial districts cover the area north of the Trans-Canada Highway.

Town owned land is depicted in Figure 2. The majority of Town-owned land encompasses the coulee slopes and Urban Reserve areas. There is development potential for the large amounts of town-owned land in eastside, and the far north and river valley.

Figure 1. Town of Redcliff Land Use Bylaw District (zoning) Map.



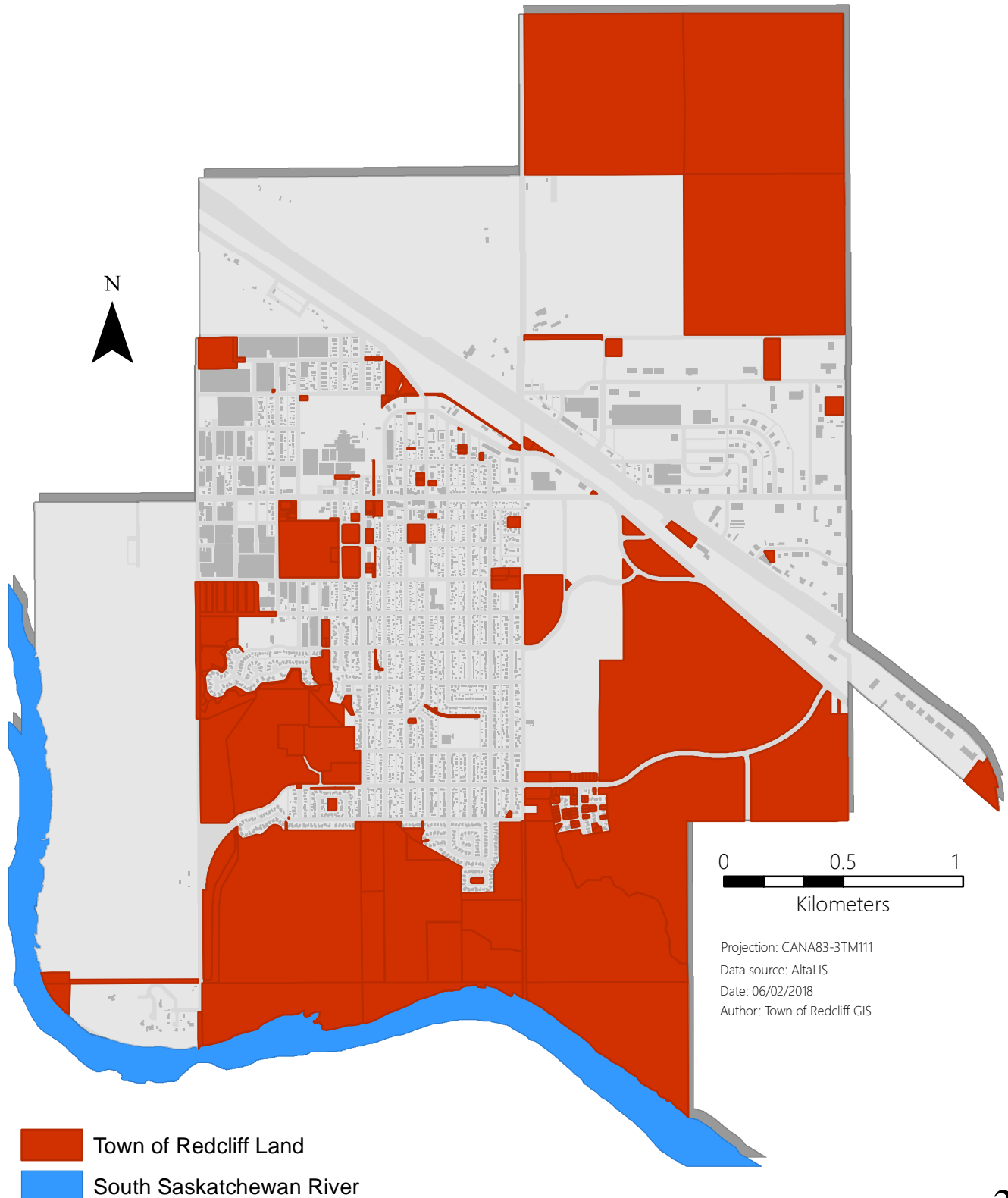




## Town of Redcliff

Land Ownership 2018

Figure 2. Town of Redcliff owned land within Town Limits, current as of February 2018.



# Residential Land

Part 1

# Introduction

## Residential Zones & Dwelling Types

Residential areas comprise the majority of developed land in Redcliff. The residential neighbourhoods in Redcliff fall under seven land use categories, as defined in the Town's 2011 Land Use Bylaw. Figure 3 lists the residential zones in Redcliff, and Figure 4 illustrates the districts on a map.

Figure 3. Residential districts/zones in the Town of Redcliff.

Zone	Description
R1	Single Family Residential
R-1A	Low Density Residential - Reduced Landfill Setback
R2	Low Density Residential
R3	Medium Density Residential
R4	Mobile Home Residential
R-E1	Residential Estates
RT	Residential Transition

The 2016 Canadian Census identified that over 78% of occupied private dwellings in Redcliff were single-detached homes. Apartments with fewer than five storeys made up 9.3% of dwelling types, and movable dwellings accounted for 4.65%. No apartment buildings with five or more stories were present (Stats Canada 2017).

The majority of Redcliff's residential lands are found on a grid network of streets which follow the early 20<sup>th</sup> Century plan for the Town, and are dominated by single detached homes. Newer residential areas including Jesmond, Riverview, Westside, and Eastside are characterized almost exclusively by upper middle class single detached homes and curvilinear streets which follow the topography of the coulees.

The residential transition and mobile home districts north of Broadway Avenue are characterized by mixed use neighbourhoods on a grid street system where homes are adjacent to greenhouses and commercial and industrial properties. Neighbourhoods north of Broadway are slowly transitioning to accommodate a greater mix of residential uses. Non-single detached residential uses, including duplexes, townhomes, condos, and small apartment buildings, are clustered near the downtown.

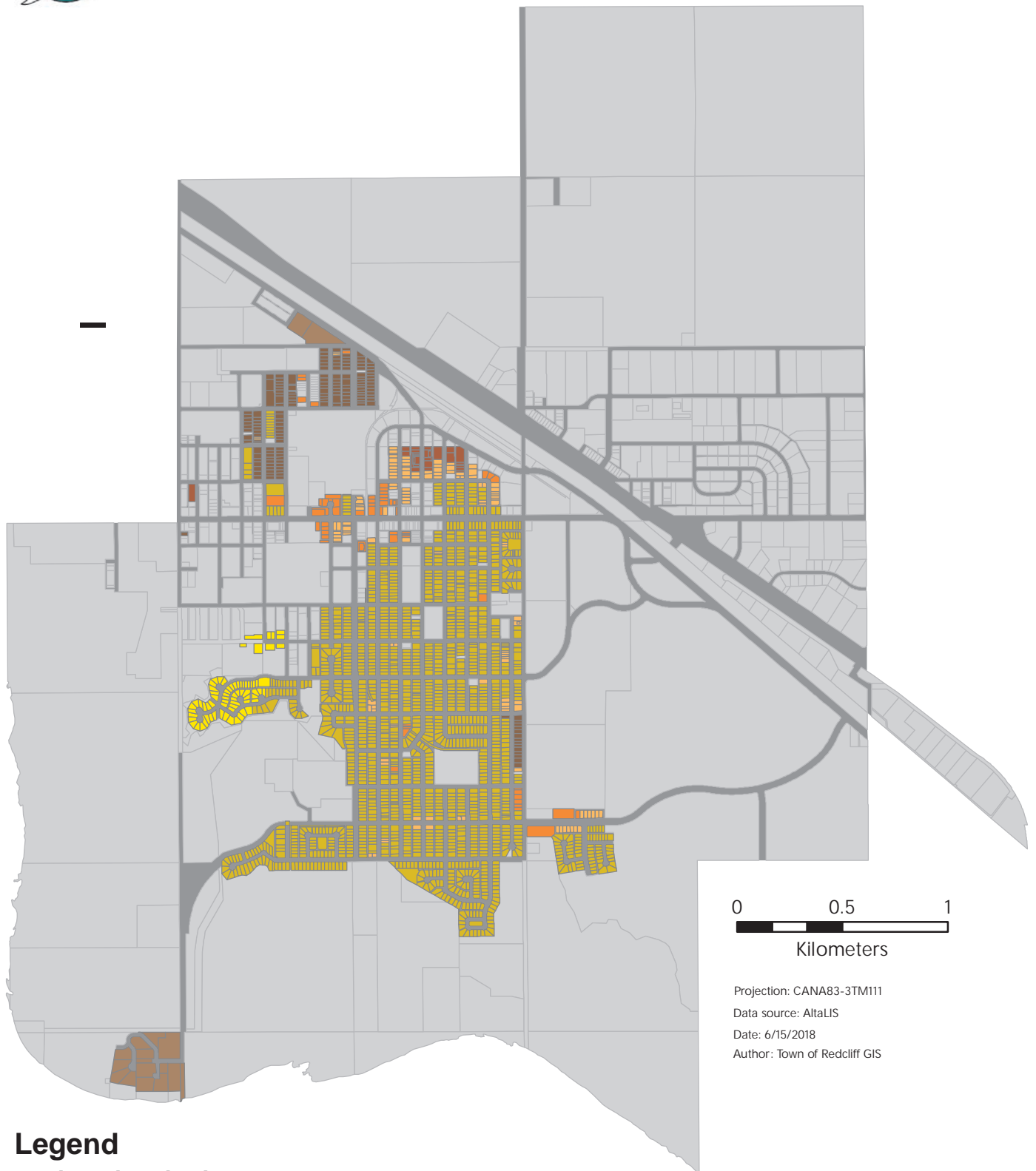
Redcliff contains two residential estate neighbourhoods, both are unplanned and were developed before being annexed by the Town from Cypress County in 2009. The first is a neighbourhood along the South Saskatchewan River in the River Valley. The second is in NW Redcliff immediately south of the Trans-Canada Highway, and consists of country residential development.



# Town of Redcliff

## Residential Districts 2018

Figure 4. Town of Redcliff residential districts map, as identified in the 2011 Land Use Bylaw.



### Legend

#### Residential Districts

	R1: Single Family		R-1A: Low Density		R3: Medium Density		RT: Residential Transition
	R2: Low Density		R-1E: Estates		R4: Mobile Home		

## Data Collection Methods

---

Residential data was collected for all lands classified under one of the seven residential zones in Redcliff's LUB. Several blocks in Redcliff's horticultural zones contain residential buildings. To avoid confusion with the Land Use Bylaw, only lands zoned residential were included in the residential land inventory, and residential developments in horticultural zones are noted in the horticultural land inventory (Part 3 of this report).

Each lot was evaluated for current land use (as defined in Redcliff's Land Use Bylaw seen in Figure 4), building and site quality, heritage significance, and presence of vacant lots.

Current land use data was collected from the LUB. Heritage significance was determined from the Redcliff Museum's Heritage Houses brochure which identifies homes of notable architectural style and ownership by prominent residents. Several homes not captured in the Museum brochure were noted by Town staff during visual inspection of each property to determine heritage potential due to architectural style. Vacant lots were identified via visual inspection. A lot was considered vacant if no building, development, or structure existed on the lot, and it did not appear to be in use.

Building and site quality was assessed via a brief drive-by external visual inspection of each individual residential building and lot in Redcliff. The initial assessment criteria for each lot can be found in Appendix A. Building and site quality assessments for each individual lot were converted into ratings for the block as a whole. The block rating scheme used to convert individual lot assessments to block ratings is described in Appendix A.

Residential block creation was based on the standard 18-home residential block in the core residential area of Redcliff. Blocks of ~18 homes were created wherever possible, using streets and alleys as boundaries and combining blocks across boundaries when necessary.

# Inventory

---

## Building & Site Quality

Residential block building and site quality ratings were split almost evenly, with ~31% of blocks rated exceptional, ~35% of blocks rated excellent, and ~32% blocks rated average. No residential blocks were rated poor or abandoned, though a handful of poor and abandoned individual properties were identified during the inventory.

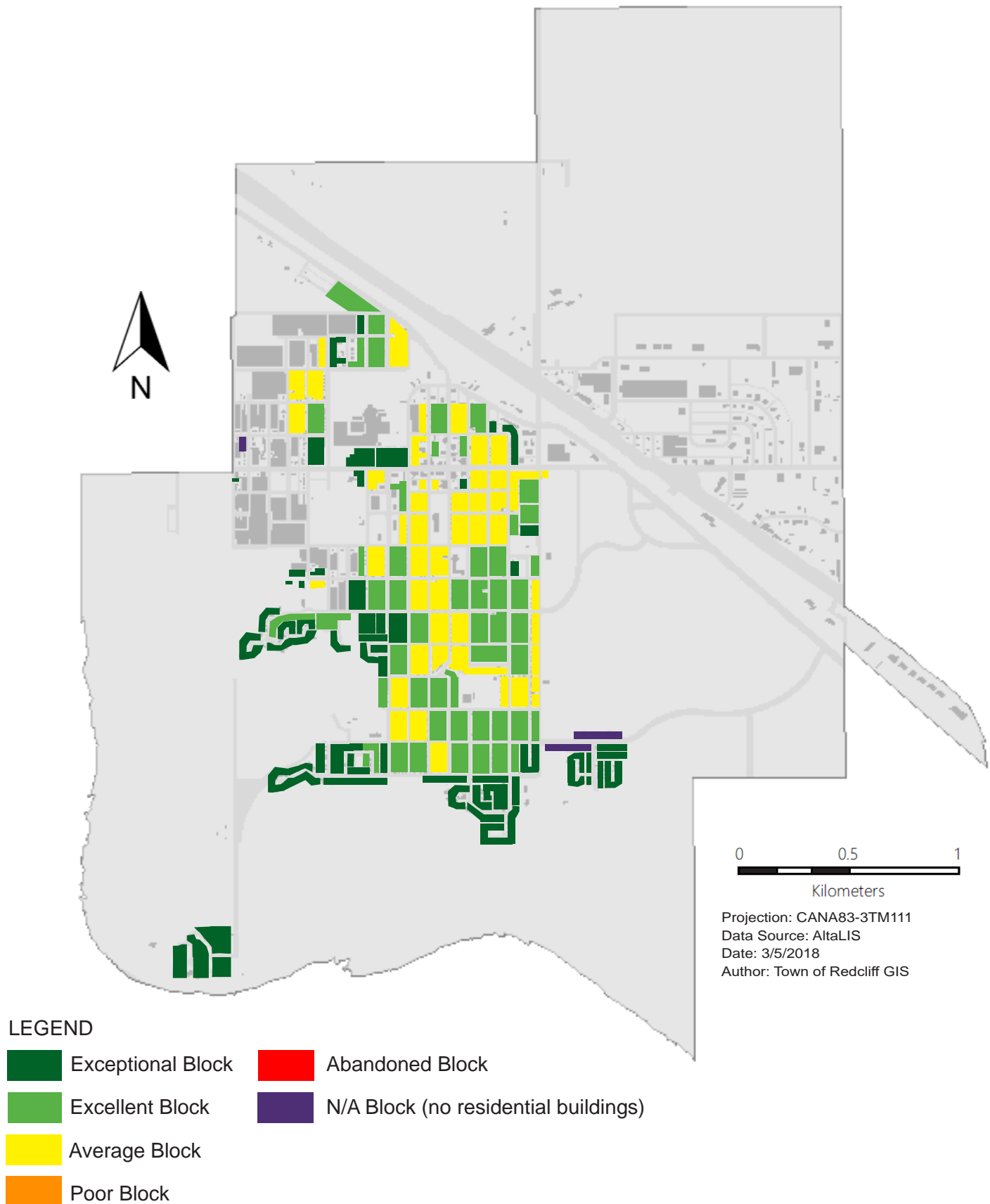
In general, residential blocks in newer areas of Town had higher building and site quality ratings (exceptional and excellent) than blocks in older areas (average), seen in Figure 5.



# Town of Redcliff

Residential Lands Building &  
Site Quality 2018

Figure 5. Town of Redcliff residential lands building and site quality, data collected November 2017.



## Heritage Significance

Redcliff's history dates back to the beginning of the 20<sup>th</sup> Century when many businesses were established in the Town (Hall 1962).

Though the boom years of the early 1900s were short-lived, several homes of Redcliff's founding fathers, early industrialists, and workers are still present today.

Figure 6 presents the location of historic homes in Redcliff. The majority of heritage homes in Town are clustered on or near 5<sup>th</sup> Street SE, one of the oldest residential areas in Redcliff. Additional historic and potentially historic homes are scattered throughout the rest of the gridded residential core area, with many clustered along the entire length of 1<sup>st</sup> Street SE.

A detailed description of the homes and their residents, in the Redcliff Museum Heritage Houses brochure, can be found in Appendix B. A detailed map of all heritage resources in Redcliff can be found in Appendix C.

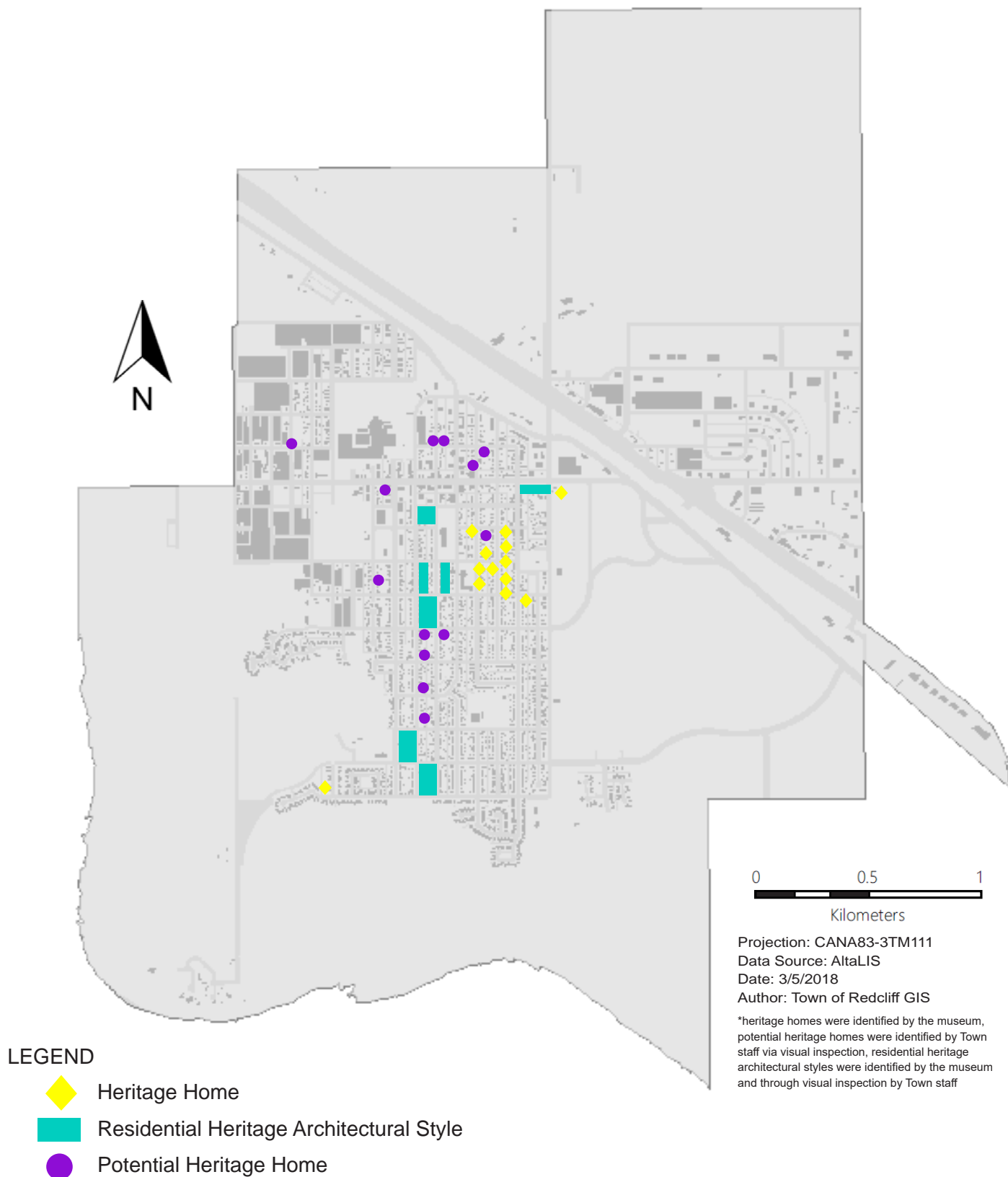




# Town of Redcliff

## Heritage Homes

Figure 6. Location of heritage homes in the Town of Redcliff, data collected November 2017.



## Vacant Lands

Redcliff's vacant residential parcels are depicted in Figure 7.

Redcliff's developed areas contain few vacant land parcels currently zoned for residential development. Three vacant Mobile Home Residential lots are in the NW horticultural area, two of which are sized for a single dwelling, with the last spanning nearly an entire half-block. A Medium Density Residential lot also exists in the NW area and is large enough to accommodate multiple dwelling units.

Two vacant Residential Transition lots are located north of downtown. One lot is sized for a single dwelling, the other spans the entire east to west extent of the block and could support the development of two dwellings.

Three Single Family Residential lots are vacant in the residential core capable of supporting a single dwelling each. One entire half-block of Single Family Residential land is also vacant.

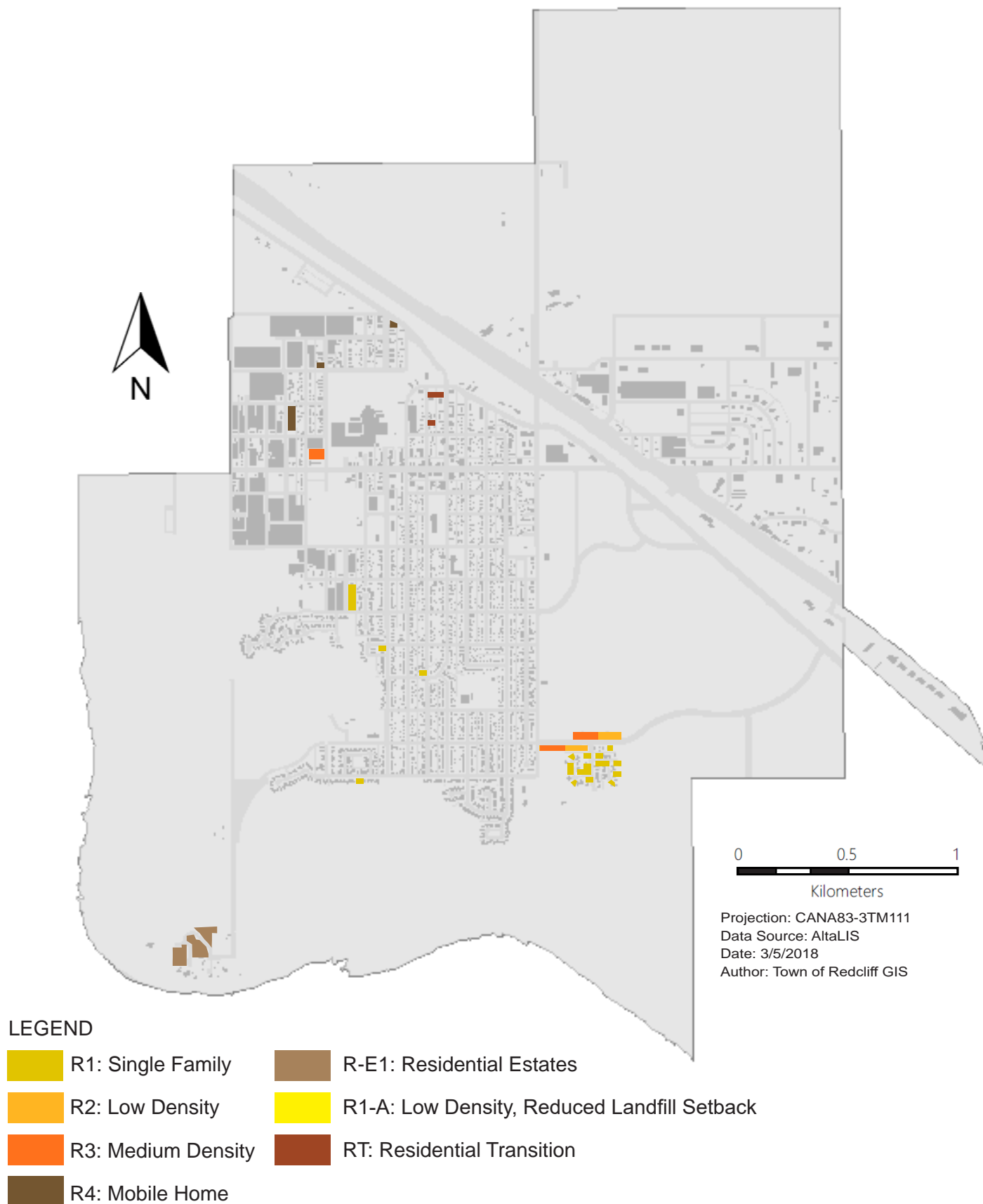
The Residential Estate district in the river valley and the Single Family, Low Density, and Medium Density districts in Eastside Phase 1 have relatively high amounts of vacant land available for immediate building, roughly 40 parcels total. See Appendix C for a map of all vacant parcels in Redcliff.



# Town of Redcliff

Vacant Residential Lands  
\*does not include urban reserve lands\*

Figure 7. Vacant residential lands in the Town of Redcliff, data collected November 2017.



## Conclusion

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Redcliff's residential neighbourhoods are an important feature of the community because they are the places residents call home. The layout of the Town's residential areas tells the story of Redcliff's development, with homes on the gridded streets closer to Broadway Avenue generally being the oldest. Moving southward, the homes in Redcliff become larger and newer, with the architectural style transitioning from small wartime homes, to bungalows, to homes with garages, to two-story homes. The newest residential developments in Redcliff, on curvilinear streets, branching off the core residential grid area, tend to have front drive garages, smaller lots, and fewer trees. One exception to the observed architectural transition are the wartime houses located on the 800 and 900 blocks of Main Street S, though many residences in the area appeared to be recently redeveloped or undergoing redevelopment.

Building and site quality usually correlated to age, with older homes further north appearing in need of minor repairs, and residential lots south of 5<sup>th</sup> Avenue generally containing newer developments in better condition. Several lots with homes of noted historic character were also home to large, old trees. There may be an opportunity for greater recognition of heritage homes and trees in Town, similar to the rock monuments currently placed on former

significant industrial sites. Only a handful of individual lots overall were rated as 'poor' and 'abandoned,' and the majority of 'poor' and 'abandoned' homes appeared to be older, with some having possible historic value.

The majority of newer residential neighbourhoods in Redcliff are dominated by upper middle class single-detached homes. Homogeneous single detached neighbourhoods tend to decline in population over time as original residents become empty-nesters and there is little draw for new residents of other lifestyles. The Town should proceed with caution when developing new residential areas such as Eastside in the future, encouraging a greater mix of housing types to ensure housing affordability and neighbourhood longevity.

Many residential developments were noted on horticultural lands in NW Redcliff, while several greenhouses were present on residentially zoned lands. The Land Use Bylaw should be updated to reflect the future direction of development intended for the NW area, to reduce confusion associated with mismatched zoning.

Two examples of odd road configurations were noted during the land inventory which demonstrate the importance of proper planning. First Street SW ends at 4<sup>th</sup> Avenue, but appears like it was originally intended to continue south, as seen in Figure 8. First Street SW is cut off by Stone Place and Broadfoot Place, creating

somewhat of a back alley in the southernmost section of 1<sup>st</sup> Street SW, rather than being a continuous road. Secondly, Mitchell Street S acts as a front yard access point to residential lands north of 5<sup>th</sup> Avenue, but then as a back alley to lots south of 5<sup>th</sup> Avenue SE. This further leads to parts of 7<sup>th</sup> Street SE acting as a front access point to the west half of the block, and a back alley to the east half, which does not create a visually appealing streetscape.



Figure 8. Road configuration at 1st Street SW in the Town of Redcliff.

Current planning practice stresses the development of infill lots before greenfield lots; therefore, development in new residential areas like Eastside should occur after development in the residential core. Few vacant residential lots exist in the current developed residential areas in Redcliff; however, there are some vacant residential lands in the NW horticultural area that may present an opportunity for development. There is also potential to rezone horticultural lands to higher density residential districts, especially the large vacant lots along Broadway Avenue W with easy access to downtown.

A large number of vacant Single Family Residential lots exist in Redcliff; however, vacant Low and Medium Density Residential lands large enough in size and of appropriate shape for senior's, affordable, or alternative housing are lacking. Although rezoning of land is possible, it becomes more onerous on the landowner or developer when rezoning is required, presenting a possible roadblock to development.

Part 2

# Commercial & Industrial Land

# Introduction

## Significance & History

Commercial and industrial lands are the economic hub of Redcliff, and early industrial development helped establish the Town. Economic opportunity was abundant when Redcliff incorporated as a municipality in 1910. The Town's founding fathers nicknamed Redcliff the "Smokeless Pittsburgh of the West" and the "Smokeless Manufacturing Capital of Canada" due to the abundance of natural gas, which attracted many entrepreneurs and investors. A 1913 advertisement for the Town of Redcliff lists pure water, perfect drainage, natural gas, shale, silica sand, the finest farming district in southern Alberta, public ownership of utilities, and within the distribution area for Calgary, Edmonton, Saskatoon, and Regina as the advantages of locating business in Redcliff.

The economic prosperity in Redcliff did not last. A tornado in 1915, the onset of World War I, the Spanish flu, and Great Depression brought economic decline.

Today, the economy in Redcliff is dominated by greenhouses and oil and gas service industries. Employment lands in Redcliff draw workers in from the region, while many Redcliff residents also work outside of the Town throughout southeastern Alberta.

## Commercial & Industrial Zones

Commercial and industrial areas comprise a large proportion of the developed land in Redcliff. The commercial and industrial lands in Redcliff fall under six land use categories, as defined in the Land Use Bylaw. Figure 9 below describes the industrial and commercial zones in Redcliff.

Figure 9. Commercial & Industrial districts/zones in the Town of Redcliff.

Zone	Description
C1	Local Convenience Commercial
C2	Downtown Commercial
C3	General Commercial
C-HWY	Highway Corridor Commercial
I1	Light Industrial
I2	Heavy Industrial

Figure 10 shows that commercial activity in Redcliff is clustered around the downtown core and the Trans-Canada Highway. Commercial and industrial lands are unproportionally located on the north side of Town, with the area south of Broadway Avenue lacking both commercial and industrial development.

Downtown Redcliff contains connected storefronts which are home to local shops, businesses and restaurants. Commercial lots in the downtown are small and have less parking compared to other areas of Town. Several commercial buildings in the downtown are

of noted historical value. Additional commercial businesses are located three blocks east of downtown along Mitchell Street, including a newer multi-bay commercial building on South Railway Drive, and larger commercial operations like Red Hat Cooperative. Commercial lots along the Trans-Canada Highway are characterized by larger buildings, service bays, construction and industrial related uses, and increased parking.

Commercial lands in Redcliff meet basic retail and service needs (i.e. grocery stores, convenience stores, gas stations, beauty salons, medical services, and industry support services); however, there is a lack of major retailers and retail selection for many goods. Residents must go elsewhere, like Medicine Hat, for greater selection.

The majority of industrial lands in Redcliff are located north of the Trans-Canada Highway in the Lockwood Industrial Park. The Lockwood Industrial Park contains land parcels of varying size. Light Industrial lots are located closer to the highway, while Heavy Industrial lots are located further from the highway. Some industrial land is also found between the Trans-Canada Highway and Broadway Avenue, including the old Dominion Glass site.





# Town of Redcliff

## Commercial & Industrial Districts 2018

Figure 10. Town of Redcliff commercial and industrial districts map, as identified in the 2011 Land Use Bylaw.



0 0.5 1  
Kilometers

Projection: CANA83-3TM111

Data source: AltaLIS

Date: 6/15/2018

Author: Town of Redcliff GIS

### Legend

#### Commercial Districts



C-HWY: Highway Commercial



C3: General Commercial



C2 - Downtown Commercial

#### Industrial Districts



I1: Light Industrial



I2: Heavy Industrial

## Data Collection Methods

---

Industrial and commercial data was collected for all parcels classified as industrial and commercial in the Land Use Bylaw. Each lot was evaluated for current land use, building and site quality, heritage significance, and presence of vacant lots. The Horticultural and Commercial Mixed Use Restricted District (HC-RD) was included in Part 3, Horticultural Lands, rather than this Part because the majority of the land in the HC-RD district has been developed for horticultural uses.

Current land use data was collected from Redcliff's 2011 Land Use Bylaw, seen in Figure 10. Heritage significance was determined from the Redcliff Museum's Rock Monument brochure, and via visual inspection of each property to determine heritage potential due to architectural style. Vacant lots were identified via visual inspection. A lot was considered vacant if no building, development, or structure existed on the lot, and it did not appear to be in use.

Commercial and industrial building and site quality was assessed on a block-by-block basis. Blocks were created using roadways and alleys as boundaries. Building and site quality was assessed via a brief drive-by external visual inspection of each land parcel. The initial assessment criteria for each lot can be found in Appendix A. Building and site quality assessments for each individual lot were converted into ratings for the block as a whole. The block rating

scheme used to convert individual lot assessments to block ratings is found in Appendix A.

## Inventory

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### Building & Site Quality

The largest proportion of commercial and industrial blocks, ~46%, received an average building and site quality rating, while ~35% were rated exceptional, ~10% rated poor, and ~3% rated excellent. No commercial and industrial blocks were rated abandoned.

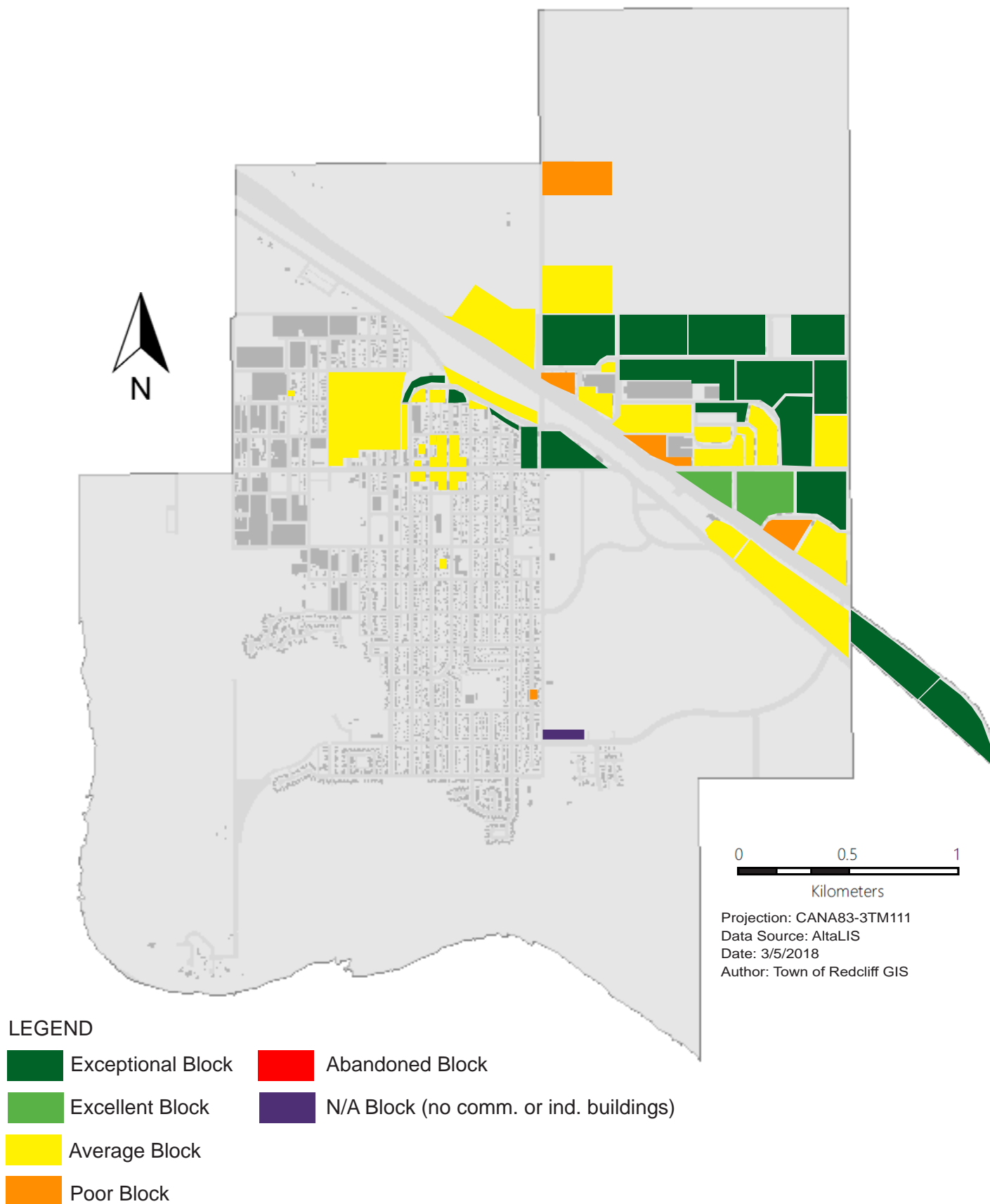
Similar to the residential building and site quality results, blocks with newer commercial and industrial developments tended to have higher building and site quality ratings than older developments, such as those downtown and in some areas along the Trans-Canada Highway. Figure 11 depicts commercial and industrial building and site quality by block.



# Town of Redcliff

Commercial and Industrial Lands Building &  
Site Quality 2018

Figure 11. Town of Redcliff commercial and industrial lands building and site quality, data collected November 2017.



## Heritage Significance

Redcliff's early industrial history is illustrated and preserved in 25 rock monuments throughout the Town that pay homage to the boom years of the early 1900s. Rock monuments mark the locations of Redcliff's former industries and civic buildings, seen in Figure 12.

Though the majority of the buildings are gone, several remain standing today. St. Ambrose Church, Gordon Memorial United Church, and the Redcliff Hotel (now the Hylton) are still in operation. Redcliff Realty is now the Museum and Dominion Glass, though closed, remains an industrial manufacturing plant. The Redcliff Water Tank stands in Lions Park, while concrete pillars from Redcliff Rolling Mill & Bolt Co. remain near the ball diamonds.

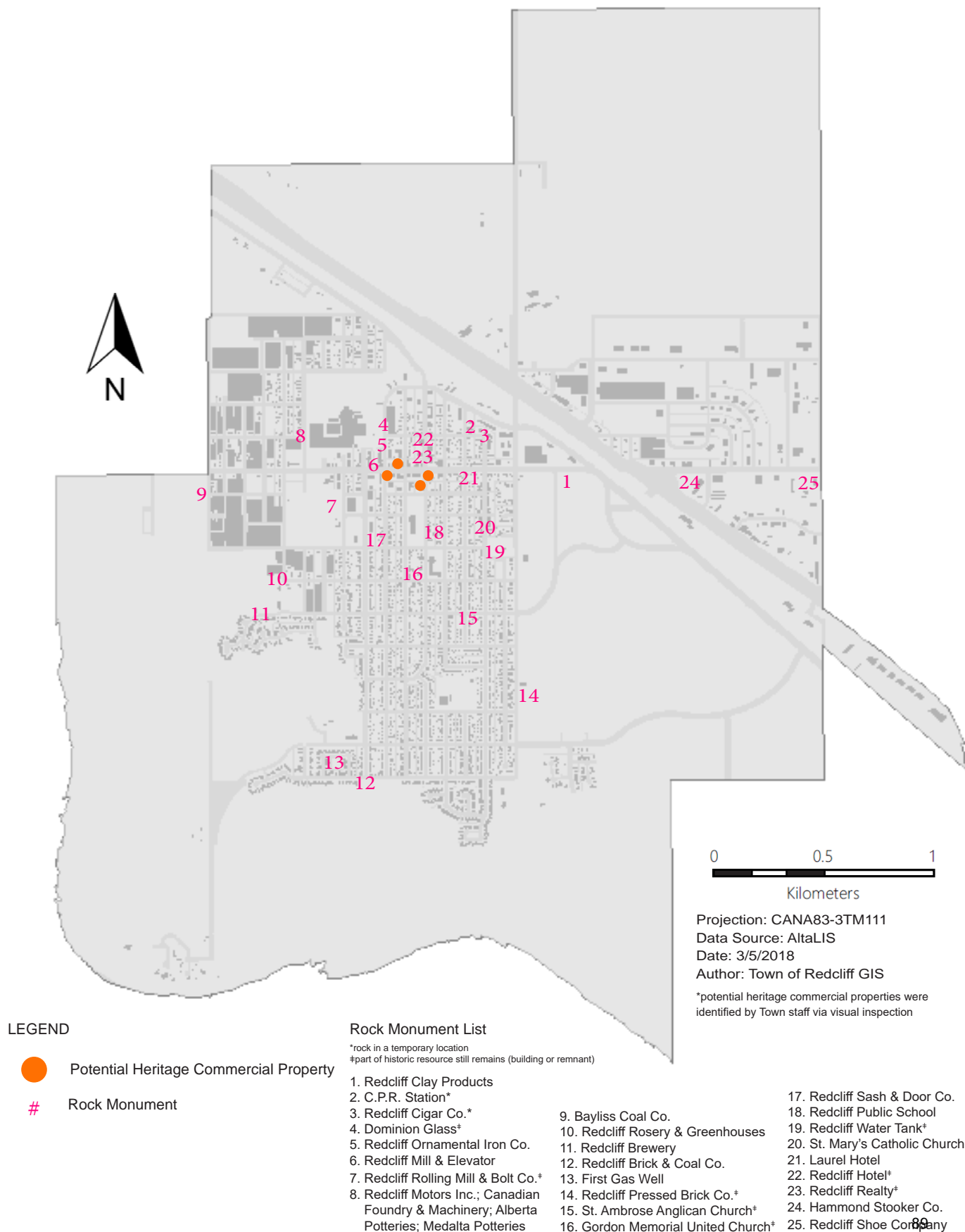
Four additional buildings in the downtown, not captured by the rock monuments, were noted during the land inventory as having potential historic significance. The buildings include the Redcliff Hardware building on 3<sup>rd</sup> Street SE, Redcliff Legion, Redcliff Family Dental building, and the former post office building on the corner of Broadway Avenue and 1<sup>st</sup> Street SE. The locations of the above buildings are also found in Figure 12. A complete map of all heritage resources can be found in Appendix C.



# Town of Redcliff

## Rock Monuments & Heritage Commercial Buildings

Figure 12. Location of historic commercial and industrial buildings in the Town of Redcliff, data collected November 2017.



## Vacant Lands

All of Redcliff's vacant industrial parcels are located in the Lockwood Industrial Park north of or along the Trans-Canada Highway. A variety of small, medium, and large light and heavy industrial lots are available for immediate development.

Three small vacant commercial parcels are located downtown.

Three large Highway Commercial properties are available adjacent to the Trans-Canada Highway. The only vacant General Commercial parcel is of medium size and located in Eastside on 9<sup>th</sup> Avenue SE.

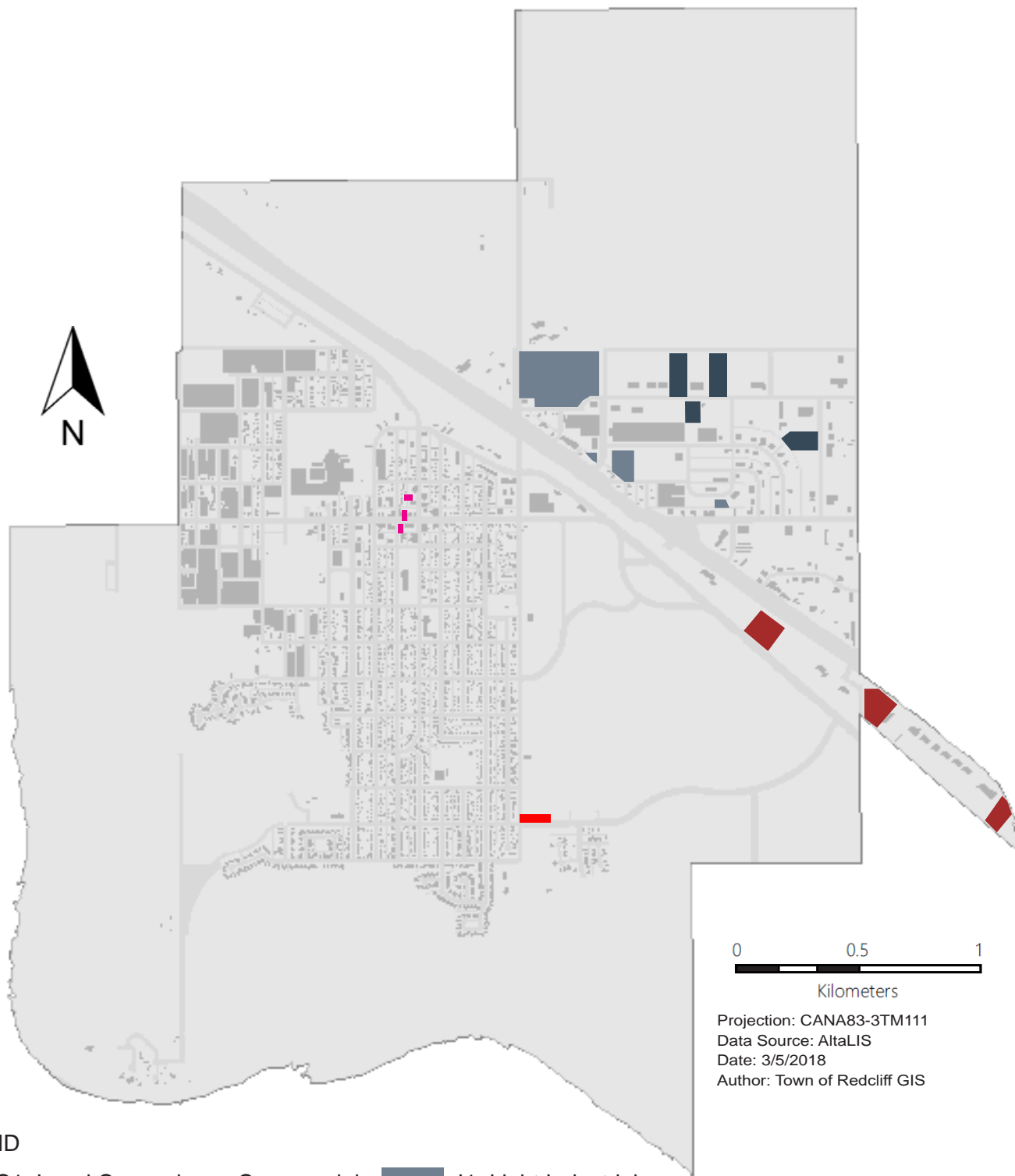
Vacant commercial and industrial properties are depicted in Figure 13. Refer to Appendix C for a map of all vacant parcels in Redcliff.









# Town of Redcliff

Vacant Commercial & Industrial Lands  
\*does not include urban reserve lands\*

Figure 13. Vacant commercial and industrial lands in the Town of Redcliff, data collected November 2017.



## LEGEND

- |   |  |
|---|--|
|  C1: Local Convenience Commercial |  I1: Light Industrial |
|  C2: Downtown Commercial          |  I2: Heavy Industrial |
|  C3: General Commercial           |  |
|  C-HWY: Highway Commercial        |  |

Projection: CANA83-3TM111  
Data Source: AltaLIS  
Date: 3/5/2018  
Author: Town of Redcliff GIS

## Conclusion

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Commercial and industrial lands in Redcliff provide places of employment and services to the community. The presence of vacant commercial and industrial parcels in the Lockwood Industrial Park, along the highway, and downtown indicate the Town should work to encourage new businesses in Redcliff to provide retail, employment, and service opportunities. Vacant parcels downtown provide an opportunity for higher density mixed use developments that could include retail and residential uses. However, with only one vacant General Commercial lot in Redcliff, there is no commercial land suitable to locate a large chain retail store, and little land to attract General Commercial Development. Additionally, the Highway Commercial lots available are adjacent to industrial service developments, and are likely not suitable for highway services such as a hotel.

Several commercial and industrial buildings for lease, not captured in the vacant land map, were also noted during the land inventory. The four-way stop on Broadway Avenue and 3<sup>rd</sup> Street SE contains the Legion in a heritage building and a pub on the southern corner lots, while the northern corner lots currently house underutilized buildings. Redevelopment on the north side of this intersection, a major gateway into Town, may spur development throughout the rest of Broadway Avenue. Efforts to attract more people into the

downtown through streetscape enhancements, beautification, and creating gathering spaces may entice business investment.

The majority of commercial and industrial blocks in Redcliff were rated of average building and site quality, and many blocks were rated exceptional. The presence of several poor and potentially abandoned lots resulted in a handful of blocks rated as poor. Unkept yards, broken fences, and the presence of older buildings appearing in need of repair contributed to lower ratings. Three poor blocks were located along the Trans-Canada Highway. Redcliff should encourage developments along the highway that attract visitors, and locate less aesthetically pleasing land uses out of view.

Four buildings on Broadway Avenue, see Figure 12, were recognized as having potential heritage significance. The preservation, restoration, and recognition of these buildings would contribute to keeping the history of Redcliff alive in the future. Most notably, the currently empty 102 Broadway Avenue E has development potential as a significant heritage building.

The commercial and industrial land inventory noted several Land Use Bylaw anomalies that should be considered in future LUB updates. Two Downtown Commercial (C2) lots are located outside of what is considered Downtown Redcliff. Additionally, no Local Convenience Commercial (C1) lots were noted during the inventory.



Part 3

# Horticultural Land

# Introduction

## Significance & History

The Town of Redcliff's motto is "the greenhouse capital of the prairies." The first greenhouse, the Redcliff Rosery, was established in Redcliff in 1912 and grew vegetables such as lettuce. Today Redcliff's greenhouses cover over 300,000m<sup>2</sup> and grow a variety of vegetables including cucumbers, lettuce, tomatoes, and peppers. Red Hat Cooperative distributes produce grown in Redcliff throughout Western Canada.

The northwest area of the Town is home to many greenhouses. Though greenhouses currently dominate, the northwest area of Redcliff is slowly transitioning to include a greater proportion of residential developments. Changes made by the Alberta government to property taxation of improvements on agricultural lands have reduced the taxes Redcliff can collect from greenhouses. Additionally, technology, employment standards, and increasing wages have reduced the economic viability of smaller greenhouse operations. These factors, along with the transition of NW Redcliff to accommodate more residential uses, may put the future of Redcliff's greenhouses in question.

## Horticultural Zones

This report considered horticultural lands separate from commercial and industrial lands because greenhouses represent a unique land use and account for a relatively large proportion of land. Different property taxation rules and servicing needs are also present for greenhouses when compared to other land uses.

The northwest area of Redcliff is home to the majority of the Town's greenhouses, with a few located in the Lockwood Industrial Park in the northeast, and also in the southwest quadrant.

Horticultural lands in Redcliff fall under four land use categories, as defined in the Town's 2011 Land Use Bylaw. Figure 14 below describes the different horticultural zones in Redcliff, and Figure 15 illustrates the zones in a map.

Figure 14. Horticultural districts (zones) in the Town of Redcliff, according to the 2011 Land Use Bylaw.

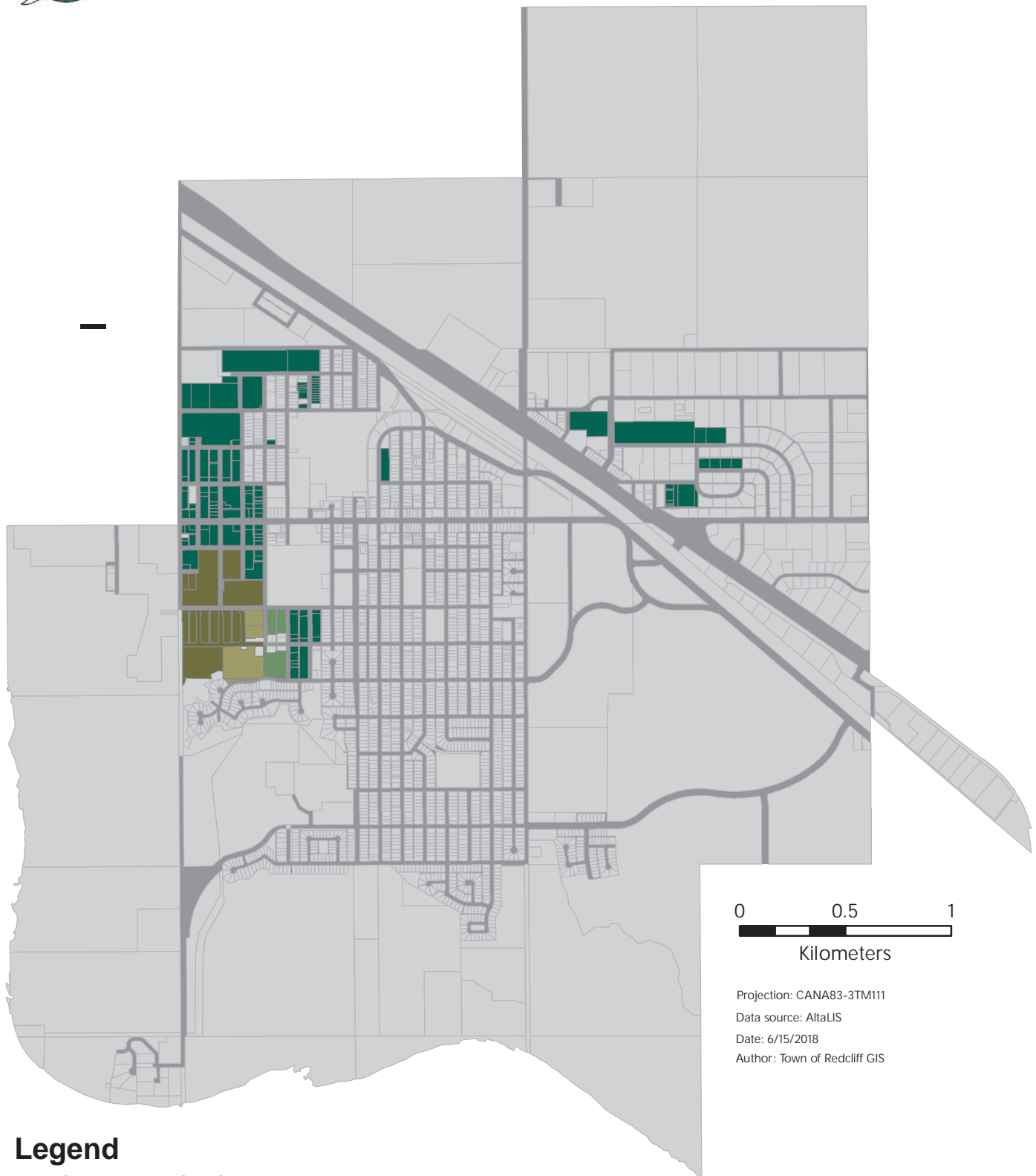
Zone	Description
H	Horticultural
HA	Horticultural – Reduced Landfill Setback
H-RD	Horticultural – Restricted Development
HC-RD	Horticultural and Commercial – Restricted



# Town of Redcliff

## Horticultural Districts 2018

Figure 15. Town of Redcliff horticultural districts map, as identified in the 2011 Land Use Bylaw.



### Legend

#### Horticultural Districts

- |  |  |
|--|--|
|  H: Horticultural   |  H-RD: Horticultural  |
|  H-A: Horticultural |  HC-RD: Horticultural |

## Data Collection Methods

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Horticultural data was collected for all horticulturally zoned land in Redcliff. The Horticultural and Commercial Mixed Use Restricted District (HC-RD) was included in this Part, rather than Part 2, because the majority of the land in the HC-RD district has been developed for horticultural uses.

Each lot was evaluated for current land use, building and site quality, heritage significance, and vacant land. Current land use data was collected from the Land Use Bylaw. Heritage significance was determined from Redcliff Museum brochures and visual inspection of each lot during data collection. Vacant lots were identified via visual inspection. A lot was considered vacant if no building, development, or structure existed on the lot, and it did not appear to be in use.

Building and site quality was assessed via a brief drive-by external visual inspection of each land parcel. The initial assessment criteria for each lot can be found in Appendix A. Building and site quality assessments for each individual lot were converted into ratings for the block as a whole. Blocks were created from the pattern of grid blocks in Redcliff, using streets and alleys as boundaries. The block rating scheme used to convert individual lot assessments to block ratings is described in Appendix A. Only land containing greenhouses was assessed for building and site quality. Residential

buildings on horticultural lands were noted, but not included in the building and site quality inventory.

## Inventory

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### Building & Site Quality

Figure 16 shows building and site quality ratings for the horticultural lands in Redcliff. The majority of horticultural blocks in Redcliff, ~56%, were rated of average building and site quality.

Approximately 9% of blocks were rated poor, and only one block was rated abandoned. No blocks were rated exceptional or excellent, though several individual lots were rated excellent.

Seven blocks received an N/A building and site quality rating because they did not contain any horticultural buildings. Three of the horticultural blocks that received an N/A rating, located south of 3<sup>rd</sup> Avenue SW, are currently being used by the Town's Public Services Department for material storage, and for the dog park, even though they are zoned horticultural in the Land Use Bylaw.

### Heritage Significance

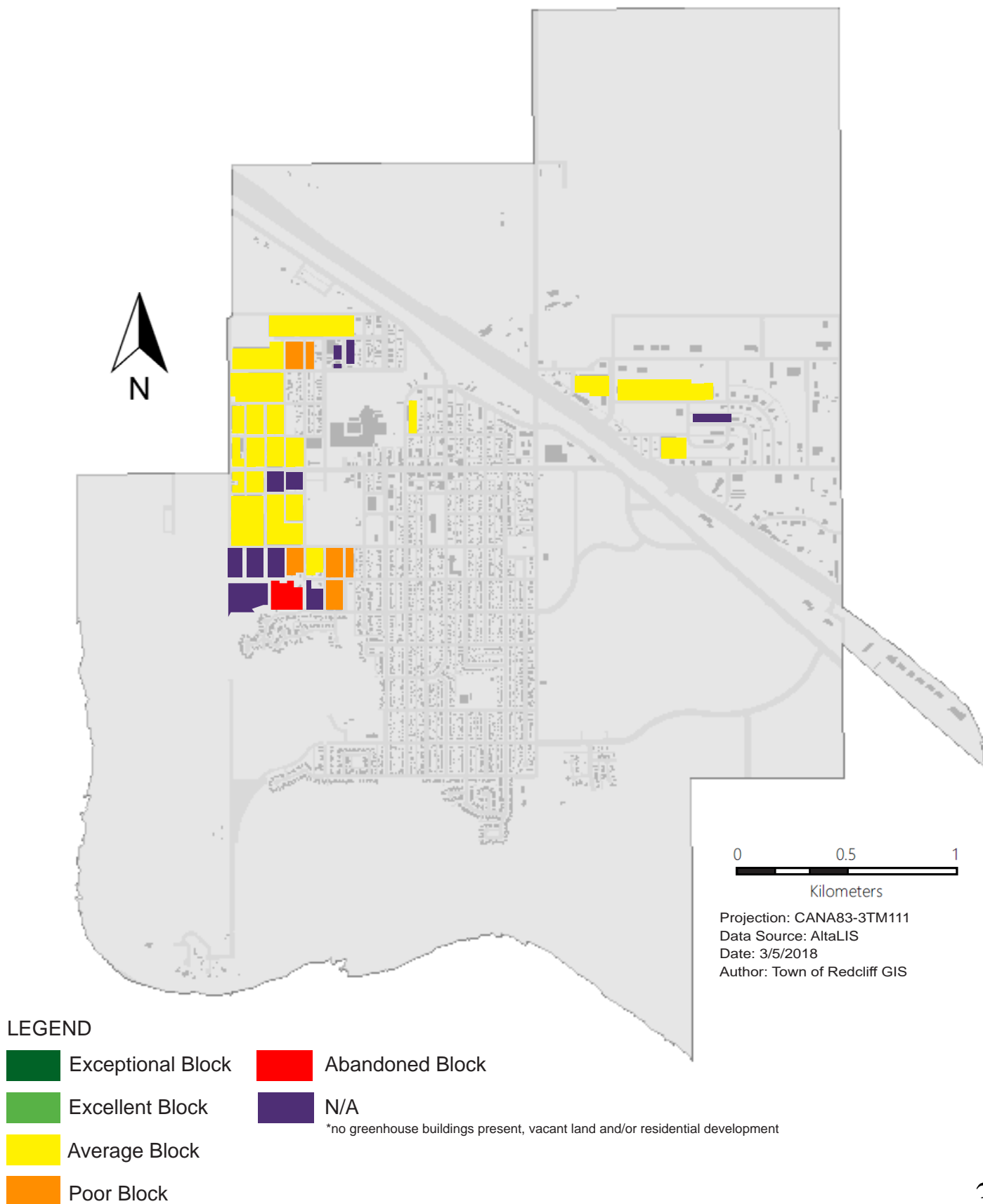
No horticultural buildings and sites were determined to be of potential heritage significance; however, a rock monument marking the location of Redcliff's first greenhouse, the Redcliff Rosery, is depicted above in Figure 12.



# Town of Redcliff

Horticultural Lands Building & Site Quality  
2018

Figure 16. Town of Redcliff horticultural lands building and site quality, data collected November 2017.



## Vacant Lands

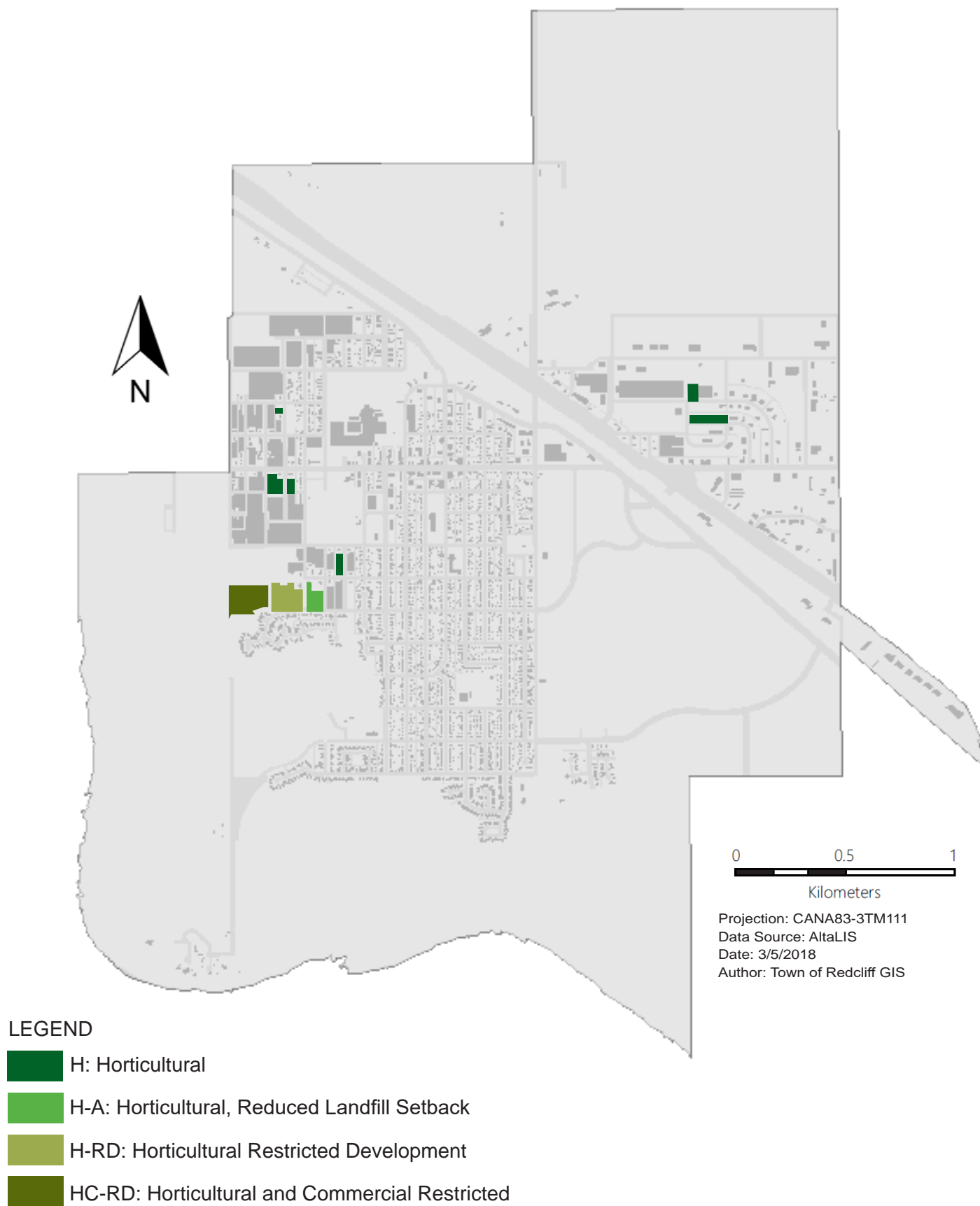
Nine vacant horticultural areas were identified in the horticultural land inventory, their locations are depicted in Figure 17. The vacant Horticultural Restricted Development parcel located near the western end of 4<sup>th</sup> Avenue SW was categorized as vacant and abandoned. Even though the parcel contains two buildings, they are abandoned and on a relatively large parcel of land that could be developed. The large Horticultural and Commercial Restricted parcel has a coulee running through it and only a small portion is developable. Refer to Appendix C for a map of all vacant parcels in Redcliff.



# Town of Redcliff

Vacant Horticultural Lands  
\*does not include urban reserve lands\*

Figure 17. Vacant horticultural lands in the Town of Redcliff, data collected November 2017.



## Conclusion

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Redcliff's horticultural lands represent a long and proud tradition of growing produce. From the first greenhouse in 1912, the industry has expanded and now includes fourth and fifth-generation growers.

When compared to the inventories in Parts 1 and 2 of this report, horticultural lands had a lower proportion of higher rated blocks. The high proportion of average ratings was due to many of Redcliff's greenhouses appearing to need minor repairs to the exterior plastic or glass, which contained cracks and tears. Piles of material and old vehicles, and discolouration of exterior walls contributed to average ratings.

Dwellings for greenhouse owners were permitted in Redcliff's horticultural districts, and many horticultural lots were observed to have residential dwellings. The land inventory revealed several horticultural parcels with residential developments covering a large portion of or an entire block, rather than the presence of a single residence. Additionally, three greenhouses developments were present in residential districts, illustrated in Figure 18. Figure 18 also shows the distribution of large (covering more than half a block) and small (covering half a block or less) greenhouses in Redcliff. Due to changes in technology, smaller greenhouses are becoming less efficient to operate. It is anticipated the land in Redcliff

containing smaller greenhouses will be redeveloped over time to different uses as small horticultural operations become more costly and less effective. If the northwest area of Town continues transitioning to residential uses, especially on lands containing smaller greenhouses, the Land Use Bylaw districts must be updated to reflect intended future land use. In the case of horticultural blocks which already possess residential developments, the existing residential land use needs to be reflected in the Land Use Bylaw districting. If greenhouses are to remain central to Redcliff's economy, parcels of land are needed to accommodate large greenhouse operations, taking into account water and servicing needs, so growers can take advantage of technology and industry trends.

There is potential for development on vacant horticultural parcels, especially those on Broadway Avenue W, just outside of the downtown. Vacant lots in the horticultural area have the potential to be developed as residential areas (keeping with the current transition in the northwest), continued greenhouse operation, or another land use such as commercial or light industrial.

Development of vacant lots in established areas before greenfield lands in neighbourhoods such as Eastside provides an opportunity to increase density and develop on land which may be more easily serviced than undeveloped areas.

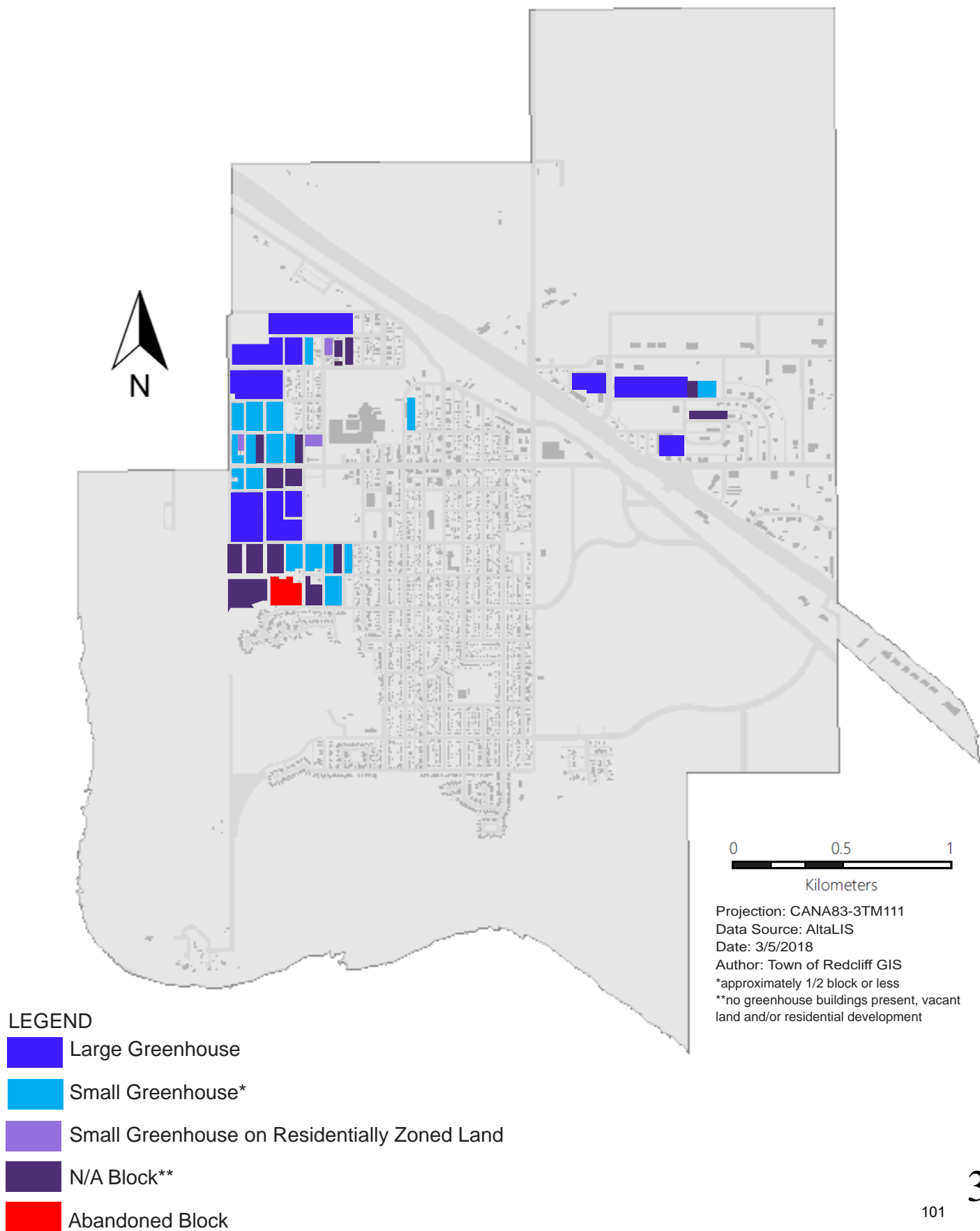




# Town of Redcliff

Horticultural Lands By Building Size 2018

Figure 18. Distribution of small and large greenhouses in the Town of Redcliff, November 2017.



Part 4

# Natural Environment & Park Lands

# Introduction

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## Topography

Redcliff is located in the Badlands region of southeastern Alberta. The Badlands are characterized by valleys and coulees which have been carved by water flows over thousands of years. An extensive network of coulees are found in south Redcliff, draining to the South Saskatchewan River valley, the significant water body in the Town. Redcliff owes its name to an outcropping of red shale cliffs seen in the coulees along the river, seen in Figure 19.



Figure 19. Red shale cliffs in Redcliff, AB, September 2017, photo by James Johansen.

Other than the river valley slopes Redcliff is flat; however, the Town has a relatively high elevation compared to the surrounding prairie, offering views of the river valley, Medicine Hat, and the Cypress Hills to the south (Government of Alberta n.d.).

## Vegetation & Wildlife Habitat

Southeastern Alberta contains short-grass and mixed-grass prairies characteristic of the Great Plains of North America. Grassland ecosystems are one of the most threatened ecosystems in the world due to their fertile soil. In the Redcliff area much of the native grassland has been converted for agricultural purposes or taken over by invasive species. However, there are still many intact natural areas such as the riparian strip along the South Saskatchewan River, coulees, and open prairies. Vegetation varies according to sunlight, soil, and moisture. Native vegetation in Redcliff includes spear grass, blue grama grass, wheat grass, dryland sedge, prickly pear cactus, and sagebrush. In areas with more moisture, scrubby aspen, cottonwood, and willow are common (Grassland Naturalists n.d.). Redcliff contains National Environmentally Significant Area No. 289, as designated by Alberta Environment and Sustainable Resources Development (AESRD). Environmentally Significant Area No. 289 provides crucial habitat for sensitive species such as burrowing owl, eastern short-horned lizard, sharp-tailed grouse, prairie rattle snake, and several amphibian and raptor species (Town of Redcliff 2016a, pg. 42).

Significant paleontological and First Nations cultural sites are also located on the landscape (Royal Tyrell Museum 2011).

## Air & Water Quality

Water quality of the South Saskatchewan River, downstream of Redcliff, is monitored by the Prairie Provinces Water Board (PPWB) in partnership with Environment and Climate Change Canada. The PPWB produces an annual report which includes data and results from different monitoring stations along rivers in the prairie provinces. The PPWB 2015-2016 Annual Report stated that the South Saskatchewan River monitoring station (Station No. AL05AK0001), downstream of Redcliff near the Alberta-Saskatchewan border, had a 96.6% adherence rate to the PPWB's water quality indicator levels. The 2015-2016 Annual Report showed the South Saskatchewan River exceeded the PPWB's water quality standards for levels of nutrients (i.e. phosphorus and nitrogen found in fertilizers), total suspended solids, fluoride, metals, and pesticides in certain instances. Most of the exceedance instances corresponded to peak flow rate during the spring months; however, not all instances can be attributed to increased river flow.

Between 2003 and 2015, the water quality of the South Saskatchewan River remained stable, fluctuating between 93% and 97% adherence to PPWB's water quality parameters. The 96.6% adherence rate in 2015, and stable adherence rate since 2003,

indicate excellent water quality in the South Saskatchewan River (Prairie Provinces Water Board 2015).

In 2016 the Town of Redcliff opened a new drinking water treatment plant. The new plant replaced the old, outdated facility and has the capacity to provide drinking water for a population of 12,000, with room for expansion to accommodate 15,000 based on current estimated water consumption rates. Redcliff's new water treatment plant is one of the most modern and advanced in North America, using a super pulsating clarifier and membrane technology to filter out bacteria, solids, and other contaminants from the water. Contaminant counts for Redcliff's drinking water are significantly below the maximum levels regulated by the Province of Alberta (Town of Redcliff 2016b).

Air quality in Redcliff is monitored by the Palliser Airshed Society (PAS) in partnership with Alberta Environment and Parks. PAS collects data on temperature, humidity, and air pollutants. In 2017, PAS reported no pollutants exceeding air quality levels (Palliser Airshed Society 2017).

The Air Quality Heath Index (AQHI) is a tool used to help Canadians understand the impact of air quality on their health. The AQHI considers the specific pollutants: ground-level ozone, fine particulate matter, and nitrogen dioxide. AQHI is reported on a scale from 1-10+, with 1-3 indicating a low health risk, and 10+

indicating a very high health risk. In 2017, the highest AQHI level reported by the Palliser Airshed Society at the Medicine Hat Crescent Heights monitoring station was 4, indicating good air quality in the Redcliff area (Government of Canada 2016; Palliser Airshed Society 2017).

## Parks & Recreation

Redcliff's parks system includes a natural river valley, trails through the coulees and cliffs, playgrounds and tot lots, an off-leash dog park, organized sport facilities including ball diamonds and a BMX track, and passive recreational areas with benches and trees.

Redcliff's 2016 Parks and Recreation Master Plan indicates that Redcliff has a healthy participation rate in parks and recreational activities. The 2016 Plan also indicates the Town wants to capitalize on its assets by encouraging greater involvement in activities such as kayaking, canoeing, and mountain biking. Other opportunities for Redcliff include outdoor adult recreation amenities, frisbee golf, a skate park, and expanded trails.

## Data Collection Methods

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Redcliff's 2016 Parks and Recreation Master Plan provides the basis for this Part of the land inventory. The 2016 Plan was created to guide parks and recreation management in Redcliff over 20 years, and includes a review of existing parkland, trails, and natural

features, assessment of current conditions, and opportunities for the future.

While the 2016 Plan includes an inventory of recreational facilities, such as the Rec-tangle (hockey rink), only parks and natural areas are included in this Part of the land inventory. Facilities fully or partially owned and/or operated by the Town of Redcliff, such as the Rec-tangle, are included in Part 5, Public Infrastructure, of this report.

Natural environment and park lands were assessed on an individual basis. Each land parcel was evaluated for services and amenities provided, heritage significance, neighbourhood location, Town of Redcliff groomed area, constraints, and opportunities.

Opportunities and constraints were identified in the Parks and Recreation Master Plan, by Planning and Engineering staff, and through conversations with members of Town administration. Heritage significance was determined by the Redcliff Museum brochures and visual inspection. All other data was taken from the 2016 Redcliff Parks and Recreation Master Plan.

The trails along the coulees in Redcliff are included in River Valley Park in this inventory. River Valley park consists of the groomed and camp kitchen area at the bottom of River Road, all natural coulee areas in Redcliff, and the golf course.

## Inventory

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The following natural environment and parks inventory was adapted from Redcliff's 2016 Parks and Recreation Master Plan. Minor organizational adjustments were made to the original information found in the 2016 Plan to suit the purposes of this report.

NOTE: all parks and natural environment lands included in this inventory are classified as 'parks and recreational district' in Redcliff's 2011 Land Use Bylaw, except for Kipling Point, Riverview Greenspace and Riverview Green, and Birch Court (R1), Trukkers (C-HWY), and the Dog Park (HC-RD)

Figure 20 shows the location of all park and natural areas within the Town of Redcliff, including trails. Figure 21 provides a table of the services, amenities, heritage significance, neighbourhood location, groomed area, constraints, and opportunities for each park and natural area in Redcliff.

Redcliff's parks and natural areas were divided into two categories, active and passive. Active parks have specific programming or infrastructure, such as a playground, dog park, baseball diamond, or basketball court. Passive parks are greenspaces which have fewer

amenities, such as a picnic table and garbage can, and no specific programming.

Redcliff's parks were determined to provide a variety of amenities to users including benches, trails, picnic tables, garbage bins, grass areas, and playgrounds. The 2016 Parks and Recreation Master Plan identified that several passive parks have the opportunity for amenity development, such as Riverview Green Park. The majority of active parks were identified as areas where upgraded and expanded amenities were needed, most notably Lions Park.

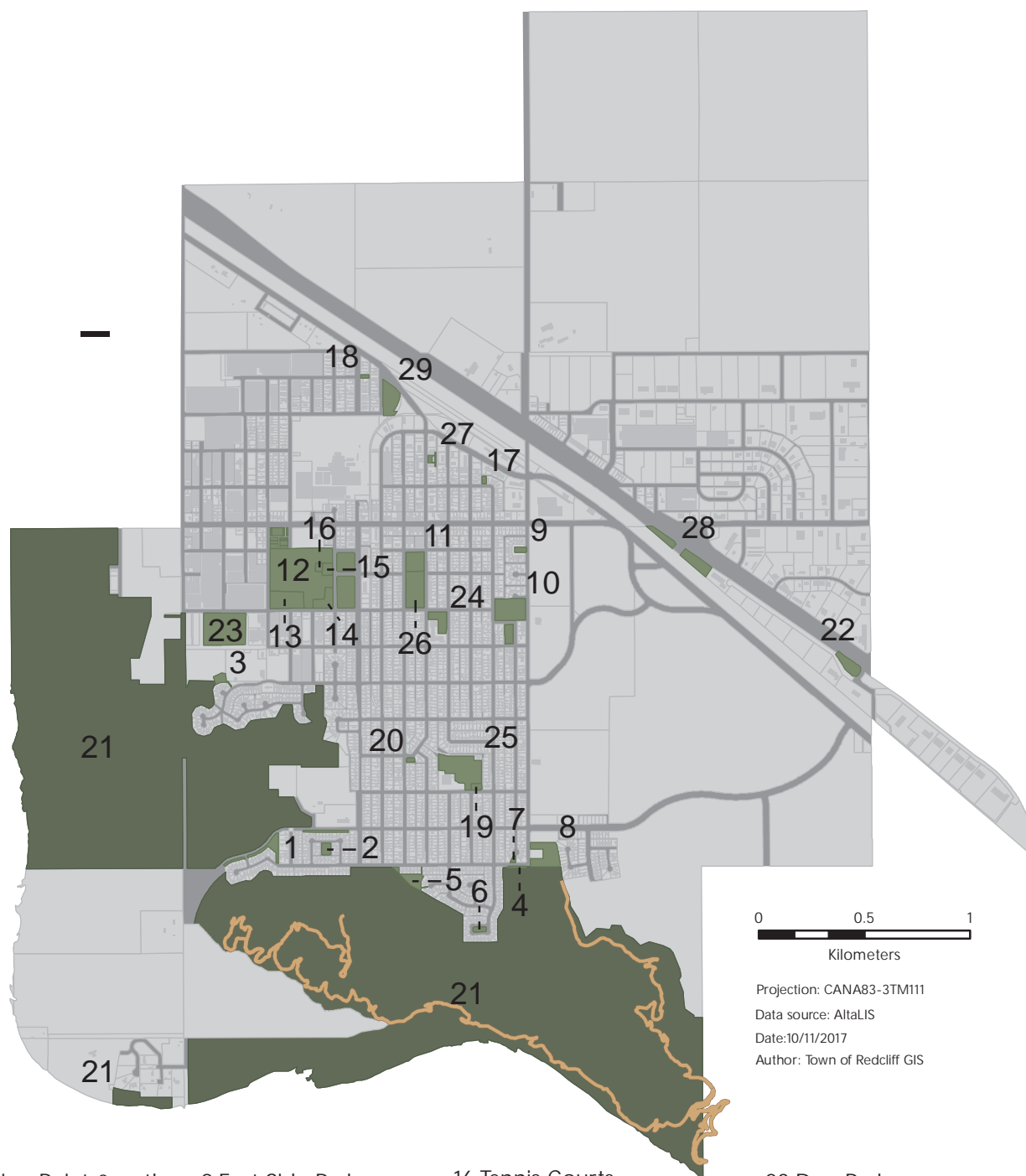
Two parks were also identified for their amenity development potential. River Valley Park could be considered underutilized, and there is an opportunity to attract more users by creating a campground, expanding amenities, and improving river access. The small greenspace by Trukker's was identified as a site for a potential tourist centre. Additionally, Redcliff's off-leash dog park would benefit from fencing on all sides and turf upgrades.



# Town of Redcliff

## Parks and Recreation Areas

Figure 20. Town of Redcliff natural and park areas, November 2017.



1. Kipling Point & path
2. Kipling Park
3. Herman Wahl Park
4. Golf Course Berm
5. Riverview Place Greenspace
6. Riverview Green Park
7. Cody Snyder Park

8. East Side Park
9. Birch Court
10. Lions Park
11. Memorial Park
12. Ball Diamonds (1-4)
13. Soccer Pitch
14. Bike Skills Park
15. Rolling Mill Park

16. Tennis Courts
17. Tot Lot NE
18. Tot Lot NW
19. Outdoor Rink
20. Aggie Oakland Park
21. River Valley Park & coulees
22. Trukkers

23. Dog Park
24. IF Cox School
25. Margaret Wooding School
26. Parkside School
27. RMAP School
28. Railway Crossing Greenspace
29. NE Stormwater Area

Figure 21. Town of Redcliff natural and park areas inventory, November 2017.

Land Parcel #	Park Name	Neighbourhood	Service	Ammenities	Opportunities	Constraints	Heritage Significance	Groomed Area
	According to 2016 Parks and Recreation Master Plan	The neighbourhood the park is located in, as defined in the 2016 Parks and Recreation Master Plan	Whether the park is for active recreation (i.e. specific function or programming such as a play structure, dog park, facilities), or passive (greenspace with maybe a bench or garbage can, mowed lawn or natural area)	furniture, equipment, and other assets located within the park	Opportunities for park space improvement, as identified in the 2016 Parks and Recreation Master Plan, or by Planning and Engineering Department Staff	Park amenities that require significant improvement, or constraints to making improvements as identified in the 2016 Parks and Recreation Master Plan, or by Planning and Engineering Department Staff	note if the park contains a rock monument noting the location of a former significant industrial site from the early 20th Century	hectares
1	Kipling Point & area along 9th Avenue between Main St and River Road SW	Kipling	Passive	Bench Garbage Cans Sidewalk	Play Structure Picnic Tables Additional Benches	Extended Lawn Area Needed Landscaping Repairs		1
2	Kipling Park	Kipling	Active	Metal Playground Structure Picnic Table Garbage Can Paved Path	Additional Tables Upgraded Playground Structure	NA	Rock Monument 13 First Gas Well	0.29
3	Herman Wahl Park	Jesmond	Active	Tot Playground Pathway Garbage Cans Picnic Tables	Expand Groomed Area, Picnic Tables, Playground	Several Trees in Poor Condition	Rock Monument 11 Redcliff Brewery	0.2
4	Golf Course Berm	Riverview	Passive	NA	NA	NA		0.4
5	Riverview Place Greenspace	Riverview	Passive	NA	Amenity Development	Drainage Issues		1.07
6	Riverview Green Park	Riverview	Passive	NA	Amenity Development	NA		0.18
7	Cody Snyder Park	Riverview	Active	Tot Playground Benches Garbage Can Picnic Table	Upgraded Playground Structure	One Bench in Fair Condition		0.1
8	East Side Park	East Side	Passive		Amenity Development	Trees in Poor to Fair Condition Upgrading needed for Soil and Turf Mix		0.83
9	Birch Court	Lions	Passive	Mature Trees	Amenity Development	Trees in Fair Condition		0.15
10	Lions Park	Lions	Active	Play Structure 10 Benches Picnic Tables Garbage Cans Kitchen Facilities Splash Park	Upgrading to all Amenities	Playground, Splash Park, Kitchen, and Garbage Cans in Poor to Fair Condition	Rock Monument 19 Redcliff Water Tank	1.71
11	Memorial Park	Memorial	Active	Asphalt Basketball Court Paved Pathways Cenotaph Benches Garbage Cans Flag Poles Power Outlets	Upgrading to all Amenities	Basketball Court in Poor to Fair Condition		0.83
12	Ball Diamonds (1-4)	Rolling Mill	Active	4 Baseball Diamonds Kitchen/Concession Washrooms Announcer's Booth Scoreboard Metal Bleachers Formal Dugouts	Upgrading to all Amenities Currently Underutilized	Kitchen and Washrooms in Poor Condition Dugouts in Fair Condition		6.29
13	Soccer Pitch	Rolling Mill	Active	Soccer Field	Addition of Player's Benches	NA		0.83
14	Bike Skills Park (BMX Track)	Rolling Mill	Active	Bike Park	Tie-in to Surrounding Amenities	NA		0.43
15	Rolling Mill Park	Rolling Mill	Active	Tot Playground Picnic Table Bench	Capitalize on History	NA	Rock Monument 7 Redcliff Rolling Mill and Bolt Co.	0.15



Land Parcel #	Park Name	Neighbourhood	Service	Ammenities	Opportunities	Constraints	Heritage Significance	Groomed Area
	According to 2016 Parks and Recreation Master Plan	The neighbourhood the park is located in, as defined in the 2016 Parks and Recreation Master Plan	Whether the park is for active recreation (i.e. specific function or programming such as a play structure, dog park, facilities), or passive (greenspace with maybe a bench or garbage can, mowed lawn or natural area)	furniture, equipment, and other assets located within the park	Opportunities for park space improvement, as identified in the 2016 Parks and Recreation Master Plan, or by Planning and Engineering Department Staff	Park amenities that require significant improvement, or constraints to making improvements as identified in the 2016 Parks and Recreation Master Plan, or by Planning and Engineering Department Staff	note if the park contains a rock monument noting the location of a former significant industrial site from the early 20th Century	hectares
16	Tennis Courts	Rolling Mill	Active	Tennis Court	Upgrading Tie-in to Surrounding Ammenities	NA		0
17	Tot Lot NE	NE	Active	Tot Playground Picnic Table Bench Garbage Can	Upgrading and Expansion of All Ammenities	NA	Rock Monument 2 CPR Station Rock Monument 3 Redcliff Cigar Co. *not actual location, temporary	0.07
18	Tot Lot NW	NW	Active	Tot Playground Picnic Table Bench Garbage Can	Upgrading and Expansion of All Ammenities	NA		0.05
19	Outdoor Rink	Margaret Wooding	Active	Outdoor Rink with Boards	Upgrading of Ammenities	Fair Condition		0.01
20	Aggie Oakland Park	Margaret Wooding	Active	Tot Playground Picnic Table Bench Garbage Can	Shade Trees Upgrading and Expansion of All Ammenities	Garbage Can in Poor Condition Play Structure in Fair Condition		0.81
21	River Valley Park	River Valley	Active	Trails Gazebo Washrooms Picnic Tables Benches Gravel Parking Lot	Opportunity to increase use of the area by developing camping facilities Expansion of All Ammenities Improve/create river access Expand trail system	Washrooms in Poor Condition		0.55
22	Trukkers	Highway	Passive	Trees	Tourist Centre	NA		
23	Dog Park	Horticultural	Active	Fence on one side Garbage Can	Expand ammenities provided Expand maintenance Fence entire area Establish K9 Society	Turf Improvements Barbed Wire Fence		
24	IF Cox School	SE	Active	2 Large Playgrounds Nature Play Area Soccer Field Enclosed Gazebo Area Tot Play Area Garbage Cans	NA	NA		
25	Margaret Wooding School	SE	Active	Large Play Structure Ball Diamonds Basketball Court Garbage Cans	NA	NA		
26	Parkside School	SE	Active	Soccer Field Small Baseball Area Picnic Tables Garbage Cans Historic School Clock	Integrate with Memorial Park	NA	Rock Monument 18 Redcliff Public School	
27	RMAP School	NE	Active	Small patch of Artificial Turf No ammenities, but used daily for school activities	Expand play area Add play structure	Lot size		
28	Railway Crossing Greenspace	Trans-Canada Highway	Passive	NA	NA	Location adjacent to railway and major highway corridor		
29	NE Stormwater Area	NE	Passive	NA	Grass Area Play Structure Complete Ammenity Development	Fenced SWP		

## Conclusion

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Redcliff's parks and natural features are one of the Town's greatest assets. The parks, natural environment, and open spaces in Redcliff are heavily used and valued by the community. The 2016 Parks and Recreation Master Plan and this report identified several park spaces in need of upgrading and expansion in order to continue to provide safe and adequate spaces for outdoor enjoyment. There is also an opportunity to expand and increase services in a number of parks by providing more amenities, identified in Figure 21. Public consultation for the MDP identified a need for increased variety of park amenities, and facilities that could be used by adults. The Town should strive to provide as many recreational activities as possible to ensure residents do not have to leave town to access recreation amenities.

The former I-XL Redcliff Pressed Brick Plant presents an opportunity for the creation of a large park and recreation development in Redcliff that could provide a variety of amenities for all ages. I-XL played an integral part of the history and economic development in Redcliff during the boom years of the early 20<sup>th</sup> Century. The plant has since closed and been mostly demolished within the last decade. Construction is currently underway by I-XL to convert the remnants of the old plant into a public park, which will then be turned over to the Town. Due to its central location in Town upon

the completion of development in Eastside, there is a large opportunity to make I-XL park a focal point in Redcliff.

Redcliff's coulees are significant natural features, providing habitat for several species at risk, recreational opportunities for citizens, and the site of cultural and historic features. Section 9.0 of the Parks and Recreation Master Plan recommends undertaking mapping work to identify lands to be considered for environmental protection, and balancing recreation demands with environmental protection to ensure stewardship over environmentally significant areas. The coulee slopes account for a large proportion of Town-owned land. Development of the coulees is severely limited due to steep slopes which are not stable enough for building construction; therefore, environmental or municipal reserve dedication should be explored for this area. Properly developed and constructed trails provide a recreational opportunity with little environmental impact, appropriate for natural areas like the coulees. Redcliff has an extensive coulee trail system, seen in Figure 20, but coulee access near the golf course, cemetery, and along the Town's west border is not possible via trail. The Town should consider expanding the trail system to areas of the coulees currently inaccessible.

Section 8.1 of the Parks and Recreation Master Plan notes the Town has a surplus of community parks – those are used by the entire Town, but a shortage of neighbourhood parks – used by those in

the immediate surrounding area. The need for parks in specific areas of Town is shown in Figure 22. A distance of 400m (5 minute walk) is often used in North America as the threshold for how far someone is willing to walk to amenities such as a store, transit stop, or park (Yang & Diez-Roux 2012). Figure 22 shows all playgrounds (neighbourhood parks) with a 400m circle around the edge, reduced in some cases to account for barriers to access. Barriers to access include busy roads, especially those lacking sidewalks, and coulees, rendering playground access difficult or unsafe. Recreational amenities on Main Street were not included because they represent community facilities accessed by the entire Town which people are willing to drive to, and are not considered neighbourhood parks. School playgrounds were included in red. Though schoolyards contain playgrounds, they can only be used during certain times of the day and are often limited to children attending that school. Gaps on the map, places where the circles do not cover, indicate areas where neighbourhood parks are needed because the walking threshold is not met, or a barrier exists. Figure 22 suggests neighbourhood park development near residential properties is needed in NW Redcliff and Eastside. The NE Storm Water Pond may also be an opportunity to provide greenspace to those working in the Lockwood Industrial Park, as no parks exist north of the Trans-Canada Highway.

The 2016 Parks Plan requires updates to reflect a long term vision for parks and recreation in the community, and address opportunities and challenges identified in this Inventory and MDP public consultation. Opportunities for recreation amenities in the river valley should be expanded to include a campground, playground, and improved river access. Opportunities to develop the I-XL lands should be noted and emphasized. The Parks Plan should encourage a variety of recreational activities, with special attention to increasing recreational amenities for adults. Lastly, the Parks Plan should include provisions for new neighbourhood parks in areas of Redcliff outside of the 400m threshold distance.

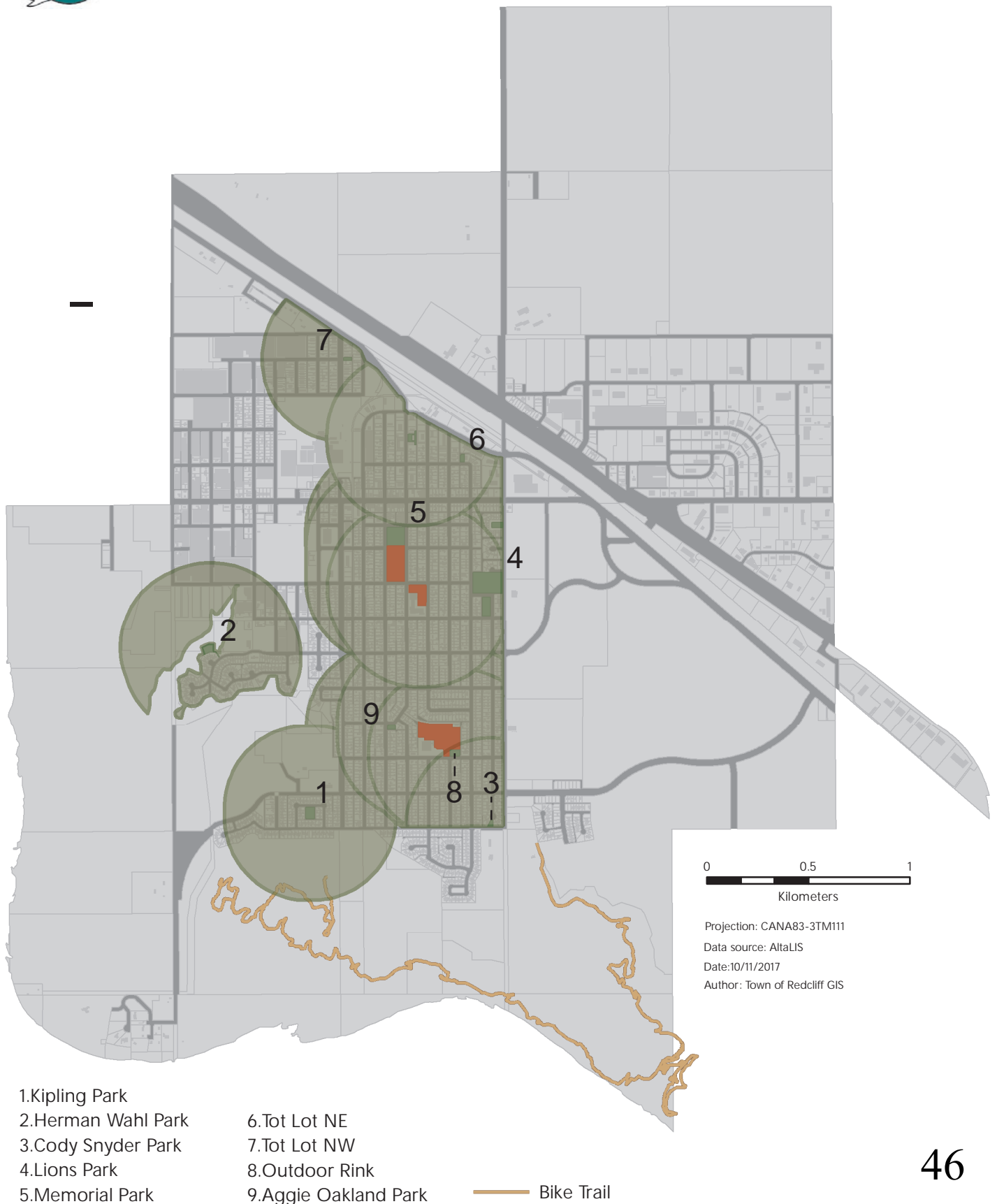
This inventory noted discrepancies in how parks, recreational, natural, and open space areas are categorized in Redcliff's Land Use Bylaw. First, the LUB only has one designation related to recreation – Park and Recreation District. When viewing the LUB map, the Town appears to have a large amount of park space because the coulees are classified under this district. Creating two districts, one for parks and one for natural areas/open space, may provide clarity of land use. Second, not all parks and recreational areas in Redcliff are properly classified Park and Recreation District. The green spaces on Birch Court SE, Riverview Green SE, and 9<sup>th</sup> Avenue SW are classified as Single Family Residential. Redcliff's LUB should be updated to ensure all parks, natural, open, and recreational areas are classified accordingly.



# Town of Redcliff

400m Catchment Area

Figure 22. Town of Redcliff neighbourhood parks with a 400m buffer to denote walking distance threshold, November 2017.



Part 5

# Public Infrastructure

# Introduction

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## Public Infrastructure Defined

Public infrastructure includes buildings, facilities, water, waste, sewage, transportation, and electrical systems that are publicly owned or for public use. This Part of the land inventory will focus on Town-owned buildings and facilities, and buildings and facilities for public use owned and run by organizations other than the Town. Critical infrastructure such as water treatment and waste management will be touched on briefly.

Transportation infrastructure will not be included in this land inventory as the Town of Redcliff 2010 Roadway Systems Master Plan provides a detailed assessment of road conditions and safety concerns, and recommends future street network configurations for the Town, including provisions for pedestrians and cyclists. Similarly, Town-wide stormwater and wastewater system reports were completed in 2012 and 2013, respectively.

## Redcliff's Public Infrastructure

Public buildings and facilities in Redcliff range from schools and churches to Town-owned recreational facilities, Town Hall and the public works yard, and spaces for community gatherings. The majority of Redcliff's public facilities are clustered south of Broadway Avenue along Main Street, creating an important cultural

and recreational hub, identified during public consultation as one of the "hearts" of the community.

The Town of Redcliff provides water, sanitary, and stormwater management utilities, and solid waste collection services to ratepayers. Solid waste management is provided by a regional landfill, operated by the Town and Cypress County. The City of Medicine Hat processes Redcliff's wastewater and provides electric and gas utilities. Protective services as provided by the RCMP. Cable and telecommunications are provided by private companies.

## Data Collection Methods

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Public infrastructure data was collected for all publicly owned and used facilities and buildings in Redcliff. Town utilities were not included within the scope of this land inventory, which focused on buildings and land.

Some lands zoned Parks and Recreation are included in this Part of the inventory because they fit the category of public facility better than park/natural area/open space (i.e. Rec-Tangle Arena).

Community and public infrastructure was assessed on an individual basis. Each land parcel was evaluated for building and site quality, services provided, access, ownership and operation (community partnerships), opportunities, historical significance, and current land

use. Vacant Public Service and Park and Recreation district lands were also identified and included in this Part.

Building and site quality was assessed via a brief drive-by external visual inspection of each building/land parcel, and through needs assessment conversations amongst Town staff. Town Administration is currently working on developing an asset management program, which would include a full and comprehensive assessment of the Town owned assets mentioned in this Part.

Current land use data was collected from the Land Use Bylaw. Heritage significance was determined from Redcliff Museum brochures and visual inspection. Ownership, operation, service, and access information was collected via personal communication amongst Town staff. Opportunities for improvement were identified by Planning and Engineering staff, and through conversations with other Town of Redcliff staff members. Vacant lots were determined via a drive-by external visual inspection of each property.

## Inventory

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Figure 23 shows the location of municipal and public buildings in Redcliff, services provided, ownership and operation, and vacant lots. Figure 24 provides a table outlining current land use, building and site quality, public access, partnerships, opportunities, and heritage significance for each public facility in Redcliff.

Figure 23 illustrates the majority of Redcliff's public buildings and facilities are clustered south of the intersection at Broadway Avenue and Main Street. Redcliff's schools and churches are spread throughout the residential area of Town. Town Hall and the Museum are located in the downtown commercial area along Broadway Avenue, while the public works yard, water treatment plant, and cemetery are found on the southwestern boundary of the developed residential area. The RCMP station is located east of Mitchell Street in Eastside, a future growth area for Redcliff.

While 9 of the 25 facilities identified in the inventory were found to be completely owned and operated by the Town of Redcliff, many public facilities are jointly operated through partnerships between the Town and external groups and organizations. For example, the curling rink is owned by the Town but operated by the curling club, while the golf course land is owned by the Town but the facility and buildings are completely operated and managed by an external organization.

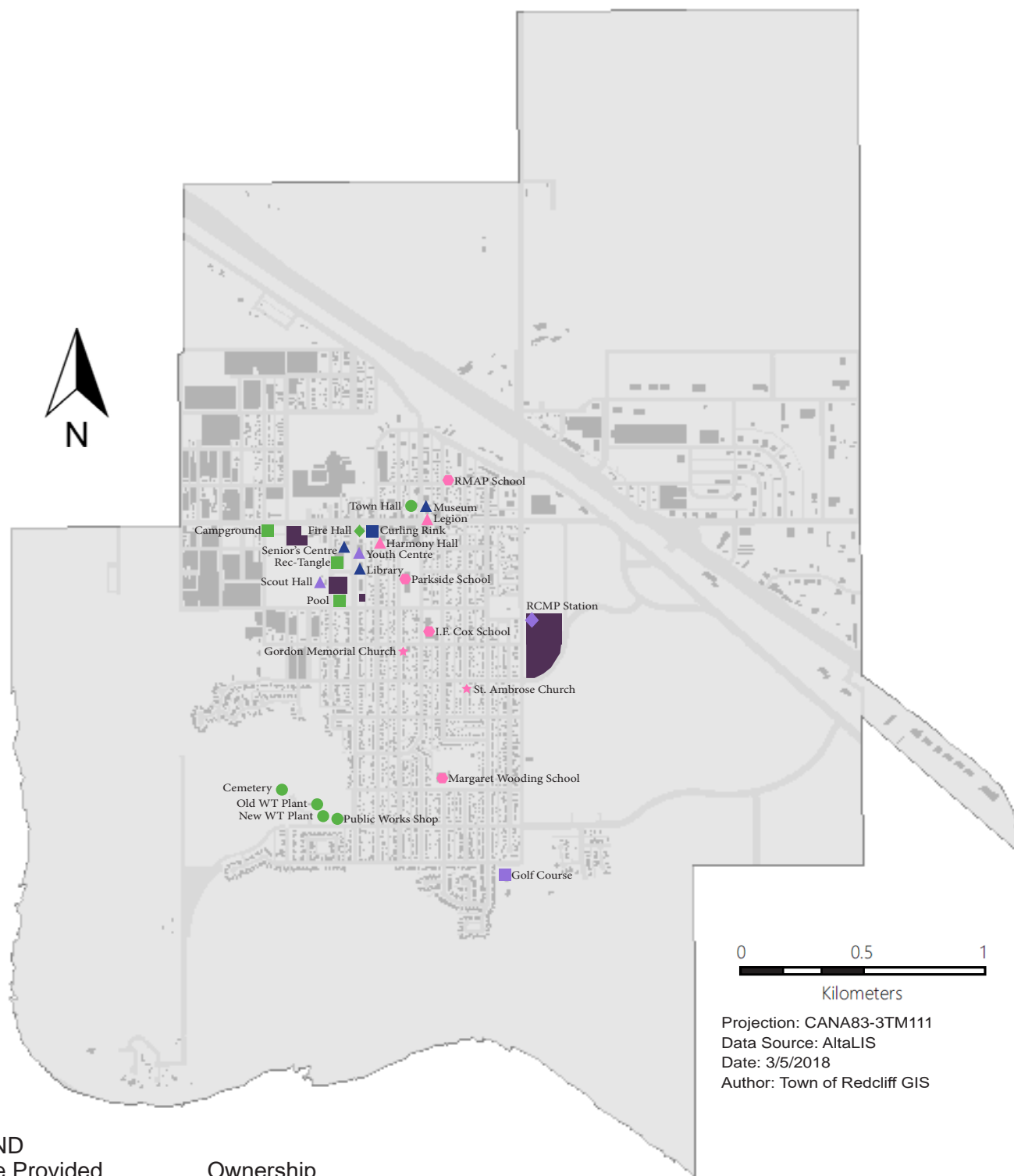
Figure 24 shows the majority of Redcliff's public facilities are located in the Public Service District. Only the public works shop, water treatment plants, and fire hall have strict public access restrictions.



# Town of Redcliff

## Public Buildings & Land Inventory

Figure 23. Town of Redcliff municipal and public building location, services, ownership, and operation, and vacant lands, November 2017.



### LEGEND

#### Service Provided

- Municipal
- Recreational
- △ Cultural
- ◇ Protective
- ⬡ Education
- ☆ Religious

#### Ownership

- completely owned and operated by the Town
- owned by the Town and operated through a partnership with an external organization
- land owned by the Town and the facility is completely operated and managed by an external organization
- building or facility providing a public service that is neither owned or operated by the Town

- Vacant Land suitable for public purposes  
\*public service or parks and recreation

Projection: CANA83-3TM111  
Data Source: AltaLIS  
Date: 3/5/2018  
Author: Town of Redcliff GIS



Figure 24. Town of Redcliff public infrastructure inventory, November 2017.

Land Parcel #	Building or Facility Name	Address	Access Restrictions (Y/N)	Partnerships	Current Land Use	Building & Site Quality	Opportunities	Heritage Significance
	common name	municipal address	whether or not the building or facility is completely open to the public, or public access is not allowed	Community organizations that entirely or partially run/facilitate/manage the building/facility	as defined in the Redcliff Land Use Bylaw	general description of known building and site quality	Opportunities for building or facility improvement, as identified by Planning and Engineering staff	note if any buildings or facilities are mentioned in Redcliff's Heritage Houses brochure, if the lot contains a rock monument noting the location of a former significant industrial site from the early 20th Century, or if the building or facility is architecturally significant or unique, or of an architectural style that is underrepresented in Redcliff
1	Public Works Shop	10 - 9th Ave SW	Front Office Access	N/A	Transportation and Utilities	building in generally good condition	move to industrial area, use land to expand residential development; adjacent ponds could be reconfigured or possibly removed	
2	Old Water Treatment Plant	10 - 9th Ave SW	No Access	N/A	Transportation and Utilities	building no longer in use, roof trusses are rotten	demolish and repurpose land	
3	New Water Treatment Plant	10 - 9th Ave SW	No Access	N/A	Transportation and Utilities	excellent - brand new facility		
4	Redcliff Cemetery	2nd Street SW	Time Restricted Access	N/A	Public Service	parking area, cemetery, and trees are well-maintained	expansion room required	iron fence created by Redcliff Ornamental & Brass Works, originally surrounded Redcliff Public School from 1913 - 1989 (Parkside School site)
5	Rec-Tangle (arena)	131 -1st Street SW	Time Restricted Access	Redcliff Skating Club Redcliff Minor Hockey	Parks and Recreation	recently underwent building upgrades (new locker rooms, kitchen, sport court surface)	vacant lot adjacent	
6	Youth Centre	19 Main Street S	Time Restricted Access	Redcliff Action Society for Youth	Public Service	exterior of building has little curb appeal	expand yard and landscaped area to the north	
7	Senior's Centre	26 Main Street S	Time Restricted Access	Redcliff Senior's Society	Public Service	building in generally good condition; landscaping provides curb appeal		
8	Pool	230 Main Street S	Time Restricted Access	N/A	Parks and Recreation	building in generally good condition, recently upgraded	vacant lot adjacent	
9	Library	131 Main Street S	Time Restricted Access	Redcliff Public Library	Public Service	landscaping and parking lot are in good condition, exterior shows no signs or repair	expansion	
10	Fire Hall	1 Main Street S	No Access	N/A	Public Service	poor - exterior is in need of repair, especially in the back, some graffiti and garbage, peeling paint, paint on sign is faded, larger and more modern facility needed	complete renovation or entirely new facility needed; opportunity to repurpose/develop large parking lot/gravel yard facing Main Street	
11	Town Hall	1-3rd Street NE	Front Counter and Basement Meeting Room Access	N/A	Downtown Commercial	average - interior requires reconfiguration for optimal office environment; electrical systems are	develop/expand adjacent vacant lot to the north	brick mural
12	Campground	Broadway Avenue	No Access Restrictions	N/A	Parks and Recreation	landscaping is complete and well-maintained, washroom facilities	more trees and amenities develop vacant lot to the east	

Land Parcel #	Building or Facility Name	Address	Access Restrictions (Y/N)	Partnerships	Current Land Use	Building & Site Quality	Opportunities	Heritage Significance
	common name	municipal address	whether or not the building or facility is completely open to the public, or public access is not allowed	Community organizations that entirely or partially run/facilitate/manage the building/facility	as defined in the Redcliff Land Use Bylaw	general description of known building and site quality	Opportunities for building or facility improvement, as identified by Planning and Engineering staff	note if any buildings or facilities are mentioned in Redcliff's Heritage Houses brochure, if the lot contains a rock monument noting the location of a former significant industrial site from the early 20th Century, or if the building or facility is architecturally significant or unique, or of an architectural style that is underrepresented in Redcliff
13	Curling Rink	2 - 1st Street SE	Time Restricted Access	Redcliff Community Curling Club Redcliff Junior Curling	Public Service	parking lot cement blocks are crumbling, some graffiti and cracks on exterior walls		
14	Golf Course	700 Redcliff Way SE	Time Restricted Access	Riverview Golf Club	Parks and Recreation	exterior of building, property, and parking lot are complete and in no	add driving range	
15	RCMP Station	301 Mitchell Street SE	Front Counter Access	RCMP	Public Service	excellent - brand new facility	develop additional public facilities adjacent	
16	Scout Hall (Baden-Powell Centre)	202 - 1st Street SW	Time Restricted Access	Redcliff Baden Powell Centre Girl Guides Scouts Canada	Parks and Recreation	building in generally good condition		
17	Museum	2 - 3rd Street NE	Time & Seasonal Restricted Access	Redcliff Historical and Museum Society	Downtown Commercial	poor - many cracks in stucco suggest possible structural issues, older building that requires repair, certain windows boarded up	restore and expand	Rock Monument 23 Redcliff Realty real estate office building for Town fathers
18	I.F. Cox School	339 - 3rd Street SE	Time Restricted Access	Prairie Rose School Division No. 8	Public Service	building in generally good condition		
19	Margaret Wooding School	401 - 8th Avenue SE	Time Restricted Access	Prairie Rose School Division No. 9	Public Service	building in generally good condition		
20	Parkside School	209- 2nd Street SE	Time Restricted Access	Prairie Rose School Division No. 10	Public Service	building in generally good condition		
21	Redcliff Mennonite Alternative Program	201 - 4th Street NE	Time Restricted Access	Prairie Rose School Division No. 11	Direct Control	building in generally good condition	size of building does not meet needs; school yard needed	
22	Gordon Memorial United Church	401 - 2nd Street SE	Time Restricted Access	Gordon Memorial United Church	Public Service	building in generally good condition		Rock Monument 16 Gordon Memorial United Church
23	St. Ambrose Anglican Church	505 - 5th Street SE	Time Restricted Access	St. Ambrose Anglican Church St. Ambrose Ladies Aid St. Ambrose Men's Club	Public Service	building in generally good condition		Rock Monument 15 St. Ambrose Anglican Church Alberta Register of Historic Places (clinker bricks, Gothic Revival style)
24	Harmony Hall	1 - 1st Street SE	Time Restricted Access	German Canadian Harmony Hall	Public Service	building in generally good condition		
25	Legion	320 Broadway Avenue E	Time Restricted Access	Royal Canadian Legion Branch #6	Downtown Commercial	building in generally good condition		Potential Heritage Building

## Conclusion

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Redcliff's public infrastructure is essential for the function of the Town. During public outreach for the Municipal Development Plan Update, public facilities such as the Pool, Library, and Rec-Tangle were identified as some of the most loved places by members of the community.

Most of Redcliff's public facilities are decades old and require some upgrading. The Rec-Tangle Arena presents a good example of an aging facility which was recently renovated through a government grant to extend its lifespan. Several other key community buildings, such as the curling rink or youth centre, may benefit from similar upgrades. An asset management program is needed in Redcliff to provide greater detail on the options for retaining, renovating, and disposing of Town assets. Redcliff is currently working to implement an asset management program.

The Town of Redcliff completed studies on its transportation, sanitary, and stormwater systems fairly recently; however, these studies require continual updating, monitoring, and revisions. It is strongly recommended the transportation, sanitary, and stormwater reports are reviewed to ensure the data and recommendations remain relevant, and to avoid the need to complete an entirely new study. For example, the 2010 Roadway Systems Master Plan suggests road assessments every five years, but a follow-up road

assessment has not occurred. The Town should use transportation, sanitary, and stormwater system report findings to form the baseline of the Town's asset management system, as detailed assessments on the systems are largely complete. The Town should also incorporate recommendations from the reports into the Town budget. Using the transportation, sanitary, stormwater, and any future reports to their full extent will build capacity for efficient and resilient Town services and utilities.

There is an opportunity to expand public buildings and facilities in Redcliff. The concept of a new community centre facility as a one-stop shop for recreational and cultural services was mentioned many times during public consultation for the MDP. Empty Town-owned lots on Main Street, Broadway Avenue West, and by the RCMP station present possible locations for future development or expansion.

Several public buildings were identified in the inventory as having historical significance, notably the Museum, two churches, and the iron fence at the entrance to the cemetery. Prioritizing the restoration and preservation of Redcliff's historic buildings would commemorate the Town's history, and ensure physical remnants of the past remain for future generations to see.

Redcliff's four schools are in fair condition; however, RMAP School does not have an adequate school yard. Additionally, Redcliff does

not have a high school, meaning youth in the community go to Dunmore or Medicine Hat for their high school years. Public outreach for the Business and Tourism Attraction Environmental Scan during summer 2017 identified a high school as one of the top three opportunities Redcliff should develop further.

The closing of Redcliff's old water treatment plant provides a possible opportunity to repurpose the two large settling ponds located in the public works yard, no longer needed by the new water treatment plant. Reconfiguring or eliminating the settling ponds and relocating the public works shop and yard to the Lockwood Industrial Park would allow for new development on the public works site to have less conflict with adjacent residences.

With drought potential and water scarcity always a concern in Southern Alberta's semi-arid climate, and the provincial government suspending new water licenses, Redcliff should reduce water usage to protect water supply. Water conservation efforts would also increase the capacity of the water treatment plant to serve a higher population than the 12,000 it can serve under current usage rates, potentially saving taxpayer money by prolonging the need for facility expansion.

Waste generation and landfill capacity are becoming large problems in Canada. Local governments are setting waste diversion goals and finding new ways to reduce waste, and reuse and recycle

residual products. The Town of Redcliff currently provides solid waste collection services to ratepayers, while the landfill is managed by a regional authority. Redcliff is lagging behind many communities in this area as no waste diversion initiatives are present in the Town. Redcliff should actively encourage low-waste lifestyles and implement waste diversion methods such as recycling and composting to prolong the lifespan of the regional landfill and demonstrate its commitment to current environmental issues.

# Appendix A

## Building & Site Quality Criteria

Each individual lot in Redcliff was assessed via a brief drive-by external visual inspection of the building and surrounding site/yard/parking lot. The lot was rated excellent, average, poor, or abandoned according to the below criteria:

Excellent	buildings are well-painted, woodwork is complete, stairs and porches are complete, landscaping is well-managed and not overgrown, no broken or cracked windows, no garbage, abandoned vehicles, or piles of garbage or debris, exterior brick/wood/siding /stucco is complete and not broken, structure appears stable - no signs of cracked or sagging foundation
Average	exterior paint/wood/siding/ stucco/brick is peeling, slightly cracked or needing some work, time showing some need of minor repair, stairs uneven or paint cracking, landscaping is slightly overgrown or unlandscaped gravel
Poor	great need of repair on exterior walls (paint, stucco, siding), woodwork completely broken or large pieces missing, landscaping completely overgrown, yard is entirely unlandscaped gravel overtaken by weeds, old vehicles, debris, and/or garbage cover the yard, windows and doors are missing or boarded up, foundation appears to be sagging or unstable, in a clear state of disrepair and not being maintained, graffiti present on building or site
Abandoned	buildings which are clearly uninhabited and/or are not in a position to be inhabited, appear completely unsafe and present unsuitable living conditions due to the severe state of disrepair, or unused/empty buildings of better quality.

NOTE: any building or site that appeared to be under construction or undergoing renovation was considered in excellent condition. It was assumed the building and site will be in no visible need of external repairs when the renovation is complete.

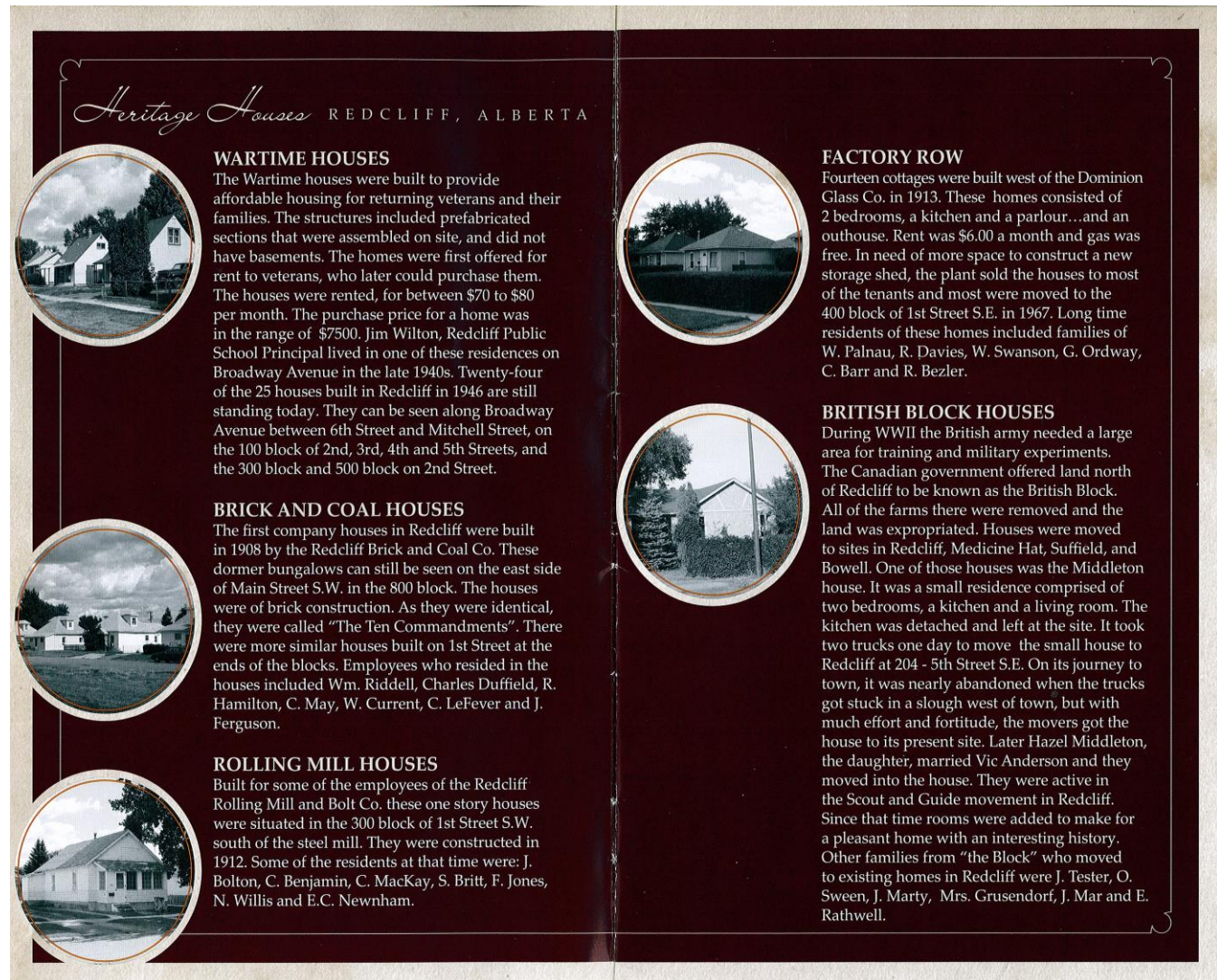
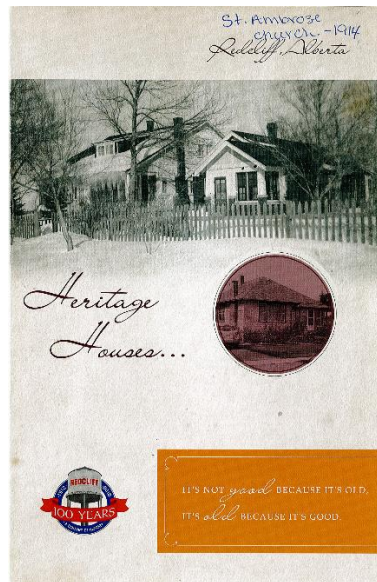
NOTE: external building and site quality provides no indication of internal building quality.

Building and site quality assessments for each individual lot were converted into ratings for the block as a whole. The block rating scheme used to convert individual lot assessments to block ratings is described in the table below. The lot to block rating conversion scheme was used for the residential, commercial and industrial, and horticultural land inventories to determine building and site quality on each block.

Rating	Description
Exceptional Block	100% of lots assessed as excellent
Excellent Block	>/= 75% of lots assessed as excellent, with the remainder assessed as average No lots assessed as 'poor' or 'abandoned'
Average Block	100% of lots assessed as average, OR >/= 75% excellent lots with 'poor' or 'abandoned' lots present, OR <75% excellent with the remainder average and poor or abandoned buildings present, but making up no more than 33% of lots
Poor Block	>/= 33% of lots on a block assessed as 'poor', with abandoned buildings making up no more than 33%
Abandoned Block	>/= 33% of lots assessed as 'abandoned', with the remainder any combination

## Appendix B

### Redcliff Museum Heritage Houses Brochure, 2012.





**1 L.H. BRYANT / R.C. HARGRAVE**

**716 - Broadway Avenue SE** - Mr. L.H. Bryant of the Redcliff Clay Products brick plant had this house built at a cost of \$5000 in 1912. It had 7 rooms with a bath and all modern conveniences. In addition to the usual rooms in a house of this style it also had a music room and reception area. As there was no central heating, each room had a fireplace. A full length verandah on

the front faced Broadway. The house was originally lit by natural gas. It is an Arts & Crafts style home made from the finest brick the Company made. Some minor damage was incurred when the tornado came through town in 1915. In 1927 Carl and Amie Hargrave and family took up residence, and lived there until 1975.



**2 W.J. FAIRBAIRN**

**201 - 5th Street SE** - Built in 1914, this two storey home was built by W.J. Fairbairn who operated a boot and shoe store in the Black Block on Broadway. The upper floor had 3 bedrooms and the lower floor consisted of a living room, dining room, one bedroom, a kitchen, bathroom and a glassed-in verandah. An extension to the kitchen and a porch were added to the back of the house at

a later date. This distinctive house was equipped with an indoor bathroom and gas furnace which was unusual at the time. Two or three of these wood frame two storey homes were later built in Redcliff; most earlier larger homes were brick construction. George and Cora Berkhold acquired the home in 1941; they and then daughter Georgia and family resided there until 2001.

**3 ALLAN A. STEPLER**

**213 - 5th Street SE** - An Arts & Crafts home with 5 rooms, constructed in 1913 by Mr. Stepler who resided here until 1917. This unique home has a brick veneer front made from clinker bricks. The bricks were also used to build a fence at the front of the property. In its first twenty years the home sheltered a number of

notable Redcliff families (Stepler, Stoner, Patterson and Hargrave). Andy Learmonth, pit foreman at the Pressed Brick Company acquired the residence in 1934. His daughter Elinor and her husband Ted Maskell and family, resided in the house until 2010.



**4 WM. H. SHERWIN**

**221 - 5th Street SE** - An Arts & Crafts house constructed in 1912 by Wm. H. Sherwin, partner in Sherwin-Nicholson Hardware. The large home had seven rooms and included four chimneys. A verandah the length of the home enhanced the looks of the home. R.R. Stoner, one of the

town founders, resided here from 1915 to about 1922. Richard Hodge, Manager of Dominion Glass lived here in 1923 through to 1934. It was later owned and resided in by George Huckle, Superintendent at Dominion Glass.



## 5 DR. BROWN

302 - 5th Street SE - The house had three foundations: one in Redcliff, one in Neustadt, Ontario and one in Walkerton Ontario. The house originally came from Walkerton in 1913 where it was dismantled and shipped to Redcliff. It was erected on 5th Street. In 1919 two carpenters accompanied it back to Ontario, this time to Neustadt, where it stands today. It was a large house with 10 rooms, two fireplaces, built in china cabinets and ornate woodwork. The Alberta Land Co. hired Dr. Brown to look after the medical needs of men on the company's farms. He was often paid in farm produce. His office was located in the Black Block where Sam Dar's Club Café was on the main floor, and a bowling alley in the basement. He was one of the first councilors and deputy mayor when the Town was incorporated in 1912.



### LEGEND

1. L.H. BRYANT/  
R.C. HARGRAVE
2. W.J. FAIRBAIRN
3. ALAN A. STEPLER
4. WM. H. SHERWIN
5. DR. BROWN
6. GEORGE LYDIATT
7. JOHN HARBERT
8. HERB SISSONS
9. A.W. WOODCOCK
10. C.T. HALL
11. CHARLES E. DUFFIELD
12. J. LEARMONT/  
W. KING
13. H.W. HARPER
14. E.H. SELFHORN

FRONT COVER: Houses  
of George Lydiatt 313 5th  
Street SE and R. Landis  
house to the right.

CEMETERY



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Design

GOLF COURSE





## 6 GEORGE LYDIATT

313 - 5th Street SE - In November of 1912, Mr. George Lydiatt built a nine room Arts & Crafts home at a cost of \$5000. It had all of the modern conveniences of the day. Mr. Lydiatt was Manager of Dominion Glass Co. and a Town

councilor. He stayed at this address until 1923. George Worts, a local merchant and butcher took up residence until 1937 at which time The Harry Turner family acquired this fine home.



## 7 JOHN HARBERT

328 - 5th Street SE - A brick home was built in 1914 for a Mr. Harbert who was Accountant at Dominion Glass Co. It is an Arts & Crafts home. As it was too wide for the two lots it was to be built on, it was constructed sideways on the property. The house had four bedrooms, kitchen, dining room and two bathrooms, and there were fireplaces in the

dining room and living room. Mr. Ed Stone, the editor of the Redcliff Review, his wife Bertha, a famed Redcliff teacher, and son Langley lived here. Jack Kitchen, Town Foreman and Policeman, later took up residence. Wilf and Helga Thomson and family occupied the home in the 1950s and 60s.

## 8 HERB SISSONS

402 - 6th Street SE - This house was moved in from the Phoenix subdivision in northeast Redcliff in 1916 by Herb Sissons. It was originally one of the homes built for the employees of the Alberta Shoe and Glove Factory. It was a small building which was enlarged more than once after it was placed

on the site. Mr. Sissons lived in this house until the early 1930s when Harry Sheasby, Superintendent at the Pressed Brick Co., moved in with his family. Mr. & Mrs. Owen Wooding, Accountant at Dominion Glass, took up residence in the 1960s.



## 9 A.W. WOODCOCK

502 - 5th Street SE - A.W. Woodcock was the first manager of the Redcliff Brick & Coal Co. Ltd. When this brick house was built in 1912, it consisted of three bedrooms, one bathroom, a living/dining room, kitchen and a verandah. The verandah has been closed in to

make way for a more spacious home. In 1936 Henry Sangster, Office Manager for the Pressed Brick Co. purchased the home for \$450 plus two years of tax arrears.



#### 10 C.T. HALL

220 - 4th Street SE · This home, which was 28' x 28' had five rooms and a bath on the main floor, and one large room on the second storey. It was originally built with an 18' x 8' verandah which was later enclosed. This house was built in 1912 and cost \$2500. Mr. Hall, Pharmacist and Post Master, and his wife lived in the house until they moved to Medicine Hat where he wrote and printed the book "Redcliff's Fifty Golden Years" in 1962.



#### 11 CHARLES E. DUFFIELD

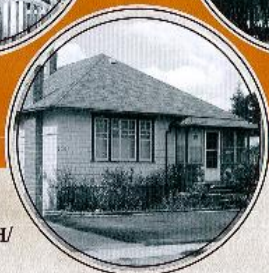
301 - 4th Street SE · This house was built in 1913 by Mr. Duffield, Manager of The Canadian Western Power & Fuel Co., the company owned by Dominion Glass Co. He later became the manager of the gas company. Mr. Duffield lived in the home until 1928 when Albert Collard and family acquired the home.



#### 12 LEARMONTH/ W. KING

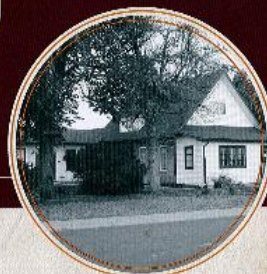
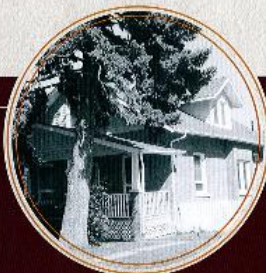
220 - 5th Street SE · John Landis built this house in 1911 and lived in it until about 1919 after which Jack Learmonth took up residence until 1934. The Principal of Redcliff School, Walter King lived here until 1941 when he was seconded by the Canadian Army to provide entertainment and athletics

programmes to the troops and POWs during WW11. His family stayed on until 1946 when they moved to Calgary. Another Principal of Redcliff School, Raymond Klink, and family lived here until the early 1950s when the Grisedale family took up residence.



#### 13 H.W. HARPER

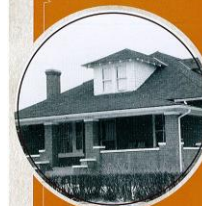
313-4th Street SE · Mr. H.W. Harper, the manager of the Royal Bank built this Arts & Crafts brick home in 1917. The downstairs consisted of a parlour, dining/living room, kitchen and bathroom and three bedrooms; the upstairs consisted of one bedroom and two spare rooms. One of the bedrooms downstairs had a back-to-back fireplace with the living/dining room. Mr. Harper lived here until 1925 when Mr. Ed. Wallof, once the manager of the Redcliff Motor Co., and then employed by Dominion Glass lived here with his family until about 1929. The Andy Ballentyne family made this their residence from 1930 until 1948. Mr. Ballentyne was the CPR Station Master. Mr. Rae Strobel, of Dominion Glass Co. and his family lived here until 1986.



#### 14 E.H. SELLHORN

936 - 3rd Street SW · Dr. Christian H. Kohler, Secretary of the Redcliff Realty Co. built this house in 1913. Later Mr. E.H. Sellhorn took up residence with his family. He was the manager of the Redcliff Brick and Coal Co. After he passed away,

his wife Lillian lived here until her son, Bill, took up residence with his wife Nancy-Ruth and children. He later became General Manager of Dominion Glass but then resided in Medicine Hat.



#### ARTS & CRAFTS HOME DESIGNS

This design was prevalent in the early 1900s as can be seen in several Redcliff houses. The inviting wide verandah, supported by square wood or brick columns, could easily fit a hanging awning or a couple of rockers for the residents to sit on while watching the people of the neighbourhood on their evening strolls. Most of the homes of this style can be seen on 4th and 5th Streets S.E.

#### DORMER BUNGALOW DESIGNS

The design of these brick homes was such that, in the roof space, there were windows in either two slopes or on all four slopes. The homes can be found in the 800 blocks of Main and 1st Street S.E., and at the ends and middle of the blocks from 4th Avenue south on 1st Street and on 100 block of 5th Street.



#### PUBLISHED FOR REDCLIFF CENTENNIAL 2012

for past, present and future residents – especially school children – to create interest in and appreciation of their Town

Design and printing costs have been funded by a contribution of  
**THE BERKHOLD FAMILY FOUNDATION**

#### REDCLIFF MUSEUM CONTACT

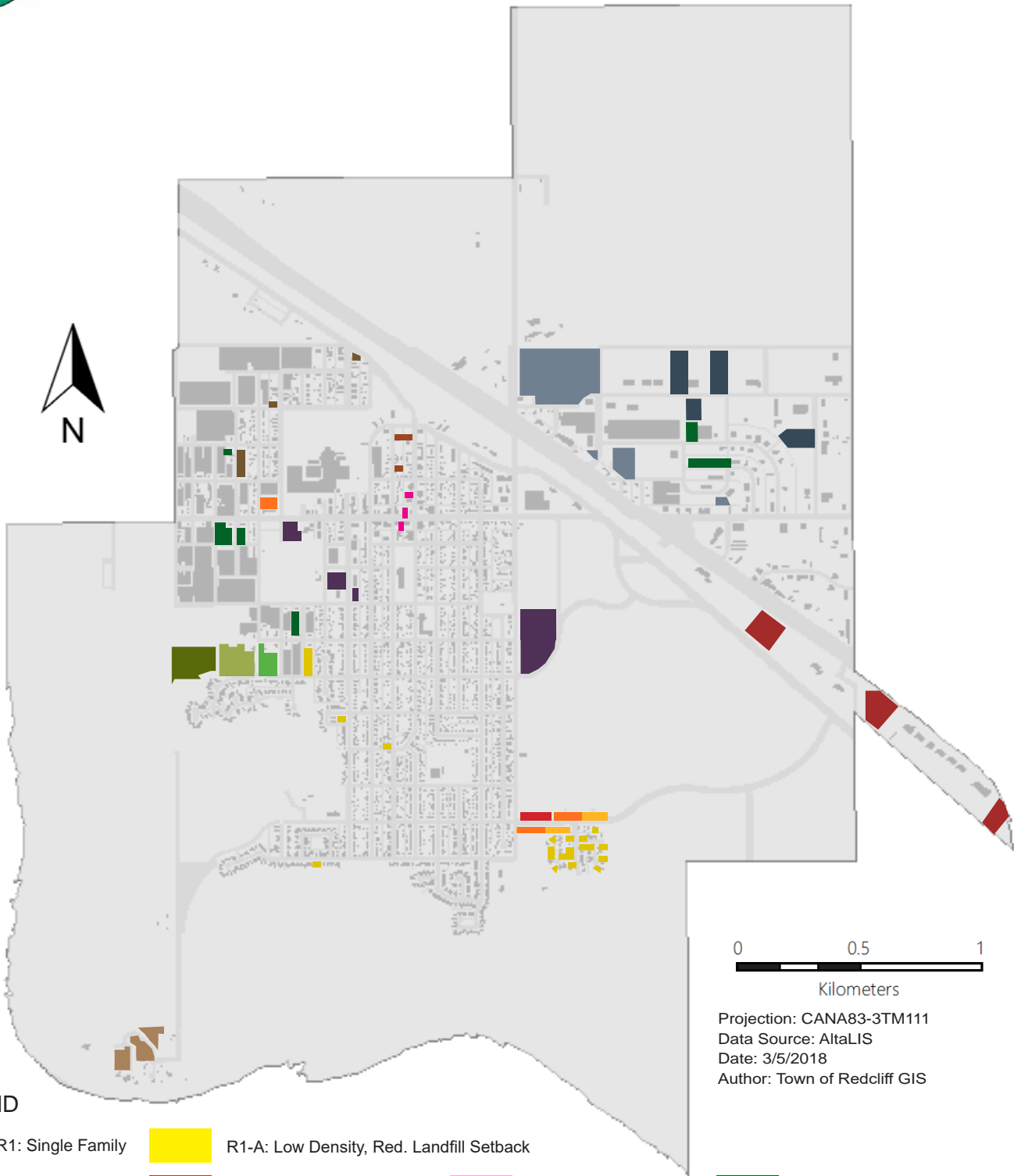
Redcliff Museum  
#2 - 3rd Street NE Redcliff, AB T0J 2P0  
Phone 403.548.6260

May - August  
9:00 am - 4:30 pm  
redcliff.museum@gmail.com





















# Town of Redcliff

Vacant Land (all)  
\*does not include urban reserve lands\*



LEGEND

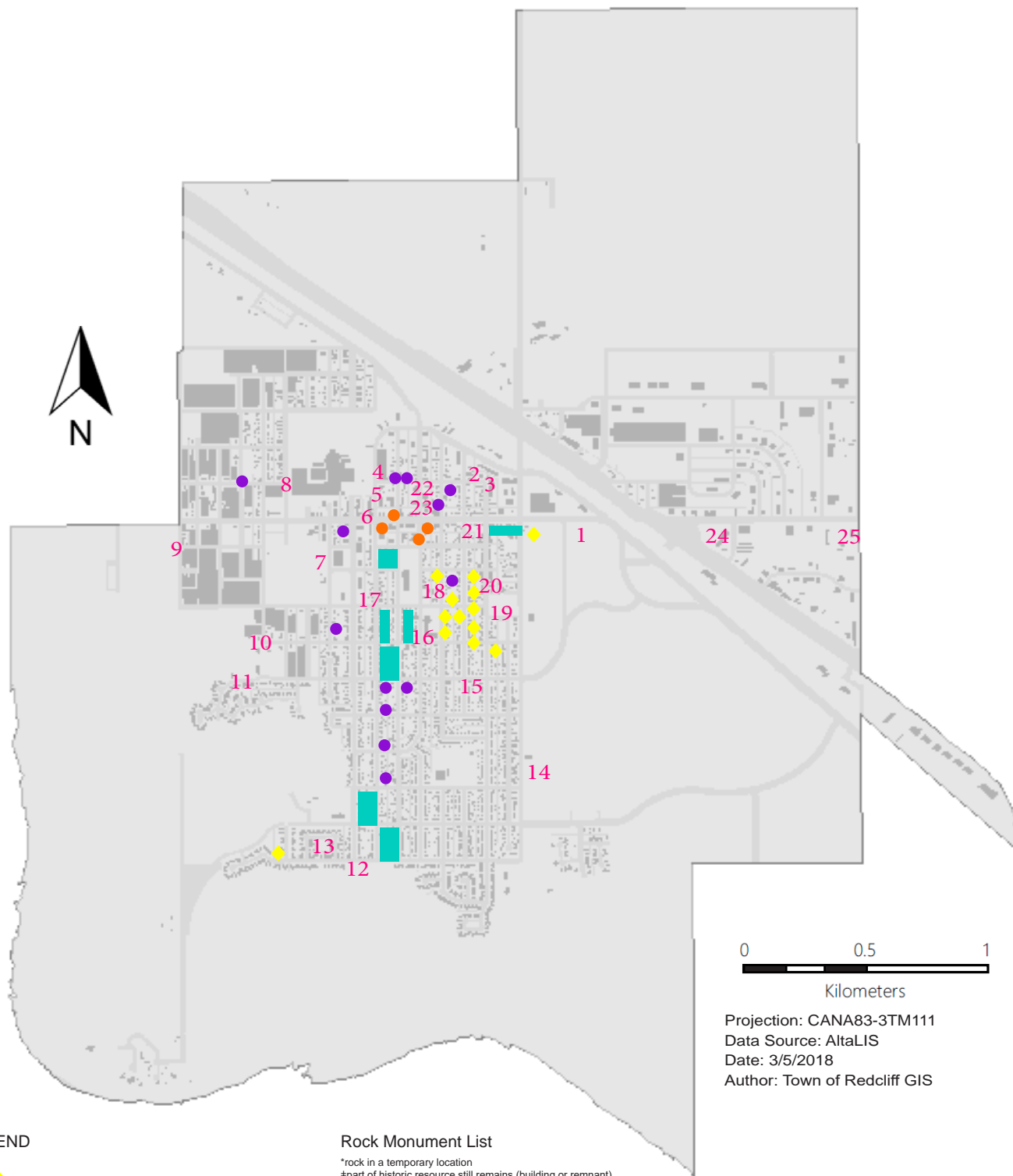
 R1: Single Family	 R1-A: Low Density, Red. Landfill Setback	
 R2: Low Density	 RT: Residential Transition	 C1: Local Convenience
 R3: Medium Density	 I1: Light Industrial	 C2: Downtown
 R4: Mobile Home	 I2: Heavy Industrial	 C3: General
 R-E1: Estates	 Public Service/Parks & Rec.	 C-HWY: Highway
		 H: Horticultural
		 H-A: Hort., Reduced Landfill Setback
		 HC-RD: Hort. and Comm. Restricted
		 H-RD: Hort. Restricted Dvlpmt

Projection: CANA83-3TM111  
Data Source: AltaLIS  
Date: 3/5/2018  
Author: Town of Redcliff GIS



# Town of Redcliff

Historic Resources Map (all)



Projection: CANA83-3TM111  
Data Source: AltaLIS  
Date: 3/5/2018  
Author: Town of Redcliff GIS

## LEGEND

- Heritage Home
- Residential Heritage Architectural Style
- Potential Heritage Home
- Potential Heritage Commercial Property
- Rock Monument

## Rock Monument List

\*rock in a temporary location  
#part of historic resource still remains (building or remnant)

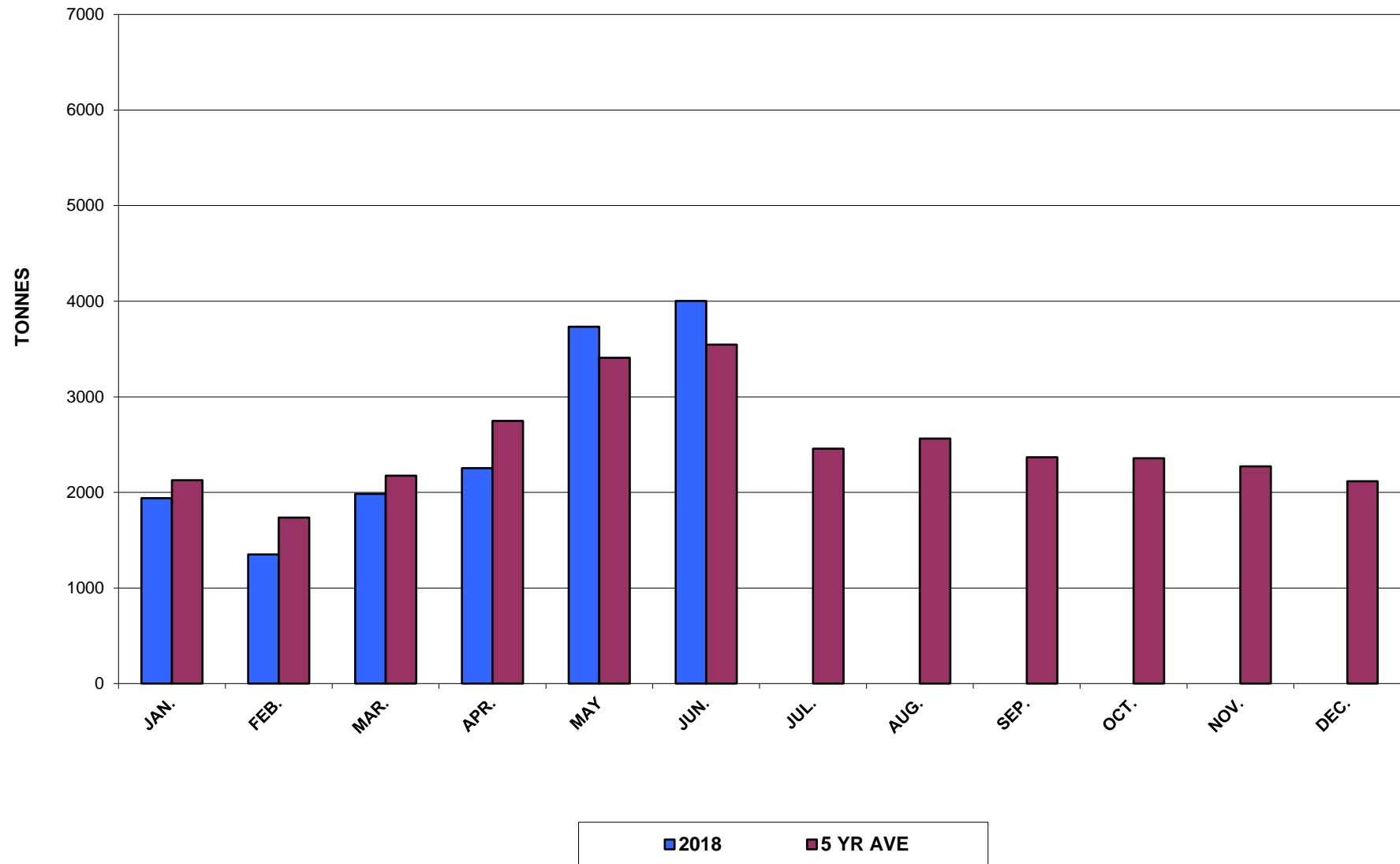
- |   |                                    |                                |
|---|------------------------------------|--------------------------------|
| 1. Redcliff Clay Products   | 9. Bayliss Coal Co.                | 17. Redcliff Sash & Door Co.   |
| 2. C.P.R. Station*  | 10. Redcliff Rosery & Greenhouses  | 18. Redcliff Public School     |
| 3. Redcliff Cigar Co.*  | 11. Redcliff Brewery               | 19. Redcliff Water Tank*       |
| 4. Dominion Glass*  | 12. Redcliff Brick & Coal Co.      | 20. St. Mary's Catholic Church |
| 5. Redcliff Ornamental Iron Co.   | 13. First Gas Well                 | 21. Laurel Hotel               |
| 6. Redcliff Mill & Elevator   | 14. Redcliff Pressed Brick Co.*    | 22. Redcliff Hotel*            |
| 7. Redcliff Rolling Mill & Bolt Co.*  | 15. St. Ambrose Anglican Church*   | 23. Redcliff Realty*           |
| 8. Redcliff Motors Inc.; Canadian Foundry & Machinery; Alberta Potteries; Medalta Potteries | 16. Gordon Memorial United Church* | 24. Hammond Stooker Co.        |
|   |                                    | 25. Redcliff Shoe Company      |

## References

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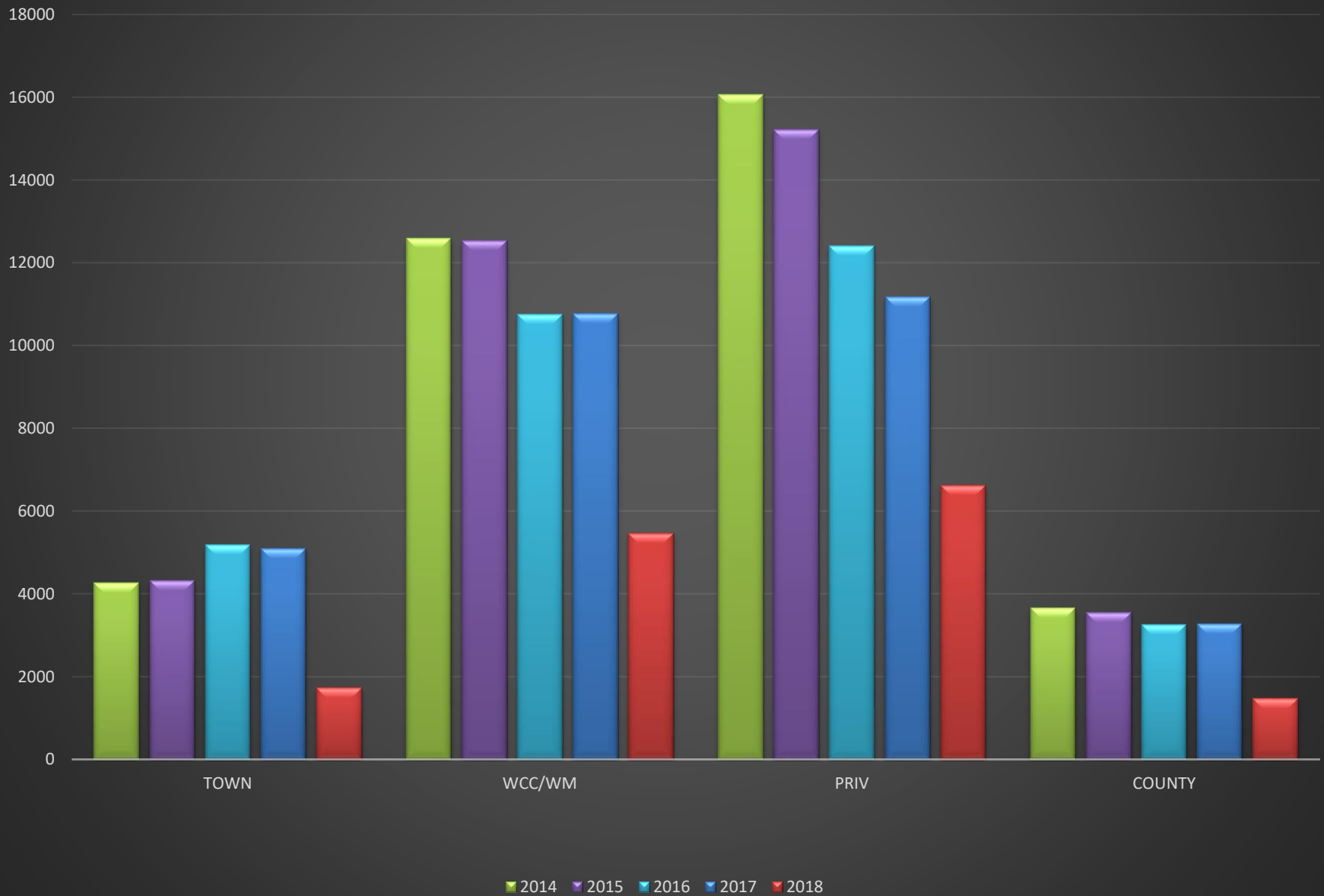
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**REDCLIFF/CYPRESS REGIONAL LANDFILL  
2018 VS 5 YEAR AVERAGE  
TO JUNE 30, 2018**



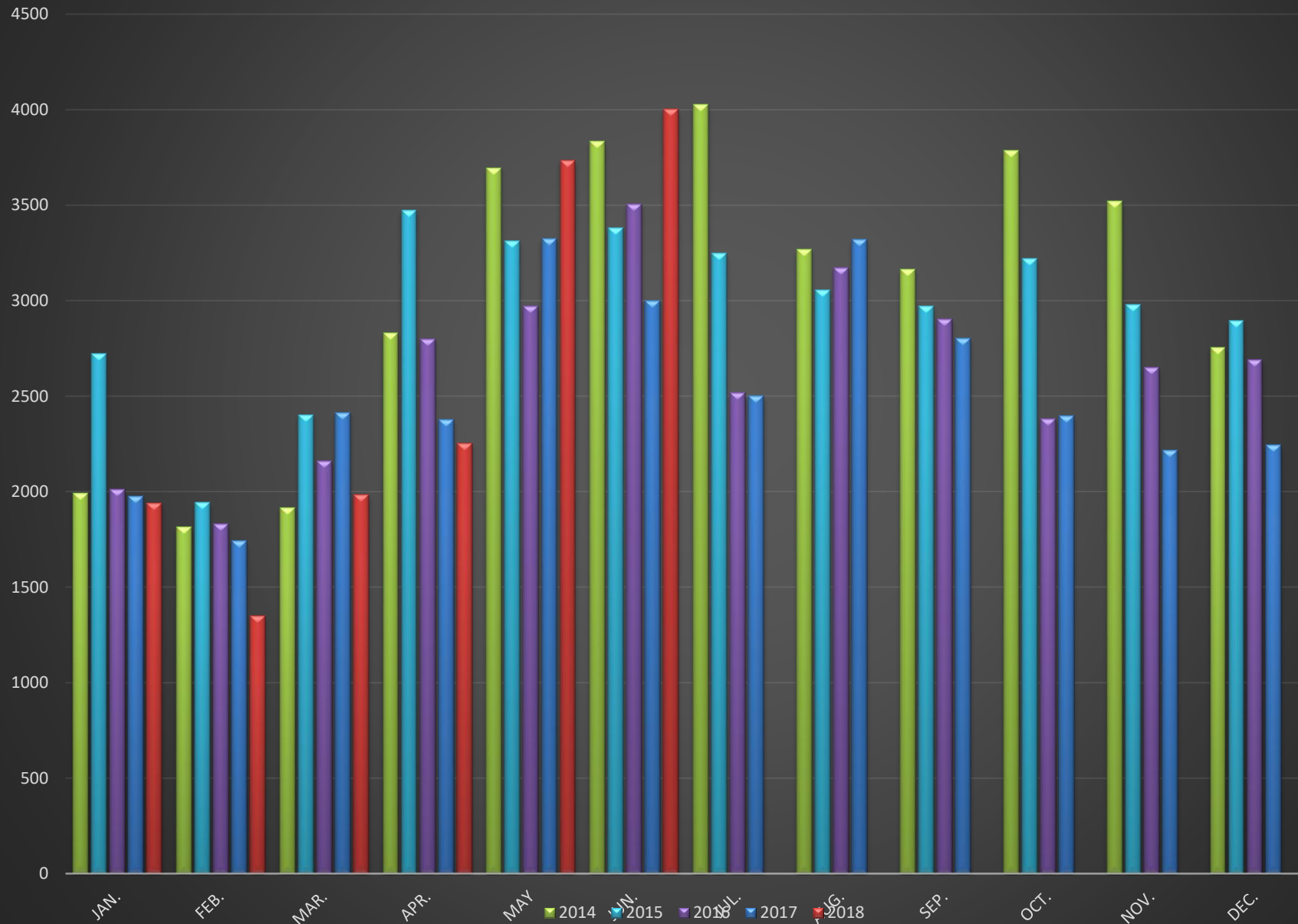


**REDCLIFF/CYPRESS REGIONAL LANDFILL  
DELIVERIES BY SOURCE 2014-2018  
TO JUNE 30, 2018**





# REDCLIFF/CYPRESS REGIONAL LANDFILL DELIVERIES IN TONNES 2014-2018 TO JUNE 30, 2018



## COUNCIL IMPORTANT MEETINGS AND EVENTS

Date	Meeting / Event	Where / Information
July 20, 2018	Council Strategic Planning Session	Town Hall 5:00 p.m. – 8:30 p.m.
July 21, 2018	Council Strategic Planning Session	Town Hall 8:30 a.m. - 3:30 p.m.
July 25, 2018	Redcliff Penny Carnival	To be announced
August 20, 2018	Council Meeting	Town Hall Council Chambers 7:00 p.m.
September 10, 2018	Council Meeting	Town Hall Council Chambers 7:00 p.m.
September 24, 2018	Council Meeting	Town Hall Council Chambers 7:00 p.m.
September 29, 2018	Redcliff Fall Festival	To be announced